

Introduction

Following a pre-consultation meeting with An Bord Pleanála, Reddy A+U and Robin Mandal Conservation Architect reviewed the Responses and issues raised and have prepared the following response to the Items no's 1-3.

Robin Mandal Architects have also prepared a conservation report on the proposed development of student accommodation at University College Dublin.



ROBIN MANDAL
ARCHITECTS

RESIDENCES DESIGN CONCEPT

ROEBUCK CASTLE QUARTER

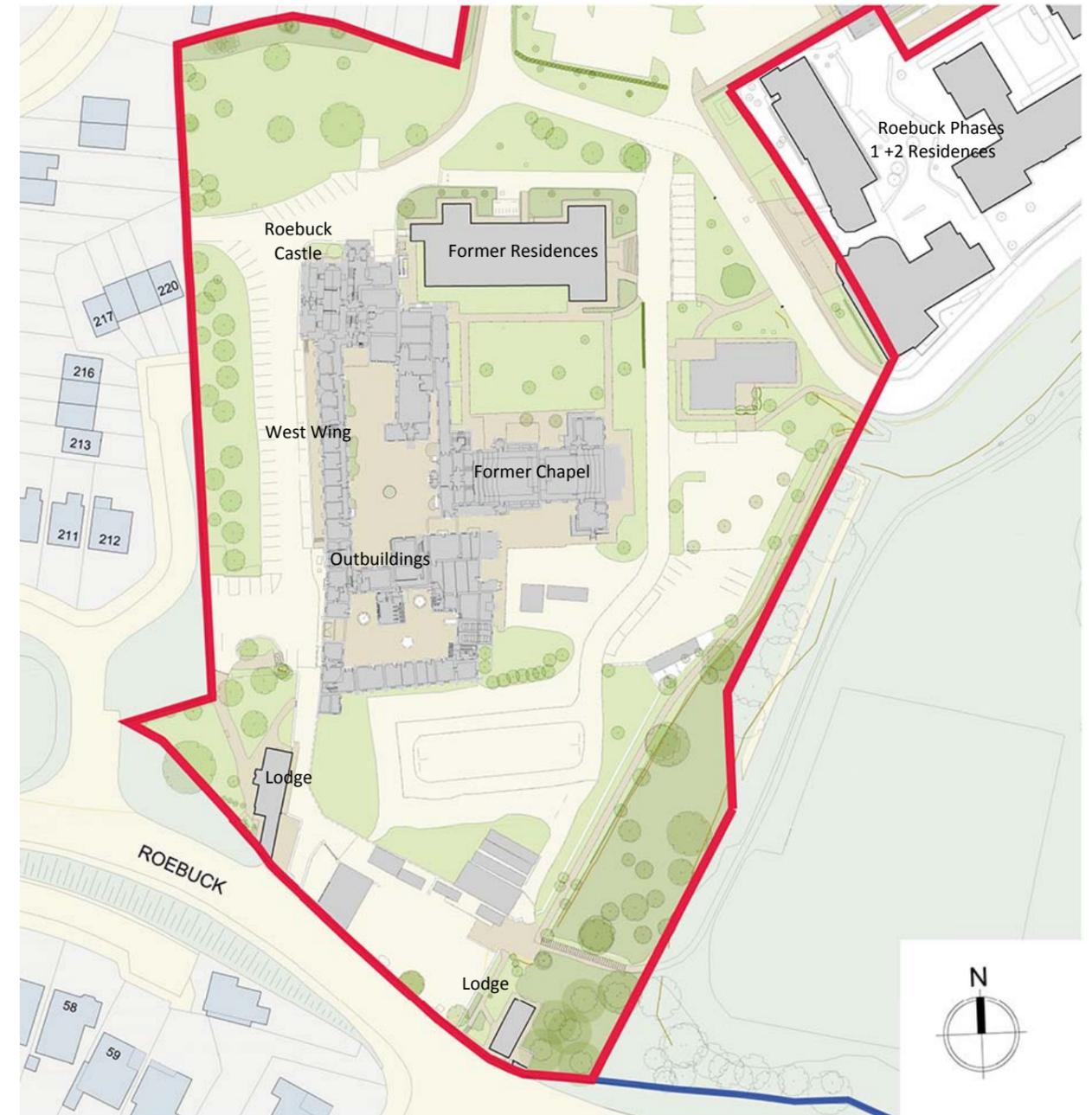
DESIGN CONCEPT

The lands at Roebuck known as Roebuck Castle consists of a main castle building with a two storey wing to the west, a chapel building and former convalescent home to the east, and several two storey ancillary buildings in a courtyard configuration to the south. The buildings are currently in use by UCD for various administration departments.

The complex lies in an area of the Belfield Campus which has been identified as one of the suitable areas for student housing as part of this masterplan and where two significant residences have been completed in recent years. It is the intention of the University to extend this development to create a larger student residence precinct connected to the main campus. The Master Plan creates a cohesive student precinct, incorporating and including the castle. The new development will seek to remove the elements which detract from the historic castle setting.

Central to this Master Plan is the castle and the west wing, which is of particular architectural merit and is to serve as a central part of the enlarged student precinct. The buildings within the complex which have been constructed or heavily remodelled since 1943 and detract from the more significant buildings and are not of architectural merit in themselves.

The Master Plan planning application submission proposes to demolish the mid-20th century superfluous and obstructive elements of the complex which have been identified as being of little historic merit, and diminish the setting of the castle buildings. In doing so, the long term objective of sensitively conserving the more significant historic elements becomes achievable in a new student residences quarter.



Roebuck Castle Existing Building Arrangement



Roebuck Castle North Elevation



Roebuck Castle – View from North

ROEBUCK CASTLE CONTEXT

Roebuck Castle

Works to the Castle will be in accordance with the granted Section 57 (2) Declaration DECC02/12 and will be restricted to repair and general upkeep. Any works will be carried out in accordance with Section 57(1) of the Act.

West Wing – Former Stables

Repair and general upkeep of this building element will be carried out in accordance with Section 57(1) of the Act and the Section 57 (2) Declaration DECC02/12 which permitted additional works to certain, non-original elements of the building.

- Non-structural works, including the removal and re-arrangement of internal partitions and general repairs and refurbishment.
- The windows in the former stable section of the wing (inserted in the 1940's) are in poor condition and it is proposed to renew these in a sympathetic manner.
- Replacement of engineering services to provide a safe and efficient working environment.

South Courtyard Range

The University wishes to apply for Planning Permission to demolish these buildings as part of the Master Plan strategy.

Modern Building Range

The University wishes to apply for Planning Permission to demolish these buildings as part of the Master Plan strategy.

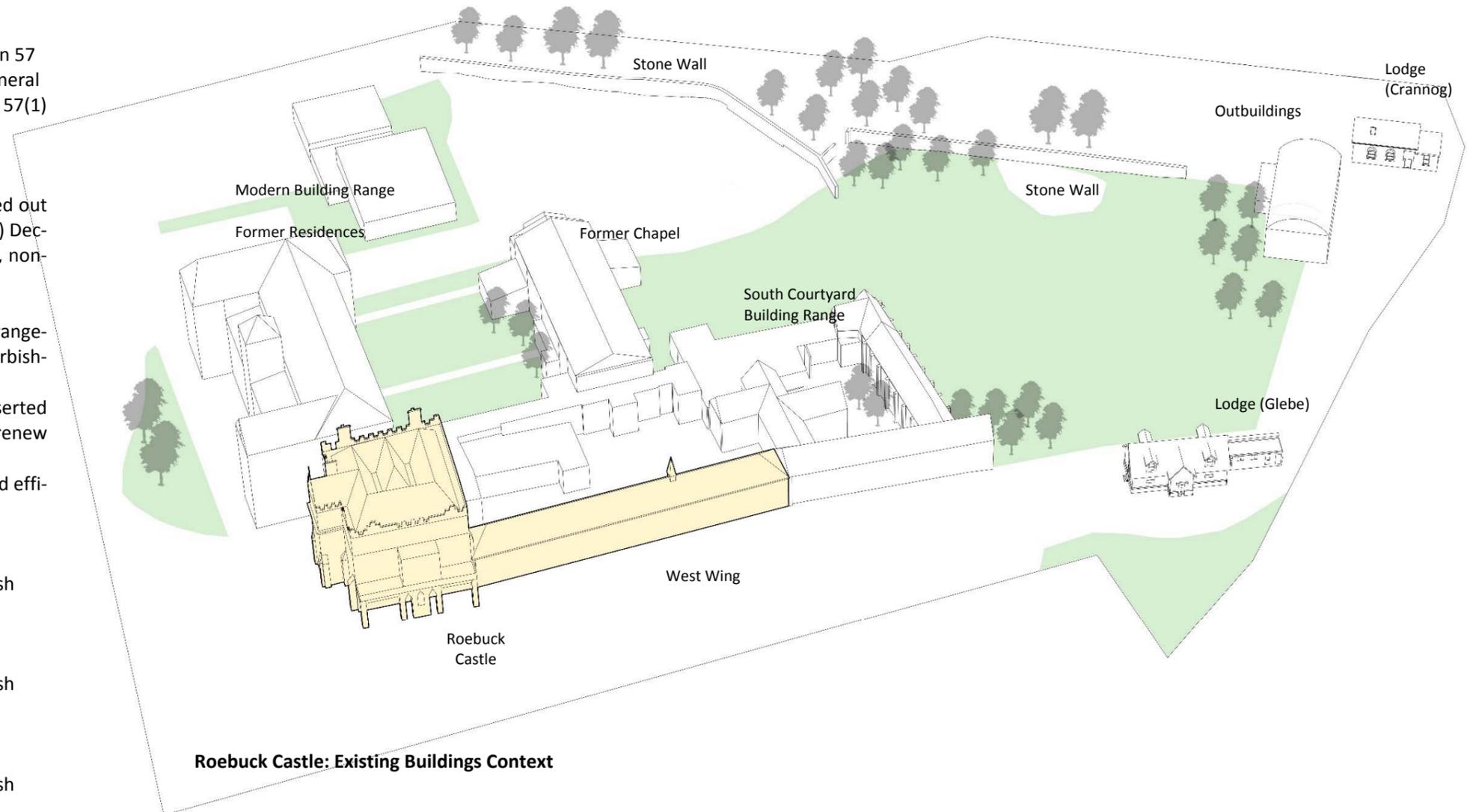
Outbuildings

The University wishes to apply for Planning Permission to demolish these buildings as part of the Master Plan strategy.

