

**LEYDENS WHOLESALERS & DISTRUBUTORS DUBLIN
RICHMOND ROAD
DUBLIN 3**

**ARCHITECTURAL HERITAGE
IMPACT ASSESSMENT**

23rd February 2023

**Historic Building Consultants
Old Bawn
Old Connaught
Bray**

1195/02

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Background

This report has been prepared for Malkey Limited as part of the documentation to be submitted with an application for planning permission for a large-scale residential development (LRD) to include the demolition of the existing industrial buildings and the construction of a mixed-use development including artists' studios, a creche, a retail unit, a gym and 133 apartments at Leyden's Wholesalers & Distributors Dublin, Richmond Road, Dublin 3. A fuller description of the development is included on pages 17 and 18, below.

The site was inspected on a number of occasions, the most recent of which was on 18th August 2022 on which occasion the photographs incorporated in the report were taken.

Historical research was carried out on the background history of the property and its surrounds, and the results are set down below.

While this report contains comment on aspects of the condition of the buildings it is not a condition report or a structural report and must not be read as such.

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Historical background

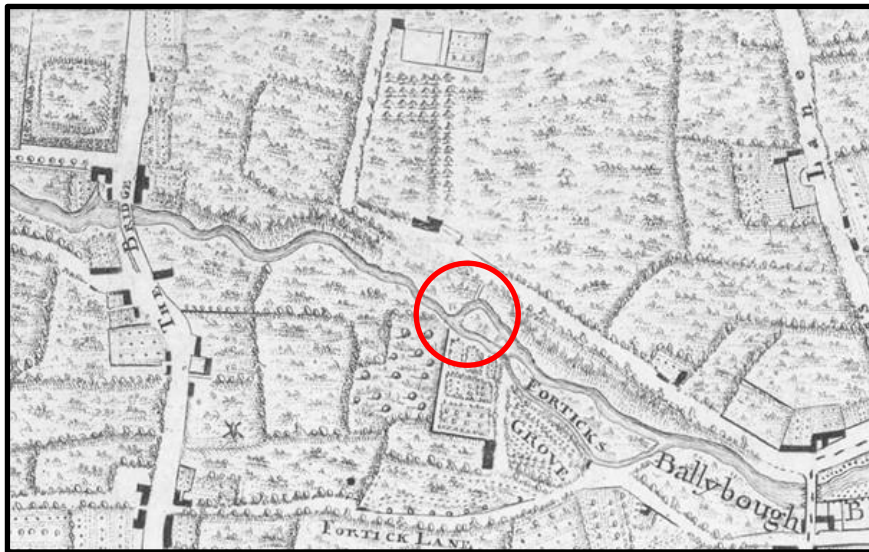


Figure 1: Detail of Rocque's map of 1757

Richmond Road is a thoroughfare of some antiquity, connecting Fairview and Ballybough with Drumcondra. In its original form the road ran westward from Fairview to a point to the west of Grace Park Road, where it turned north to Drumcondra Church, before turning westward again along Church Avenue. In the mid-eighteenth century there appears to have been little development along the road, according to the map prepared by John Rocque in 1757. Notable on this map is a significant bend in the River Tolka, with the main channel turning north-eastward and then back to the south-east, with a smaller channel running more directly to leave an island in the river.



Figure 2: Detail of Taylor's map of 1816

By 1816, when John Taylor published his map of Dublin, development had occurred along Richmond Road and there was a weir at the bend in the river.

