

Henry J Lyons

## Volume 3a. Architectural Design Statement

CWTC Multi Family ICAV  
acting on behalf of its sub-fund DBTR DR1 Fund

Block B1, B2, B3, C1, C2 and D2 (Henry J Lyons)

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

May 2021

# HOLY CROSS COLLEGE SHD





Client

# CWTC

## Multi Family ICAV

acting on behalf of its sub-fund DBTR DR1 Fund

Architecture

Henry J Lyons

Project Management



Planning Consultants



Environmental Consultants

ARUP

Consulting Engineers



Landscape Architecture



Transport Consultants

SYSTRA

Services Engineers



Cost Consultants





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# 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.





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).

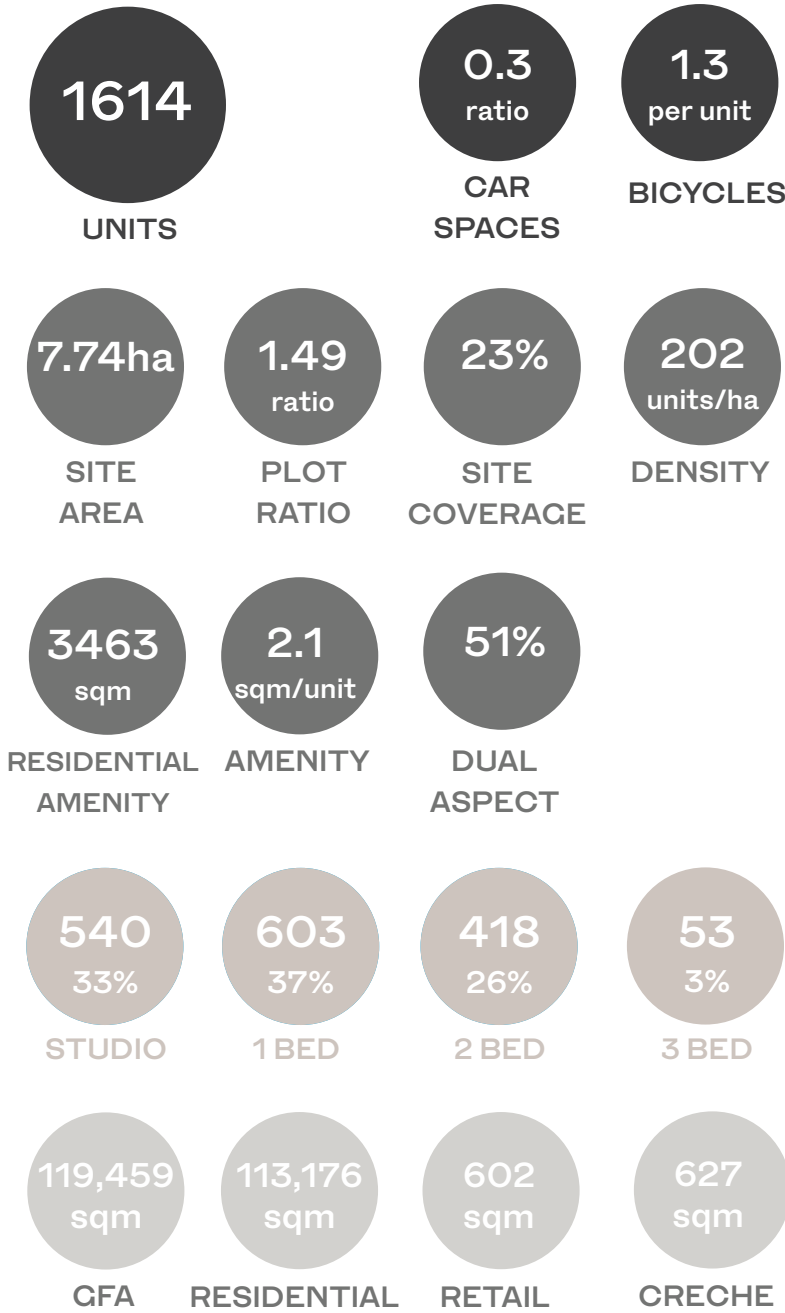
The residential buildings are arranged around a number of proposed public open spaces and routes throughout the site with extensive landscaping and tree planting proposed. Communal amenity spaces will be located adjacent to residential buildings and at roof level throughout the scheme. To facilitate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



CGI View - Formal Green towards Seminary

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.

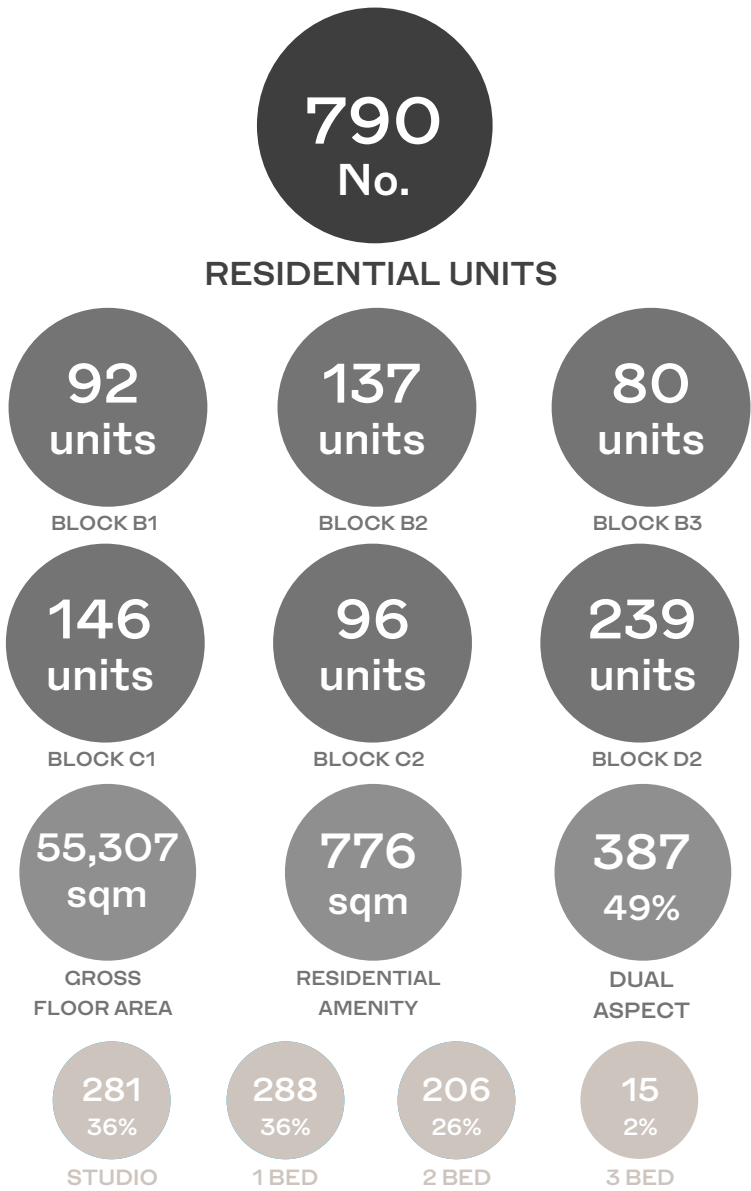


# 1.2 FOCUS OF ARCHITECTURAL STATEMENT

This report has been prepared by Henry J Lyons Architects under the appointment of the applicant CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund.

The statement forms part of a Strategic Housing Development Application to An Bord Pleanála for a project at the former Holy Cross College, Clonliffe Road, Dublin 3 & Drumcondra Road, Dublin 9.