Lodges: The Crannog and Glebe Cottage

No new works are proposed to this area. At present, the two lodge buildings are believed to be in generally good repair, and are maintained by the University as part of its policy of maintaining

Protected Structures on campus. Repair and general upkeep of these building elements will be carried out in accordance with Section 57(1) of the Act.

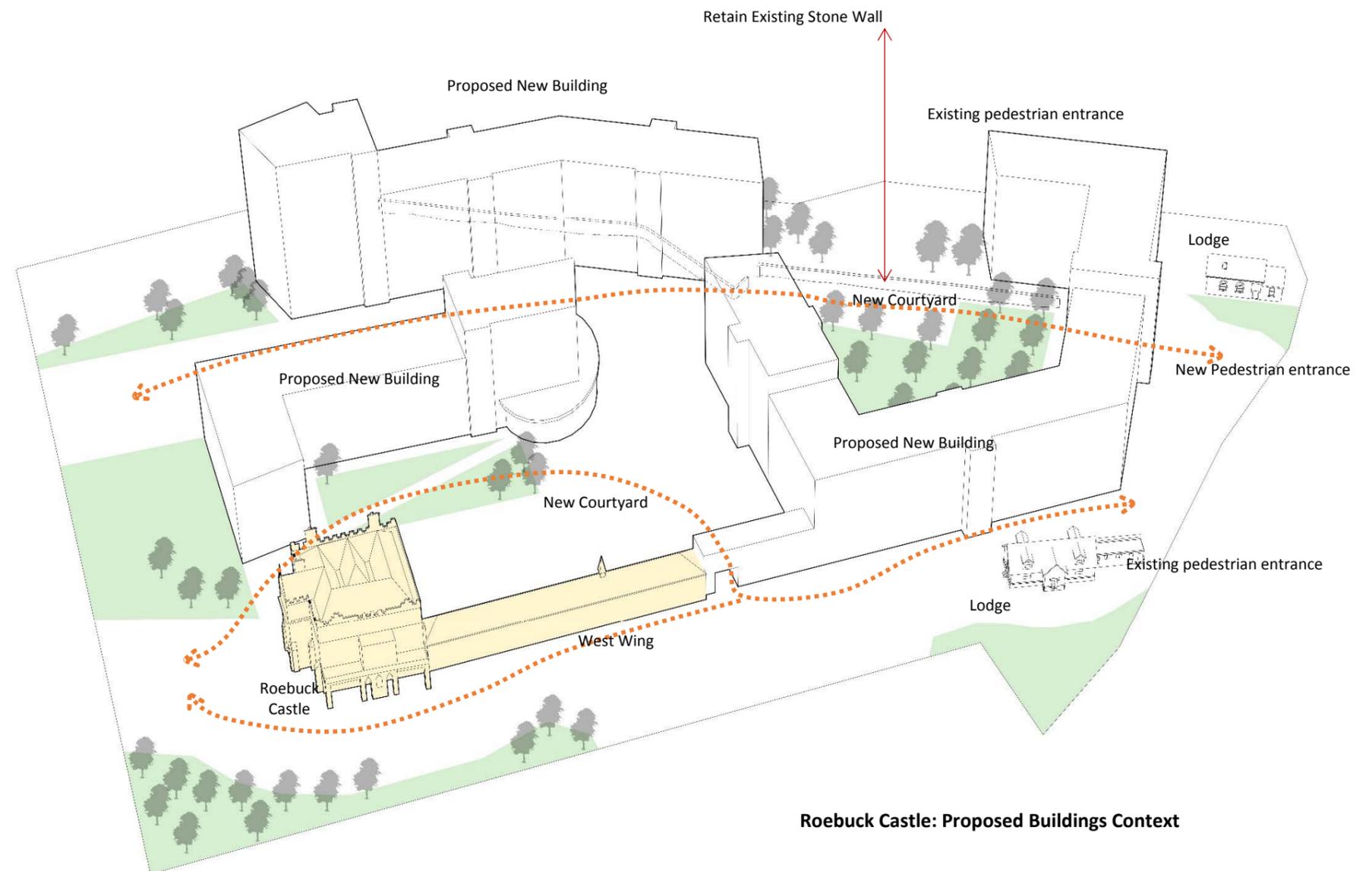


ROEBUCK CASTLE CONTEXT**New Spaces Proposed**

Two new courtyard spaces will be created with the introduction of new buildings arranged to the edge of the road reservation to the East and to the Roebuck Road edge to the South which range in height from 5, 6 and in one location up to 10 storey's.

These spaces will be permeable to allow new pedestrian access through the spaces and into the campus. They will allow the Roebuck Castle and West Wing to "breathe" and provide a meaningful space for amenity for the residents.

- The courtyards are open to the south to ensure southern aspect and good quality daylight penetration.
- A dimension of 35m setback from the Castle is provided to new structures to ensure the setting of the building is enhanced and respected.
- Removal of the existing South Courtyard Range as part of the Master Plan strategy provides a context for the new residential quarter in Roebuck to compliment the Castle buildings and activate the area with new permeable routes and access.



Roebuck Castle: Proposed Buildings Context

ABP – Pre-application Consultation Opinion

Item 1

Further consideration should be given in relation to the design rationale/justification of Blocks A and B at application stage which should address matters relating to the potential, or perceived, impacts on the adjacent residential development, Roebuck Castle.

These include proximity to dwellings in Roebuck Castle; height; extent of the blocks when viewed from Roebuck Castle; elevational treatment/expression; overlooking, and visual amenity.

You may wish to consider, subject to the further consideration of this matter, an amendment to the documents and/or design proposals for these blocks. In such an instance, a design/planning rationale reflecting the above as it relates to any new design proposals, may be submitted at application stage.

Response to Item 1

The proposed building configuration along the West boundary line (including Blocks A, B, C and F) was carefully designed to address multiple constraints. During the design stage, 2 and 3 dimensional drawings and 3 dimensional models were created as part of our continuous evaluation of the proposed development. A timber model, at a scale of 1:750, was also prepared for presentation purposes; and is available to An Bord Pleanála to assist appreciation of the proposal.



