

## 15. ARCHITECTURE & CULTURAL HERITAGE

### 15.1 Introduction

This report has been carried out by Robin Mandal Architects for Reddy Architecture + Urbanism, on behalf of The Governing Body of University College Dublin. Its aim is to make a conservation assessment of the impact of the proposals contained in the planning application for the construction of 3,006 student housing bedrooms adjacent to Roebuck Castle.

This report is set out as an assessment of the impact of the works proposed on the vicinity of the building known as Roebuck Castle, which is a protected structure; on the stone wall to the East of Roebuck Castle; on the house known as Glebe Lodge, which is a protected structure; on the house known as Crannog Lodge; and on the overall setting of the Belfield Campus as well as the settings of the four building elements described above. Roebuck Castle is a protected structure (DLR 217) under the 2016 - 2022 Dun Laoghaire Rathdown County Development Plan, as is Glebe Lodge (DLR 236). It is also encribed in the Record of Monuments and Places, reference DU 022-017.

As part of this planning application, no proposals (other than the removal of recent additions to the Castle to the south and east, detailed in the architects' drawings) are being made for any works to the protected structures, which have been the subject of a Section 57 Declaration. Therefore, this report assesses the impact of the proposals on the external environment of the protected structures only.

The demolitions proposed to later buildings as part of the planning application are described below in the context of the assessments made of these buildings in the Section 57 Declaration. None of these building proposed for demolition are protected structures.

#### 15.1.1 Characteristics of the Proposed Development

The proposed works are described in summary herein and in detail in the other documentation submitted with the application, and it is the intention of this part of the report to assess these proposals and their impact on the protected structures, their curtilages, their settings and the architectural heritage of the site.

In essence, the proposed development consists of the construction of some 828 student apartments on the curtilage site and lands of Roebuck Castle. The proposed student housing varies from five storeys to ten storeys in height.

### 15.2 Receiving Environment

The proposed student accommodation is located in the vicinity of Roebuck Castle, which is located to the south of the Belfield Campus of University College Dublin. Originally built as a house, Roebuck Castle was in religious use until acquired by UCD. Until recently, it contained the School of Law.

Private housing adjoins the site to the West and South, with open fields to the North and East. The eastern adjoining lands are included in a road reservation in the Development Plan. The overall site area is approximately 12.19 ha.

### 15.3 Method Statement

The site was visited by the author on six occasions and a desktop survey of historical and cartographic data was undertaken. Reference was made to earlier Section 57 applications and the documents that accompanied them. Close reference was also made to the report by Archer Heritage Planning Ltd., parts of which are quoted below.

The aim of this report is to analyse the proposals in the planning application and to assess how they impact on the remaining elements of the built heritage.

### 15.4 Assessment

#### 15.4.1 Description of the Buildings

The site contains the lands of Roebuck Castle, which were held by the Barons Trimelstown from 1261. The four elements to be examined below are identified on the aerial photograph below. The walls and lodges (one of which is protected) are to the south west and south east of the lands and Roebuck Castle with its West Wing anchors the north western corner of the lands. To the north and west are stands of mature trees, which define the settings of the buildings. To the south and east, there are a series of courtyards of recent buildings, none of which are protected and none of which are of heritage interest. The most important building on the applicant site in this area is Roebuck Castle itself.

