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PROPOSED NEW RESTAURANT PAVILION

BARRETSTOWN

Design Statement

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NEW RESTAURANT PAVILION

Introduction

Barretstown Camp is part of the Serious Fun Children's Network founded by Paul Newman to provide therapeutic and respite care for children whose lives and their families have been affected by life changing illnesses. Barretstown organise camps to help rebuild confidence in a natural fun environment. Since Barretstown opened in 1994 it is constantly evolving and adapting to improve the quality of the experience at the camp for attendees as well the staff and volunteers. The existing dining hall by design and condition is inadequate for the future needs of the children and a decision has been taken to provide for a new building to better accommodate the various new requirements.

The camp operates primarily in the spring /summer / autumn and when the children are on summer holidays and also operates at weekends and school holidays during the school year.

In support of the design proposal we asked the following specialist consultants to advise and report on the design of this proposal:

- Coilin O Drisceoil (Archaeology)
- Maoliosa Molloy (Architectural Conservation)
- Antonia Gaughren RPS (Ecology)
- Felim Sheridan (Arborist on existing trees)
- Casey O Rourke & Associates (Structure and drainage services)
- Maurice Ramsey & Associates (Sustainability Design and Energy Modelling and Mechanical and Electrical Design)



AERIAL PHOTOGRAPH OF SITE FROM SOUTH

NEW RESTAURANT PAVILION

Site Photographs



KEY: LOCATIONS FOR PHOTOGRAPHIC STUDY



AERIAL PHOTOGRAPH OF SITE FROM SOUTH

NEW RESTAURANT PAVILION

Site Photographs



NO. 1 LOOKING NORTH EAST ACROSS SITE

NEW RESTAURANT PAVILION

Site Photographs



NO. 2 LOOKING SOUTH EAST ACROSS POND



NO. 3 LOOKING NORTH WEST ACROSS SITE

NEW RESTAURANT PAVILION

Site Photographs



NO. 4 LOOKING NORTH WEST ACROSS POND



NO. 5 LOOKING NORTH WEST DOWN PATH

NEW RESTAURANT PAVILION

Site Photographs



NO. 6 LOOKING NORTH EAST TOWARDS WALL FROM ENTRANCE GATE

NEW RESTAURANT PAVILION



NO. 7 LOOKING SOUTH EAST AT SITE

Site Photographs



NO. 8 LOOKING SOUTH EAST AT TREES



NO. 9 LOOKING SOUTH EAST AT YEW TREES TO THE WEST OF SITE

NEW RESTAURANT PAVILION

Site Photographs



NO. 10 LOOKING AT SITE ENTRANCE FROM COURTYARD

NEW RESTAURANT PAVILION



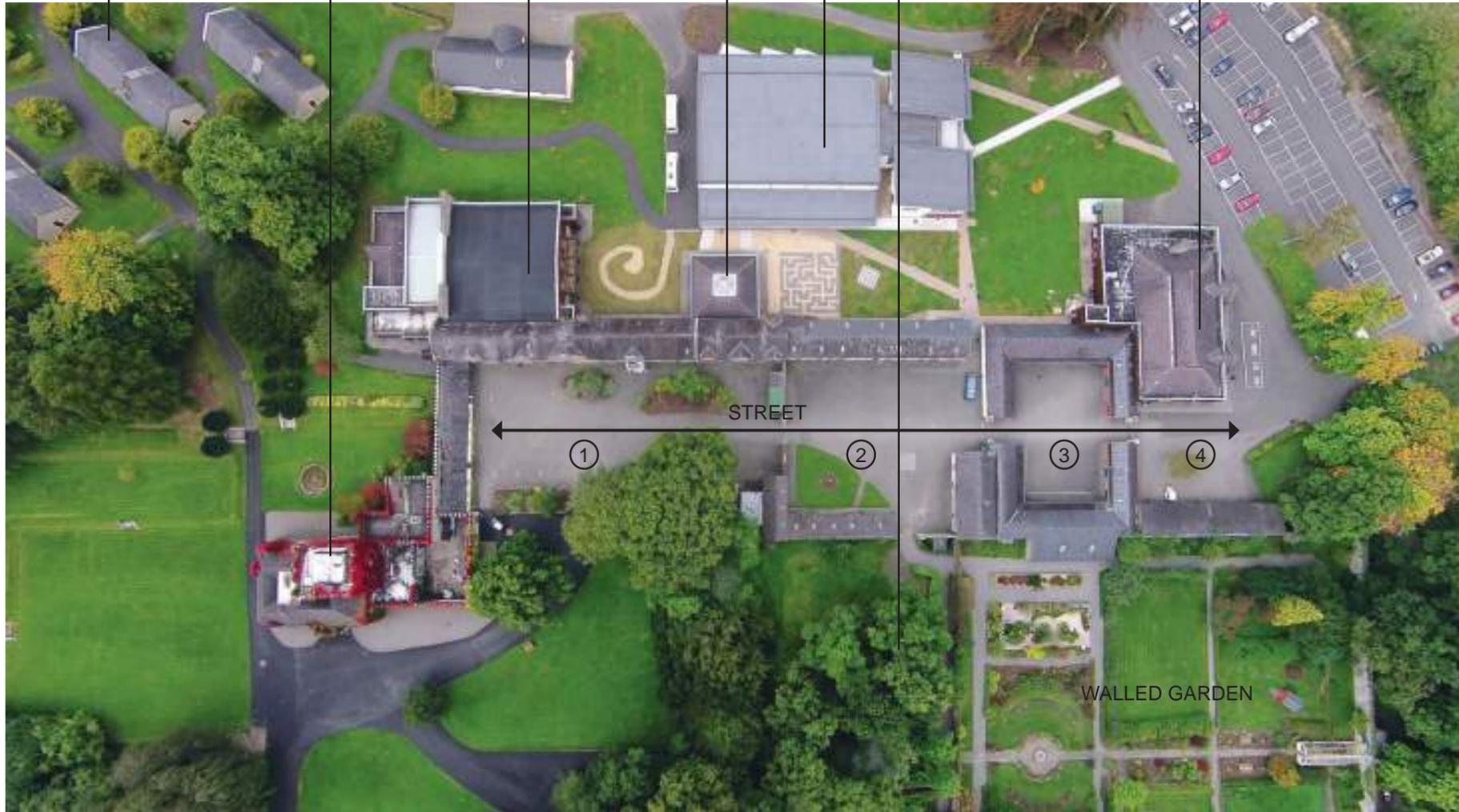
NO. 11 LOOKING NORTH WEST FROM SITE

Site Map



NEW RESTAURANT PAVILION

COTTAGES EXISTING HOUSE PERFORMANCE THEATRE ART ROOM NEW SPORTS HALL PROPOSED SITE EXISTING DINING HALL



EXISTING SITE LAYOUT: AERIAL PHOTOGRAPH



EXISTING SITE LAYOUT WITH BUILDING LOCATION IN RED

Existing Camp Masterplan