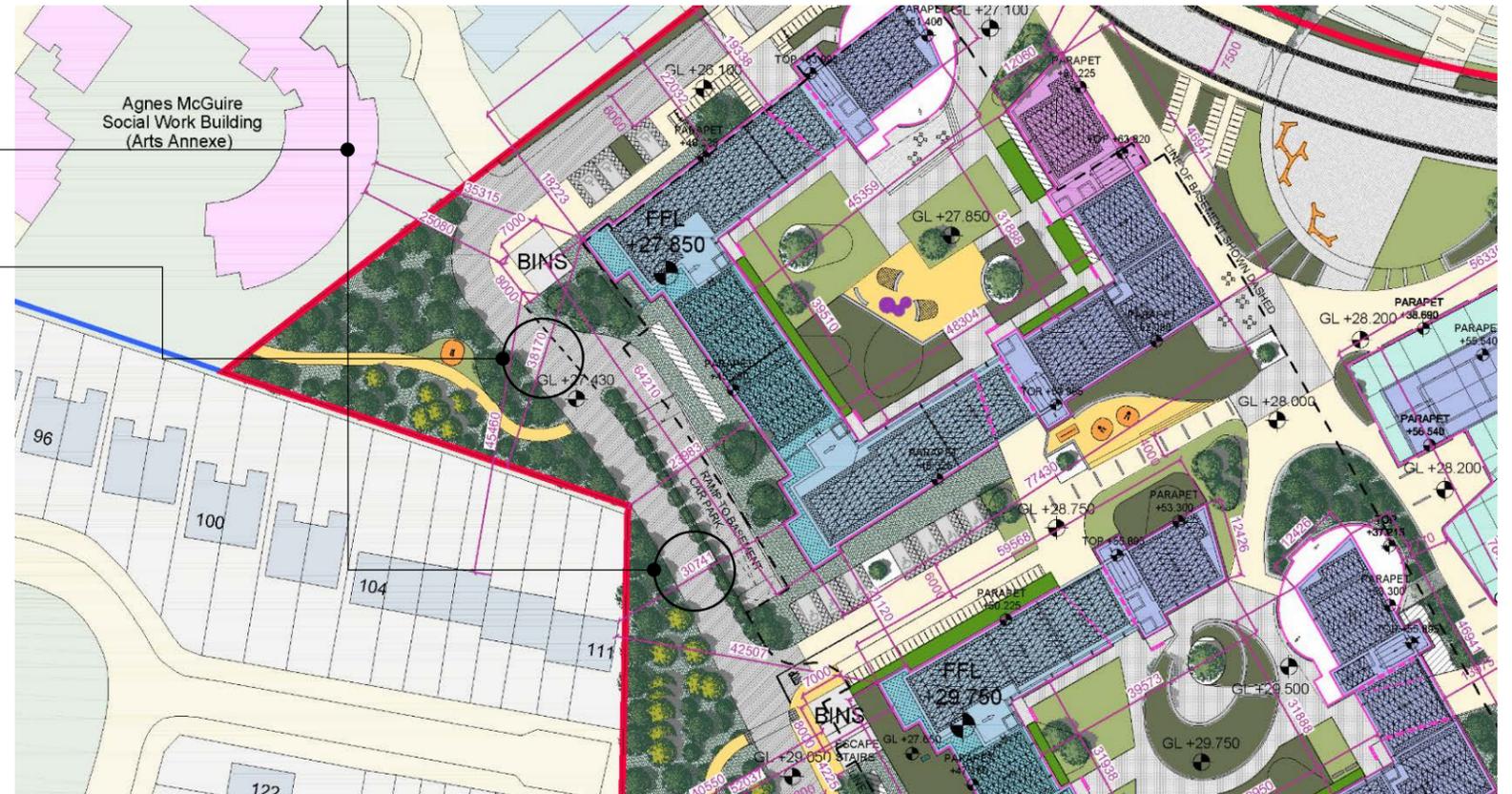
Extract from Site Plan and Site Section indicating separation distance from Roebuck Caste Estate and Proposed Block A

Considerations at Block A

Proximity to Dwellings in Roebuck Castle (Housing Estate)

New Proposed Buildings Context

- The distance from the rear elevation of the closest dwelling (no.111) in the Roebuck Castle Housing Estate to the face of the proposed Block A is 30.74 metres.
- The distance from the face of the rear elevation of the nearest dwelling (no.107) to that part of the proposed Block A which is directly opposing is 38.10m.
- The distance of 22m is cited in the 'Sustainable Residential Development in Urban Areas' for the recommended distance from opposing windows. It is noted that the actual opposing windows distance between Block A and the dwelling in Roebuck Estate is 38m.
- It is also noted that the plane of windows of the rear elevations of the dwellings in the Roebuck Estate and the proposed student residences are oblique to one another and not directly opposing.
- The mature trees along the boundary add a further layer to the new elevations as with their varying heights they provide a varying extent of cover as outlined in the Landscape Masterplan Drawings and drawing planting extract attached.



ABP – Pre-application Consultation Opinion

Item 1 (Contd)

Considerations at Block B

Proximity to Dwellings in Roebuck Castle (Housing Estate)

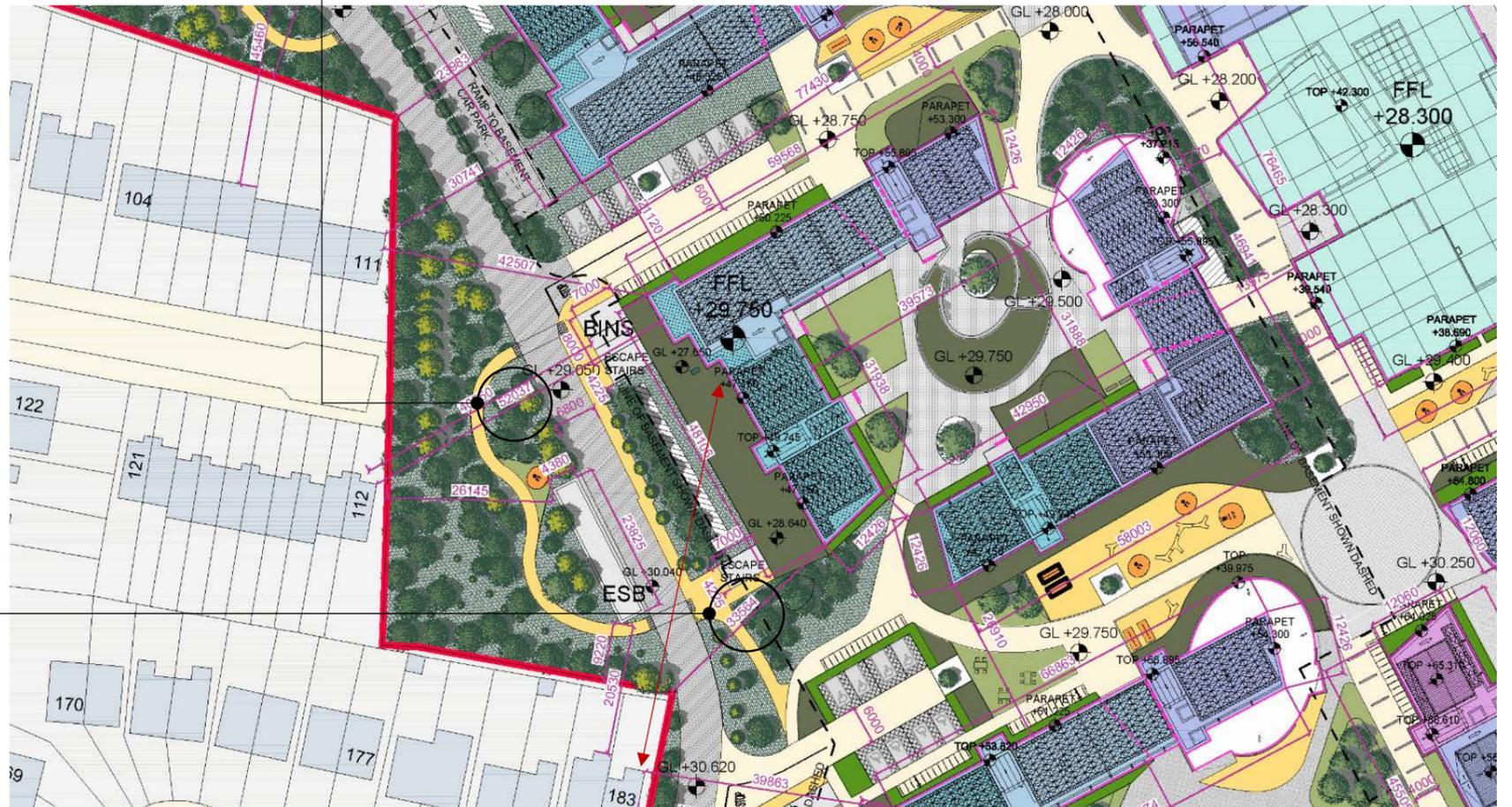
New Proposed Buildings Context

- The distance from the face of the rear elevation of the nearest dwelling (no.112) to that part of the proposed Block B which is directly opposing is 52.10m.
- The distance from the rear boundary of the closest dwelling (no.183) in the Roebuck Castle Housing Estate to the face of the proposed Block B is 33.56 metres.
- The distance of 22m is cited in the 'Sustainable Residential Development in Urban Areas' for the recommended distance from opposing windows. It is noted that the actual opposing windows distance between Block B and the dwelling in Roebuck Estate is 52m.
- It is also noted that the plane of windows of the rear elevations of the dwellings in the Roebuck Estate and the proposed student residences are oblique to one another and not directly opposing.
- The actual distance from the rear of dwelling no. 183 to the proposed Roebuck Estate is 66.9m.
- We also note that as part of the landscaping strategy, that the mature trees along the boundary add a further layer to the new elevations as with their varying heights they provide a varying extent of cover particularly at this location where extensive boundary landscape is proposed.



