

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 3006 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

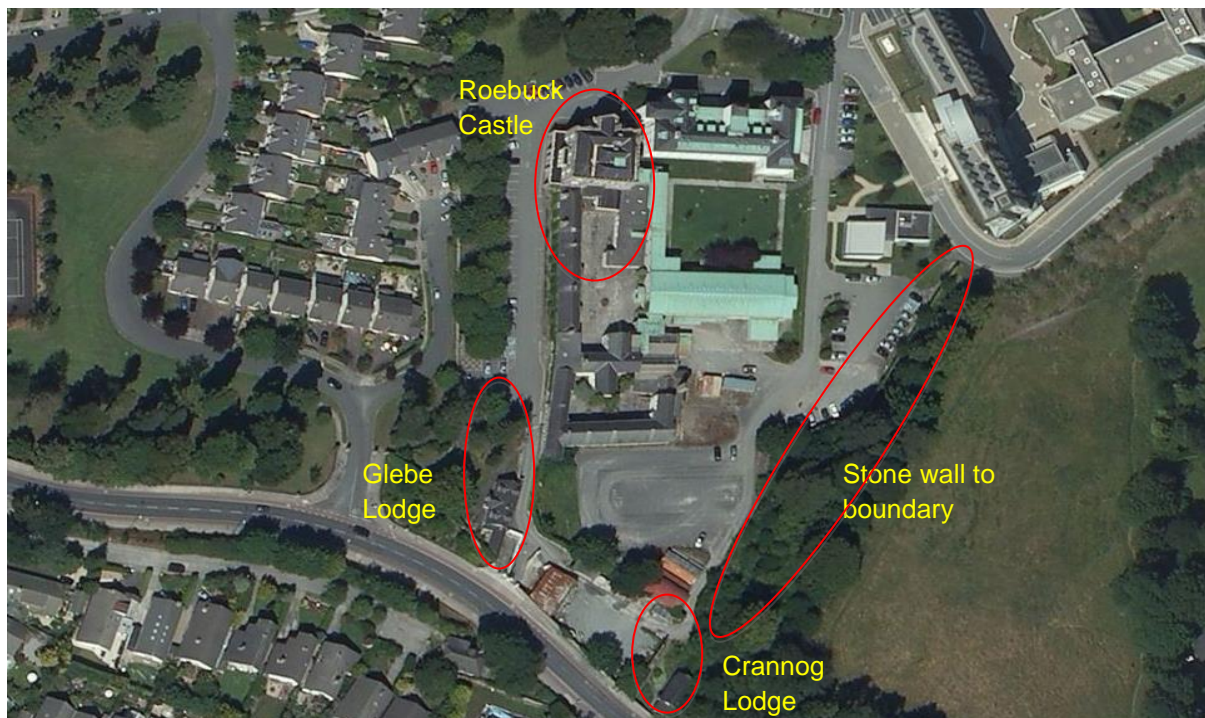


Figure 15.2 View of the Site from the South, with the garden wall to the east, hidden by trees



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 20th 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



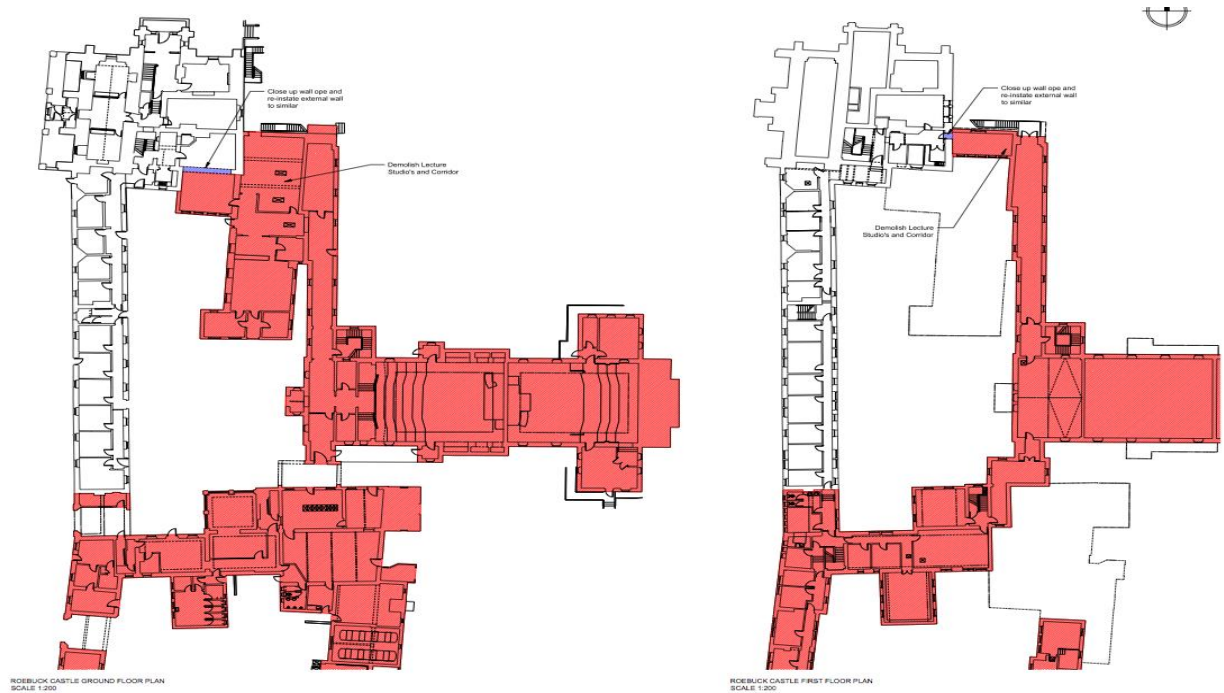
Of these buildings, C, D, E, H and J are proposed for demolition. These buildings are not protected and are of no significant heritage interest.