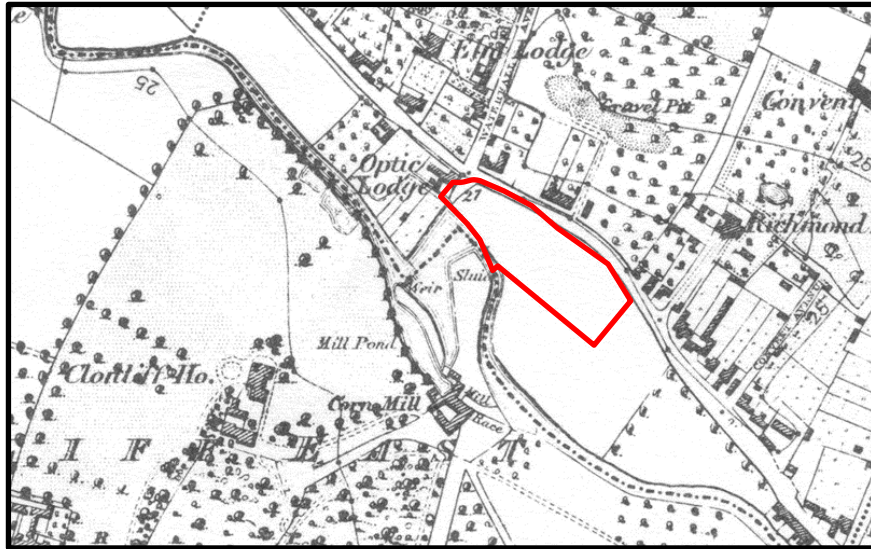


Figure 3 : Ordnance Survey six-inch map of 1849

The Ordnance Survey's six-inch map series showed a greater level of detail. The bend in the river is very evident and has been accentuated by the construction of the weir that was seen on Taylor's map. The Ordnance Survey map shows that the weir had been constructed to facilitate the supply of water to a corn mill on the southern bank of the Tolka and at that time the river turned north to meet the boundary of the present site, which was as yet undeveloped. Yet more detail is shown on the Ordnance Survey's large-scale plan that was prepared in 1889. By that time the land to the east of the bend in the river had been developed. A new company had been established to build a whiskey distillery using the latest technology work commenced on the site in 1872. The map shows that the corn mill on the southern side of the Tolka had been replaced by a larger structure and was used as a paper mill. To the west of the northern end of the present site was a millpond and part of the river, while three houses had been built at that end of the site. The remainder of the present site, to the north of the distillery, was a commercial yard with sheds along the northern and western boundaries.

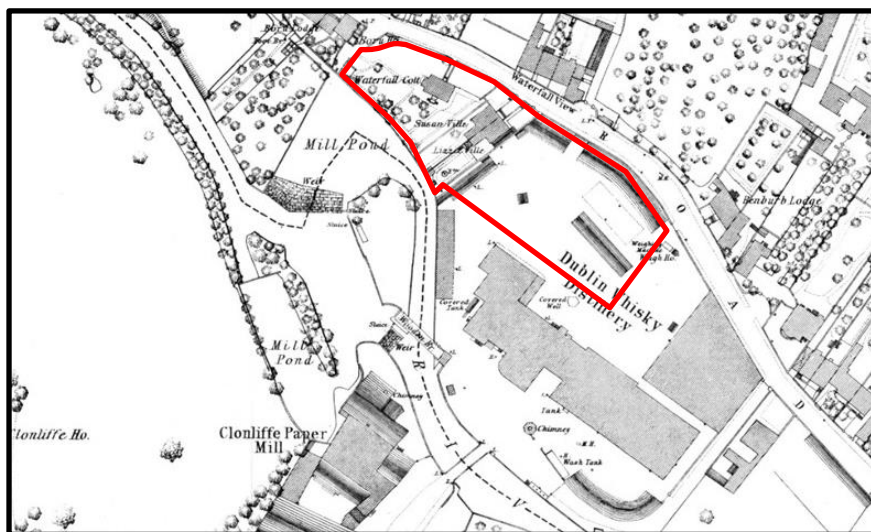


Figure 4: Detail of Ordnance Survey map of 1889

As shown on the aerial photograph below, the occupancy of the site in 1954 was similar to that shown on the maps of 1889 and later, with three houses at the western end and commercial premises with open storage toward the east. There was a large shed at the eastern end. A millrace, or branch of the river, still flowed along part of the boundary.