Figure 15.1 Aerial View of the Site

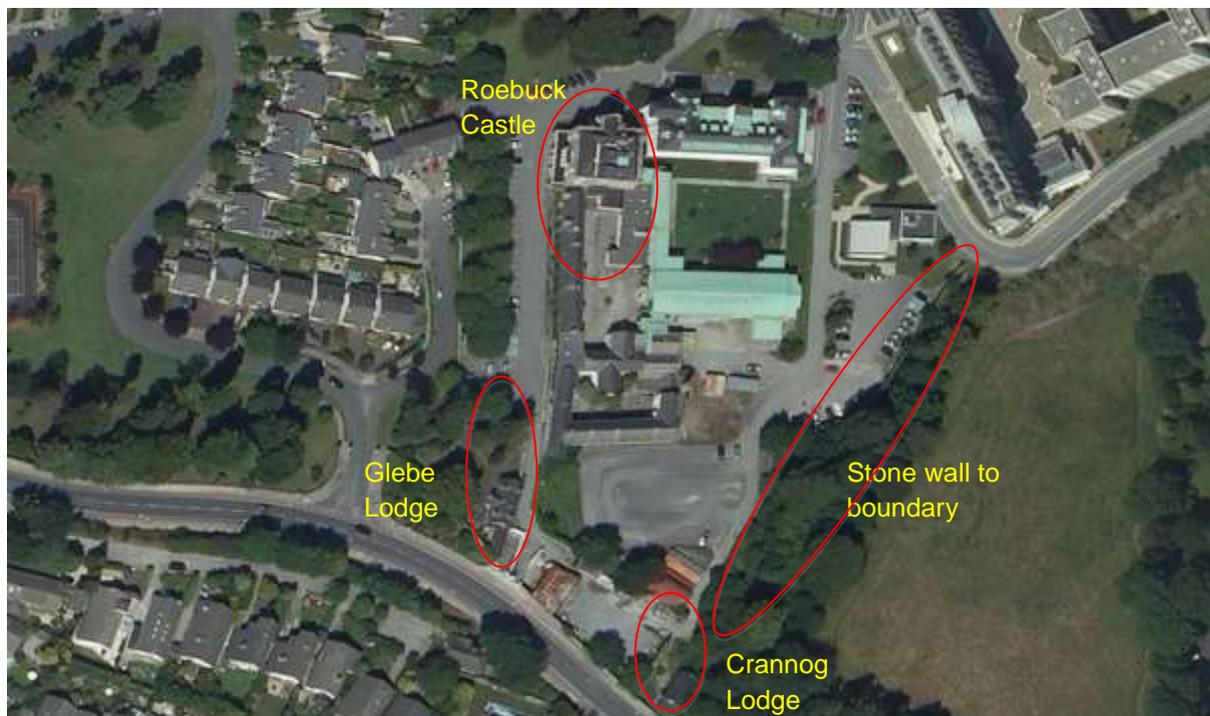


Figure 15.2 View of the Site from the South, with the garden wall to the east, hidden by trees



Figure 15.3 View of Roebuck Castle from the West

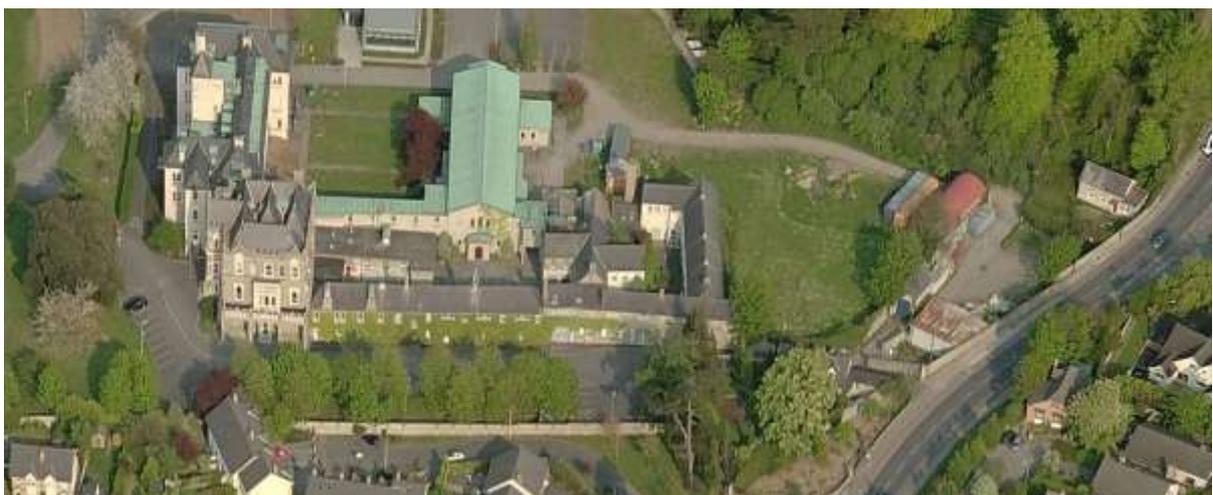


Figure 15.4 View of Roebuck Castle from the North



Figure 15.5 View of Roebuck Castle from the East



#### 15.4.2 Roebuck Castle

Roebuck Castle is a multi-bay, three-storey masonry structure, in the Victorian Gothic style, with steeply pitched slated roofs and crenellated parapets, reworked many times since the 13th Century, most significantly circa 1874.