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 19th 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

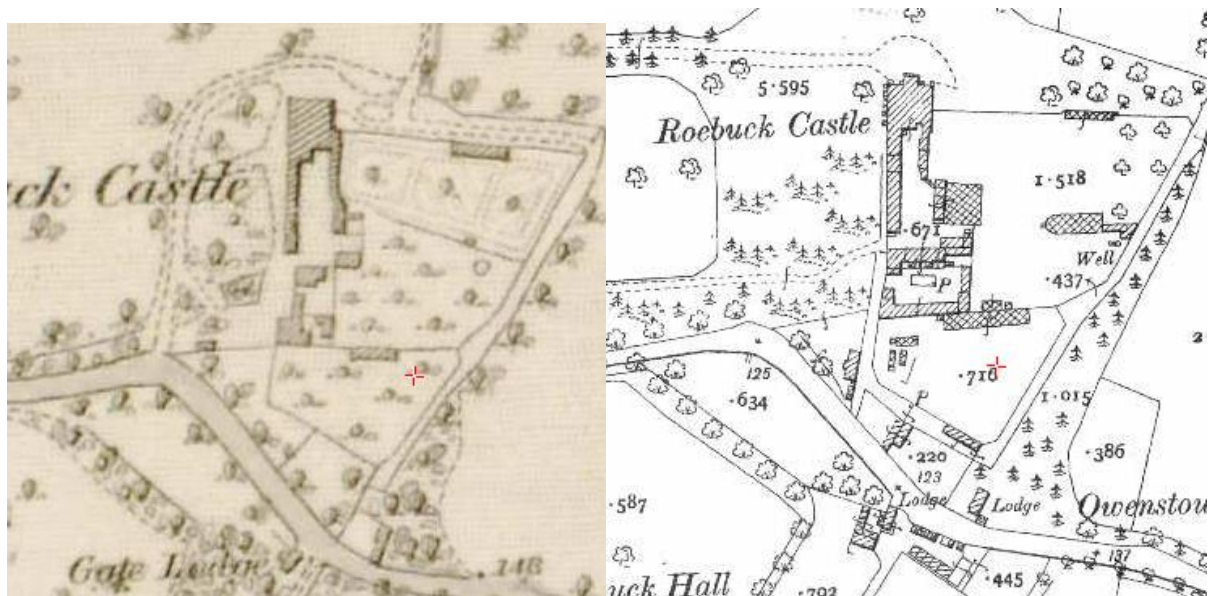
The Kavanagh Tuite report gave some background history to the Castle as follows: "A castle has existed at Roebuck from medieval times. From 1261 to the beginning of the 19th century, these lands were held by the same family who were the Barons of Trimlestown. It is thought that the original Castle of 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 Trimlestown (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 rebuilt 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.

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 35 metres from the eastern edge of the castle. Note that this is only one of two Protected Structure on the applicant site. It also form part of a Recorded Monument. There are no works proposed to the house itself in this application.

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.

The 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.

The 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 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, described above. 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.