This design statement, to be read as part of a schedule of design statements as set out in Section 1.0 above, provides an overview of the key approaches of the design of Blocks B1, B2, B3, C1, C2 and D2.



**HJL** Residential Blocks Proposed by Henry J Lyons Architects





## 1.3 INTRODUCTION

This document presents six residential blocks consisting of **790** residential units which form part of an overall proposal for the provision of a high quality Build-to-Rent Scheme consisting of **1614** residential units arranged as studio, one bed, two bed apartments together with three bed units. The development has been designed to comply with “Sustainable Urban Housing: Design Standards for New Apartments December 2020” and follows best international practices.

The proposal has been developed in response to the site’s constraints and opportunities to create a high quality design, in line with the principles of a masterplan prepared for the Z12 lands. Refer to document Volume 1. Masterplan.

As part of the masterplan for the Clonliffe Road scheme this Architectural Design Statement presents Blocks B1, B2, B3, C1, C2 & D2 (Henry J Lyons Architects).

Located adjacent to the Henry J Lyons proposed residential blocks is the landmark building, Block D1. For further information on this proposal, please refer to the O'Donnell + Tuomey planning documentation and architectural design statement.

### Design Framework

#### **Sustainable Urban Housing: Design Standards For New Apartments Guidelines For Planning Authorities, December 2020**

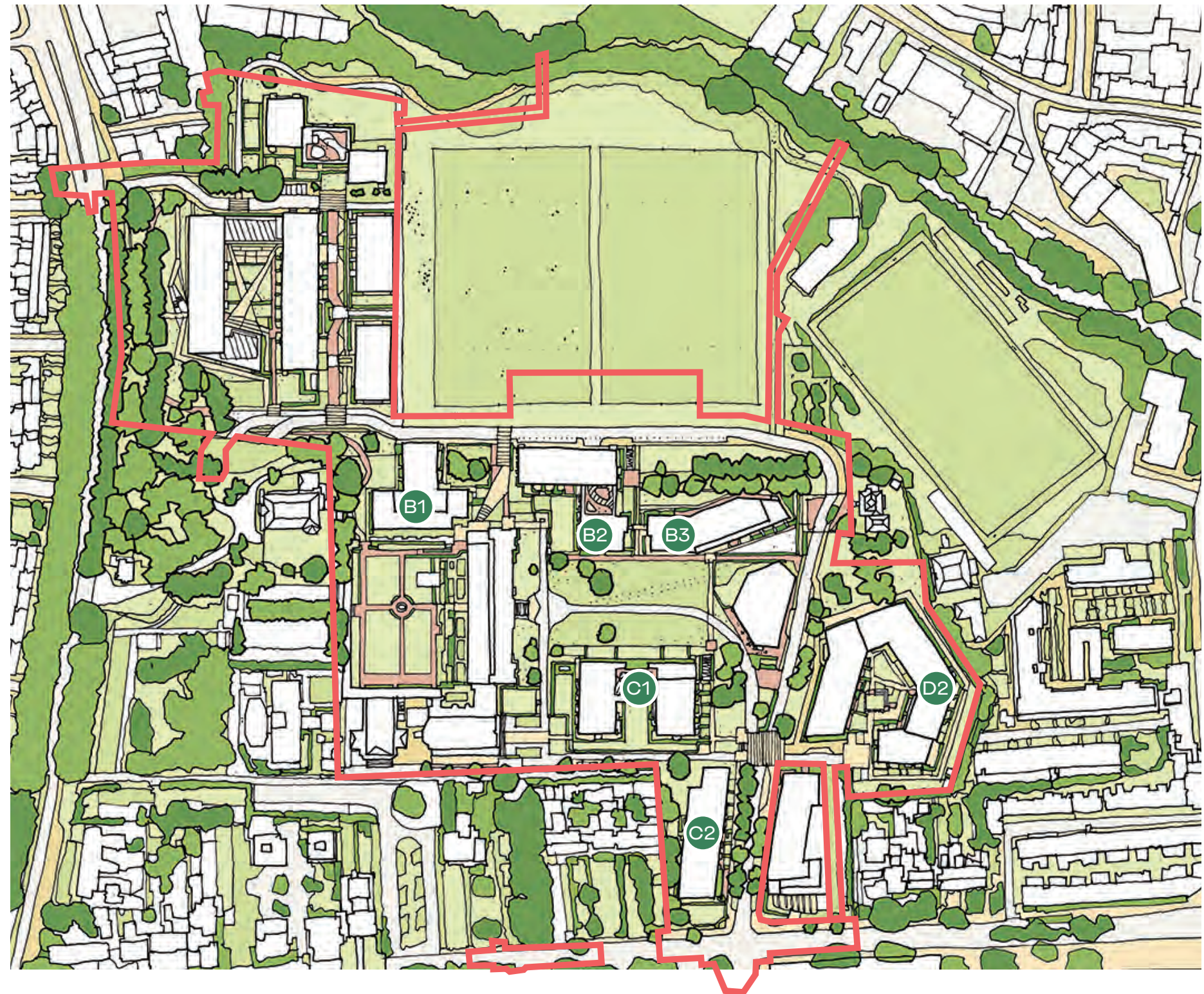
The Guidelines, are designed to encourage the provision of an increased output of higher density apartment development particularly, in urban areas.

This site meets the criteria identified in the Guidelines in relation to ‘Central and/or Accessible Urban Locations’ as being suitable for high density apartment development located within walking distance of significant employment locations and within reasonable walking distance of high capacity urban public transport services.

The proposal has been designed with full regard to the apartment design parameters in the Guidelines including, unit mix, size, internal space standards, dual-aspect ratios, amenity spaces, car and cycle parking provision.

#### **Sustainable Residential Development In Urban Areas Guidelines For Planning Authorities (2009) And Urban Design Manual**

The development addresses the relevant provisions of the above Guidelines to ensure that a high quality living environment will be provided for future residents of the scheme.



Artist's Impression of Masterplan Layout - Site Area & Blocks Of Focus



## 1.4 SUSTAINABLE RESIDENTIAL DEVELOPMENTS IN URBAN AREAS

As set out in the enclosed Planning Reports, the delivery of quality residential development on this prime, infill, underutilised site in a compact form, is wholly consistent with the policies and intentions of the National Planning Framework, Rebuilding Ireland and Regional Spatial and Economic Strategy.

