

Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9  
May 2021

# HOLY CROSS COLLEGE SHD





Prepared by

# CWTC Multi Family ICAV

acting on behalf of its sub-fund DBTR DR1 Fund

Design Team

## Henry J Lyons



o'mahony pike mcculloughmulvinarchitects

**SYSTRA** O'Donnell+Tuomey



# ARUP



# Document Contents

## 1.0 INTRODUCTION

1.0	Overview of Documents	6
1.1	Summary of Overall Proposed Development	7
1.2	Project Description	8
1.3	Pre-application Engagement	9

## 2.0 SITE LOCATION & CONTEXT

2.1	Site Location	12
2.2	Site Ownership	15
2.3	Existing Site Layout	16

## 3.0 SITE STRATEGY

3.1	Character Areas	24
3.2	Masterplan Strategy	33
3.3	Site Layout Strategy	34
3.4	Compliance With Masterplan Objectives	36
3.5	Height & Design Strategy	38
3.6	Taller Buildings Strategy	40
3.7	Site Phasing	43

## 4.0 URBAN DESIGN & LANDSCAPING

4.1	Landscape Response To Masterplan	46
4.2	Vehicular Access & Movement	48
4.3	Pedestrian & Cyclist Permeability	49
4.4	Site Servicing	50
4.5	Public Open Space Interface	52
4.6	Site Permeability	53

## 5.0 RESIDENTIAL QUALITY

5.1	Apartment Design	56
5.2	Dual Aspect Ratio	60
5.3	Communal Open Space Provision	63
5.4	Daylight, Sunlight & Overshadowing Study	66
5.5	Residential Tenure & Mix	68

## 6.0 RESIDENTIAL AMENITY

6.1	Communal & Residential Amenity Facilities	72
6.2	Non-Residential Uses	75
6.3	Bicycle Parking	76
6.4	Basement Car Parking	77

## APPENDIX 1 : SCHEDULE OF ACCOMMODATION









# INTRODUCTION



# 1.0 OVERVIEW OF DOCUMENTS

The scheme as proposed has been designed by Henry J Lyon (as Executive Architects) along with O'Mahony Pike Architects, McCullough Mulvin Architects and O'Donnell & Tuomey Architects.

As such the Strategy and Design Statements for the site are set out across a number of documents set out as follows:

Strategy Documents -

- Volume 1. Masterplan
- Volume 2. Site Design Strategy

Design Statements -

- Volume 3a. Architectural Design Statement Block B1, B2, B3, C1, C2 & D2 (Henry J Lyons)
- Volume 3b. Architectural Design Statement A Blocks (O'Mahoney Pike Architects)
- Volume 3c. Architectural Design Statement Block E1 & E2 (McCullough Mulvin)
- Volume 3d. Architectural Design Statement Block D1 (O'Donnell + Tuomey)

Sitewide Reports -

- Volume 4. Dual Aspect Analysis Report
- Volume 5. Housing Quality Assessment Report

The documents should be reviewed in order as set out above to understand the scheme principles and the development as proposed.

This Site Strategy Report provides an overview of the key approaches to the site's design, collating each of the architectural inputs to the overall strategy (each of which is set out more fully in a dedicated Architectural Design Report).





## 1.1 SUMMARY OF OVERALL PROPOSED DEVELOPMENT

The development will consist of the construction of a Build To Rent residential development set out in 12 no. blocks, ranging in height from 2 to 18 storeys, to accommodate 1614 no. apartments including a retail unit, a café unit, a crèche, and residential tenant amenity spaces. The development will include a single level basement under Blocks B2, B3 & C1, a single level basement under Block D2 and a podium level and single level basement under Block A1 to accommodate car parking spaces, bicycle parking, storage, services and plant areas. To facilitate the proposed development the scheme will involve the demolition of a number of existing structures on the site.

The proposed development sits as part of a wider Site Masterplan for the entire Holy Cross College lands which includes a permitted hotel development and future proposed GAA pitches and clubhouse.

The site contains a number of Protected Structures including The Seminary Building, Holy Cross Chapel, South Link Building, The Assembly Hall and The Ambulatory. The application proposes the renovation and extension of the Seminary Building to accommodate residential units and the renovation of the existing Holy Cross Chapel and Assembly Hall buildings for use as residential tenant amenity. The wider Holy Cross College lands also includes Protected Structures including The Red House and the Archbishop's House (no works are proposed to these Structures).

The residential buildings are arranged around a number of proposed public open spaces and routes throughout the site with extensive landscaping and tree planting proposed. Communal amenity spaces will be located adjacent to residential buildings and at roof level throughout the scheme. To facilitate the proposed development the scheme will involve the removal of some existing trees on the site.

The site is proposed to be accessed by vehicles, cyclists and pedestrians from a widened entrance on Clonliffe Road, at the junction with Jones's Road and through the opening up of an unused access point on Drumcondra Road Lower at the junction with Hollybank Rd. An additional cyclist and pedestrian access is proposed through an existing access point on Holy Cross Avenue. Access from the Clonliffe Road entrance will also facilitate vehicular access to future proposed GAA pitches and clubhouse to the north of the site and to a permitted hotel on Clonliffe Road.

The proposed application includes all site landscaping works, green roofs, boundary treatments, PV panels at roof level, ESB Substations, lighting, servicing and utilities, signage, and associated and ancillary works, including site development works above and below ground.



Artist's Impression showing public amenity space - 'Formal Green'

## 1.2 Project Description

The vision for the development seeks to realise the potential of this underutilised and important area in Drumcondra, ensuring that the scale of the development seamlessly blends into the existing neighbourhoods.

The proposed development provides a build to rent development comprising of a range of residential typologies in a landscaped environment with associated tenant amenities.

The goal of the client is to provide an exemplar Build To Rent scheme, which fully embraces the Build to Rent ethos to provide quality architecture and environment for its residents.

The scheme has been designed focusing on creating a vibrant community and sense of place for inhabitants and visitors. This focus manifests itself in many facets of the design proposal, through its striking architectural expression, its intelligent use of rich materials and most evidently through the creation of the generous open public and tenant spaces.

Cognisant of the low scale nature of its wider context, the development gradually steps from three and five-storey perimeter blocks to a six storey shoulder height addressing the formal green complimented by two landmark blocks that are placed centrally and appropriately within their respective character areas. The response to context and orientation is fundamental to the scheme massing. It facilitates both daylight and sunlight penetration to allow the public and residential amenities to be of the highest quality.

The layout of the scheme has been designed with residents at the very forefront while addressing its environment. The design team have considered the quality of the shared living spaces and the importance of natural daylight by providing large glazed windows in each apartment.

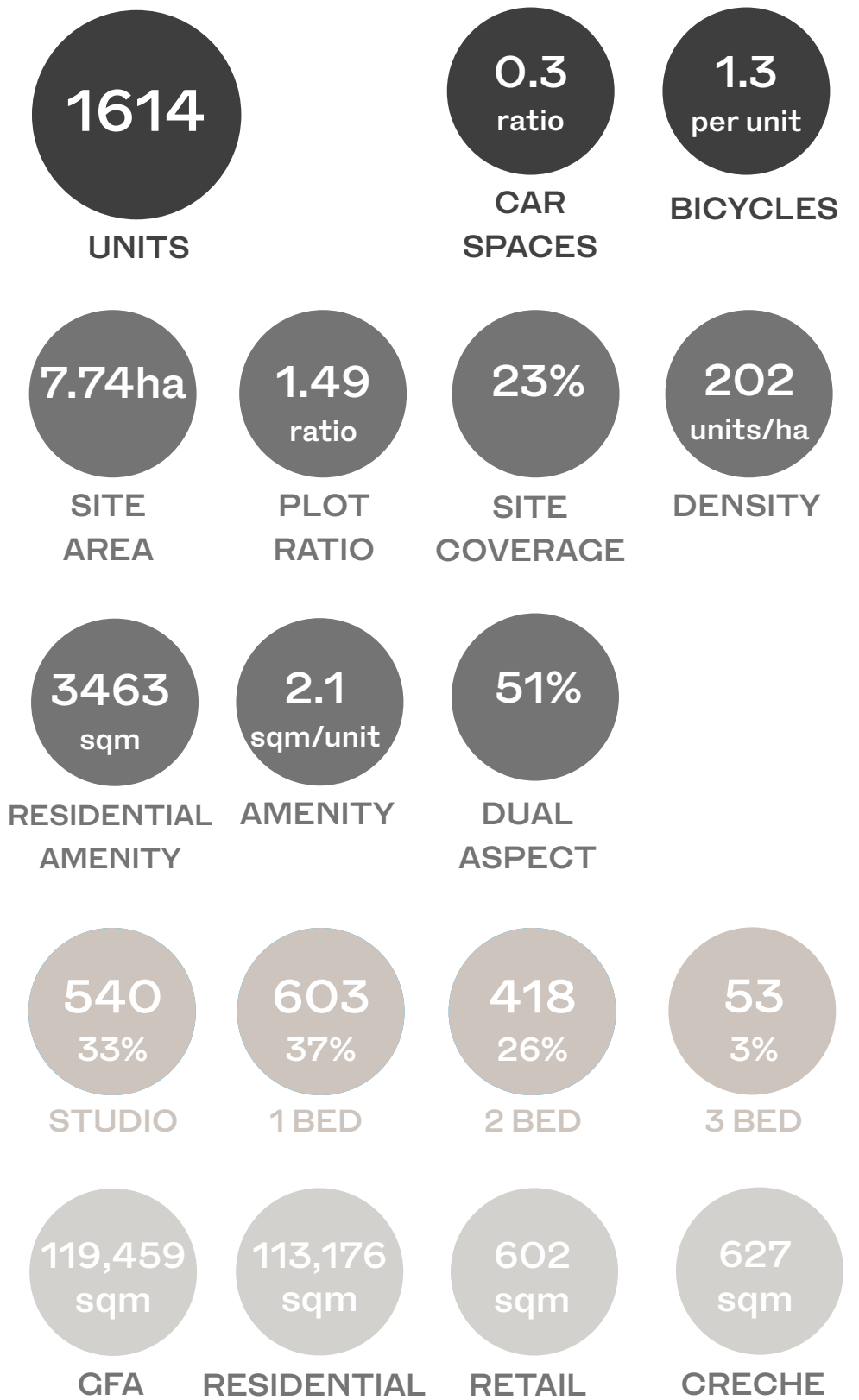
The development comprises of a mix of the following uses:

- c.1614 residential units as summarised on the adjacent table
- 10% Affordable Housing
- 10% Social Housing
- Retail space
- Creche

In addition the site wide scheme will also deliver:

- increased permeability of the site from the Drumcondra Road and Clonliffe Road, integrating with the neighbouring communities
- vibrant new destination with diverse character, building on the heritage of the site

In assessing the history of the site, we have derived a masterplan which respects the existing historical landscape, roads, and walkways, which date back to the construction of the college. In adhering to the emerging site specific parameters, a series of potential development pockets have been identified amongst the mature trees, historically identifiable routes and vistas which are respectful of the setting and preserve the site character which has been enjoyed by the public over time as institutional lands. This has informed the geometries of the new proposed buildings, which are designed to fit within this historic landscape.



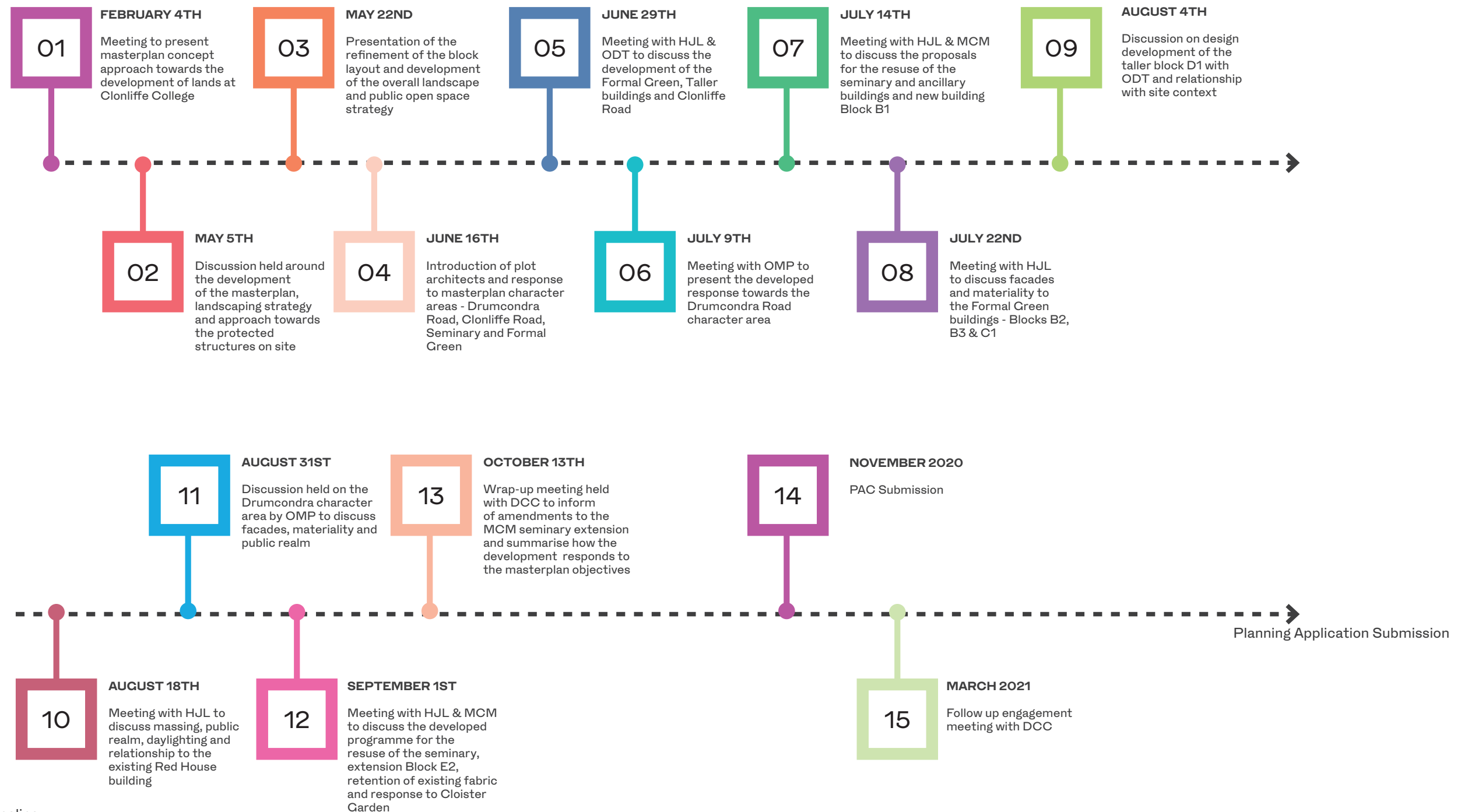


## 1.3 Pre-Application Engagement

The proposed scheme is the result of close engagement with Dublin City Council on issues relating to the masterplan for the future development of the site and the emerging design response.

The proposed massing is the result of a iterative design evolution and the careful analysis of the site and surrounding context, opportunities and constraints.

Factors such as high levels of daylight and sunlight, access to the scheme, creating a pedestrian priority and friendly environment and ensuring that the massing and scale of the project relates to the immediate and wider context, whilst making the best opportunity of the opportunity to deliver a scheme which maximises the sites' potential, have been key topics of discussion with Dublin City Council throughout these meetings.



Pre-Application Meeting Timeline







## SITE LOCATION & CONTEXT



## 2.1 Site Location

The application site sits within the masterplan lands at the Clonliffe College lands located in Drumcondra which forms part of the 19th century built up area of Dublin city, immediately located outside the Canal Ring. It is a vibrant urban village with a strong mix of retail, services, cafe-restaurants, employment, and education, with excellent transport links to the city centre and beyond.

The Clonliffe College lands, subject to the accompanying masterplan, are approximately 8 ha in size and are located 1.7 km north of Dublin City Centre. The lands comprise the Clonliffe College seminary, Holy Cross lands and are bound by Clonliffe Road, Drumcondra Road, the River Tolka, and Belvedere sports pitches and residential development to the east. These lands are comprised of Z1, Z9 & Z12 zoned lands.

The existing site contains a number of institutional buildings (some of which are protected structures), and a large number of mature trees.

The surrounding area is predominately residential in nature, with other land uses such as light industry, and commercial enterprise adjacent.



Site Location

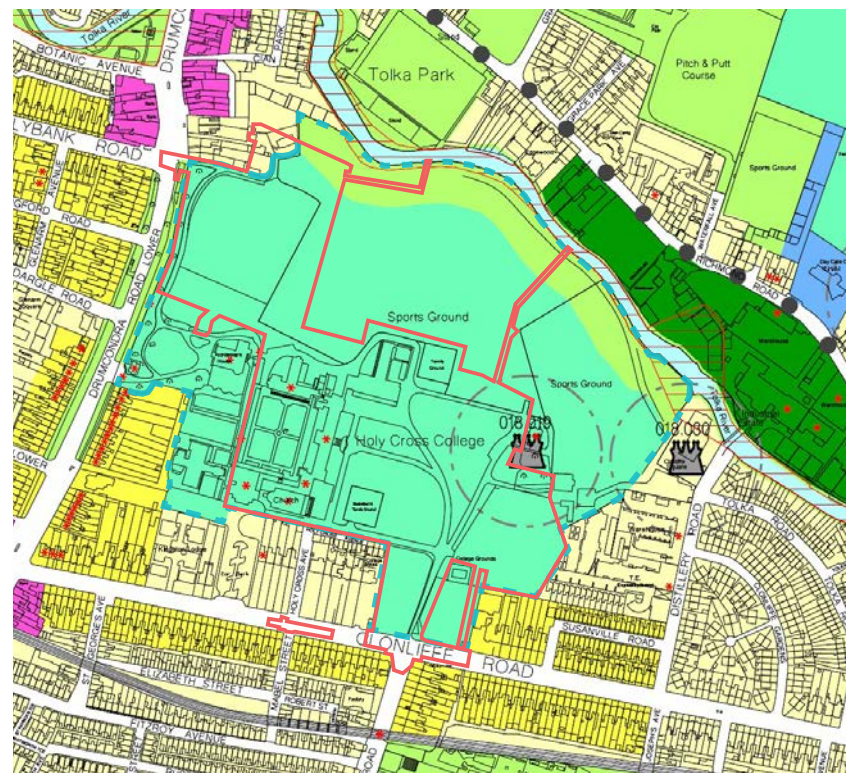




Aerial Photo - View Looking South

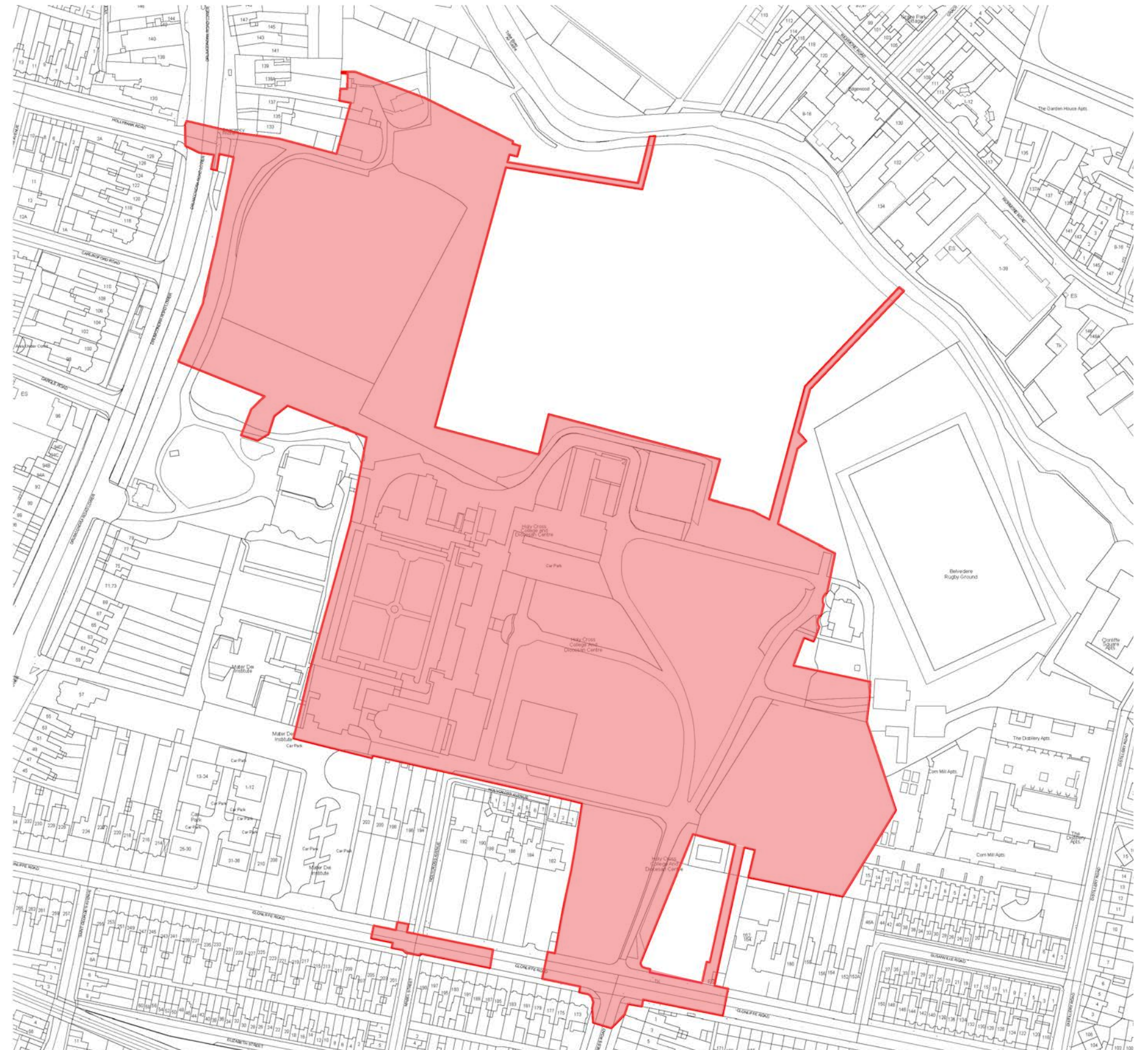


The subject area of the application is 8ha, as denoted by the red line on the drawing to the right.