Barretstown Camp is designed around Barretstown Castle and House and Buildings which is set on several hundred acres. The house stands on the site of a late 15th century Anglo Norman castle. The House forms the centerpiece of the estate with the aspect/vista south over the relatively new lake to the rising fields beyond.

To the east of the house the outbuildings are arranged in a series of linked courtyards connected to form a "street". The perimeter of these courtyards are lined by the original one/two storey stone outbuildings. The new communal amenity buildings for Barretstown Camp built in the 1990's are set behind and integrated with these original buildings which include the Theatre and performance ,the Arts and Craft Center, Dining Hall, Medical offices a helper/guest Dormitories.

To the west of the House are the individual camp cottages which provide accommodation for the children and their families.

The "Courtyard Street "is formed by the 4 small linked courtyards with the house/castle forming one end and the carpark and existing dining hall the other.

The two end courtyards are open on one side;

1) On the west end at the house/Castle the courtyard with the Art Room and Theatre entrance opens south out to the pond and landscape.

2) On the east end the courtyard with the Dining hall opens out to and addresses the carpark.

The two central courtyards accommodate the helper accommodation/ medical offices (3) and med station (4) etc. and side entrance to dining hall and also gate access to walled garden and connection to the new Sports Hall and Administration Offices from the central "street".

NEW RESTAURANT PAVILION

The reports by Coilin O Drisceoil on Archaeology, Maoliosa Molloy on Architectural Conservation and Antonia Gaughran on Ecology, Felim Sheridan Arborist on trees outline the historical and environmental context.

In the original masterplan for the Barretstown camp developed in the 1990's the new buildings were set behind the original stone fronted buildings in the courtyard. These 1990's buildings are internally focused large spaces with rooflighting and a few smaller windows. These recent buildings have little external aspect to their context. In the masterplan a key site for development along the street was the site proposed for the new dining room building, as can be seen in this photograph of the original masterplan model.



ORIGINAL SITE MASPERPLAN MODEL WITH INDICATIVE PROPOSED NEW BUILDINGS

NEW RESTAURANT PAVILION

Existing Dining Room



The Barretstown Gang Camp Ltd wish to create a new Dining hall at Barretstown Castle to replace the existing Dining hall building which is now too small, internally focused, dark and gloomy and unsuitable for the users of the camp and requires updating in order to meet the current dining requirements at the camp. This existing building currently needs significant repair, refurbishment and upgrading.