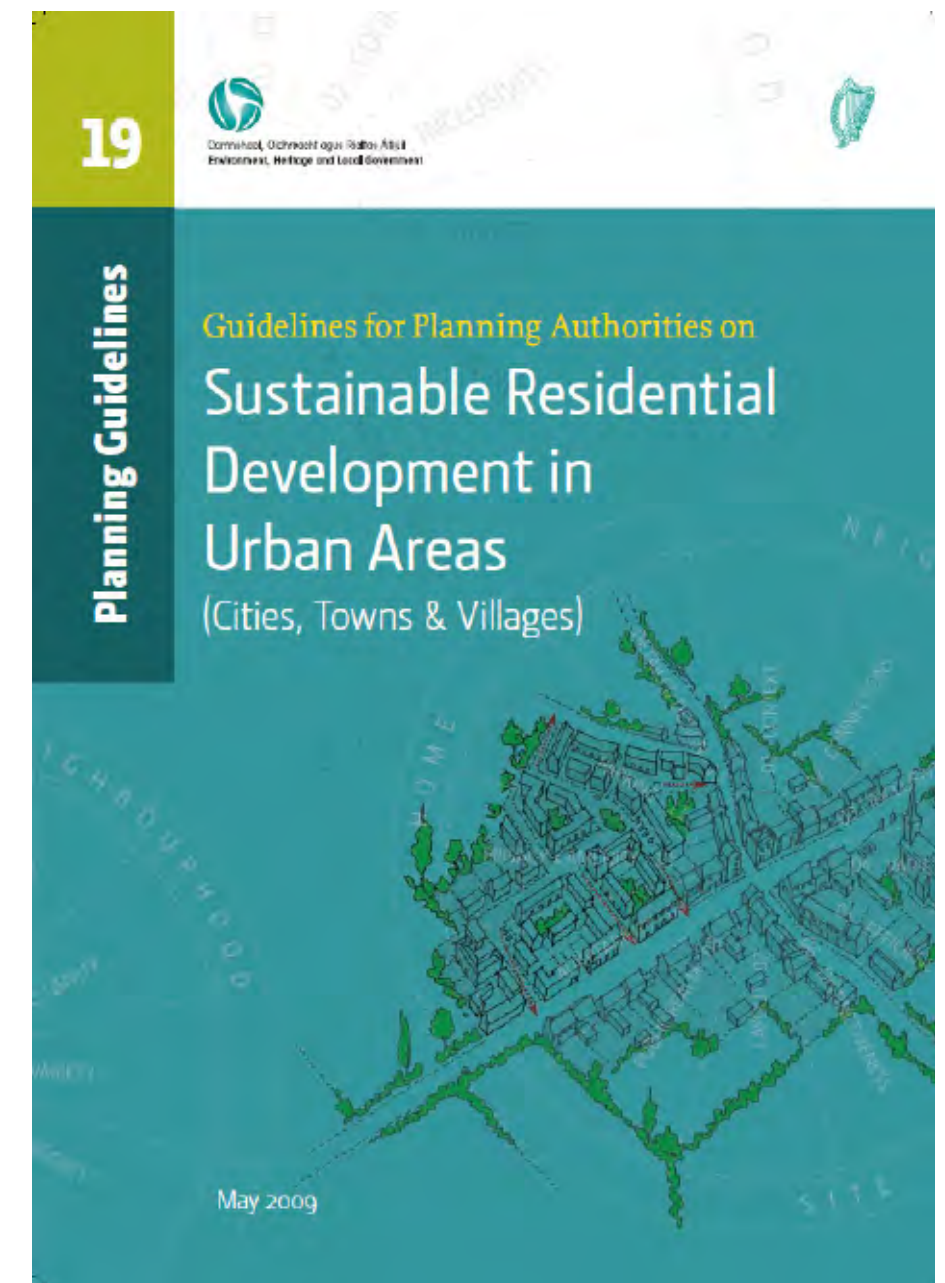
There are limited sites in the Dublin City Council functional area that can accommodate development of the scale proposed in this case. It is critically important that this valuable land is developed to maximise the efficiency of the site and contribute positively to housing supply.

The Guidelines state that in relation to the assessment of individual planning applications and appeals, Planning authorities must apply the following broad principles in considering development proposals for buildings in urban areas in pursuit of these guidelines:

1. Context: How does the development respond to its surroundings?
2. Connections: How well is the new neighbourhood / site connected?
3. Inclusivity: How easily can people use and access the development?
4. Variety: How does the development promote a good mix of activities?
5. Efficiency: How does the development make appropriate use of resources, including land?
6. Distinctiveness: How do the proposals create a sense of place?
7. Layout: How does the proposal create people-friendly streets and spaces?
8. Public realm: How safe, secure and enjoyable are the public areas?
9. Adaptability: How will the buildings cope with change?
10. Privacy / amenity: How do the buildings provide a high quality amenity?
11. Parking: How will the parking be secure and attractive?

12. Detailed design: How well thought through is the building and landscape design?

The evolution of the design from masterplan to application submission stage has taken cognisance of the above guidelines and has structured the engagements between design team and planning authority to date.







Artist's impression of aerial view of the Holy Cross College scheme









## SITE LOCATION & CONTEXT

## 2.1 PLOT LOCATION

### SITE

The Clonliffe College lands are 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 Site Strategy Document contains further information on the overall site location and context.

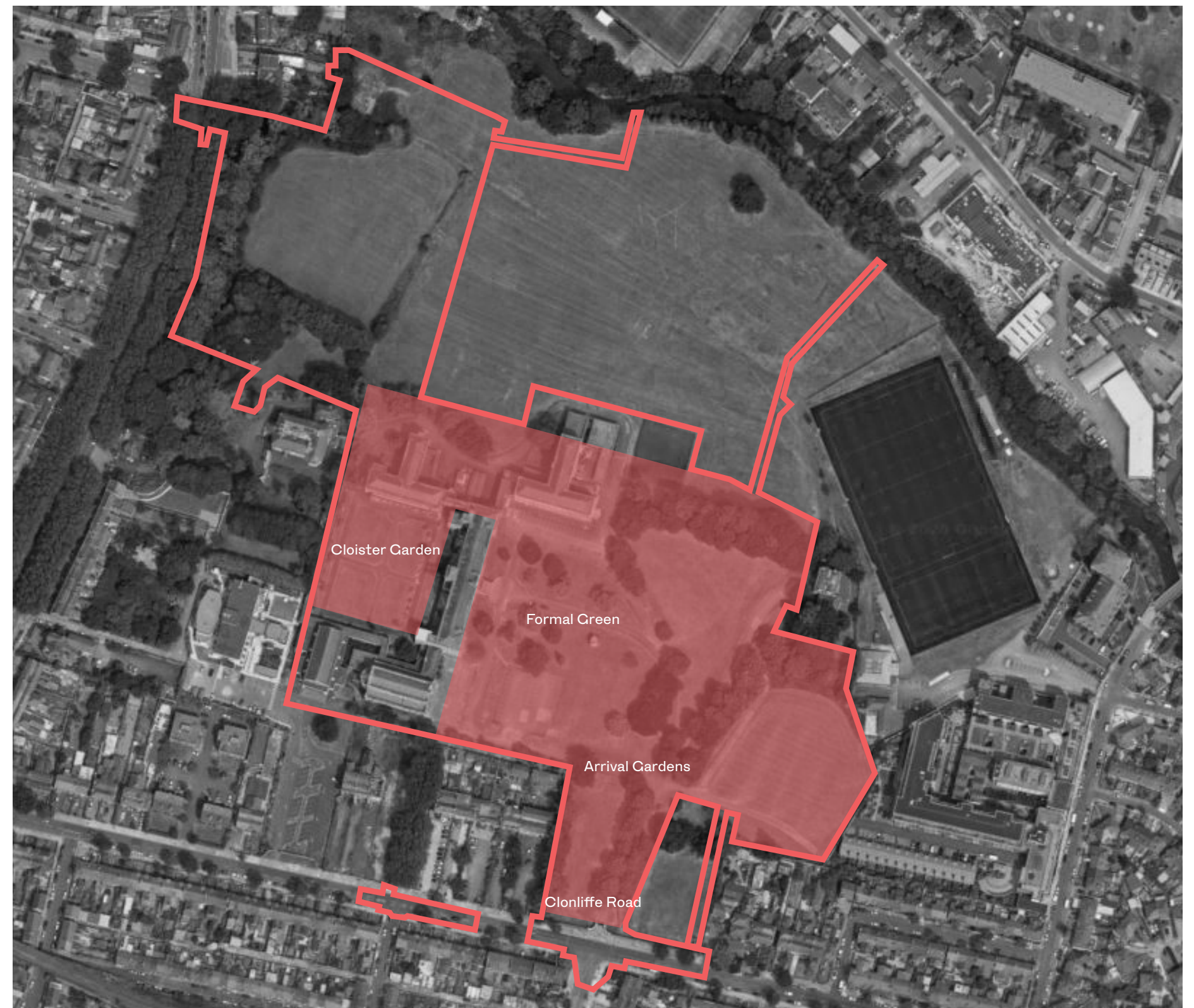
### PLOT

The area of focus for this document and the plot which is subject of this application is highlighted on the adjacent diagram with a red fill. The area combines four character areas;

- Clonliffe Road
- Arrival Gardens
- Formal Green
- Cloister Garden

This site has connections to Clonliffe Road to the South, is in close proximity to an apartment block to the East and contains existing protected structures to the West and North portions of the Plot. The Red House to the East of the site, immediately adjacent to the planning boundary, is a Protected Structure and National monument. To the West of the site immediately adjacent to the planning boundary is the Archbishop's House, which is a protected Structure. There is a permitted Hotel for the plot of land to the south east of the site near Clonliffe Road.