Map - Extract from DCC Zoning Map E (Source: DCC, 2016)

- Z12 Lands
- Z9 Lands



Site Location Map

- Planning Boundary

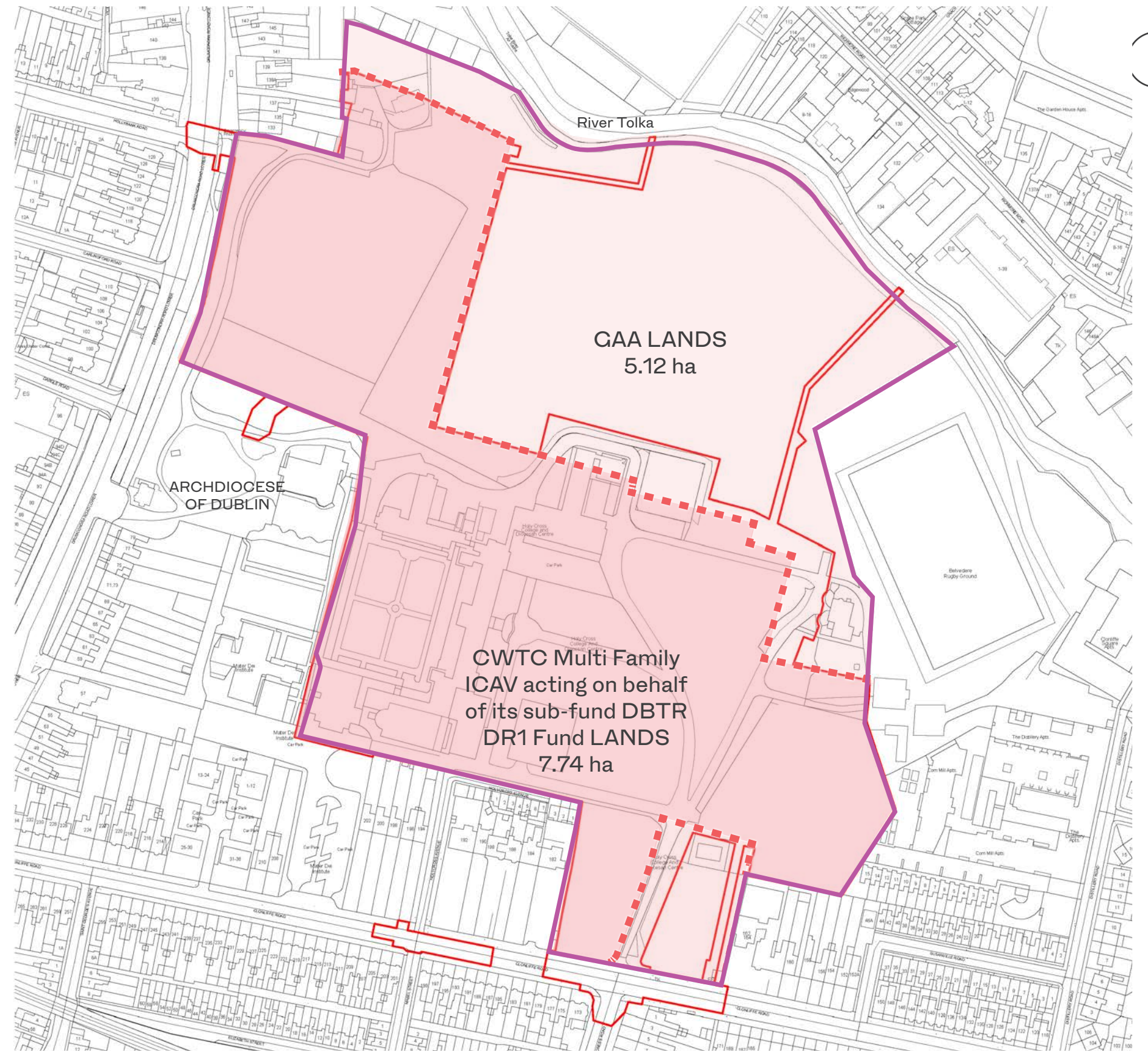


## 2.2 Site Ownership

The development lands subject to the planning application are made up of CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund lands, 8 ha which encompasses the existing seminary building, Holy Cross Church and library, and includes a portion of site to the North-West.

The GAA have earmarked the area to the North-East of the adjoining lands for the development of recreational facilities and also a pocket of land to the South along the entrance avenue off Clonliffe Road for a permitted hotel (subject of a separate application).

Phasing of the development is addressed later in this chapter.



- Lands to be Acquired by the GAA
- Lands to be Acquired by CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund
- Joint Development Boundary (CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund & GAA Lands)
- Shared Interface (CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund & GAA Lands)

Site Ownership Map



## 2.3 Existing Site Layout

The development lands subject to this application stretch from Drumcondra Road to Clonliffe Road.

There are a number of historical buildings located on the proposed development site which play a crucial role to informing the site strategy.

These buildings consist of the structures of Clonliffe College which have been identified on the Record of Protected Structures of Dublin City Council. These are (as noted on the RPS) The Main Block, Holy Cross Church, South Link Building, Ambulatory and Assembly Hall are all listed under RPS Ref. No. 1901. The Archbishop's House, on Drumcondra Road Lower, is listed under RPS Ref. No. 2361. The Red House is listed under RPS Ref. No. 1902. The Red House is also included on the Record of Monuments and Places, Ref. No. O18-019.

They were constructed between 1876 and 1969. They consist of structures that were constructed associated with the institutional use of the site. Later alterations and additions to the protected structures have detracted from the original character and have created an inward looking configuration of buildings around the cloister gardens, turning their back on the wider Clonliffe Road.

Please refer to section 4.10 - Conservation and Re-use of Existing Buildings, of Volume 1. Masterplan document for more information.

The mature character of the site has been a significant driver for the site strategy response.

Works proposed by the GAA are not included within this application.

Please refer to David Slattery Conservation Architects Report for further details.



— Planning Boundary

Existing Site Layout





Aerial View - View from Richmond Road Looking South





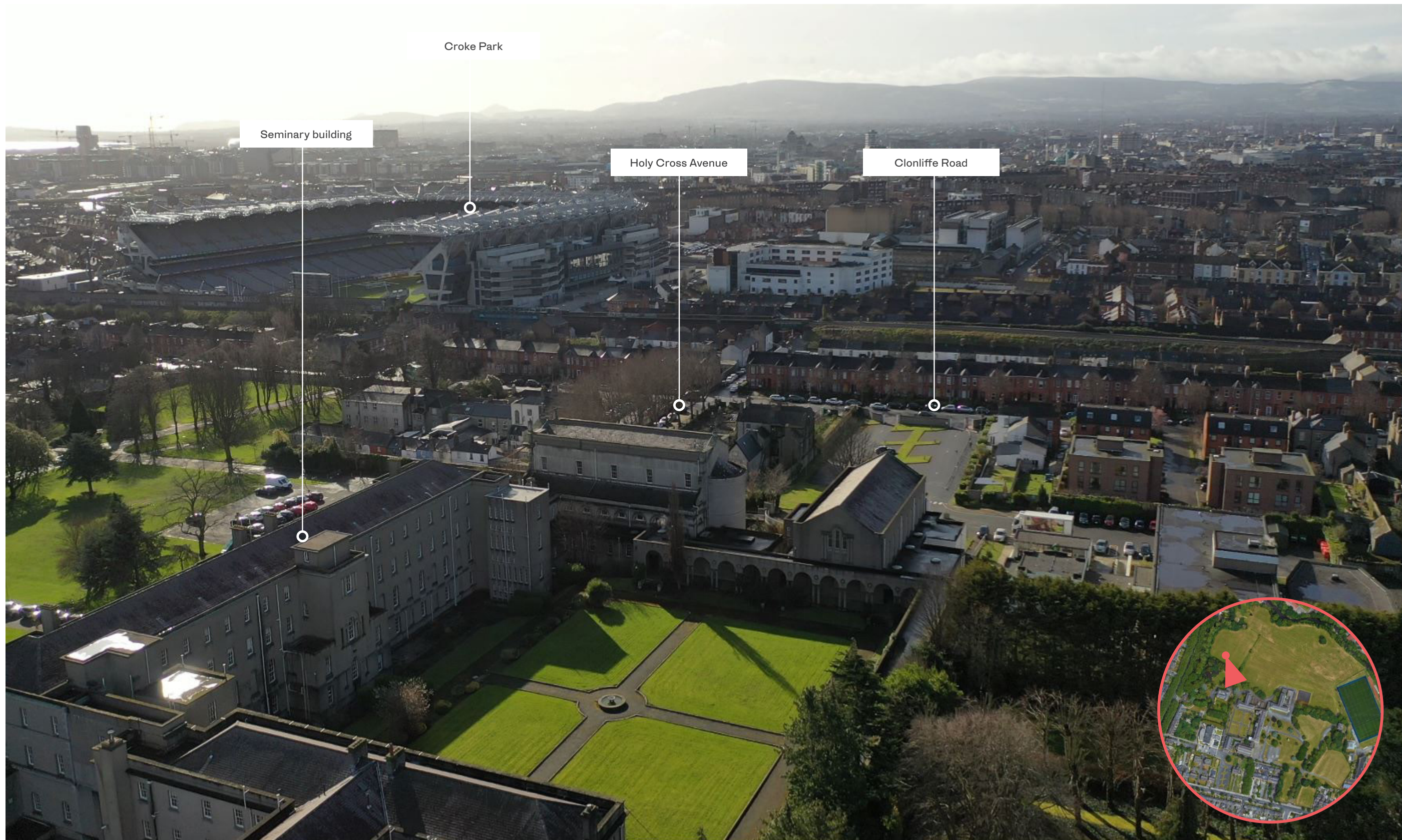
Aerial Photo - View from Drumcondra Road Looking East





Aerial Photo - View Looking East





Aerial Photo - View Looking South



The site has a significant number of trees and for the most part exist in clusters as avenues or wooded areas with some specimens planted throughout. These are of ecological, environmental, historical and aesthetic value and are noted as one of the sites key assets and features.

The adjacent drawing shows the extent of existing trees on the site. Consideration of the location and quality of trees has been a key factor in identifying opportunities for development on the site.

Accompanying this application is an Arboricultural Report, Tree Constraint Drawings, Tree Impact Drawings and Tree Protection Plan drawings prepared by The Tree File Consulting Arborists.

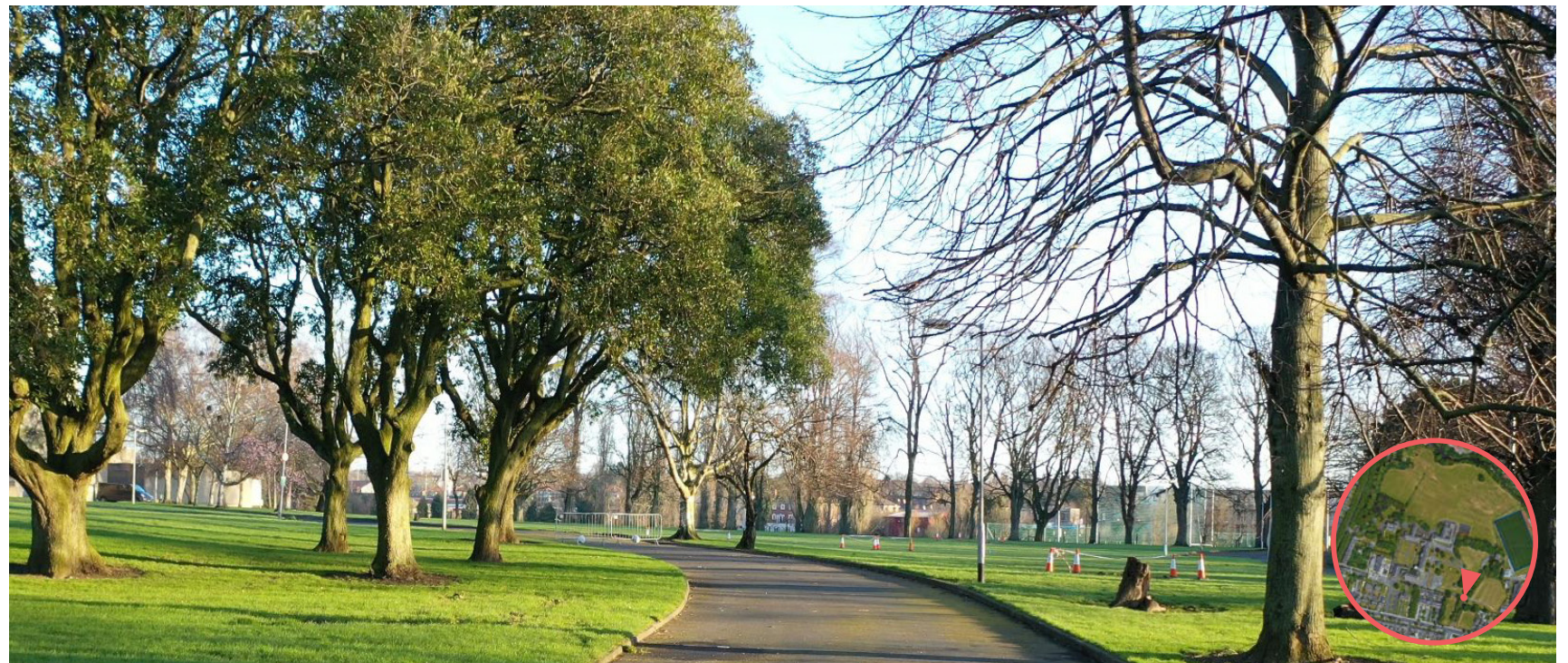


Photo - View Looking North Along Central Avenue



Photo - View Looking North Along Entrance Avenue







# SITE STRATEGY





### 3.1 Character Areas

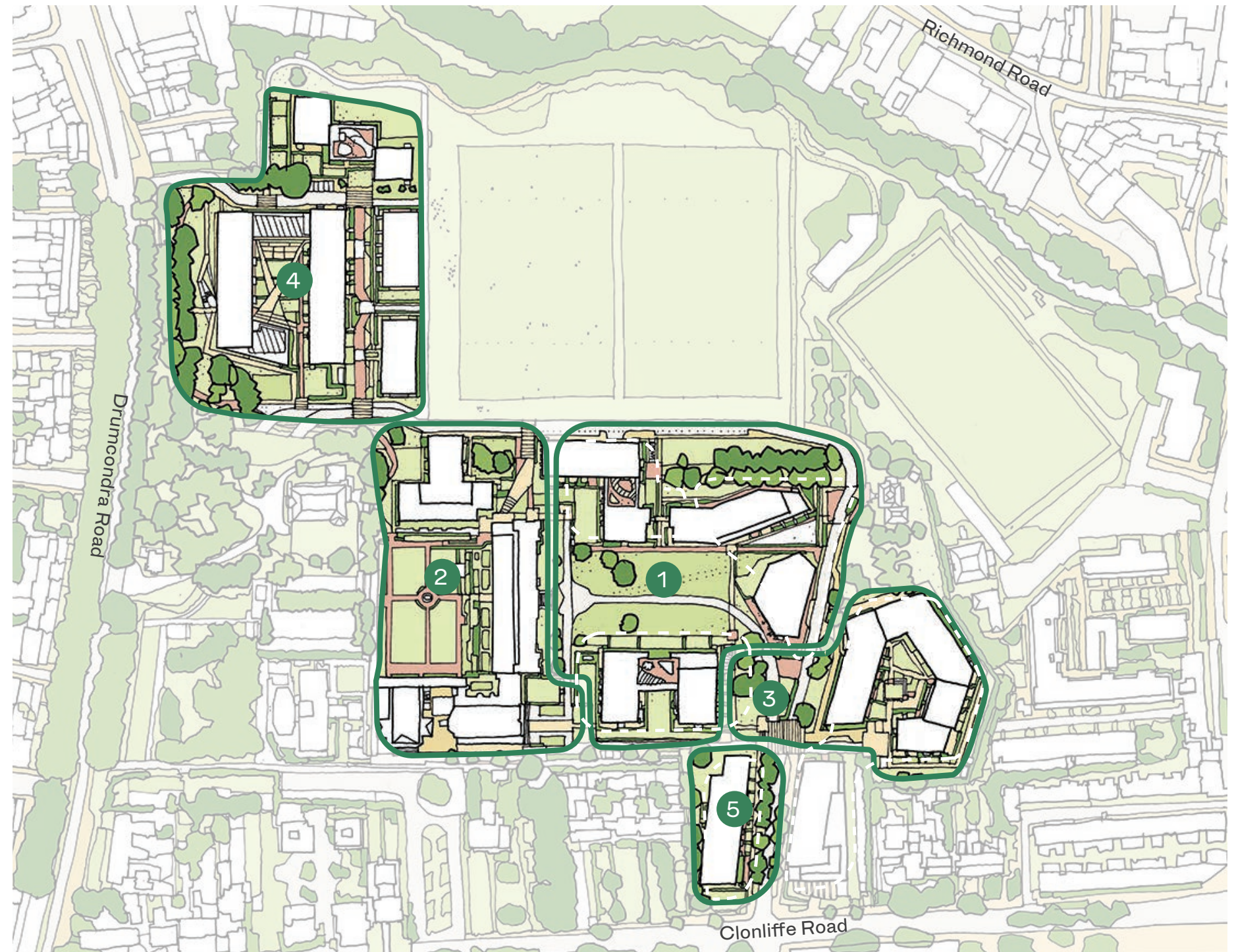
The development site is surrounded by a well established urban grain with varying character - Drumcondra Road, Clonliffe Road, Richmond Road and wider environs.

The site is of a scale such that there are localised contextual characteristics which influence the various areas of development. The development areas within the masterplan can be broken into a number of key character areas.

Each character area will respond to its local prevailing conditions through variance in architecture, materiality, height and landscaping.

Diversity, whilst maintaining a consistent approach towards the development of the site, will ensure an appropriate and sympathetic development of high quality will integrate into the surrounding context. To ensure the scheme delivers a rich and appropriate variety of architectural responses, the character areas have been divided amongst a design team consisting of four award-winning architectural practices.

- 01 Formal Green
- 02 Holy Cross and Cloister Garden
- 03 Arrival Gardens
- 04 Drumcondra Gardens
- 05 Clonliffe Road

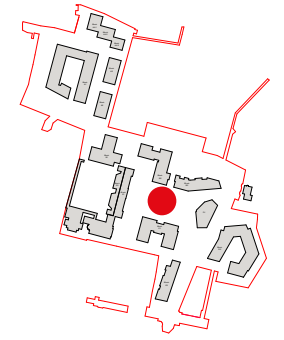


Illustrative Sketch - Proposed Site Strategy



The following extracts from the NMP Landscaping report intend to illustrate the landscaping design strategy for the character areas identified on the previous page.

Please refer to Niall Montgomery & Partner Landscape Report for further details.



