

## Condition Report

*Gate Lodge*

Former Central Mental Hospital, Dundrum Road,  
Dundrum, Dublin 14

Issue: Part 10 Development Planning Application

Date: September 2024

Rev: 03

# Contents

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1. Document Control
2. Introduction and Context
  - 2.1 Planning Description
  - 2.2 Proposed Site Plan
  - 2.3 Gate Lodge Information
3. Condition Report
  - 3.1 Accommodation
  - 3.2 Floor
  - 3.3 Walls
  - 3.4 Roof
  - 3.5 Ceilings
  - 3.6 Doors and Windows
  - 3.7 Dry Rot and Wood Decay
  - 3.8 Services
  - 3.9 Painting and Decoration
  - 3.10 Energy Rating
  - 3.11 General Comment
4. Appendix
  - 4.1 Photographic record

## 1.0 Document Control

<b>Document Control Sheet</b>	
<b>Address</b>	Former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14
<b>Date</b>	September 2024
<b>Ref</b>	P19-233D
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<b>For and on behalf of</b>	Dún Laoghaire-Rathdown County Council, in partnership with the Land Development Agency
<b>Signed</b>	Paul Carey

## 2.0 Introduction & Context

### 2.1 Planning Description

The proposed development comprises:

A ten year approval to carry out the following proposed development which is located on a total application site area of c. 9.7 ha, located on the former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14. The subject site is in the immediate setting and curtilage of a number of protected structures, namely the 'Asylum' (RPS No. 2072), the 'Catholic Chapel' (RPS No. 2071) and the 'Hospital Building' (RPS No. 2073).

The development will consist of the construction of a residential scheme of 934 no. dwellings on an overall site of c. 9.7 ha.

The development will consist of the demolition of existing structures associated with the existing use (3,677 sq m), including:

- Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);
- Two storey redbrick building (305 sq m);
- Single storey ancillary and temporary structures including portacabins (618 sq m);
- Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;
- Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);
- Removal of walls adjacent to Main Hospital Building;
- Alterations and removal of section of wall to Walled Garden.

The development will also consist of alterations and partial demolition of the perimeter wall, including:

- Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);
- Formation of a new opening in perimeter wall at Annville Grove to provide a pedestrian and cyclist access;
- Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, and provision of a new vehicle, cyclist and pedestrian access;
- Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.

The development with a total gross floor area of c. 94,058 sq m (c. 93,980 sq m excluding retained existing buildings), will consist of 934 no. residential units comprising:

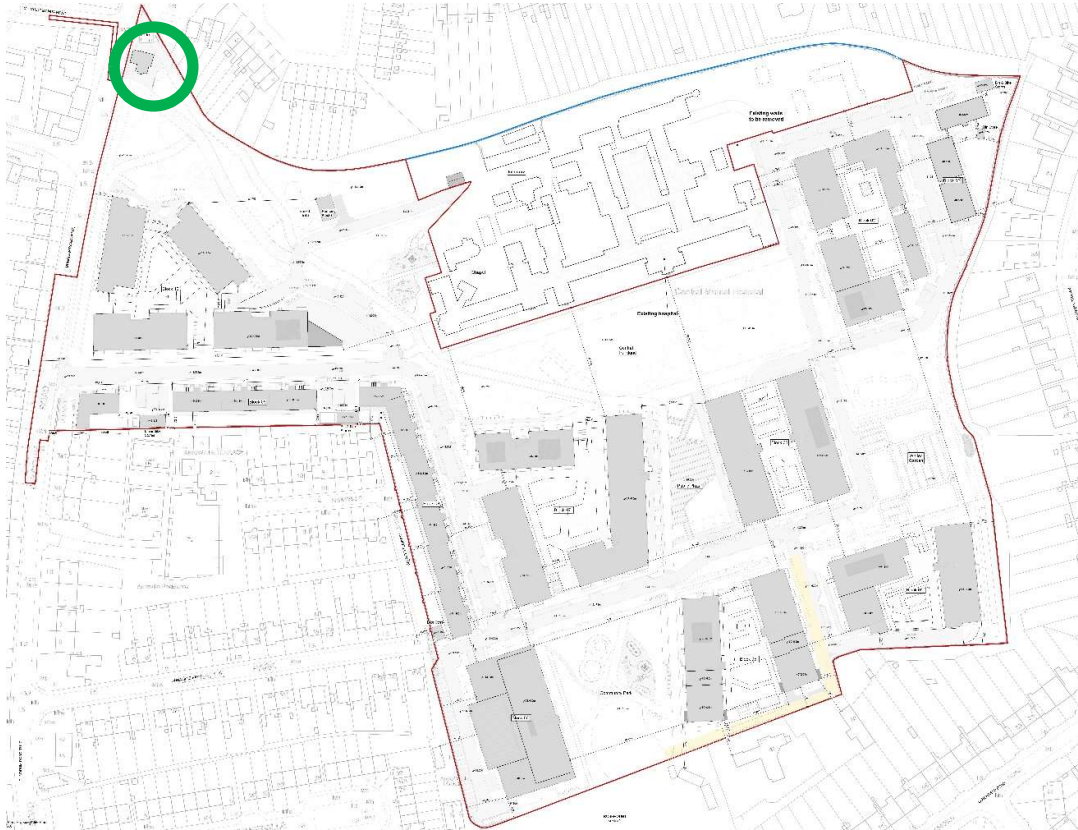
- 926 no. apartments (consisting of 342 no. one bedroom units; 98 no. two bedroom (3 person) units; 352 no. two bedroom (4 person) units; and 134 no. three bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 8 storeys in height (with a lower ground floor to Block 02 and Block 10 and Basements in Blocks 03 and 04), together with private balconies and private terraces and communal amenity open space provision (including courtyards) and ancillary residential facilities, including an 130 sq m internal residential amenity area at the Ground Floor Level of Block 3;
- 6 no. three bedroom duplex apartments located at Block 02, together with private balconies and terraces.
- 2 no. 5 bedroom Assisted Living Units and private rear gardens located at Block 02.

The development will also consist of 4,380 sq m of non-residential uses, comprising:

- Change of use and renovation of existing single storey Gate Lodge building (former reception/staff area) to provide a café unit (78 sq m);
- 1 no restaurant unit (266 sq m) located at ground floor level at Block 03;
- 3 no. retail units (1,160 sq m) located at ground floor level at Blocks 03 and 07;
- 1 no. medical unit (288 sq m) located at ground floor level at Block 02;
- A new childcare facility (716 sq m) and associated outdoor play area located at lower ground and ground floor level at Block 10;
- A management suite (123 sq m) located at ground floor level at Block 10; and
- A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,749 sq m) located at ground and first floor level at Block 06.