PROPOSED CONTEXTUAL SECTION F-F
SCALE 1:500 (A1)

Extract from Site Plan and Site Section indicating separation distance from Roebuck Caste Estate and Proposed Block B



ABP – Pre-application Consultation Opinion

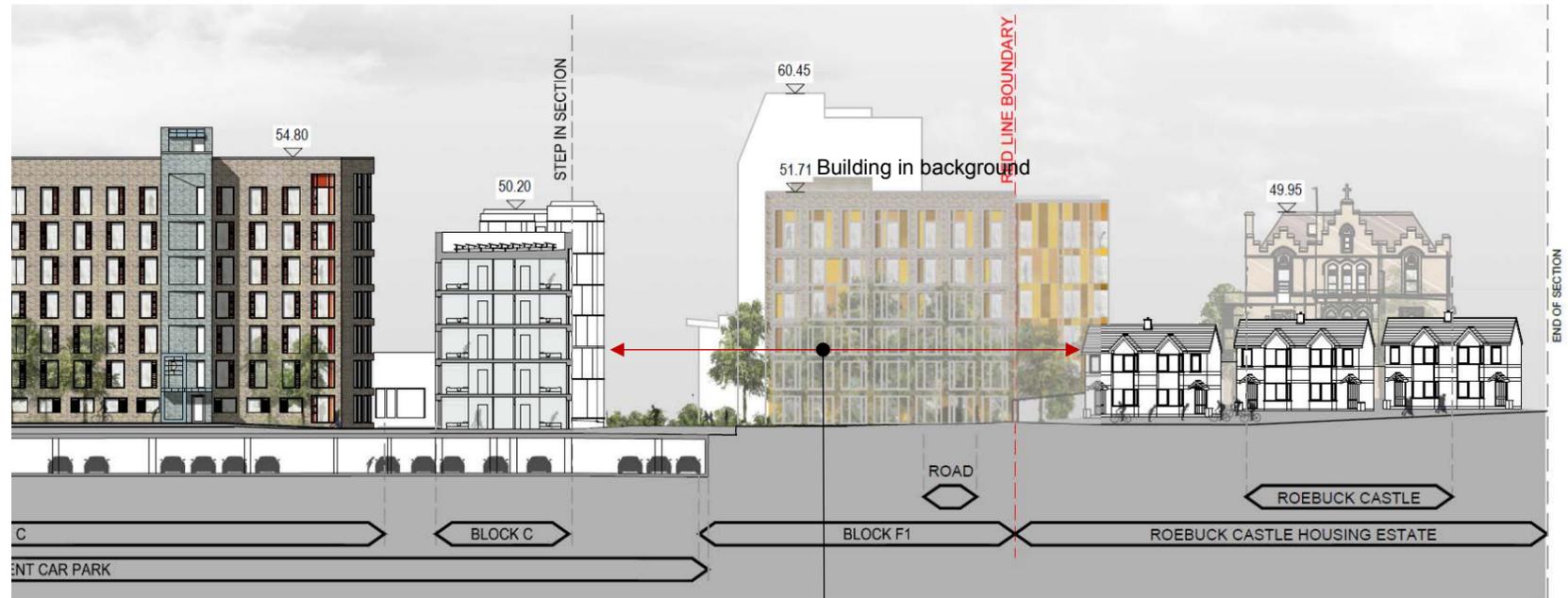
Item 1 (Contd)

Considerations at Block C

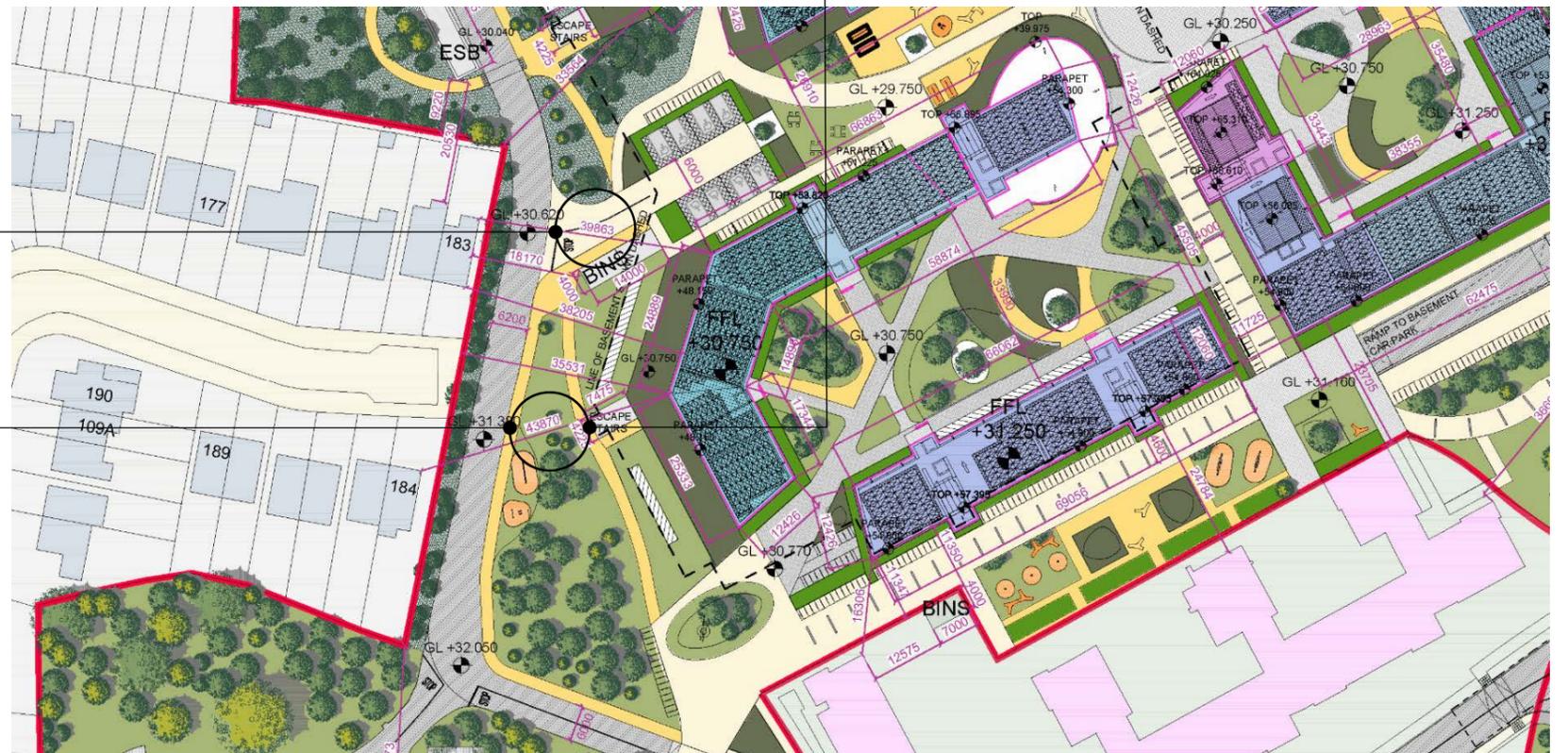
Proximity to Dwellings in Roebuck Castle (Housing Estate)

New Proposed Buildings Context

- The distance from the side boundary of the closest dwelling (no.183) in the Roebuck Castle Housing Estate to the face of the proposed Block C to the east is 38.20 metres.
- The distance from the face of the front/side elevation of the nearest dwelling (no.184) to that part of the proposed Block C which is directly opposing is 43.87m.
- It is noted that the only the side gables of the Roebuck Residences no's 183 and 184 and not the main elevations have frontage onto Block C.



Extract from Site Plan and Site Section indicating separation distance from Roebuck Caste Estate and Proposed Block C



Height – Block’s A and B

- The heights of the newly constructed Ashfield Residence Buildings is 5 storeys with a plant room set back at 6th Floor.
- Blocks A and B are stepped back at the top floor (6th) to match the heights of the newly constructed Ashfield buildings
- The floor level of the Houses at Roebuck Estate and the rear gardens are at a higher level than the UCD lands by approximately 2.5m. This is effectively the equivalent of a full storey in the height of the Student Residences Building (floor to ceiling 2.7m).
- This difference in levels is such that the ground floor of the Roebuck Housing Estate at this boundary is at the equivalent to the first floor of the student residents building and therefore the new buildings Blocks A and B will be perceived as 4 storey’s with a set-back floor as opposed to 5 storey’s with a set-back floor from the Roebuck Castle Housing Estate.

The mature trees along the boundary add a further layer to the new elevations as with their varying heights they provide a varying extent of cover as outlined in the Landscape Masterplan Details of the Planting can be seen on the Landscape Architect’s submission.



PROPOSED CONTEXTUAL SECTION E-E
SCALE 1:500 (A1)

Extract from Site Sections indicating separation distance from Roebuck Caste Estate and Proposed Blocks A and B



PROPOSED CONTEXTUAL SECTION F-F
SCALE 1:500 (A1)

ABP – Pre-application Consultation Opinion

Item 1 (Contd)

Extent of the blocks when viewed from Roebuck Castle; elevational treatment/expression

Extract from Site Section indicating revised elevational treatment to Blocks A and B facing west onto Roebuck Castle Estate



In light of the concerns expressed in the opinion regarding the potential visual impact of the buildings on the amenities of adjoining residential areas, particularly the elevational treatment and expression of Blocks A and B we have revisited the massing and materiality of the elevations as follows:

- We have amended the rhythm of the facades of Blocks A and B to further modulate the individual elements of the blocks with increased vertical emphasis (see drawings contextual site section M-M, N-N & O-O)
- We have separated the various elements of the façade into brick framed elements separated by curtain wall treatment
- The effect is to reduce the linear and previously repetitive expression of the façade modules which could have been perceived as monotonous in nature.
- We note that in the elevations above the plane of the facades of Blocks A and B are at distances of 30-60m from the boundary of the Roebuck Castle Estate (see section on proximity)



Previous Elevation (as submitted)

ABP – Pre-application Consultation Opinion

Item 1

Visual Amenity / Overlooking and Screening:

Distance between the existing dwellings, their gardens, the boundary wall and the new development was carefully considered; we can confirm all distances are in excess of requirements of the Development Plan. See details noted in section entitled “Proximity”.