## 1 The Formal Green



Illustrative Plan - The Formal Green - Extract from Niall Montgomery & Partner Landscape Report

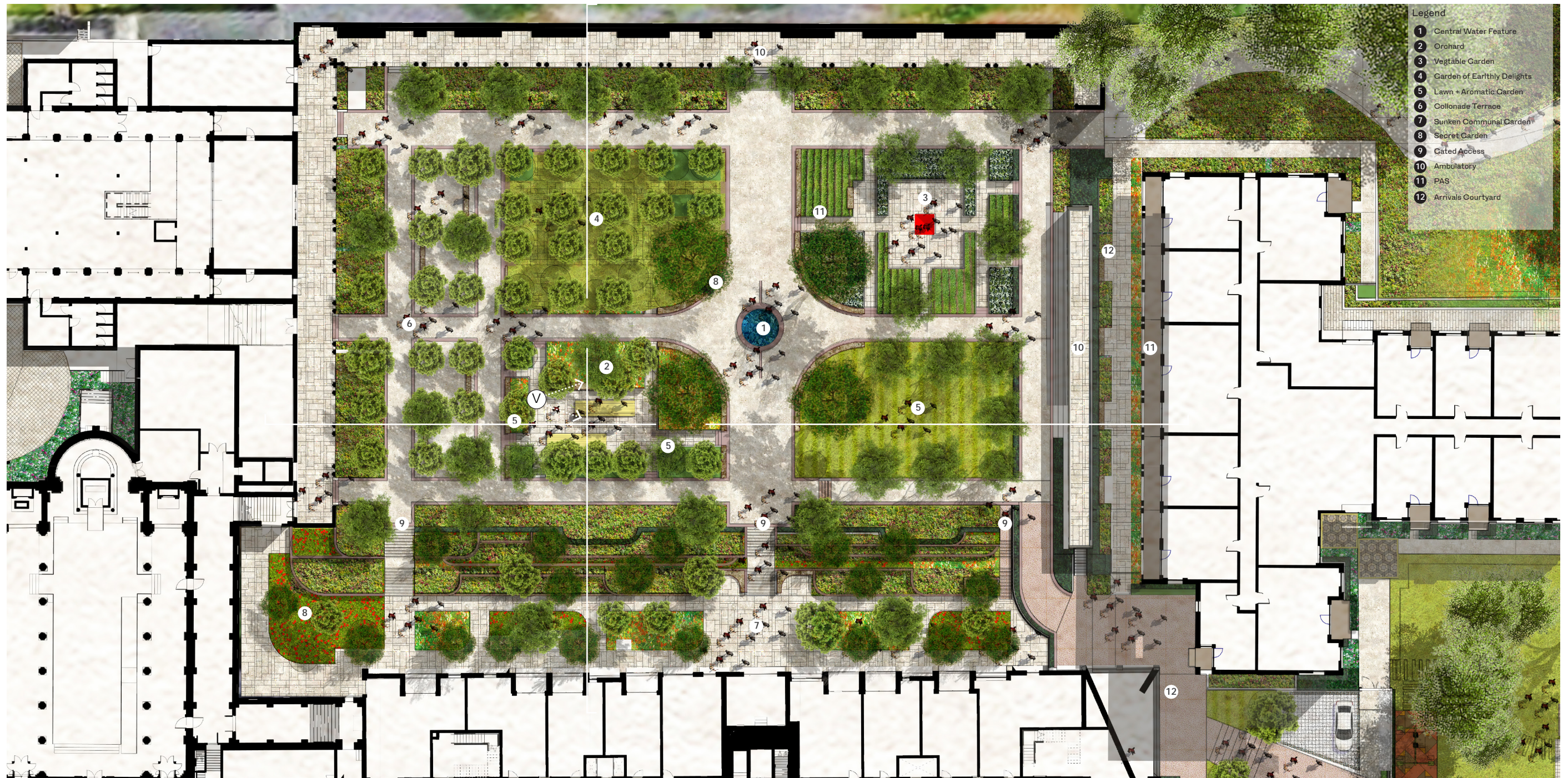
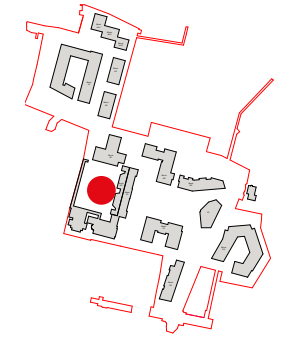




CGI from Formal Green - Extract from Niall Montgomery & Partner Landscape Report



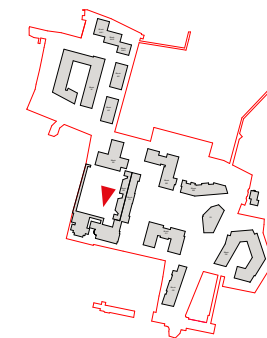
## 2 The Cloister Garden



- Legend**
- 1 Central Water Feature
  - 2 Orchard
  - 3 Vegetable Garden
  - 4 Garden of Earthly Delights
  - 5 Lawn + Aromatic Garden
  - 6 Colonnade Terrace
  - 7 Sunken Communal Garden
  - 8 Secret Garden
  - 9 Gated Access
  - 10 Ambulatory
  - 11 PAS
  - 12 Arrivals Courtyard

Illustrative Plan - Cloister Garden - Extract from Niall Montgomery & Partner Landscape Report

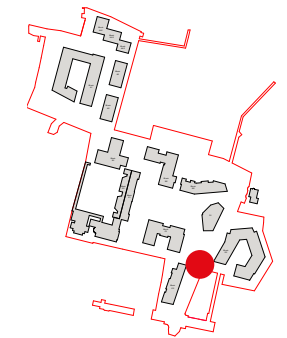




CGI from Cloister Garden - Extract from Niall Montgomery & Partner Landscape Report



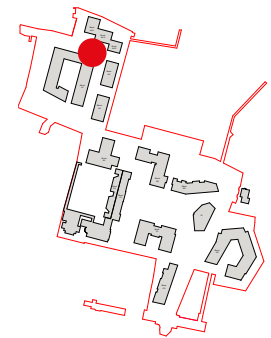
### 3 Arrival Gardens



- Legend**
- 1 Arrival Plaza
  - 2 Gateway Garden
  - 3 Sunken Lawn
  - 4 Communal Gardens
  - 5 PAS
  - 6 Nature Garden
  - 7 Footpath (over webcell)
  - 8 Footpath + Bike Path
  - 9 Exercise Station
  - 10 Seating
  - 11 Existing Tree Lined Avenue
  - 12 Permitted Hotel
  - 13 Proposed Shrub Planting
  - 14 Defensible Space
  - 15 Asphalt over Existing Road

Illustrative Plan - Arrival Gardens - Extract from Niall Montgomery & Partner Landscape Report



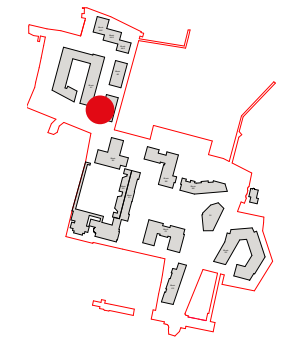


**4** Drumcondra Road



Illustrative Plan - Drumcondra Road - Extract from Niall Montgomery & Partner Landscape Report





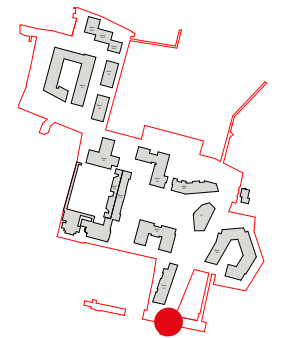
**4** Drumcondra Road



- Legend**
- 1** Tiny Forest
  - 2** Meadow Grass / Wildflower
  - 3** Basement Void With Tree
  - 4** Play
  - 5** Exercise
  - 6** BBQ +Event Space
  - 7** Folly Boundary
  - 8** Lawn
  - 9** PAS
  - 10** Gated Access
  - 11** Allotments

Illustrative Plan - Drumcondra Road - Extract from Niall Montgomery & Partner Landscape Report





**5** Clonliffe Road / Arrivals



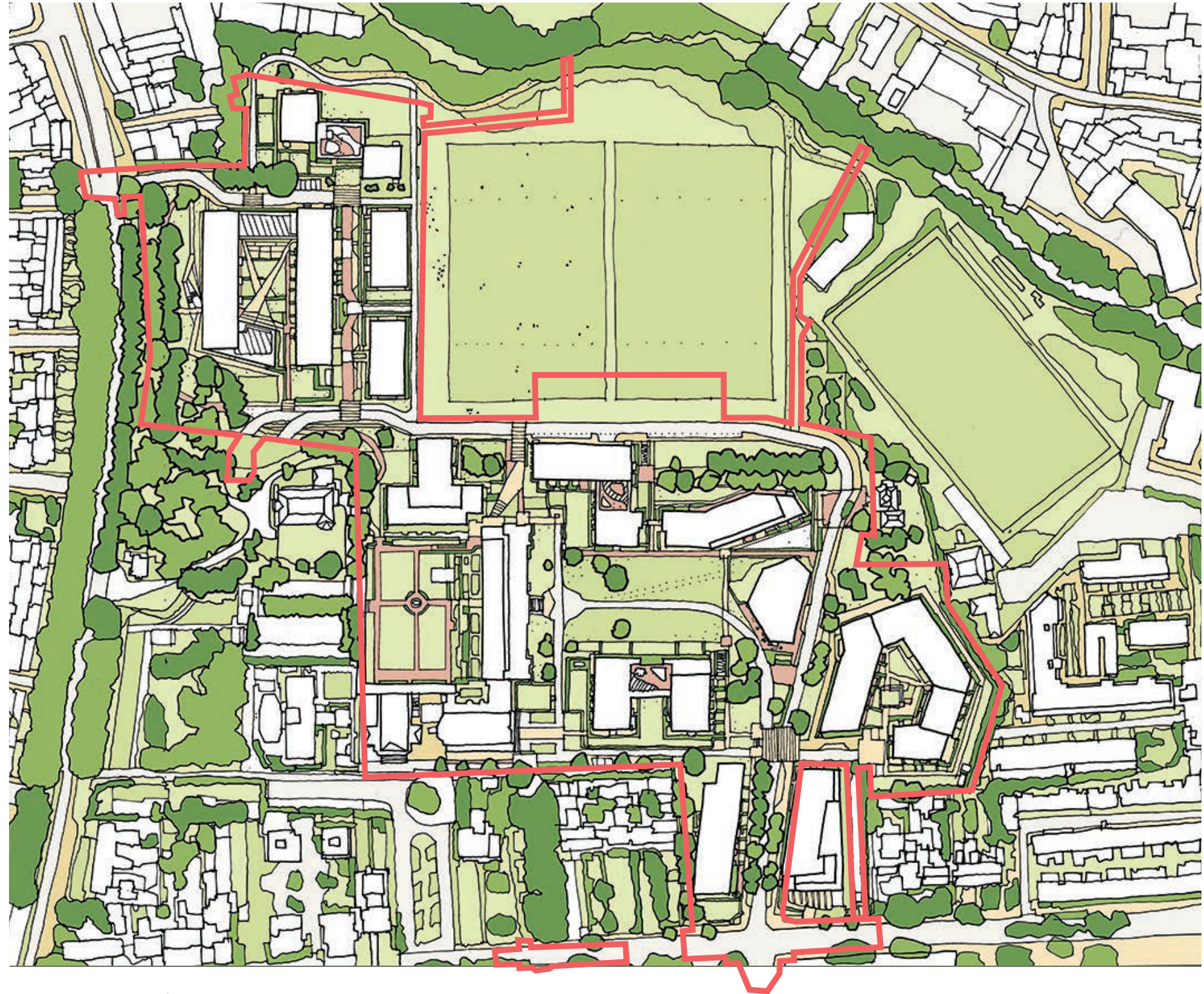
Illustrative Plan - Clonliffe Road Entrance- *Extract from Niall Montgomery & Partner Landscape Report*



## 3.2 Masterplan Strategy

As set out in the accompanying masterplan document, the masterplan strategy for the site seeks to address the following key principles -

- To enhance and protect the built heritage and historic setting of the site
- To identify pockets for development within the landscape retaining the character of the site
- To deliver the key objectives of the Z12 & Z9 DCC zoning policies safeguarding the future enjoyment of the lands
- To increase the permeability of the site from the Drumcondra Road and Clonliffe Road, integrating with the neighbouring communities
- To establish clear connections to the city that serve pedestrians, cyclists and vehicles with an emphasis on the sustainable future of the scheme
- To balance the physical infrastructure required for the residential and recreational development with the mature green aspect of the college lands
- To establish physical links with neighbouring communities through the delivery of new public realm amenity spaces and recreational uses for surrounding communities
- To provide for new urban residential, commercial and recreational development which delivers new homes, employment and places to play and enjoy for new and existing communities



Artist's Impression of indicative block layout



### 3.3 Site layout strategy

The proposed Clonliffe Road residential-led development was informed by the strategy set out in the masterplan for the lands and was designed to achieve the following:

- Develop a network of streets and public spaces that ensures the physical, social and economic integration of the Clonliffe Road site with the adjoining neighbourhood.
- Restore and transform the existing Seminary & Ancillary buildings, making it the heart of the residential development.
- Develop a sensitive and appropriate building scale at the interface of the site and its surrounding neighbourhood.
- Create opportunities for increased height where the context allows and arrange the buildings to give structure and form to the principal spaces and vistas, both within the subject site and wider context.
- Create active street frontages with passive and active supervision/overlooking.
- Modulation of the building forms to take maximum advantage of the views and orientation, ensuring sunlit courtyard spaces.
- Create a sense of place through a range of building sizes, heights, materials and architectural character, emphasised by the variety of architectural approach having engaged with Henry J Lyons, O'Mahoney Pike & McCullough Mulvin Architects.
- Provide high-quality accommodation supported by high-quality tenant amenity facilities.
- The promotion of energy efficiency by use of good quality external materials and insulation, efficient heating systems, use of green roofs, and sustainable water use and drainage design.
- A new childcare facility and a retail unit located near the Drumcondra Road entrance are proposed to serve the new district and to feed into the existing social and community infrastructure.



Proposed Site Layout Plan





Aerial View - View from Clonliffe Road (Outside of site boundary) Looking North



### 3.4 Compliance With Masterplan Objectives

The proposed residential development engages with all the requirements and recommendations as set out in the masterplan document.

The design development of the scheme has been further informed by the advice, comments and recommendations made during consultations with Dublin City Council and several adjustments have been incorporated into the design in response to the issues raised.

The proposed development provides for a substantially “Build To Rent” development comprising of a range of residential typologies in an urban environment and associated tenant amenities. The goal of the client is to provide an exemplar residential scheme, which fully embraces the Build to Rent ethos to provide quality architecture and environment for its residents.

The Key Objectives within the Masterplan which have been met by the proposed response are as follows;

- A minimum of 20% of the site to be retained as accessible public open space.
- The predominant land-use on lands to be re-developed will be residential.
- Create an appropriate parkland setting with a mix of residential and recreational uses
- Accommodate a range of uses, tenures and residential typologies - 10% affordable and 10% social housing to be delivered
- Building height strategy is in accordance with the masterplan
- Secure and high quality communal spaces located adjacent to each residential block
- Retention of a significant number of trees across the site in accordance with the masterplan strategy
- Increase activation and permeability along Drumcondra Road, Holy Cross Avenue and Clonliffe Road



CGI - View of Holy Cross Church and Seminary Building



The proposed block layout and character areas have followed the framework set out within the masterplan creating a coherent and legible urban grain across the site.

The public open space strategy is to be delivered as a link of green spaces of varying character throughout the site which link to the riverside walk along the Tolka River.

Further to the necklace of green spaces, a high quality central open space the 'formal green' is surrounded by well defined building blocks creating an appropriate and strong connection with the existing seminary building and Holy Cross Church.

Connectivity through and across the site is integral to the approach towards the development in order to create a strong link with the wider context and offer an important community gain.

The successful integration of the existing protected structures has been carefully considered by McCullough Mulvin Architects following a series of engagements with the Dublin City Council planning and conservation departments,

Block D1, the centrally located taller building within the masterplan, has been designed by O'Donnell + Tuomey Architects.

This signature building will compliment the formally arranged buildings and existing seminary building, creating a semi-enclosed yet permeable and inviting public open space.

Refer to accompanying documentation prepared by O'Donnell + Tuomey for further details.



Masterplan Layout Plan



Proposed Site Layout Plan



### 3.5 Height & Design Strategy

The residential accommodation is provided within 12 principal building blocks A1, A2, A3, A4, B1, B2, B3, C1, C2, D1, D2 and the existing seminary building E1 with proposed extension block E2. These range in height from 3 to 18 storeys with a podium and single level basement below Block A1 in the north of the site, central single level basement below Blocks B2,B3 and C1 and a single level basement to the east under Block D2.

The masterplan building height rationale sets out to 'develop sensitively and at an appropriate scale at the interface of the adjoining lands with surrounding existing residential units and increase the scale of development as appropriate towards the centre of the land block'.

The Northern corner of the site which is predominately screened by the mature trees along the western perimeter of the site, stretches from six-storeys up to seven and eight storeys as the development moves towards the centre of the site. Furthermore an upward modifier of thirteen storeys is aligned with the entrance axis leading in from Drumcondra road creating a strong and legible focal point for the new site entrance marking the new proposed plaza.

The Southern corner of the site rises from a part five and seven storey block along Clonliffe road, increasing in scale towards the arrival gardens and centre of the site. Influencing the heights in this area are the existing protected structures on site which set a common datum of six storeys across the formal green. Increased height in buildings C1 and B2 appropriately respects the scale of the formal green as can be seen from the CGIs accompanying this document.

The marker building for the scheme is centrally located within the arrival gardens, a prominent location within the existing mature site. The positioning of the taller building acts as a legible marker for the scheme from within the proposed residential development and aligned with the approach from Jones' road. The ground floor use of the building offers an important amenity to the scheme and appropriately responds to the public nature of this particular plot.

The Eastern corner of the site is nestled away behind the existing entrance avenue of mature trees, with taller elements of 8 storeys addressing the avenue and lower elements of 6 and 4 storeys stepping down to respond to the context of the Corn Mill development which comprises of a 6 storey apartment block and 3 storey town-houses.

The proposal adheres to the key principles set out in the masterplan framework ensuring that the massing and scale of the project successfully integrate with its surrounding neighbourhood. Furthermore, the proposed massing considers factors such as daylight and sunlight, access to the scheme, creating a pedestrian priority and friendly environment whilst making the best opportunity to deliver a scheme which maximises the site's potential. The successful integration of the buildings within the context can be demonstrated in the accompanying AVR document and following pages, prepared by Brady Shipman Martin.

Further detail on building height rationale is contained within the Architectural Designs Statements for each development area.



Proposed Site Layout Plan

- Upward Modifier
- Building Height (Storeys)





Artist's impression of view from the Seminary building towards the Red House



### 3.6 Taller Buildings Strategy

The grain of the Masterplan should create a legible, easy to navigate development that is pleasant to use and benefits from identifiable new buildings and public open spaces.

The development has been conceived with the existing sub-urban context carefully in mind, however the scale, mature & topographical features of the site can appropriately accommodate taller buildings in select locations, positioned away from the perimeter of the site where the visual impact of such buildings are minimised.

Taller buildings should act as ‘visual markers’ for the spacious new open spaces. In accordance with the section 4.8 of the masterplan document these buildings have been located on axis with the entry routes in and out of the site. Within the masterplan framework, there are two taller buildings identified located athwart from each other - Block A4.3 & Block D1.

The details of the taller buildings on site have been carefully designed with understanding of the wider visual impact on the cityscape, selection of materials, sculpting of facades and assessment of the proportions of the buildings.