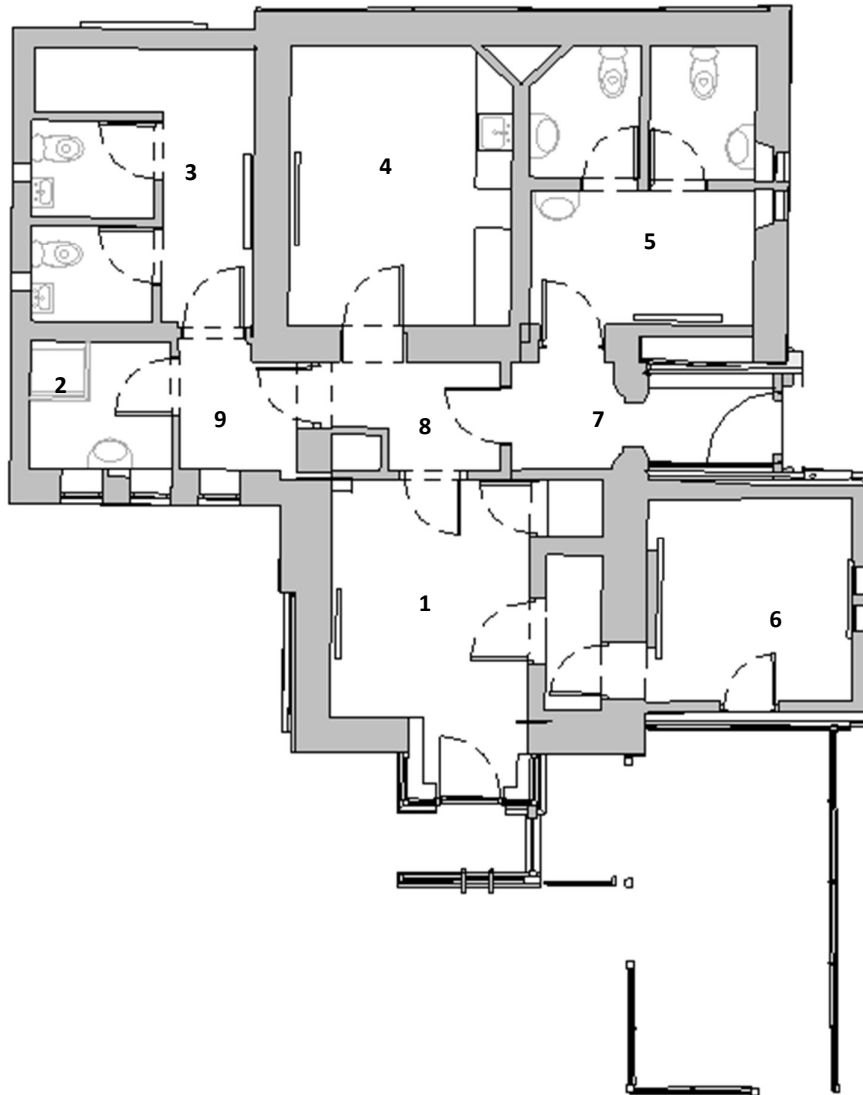
Vehicular access to the site will be from a new signalised access off Dundrum Road to the south of the existing access and the existing access of Dundrum Road will be retained for emergency vehicle, pedestrian and cyclist access only. The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, active travel routes for cyclists and pedestrians, pathways and boundary treatments, street furniture, wetland features, part-basement, car parking (524 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for Air Source Heat Pumps and associated internal heating plantrooms); waste management provision; SuDS measures (including green roofs, blue roofs, bio-retention areas); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground.

## 2.2 Proposed Site Plan



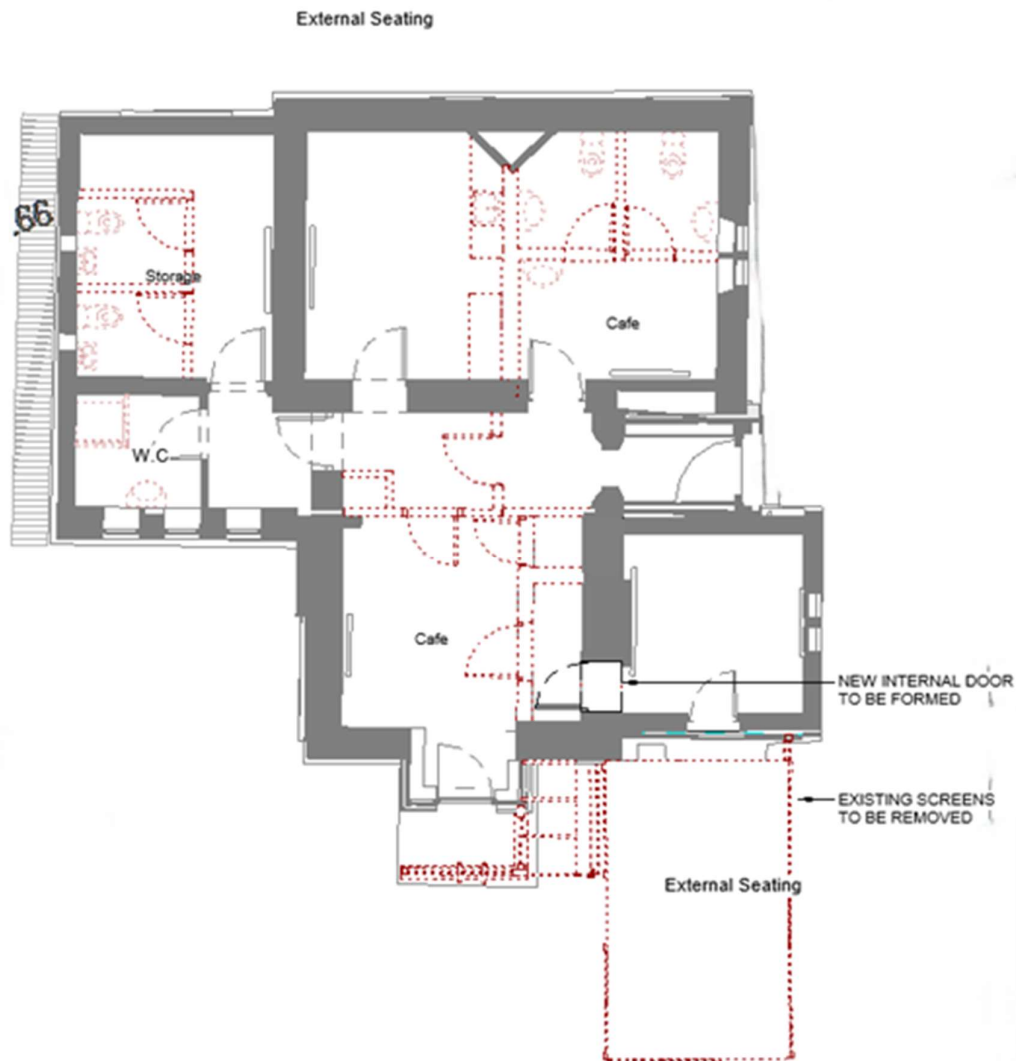
**Fig. 01:** Proposed Site Plan. The green circle indicates the location of the Gate Lodge within the site. Please see drawing DCD-02-SW-ZZZ-DR-RAU-AR-1002 [Site Plan, Proposed] submitted as part of this planning application for further detail.