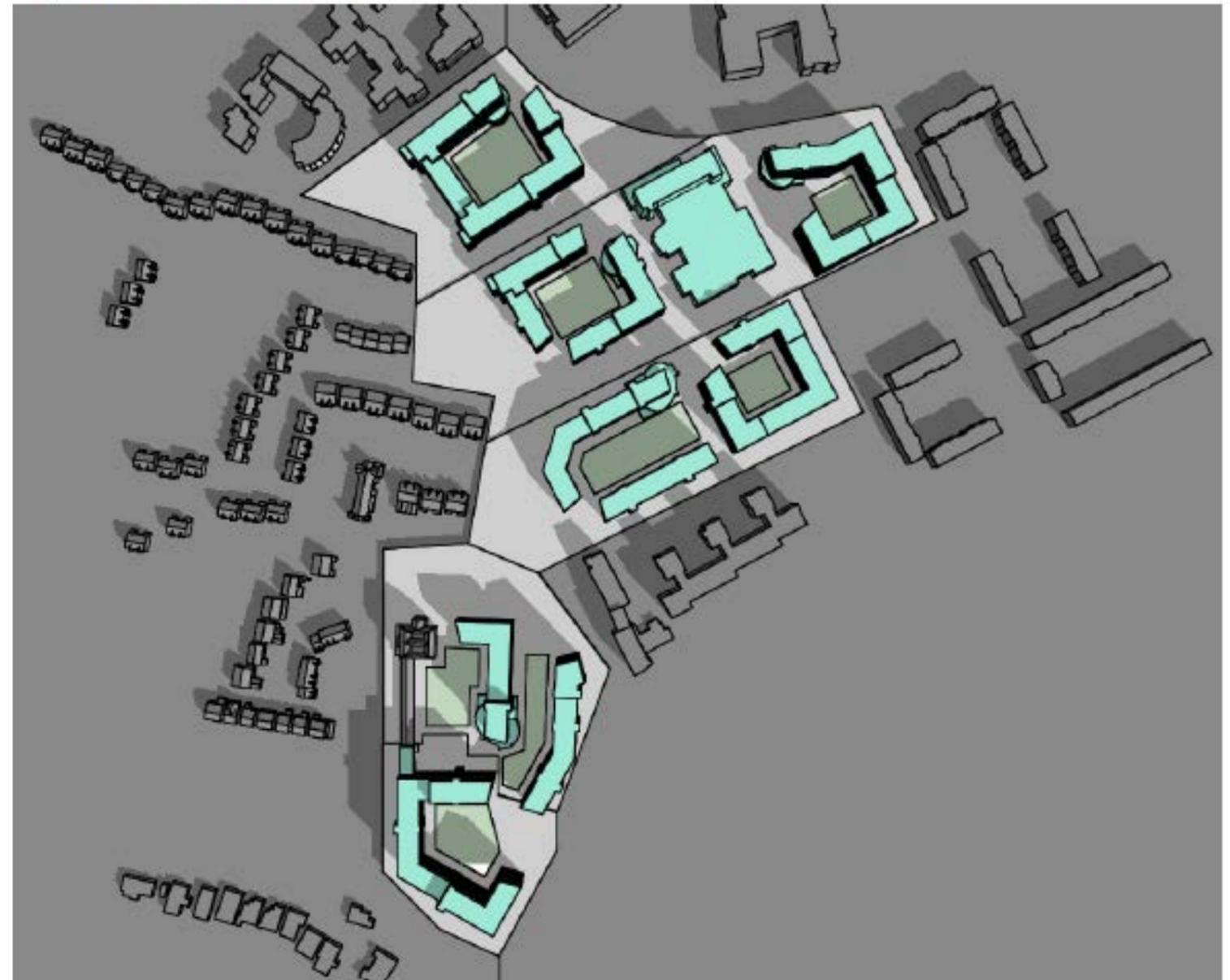
The existing screening provided by the mature trees along the boundary lines are retained and further enhanced by new planting. Details of the Planting can be seen on the Landscape Architect’s submission.

Note that the orientation of existing and proposed buildings are such, that they are not directly overlooking each other as highlighted in previous diagrams and extracts under the headings “Proximity to Dwellings in Roebuck Castle (Housing Estate)”.

Summary

- The distance between the windows of the dwellings in Roebuck Castle Estate to the new buildings of Blocks A and B is in excess of the requirements of the Development Plan.
- The distances are above the range of 40-50 m in general. The shortest distance is between the South-West corner of Block A and North-East corner of 111 Roebuck Castle being 30.741 m as shown on the site layout drawing (15-05-3.1_021).
- Distance between the new buildings and the relevant boundary wall is in the range of 30-40 m in general.
- The relatively generous distance provided between the existing and proposed developments also means that, it is the (existing) trees along the boundary that determine the shadow patterns at Roebuck Castle Estate at low sun positions.
- The dwellings of Roebuck Castle Estate have a predominantly North-South orientation along the boundary line. This means that the side gable walls of the dwellings face the new development. This layout and the above described provision of adequate distances are greatly reducing impact of potential overlooking.
- At the Castle and Block F area all the above aspects were considered and respected. The proposed layout at this area ensures that the new buildings of Block F are further away from Roebuck Castle estate.
- The closest building to Block F is 61 The Palms, across Roebuck Road, the distance is 33.609 m and is measured to the side elevation of the dwelling. In all aspects Block F has less impact on the neighbouring residential estates than Blocks A, B and C as described above.

“Proposed” situation - 21st March – 10h00



Extract from Daylight Analysis

ABP - Pre Application Consultation Opinion

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development”.

Item 2

Further consideration of the architectural conservation issues, in the form of an architectural conservation report and justification of potential impacts of the design of the proposed Blocks F1 and F2, given their proximity to Roebuck Castle Protected Structure.

Design decisions should address elevational treatment, height and separation distances and should be informed by the requirement to protect the character and setting of the protected structure. Further consideration in the architectural conservation report should include consideration of all protected structures on the subject site.

This may require possible amendment to the documents and/or design proposals submitted.

Justification of Potential Impacts - Protecting the Character and Setting of Roebuck Castle

This document complements and supports the ACR prepared by Robin Mandal to address the matters raised in the Board’s Opinion and submitted with the application.

Elevational Treatment – Scale

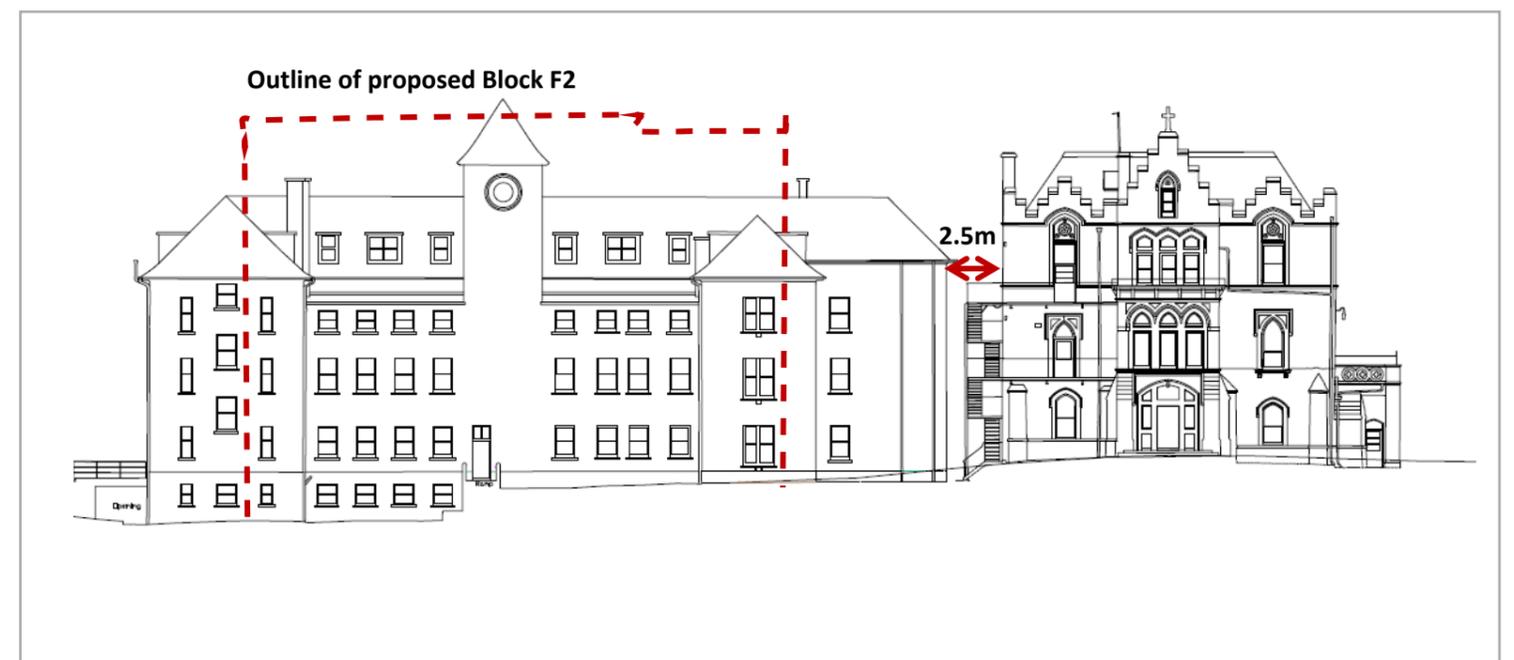
- The Roebuck Castle’s North elevation is comprised of a 3-bay arrangement with a central projecting bay, with the floor levels accentuated in a pale grey render finish and a castellated profile parapet level.
- The castle is set within a series of mixed vintage outbuildings including the pebble dashed facades of the 5 storey Admin building to the east.
- The new building F2 is proposed to redefine a courtyard arrangement with the Castle. It is proposed to remove the outbuildings including the Admin building and creating a new composition of modern structures which are intended to enhance the setting of the Castle.
- The new building matches the height of the existing admin building, with a simple rectangular massing building form.
- The design intent is that the modern building should be restrained in its elevational treatment and massing form so as not to compete with or detract from the setting or materiality of the Castle. Neither should it seek to copy or emulate the Castle but rather present a composition that is of its day and therefore modern yet subservient in nature.