Verified View - Drumcondra Road & Richmond Road Junction - Extract from BSM Photomontages

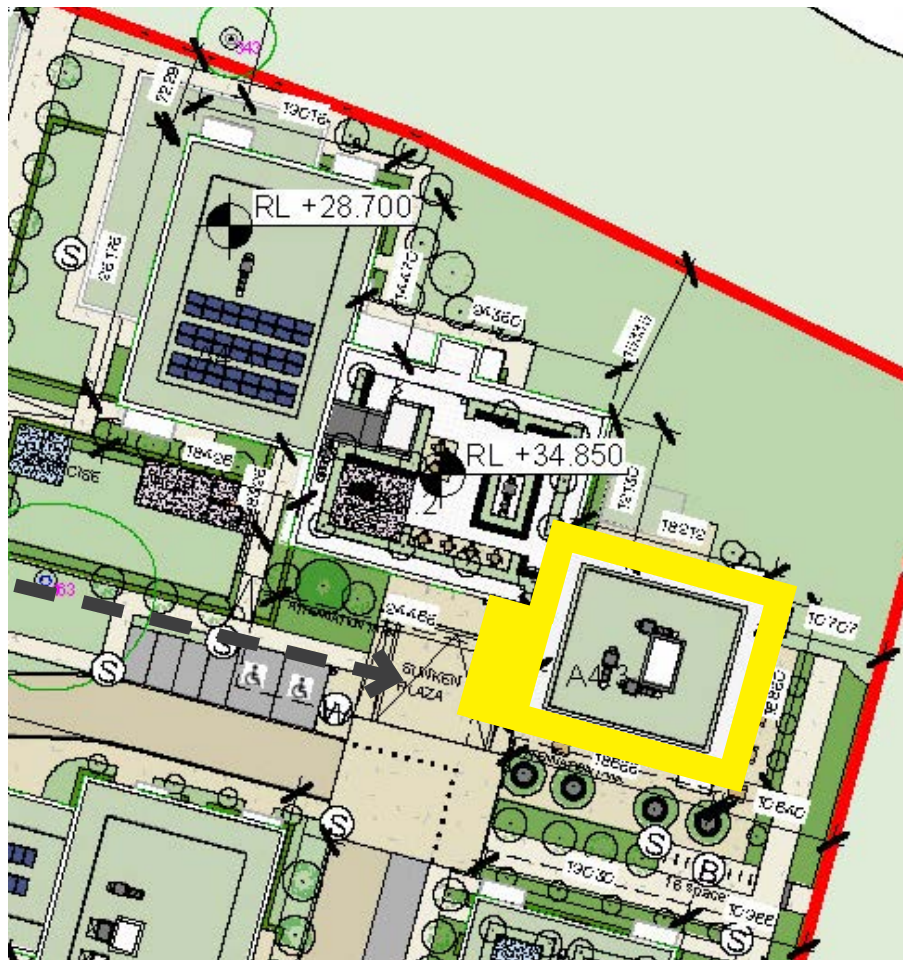


Site Plan - Taller Building Strategy



Building A4.3 is located within the Drumcondra Road Character Area and is designed as a 13 storey, red brick sentinel block which creates a strong edge to the entrance plaza and intersection between the residential zone, playing pitches and the proposed riverside walk.

Refer to O'Mahony Pike Architects drawings and reports for further details on the proposed building.



Taller Building Strategy - Block A4.3

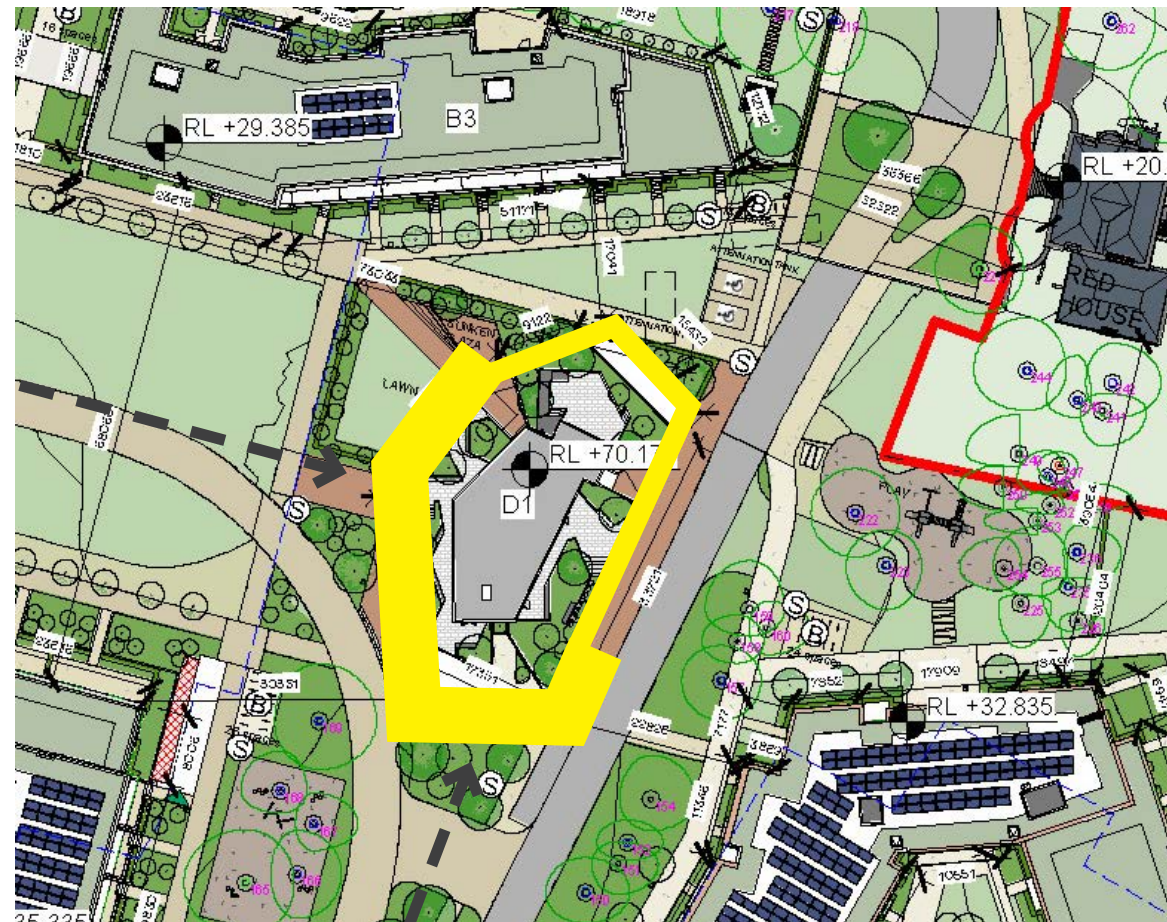


CCI - View upon approach from Drumcondra Road



The masterplan indicated a 15 storey wedge shaped tower with a lower plinth projection on the northern side. In the proposed design, the form of the block has been made slightly taller, with 16 floors of apartments raised over a high ground floor entrance hall, café and amenity space, and with a shared walled roof-garden and amenity space on the seventeenth floor.

Refer to O'Donnell + Tuomey Architects drawings and reports for further details on the proposed building.



Taller Building Strategy - Block A4.3



CGI - View from Arrival Gardens



### 3.7 Site Phasing

The development is split into three main phases to facilitate the relocation of the teaching college and church artifacts over time. The delivery of the project is outlined as;

Phase 1 - will involve the delivery of the first residential block to the Eastern corner of the site adjoining The Red House.

Phase 2 will deliver the neighbourhood to North Western corner of the site bounding Drumcondra Road along with a prominent residential block situated just off the Clonliffe Road entrance avenue. This phase will include the delivery of a creche and tenant amenity.

The final phase will see the renovation of the former Clonliffe College seminary building and surrounding buildings along with the delivery of the residential blocks completing the edge to the proposed playing pitches and incorporating the wider residential scheme with the various institutional buildings, giving new life and enjoyment to the heritage of the site.

Alongside the 3 Phases, the masterplan will facilitate the development of a public green-route along the banks of the Tolka and existing mature tree-lined perimeter to Drumcondra Road, leading around to the east of the site, completing the 1.5km pedestrian and cycle loop.



Proposed Site Layout - Phasing Diagram









# URBAN DESIGN & LANDSCAPE



## 4.1 Landscape Response To Masterplan

The Clonliffe Road landscape design draws together a cohesive series of spaces driven by historical and ecological influences, experienced sequentially as routes of discovery and exploration weave themselves across the lands revealing a sensorium of spatial typologies.

The landscape design has been planned in such a way so as to maximise of the sites orientation and anticipated microclimate to create habitable, quality spaces which respond to human comfort encouraging residents and public into a safe and surveilled space. A number of potential routes through the site have been identified to benefit connections with its surroundings and provide a better amenity for adjacent residential dwellings. Pedestrian and cycle routes complement this strategy underpinning the sustainable credentials associated with the development.

In addition, it is anticipated that the development will offer a net gain to biodiversity through the development of additional habitat connecting existing surrounding ecological stands with continuous tree canopies for bat and bird roosting and provision of specific plants for wildlife to forage through.

An increased number of trees, areas for surface water treatment and wildflower meadows coupled with best practice maintenance will ensure a sustainable landscape for the future. Edge conditions and relationships with neighboring developments are sensitively integrated and screened.

The primary objectives of the design are to encourage biodiversity through varied tree and shrub planting, create a series of interlinking spaces which 'blur' the boundaries and create 'moments' for interactions crafting a sense and extension of the community for the wider Clonliffe neighbourhood.

Please refer to Niall Montgomery & Partner Landscape Report for further details.

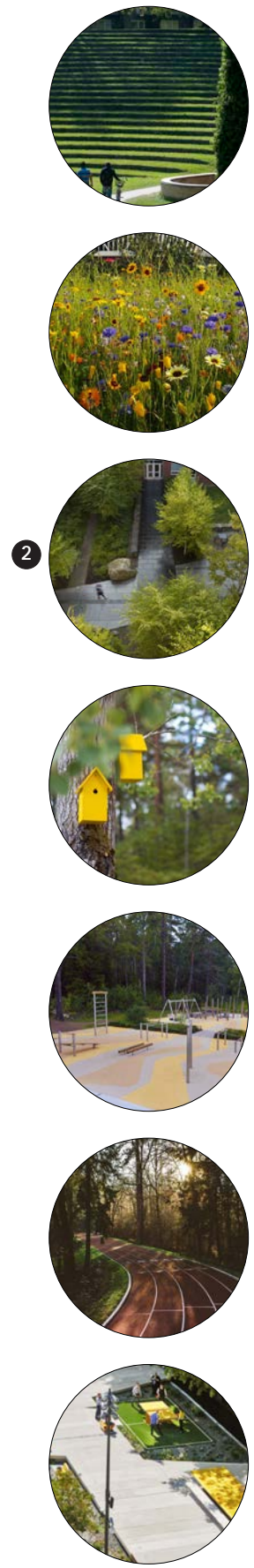


CGI - View of Cloister Garden





Proposed Illustrative Plan - Extract from Niall Montgomery & Partner Landscape Report



Legend

- 1 Drumcondra Road Entrance
- 2 Clonliffe Road Entrance
- 3 Holy Cross Avenue Entrance
- 4 A Blocks
- 5 B Blocks
- 6 C Blocks
- 7 D Blocks
- 8 E Blocks (Seminary)
- 9 Formal Green
- 10 Cloister Garden
- 11 GAA Pitches (Future Proposed Development)
- 12 Woodland Walk



## 4.2 Vehicular Access & Movement






The site will benefit from improved access and permeability in line with the principles of the Design Manual for Urban Streets and Roads (DMURS).

In accordance with the Masterplan layout, site access is via a primary access point into the site from Clonliffe Road to the South.

A link road will meander through the site providing access to all of the car parks located beneath the residential blocks. The intention is that all vehicular traffic is taken to the basement as soon as possible upon entering the site.

A secondary left-in, left-out access will also be provided from Drumcondra Road Lower. There will be restricted access adjacent to Block A to prevent a rat run scenario through the site. This will service the western portion of the site. With the exception of emergency vehicles and limited furniture deliveries there will be no vehicular access across the site.

The secondary access will be desirable during the construction phase and will also serve as an important emergency secondary access route.

-  Carpark Access
-  Vehicular Route
-  Indicative Basement Outline
-  Surface Parking
-  Access Points



Proposed Site Layout Plan - Vehicular Access & Movement Routes



## 4.3 Pedestrian & Cyclist Permeability

In accordance with the principles established in the masterplan, the development seeks to create a pedestrian and cyclist friendly environment nestled amongst the mature trees. Routes through the site will be promoted to increase the site permeability and connectivity to the immediate context.

The proposed strategy will encourage and facilitate the sustainable and safe movement of people whilst maintaining multi-purpose streets with a strong sense of place. It considers the ease of movement for all modes, including cars, adopting a balanced approach which reflects the higher demand for walking and cycling outlined above.

The strategy is in line with the principles set out in the Design Manual for Urban Roads and Streets (DMURS). The internal road network has been designed to encourage lower speeds (30kph or less).

The primary pedestrian and cycle routes are located to the North-West corner of the site at Drumcondra Road, South along Clonliffe Road and through an existing entrance off Holy Cross Avenue.

The strong links promoted within the site strategy are intended to facilitate a potential future connection across the Tolka River, connecting to the Riverside walk and through to Clonliffe Road.

Increased permeability will contribute ensure the successful integration of the development into the wider community, benefiting both the new residents and local neighbourhoods.



Proposed Site Layout Plan



## 4.4 Site servicing

To support the application an Operational Phase Waste Management Plan has been prepared and submitted by AWN, please refer to the document for more detail.

Waste collection points have been identified across the scheme and along the main vehicular arteries. Refuse areas are located at ground floor of the blocks or adjacent as a standalone secured bin-store where the buildings do not have direct access to a basement.

Building management removes the waste during scheduled times to the externally located waste collection points. Retail/Cafe waste is catered for in dedicated stores.



Proposed Site Layout - North

- Loading Bay
- Waste Pickup Points
- ➔ Waste Vehicles Access Points





Proposed Site Layout - South



## 4.5 Public Open Space Interface

The Open Space for Clonliffe has been planned without boundaries as an open permeable and welcoming piece of public realm. The semi-private space bleeds into the public open space with a series of smaller pocket spaces designed for seating, exercise or play. Some roof garden has been proposed to capture views and create a unique amenity for the development.

Communal open space - whilst visually permeable - will have defined boundaries to secure it - a 1.1m railing with hedge either side to ensure residents safety and tree planting with pergola surrounding it.

The hierarchy of space radiates out from The Formal Lawn, the primary space. With highly active areas, secondary spaces and a series of smaller tertiary spaces arranged throughout the masterplan as connective tissue, tying the entire development together as one cohesive masterplan and a series of interconnected spaces.

Please refer to Niall Montgomery & Partner Landscape Report for further details.

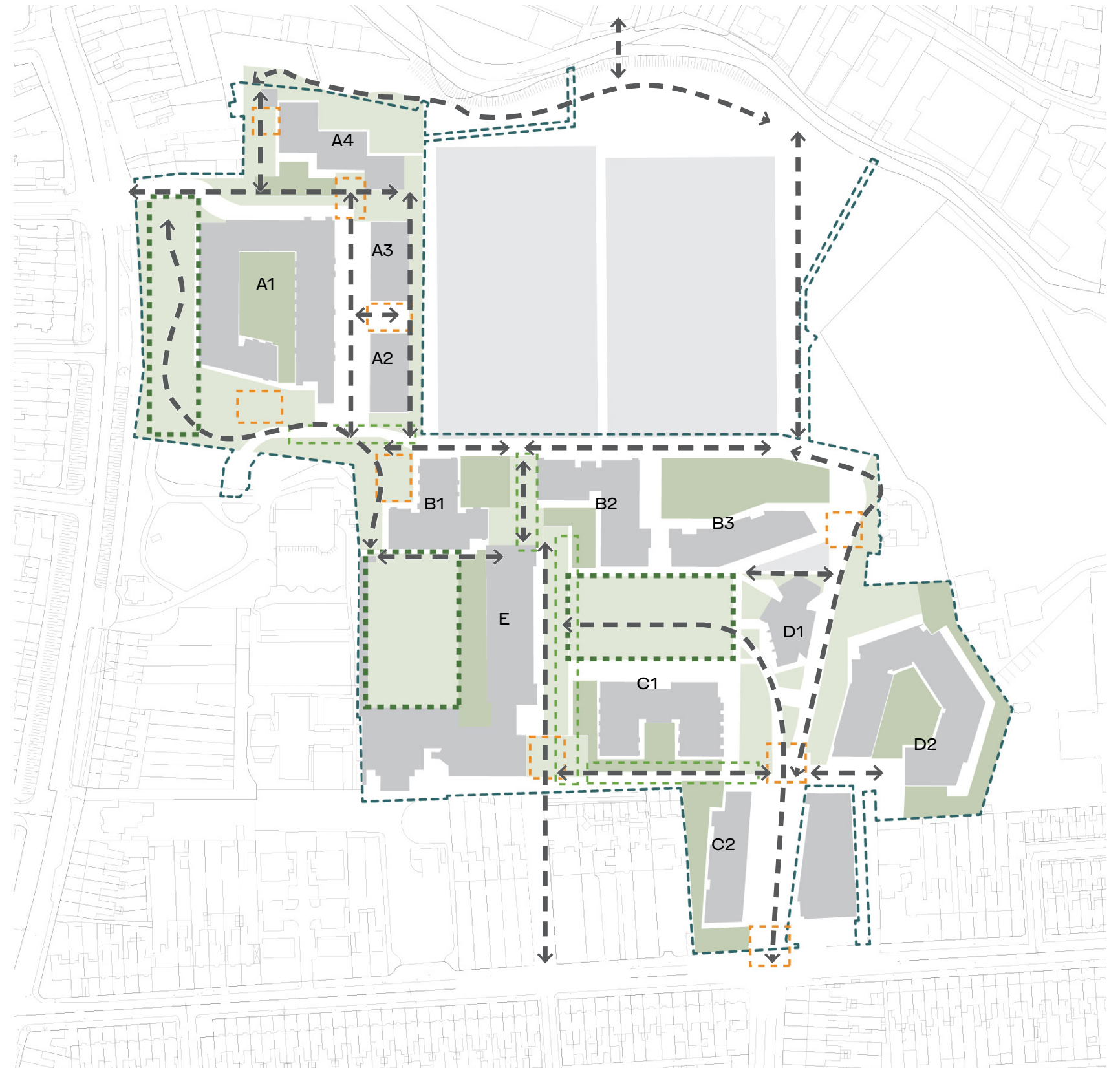
- Legend
- Public
  - Communal
  - Primary Space
  - Secondary Space
  - Transitional Space

**20,410**  
SQM.

**PUBLIC  
OPEN SPACE**

**25%**  
SQM.

**PUBLIC  
OPEN SPACE**



Proposed Site Layout Plan - Open Space Hierarchy - Extract from Niall Montgomery & Partner Landscape Report



## 4.6 Site Permeability

The proposed development seeks to increase the permeability of the site from the Drumcondra Road and Clonliffe Road, integrating the development successfully with the neighbouring communities.

This is achieved through creating strong visual and physical links through the site, promoting the use of the high quality public open spaces.

Establishing clear connections to the city from both within and outside of the site which strongly promotes pedestrian and cyclist connectivity and emphasise the sustainable future of the scheme. Physical links with neighbouring communities are strengthened through the delivery of new public realm amenity spaces and recreational uses for surrounding communities



CCI View - Approach from Clonliffe Road



CCI View - Approach from Drumcondra Road









# RESIDENTIAL QUALITY



## 5.1 Apartment Design

The ambition for the project is to design a class-leading residential scheme, a scheme that is sustainable and commercially viable that offers long term, high-quality residential accommodation.

The vision is for the project to be set within an attractive, vibrant environment that integrates successfully with its local setting. In addition to the provision of high-quality apartment accommodation, to provide exemplary tenant amenities to encourage an active and integrated community.

The Apartments are designed to be practical, feel generous and make the most of the views and orientation. The proposed scheme's typical apartment is open plan with a central living space. From the compact cores, the apartments are configured to provide generous entrance leading straight to living rooms to ensure a pleasant sequence of spaces on arrival home. Kitchens are part of the daylight lit living space. The living space is located centrally creating separation between bedrooms providing privacy for the shared occupants.

All apartments, with the exception of the A-Block Studio units, are provided with private external space in the form of balconies or terraces with direct access from the apartment interior.

The accompanying Volume 5. Housing Quality Assessment report compiled by each architect assesses the residential units of the proposed development against the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (March 2018).



Typical 2 bed 'Dumbbell' Apartment



## 5.1.1 Design Adaptability

The apartment layouts and mix reflect the current demands of the Dublin rental sector responding to the shortage in supply for 1-2 person households. This is reflected in the high percentage of studio and 1 bed apartments. There is still a demand for larger family sized units and this is catered for with 2-bed, large 3-bed units. The range of unit sizes provides enough choice and affordability points to create a vibrant community and meet the existing demand from the demographic in the area.

