



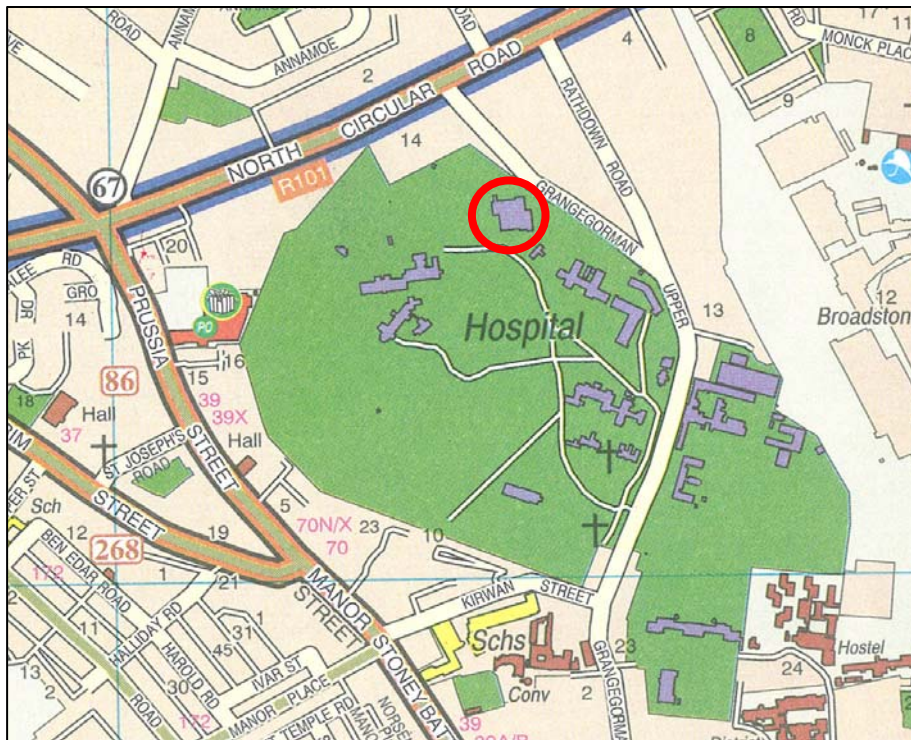
Grangeegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin

**Information on
planning application for
refurbishment of
laundry building on
Grangeegorman Site**

15th January, 2009

Introduction

Grangegorman Development Agency intend to apply to Dublin City Council (DCC) for development consisting of the renovation and adaptation of the Laundry Building (a Protected Structure) to facilitate the use of the building for medical related facilities (including administration, consultation rooms and occupational training uses) circled on the map below. The purpose of this report is to provide a summary of what is to take place as part of this work and what is to be provided.



Location of laundry building

What is being provided

The proposed works on the laundry building include: the demolition of 3 no. Flat roof extensions (1 no. on the north facade and 2 no. on the east facades); the temporary relocation and extension of a prefabricated structure (increasing from 104.9sqm to 167.1sqm gross floor area) to the west of the laundry building; the associated construction of a temporary new link from the prefabricated structure to the laundry building; provision of a temporary boiler house to the north of the proposed prefabricated structure; provision of a waste storage area located

to the south of the proposed link to the prefabricated structure; maintenance, conservation and renewal works to the fabric of the laundry building (including repair and replacement works to roof, insulation of roof space, unblocking of original openings on north, east and west facades and creation of 2 no. new entrances (1 no. on west facade and 1 no. on the east facade of the eastern bay), replacement of glazed roof lights, repair and replacement of external doors and windows as required, provision of secondary glazing within window reveals, provision of new internal openings, dry-lining of internal faces of external walls, and replacement of existing floor); provision of solar panels on south facing pitch roof of 1 no. central bay; general modifications to the internal spaces to provide temporary sub-division of internal areas (to provide reception areas, meeting rooms, consultation rooms, office space, training rooms and other related administration spaces), installation of 2 no. kitchens and associated facilities; provision of w.c. facilities and all other staff facilities; provision of plant rooms and replacement of mechanical and electrical services; provision of all other site and landscaping works including the provision of a horticultural garden (for occupational training purposes) and associated boundary treatment; installation of lighting and security cameras.