Elevational Treatment – Set Back Distances

- The new proposed building F2 is set back further to the west from the Castle than the existing Admin building by some 9m.
- This increased building setback from the Castle gable allows the Castle sit more comfortably in the landscape and provides much needed immediate spatial context for the Castle.
- This also allows an opportunity for much needed pedestrian permeability to the courtyard created by the Castle, its west wing and the new buildings composition.



Roebuck Castle: Proposed Building F2 and Roebuck Castle – new set back distance



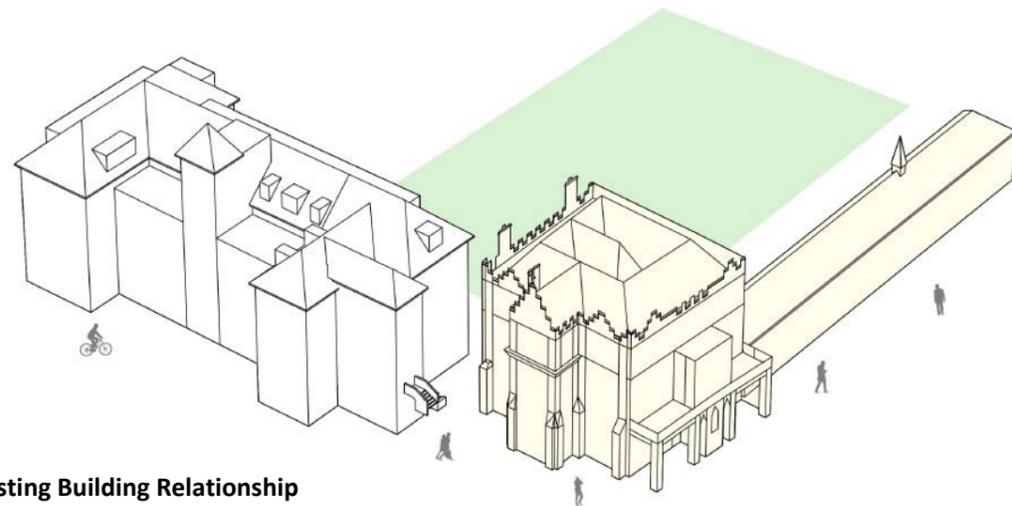
Roebuck Castle: Existing Admin Building and Roebuck Castle – existing set back distance

ABP - Pre Application Consultation Opinion

Item 2 (Contd)

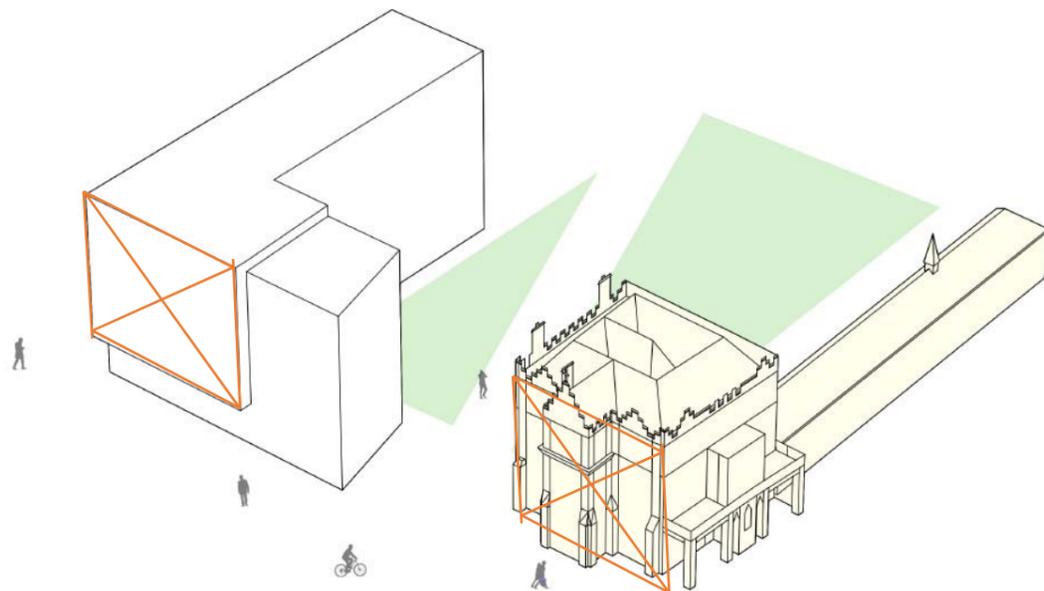
Elevational Treatment – Massing Concept

The design intent is that the modern building is comprised of two rectangular blocks interconnected. These two devices are combined in an ordered and composed elevation which forms a new composition with the Castle. The scale of the upper block is intended to match the scale of the Castle.



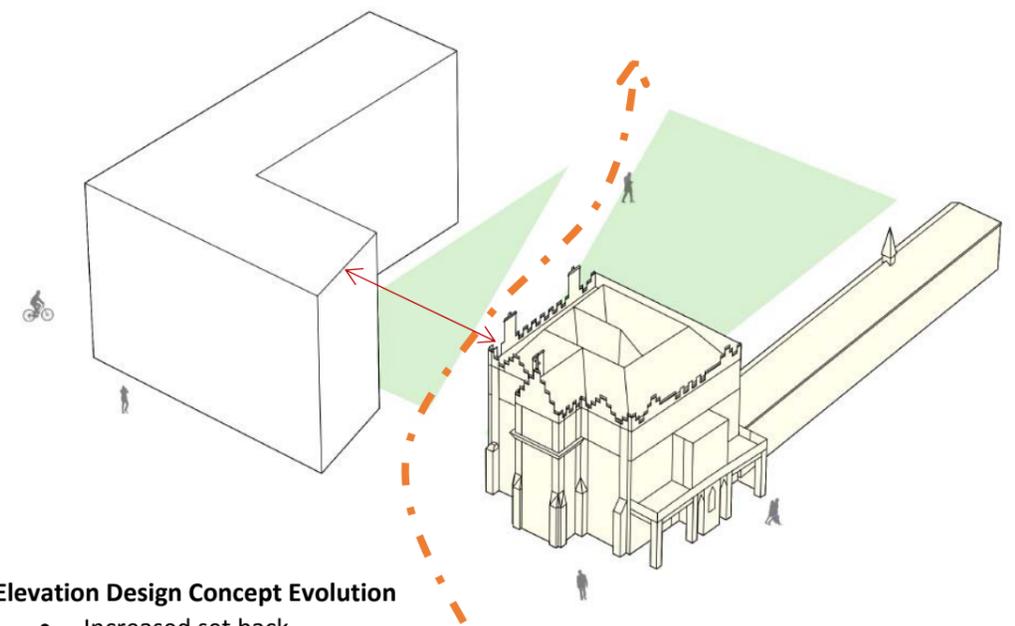
Elevation Design Concept – Geometric Scale of the Castle Facade

Existing Building Relationship



Elevation Design Concept

- Increased set back
- Increased Permeability
- Massing of building reflects scale of Castle



Elevation Design Concept Evolution

- Increased set back
- Increased Permeability

ABP - Pre Application Consultation Opinion

Item 2 (Contd)

Elevational Treatment – Materials

Justification of Potential Impacts

Elevational Treatment – Finishes

The elevations are comprised of a simple palette of materials – brick and glazing. The ground and upper floors in glass extend to the eastern gable facing the Castle and rise to the full 6 storey’s of the new proposed Block F2.

The design intent has been to reflect the colour of the render of the castle in a soft brick colour which it is intended would be a framing element to the upper corner section of the elevation, proportionate to the scale of the Castle Elevation to balance the materiality when one views the Castle and the new building F2 in context.

The colour of the Glazing spandrel was chosen as a variation of the base colour which sits between brown and grey in the colour spectrum – beige yellow.

We had intended for this colour to define the modern edge of the development and present a neutral elevation to the Castle at this juncture. However, we acknowledge that the application of a more neutral colour palette could be appropriate at this location in particular, to further acknowledge the heritage context and materiality of the Castle. Therefore we have amended the elevational treatment as presented in the photomontages overleaf.