15.4.7.4 Following the Pre-Application Consultation, An Bord Pleanála noted a number of issues to be addressed. These included items 2 and 3 relating to the protected structures on the site, as follows:

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.

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."

Roebuck Castle is a protected structure (DLR 217) under the 2016 - 2022 Dun Laoghaire Rathdown County Development Plan, as is Glebe Lodge (DLR 236). Roebuck Castle is also encribed in the Record of Monuments and Places, reference DU 022-017.

This report seeks to address the conservation aspects of the two items above. It should be read in conjunction with the other documents submitted by the design team in response to the Pre-Application Consultation Opinion.

In this section of the EIS, the author identifies, describes and assesses the four elements of conservation interest in the vicinity of Roebuck Castle.

The impacts of the proposed development are assessed for these four elements, as is the impact of the proposed development on the overall historic setting of Belfield Campus.

In responding to the Pre-Application Consultation Opinion, the architects have revised elements of the design, so as to address the issues raised. These include detailed revisions to the design of façades, elevational treatments and landscaping proposals for the site, particularly as they relate to blocks F and F1.

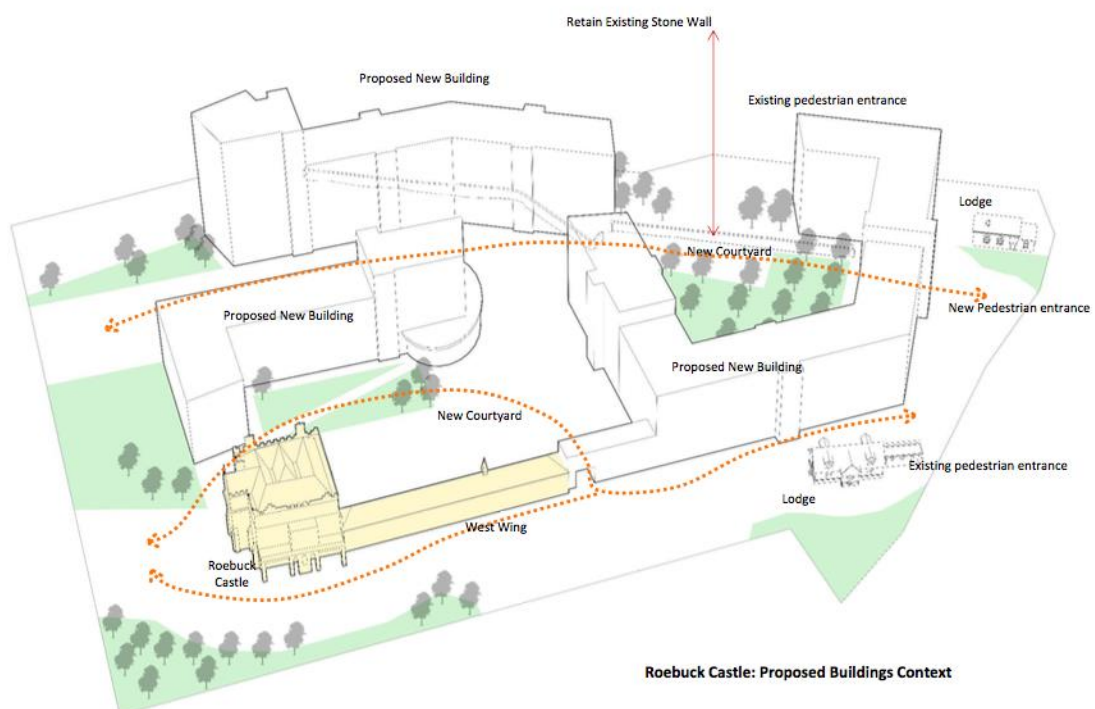
This report further reviews those revisions and re-assesses the resulting impacts. Perhaps the most challenging design decisions are based around the scale of the proposals as they address Roebuck Road and the two single storey buildings that form the edges of that frontage – the Crannog, which is not a protected structure, and the Glebe, which is a protected structure.

15.4.7.5 CONTEXT OF THE APPLICATION

The planning of the proposed development is a part of the University College Dublin Master Plan, which includes the lands at Roebuck Castle. The proposed development of student accommodation is central to that Master Plan.