To ensure flexibility is built into the scheme to allow the retrofitting of the units to meet future rental market demands, unit type adjacencies have been carefully considered to allow for future adaptability if required. What follows is a study showing how;

- 2 x studios converted to a 2-bed
- 2 x 1-bed converted to a 3-bed

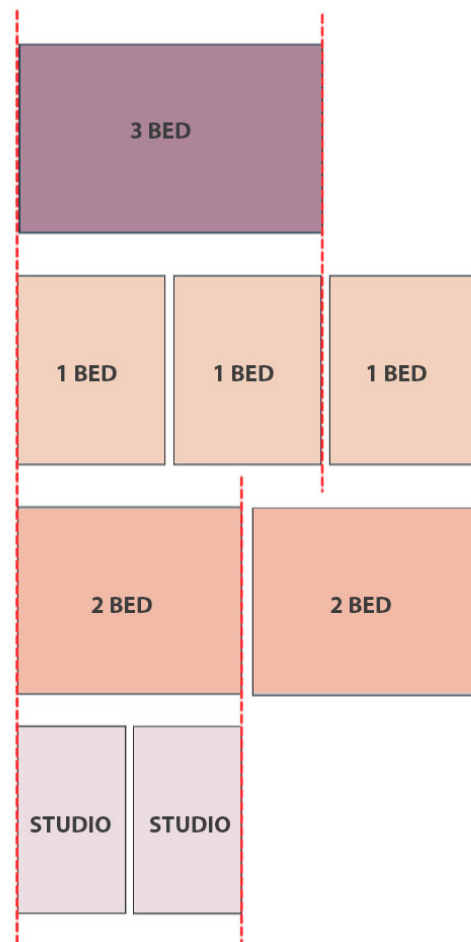
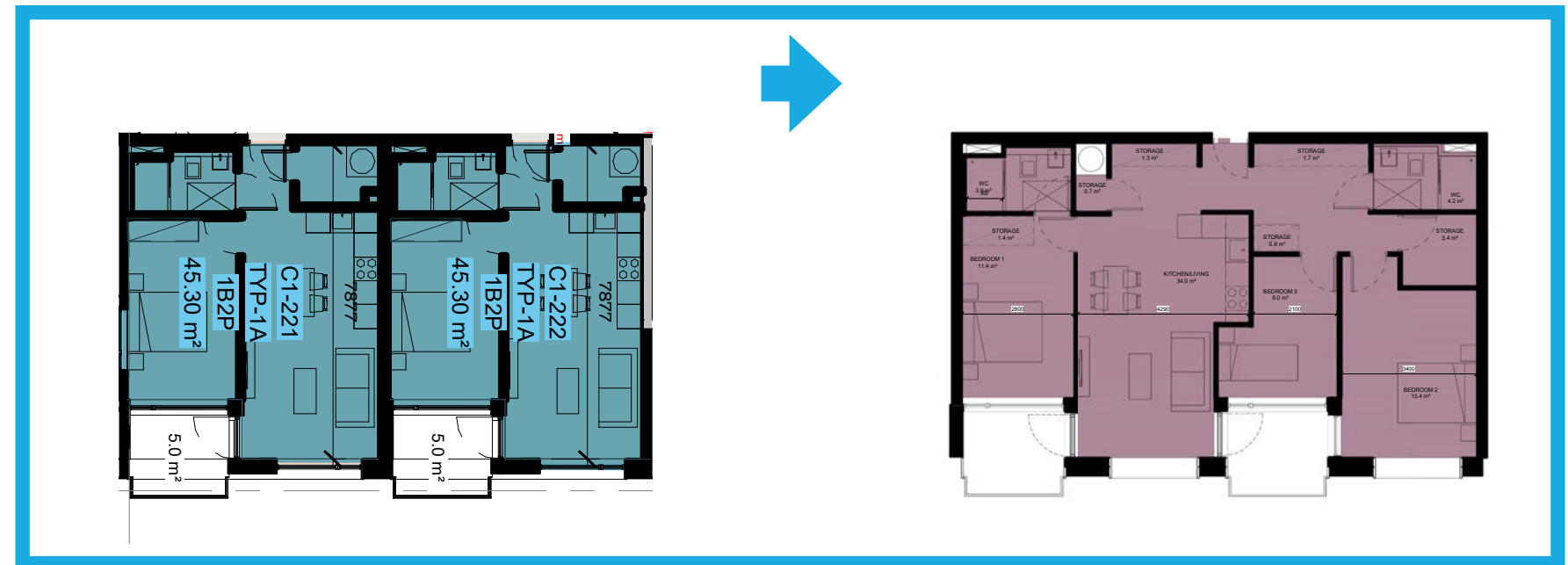


Diagram - Unit Adaptability Strategy (OMP)

### 2# 1-bed converted to 1# 3-bed

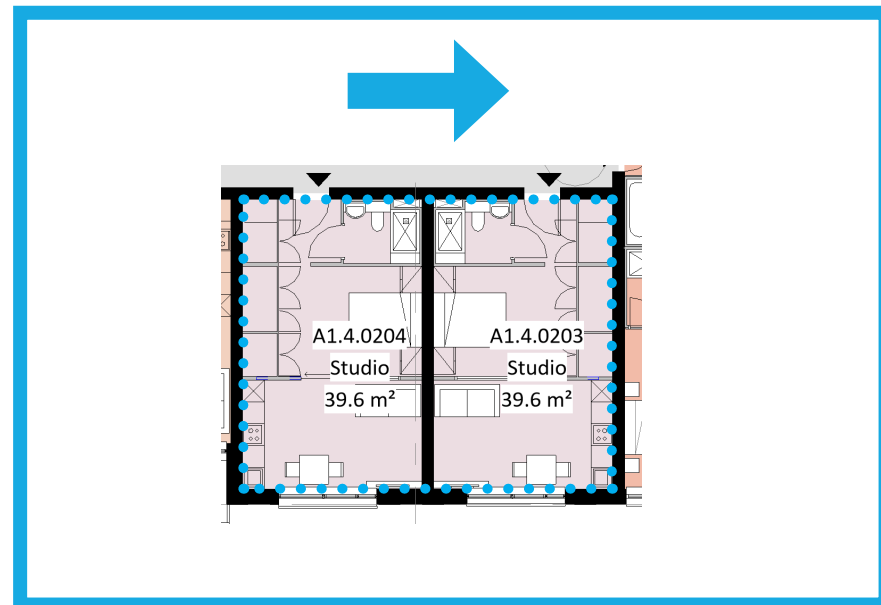




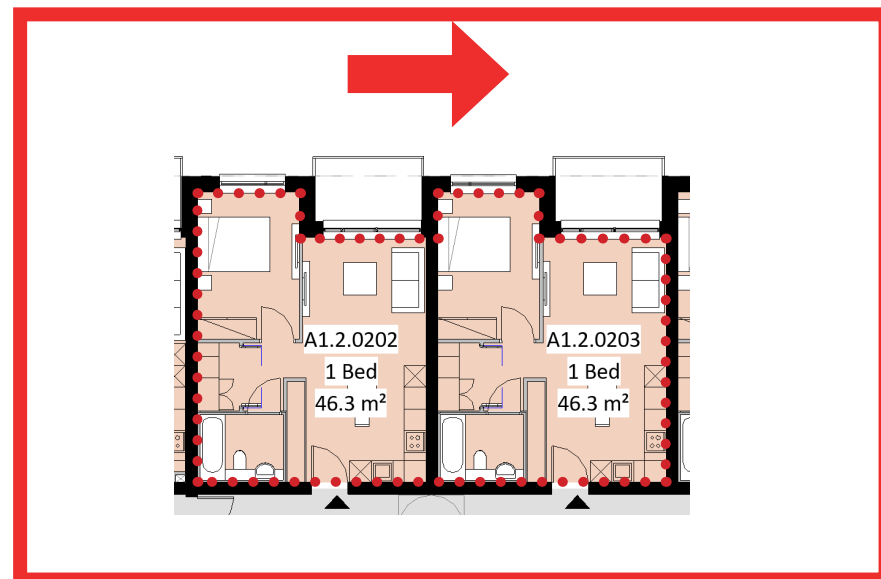
## 5.1.1 Design Adaptability

### A BLOCKS - Potential future adaptability

2 no. studio apartments can be converted into 1 no. two bedroom apartment



2 no. one bedroom apartments can be converted into 1 no. three bedroom apartment



Typical Layout - Unit Adaptability

The above diagrams show the adjacent unit that can be adapted to larger units



Typical Plan - Unit Adaptability

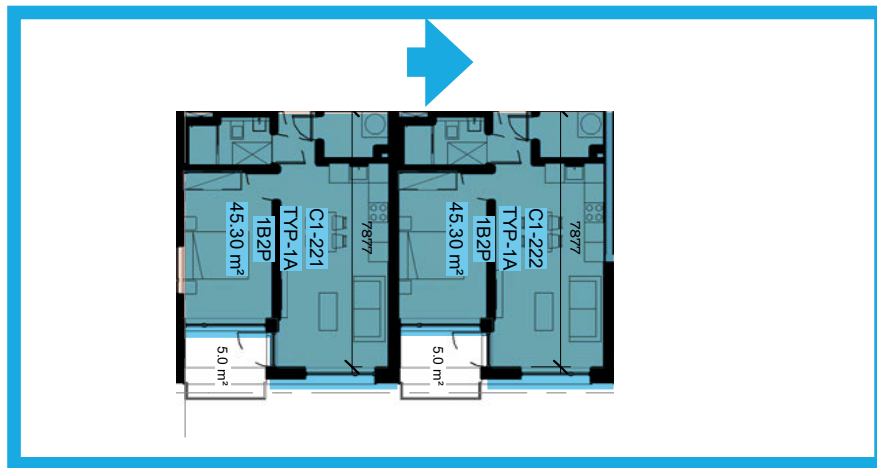
The above drawing shows the potential location for adjacent unit that can be adapted to larger units



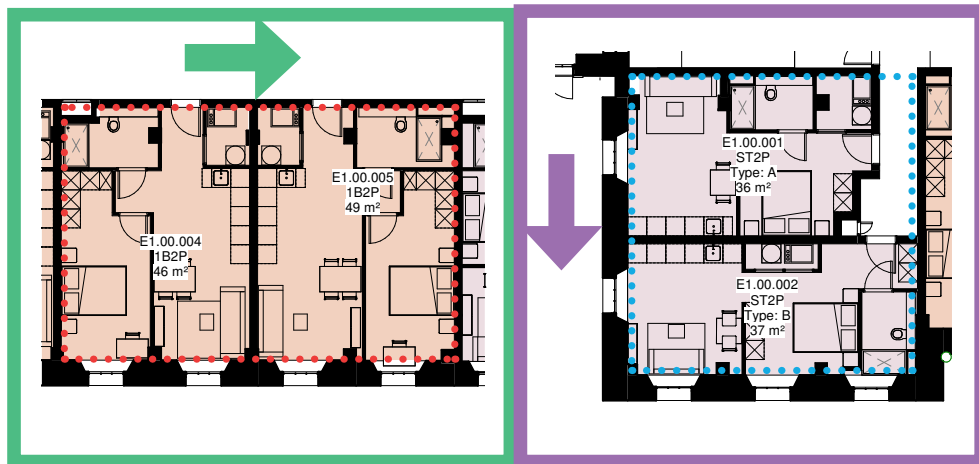
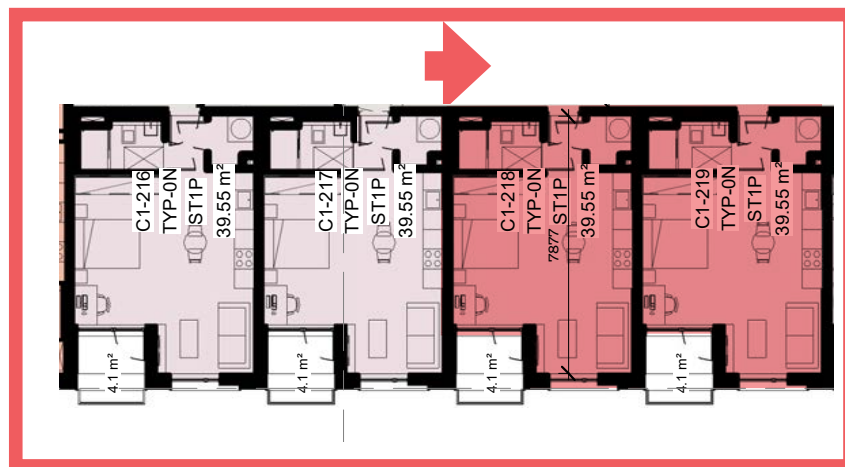
## 5.1.1 Design Adaptability

### B C D E BLOCKS - Potential future adaptability

2# 1-bed converted to 1# 3-bed



2# studios converted to 1# 2-bed



Typical Layout - Unit Adaptability

The above diagrams show the adjacent unit that can be adapted to larger units



Typical Plan - Unit Adaptability

The above drawing shows the potential location for adjacent unit that can be adapted to larger units



## 5.2 Dual Aspect Ratio

The height, scale, and massing of each building has been carefully designed to correspond with the orientation of the site and dual aspect units are incorporated and provided site wide. Concerning the apartment design guidelines in "central and accessible" locations the policy requires that apartment schemes deliver at least 33% of the units as dual aspect.

The proposal includes a total of 789 dual aspect equating to 51% of the units calculated and well above the minimum requirement of 33%.

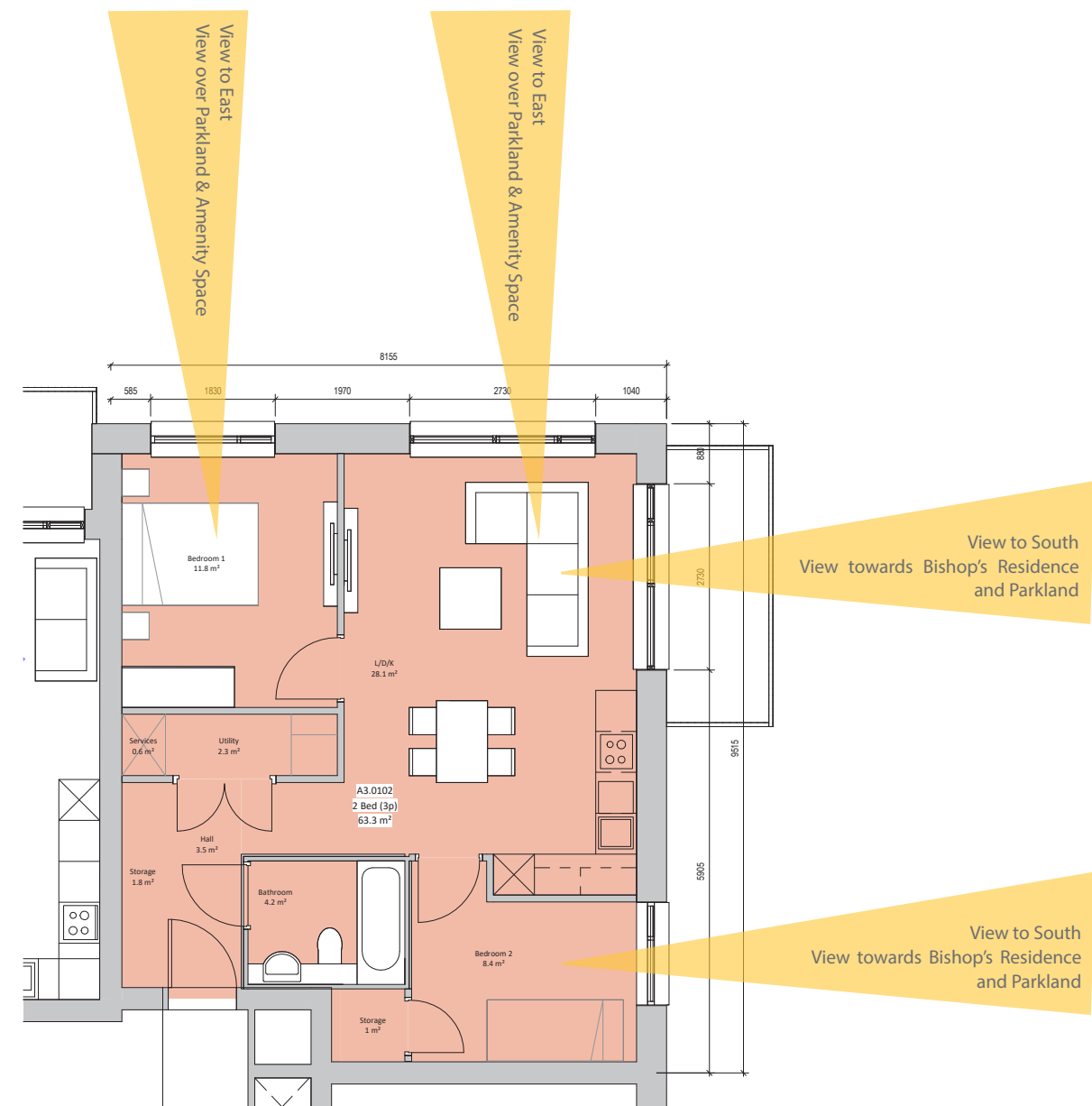
In addition, each building has excellent daylight and vista opportunities. The design of the scheme has sought to maximise the quantity of dual aspect units.

- Provision of dual aspect units at all corners of the built form
- Providing large setbacks, in particular along north facing facades in order to activate dual aspect views
- Where setbacks are created large windows are provided creating double aspect.

As the former Clonliffe College Seminary Building is an existing protected structure with limited opportunities to respond to the objectives intended within the guidelines regarding dual aspect, the building has been suitably removed from the overall calculation.

The accompanying Volume 5. Housing Quality Assessment report assesses the residential units of the proposed development against the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December 2020)

Please refer to [Volume 4. Dual Aspect Analysis Report](#) for more information.



Plan - Sample unit type - Dual Aspect analysis

**789**  
UNITS  
**DUAL**  
**ASPECT**

**51%**  
**RATIO**



- 75**  
UNITS    A4
- 118**  
UNITS    A1
- 47**  
UNITS    A3
- 39**  
UNITS    A2

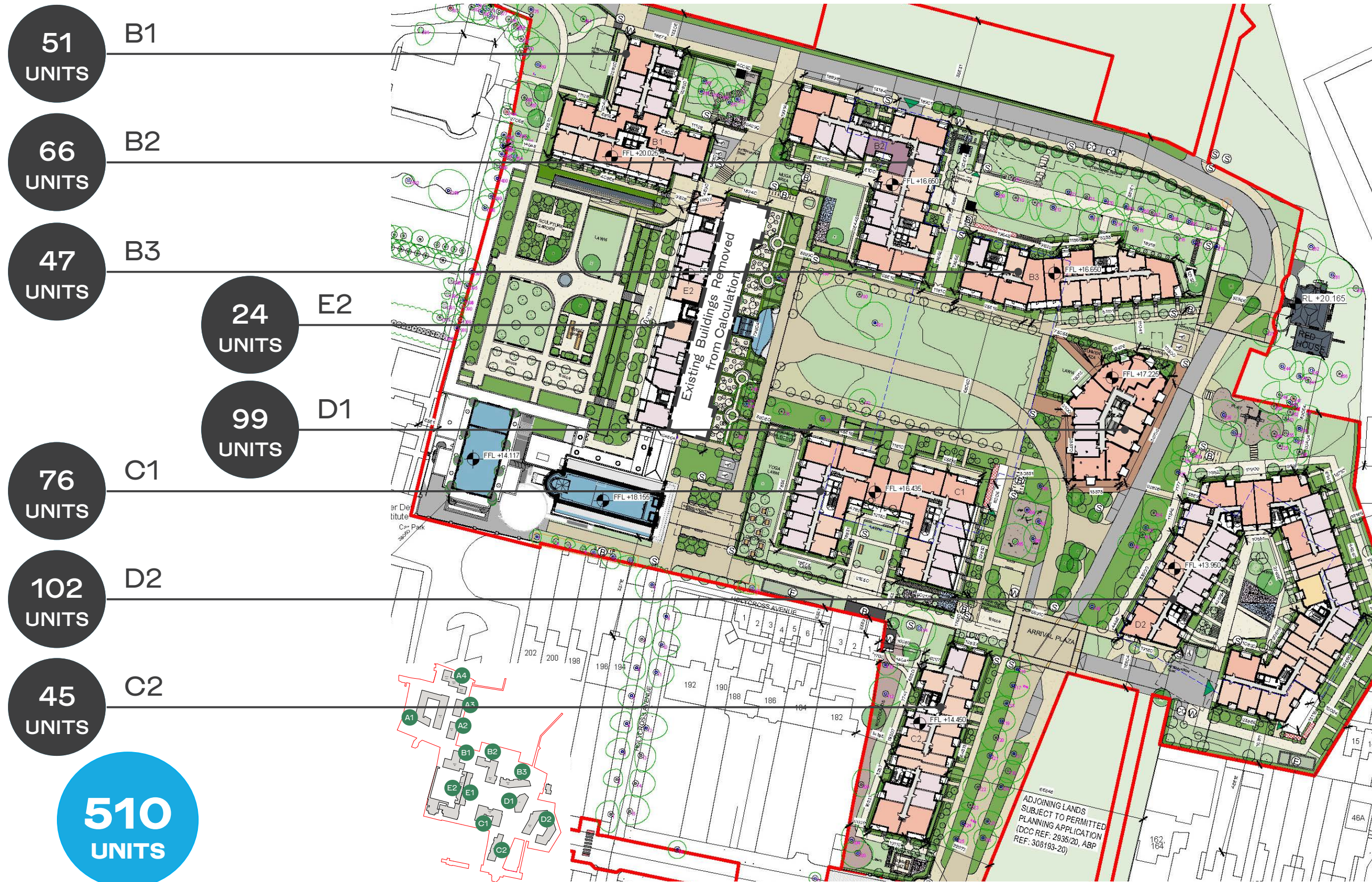
**279**  
UNITS

**DUAL**  
**ASPECT**



Proposed Site Layout - North





**510**  
UNITS

**DUAL ASPECT**

Proposed Site Layout - South



## 5.3 Communal Open Space Provision

The central concept around building massing is block orientation with the goal to create a built environment that facilitates both daylight and sunlight penetration, allowing the public and residential amenities to be of the highest quality. The proposal aimed to achieve the best orientation possible to maximise sunlight to the courtyard space. The height, scale and massing of each building has been carefully designed to correspond with the orientation of the site. The scale of higher blocks have been analysed for sunlight, wind and visual impact and have been configured to minimise the effects on the surrounding buildings and wider context.