- 1. Traditional brick Cladding
- 2. Glazing
- 3. Coloured Spandrel (Glazing)
- 4. Render (Grey/Brown)
- 5. Natural Stone



Elevational Materials of the Castle



Elevational Materials Proposed for F2 – Brick and Glazing



ABP - Pre Application Consultation Opinion

Item 2 (Contd)

Existing view of Roebuck Castle and Admin Building



Project : UCD Student Residences, Roebuck Castle, and Roebuck Precinct University College Dublin.		Issue Date: 22-08-17	Photo Info: 10-08-2017 13:47	VIEW 17	BASILINE
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View of new Proposed Block F2



Project : UCD Student Residences, Roebuck Castle, and Roebuck Precinct University College Dublin.		Issue Date: 05-09-17	Photo Info: 10-08-2017 13:47	VIEW 17	PROPOSED
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Justification of Potential Impacts

Elevational Treatment – Finishes

The elevations are comprised of a simple palette of materials – brick and glazing. The ground and upper floors in glass extend to the eastern gable facing the Castle and rise to the full 6 storey’s of the new proposed Block F2.

The concerns of the Board and the Local Authority have been noted and we have revisited the colour of the spandrel cladding panels in this elevation to a more muted series of colours which may better reflect the context and materiality of the Castle itself. The photomontages provided above indicate the revised colour of the glazing at this location. See also the revised elevations provided at appendix 1.

ABP - Pre Application Consultation Opinion

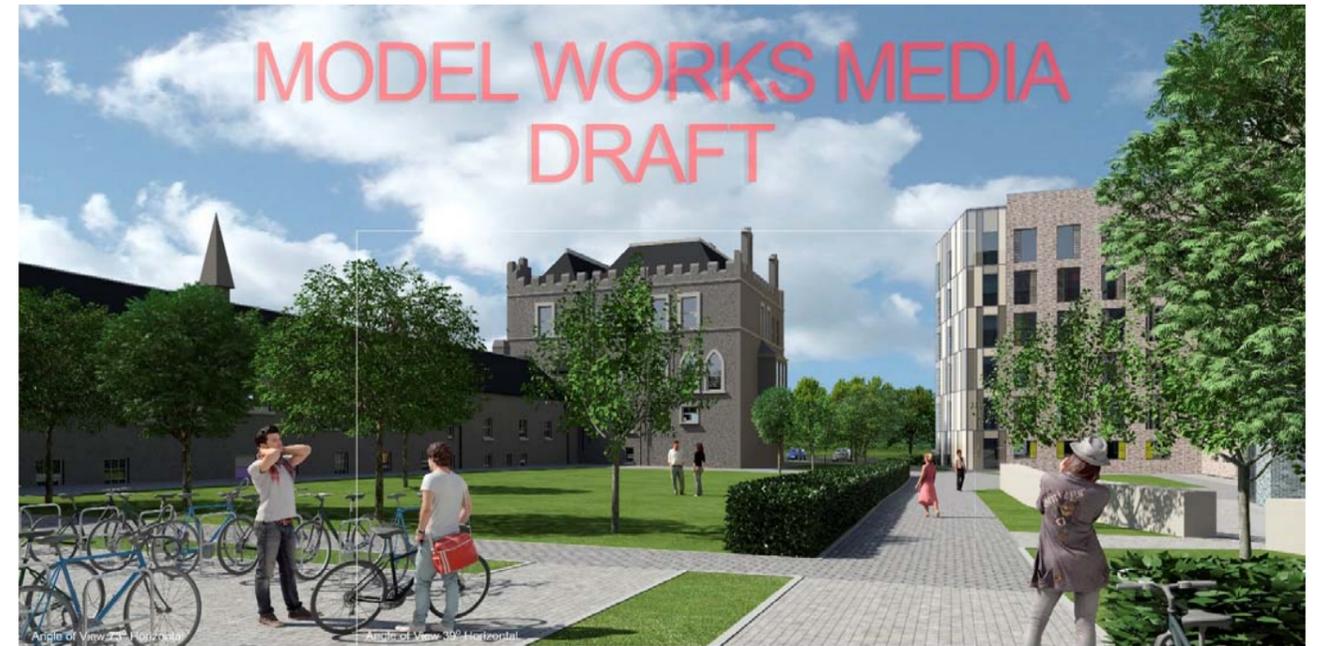
Item 2 (Contd)

Existing view of Roebuck Castle and Courtyard



VISUAL IMPACT ASSESSMENT T. 353 1 2899 039				
Project :	UCD Student Residences, Roebuck Castle, and Roebuck Precinct University College Dublin.	Issue Date:	22-08-17	Photo Info: 10-08-2017 13:25
			VIEW 20	BASELINE

View of new Proposed Block F2 and Castle from Courtyard



VISUAL IMPACT ASSESSMENT T. 353 1 2899 039				
Project :	UCD Student Residences, Roebuck Castle, and Roebuck Precinct University College Dublin.	Issue Date:	05-09-17	Photo Info: 10-08-2017 13:25
			VIEW 20	PROPOSED

ABP – Pre-application Consultation Opinion

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development”.

Item 3

Further consideration is required in respect of the documents (design rationale and detailed drawings/design proposals) relating to Block F2, adjacent to Roebuck Road.

This consideration should address potential impacts and should provide a detailed/robust planning rationale regarding scale, height, extent of elevations and elevational treatment.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Justification of Potential Impacts - Protecting the Character and Setting of the Glebe and Crannog

This document complements and supports the ACR prepared by Robin Mandal to address the matters raised in the Board's Opinion and submitted with the application.

Elevational Treatment – Scale

The Glebe and the Crannog are two single storey cottages (former gatehouses) located along the South Boundary wall of UCD at Roebuck Road. It is noted that these buildings are largely concealed by the existing boundary wall and in the case of Glebe House dense vegetation. Currently these houses are ‘sealed off’ from the outside world as they are at an underused part of the campus and hardly seen from Roebuck Road. Glebe House is exposed to pedestrians and cyclists and there is a wall between the house and this circulation route at ground level.

In the proposed layout, the cottages which are in the ownership of UCD would become gate houses once more and are intended to house caretakers and management for the new student residences proposed at this location.

The scheme proposes that the current 2 m high boundary wall is to be reduced providing a more open and welcoming interface along Roebuck Road which announces the location of a major seat of learning and the University at this juncture.

The setting of the Glebe House and Crannóg House will now be connected in a new relationship where the walls that previously secluded them from UCD and Roebuck Road will be removed and their context will be gatehouses in a new plaza space, which is more visually inviting and open to Roebuck Road. The proposals include the reduction and relocation of the boundary wall and replacement with a lower wall and railings, with seating area and trees/planning retained.

It is acknowledged that the new buildings, including Block F2, are much larger in scale than the cottages. As the cottages have no significant presence to Roebuck Road it is not considered that the new development should match the scale of the cottages. In contrast, the new building is to provide an orientation point, a beacon along Roebuck Road, celebrating this new Southern Campus Entrance. We have reviewed the comments of the Local Authority and the Board in relation to this entrance and would note the following:



Existing context of the Crannog



Existing context of the Glebe



Elevational Treatment – Scale

It is acknowledged that the new buildings, including Block F2, are much larger in scale than the cottages. We note that the University has no significant presence onto Roebuck Road and this is an opportunity to declare the presence of the University at this location. It is not considered appropriate that new development should match the scale of the cottages. In contrast, the new buildings are to provide an orientation point, a landmark/gateway along Roebuck Road, celebrating this new Southern Campus Entrance. We have reviewed the comments of the Local Authority and the Board in relation to this entrance and would note the following:

We have designed Block F2 to mark the new entrance with an archway in the main vertical structure, located specifically at the area where the sites topography lends itself to a tall structure. This 7 storey element is intended to denote the entrance to the University and visually signify the threshold to the campus. The context of the cottages is compromised, but it is submitted that the cottages context is now that of a progressive 21st century University Campus and this single storey scale is no longer appropriate. We have had regard to the Boards/Local Authorities observations in relation to the elevational treatment and we have proposed the following amendments:

- Removal of the vertical stair-core feature at this junction ←
- The emphasis of the pedestrian gateway in the context of the Roebuck Road ←
- Increased width of footpath to Roebuck Road ←
- Introduction of increased visibility with the reduction of the boundary wall ←
- Increased Landscape amenity space ←
- Amendments to the façade ←



ABP - Pre application Consultation Opinion

Item 3 Contd



Proposed amended Elevation to Roebuck Road



Elevation to Roebuck Road as previously submitted

- Reduction of the vertical stair-core feature at this junction
- The emphasis of the pedestrian "Gateway" in the context of the Roebuck Road
- Increased width of footpath to Roebuck Road
- Introduction of increased visibility with the reduction of the boundary wall
- Increased Landscape amenity space