The existing scale of new buildings within the campus reflects their functions, with academic buildings being of a certain scale and residential buildings being of varying scales. The recent student accommodation to the north-east of Roebuck Castle is of a scale similar to that proposed in the current application

Figure 15.31 View of the Proposed Development Context



The issues raised in the Pre-Application Consultation Opinion in the context of Roebuck Castle primarily concerned the following:

1. The relationship between the proposed development and the protected structure and recorded monument of Roebuck Castle,
2. The relationship of the proposed buildings at the southern end of the site to the protected structure of The Glebe and to the existing building of The Crannog, and
3. The relationship of the proposed development to the Roebuck Road.

15.4.7.6 DESCRIPTION OF THE REVISIONS TO THE DESIGN

1. Roebuck Castle

The existing student residences that adjoin Roebuck Castle 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 15.32 Elevation of existing Roebuck Building and Roebuck Castle

The elevational treatment has been revised by the architects, to provide a more neutral palette of colours to reflect the tone of Roebuck Castle.



Figure 15.33 Elevation of proposed new building and Roebuck Castle



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

The creation of a courtyard to the south of the Castle allows for a considerably better aspect to appreciate its importance.



Figure 15.35 Photomontage of Proposed New Building and Roebuck Castle (From the South)

2. Existing buildings to the south of Roebuck

As can be seen from the photographs provided in pages 11 - 14, the protected structure of The Glebe is screened off and isolated from the public areas of the site. In consultation with the architects, we consider that the opportunity to increase the visibility of this building would be beneficial to its appreciation.

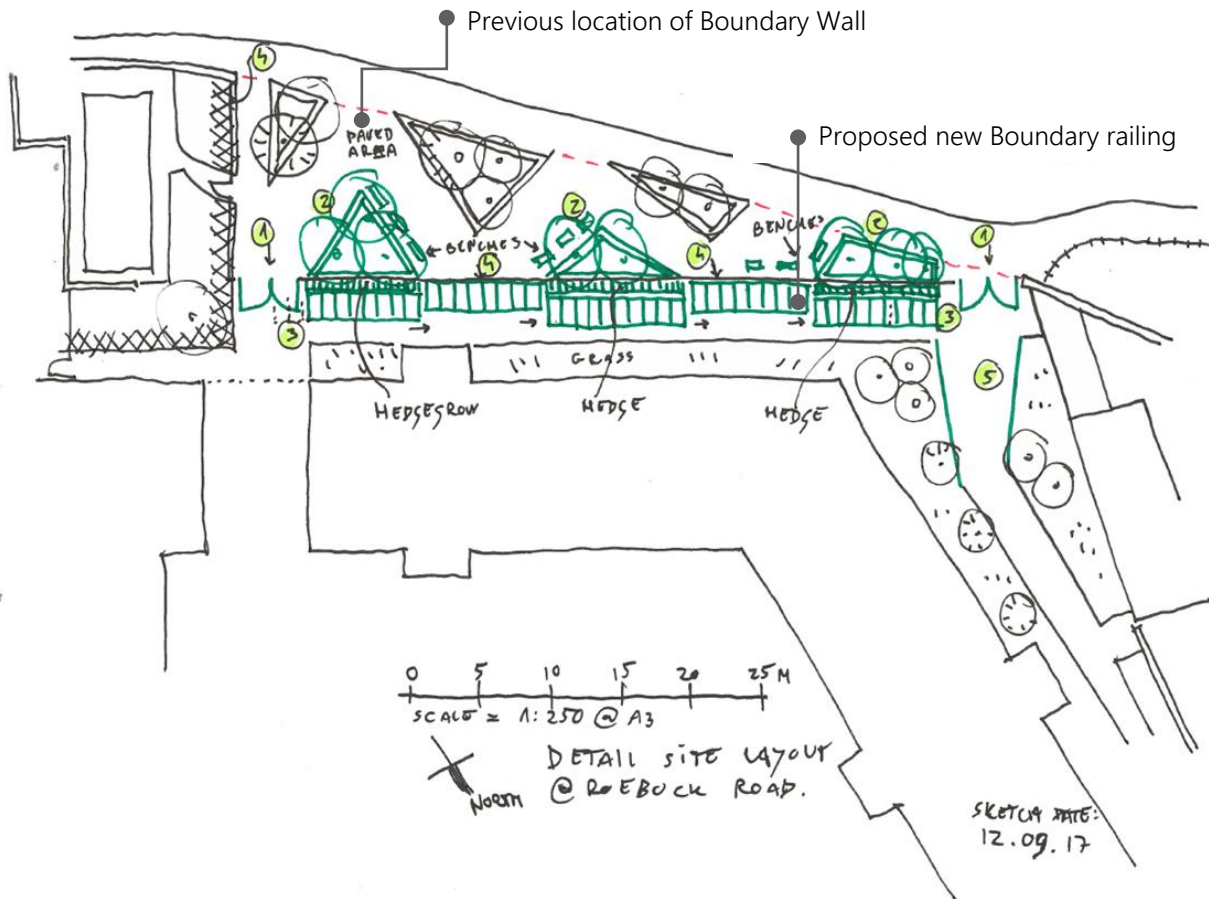
The original documentation did not include this potential opening up of the vistas to The Glebe from both within the applicant site and from Roebuck Road.