The existing building is sited in a restricted location adjacent to the existing perimeter road and car park. Its structural solid stone walls and steel portal roof structure are inflexible. See adjacent photograph of the internal of the existing dining hall which is rooflit with small windows.

EXISTING DINING ROOM

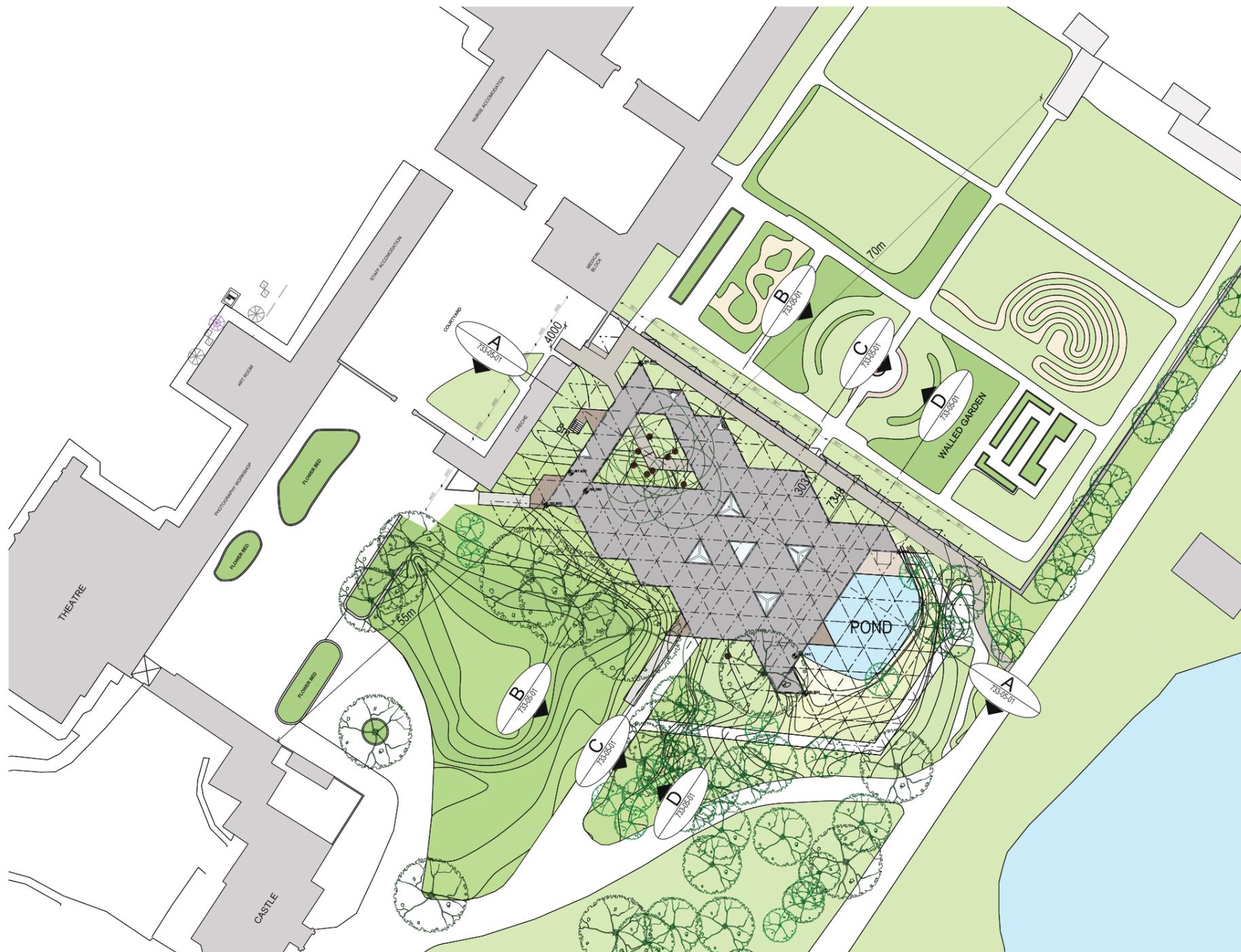
NEW RESTAURANT PAVILION

Proposed Dining Room Pavilion

A new larger building is proposed on another part of the site to replace the existing Dining Hall. The new building will be a more sustainable and open building, located centrally in the existing campus of buildings in a strategic location along the courtyard street, adjacent to the existing walled garden and nestled within the existing trees. The building will be more open and accessible for all users with glazed walls and doors connecting the internal dining room experience with the outdoor garden environment. The dining spaces and terrace will benefit from the southerly aspect and views over the existing large pond.