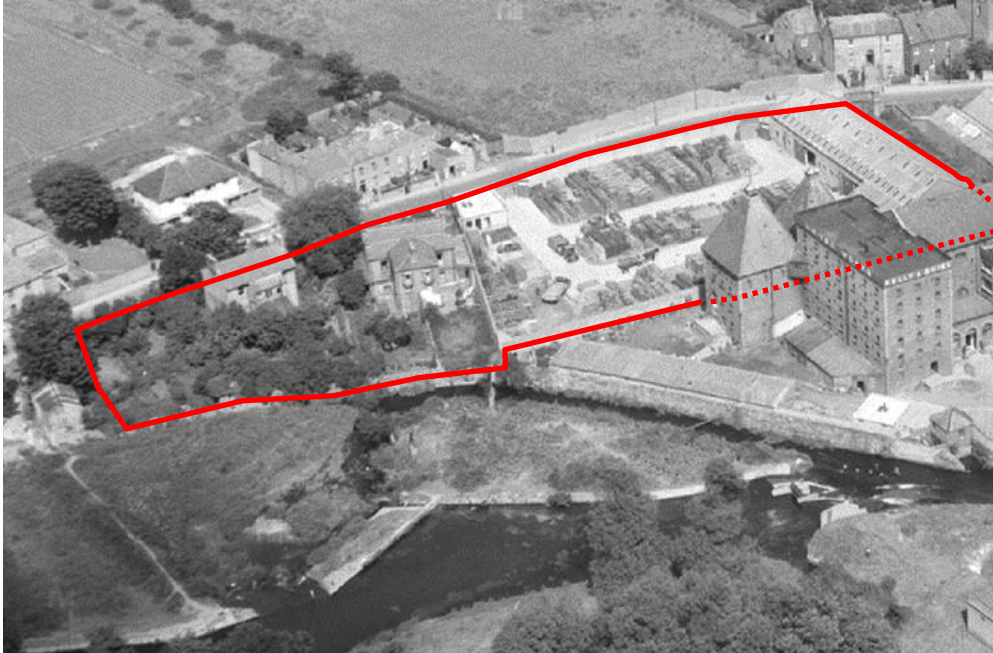


Figure 5: Aerial view showing the site in 1954

The bend in the river remained in place, flowing alongside part of the present site, until the latter half of the twentieth century. At some time, possibly in the 1960s or 1970s, the area was infilled, and the water ran down the straighter channel. The weirs at each end of the angled channel would have been buried. The weir in the straight channel remained in place until about 2003, when it was removed as part of a flood relief scheme.

In the mid-twentieth century the commercial element of the application site was occupied by Brooks, Thomas & Co, builders' providers. The premises were occupied by Leydens Limited, Golden Goose Cash and Carry Wholesale Grocery from the mid-1960s. Over the years the buildings on the site were redeveloped for the purpose of the cash and carry business.

The houses on the western part of the site were demolished in the late 1970s and the Leydens site expanded onto the former grounds of the houses.

Conservation context

Record of Protected Structures

There are no protected structures on the application site. There are a number of protected structures in the vicinity of the site, as denoted by red asterisks on the extract from map E of the Dublin City Development Plan 2022-2028 shows. The application site is outlined in yellow.

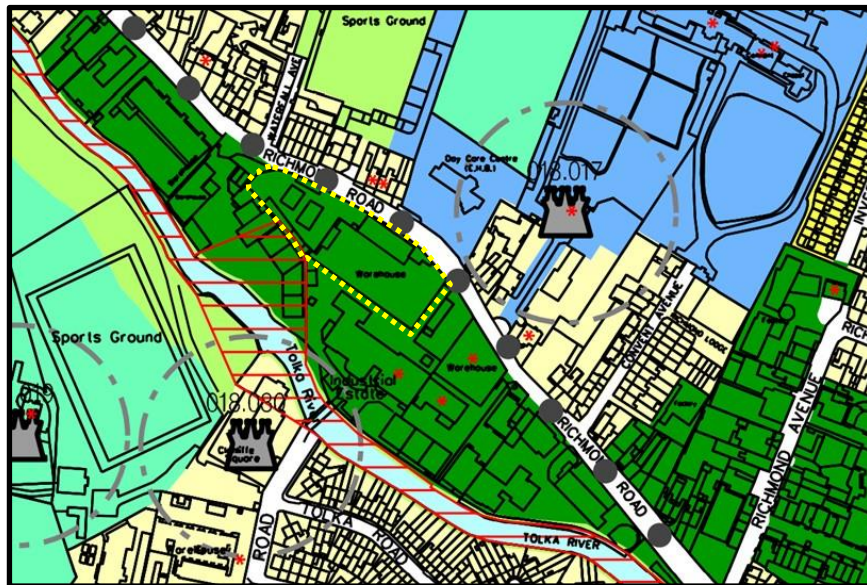


Figure 6: Detail of development plan map E

From north-west to south-east along the road the buildings marked with asterisks are as follows, with the reference from the record of protected structures:

- Elm Lodge, 137 Richmond Road Ref: 7356
- 163 Richmond Road Ref: 7357
- 165 Richmond Road Ref: 7358
- Richmond House Ref: 8788
- Brooklawn Ref: 8789
- Former distillery warehouse Ref. 7359

To the south of Richmond Road and to the south-east of the application site two structures are marked with asterisks these asterisks refer to:

- Distillery Lofts, Distillery Road Ref: 2292
- Brick and stone building to the east Ref: 7359

The potential impact of the proposal on the protected structures is discussed below.