The Applicant and the Project Team

The Applicant for permission is the Grangegorman Development Agency (GDA).

The property is currently owned by Health Service Executive (HSE).

The Applicant has retained Tom Phillips + Associates, Town Planning Consultants, to submit the planning application. The project is managed by Davis Langdon PKS PM together with WKN Grangegorman Consortium and the principal Design Team members are as follows:

- Architects: Murray O’Laoire Architects;
- Engineers: Horgan Lynch (Civil & Structural Engineers) and IN2 (Buildings Services Engineers);
- Conservation: Howley Hayes (Conservation Architects)
- Fire Consultants: Eamon O’Boyle & Associates

Need for Alternative Accommodation for Medical Related Facilities

The overall redevelopment of the Grangegorman lands will provide new accommodation for all existing medical facilities currently provided on site. However, existing facilities must continue

to operate during this redevelopment. Where works are proposed to existing accommodation those facilities and services will need to be relocated to interim accommodation, which adequately serves their needs, until such time that new (permanent) facilities are delivered.

It is anticipated that the first phase of the overall Grangegorman redevelopment will take place at the north-west corner of the site and will include Conolly Norman House. This application proposes the temporary use of the Laundry Building to facilitate the relocation of these key services to an appropriate location within the St. Brendan's Hospital complex.

The Laundry Building was selected to provide temporary accommodation as it provides a relatively separate location within the larger Grangegorman lands which will allow for development to take place with minimal disruption of these services and without impeding the larger redevelopment.

Uses to be relocated to the Laundry Building as part of this application includes:

- The EVE Limited Goirtin Training Centre which provides vocational training for persons with various levels of ability (currently located at No. 224 North Circular Road);
- Medical related facilities currently provided at Connolly Norman House to include relocation and extension of existing prefabricated building in use by this facility (currently located at Conolly Norman House);
- Administrative space for Mental Health Management Staff (currently located at the Clock Tower Building).

These uses will continue in the Laundry Building until permanent accommodation is delivered under the overall Grangegorman redevelopment. It is envisaged that once the uses identified above are relocated to permanent facilities other similar health related users from around the St. Brendan's Hospital complex will relocate to the Laundry Building in a similar manner until permanent facilities are delivered.

The Draft GDA Strategic Plan envisages a final use of the building as 'Day Service Facility/Dining Hall/Communication Space'. However, it is likely that the Laundry Building will be the permanent location for the Goirtin Training Centre.