It is proposed to create a new larger building which is required to meet the space requirements and provide for more modern facilities to current regulation standards as follows:

- A larger dining area to meet the requirement of 250 people in 50/50 mix of children and helpers with appropriate dining areas, servery areas, seating space, circulation areas for wheelchairs users, and stage area etc.
- New restroom facilities, all part M accessible
- New kitchen and staff facilities
- New all-weather outdoor dining terrace
- A brighter more open dining space with views out to the landscape and adjacent ponds
- New A rated sustainable, easily maintained building, heating and cooling
- An exposed laminated wood structure and roof, with external natural wood cladding, all set on a steel and integrated precast concrete floating deck on mini piles.



PROPOSED SITE LAYOUT

NEW RESTAURANT PAVILION



AXONOMETRIC OF BUILDING



PERSPECTIVE VIEW FROM THE SOUTH

NEW RESTAURANT PAVILION

The concept for the building is to create a new lightweight “treehouse building”, an outward looking wood and glass pavilion which provides for a new restaurant building to meet modern standards. The pavilion is formed and designed to integrate completely with its surroundings and landscape, is formed around the existing trees and is designed to float above over the existing ground and existing small pond. (The building is set up on an array of mini piles to protect the existing trees and root structures and create minimum disturbance to the existing soil and context under the direction of an arborist).



PERSPECTIVE VIEW LOOKING INTO THE SPACE FROM THE MAIN ENTRANCE



PERSPECTIVE VIEW LOOKING ACROSS THE TERRACE

NEW RESTAURANT PAVILION



NEW RESTAURANT PAVILION

PERSPECTIVE VIEW LOOKING INTO THE SPACE FROM THE MAIN ENTRANCE



NEW RESTAURANT PAVILION

PERSPECTIVE VIEW LOOKING OUT FROM THE STAGE



PERSPECTIVE VIEW OF THE ENTRANCE RAMP THROUGH THE TREES

NEW RESTAURANT PAVILION



PERSPECTIVE VIEW FROM THE SERVICE ENTRANCE

Visual Impact

See Report by Molloy & Associates

The location new restaurant pavilion was carefully considered to so that it :

- would integrate and compliment with the existing complex of buildings and landscape. The building is located in an area which is currently underused and enclosed on 3 sides, by the existing single storey crèche building to the north, the existing 3.5 meter exterior of the walled garden stone wall to the east and the existing tall wall of yew trees to the west.
- was accessed through an existing gate from “the street”
- creates a communal building closer to the heart of the complex with views south over the lake over and distant hill views beyond.
- The location chosen for the building was also identified for a potential new building in the original site masterplan.

The building therefore is very well screened on all sides and will have minimal visual impact. It will only be seen as it's walls rise behind the existing walled garden and stone courtyard building or from the lake side walk.

The Conservation Report states that in summation “that no negative visual or physical impacts to the demesne’s very special architectural character heritage are predicted as arising from the development”



NEW RESTAURANT PAVILION

CONTEXTUAL ELEVATION

Materials



The materials proposed for the new restaurant pavilion have been carefully considered to:

- compliment and contrast with the original stone, House and Tower and farm outbuilding and also
- be in keeping with and consistent the wood clad original camp extension buildings of the 1990's
- Reflect the outdoor focus of the "Camp" and its integration with the natural environment
- Be sustainable building using mostly natural materials throughout, from the triangular organic lattice wood roof, to the horizontal natural timber cladding to the walls and external hardwood terrace with cable/wood handrails and openable walls.
- The building will fit in and then age gracefully into its environment.
- Be environmentally sensitive and aware, the materials are very renewable reflecting the "tree house" concept and its wooded context. Some playful localised coloured staining of the wood will enhance and lighten a building which will be used predominantly by children.



NEW RESTAURANT PAVILION

TOP:
BOTTOM:

TRIANGULAR ROOFLIGHTS
HORIZONTAL TREATED TIMBER CLADDING
WITH VARYING COLOURS THROUGHOUT

METAL BALUSTRADE AND TIMBER ANTI SLIP DECKING

Archaeology

See Report by Collin O'Drisceoil

Background

Barretstown Castle is a 15th century tower house that was adapted into a estate house by the mid-19th century to form the centre of an estate owned by the Burrowes family (the Baronets of Giltain). During the Burrowes ownership, the tower House was altered and incorporated into a two storey Victorian house. In 1977 the last private owner, Mr. W. G. Weston, presented the castle and lands to the State which subsequently leased it and the grounds to the Barretstown Gang Camp Fund.