## 2.2 Gate Lodge Information



**Fig. 02:** Gate Lodge existing plan. Please see section 3.1 of this report for accommodation schedule. Please see drawing DCD-02-GL-ZZZ-DR-RAU-AR-2650 submitted as part of this planning application for further detail.

It is proposed as part of this Part 10 development planning application to convert the Gate Lodge to a Café. Given its prominent location adjacent to the existing site entrance at Dundrum Road, it is envisioned as a prominent gateway to the site. Its proximity to an existing bus stop on Dundrum Road may encourage bus passengers to buy a take-away coffee while they wait. The provision of cyclist and pedestrian friendly site entrances adjacent to the Gate Lodge will ensure it receives plentiful footfall. Outdoor seating will be provided at the new site entrance plaza to the east and north of the Gate Lodge . Please see Landscape Architect's drawings and report for further information regarding the entrance plaza and outdoor seating.



**Fig. 03:** Gate Lodge proposed plan with demolitions shown. Please see drawing DCD-02-GL-ZZZ-DR-RAU-AR-2651 submitted as part of this planning application for further detail.

## 3 Condition Report

### 3.1 Accommodation

The property has the following accommodation:



Room 1	Reception with two storage rooms
Room 2	Shower/changing area
Room 3	Staff WCs
Room 4	Kitchen
Room 5	Visitor WCs
Room 6	Waiting Room
Room 7	Visitor Entry/Cloaks
Room 8	Hall with Hot Press
Room 9	Hall with Gas Boiler

Please refer to architectural drawings included with the application which clearly illustrate the proposal.

### 3.2 Floor

The property is constructed in load bearing masonry construction with sections of solid ground floor and suspended timber floors with a timber cut roof clad with slates and sections of bitumen at flat roofs. While no opening up was carried out and comment cannot therefore be made on subfloor works and other hidden elements of the building, from a thorough superficial visual inspection of all exposed elements, the property appears to be free of any major structural defect.

### 3.3 Walls

External walls are approximately (500mm) thick solid masonry construction clad externally in stone with granite detailing around original window opes. Cracking was noted at some sections of pointing and it is recommended that these are repointed with lime mortar. Infill brick has been used at the north elevation. The Waiting Room is constructed in blockwork construction with no evidence of insulation provided. Internal walls are of solid construction and paint was found to be peeling due to moisture penetration at several locations.