The existing conditions and character of the area has been a key driver in the design of the proposed residential blocks.



Site Location

- Planning Boundary
- Site Plot (Henry J Lyons Blocks)



## 2.2 EXISTING SITE LAYOUT

The site contains a number of existing trees of varying quality and maturity, with the proposal aiming to preserve and protect insofar as is possible.

The scheme is seeking to preserve and integrate the historic tree lined entrance avenue to the south of the site accessed via Clonliffe Road, and the avenue of trees to the north of the site in close proximity to the Red House. The Red House and Archbishop's House, whilst given careful consideration within the masterplan and response to the site strategy, is not within the client's ownership or subject of this planning application.

The Northwest portion of the site contain protected structures and existing institutional buildings. Refer to the Site Design Strategy and McCullough Mulvin's Architectural Design Report for information pertaining to the Seminary blocks.

To the East of the site the boundary is in close proximity to the Cornmill apartment complex and neighbouring residential terraced housing to Clonliffe Road.

The main access to the site is via the Jones' Road junction on Clonliffe Road, with secondary access via Holy Cross Avenue.

- 1 Former Clonliffe College Seminary
- 2 Archbishop's House
- 3 Holy Cross Church
- 4 Former Clonliffe College Library
- 5 Ambulatory
- 6 The Red House
- 7 Corn Mill Apartment Complex
- 8 Clonliffe Road & Jones Road Junction
- 9 Site for permitted Hotel



Site Plan - Plot Location



## 2.3 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. These development areas can be broken into 5 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.

The areas of focus for this document are;

- |   |                                    |   |                 |
|---|------------------------------------|---|-----------------|
| 1 | Holy Cross Piazza                  | 6 | Arrival Gardens |
| 2 | Cloister Garden                    | 7 | Clonliffe Road  |
| 3 | Terraced Entrance to Secret Garden |   |                 |
| 4 | Formal Green                       |   |                 |
| 5 | Red House                          |   |                 |



Aerial View - Former Clonliffe College & Lands looking South





2 Ambulatory



1 Holy Cross Church



4 View - Existing Tree lined Avenue



Aerial View - Former Clonliffe Seminary



1 Holy Cross Piazza

2 Cloister Garden

3 Terraced Entrance to Secret Garden

4 Formal Green



4 Former Clonliffe College



View - Existing Tree lined route





View - Former Clonliffe College



- 5 Red House
- 6 Arrival Gardens
- 7 Clonliffe Road



5 View - The Red House



7 View - Main Entrance Tree Lined Avenue



Aerial View - Former Clonliffe College Lands



6 View - Clonliffe College Lands



6 View - Former Clonliffe College



## 2.4 COMPLIANCE WITH MASTERPLAN OBJECTIVES

Refer to the accompanying Masterplan Document which provides further information on the Clonliffe Road masterplan objectives.

For this scheme the following parameters have been used in the design approach towards the development of the site -

O1 - Built Heritage - Creating a relationship between the protected structures and the proposed development to enhance the rich site character.

O2 - Established Routes - Respecting the setting of the historic site.

O3 - Mature Site Character - The rich, green nature of the site creates a strong and legible identity, and the blocks are woven amongst the existing trees.

O4 - Historic Vistas - The proposal is mindful of the established vistas to and from the protected structures and builds upon these thus informing the massing of the proposed buildings.

O5 - Heights - 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.



Masterplan Layout Plan - Extract from Site Strategy Document



Proposed Site Layout Plan





Plan - Proposed Site Layout - Character Areas  
 - Extract from Niall Montgomery & Partner Landscape Report





CGI View - Clonliffe Road Entrance







# URBAN DESIGN & LANDSCAPE





### 3.1 SITE LAYOUT STRATEGY

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.

As part of the Masterplan the scheme seeks to;

- To enhance and protect the built heritage and historic setting of the site
- To increase the permeability of the site from the Drumcondra Road and Clonliffe Road, integrating with the neighbouring communities
- To balance the physical infrastructure required for the residential and recreational development with the mature green aspect of the college lands
- To provide for new urban residential and recreational development which delivers new homes and places for play and enjoyment for both new and existing communities

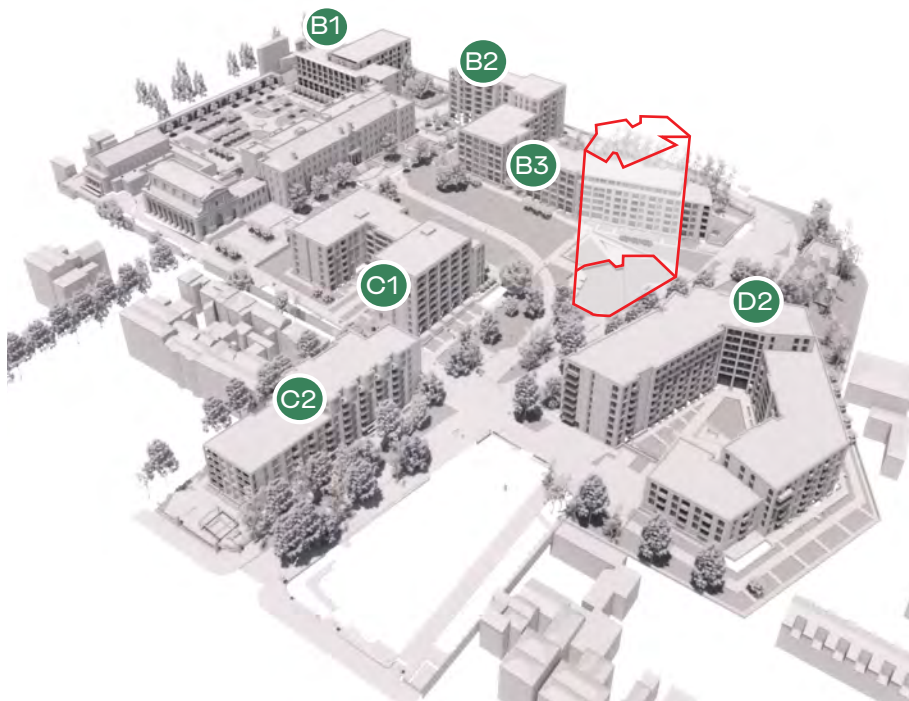


Diagram - Proposed Site Layout



Plan - Site Layout - Proposed Layout & Character Areas  
- Extract from Niall Montgomery & Partner Landscape Report



## 3.2 PLOT ACCESSIBILITY OVERVIEW

The scheme seeks to capitalise on the site's accessible location and maximise opportunities for sustainable travel.

The main access point are at Clonliffe Road for vehicles to allow access to basement parking and dropoff, and via Holy Cross Avenue which is envisaged as a cycle and pedestrian main thoroughfare.