Archaeological Monument

"The proposed development is located in the immediate vicinity of a medieval four storey tower house (RMP KD 024-029). This is one of over 100 tower houses built in the greater Dublin region during the late medieval period (Murphy & Potterton 2010, 149, 155). The tower, which has never been fully surveyed, has a rectangular plan (int. 6.8m E-W; 4.5m N-S; wall T 1.3m) and is attached to a large two storied 'slightly Ruskinian Gothic Victorian' house (Bence-Jones 1978, 33). The house is built around the south and west face of the tower house (Figure 7). In the east the tower is abutted by a small square building and walled courtyard with crenelations. The tower house has been completely modernised and the original floor levels have been extensively altered; it would appear all architectural features such as crenelations, arrow loops, and arched windows and doors are all reconstructions. The exterior of the structure and latter additions are pebble-dashed and covered with ornamental ivy."



VIEW OF CASTLE

NEW RESTAURANT PAVILION



AERIAL VIEW OF CASTLE AND COMPLEX
NEW RESTAURANT PAVILION

Proposed mitigation strategy

Archaeological test-excavations are required to present a comprehensive assessment of the impact on archaeology. It is recommended that archaeological testing be carried out as a condition of planning and under licence to the National Monuments Service of the Department of Arts, Heritage and the Gaeltacht to assess if any sub-surface archaeological remains, and in particular structures and features relating to the tower house, will be impacted upon by the proposed development.

Architectural Conservation

See Report by Molloy & Associates

The new building has been carefully designed to have no impact on the original buildings or garden walls and has been carefully designed to float above, yet intergrate with the existing landscape, with its trees and pond.

"The proposed site was carefully selected as having the best aspect for a dining room pavillion whilst having the least potential to adversely adversely disrupt the established architectural and environmental character of the demesne."



VIEW OF BARRETSTOWN HOUSE

NEW RESTAURANT PAVILION

Ecology

See Report by RPS, specifically regarding methodology for felling of trees.



VIEW OF SITE

NEW RESTAURANT PAVILION

Tree Survey and Arborists Report

The Arborist Felim Sheridan Reports on:

- 1) The present condition of the trees within the area
- 2) Impact of the proposed development on the trees

The report assesses the Arboricultural value, Landscape value and Cultural value with varies classifications, species, age ,condition crown and root spreads.

The design and layout of the building was then developed to address and respond very sensitively to the context of the trees, the crown and root-spreads and a structure and form set out in the report and a design developed to integrate the building into the context with as minimal effect on the trees a possible. The integration of the building with the trees is a key concept of the design (“a treehouse”), and the form, material, height and suspended structure of the building is derived directly on the conent and recommendation in the report and from discussions with Felim on how to address these considerations.

The report set out the Tree Protection strategy for Pre /Construction and Post Construction works.



AERIAL VIEW OF WALLED GARDEN

NEW RESTAURANT PAVILION

Sustainable Strategies

See reports by Ramsay Cox & Associates and Casey O'Rourke Associates

Sustainable Design Criteria Adopted to reduce energy consumption and carbon emissions associated with the development:

- Natural ventilation is provided wherever possible. This will assist with summer cooling and avoid the need for air conditioning.
- Night cooling by running the supply and extract systems controlled by the BMS could provide free cooling by pre-cooling the building at night in advance of an expected warm day.
- High efficiency luminaire technology will be used to minimise lighting electricity costs.
- The building management system will be fitted with energy monitoring systems to allow the client assess the running costs.
- Highly insulated and airtight building which will be very energy efficient.
- South facing glass windows with overhang to maximise solar gain in winter.
- Natural sustainably sourced building materials and cladding.
- Suspended ground floor structure with minimal impact possible on the ground level, including trees, tree roots, flora and fauna.



VIEW OF CASTLE

NEW RESTAURANT PAVILION

Existing Dining Hall Re-Use



In the future when the new proposed dining pavilion building is complete (and after planning is received) the existing building will be adapted and repaired and potentially reused for new recreational facilities and/or some larger bedrooms for the helpers who currently share communal dormitory accommodation. These proposals therefore will not increase the number of people at the Barretstown Camp but will upgrade and update the accommodation for them. The existing services were recently upgraded and this new facility and the proposed amendments to the existing will create no significant increase in the load (additional people) on existing services or infrastructure at Barretstown.

AERIAL VIEW OF DEVELOPMENT

NEW RESTAURANT PAVILION

NEW RESTAURANT PAVILION