Conservation areas

The map extract from the Dublin City Development Plan 2022-2028 reproduced in figure 6 above shows an area hatched in red along the River Tolka and extending northward to meet part of the boundary of the application site. This red hatching denotes a conservation area, though not an architectural conservation area.

The potential impact of the proposed development on this conservation area is discussed below.

National Inventory of Architectural Heritage

The National Inventory of Architectural Heritage (NIAH) includes some buildings in the vicinity of the application site, all of which are protected structures and are listed above. These are, with their NIAH references:

- Elm Lodge, 137 Richmond Road Ref: 50120038
- St Vincent's Hospital, Richmond Road Ref: 50120046
- Woodbine Lodge, Richmond Road Ref: 50120047
- Warehouse, Richmond Road Ref: 50120053
- Tivoli Centre, Distillery Road Ref: 50120052

The potential impact of the proposed development on these buildings is discussed below.

The building described in the NIAH as St Vincent's Hospital is Richmond House and is included under that name in the record of protected structures.

The building referred to as Woodbine Lodge has been incorrectly named and should be Brooklawn. This has been noted by the city council and the building has been included in the record of protected structures under the name Brooklawn, as noted above.

The warehouse that is included in this list is the former warehouse associated with the distillery and is included in the record of protected structures as the former distillery warehouse, noted above.

Tivoli Centre was a previous name given to the former distillery complex that is now known as Distillery Lofts.

Monuments

No archaeological monuments are recorded on the archaeology.ie website as being on the application site or on adjoining land. At a distance from the site, on the southern side of the River Tolka the site of a mill is noted in Distillery Road (reference DU018-030----), as is Red House, in the grounds of Clonliffe College, which is through to date from the 17th century (reference DU018-019001-). To the north of the application site, on or close to the site of Richmond House, was a castle known as Richmond Castle, of which no surface remains survive (reference DU018-017----).

Building survey

Application site



Plate 1: Leyden's Cash and Carry building, with Distillery Lofts beyond

The present application site is occupied by buildings that all date from the late twentieth and early twenty-first century, with one older commercial building dating from the mid-twentieth century. These are industrial-type buildings with walls of concrete and roofs of profiled steel, with some profiled steel cladding and some fibre cement.



Plate 2: Northern side of application site, seen from Richmond Road



Plate 3: Older shed at eastern end of site

As noted above, there is one mid-twentieth century shed on the application site, and this is seen in the photograph above and at centre and right below. This is a concrete shed, roughcast rendered and with a roof of corrugated fibre cement, punctuated by roof lights. To the west of this building is the largest building on the site, seen at left in the photograph below and also in plate 1 above. The view below is taken within the campus of Distillery Lofts



Plate 4: Southern and eastern part of application site

137 Richmond Road

Plate 5: Protected structure at 137 Richmond Road

Number 137 Richmond Road is a centre-terrace single-storey over basement red-brick house on the northern side of Richmond Road. The houses on either side are later additions. The house is five-bay with its entrance in the centre at the top of a flight steps. The windows are replacement aluminium casements and have stucco architraves. The roof is slated and parapetted. The house is set back from the road behind a stone wall with high trees at either side of the front garden. Protected structure reference: 7356.

163 Richmond Road

Plate 6: Protected structure at 163 Richmond Road

Number 163 Richmond Road is a centre-terrace, two-storey, three-bay house on the northern side of Richmond Road. The façade is rendered and painted. The front door is flanked by pilasters supporting a semicircular spoked fanlight. The windows were formerly six-over-six sashes without horns but have now been replaced with uPVC casements. The house is set back from the road behind a wall and a hedge. Protected structure reference: 7357.

165 Richmond Road

Plate 7: Protected structure at 165 Richmond Road

Number 165 Richmond Road is a centre-terrace, two-storey, three-bay house on the northern side of Richmond Road. The façade is faced with red brick laid in stretcher bond and is a replacement from the late twentieth century. The front doorway has a brick surround and a plain glass fanlight. The windows are replacement uPVC casements. Protected structure reference: 7358.