A Section 57 Declaration was issued by Dun Laoghaire Rathdown County Council on the 9th May 2012, following a request by Kavanagh Tuite Architects. They described it as follows:

*“Roebuck Castle is built on the site of a medieval structure depicted by Gabriel Beranger in 1777. The vaulted undercroft of this structure is incorporated into a Gothic style house rebuilt in the 19th Century. The*

*architect for this work is unrecorded. The house is largely Victorian, built on the undercroft of the original castle, but in an unusual Gothic style. The building is constructed in sandstone with ornate carving, it is composed of three bays with a projecting entrance bay and a steeply pitched slated roof behind a castellated parapet. The setting of the Castle has been greatly altered since 1943 (when the Little Sisters of the Poor purchased the property), with the construction of additional buildings close to the historic structure. Today the site consists of the original castle building with a two-storey wing to the west, a chapel building and a former convalescent home to the east, and several two storey ancillary buildings in a courtyard configuration to the south. The site was acquired by UCD in 1983 and is currently occupied by the UCD School of Law."*

(The building is still occupied, although the use as a Law School has now relocated to the Sutherland School of Law).

**Figure 15.6** Roebuck Castle, viewed from the North West – note the modern construction to the left



**Figure 15.7** Western Façade of the Stables to the South of Roebuck Castle



Figure 15.8 Northern façade of Roebuck Castle



Figure 15.9 Eastern Façade of Roebuck Castle, showing 20<sup>th</sup> Century additions



To the south, further additions were made to the castle, during the 20th Century. A two-storey element is attached to the south eastern corner of the castle and single and two-storey additions were added to the south of the western range of stable buildings. Later, 20th Century additions, including a church and a four storey residence building were added to what was by now a pattern of courtyards, which reflected the previous patterns of development on the site.

Figure 15.10 Southern Façade of Roebuck Castle, viewed from the first courtyard



Figure 15.11 Southern Façade of Roebuck Castle, viewed from first courtyard, looking towards church



Figure 15.12 View South from Roebuck Castle of the First Courtyard



Figure 15.13 View of the Southern Courtyard, Near The Glebe Lodge, Looking East



Figure 15.14 View of the Southern Façade of the Southern Courtyard Building near the Glebe Lodge



Figure 15.15 View of the Courtyard to the South of the Church, looking North



Figure 15.16 View of the Courtyard to the North of the Church, looking North East

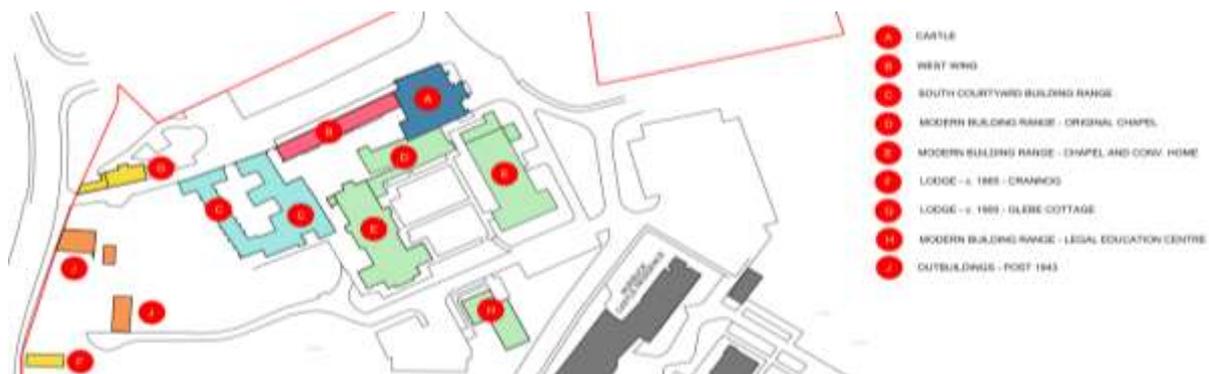


Roebuck Castle is in good condition and is well looked after by University College Dublin, which uses the building as part of their office facilities.

The only works proposed to Roebuck Castle involve the removal of later additions. The only contiguous works proposed are to the south and east of the protected structure of the Castle. The remaining modern buildings that are proposed to be demolished have been examined in the context of the Section 57 Declaration (DEC02/12). In the Section 57 Declaration, the buildings are described as follows:

A:	The Castle	(Dark Blue)	(Protected)
B:	The West Wing	(Red)	(Protected)
C:	South Courtyard Range	(Light Blue)	(Not Protected)
D, E & H:	Modern Building Range	(Green)	(Not Protected)
F & G:	Crannog and Glebe:	(Yellow)	(Glebe Protected, Crannog Not Protected)
J:	Outbuildings	(Orange)	(Not Protected)