The smaller, pavillion type blocks have been carefully considered to allow light and ventilation into the courtyard and adjacent communal spaces and to integrate into the existing context and mediate the scales.

The courtyards are designed to be useful, inviting spaces for social interaction that enhance and build upon the biodiversity in the area. Planned to mitigate shade and to capture as much sunlight as possible. They are spaces to be viewed from above as well as at eye level. Flexible spaces, designed to be elegant with a degree of simplicity.

Please refer to Niall Montgomery & Partner Landscape Report for further details.

The accompanying ARUP Report details the proposals performance concerning daylight and sunlight of the key public spaces and courtyards.

— Private Communal Space

**13,729**  
SQM.

**COMMUNAL  
OPEN SPACE**



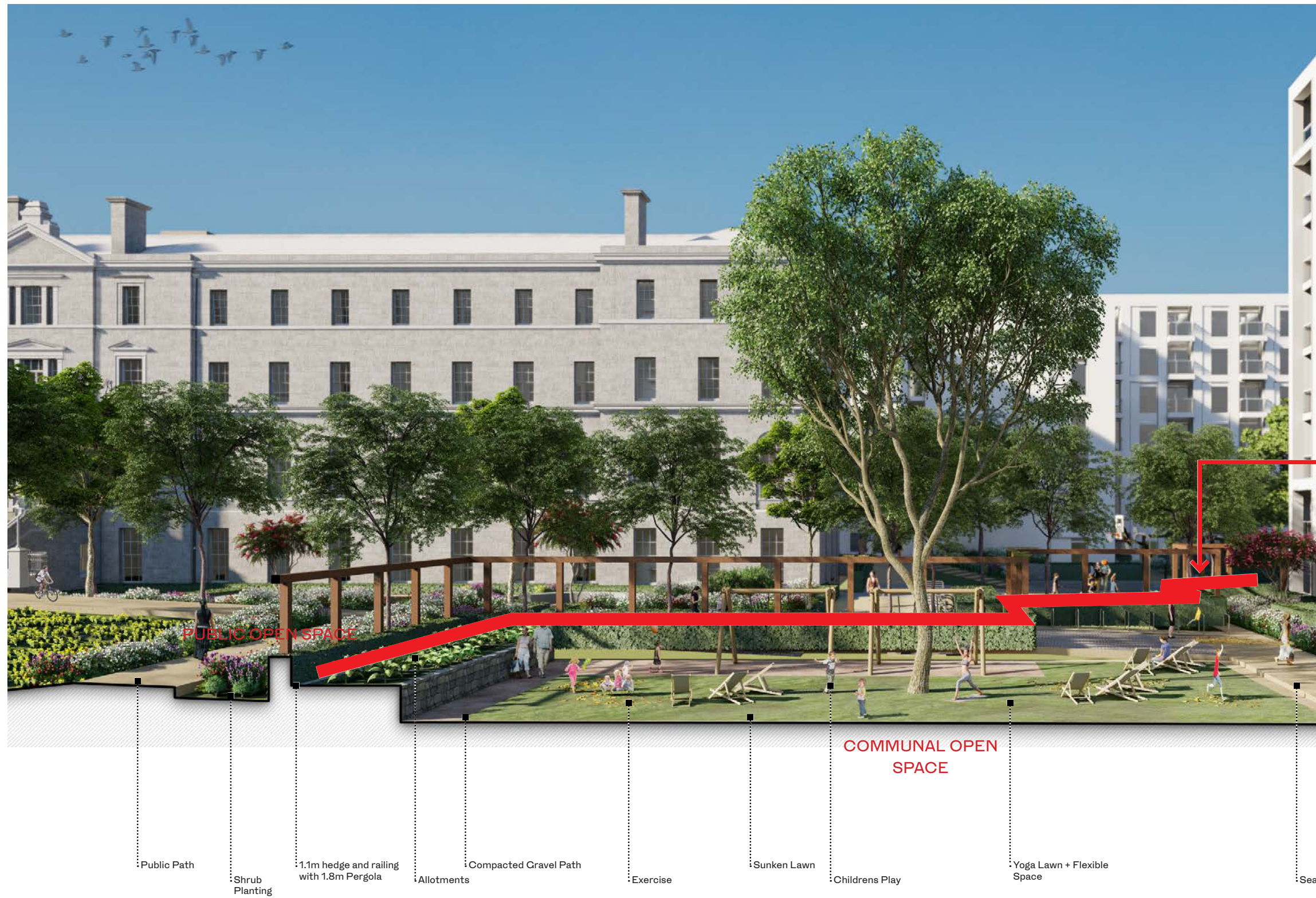
Proposed Site Layout Plan - Private Communal Space





CGI from Terraced Gardens towards Block B1 Communal - *Extract from Niall Montgomery & Partner Landscape Report*





1.1M HEDGE WITH RAILING + PERGOLA

PUBLIC OPEN SPACE

COMMUNAL OPEN SPACE

- Public Path
- Shrub Planting
- 1.1m hedge and railing with 1.8m Pergola
- Allotments
- Compacted Gravel Path
- Exercise
- Sunken Lawn
- Childrens Play
- Yoga Lawn + Flexible Space
- Seating Steps

CGI from Communal Garden to Block B2 - Extract from Niall Montgomery & Partner Landscape Report



## 5.4 DAYLIGHT, SUNLIGHT & OVERSHADOWING STUDY

A report prepared by ARUP presents the process and findings of design development, analysis and simulations that have been completed to examine the daylight and sunlight availability both at the proposed site (Holy Cross Lands, Dublin) and in the existing surrounding buildings.

To align with this, the analysis within the report is split into two distinct sections:

- The impact of the proposed development on the existing surrounding environment
- The performance of the proposed development

In general, a considered and iterative design development approach has been taken in the generation of the architectural scheme, with daylight and sunlight availability being a key driver. The daylight and sunlight design influenced the architecture through the application of two distinct processes:

- The first was an iterative analysis of various massing models, with results from each simulation being then fed back into the design. The intention with this exercise was to minimise impact on the existing surrounding properties, but also increase the daylight and sunlight availability to the proposed apartment units and maximise sunlight availability in amenity spaces.
- The second was an assessment of glazing size. A reverse engineering process was used to determine the appropriate window dimensions for rooms that performed poorly when first analysed. Through the application of a parametric formula, the project architects have adopted a responsive design approach that varies window dimensions to ensure that individual apartment rooms receive adequate levels of diffuse daylight (ADF).

When considering the impact of the proposed development on the daylight and sunlight availability in the existing surrounding environment, it can be stated that the proposed development has a negligible impact on most of the surrounding dwellings, with the exception of one smaller building (Cottage building). At this location, a minor adverse impact in skylight availability and a negligible impact on sunlight availability is experienced.

When considering the performance of the proposed development itself, the daylight and a sunlight availability could be described as better than typical for a mid-rise suburban development of this nature. The overriding majority (98%) of apartments will experience levels of diffuse daylight in accordance with that recommended in BS EN 17037. All proposed amenity spaces are in excess of the recommended BRE 209 target for direct sunlight. In addition to this, 68% the South facing windows tested meet or exceed the BRE 209 recommended target of 25% of PASH and 84% meet the 5% recommendation for PWSH.

In summary, the proposed development could be said to:

- Have an overall negligible impact on the levels of daylight and sunlight availability in the surrounding existing properties and amenity spaces.
- Produce an environment that allows for plentiful sunlight penetration into all created amenity spaces and the majority of South facing apartment windows, in addition to producing ample levels of diffuse daylight within the apartments themselves.

*Refer to 'Daylight and Sunlight Analysis' comprehensive report prepared by ARUP for the Clonliffe Lands Development.*

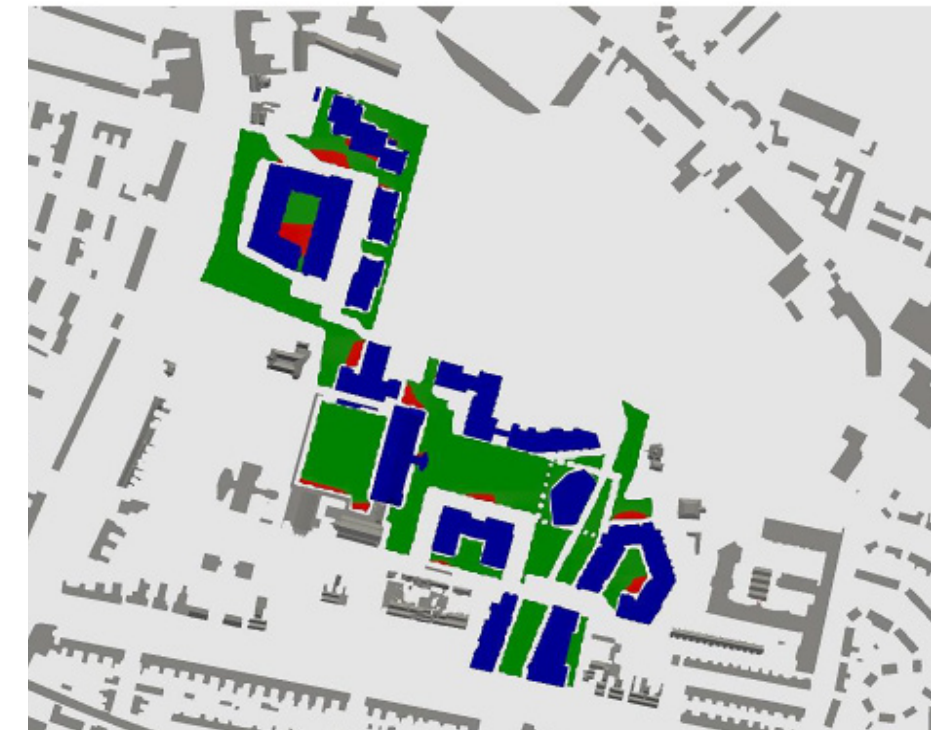


Diagram - Sun hours on Ground  
-Extract from ARUP report





Diagram - Sun hours on Ground for Existing Conditions  
 -Extract from ARUP report

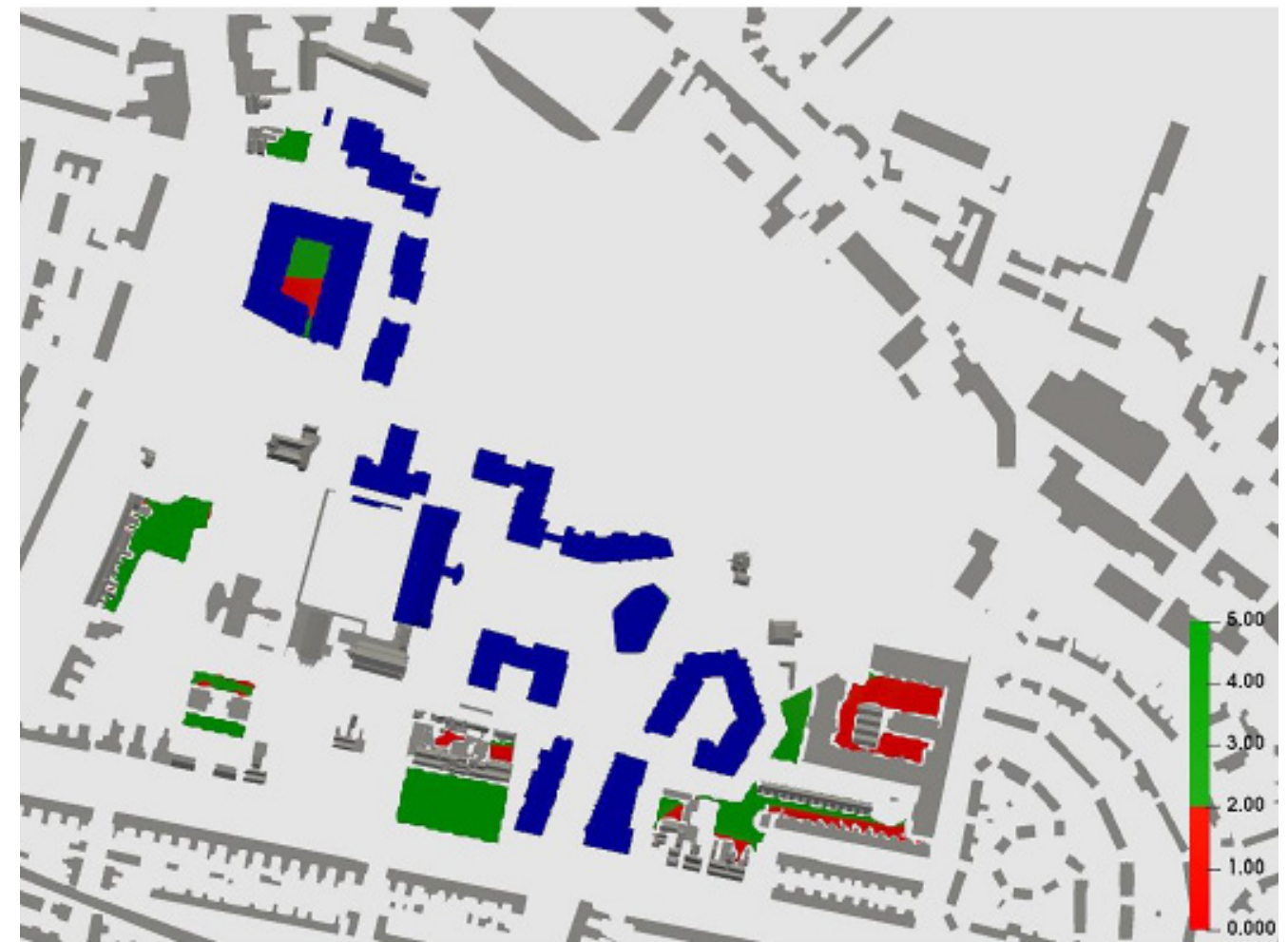


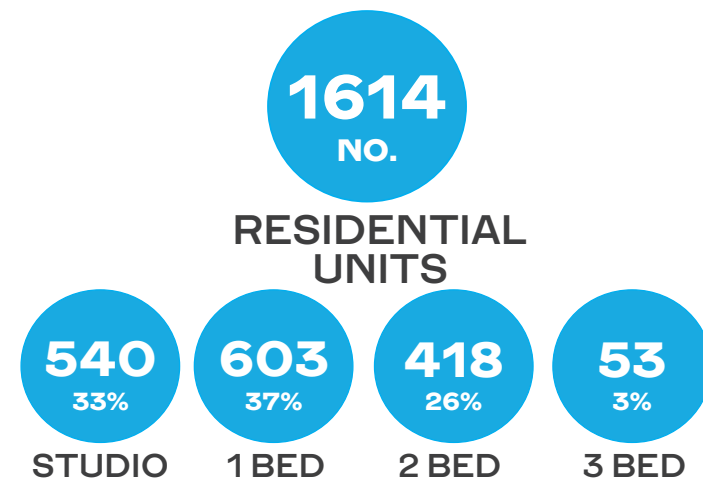
Diagram - Sun hours on Ground for Proposed Conditions  
 -Extract from ARUP report



## 5.5 Residential Tenure & Mix

The high-level summary figures for the Holy Cross College Residential Development are outlined below. When determining the unit the following was considered;

- Average household size has continued to decrease from 2.67 people per household in 1996 to 2.48 people per household in 2016. This is driven by a number of demographic trends including:
  - Higher proportions of people living alone
  - Reduced rates of marriage and higher divorce rates
  - An aging population in a developed economy where life expectancy is increasing
  - Cities having much higher concentrations of young professionals
  - Delayed household formation and less children
  - Increased social mobility (higher income, educational attainment)
- In the same period, the proportion of 1-person households grew across Dublin with the Dublin Suburbs increasing by 2.6% from 15.5% to 18.1% of all households, while the households consisting couples with children reduced further from 51.3% to 41.0% in the Dublin Suburbs, representing massive shifts in household composition and the resulting demand for unit types. A much greater share of future output will need to cater for one or two-person households and targeted policy interventions will be needed to meet the particular housing needs of an ageing population.
- The housing composition within a 2km radius of the site is made up of 61.9% 1 and 2 person households. The existing stock in the area does not respond to this.
- A modelling exercise carried out by both the ESRI and KPMG indicate that there will be a need for over 42,000 additional units in Dublin City over the next 10 years or a requirement for over 4,000 unit completions per annum to meet demand. This demand will be predominantly in the 1 and 2 person household types, representing over 73% of total demand.



- Studio
- 1 Bed
- 2 Bed
- 3 Bed



The proposed development is predominately build-to-rent high quality residential units. The developer intends to release 10% of the apartments to Dublin City Council as social housing and will work with the council on an affordable housing scheme which will account for a further 10% of the apartments. The remaining 80% will be owned and managed by the development company for rental only.

**160**  
PART V  
UNITS

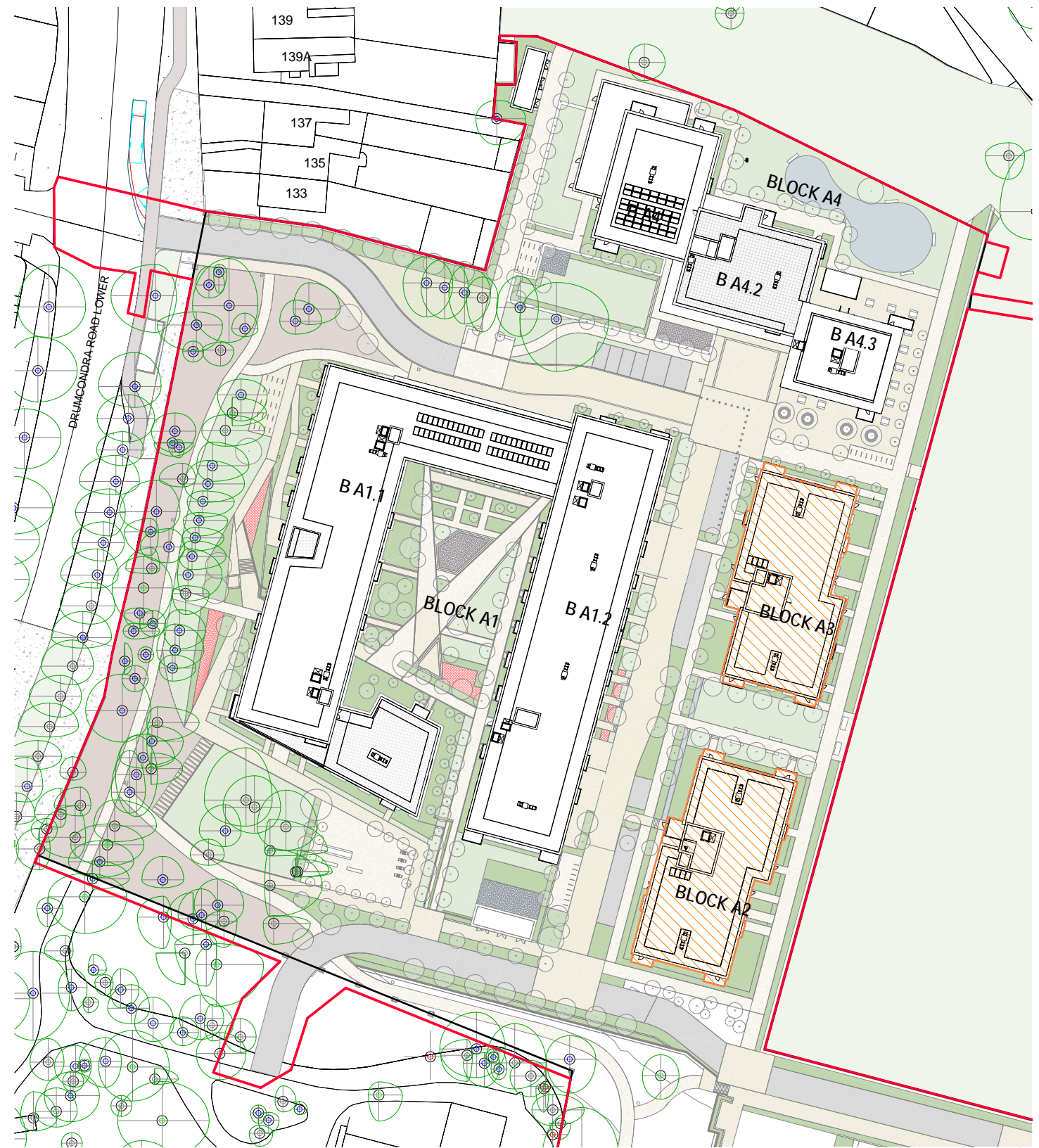


PART V SOCIAL HOUSING ALLOCATION

Block A2  
(73 units)

Block A3  
(87 units)

TOTAL: 160 Units



Proposed Site Layout - North









# RESIDENTIAL AMENITY



## 6.1 Communal & Residential Amenity Facilities

Build to Rent developments place a large emphasis on tenant amenity offerings and social spaces. The business model seeks to offer attractive facilities which entice tenants to stay for as long as possible, or move within the building or development, reducing the number of vacancies across the site. Research has shown that a major deciding factor in how long a period tenants will sign up to is based on how many friends someone has in the development, and so community becomes a benefit to the rental model.