The laundry building

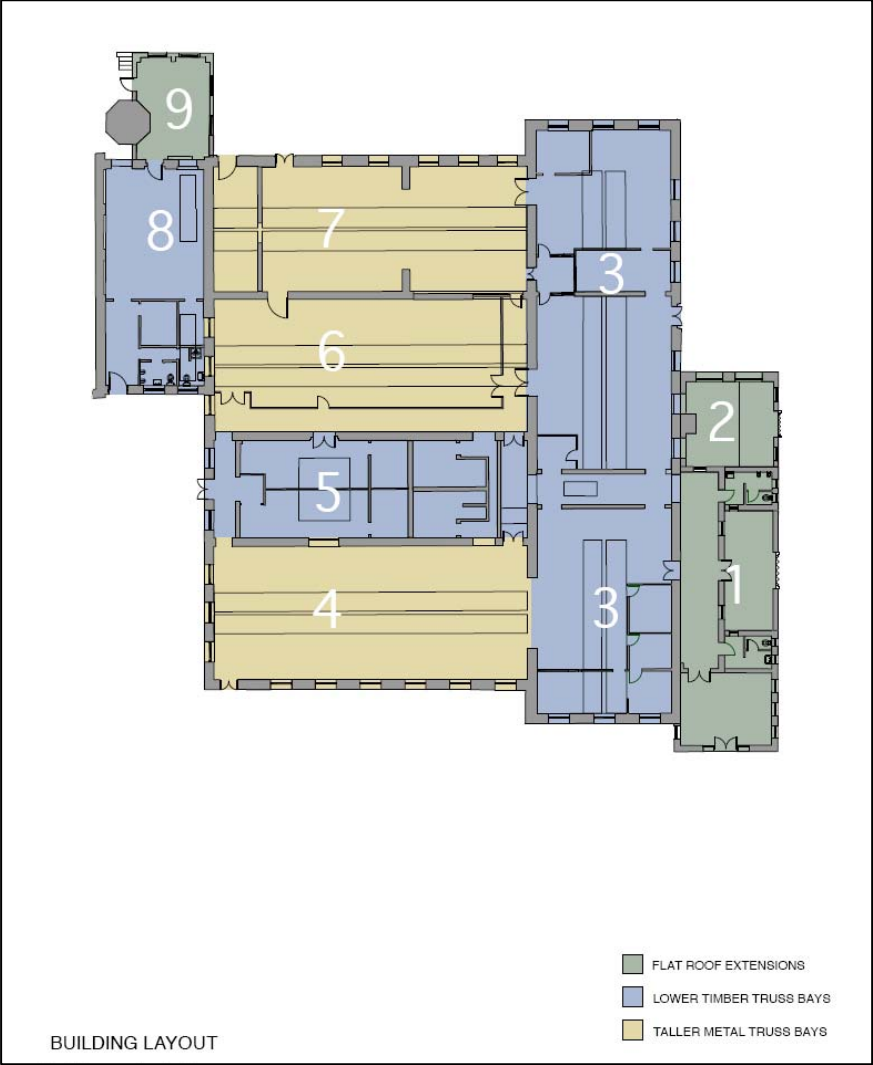
Works Required to Secure the Protected Structure

A Fabric Survey carried out on the building found that while the external envelope of the building is in a good state of preservation it is also in a poor state of repair. Elements of the structure are in need of urgent repair in order to protect the special significance of the building. It is submitted that the proposed development will provide timely repair and maintenance to the historic fabric and assist in the protection of the significance of the building into the future in an economically viable manner.

The Architectural Heritage Guidelines provide that the best way to prolong the life of a Protected Structure is to keep it in active use, where the original use of the structure is no longer viable an appropriate, alternative use should be found.

The Conservation Report done as part of the planning application notes that 'the key to all future use is immediacy and flexibility. Waiting for the right medium or long term use to arise, can sometimes lead to inaction, continued degradation, loss of historic fabric and spiralling repair cost due to neglect. Prompt action is therefore of paramount importance, to repair the building and make it useable and economically viable, even if the short term use is later to be changed. Flexibility often proves to be the key consideration that enables immediacy while accommodating future change without major effort'.

The appropriate reuse, as proposed under this application, will assist in securing the future of the building through urgently required repair and renewal, on-going maintenance and economic viability.



Current layout of building

Consultation with local residents and representatives

A letter was sent to the GDA Board, Consultative Group, Registered Groups and local residents informing them of the GDA's intention to submit a planning application for the laundry building. A planning information meeting is also being held in the GDA offices for any interested parties who may require further information or clarification.

Consultation with HSE staff and users

Several meetings have taken place with those HSE staff and users who are to be re-located to the laundry building in order to explore their needs and any issues they may have. Site visits to the laundry building also took place with these groups

The Timescale of the project

It is the intention of the Grangegorman Development Agency to submit this planning application at the end of January 2009. The planning process takes in the region of six to eight weeks for a decision to be reached by Dublin City Council. If objections are made to the decision then it will go to An Board Pleanala for appeal and that process can take several months.

Once planning permission is received it is hoped that construction will begin in early 2010 subject to the availability of funding. The construction period for this work will be approximately eight months.

Should you require any further information please do not hesitate to contact the Grangegorman Development Agency at 01 8676080 or communications@ggda.ie. You can also find all information relating to the whole project at www.ggda.ie.