**Figure 15.17** Extract from Map Accompanying S.57 Application, prepared by Kavanagh Tuite



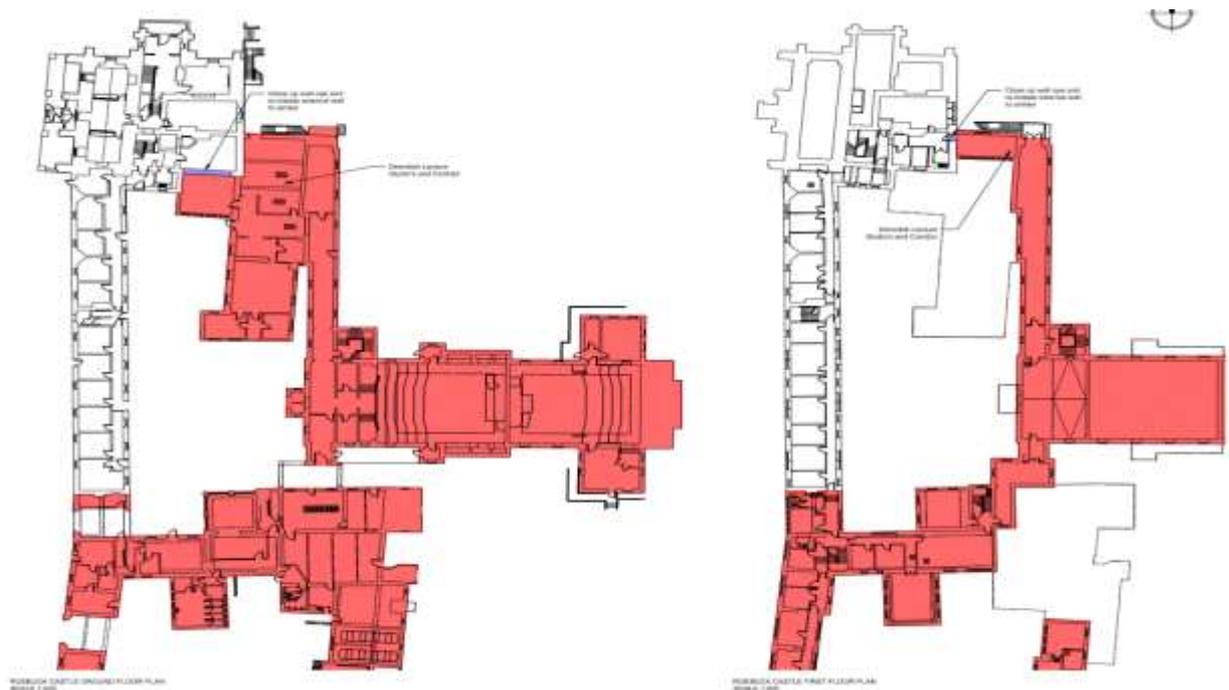
Of these buildings, C, D, E, H and J are proposed for demolition. These buildings are not protected and are of no significant heritage interest.

No works are proposed to buildings F and G, so no assessment is required for any works.

The demolition works that are contiguous to the protected structures of building A and Building B are as follows: The modern extensions to building A, which are not protected and have no significant heritage interest, are proposed to be removed. Building D, the former chapel proposed to be demolished, is of no significant heritage interest and is also not protected.

The removals and reinstatements of the relevant facades are comprehensively described in the architects' drawings and are summarised below (red sections proposed for demolition).

Figure 15.18 Removals & Reinstatements Contiguous to Protected Structures



#### 15.4.3 Eastern Boundary Wall

This wall is not a protected structure, but is a remnant of the historic landscape. It has been breached to the north east, but remains largely intact and in reasonable condition. While not protected, it should be retained as is shown in the proposals.

Figure 15.19 Northern Corner of Stone Wall



Figure 15.20 Continuation of Northern Part of Stone Wall



Figure 15.21 End of Northern Section of Stone Wall



Figure 15.22 Start of Southern Section of Eastern Wall



Figure 15.23 Centre Section of Southern Part of Wall



**Figure 15.24** Southern Corner of Stone Wall, near the Crannog Lodge



#### 15.4.4 Glebe Lodge

The Glebe Lodge is a protected structure (DLR 236). It dates from the time of the renovations of 1874, carried out by the Westby family.