The site is:

- A 5 min walk from bus stops that serve 11 different routes – connecting the site to the Greater Dublin Area
- A 5 min walk from Drumcondra Rail Station
- A 10 min cycle from O'Connell Street
- A 20 min walk from the planned Metro Stop at Glasnevin
- Under 30 min walk from the IFSC or a 10 min cycle
- Under 30 min walk from East Point or an 8 min cycle
- A 5 min cycle from the planned Royal Canal Greenway

- Primary Vehicular Access Points
- Primary Vehicular Routes
- Pedestrian/Cycle Only Access Points
- Pedestrian /Cycle Only Routes



Plan - Proposed Site Layout - Plot Accessibility Strategy  
- Extract from Niall Montgomery & Partner Landscape Report








3.3 VEHICULAR ACCESS & MOVEMENT

To make the development grounds as attractive as possible, the internal road network will be designed to encourage lower speeds (30kph or less) to reflect the higher demand for walking and cycling. The lower speeds and multi-purpose streets will create a strong sense of place and an environment conducive to on-street cycling.

The vehicular access to the site is via Clonliffe Road entrance adjacent to Block C2. Cars are permitted to access residents parking at basement level and provision of some on street parking.

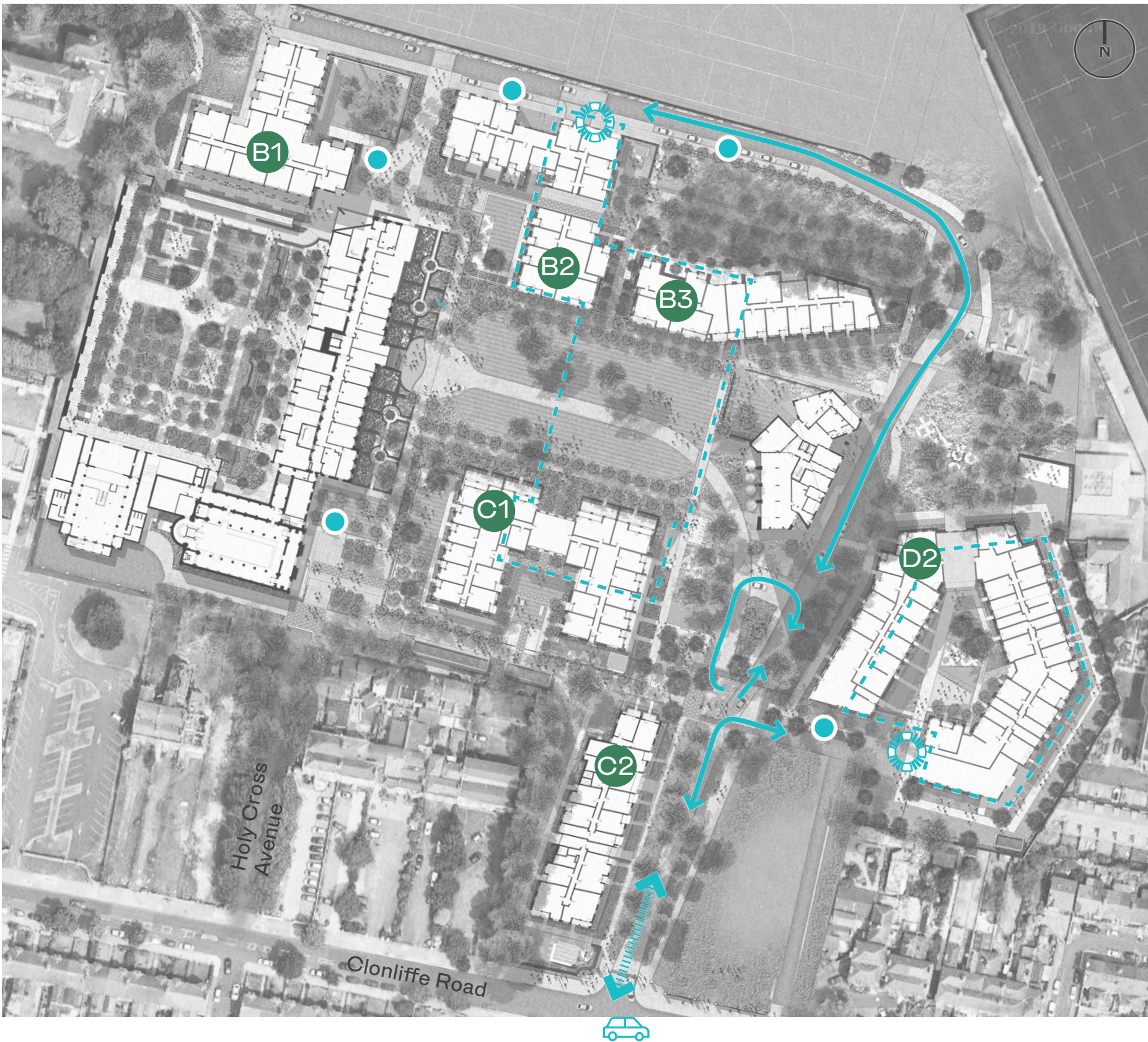
Service vehicles will be able to gain access and turnback facilities will be provided to ensure they can enter and exit safely.

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

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



CGI View - Main Avenue Towards The Arrival Gardens



Plan - Proposed Site Layout - Vehicular Access & Movement Routes  
- Extract from Niall Montgomery & Partner Landscape Report



3.4 PEDESTRIAN & CYCLE PERMEABILITY

Central to the access strategy is to create a connected, permeable, walkable and cyclable network within the grounds to facilitate the sustainable and safe movement of people. This will also allow other residents who live locally to make use of the grounds. The mature trees and landscaped areas will mean the grounds will be a high-quality amenity for those living in the area.

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

Plan - Proposed Site Layout - Resident Movement Routes

- Primary Pedestrian Routes
- Primary Cycle Routes



CGI View - Cycle and Pedestrian Route Towards Formal Green  
- Extract from Niall Montgomery & Partner Landscape Report



Plan - Proposed Site Layout - Pedestrian & Cycle Permeability  
- Extract from Niall Montgomery & Partner Landscape Report



### 3.5 LANDSCAPE STRATEGY

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 Road neighbourhood.

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



Plan - Proposed Site Layout - Landscape Strategy  
- Extract from Niall Montgomery & Partner Landscape Report



3.6 OPEN SPACE

The Open Space for Clonliffe Road 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 is intended to be visually permeable but will have defined boundaries to secure it consisting of a 1.1m railing with hedge either side to ensure residents safety and tree planting with pergola surrounding it.

The hierarchy of public open space radiates out from The Formal Green which is the primary space. With highly active areas, secondary spaces and a series of smaller tertiary spaces arranged throughout the site 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.

- Public
- Communal
- Primary Space
- Secondary Space



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



Plan - Proposed Site Layout - Communal Open Space & Public Open Space Strategy  
- Extract from Niall Montgomery & Partner Landscape Report



3.7 PUBLIC/PRIVATE INTERFACE

The boundary between private communal open space and public open space where courtyards are not enclosed by the building itself but will be visually permeable to the public and residents. This practice creates a sense of welcoming for users in the public realm and generates more engagement for residents in the communal open space. It also negates the need for unsightly railings and barriers.

The Courtyards will be secured with a low hedge of 1.1m-1.2m in height. A railing will be incorporated in the middle of the hedge, creating a visual screen. Tree planting will also be provided on regular centres with the canopy raised, creating a panoramic view in and out of the courtyard. All courtyards will be securely gated to provide access for residence, create vibrancy, activity and opportunities for interactions.