These lively social spaces could include concierge, parcel storage, shared external terraces, co-workspaces, lounge or cooking facilities and a gym – places for chance gatherings. This is also complimented by the quality of the communal and public open spaces being delivered.

The provision of communal services, amenities and facilities is recognised as an important element of the Built-to-Rent model.

In addition to communal and private open space, residents have access to enjoy a range of residential amenities totaling 3,463sqm. The offering well exceeds the requirement of SPPR.8 and ensures that residents will enjoy an enhanced overall standard of amenity. The applicant fully understands that a critical component of successful Built-to-Rent development is a generous provision of well-considered and high-quality amenity spaces for the benefit, comfort and convenience of their residents.

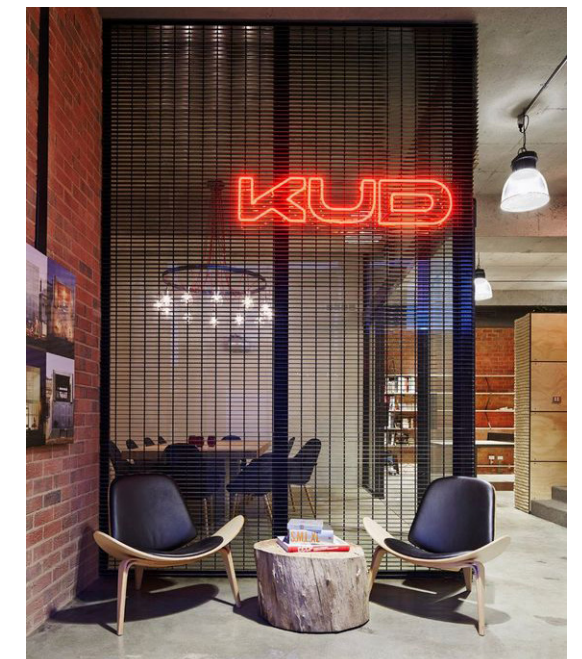
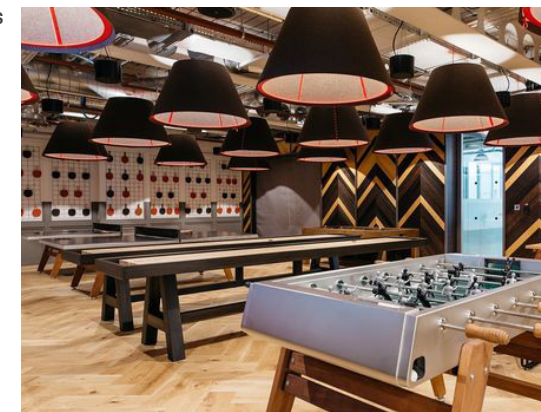
The nature of the existing protected spaces located on the grounds is particularly suitable for residential amenity. The proposed change of use of these buildings within this application intends to keep the alterations and interventions to a minimum in these areas. Resident's will have access to the amenity spaces either within or adjacent to their own block.

Centrally located, the landmark building Block D1 is perfectly placed to serve the residential development comprising of 286sqm of amenity including concierge and a publicly accessible cafe space of 273sqm at ground floor of the building.

Refer to the individual design statements and schedule of accommodation for amenity and residential facility provisions.



Reference Images - Residential Amenity Areas



**1614**  
NO.

**RESIDENTIAL  
UNITS**

**3463**  
SQM

**RESIDENTIAL  
AMENITY**

**2.1**  
SQM

**PER UNIT**

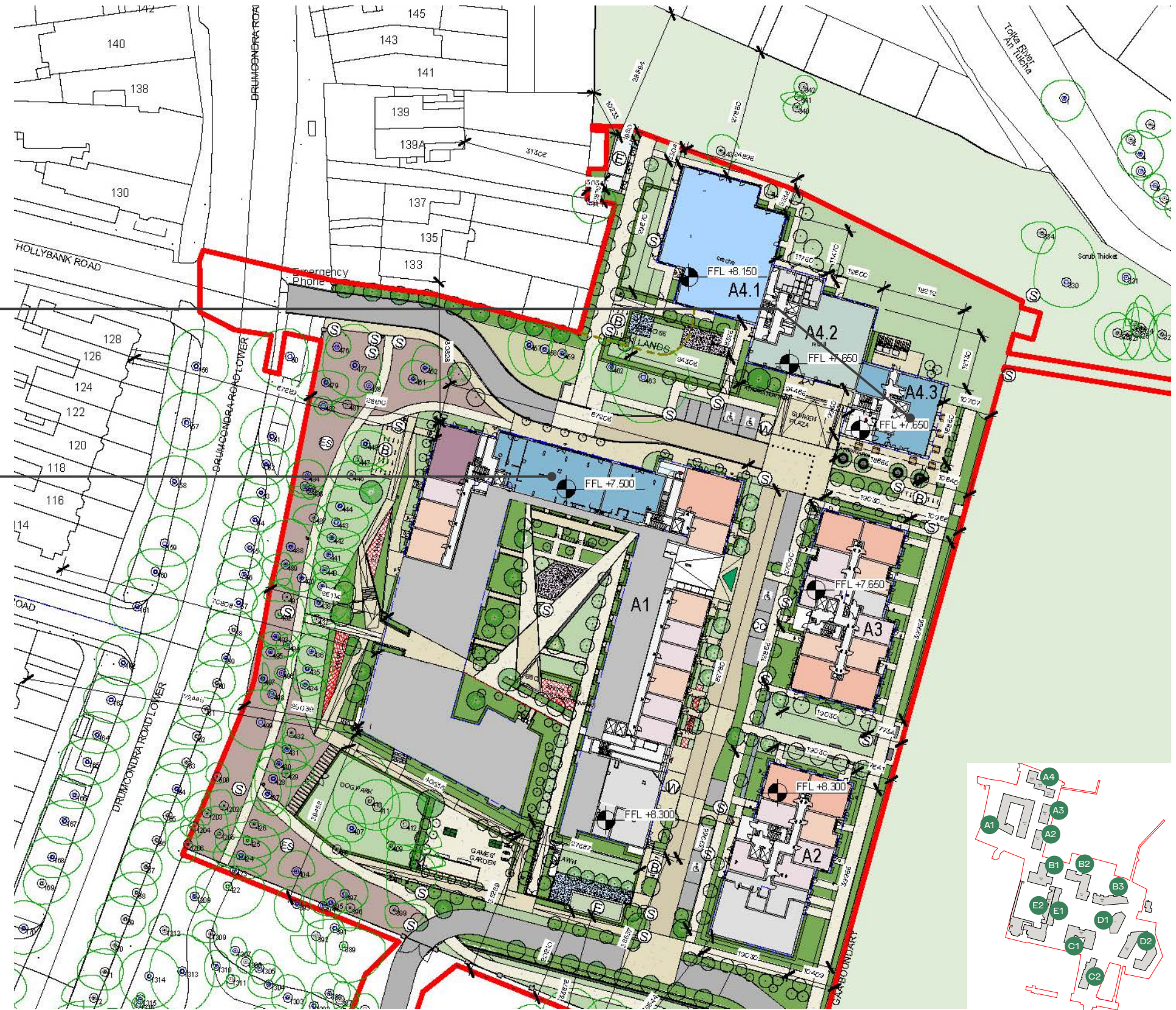


411 SQM  
A4

462 SQM  
A1

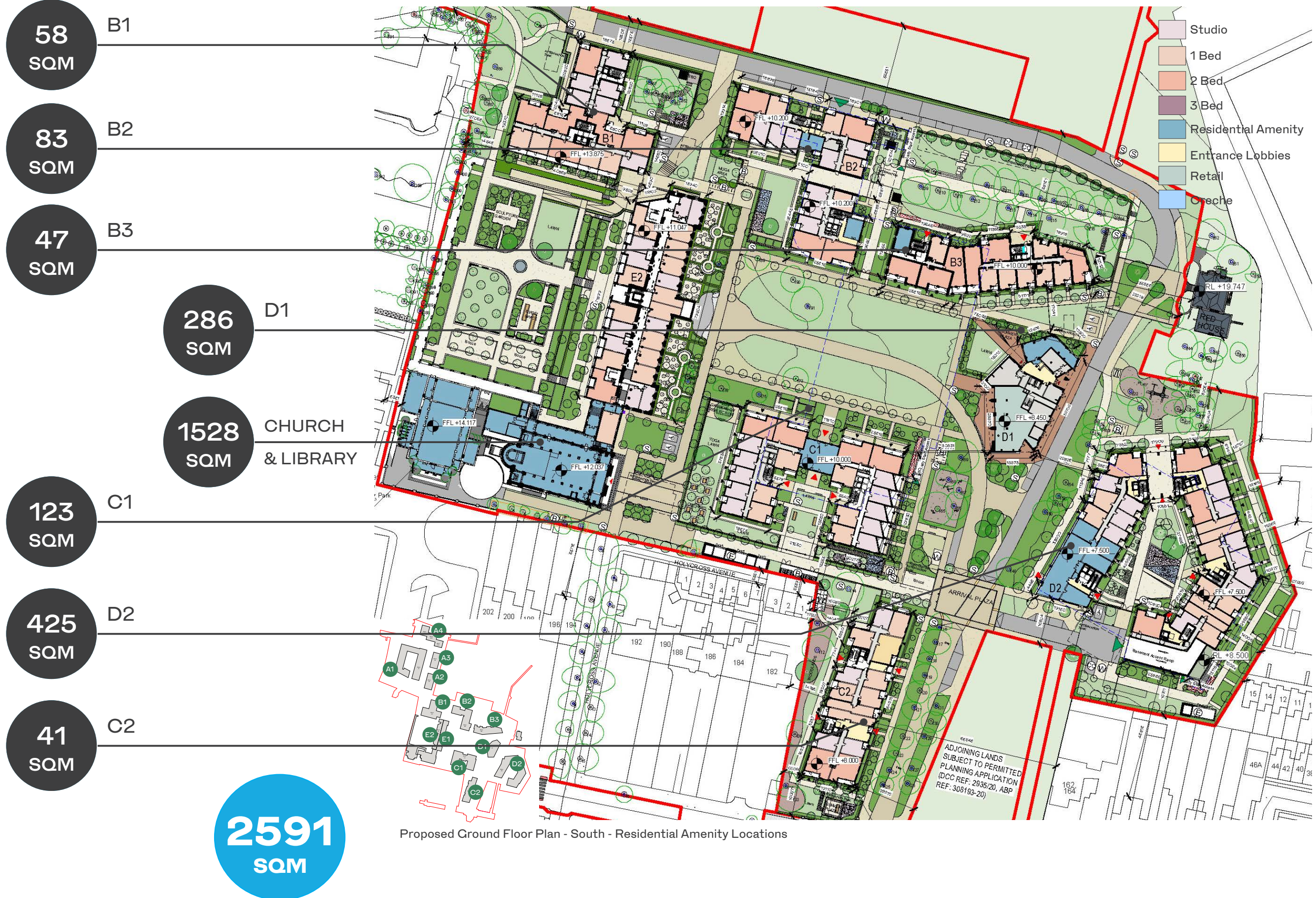
873 SQM

- Studio
- 1 Bed
- 2 Bed
- 3 Bed
- Residential Amenity
- Entrance Lobbies
- Retail
- Creche



Proposed Ground Floor Plan - North - Residential Amenity Locations





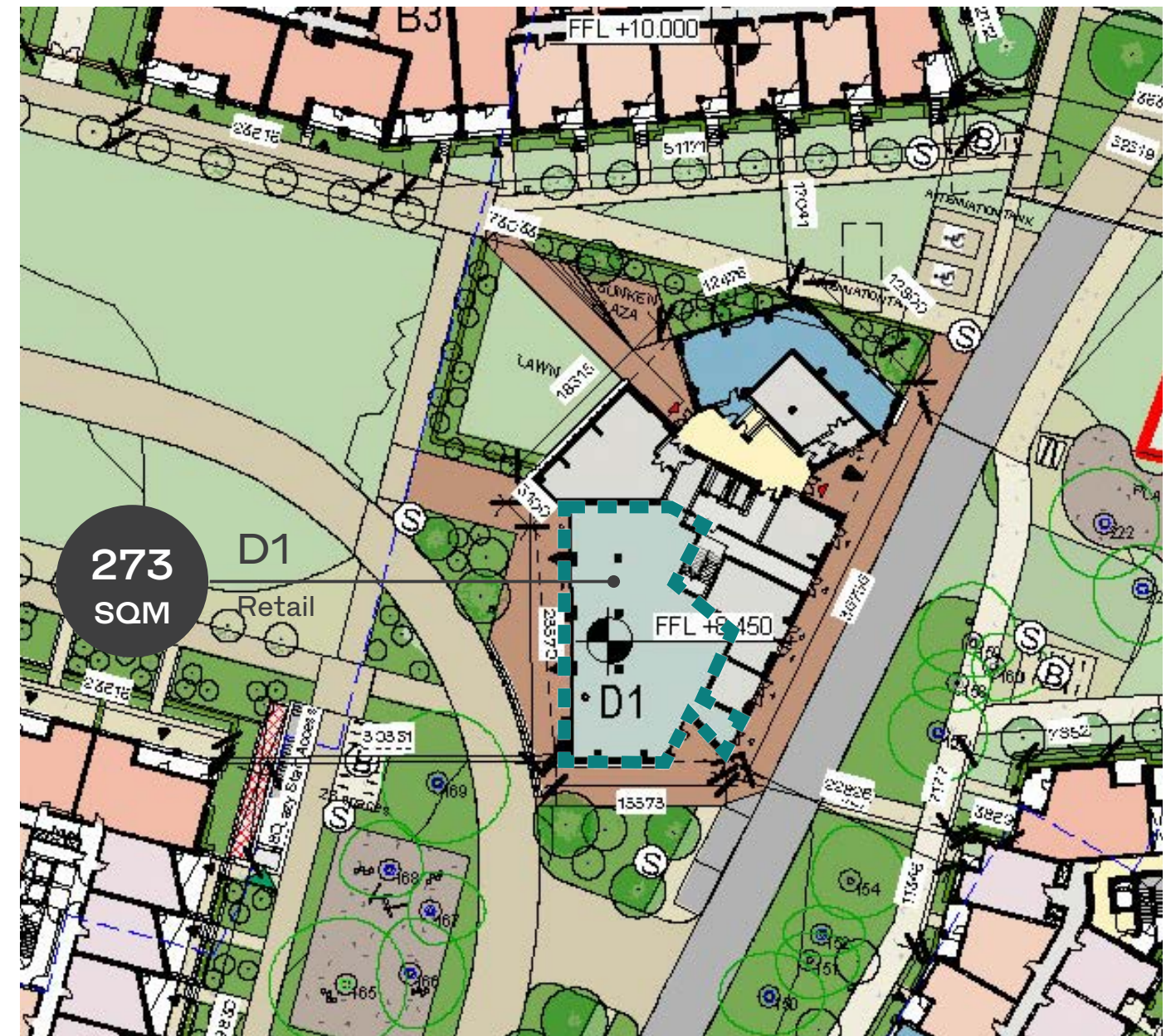
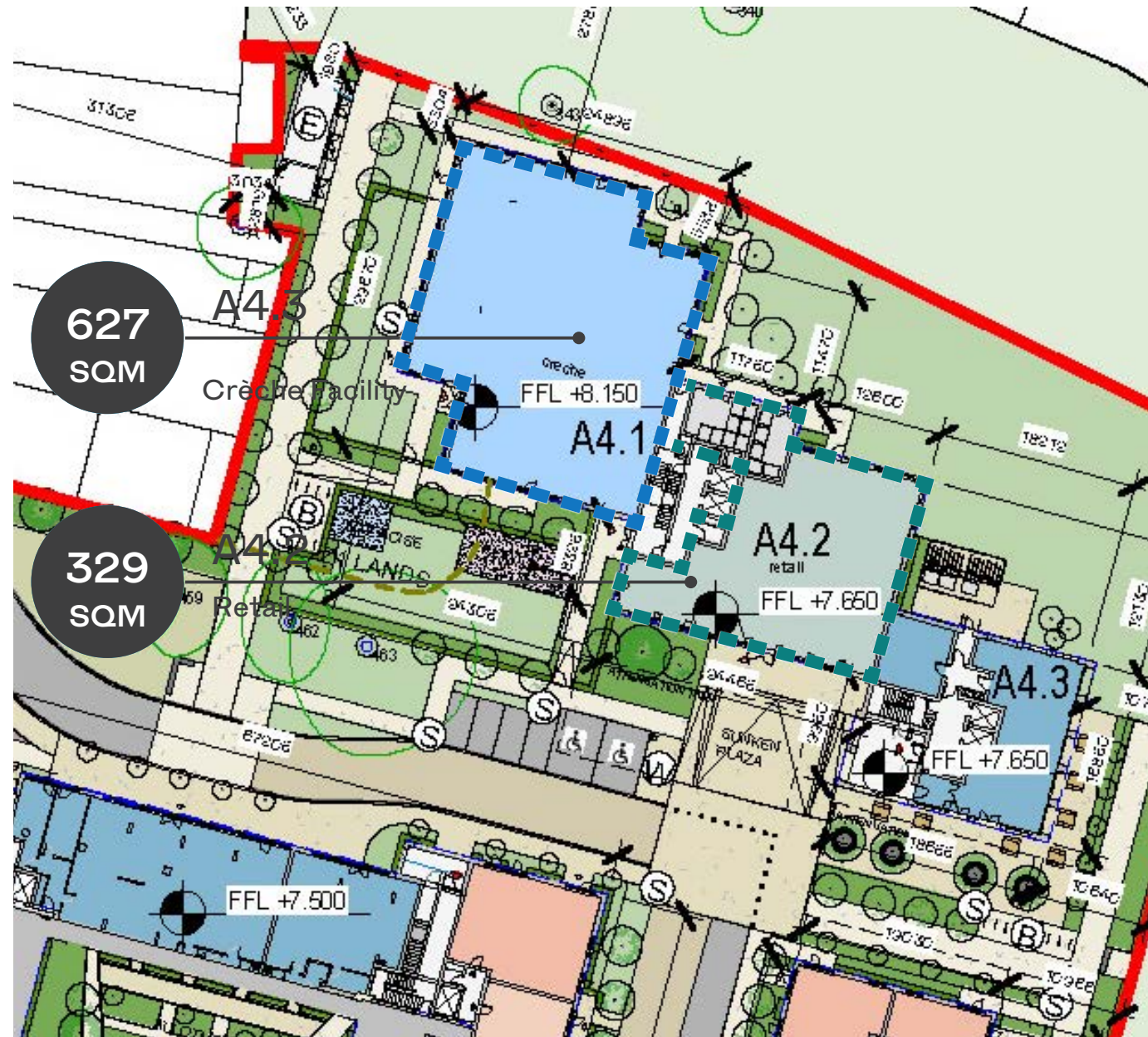


## 6.2 Non-Residential Uses

In support of a sustainable residential development of the proposed scale are non-residential uses located at key locations across the site. In the northern sector, a creche and retail unit is planned adjacent to the Drumcondra Road Plaza. Towards the centre of the site and accompanying an important amenity hub is a public cafe fronting onto the formal green.