**Figure 15.25** View of the Glebe Lodge from Roebuck Road, looking north towards Roebuck Castle



**Figure 15.26 East Façade of the Glebe Lodge**

It is of snecked masonry, with sandstone surrounds to the pointed arched gable, quoins and heads. It has a steeply sloping slated roof, with two dormers and exposed rafter ends. The barges are overhanging and bracketed. It is in reasonable condition.

**Figure 15.27 Northern Façade of the Glebe Lodge**

#### 15.4.5 Crannog Lodge

Unlike the Glebe Lodge, the Crannog Lodge is not a protected structure. Nevertheless, it is of some interest and, as is proposed in the planning application, should be retained. While there is no apparent evidence on site as to its age – other than as a late 19<sup>th</sup> Century construct, it may appear on the 1840s Ordnance Survey. It could well be a rebuild of an earlier structure.

It is a two storey cottage, with the roof space providing the upper floor. The steeply sloping slate roof has an 'x' bracketed barge board. The window surrounds are a combination of brickwork and render. Unlike the Glebe Lodge, the external walls are rendered. A much later, single storey extension attaches the building to the roadway wall.

**Figure 15.28** View of the Crannog Lodge from Roebuck Road



**Figure 15.29** Part View of the Western and Southern façades of the Crannog Lodge



### 15.4.6 Historic Summary

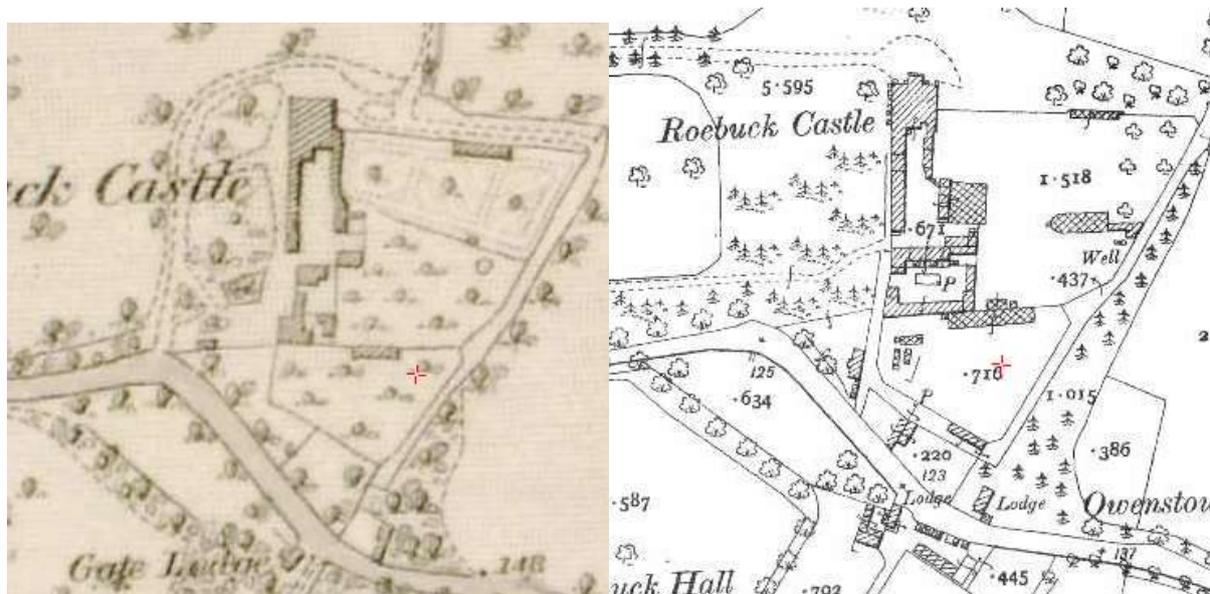
The Kavanagh Tuite report gave some background history to the Castle as follows: *“A castle has existed at Roebuck from medieval times. From 1261 to the beginning of the 19th century, these lands were held by the same family who were the Barons of Trimlestown. It is thought that the original Castle of Roebuck was built by the Third Baron of Trimlestown, Lord Chancellor of Ireland 1534-38, during the reign of Henry VIII, and further enlarged in the late 16th century, by the Fifth Baron of Trimlestown, whose name and arms were engraved in stone on the castle.*

*In 1641 the castle was badly damaged in a rebellion and appears to have been unoccupied and in disrepair until about 1790 when it was rebuilt by the 13th Lord Trimlestown. Soon afterwards, it was sold on to the Crofton family and changed hands again in 1856 this time to the Westby family, who remodelled the castle in 1874 to its current appearance.”*

In 1943, The Little Sisters of the Poor purchased the property, which was subsequently sold to University College Dublin in 1983.

