



Meeting:	Estates Policy Committee	Attendees: Prof. Veronica Campbell (Bursar/Director of Strategic Innovation) Mr Andrew Grainger Prof. John Parnell (Professor of Systematic Botany) Mr Mike Clark (Director of Campus Infrastructure) Dr Ruth Doherty (minutes)	
Date:	21/06/2019	Apologies: Ms. Geraldine Ruane (Secretary, Chief Operating Officer) Dr Aidan Seery (Chair), Prof. Christine Casey, President GSU, CFO	
Chair:	Veronica Campbell (Acting Chair)		
No	Title /Agenda item	Decision / Action	Assigned to:
1	Welcome and Apologies	For today's meeting, the items 'Historic Accommodation Buildings Rubrics and Chief Steward's House' and 'Dartry Accommodation Project' were moved up the agenda ahead of 'TBS Building Management Committee' and 'Estates Strategy Document'.	
EPC/18-19/001	Review of minutes of 22 March 2019	The minutes of 22 March 2019 were deferred for approval at a future meeting.	
EPC/18-19/002	Matters Arising/Actions taken	This item is carried over to the next meeting.	
EPC/18-19/003	E3 Learning Foundry planning application	Deirdre O'Shea (Project Manager) and Simon Doody (Feilden Clegg Bradley Studios) joined the meeting. A memo outlining the planning permissions that are to be sought from Dublin City Council had been circulated in advance. Following a presentation on the design of the E3 Learning Foundry feedback was provided by the Committee. In response to a query about a green wall, it was noted that this would have to incorporate a research component and the design team are in	



consultation with a Trinity researcher who works in this field. The cost of maintaining a green wall was noted.

Input from the Health & Safety Officer is to be sought in relation to the roof garden. Input from the Head Gardener is to be sought for infrastructure for rainwater collection and storage. The options for planting on the roof were discussed and the Project Manager will engage with the Grounds & Gardens Advisory Group with proposed planting schemes.

The requirement for transportation infrastructure between the roof garden and the labs in the basement was discussed and the architect confirmed that a lift was included.

The ventilation of the building was discussed and the Project Manager was to confirm whether the building will be certified by the International WELL Building Institute.

It was noted that sustainable sourcing is being considered and internal design ideas are being captured from the academic community and considered in terms of cost and impact.

The Committee considered and approved the demolition of the Anatomy annexe building with the concomitant creation of a new plaza area that will benefit the east end of the campus and facilitate a direct entrance to the Anatomy museum.

The Gate Lodge was discussed and it was noted that the Gate Lodge is referred to in the mini



		<p>masterplan, and is to be considered as part of a future phase of development in the east end.</p> <p>It was noted that pre-planning discussions with Dublin City Council have taken place.</p> <p>Decision of EPC: The Committee approved that the E3 Learning Foundry proceed to submission of planning permission, noting that the project aligns with the Estates Strategy.</p> <p>Actions:</p> <ol style="list-style-type: none">1. Project Manager to engage with the Grounds & Gardens Advisory Group with proposed planting schemes, including for the roof area.2. Project Manager to confirm whether the building will be certified by the International WELL Building Institute.	
EPC/18-19/004	Historic Accommodation Buildings – Rubrics and Chief Stewards House	<p>The Dean of Students attended in his capacity as Project Sponsor.</p> <p>The Committee received a presentation on the proposed refurbishment of the Rubrics and the Chief Steward’s House to provide residential accommodation and research space for Fellows and Provosts emeriti. The project is specified in the university’s Estates Strategy.</p> <p>This was an early consideration of the project by the Committee, noting that the approval of the Estates Policy Committee will be required prior to submission of planning permission.</p>	



		<p>During discussion, the following points were made: constraints regarding room size; Q2 2022 is the conservative timeline for completion due to issues which may be encountered during the works owing to the heritage nature of the building fabric; contingency funds have been included in the budget; surveys and studies will be conducted to mitigate the risk of unforeseen issues, and the financial model will be refined based on the results of these surveys/studies. Construction inflation and availability of craftspeople were noted as potential risks.</p> <p>The inclusion of external stair towers are not included in the design due to financial considerations, noting that the provision of accessible residential accommodation should be considered in the context of the entire campus.</p> <p>Decision of EPC: The Committee welcomed the initiation of this project and confirmed that the project aligns with the Estates Strategy.</p>	
EPC/18-19/005	Dartry Accommodation Project	<p>The Dean of Students gave an update on the Dartry Accommodation Project.</p> <p>The rationale for the change of scope to remove the three period houses from the project was presented and approved by the Committee.</p> <p>There was a discussion of the shared bathroom model. The design has been benchmarked against similar accommodation (dormitory style, twin bedrooms, single bedrooms, bedrooms with</p>	



ensuites or shared bathrooms) in the United States, United Kingdom and Continental Europe.

There was a discussion on interior design and the advantages of non-fitted furniture were noted. A sample room showing sample furniture will be constructed. Colour options for the interior design are to be brought back to Estates Policy Committee for approval.

It was confirmed that the design includes for four new assistant warden rooms.

The highest point in the building will be 8 storeys. The finishes are not yet determined but will be brought forward to a future meeting.

There was discussion on the Botanic Gardens and the arboretum and the opportunity to make the space more accessible to students. The inclusion of teaching space to support botany teaching was raised.

The necessity of removing some existing trees as part of the works was noted. The sourcing of replacement trees affords an opportunity to enhance Trinity's collection of specimen trees. The replacement trees will be a mixture of saplings, trees in middle life and mature trees. It was noted that engagement with staff from Botany regarding tree options to date has been very good. The Committee requested that the Professor of Botany (1711) and the Curator of the Botanic Gardens be involved in further consultation.



		<p>A concern was raised that due to Brexit uncertainty, sourcing trees from the UK may become difficult, or costs may rise. In response it was noted that a consultant within the project team is investigating suppliers in Europe.</p> <p>Decision of EPC: The Committee noted the current update on the Dartry Accommodation project. The project will return to the October meeting of the Committee, prior to submission of planning permission.</p> <p>Actions:</p> <ol style="list-style-type: none">3. Project to present internal design and colour palette at a future meeting4. Project to consult with the Professor of Botany and the Curator of the Botanic Gardens	
EPC/18-19/006	TBS Building Management Committee	<p>Decision of EPC: The terms of reference and membership of a building management committee for the Trinity Business School, with the Bursar chairing in the first instance, was approved.</p>	
EPC/18-19/007	Estates Strategy document	<p>The Estates Strategy for the Trinity campus has been finalised and publicly launched. New projects coming before Estates Policy Committee must map to the Estates Strategy. In response to a query, the Bursar reported that a copy of the Estates Strategy had been issued to Dublin City Council and it was</p>	



		<p>acknowledged that a specific information session with DCC may be helpful.</p> <p>There was a brief discussion on learning spaces. It was noted that Trinity now has a 2-person space planning team within Estates & Facilities.</p> <p>Action:</p> <ol style="list-style-type: none">5. Director of Campus Infrastructure to bring an Estates Strategy implementation plan to the next meeting of Estates Policy Committee.	
EPC/18-19/008	AOB	<p>The Bursar gave a verbal update gave an update on the Estates Policy Committee for 2019/20.</p> <p>The Committee should have visibility of new projects as early as possible. The schedule of meetings of Estates Policy Committee is to be mapped to anticipated submission dates for planning permission. It was noted that the sequencing of approvals is important and that relevant items should be brought to Estates Policy Committee before they are brought to Board.</p>	
	Date of next meeting:	To be scheduled.	