A Social Infrastructure Audit was undertaken in accordance with the Guidelines for Planning Authorities on Childcare (1997) which identified a requirement for a creche within the proposed development. A Crèche of 440sqm is proposed at the Drumcondra Road entrance to the Clonliffe Road site in response to the audit. The location allows for adequate drop off area and the entrance plaza provides pedestrian connections and gathering space.

The Crèche is a community amenity and allows the development to knit into the existing community and fabric of the city. The crèche is designed to provide a strong visual link towards the riverside walk and parkway and will accommodate different classrooms and create a series of spaces for learning and play. The layouts of the crèche will respond to the changing nature of learning environments in light of the COVID-19 pandemic.





## 6.3 Bicycle Parking

Secure long term bike parking for the proposed development is spread across the scheme and located at ground floor of the residential blocks or within the associated basement. Where bicycle storage cannot be provided at ground floor, these are located adjacent to the buildings and positioned along or near the main cycle routes in and out of the site for convenience.

Access for cyclists to the basements are provided by lazy-stairs to the North and South of the formal green for the central basement and to the South-Eastern corner for Block D2 basement

The breakdown of bike park is as follows:

**2507**  
NO.

**BICYCLE  
SPACES**

**1.3 PER  
UNIT**

**RATIO**

**2255**  
NO.

**LONG STAY  
BICYCLES**

**252**  
NO.

**SHORT STAY  
BICYCLES**



Reference Image - Lazy Stairs



Reference Image - Two-Tier Bike Rack



Reference Images for Tenant Bicycle Facilities



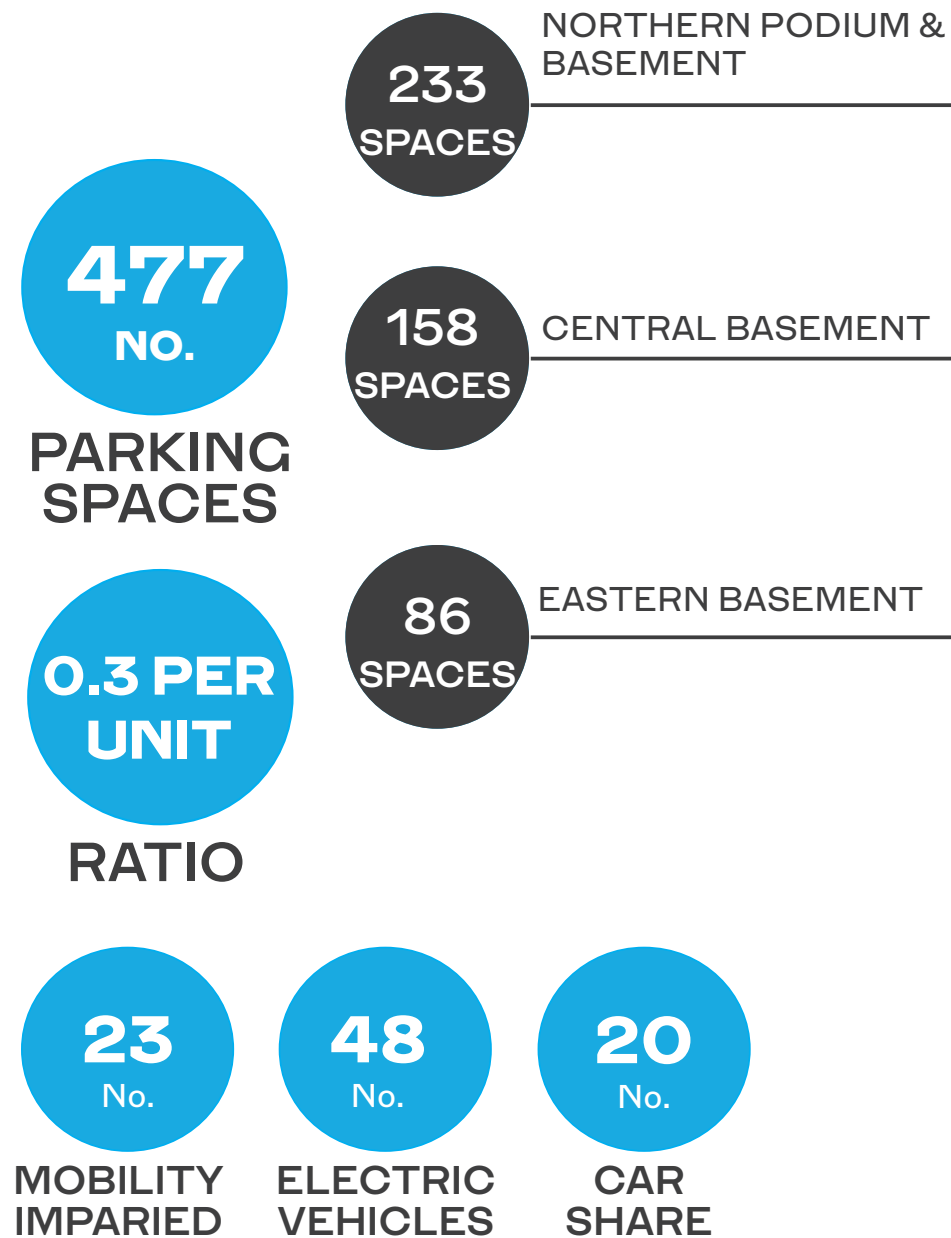
Reference Image - External Secure Bike Store



## 6.4 Basement Car Parking

The subject development site is located within an “Accessible Urban Location” as designated within the DHPLG standards, and therefore, the quantum of car parking provision should be minimised. This is further reinforced by the development’s status as a Build-to-Rent scheme and the increased potential of services such as Gocars etc.

With reference to the car parking assessments undertaken by SYSTRA Traffic and Transportation Assessment and the above standards; the development proposes a total 477no. secure car parking spaces located within three basements across the site. This quantum equates to a ratio of 0.3 car parking spaces to every residential apartment; an acceptable figure for this development.



Proposed Site Layout Plan - Basement Level





# APPENDICES



Appendix 01

## SCHEDULE OF ACCOMMODATION



# Appendix 1 - Schedule of Accommodation - Summary

TOTAL NEW BLOCKS		Apartment Totals & Mix						Dual Aspect	Amenity
		TOTAL	Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed	Total (%)	Total (SQM)
A1,A2,A3,A4	42,786	569	177	213	99	46	34	49%	872
B1,B2,B3,C1,C2,D2	55,307	790	281	288	6	200	15	49%	776
D1	12,441	151	32	51	8	56	4	66%	286
<b>SubTotal</b>	<b>110,534</b>	<b>1,510</b>	<b>490</b>	<b>552</b>	<b>113</b>	<b>302</b>	<b>53</b>	<b>51%</b>	<b>1,935</b>
TOTAL EXISTING BLOCKS (inc. extension to Seminary)		TOTAL	Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed	Total (%)	Total (SQM)
E1,E2, E3 & E4	8,925	104	50	51	2	1	-	50%	1,528
<b>SubTotal</b>	<b>8,925</b>	<b>104</b>	<b>50</b>	<b>51</b>	<b>2</b>	<b>1</b>	<b>-</b>	<b>50%</b>	<b>1,528</b>
TOTAL		TOTAL	Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed	Total (%)	Total (SQM)
		1,614	540	603	115	303	53	51%	3,463
TOTAL NEW BLOCKS								Total (%)	Total (SQM)
								51%	3,463

Retail	
ODT	273
OMP	329
MCM	-
<b>Total</b>	<b>602</b>

Creche	
OMP	627
<b>Total</b>	<b>627</b>

Additional metrics:			
Site Area		7.74	77,400
Density			202
Application (Development) Site Area			80,089
Public Open Space		27%	21,811
Plot Ratio			1.49
Site Coverage			23%
Building Footprint			18,436
GFA Total (New Build inc. seminary extension)			113,478
GFA Total			119,459
Area within Planning Application			88,835



# Appendix 1 - Schedule of Accommodation - A Blocks

LVL.	GFA (SQM)	GFA Resi (SQM)	GFA Ancillary (SQM)	GFA Retail (SQM)	Comments	Mix - Apartments						Dual Aspect	Amenity
						Per Level	Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed	Total (%)	Total (SQM)
BLOCK A1.1 + A1.2	LG	890	211	679									
	0	1,908	1,659	249		12	5	5	0	0	2		462
	1	3,055	3,055			46	12	24	1	7	2		
	2	3,134	3,134			47	12	25	1	6	3		
	3	3,137	3,137			47	12	25	1	6	3		
	4	3,137	3,137			47	12	25	1	6	3		
	5	2,825	2,825			43	10	25	0	6	2		
	6	2,820	2,820			43	10	25	0	6	2		
	7	1,403	1,403			20	4	11	0	5	0		
		-				0	0	0	0	0	0		
Subtotal	22,309	21,382	927		305	77	165	4	42	17	118	462	
BLOCK A2	0	725	466	259		7	4	1	2	0	0		
	1	696	696			11	4	3	4	0	0		
	2	696	696			11	4	3	4	0	0		
	3	696	696			11	4	3	4	0	0		
	4	696	696			11	4	3	4	0	0		
	5	696	696			11	4	3	4	0	0		
	6	696	696			11	4	3	4	0	0		
	7	46	46										
	Subtotal	4,945	4,686	259		73	28	19	26	0	0	39	0
BLOCK A3	0	716	674	41		10	3	3	4	0	0		
	1	696	696			11	4	3	4	0	0		
	2	696	696			11	4	3	4	0	0		
	3	696	696			11	4	3	4	0	0		
	4	696	696			11	4	3	4	0	0		
	5	696	696			11	4	3	4	0	0		
	6	696	696			11	4	3	4	0	0		
	7	696	696			11	4	3	4	0	0		
	8	46	46										
Subtotal	5,635	5,593	41		87	31	24	32	0	0	47	0	



Appendix 1 - Schedule of Accommodation - A Blocks (Continued)

LVL.	GFA (SQM)	GFA Resi (SQM)	GFA Ancillary (SQM)	GFA Retail (SQM)	Comments	Mix - Apartments						Dual Aspect	Amenity
						Per Level	Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed	Total (%)	Total (SQM)
BLOCK A3	0	716	674	41		10	3	3	4	0	0		
	1	696	696			11	4	3	4	0	0		
	2	696	696			11	4	3	4	0	0		
	3	696	696			11	4	3	4	0	0		
	4	696	696			11	4	3	4	0	0		
	5	696	696			11	4	3	4	0	0		
	6	696	696			11	4	3	4	0	0		
	7	696	696			11	4	3	4	0	0		
	8	46	46										
	Subtotal	5,635	5,593	41		87	31	24	32	0	0	47	0
BLOCK A4.1,2,3	0	722	333	60	329	0	0	0	0	0	0		191
	1	1,122	1,122			14	5	1	5	0	3		
	2	1,164	1,164			15	6	1	5	0	3		
	3	1,164	1,164			15	6	1	5	0	3		
	4	1,164	1,164			15	6	1	5	0	3		
	5	1,164	1,164			15	6	1	5	0	3		
	6	725	725			9	4	0	4	0	1		
	7	725	725			9	4	0	4	0	1		
	8	300	300			0	0	0	0	0	0		220
	9	288	288			4	2	0	2	0	0		
	10	288	288			4	2	0	2	0	0		
	11	224	224			2	0	0	0	2	0		
	12	224	224			2	0	0	0	2	0		
Subtotal	9,271	8,882	60	329	104	41	5	37	4	17	75	411	
CRECHE	0	627		627									
	Subtotal	627	-	627	-								
<b>TOTAL</b>							Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed	Total (%)	Total (SQM)
							31%	37%	17%	8%	6%	279	
						<b>569</b>	<b>177</b>	<b>213</b>	<b>99</b>	<b>46</b>	<b>34</b>	<b>49%</b>	<b>872</b>
Tenant Amenity					GFA (SQM)								
Total					872								



# Appendix 1 - Schedule of Accommodation - Blocks B1, B2, B3, C1, C2 & D2

LVL		GFA TOTAL (SQM)	GFA Resi (SQM)	GFA Ancillary (SQM)	GFA Retail (SQM)	Comments	Mix - Apartments						Dual Aspect	Amenity
							Per Level	Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed	Total (%)	Total (SQM)
BLOCK B1	LG	623	245	378		Amenity / Plant	4	3	0		1		2	58
	0	1,140	1,140	-			16	6	4		6	0	9	
	1	1,140	1,140				16	6	4		6		9	
	2	1,140	1,140				16	6	4		6		9	
	3	1,140	1,140				16	6	4		6		9	
	4	1,140	1,140				16	6	4		6		9	
	5	627	627				8	5	0		1	2	4	
	Subtotal	<b>6,949</b>	<b>6,571</b>	<b>378</b>			<b>92</b>	<b>38</b>	<b>20</b>		<b>32</b>	<b>2</b>	<b>51</b>	<b>58</b>
	BLOCK B2	LG	90	-	90		Amenity / Plant	0	0	0		0		
0		1,271	1,189	82			17	8	4		5		7	83
1		1,265	1,265				18	7	5		5	1	9	
2		1,380	1,380				20	7	7		5	1	9	
3		1,380	1,380				20	7	7		5	1	9	
4		1,380	1,380				20	7	7		5	1	9	
5		1,380	1,380				20	7	7		5	1	9	
6		777	777				11	4	3		3	1	7	
7		774	774				11	4	3		3	1	7	
Subtotal	<b>9,697</b>	<b>9,525</b>	<b>172</b>			<b>137</b>	<b>51</b>	<b>43</b>		<b>36</b>	<b>7</b>	<b>66</b>	<b>83</b>	
BLOCK B3	0	1,025	978	47			13	0	7		6	0	7	47
	1	1,021	1,021				14	1	7		6	0	8	
	2	1,021	1,021				14	1	7		6	0	8	
	3	1,021	1,021				14	1	7		6	0	8	
	4	1,021	1,021				14	1	7		6	0	8	
	5	847	847				11	1	5		5	0	8	
	Subtotal	<b>5,956</b>	<b>5,909</b>	<b>47</b>			<b>80</b>	<b>5</b>	<b>40</b>		<b>35</b>	<b>0</b>	<b>47</b>	<b>47</b>



# Appendix 1 - Schedule of Accommodation - Blocks B1, B2, B3, C1, C2 & D2 (Continued)

LVL.	GFA TOTAL (SQM)	GFA Resi (SQM)	GFA Ancillary (SQM)	GFA Retail (SQM)	Comments	Mix - Apartments						Dual Aspect	Amenity
						Per Level	Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed	Total (%)	Total (SQM)
BLOCK C1	0	1,433	1,304	129		20	10	6		4		8	123
	1	1,510	1,510			22	10	4		8		12	
	2	1,513	1,513			22	10	4		8		12	
	3	1,513	1,513			22	10	4		8		12	
	4	1,513	1,513			22	10	4		8		12	
	5	1,513	1,513			22	10	4		8		12	
	6	481	481			8	5	3		0		4	
	7	477	477			8	5	3		0		4	
	Subtotal	9,953	9,824	129		146	70	32		44	0	76	123
BLOCK C2	0	1,001	960	41		14	4	7	1	2		7	41
	1	1,003	1,003			16	5	9		2		7	
	2	1,003	1,003			16	5	9		2		7	
	3	1,003	1,003			16	5	9		2		7	
	4	1,003	1,003			16	5	9		2		7	
	5	530	530			9	2	7		0		5	
	6	530	530			9	2	7		0		5	
	Subtotal	6,072	6,031	41		96	28	57	1	10		45	41
BLOCK D2	0	2,232	1,722	510		26	12	10		4	0	10	425
	1	2,415	2,415			37	13	18	1	5	0	16	
	2	2,574	2,574			39	13	18	1	7	0	18	
	3	2,574	2,574			39	13	18	1	7	0	18	
	4	2,194	2,194			32	13	10	1	6	2	13	
	5	2,194	2,194			32	13	10	1	6	2	13	
	6	1,249	1,249			17	6	6		4	1	7	
	7	1,249	1,249			17	6	6		4	1	7	
	Subtotal	16,680	16,169	510		239	89	96	5	43	6	102	425
<b>TOTAL</b>			GFA Resi (SQM)	GFA Ancillary (SQM)	GFA Retail (SQM)		Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed	Total (%)	Total (SQM)
		55,307	54,029	1,278	-	790	36%	36%	1%	25%	2%	387	776
												49%	

Tenant Amenity	GFA (SQM)
<b>Total</b>	<b>776</b>



Appendix 1 - Schedule of Accommodation - Block D1

LVL.	GFA (SQM)	GFA Resi (SQM)	GFA Ancillary (SQM)	GFA Retail (SQM)	Comments	Mix - Apartments						Dual Aspect	Amenity	
						Per Level	Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed	Total (%)	Total (SQM)	
BLOCK D1	0	767	-	767	273	café + kitchen							108	
	1	827	827	-	-		11	3	2	1	5	0	6	-
	2	827	827	-	-		11	3	2	1	5	0	6	-
	3	827	827	-	-		11	3	2	1	5	0	6	-
	4	827	827	-	-		11	3	2	1	5	0	6	-
	5	736	689	47	-	Amenity	9	2	3	0	4	0	6	47
	6	736	736	-	-		10	2	4	0	4	0	7	-
	7	736	736	-	-		10	2	4	0	4	0	7	-
	8	736	736	-	-		10	2	4	0	4	0	7	-
	9	672	672	-	-		8	1	2	1	3	1	5	-
	10	672	672	-	-		8	1	2	1	3	1	5	-
	11	672	672	-	-		8	1	2	1	3	1	5	-
	12	672	672	-	-		8	1	2	1	3	1	5	-
	13	637	637	-	-		9	2	5	0	2	0	7	-
	14	637	637	-	-		9	2	5	0	2	0	7	-
	15	637	637	-	-		9	2	5	0	2	0	7	-
	16	637	637	-	-		9	2	5	0	2	0	7	-
	17	186		131		Amenity	0	0	0	0	0	0		131
	18	-					0	0	0	0	0	0		
Subtotal	12,441	11,441	945	273		151	32	51	8	56	4	66%	286	
<b>TOTAL</b>														
		GFA Resi (SQM)	GFA Ancillary (SQM)	GFA Retail (SQM)			Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed	Total (%)	Total (SQM)	
	12,441	11,441	945	273		151	21.2%	33.8%	5.3%	37.1%	2.6%	99	286	
<b>Tenant Amenity</b>														
<b>Total</b>					<b>286</b>									



# Appendix 1 - Schedule of Accommodation - Blocks E1 & E2

Level	GFA (SQM)	GFA Resi (SQM)	GFA Ancillary (SQM)	GFA Retail (SQM)	Comments	Mix - Apartments						Total (%)	Amenity
						Per Level	Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed		
<b>BLOCK E2</b>													
0	594	594				9	4	4	1			3	
1	588	588				9	4	4	1			3	
2	570	570				10	6	4				6	
3	575	575				10	6	4				6	
4	617	617				10	6	4				6	
Subtotal	<b>2,944</b>	<b>2,944</b>	-			<b>48</b>	<b>26</b>	<b>20</b>	<b>2</b>			<b>24</b>	<b>0</b>
<b>SEMINARY (E1)</b>													
0	1,058	1058				15	6	9					
1	1,052	1052				13	4	8		1			
2	985	985				14	7	7					
3	983	983				14	7	7					
4	141	141				0	0	0					
Subtotal	<b>4,219</b>	<b>4219</b>	<b>0</b>			<b>56</b>	<b>24</b>	<b>31</b>	<b>0</b>	<b>1</b>	<b>0</b>		<b>0</b>
<b>CHURCH (E3)</b>													
0	914	0	64										850
1	82	0	0										
Subtotal	<b>996</b>	<b>0</b>	<b>64</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>850</b>
<b>Assembly Hall (E4)</b>													
0	766	0	88										678
Subtotal	<b>766</b>	<b>0</b>	<b>88</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>678</b>
<b>TOTAL</b>							Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed	Total (%)	
	<b>8,925</b>	<b>7,163</b>	<b>152</b>			<b>104</b>	48%	49%	2%	1%	0%	24	
												<b>50%</b>	<b>1,528</b>
<b>Tenant Amenity</b>													
<b>Total</b>													<b>1,528</b>



Blank Page