The report by Archer Heritage Planning Ltd. includes reference to Bence-Jones *et alia*: *“This is an 18th-century castellated building with some 19th-century remodelling that incorporates a 16th-century castle built by the 5th Lord Trimblestown (Bence-Jones 1988, 244-245). It houses administration in the campus of University College, Dublin. The original castle was almost totally destroyed during the 1641 Rebellion (Mc Dix 1897, 129). Austin Cooper in his diaries c. 1781 describes a large L-shaped castle with an inscribed stone in a window of the NW angle. This displayed the Arms of the Trimblestown family and in a later inscription ‘in 1509 John the 3rd Baron of Trimblestown was Lord Chancellor of Ireland and resided in the castle here’ (Price 1943 58). The castle was re-built c. 1794 by the 13th Lord of Trimblestown with the further addition of a three-storey Victorian Gothic porch with a battlemented gable in 1874.”*

**Figure 15.30** Historic Ordnance Survey Drawings



1840s Ordnance Survey

1890s Ordnance Survey

In summary, the subject lands incorporate four structures of some historic interest, as noted above, of which, only two are protected structures and one a National Monument.

In the wider context of the University and the overall development of Belfield Campus, the proposed development of student housing is one of a series of strategic aims for the development of the grounds. Since the commencement of the development of the University Campus in the 1960s up to the present day, the aim has been to utilise the lands for the benefit of the aims of the University. This has involved a rolling programme of building to fulfil the requirements of the academic, social and physical needs of UCD.

#### 15.4.7 Assessments of Impacts

##### 15.4.7.1 Potential Impact of Construction

The proposed construction will impact on the four architectural elements described above, namely Roebuck Castle, the remnant stone wall of the eastern boundary, the Glebe Lodge and the Crannog Lodge.

##### 15.4.7.2 Potential Impact of Operation

The operation phase of the proposed development will also impact on the four architectural elements described above and will also have an impact on the relationship of the Campus with Roebuck Road.

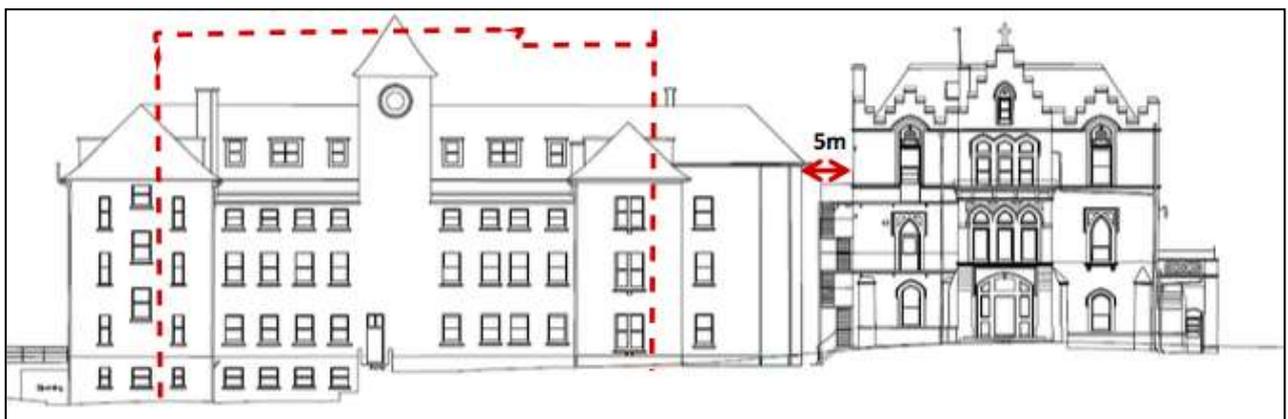
##### 15.4.7.3 Impact Categorisation

###### Roebuck Castle

The main impact on Roebuck Castle will be on the setting of the southern and eastern sides of the Castle and the potential visual impact of the proposed development itself, located some 12 metres from the eastern edge of the castle. Note that this is only one of two Protected Structure on the applicant site. It also forms part of a Recorded Monument. There are no works proposed to the house itself in this application.

Roebuck Offices (former Residence Building) that adjoin Roebuck Castle, and are proposed for demolition, are some 5 metres distant from the eastern elevation of the Castle. The proposed new buildings are some 12 metres away and are of a similar height. They therefore allow for a better setting for Roebuck Castle

**Figure 15.31 Elevation of existing Roebuck Building and Roebuck Castle**



The elevational treatment of the adjoining new block seeks to provide a neutral palette of colours to reflect the tone of Roebuck Castle.