### 3.4 Roof

The roof consists of a slate finish with sections of bitumen to flat roofs and at barges. While it was not possible to inspect the roof structure, it likely consists of a cut timber construction. Flashings throughout the property were found to be of particularly poor condition with the following defects noted: Poor quality flashing used above porch on south façade. Bitumen covering to stone barges, suggesting issues with moisture penetration in the past. This is unsightly and a more satisfactory repair will be preferable. Debris noted in gutters / downpipes throughout increasing the risk of water ingress. Evidence of former repairs to roof noted at brick chimney with unsightly finish and flashing remaining. Section of roof to south façade appears to have been recently removed with a significant amount of lead flashing exposed to the elements.

From an inspection at ground level, it appeared that the ridge line is free of any undulations which would suggest that the roof is in satisfactory structural condition, however an examination of the roof space would be required to confirm that there is no moisture ingress at the roof finish. Staining was noted on the ceiling tiles in the current reception indicating that a former leak occurred.

Good quality cast iron downpipes and hopper heads have been provided at several locations, however the use of uPVC SVP and service ducts around the façade have a negative impact to the building's character. uPVC gutters have been provided throughout with sections of decorative timber fascia boards at the east façade.

### 3.5 Ceilings

Ceilings throughout are generally formed in plasterboard with a gypsum skim finish with no decorative details noted. A suspended ceiling has been provided in the reception, which is in poor condition, showing evidence of water ingress, and will require to be replaced and the source of the moisture should be investigated.

### 3.6 Doors and Windows

Windows throughout are double glazed white uPVC windows and are in reasonable condition. The window design has an adverse effect on the external appearance of the building, and it is likely that a sliding sash timber window to original detailing would be more appropriate. Good quality timber external doors have been provided and it is likely that these could be renovated to a satisfactory finish. Internal doors are timber flush doors with painted timber frames and architraves with one good quality, four-panel door noted internally.

### 3.7 Dry Rot and Wood Decay

There was no evidence of any dry rot, wet rot or attack by wood beetle noted in the property, however given the age of the property and types of defects noted at the property, further investigation will be required to confirm that the property is free from any such defects.

### 3.8 Services

The property is wired throughout for electricity; however it was not possible to view the fuse board at the time of the inspection. Extensive surface mounted ductwork was noted, both internally and externally and it is likely that this will need to be removed with more suitable service routes provided. There was no visual evidence of any defects with the electrical installation, however to be satisfied that the system is operating correctly it would be necessary to have this checked by a suitably qualified electrician with RECI certification. Surface mounted fluorescent lights have been provided throughout and are not in-keeping with the character of the building.

Surface water from the various planes the roof is catered for by a series of gutters and downpipes which discharge to gulley traps around the perimeter of the property. This gulley traps also cater for some of the surface water drainage at the paved areas around the property and it is likely that these connect to the public surface water drainage system. The standard of sanitary ware was found to be reasonable, although it is likely that these will require to be removed as part of any future renovations.

Heating is by means of a Gas Baxi 600 boiler located in Room 9 (Hall) with a balanced floor provided though the external façade. A gas meter was noted at the boundary wall with extensive surface mounted ductwork between the gas boiler and the meter. Extensive IT equipment was noted at Reception and at the roof of the gate lodge and will likely require to be removed as part of any renovations. Emergency lighting was noted throughout, however just one smoke head was noted by the author, which is likely inadequate given the buildings use. It is recommended that an appraisal of the fire detection system is carried out by a suitably qualified professional with a view to carrying out any necessary upgrades without delay.

### 3.9 Painting and Decoration

The standard of painting and decoration throughout was poor and a full internal renovation will be required including:

- Repainting throughout.
- Replacement of fitted units and joinery at kitchen and reception
- Replacement of most internal doors.
- Further investigation into the cause of any locations of moisture ingress with a view to carrying out repairs.
- Replacement of floor finishes throughout.
- Removal of extensive surface mounted services with services adequately rerouted.