Richmond House, 195-205 Richmond Road

Plate 8: Richmond House, St Vincent's Hospital

St Joseph's Adolescent Services, part of St Vincent's Hospital, is housed in a two-storey, five-bay house with a rendered façade and a projecting porch to the front. The building stands 85 metres back from the street up a narrow driveway and is not directly opposite the application site. Protected structure reference 8788.

Brooklawn, 209 Richmond Road

Plate 9: Woodbine Lodge

Brooklawn is a part late-eighteenth-century, part mid-nineteenth-century house that is part faced in brick and partly rendered. It has a bow front facing the street. The house is located some sixty metres to the east of the application site on the opposite side of the street. Protected structure reference 8789.

Former distillery warehouse

Plate 10: Former distillery warehouse

Fronting onto the southern side of Richmond Road is a substantial roofless building that was originally a warehouse connected with the distillery. This is number 162 Richmond Road and is referred to as former distillery warehouse in the record of protected structures. The building is of rubble calp limestone with brick dressings around the window and door openings. The building was triple pile, with slated roofs, but was burned out in 2018. Protected structure reference: 7359.

Distillery Lofts



Plate 11: Distillery Lofts, seen from Richmond Road

Distillery Lofts is a development that is based in the former distillery between Richmond Road and Distillery Road. It is comprised of a number of buildings ranging from four-storey to six-storey. The distillery buildings are mostly faced with brown brick, with cut-stone dressings. Protected structure reference: 2292.



Plate 12: Northern side of Distillery Lofts, with application site at far right

The northern side of Distillery Lofts appears to be four-storey in height, though this height is a legacy of its days as a distillery and the building has five floors within the original structure, plus a penthouse level above – it will be noted in the photograph that the large windows are divided at the midpoint, reflecting the locations of the floors. The building that projects from the end is seen to have five storeys. The blue building at right is on the present application site.



Plate 13: Western end of Distillery Lofts building

The Distillery Lofts complex includes original distillery buildings of a variety of sizes and with a range of floor to ceiling heights. These buildings have been converted to residential and office use in recent years with interventions into the fabric of the buildings, internally and externally, to assist this conversion. The principal building at the western end is six storeys high, plus a penthouse level above, while a projecting element at the north-western corner is four-storey. The main building on the present application site is close to the northern side of the distillery building, as is seen in the photograph above, which shows the Leyden's building at left with its blue upper section.



Plate 14: View of Distillery Lofts from the south, across the River Tolka

Discussion

Conservation area notation

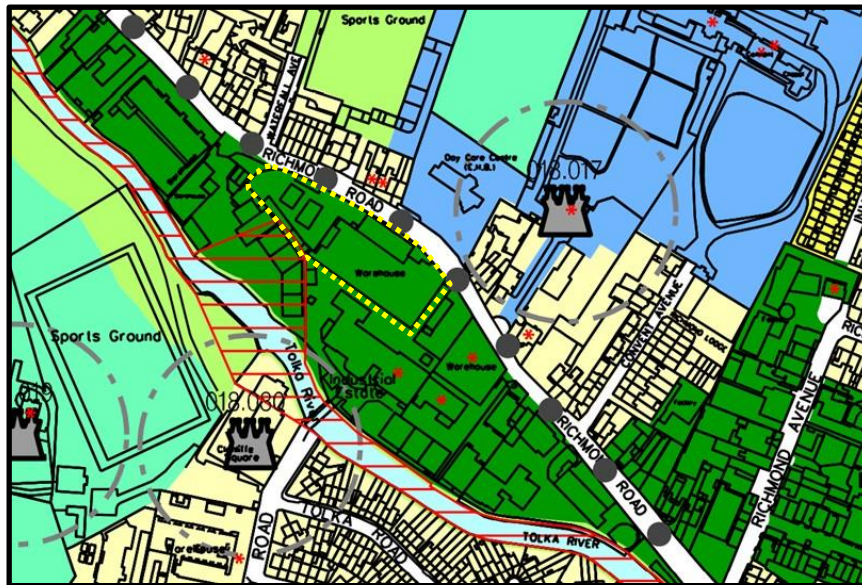


Figure 7: Detail of development plan map E

It was noted above that there was formerly a bend in the River Tolka that was adapted by means of weirs to provide the water to power a mill on the southern bank of the river. This was later modified to provide power to the distillery, which mainly used steam power, but also used some water power. It was also shown above that this bend in the river was back-filled later in the twentieth century, at some time after 1954 when the aerial photograph reproduced in figure 5 above was taken. Subsequently, in the early twenty-first century, a flood relief scheme was carried out along this stretch of the Tolka, resulting in the removal of the remaining weir in the river. The construction of a flood barrier wall along the north-western bank of the river as part of that scheme removed the remains of one of the weirs that was still partly visible at that time.