Figure 15.32 Elevation of proposed new building and Roebuck Castle



Figure 15.33 Photomontage of Proposed New Building and Roebuck Castle (From the North)



The creation of a courtyard to the south of the Castle allows appropriate space and aspect to appreciate the Protected Structure.

**Figure 15.34** Photomontage of Proposed New Building and Roebuck Castle (From the South)



#### The Stone Wall

While not protected structures, the stone walling to the east of Roebuck Castle are extant remains of the boundaries of the original holdings. The main impact on these walls will be the proximity of the proposed new student residences. The existing walls will form an edge to the perimeter of the site, which will contain the proposed new student accommodation.

#### Glebe Lodge

The main impact on The Glebe Lodge will be on the setting of the eastern side of the lodge and the potential visual impact of the proposed development itself, located some 15 metres from the north eastern edge of the lodge. As noted above, this is only one of two Protected Structure on the applicant site. There are no works proposed to the lodge itself in this application.

As can be seen from the photographs provided in Figures 15.25-15.27, The Glebe (a Protected Structure) is screened off and isolated from the public areas of the site. It is considered that the opportunity to increase the visibility of this building would be beneficial to its appreciation.

#### Crannog Lodge

While most of the proposed development will be located to the northern side of this building, which is not protected, the main impact of the proposed development will be on the setting of the Crannog Lodge, as well as the potential visual impact of the closest building, located some 20 metres away.

The space between The Glebe and The Crannog is currently an amalgam of semi-derelict buildings, yards and unpleasant ground surfaces. The proposed development allows an opportunity to address the relationship of the two existing buildings to be retained to each other as well as to create a public space across which the buildings could be read as a set-piece. This area is one of the most sensitive in terms of the relationship between the old and the new. The juxtaposition of the contrasting scales is challenging in terms of balancing the protection of the setting and context of the cottages with the demands of a progressive University Campus.

## Roebuck Road

The proposed development will also result in impacts on views from Roebuck Road. The existing frontage is of a high wall, that screens the campus from public view. The existing streetscape along Roebuck Road varies from parkland, to single- and two-storey buildings, to the mixed development of five storeys at the junction of Mount Anville Road.

**Figure15.35 View of the site, looking to five storey of the development**



**Figure15.36 Protected structure to the west site**



The proposed development together with the landscape treatment to Roebuck Road will form a new scale and orientation at that location that reflects its importance the university. This context will alter radically if the proposed roadway is constructed along the road reservation for the M50 extension.

The overall historic setting of Belfield Campus and of the four architectural elements

The main impact of the proposed development of student accommodation will be to the overall setting of the four historic elements described above. The proposed demolition of the modern buildings will open up the vistas to and from the elements; the proposed development will reconstruct the courtyard pattern of development that has developed in the historic setting. The scales of the new proposed buildings are designed to meet the student accommodation needs of the campus in the future.

The overall proposals for the planning application extend well beyond the localised area around Roebuck Castle. The proposals extend towards the north and north-east to the locations of the existing student accommodation, built in recent years. The master plan for the Belfield Campus delineates the preferred locations of the student residential accommodation and the accompanying facilities in the areas that form this planning application. This master planning impacts on the architectural heritage of the overall campus in a fashion that is consistent with the vision of Belfield as an academic and social hub.

**Table 15.1 Impact Categorisation**

<b>Impact Categorisation</b>		
<b>Nature of Impact</b>	<b>Impact Level</b>	<b>Significance Criteria</b>
Roebuck Castle (protected) – The impact of the removal of 20th Century alterations is positive. The impact of the proposed replacements is negative. The combined impact is neutral.	The impact of the proposed new buildings is slight. The visual impact of the proposed development on the setting of the castle is moderate.	The visual impact of the proposed development is permanent.
The Stone Wall (not protected) – The impact of the proposed new buildings to the north west and west is neutral. The retention of the wall is positive.	The impact of the proposed new buildings is moderate. The visual impact of the proposed development is slight.	The impacts of the proposed new buildings and the visual impact of the proposed development are long term.
The Glebe Lodge (protected) – The impact of the proposed new buildings to the east is neutral/negative for the setting of the lodge.	The impact of the proposed new buildings is moderate. The visual impact of the proposed development is moderate/significant.	The visual impact of the proposed development on the setting of the lodge is permanent.
The Crannog Lodge (not protected) – The impact of the proposed new buildings to the north on the setting of the lodge is neutral/negative.	The visual impact of the proposed development on the setting of the lodge is moderate/significant.	The impact of the proposed development is permanent.
The overall setting of the four structures – The impact of the proposed development is neutral / negative.	The impact of the proposed development is moderate/significant	The visual impact of the proposed development on the setting of the lodge is permanent.
The impact of the proposed development on the overall Belfield campus is neutral / positive.	The impact of the proposed development on the overall Belfield campus is significant.	The impact of the proposed development on the overall Belfield campus is permanent.
The impact of the proposed development on Roebuck Road is neutral.	The impact of the proposed development is moderate/significant	The impact of the proposed development on the Roebuck Road is permanent.