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

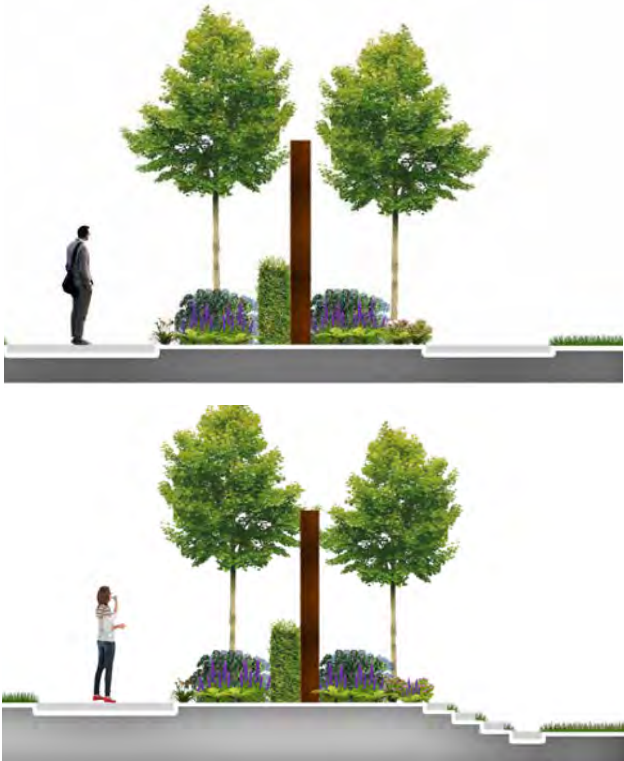


Diagram - Section - Public Private Interface

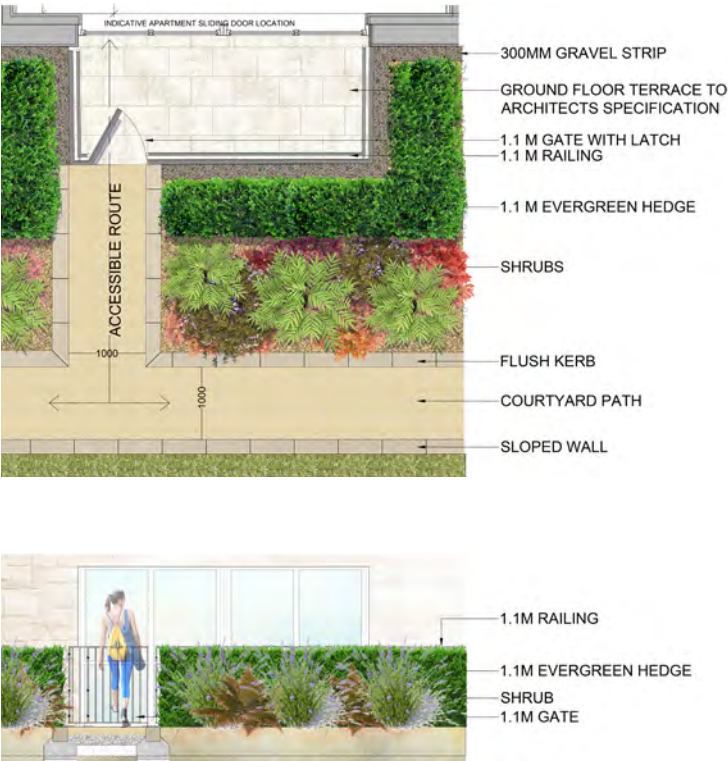


Diagram - Indicative Public Private Threshold



Plan - Public Private Interface - Communal Open Space



CCI View - Public Private Interface - Formal Green and Block B2  
- Extract from Niall Montgomery & Partner Landscape Report





CGI View - Seminary Walk  
 - Extract from Niall Montgomery & Partner Landscape Report









# HEIGHT & MASSING

Diagram - Height & Massing Strategy



# 4.1 HEIGHT & DESIGN STRATEGY

The height and massing of the Clonliffe Road scheme has been designed relative to the site size, proximity to built context, the extensive tree cover across the site and topographical conditions.

The mature character of the site has afforded the development a substantial amount of screening from the neighbouring context.

Height has been carefully considered with the context in mind and the views both in and out of the site whilst careful not to export shadows onto adjoining lands.

The approach to maintaining the alignment of the existing access off Clonliffe Road and mature character directs views towards the central clearing of the Formal Green, becoming a focal point for the site both from within and from the surrounding neighbourhoods.

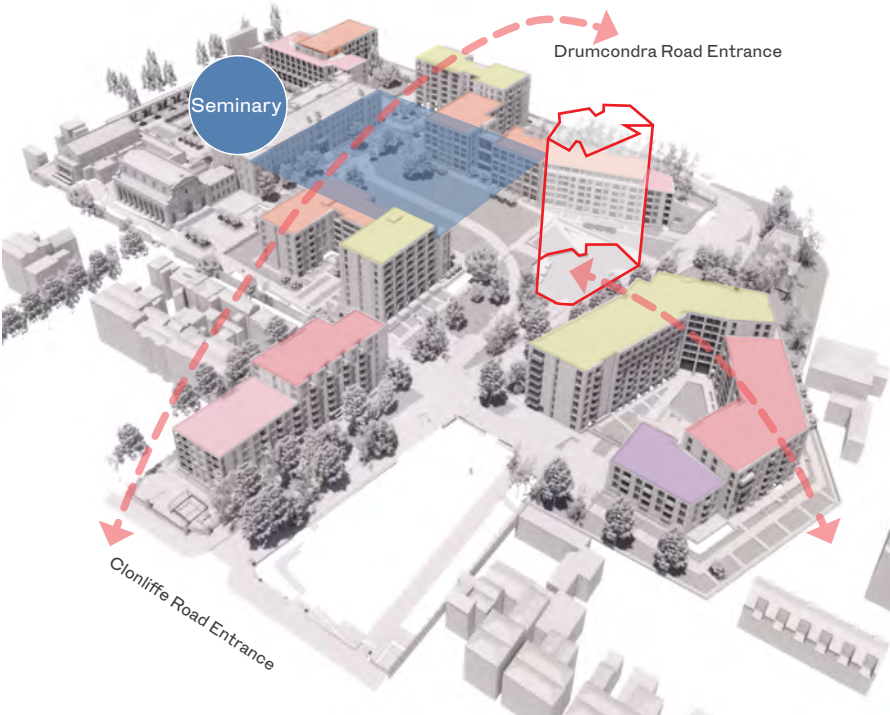
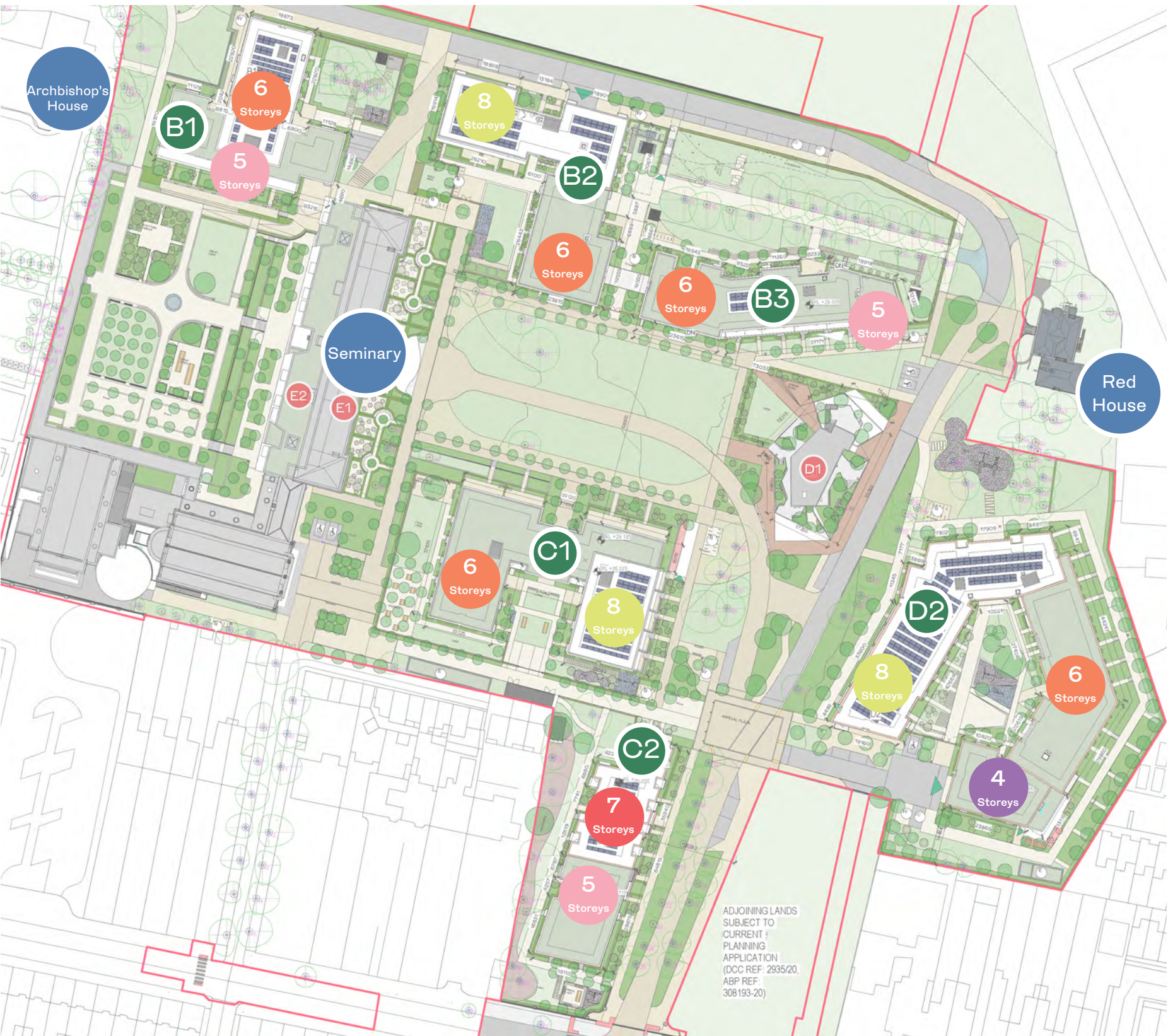