It would appear that when the red hatching was added to the development plan maps back in the 1980s the maps still showed the bend in the river and the hatching was drawn over all of the river as it was then. The backfilling of the bend in the river and the construction of a commercial facility with industrial sheds on the adjacent site has rendered the red hatching obsolete where it adjoins the application site and over the area that is coloured green on the development plan map. While the conservation objective may be considered to indicate a future intention to reinstate the river landscape, this is not realistic since the development of the lands for commercial purposes.

Assessment

Proposed development

This application is for permission for development (Large-scale Residential Development (LRD)) at this c.0.55-hectare site at the former Leyden's Wholesalers and Distributors, No. 158A Richmond Road, Dublin 3, D03 YK12.

The site is bounded to the north-east by Richmond Road, to the west/south-west by No. 146A and Nos. 148-148A Richmond Road (pending application ABP Reg. Ref. TA29N.312352), to the south/south-west by a residential and commercial development (Distillery Lofts) and to the east/south-east by the former distillery warehouse, now a derelict brick and stone building. Improvement works to Richmond Road are also proposed including carriageway widening up to c.6 metres in width, the addition of a 1.5-metre cycle track/lane in both directions, the widening of the southern footpath along the site frontage, which varies from c.2.2 metres to c.7.87 metres, in addition to a new signal-controlled pedestrian crossing facility, all on an area of c.0.28 hectares. The development site area and road works area will provide a total application site of c.0.83 hectares.

The proposed development will principally consist of a Large-scale Residential Development (LRD) comprising demolition of existing industrial structures on site (c.3,359 m²) and the construction of a mixed-use development including artist studios (c.749 m²), a creche (c.156 m²), a retail unit (c.335 m²) and a gym (c.262 m²); 133 residential units (65 one-bed apartments and 68 two-bed apartments). The development will be provided in three blocks ranging in height from part one-storey to part ten-storey as follows: Block A will be part one-storey to part four storeys in height, Block B will be part one-storey to part ten storeys in height and Block C will be part one-storey to part nine storeys in height (including podium). The proposed development has a gross floor area of c.14,590 m² and a gross floor space of c.13,715 m².

The development also proposes the construction of: a new c.204-metre-long flood wall along the western, southern and south-eastern boundaries of the proposed development with a top-of-wall level of c.6.4 metres AOD to c.7.15 metres AOD (typically c.1.25 metres to c.2.3 metres in height) if required; and new telecommunications infrastructure at roof level of Block B including shrouds, antennae and microwave link dishes (18 antennae enclosed in 9 shrouds and 6 transmission dishes, together with all associated equipment) if required. A flood wall and telecommunications infrastructure are also proposed in the adjoining Strategic Housing Development (SHD) application (pending decision ABP Reg. Ref. TA29N.312352) under the control of the applicant. If that SHD application is granted and first implemented, no flood wall or telecommunications infrastructure will be required under this application for LRD permission (with soft landscaping provided instead of the flood wall). If the SHD application is refused permission or not first implemented, the proposed flood wall and telecommunications infrastructure in the LRD application will be constructed.

The proposed development also provides ancillary residential amenities and facilities; twenty-five car parking spaces including thirteen electric vehicle parking

spaces, two mobility impaired spaces and three car-share spaces; two loading bays; bicycle parking spaces; motorcycle parking spaces; electric scooter storage; balconies and terraces facing all directions; public and communal open space; hard and soft landscaping; roof gardens; green roofs; boundary treatments; lighting; ESB substation; switch room; meter room; comms rooms; generator; stores; plant; lift overruns; and all associated works above and below ground.

This report assesses the potential impact on architectural heritage, and this may be divided into two elements – the potential impact on protected structures and the potential impact on the conservation area along the river.

Protected structures

The survey above has identified a number of protected structures in the vicinity of the site, each of which are listed in the National Inventory of Architectural Heritage and each of these is considered here, with an assessment of any potential impact on their character or setting arising from the proposed development.