## 15.5 Mitigation Measure

As noted in the Chapter 16 of the EiAR, test trenching will be carried out prior to construction.

An architectural record survey will be made of the extant structures and a programme of repair works will be undertaken as part of the ongoing maintenance of the structures. For the protected structures, these should accord with the Section 57 Declaration for the Castle and further Section 5/ Section 57 Declarations. A maintenance programme will be developed for remaining fabric.

The comprehensive landscaping plan and tree planting plan will be incorporated into the proposed development to allow for reinforcing and providing new screening to protect the settings of the existing structures.

### 15.5.1 Residual Impacts

**Table 15.2 Residual Impacts**

Residual Impacts		
Feature & Nature of Impacts	Mitigation Measures	Residual Impact
Roebuck Castle – Alterations to grounds and aspect from the east and south. The impacts of the proposed development are neutral / negative, moderate and permanent.	Retention of existing trees, additional screening and comprehensive landscaping; test trenching in the vicinity of the castle.	Residual impacts following mitigation are neutral, moderate and permanent.
The Stone Wall – The repair and protection of the remnant walls have a positive, slight and long-term impact. The impact of the proposed development on the setting of the walls is neutral, moderate and long-term.	Retention, repair and maintenance of the boundary walls as part of the construction programme. Record survey prior to development.	Residual impacts following mitigation are neutral, slight and long-term.
The Glebe Lodge – The impacts of the proposed development are negative, significant and permanent.	Landscaping plan, record survey of existing lodge and test trenching in locations to be decided.	Residual impacts following mitigation are neutral / negative, significant / moderate and permanent.
The Crannog Lodge – The proposed development has a negative, significant and permanent impact on the lodge.	Landscaping plan, record survey of existing lodge and test trenching in locations to be determined.	Residual impacts following mitigation are neutral / negative, significant / moderate and permanent.
The Overall Setting – The overall impacts of the proposed development on the setting of	Comprehensive landscaping plan and tree planting, maintenance and repair	Residual impacts following mitigation are neutral, moderate and permanent.

the four elements described above are neutral / negative, moderate and permanent.	programmes, record surveys of remaining structures, record surveys of 20 <sup>th</sup> Century buildings proposed to be demolished and test trenching in selected areas.	
The Setting of the Belfield Campus– The overall impacts of the proposed development on the setting of the Campus are neutral, significant and permanent.	Comprehensive landscaping plan and tree planting. Development to be carried out in accordance with the long-term masterplan.	Residual impacts following mitigation are neutral / positive, significant / moderate and permanent.

## 15.6 Conclusion

The development of the proposed student housing on the campus of University College Dublin is an example of a residential development that has been developed in proximity to the Protected Structures and the National Monument on the site. Located to the south and east of Roebuck Castle, the proposed development develops the architectural language of the courtyard development of the site. Its visual impact is to be mitigated through landscaping. The balance must be struck between the demands of the architectural heritage of the site and the social demands of the University.

The proposed development is of a scale and density that is necessary for the satisfactory utilisation of the resources of University College Dublin, Belfield, Dublin 4.

The biggest challenge to the setting of the protected structures and the recorded monument is the volume of the proposed construction contrasted to the scale of the existing buildings. This is less an issue with the Castle itself, as its scale is significant. For the smaller protected structure of The Glebe, as well as for the non-protected Crannog, the question of scale poses more challenges.

The balance, from the heritage viewpoint has to be struck between preserving the existing environment and developing new models that, by necessity, are contrasting.

Both the existing buildings on the site and the proposed development impact the setting of the protected structure. However, the proposed development does not impact directly on the curtilages of the protected structures, which have not been defined; rather the proposals impact on their settings.

The overall impact of the proposed development, when mitigation measures are taken into account, is neutral, significant and long term.