Diagram - Height & Massing Strategy

- Building Height Profile Across Plot
- Seminary Building Influence On Heights
- Block D1 - Refer to ODT drawings and documentation



Plan - Proposed Site Layout - Height & Massing Strategy



## 4.2 SCALE & CONTEXT

The blocks fronting the Formal Green aim to build on the existing orthogonal arrangement of the Seminary buildings. Their heights and scale relate directly to the formal elevation of the Seminary creating a sense of harmony between old and new, woven throughout the existing trees.

The taller elements have been placed towards the centre of the site announcing the arrival at the centre of the scheme. The building heights taper down appropriately to the existing Institutional buildings and the surrounding context and neighbouring buildings.



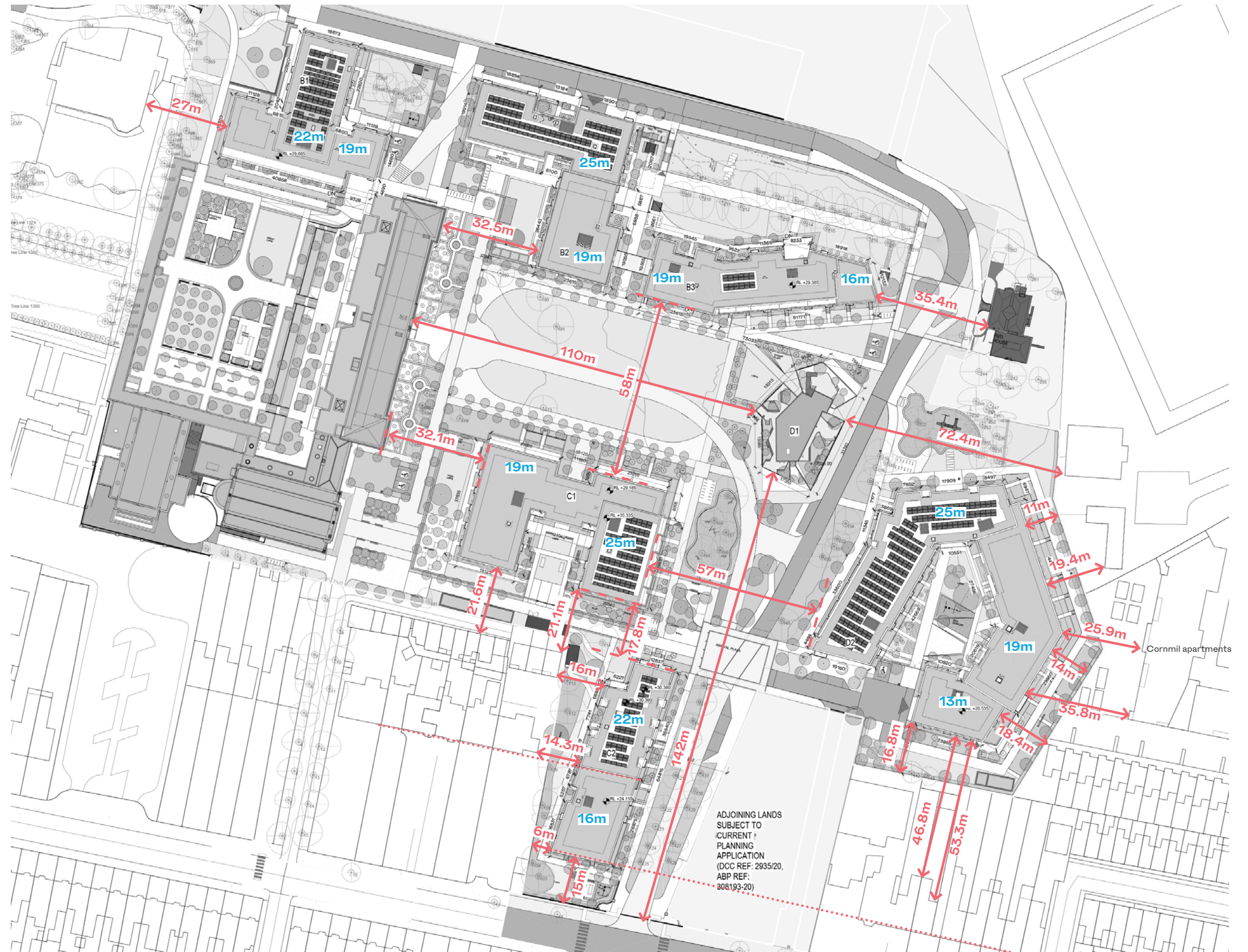
Diagram - Building Heights and Massing Strategy - Heights and Relationships To Context

- Block B2/B3 and Block C1 Alignment
- Block B2/B3 and Block C1 Alignment to Seminary Building
- Taller Block Locations
- Block Relationship to Surrounding Context
- Block D1 - Refer to ODT drawings and documentation