137 Richmond Road

This house is shown in plate 5 above. It is located at a distance of approximately seventy metres from the nearest point of the application site and to the west of it. The house faces south-south-west across the street to a four-storey apartment building. As noted, there are high trees at each corner of the front garden. As a result of the distance, the trees and the orientation of the house there will be no impact of the protected structure arising from the proposal.

163 and 165 Richmond Road

The two adjacent houses at 163 and 165 are directly opposite the application site, on the northern side of Richmond road.

The proposed development would include retail at ground-floor level opposite these houses, with a narrow building rising to five storeys in height above the retail floor. This building would rise to ten-storeys, set well back from the Richmond Road frontage. To the west of the five-storey building the site would be open southward to the river, while immediately to the east the development would be single-storey. There would be a change in the view from these houses and in the setting, but the finished development will be of a higher standard than the commercial buildings and the high concrete wall that form the present setting for these two protected structures.

Richmond House, St Vincent's Hospital

As was noted above, this building is located some eighty-five metres back from the street and is somewhat to the east of the application site, rather than directly opposite. Due to this separation, there will be no impact on the character or setting of Richmond House.

Brooklawn, 209 Richmond Road

Brooklawn is some sixty metres to the east of the application site and due to a bend in the road is not in a direct line from the site. There would be no appreciable impact on the character or setting of Brooklawn arising from the proposed development.

Former distillery warehouse

This building lies to the south-east of the application site at a distance of approximately thirty metres, with the intervening space partly a vacant site and partly the northern access to Distillery Lofts. The building is now a roofless shell, having been gutted by fire in recent years, as noted above. The building was designed as part of the distillery complex, sitting adjacent to the higher distillery buildings. It is not of such sensitivity that it would be affected by the presence of a new high building.

Distillery Lofts

The buildings at Distillery Lofts occupy a large site adjacent to the southern end of the application site, to the south-west.

The proposed development adjoins the northern boundary of the Distillery Lofts site, to the rear of the proposed blocks B and C. Block B is to rise to ten storeys near the boundary, though this will be offset from the principal buildings in Distillery Lofts, to the north-west. The proposed development will be closest to one of the buildings in Distillery Lofts at Block C, which will be offset from that closer element of Distillery Lofts and set back from the boundary with Distillery Lofts; it will present a five-storey façade in that area, rising to nine storeys further to the north.



Plate 15: Distillery Lofts, seen from Distillery Road

The view in which the proposed development would be seen with the buildings in Distillery Lofts is the view across the Tolka from Distillery Road, as seen in the

photograph above, where Block B will be visible in the open area to the left. Block B is to be faced with brick in a colour that will harmonise with the brick in the Distillery Lofts buildings, while not being as strong a colour so as to ensure that the protected structures remain dominant in the view from Distillery Road. The view from Richmond Road would be less significant as Distillery Lofts is set well back from Richmond Road.

As is seen in the photograph above, the former distillery buildings are substantial and the building on the left, which is the one closest to the application site, is six-storey, with an additional penthouse level.

Given the scale of the buildings at Distillery Lofts the proposed development would have minimal impact on their setting. The principal views of the former distillery are from Distillery Road and on the approach via a private roadway from Richmond Road, and in neither of these views would the proposed development intrude, being to the western side of that approach from the north.

Conservation area

The red hatching that denotes a conservation area runs along the River Tolka and, as has been noted, the hatching also encroaches onto land, through the adjacent commercial site and runs along the boundary of the present application site for a short distance. That part of the conservation area is the part of commercial premises and is no longer part of the river system.

The proposed development would result in a more ordered site than the present commercial use and would be more compatible with the conservation area objective than the present commercial buildings and yard.

Monuments

The National Monuments Service's website, archaeology.ie, does not indicate the existence of any monuments on the application site or on adjoining lands. The site of a castle to the north and of a mill to the south, on the opposite side of the river, have been identified by the National Monuments Service, which has also identified an existing house, dating from the 17th century, in the grounds of Clonliffe College. None of these would be adversely affected by the proposed development.

Conclusion

As has been seen above, the proposed development would have little or no adverse impact on the character of any of the protected structures in the vicinity. It would also result in an improvement in the character of the site itself adjacent to the conservation area, in that it would replace a series of commercial buildings and an open yard that could be seen as conflicting with the conservation area objective.