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. Following the Pre-Application Consultation Opinion, the architects

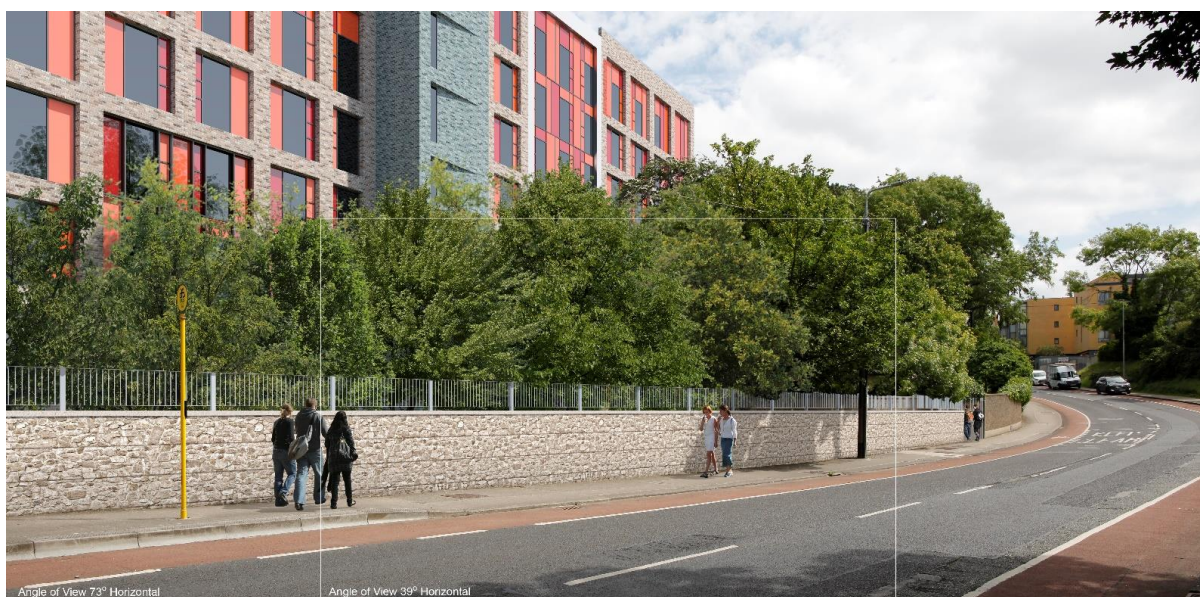
have redesigned the spaces between the two existing buildings and the proposed new building at this location. The intention is to create a public space that allows the existing and proposed buildings to interact.

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 and the architects have revised the layout of the external spaces and the elevational treatment of the proposed building in this location.

15.36 Photomontage of Previously Proposed New Building and Roebuck Road Context



15.37 Photomontage of Previously Proposed New Building and Roebuck Road Context



15.38 Previous Photomontage of Boundary Wall and Railing



15.39 Proposed Photomontage of new boundary railing and treatment



15.40 Previous Photomontage boundary treatment at the Glebe (above) and below proposed new treatment



In the words of the architects:

“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 feasible that new development should match the scale of the cottages. In contrast, the new buildings are 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:

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 site 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.”

3. Relationship to Roebuck Road

The architects’ comments above also apply to the presentation of the proposed development to Roebuck Road. The existing frontage is of a high wall, that screens the campus from public view.

With the proposed development, this screening is no longer appropriate and a more significant entrance, which allows for the varying scales of the buildings in the area, is appropriate.

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.



15.41 View of the site, looking to five storey development



15.42 Protected structure to the west of the site

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

15.4.7.7. ASSESSMENT OF THE REVISIONS TO THE DESIGN

The descriptions above should be read in conjunction with the documents submitted by the members of the design team. Following the Pre-Application Consultation Opinion, the changes described above have been made to the proposed development. These revisions alter the impacts of the proposals when compared to the original documentation.

The author sets out below his re-assessment of the impact of the proposed development below.