### 3.10 Energy Rating

It is likely that the energy rating of the gate lodge is extremely poor given the likelihood for of limited insulation in the walls, floors and ceilings. There is significant opportunity to increase the energy rating of the building with the following measures:

- Evaluation of insulation provided and incorporation of increased insulation, taking account of the building's fabric.
- Greater use of CFL or LED energy efficient light bulbs.
- Use of renewable sources of energy for heating such as solar / geothermal.
- Replacement of existing boiler with a high efficiency boiler and additional controls for different zones along with a digital timer.
- Repair of any penetrations to the walls or roof.

It is recommended that appropriate advice be sought prior to proceeding with any alterations or improvements and any building work should be carried out by suitably qualified building professionals and in accordance with current Building Regulations.

### 3.11 General Comment

The basic structure and build quality of this property has been found to be free of any major defect, however it is noted that no opening up was carried out and it was not possible to inspect the roof structure at close quarters.

There are many items that will require attention in the near future, including:

- Repair works to roof finish, gutters, valleys and downpipes
- Electrical installation and alterations to provide smoke, heat and carbon monoxide detectors throughout.
- Possible replacement of windows with a design more in keeping with the character of the building.
- Removal of debris around building to ensure adequate ventilation to suspended timber floors and to reduce the risk of moisture build-up.
- Removal of screens and subsequent repair works to the fabric of the existing building.
- Re-routing of extensive surface mounted services throughout.
- Sensitive upgrades to the external hard landscaping / threshold details to improve accessibility.

This building has the potential to become an interesting gateway building to the Former CMH site should the above renovation works be carried out. It is recommended that the works to limit any further deterioration at the roof and flashings / valleys are carried out as a priority.

## 4 Appendix - Photographic record



**Fig. 04:** Southern elevation with temporary structure screening on right hand side



**Fig. 05:** Junction of temporary screening area and roof of Gate Lodge.



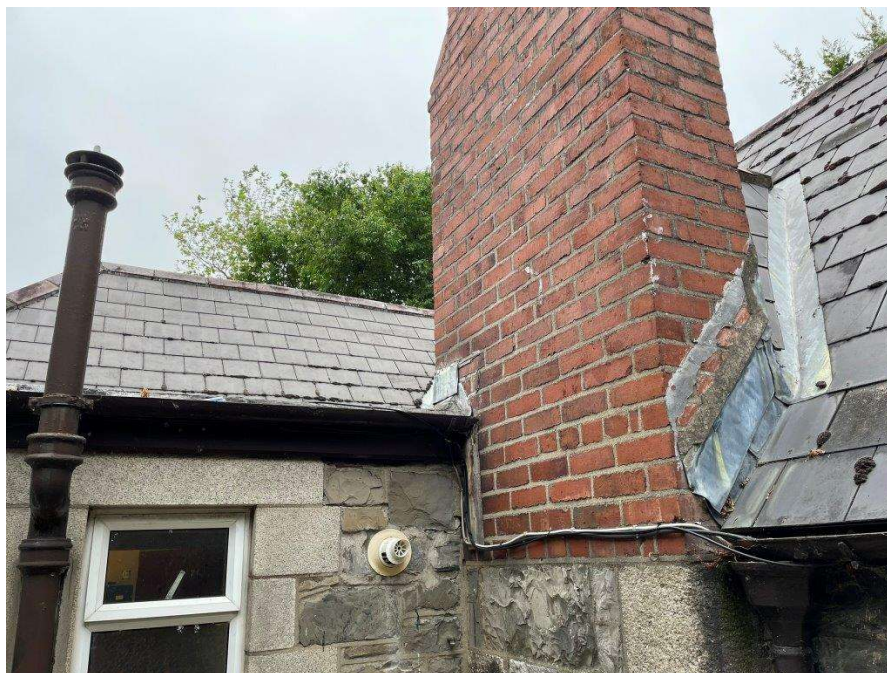
**Fig. 06:** Water ingress resulting in deterioration of decorative fascia to door at eastern elevation.



**Fig. 07:** Moss visible on roof slates at northern elevation.



**Fig. 08:** Flashing where lean-to roof at southern elevation meets stone wall.



**Fig. 09:** Note previous line of flashing on brick chimney breast; gas balanced flue visible.



**Fig. 10:** Deterioration/rot of suspended ceiling panels inside Gate Lodge due to water ingress.