Roebuck boundary wall as submitted previously



Proposed amendments to boundary wall

ABP - Pre Application Consultation Opinion

Item 3 Contd

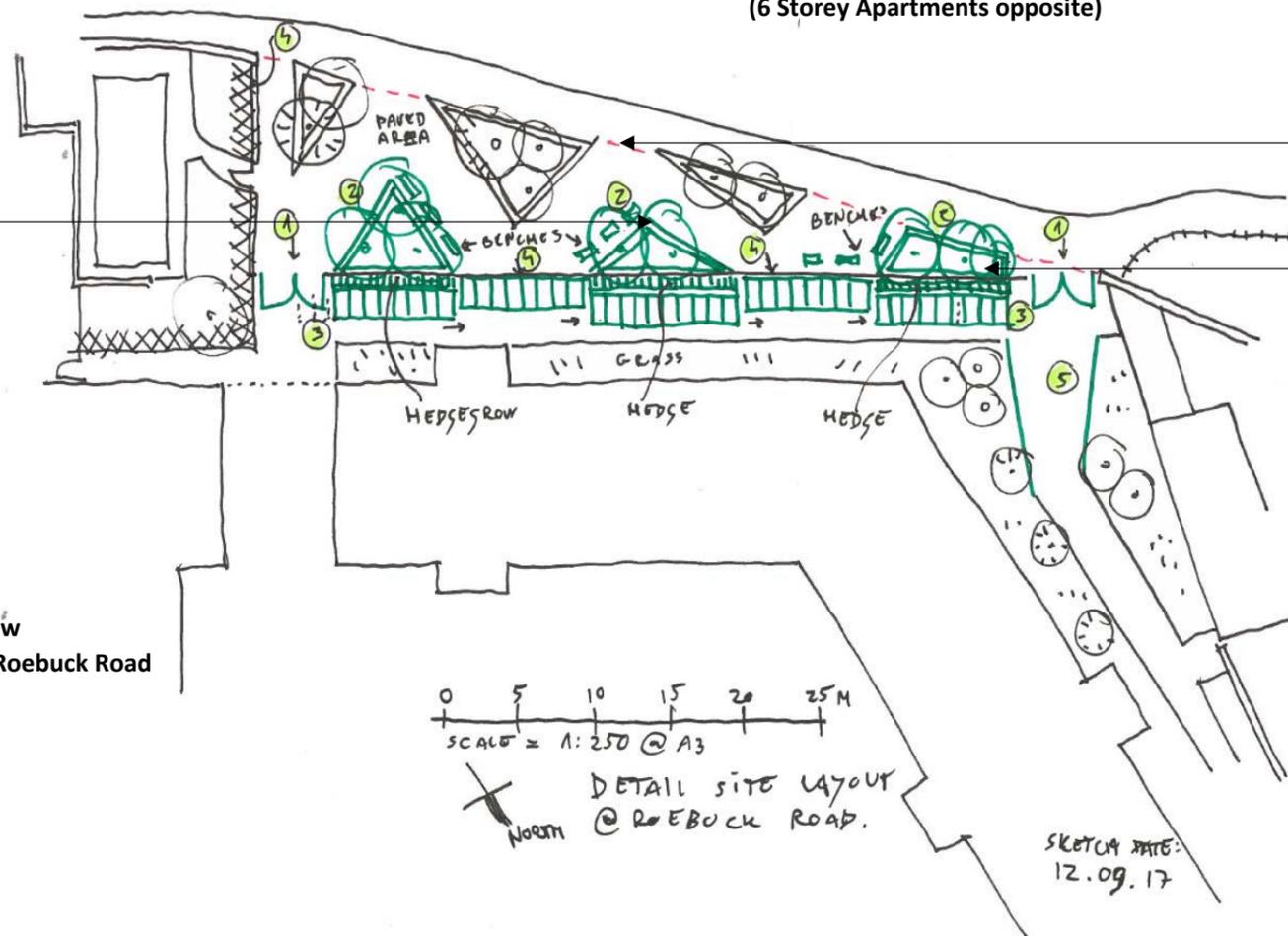


As submitted - Building F2 onto Roebuck Road and Boundary Treatment
(6 Storey Apartments opposite)

Proposed amendments building F2 onto Roebuck Road and new plaza proposed
(6 Storey Apartments opposite)

Proposed new plaza proposed onto Roebuck Road

Site Plan of proposed new Boundary treatment at Roebuck Road



● Previous location of boundary wall

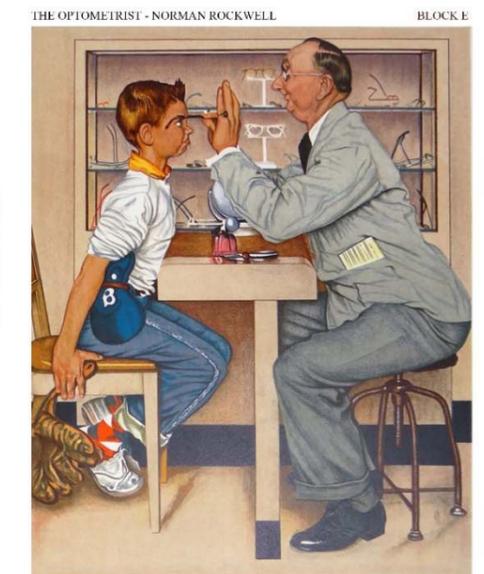
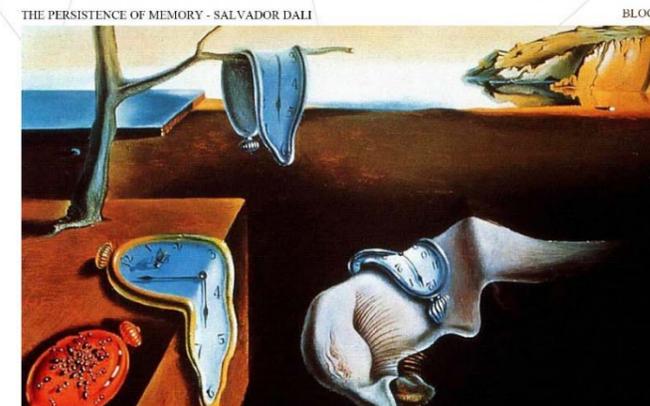
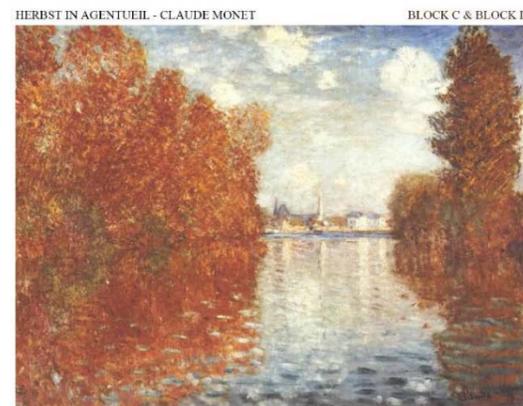
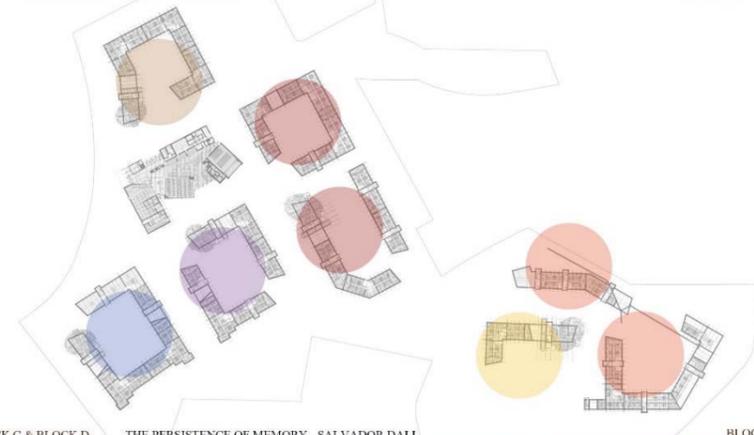
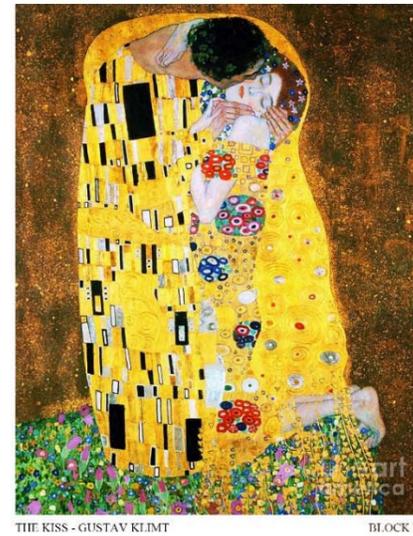
● Proposed location of new lower boundary wall and railing

ABP - Pre Application Consultation Opinion

Item 3 Contd

Elevational treatment – Wayfinding

The elevational treatment of the buildings has been conceived with a particular colour palette to ensure that each building is easily identifiable to both the internal and external users. The colours have been extracted from a series of paintings which exhibit a dominant colour with variations on that theme.



ABP - Pre Application Consultation Opinion

Item 3 Contd

Elevational treatment – Wayfinding

The elevational treatment of the buildings has been conceived with a particular colour palette to ensure that each building is easily identifiable to both the internal and external users. The colours have been extracted from a series of paintings which exhibit a dominant colour with variations on that theme.