1. Roebuck Castle

The impact of the revised proposals on the setting of Roebuck Castle is neutral, moderate and permanent.

2. Existing buildings to the south of Roebuck

The impact of the revised proposals on the setting of The Glebe Lodge is neutral/negative, moderate/significant and permanent.

The impact of the revised proposals on the setting of The Crannog Lodge is neutral/negative, moderate/significant and permanent.

The impact of the revised proposals on the combined setting of the two existing buildings is neutral/negative, significant and permanent.

The impact of the revised landscaping proposals on the combined setting of the two existing buildings is neutral/positive, significant and permanent.

The residual impacts of the revised proposals on the overall setting of this part of the site is neutral, moderate and permanent.

3. Relationship to Roebuck Road

The impact of the revised proposals on Roebuck Road is neutral. significant/moderate and permanent.

Table 15.1 Impact Categorisation

Impact Categorisation		
Nature of Impact	Impact Level	Significance Criteria
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.

15.5 Mitigation Measure

As noted in the Chapter 16 of the EiAR, test trenching is recommended prior to construction.

An architectural record survey should be made of the extant structures and a programme of repair works should 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 should be developed for remaining fabric.

A comprehensive landscaping plan and tree planting should 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 the four elements described	Comprehensive landscaping plan and tree planting, maintenance and repair programmes, record surveys of	Residual impacts following mitigation are neutral, moderate and permanent.

above are neutral / negative, moderate and permanent.	remaining structures, record surveys of 20 th 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.

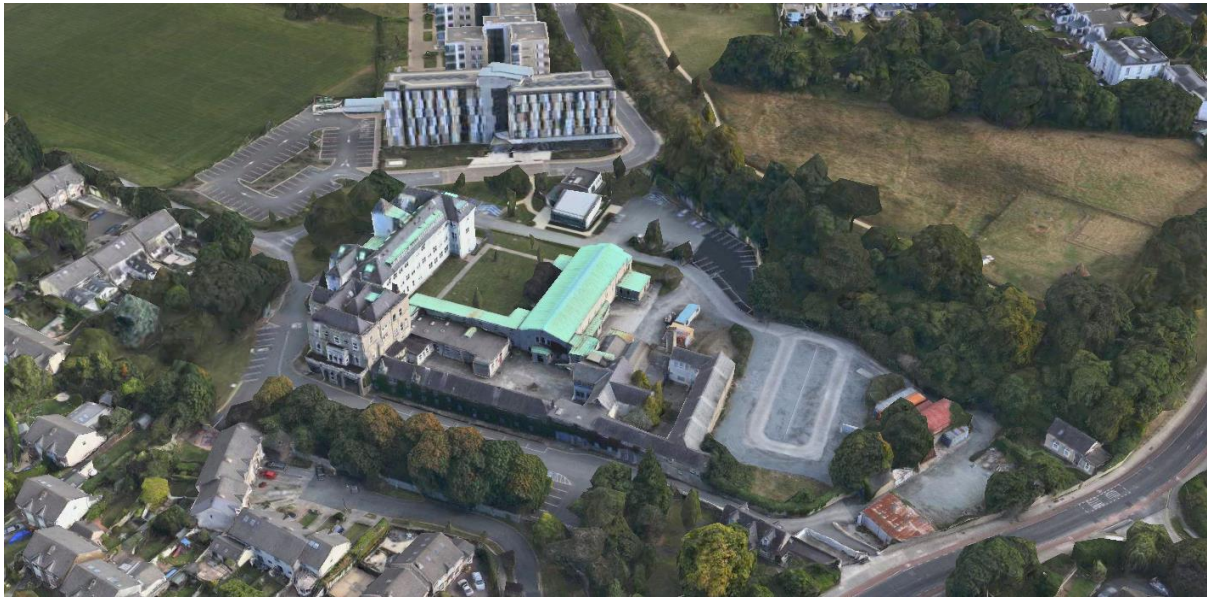
The proposed development is of a scale and density that is necessary for the satisfactory utilisation of the resources of University College Dublin, Belfield, Dublin 4.

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.

In that context, the author considers that the overall impact of the proposed development, following the revision proposed by the design team, is neutral, significant and long-term.

Figure 15.43 View of Roebuck Castle from the west, showing the Existing Pattern of Development



As can be seen from the photograph above and the drawing below, the setting of the protected structure is impacted by both the existing buildings on the site and the proposed development. 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.

Figure 15.44 View of the Proposed Development from the West



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