Artist's impression of View from Clonliffe Road Entrance



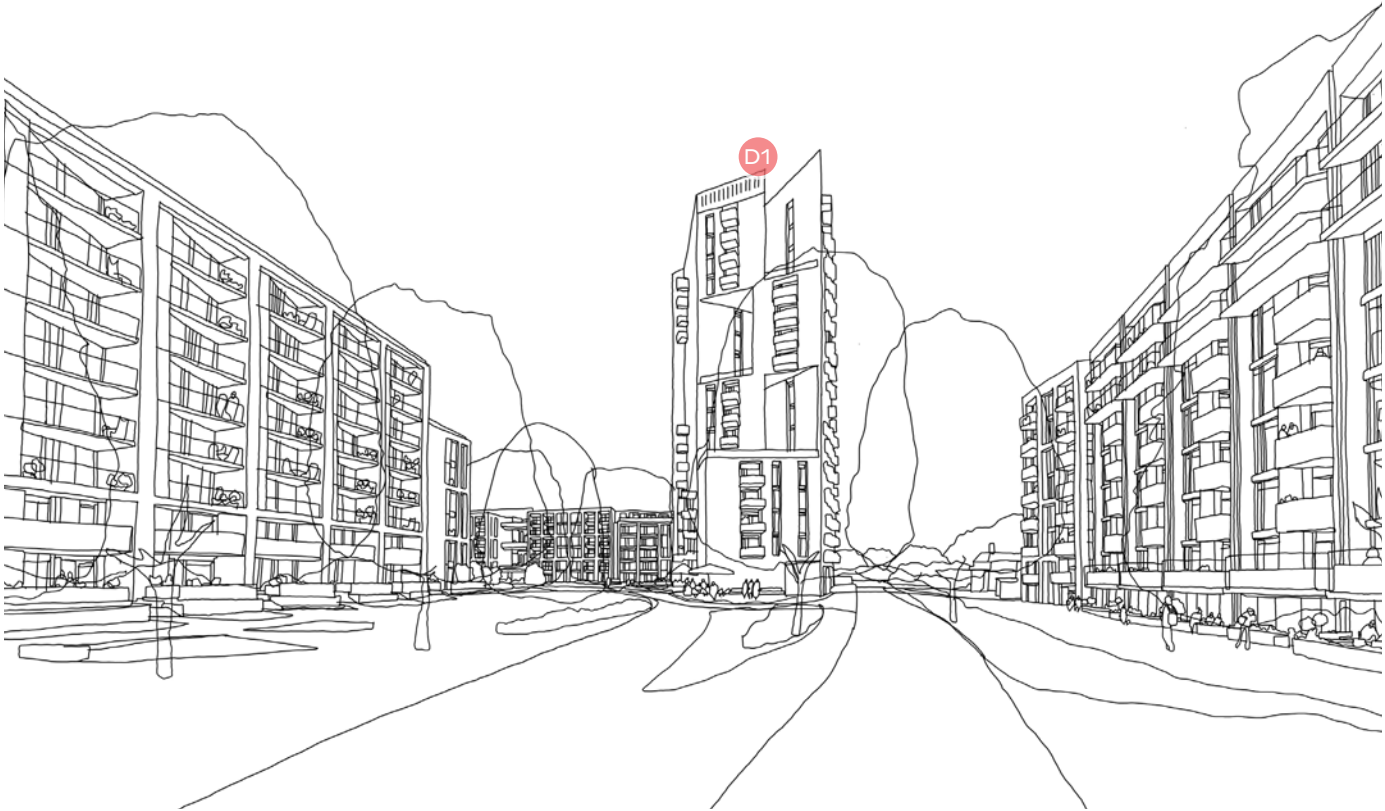
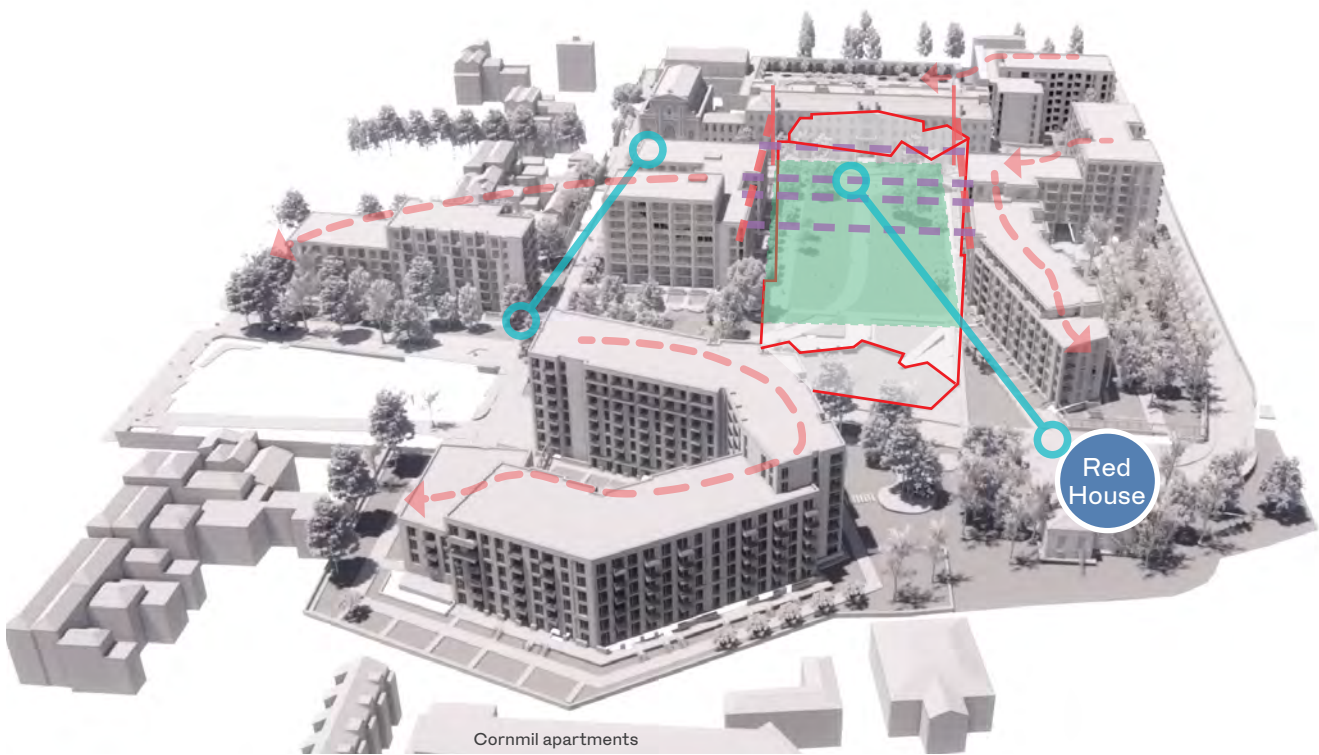


Plan - Proposed Site Layout - Separation Distances



4.3 MASSING PRINCIPLES

The blocks have been carefully placed and their heights and mass designed to be empathetic and appropriate in the surroundings. These buildings are within a parkland settings and one of the key drivers for the resultant massing has been the preservation of existing trees. The blocks are woven throughout the existing context and build upon historic vistas.



Artist's impression of View from Arrival Gardens

Diagram - Building Heights and Massing Strategy - Massing Principles

- Block B2/B3 and Block C1 Alignment
- Block B2/B3 and Block C1 Alignment to Seminary Building
- Visual Connection
- Formal Green
- Building Height Profile Across Plot



### 4.3.1 HEIGHT & DESIGN STRATEGY DEVELOPMENT

The below diagrams show the development of Block D2 and the relationship with the neighbouring buildings and proximity to the boundary line in parallel with the discussions with Dublin City Council and An Bord Pleanála.

The massing of the block has evolved through the development of units types and addressing any issues that may impact on the neighbouring Conrmill apartments. The results will be concluded in a report prepared by ARUP.

#### Pre App

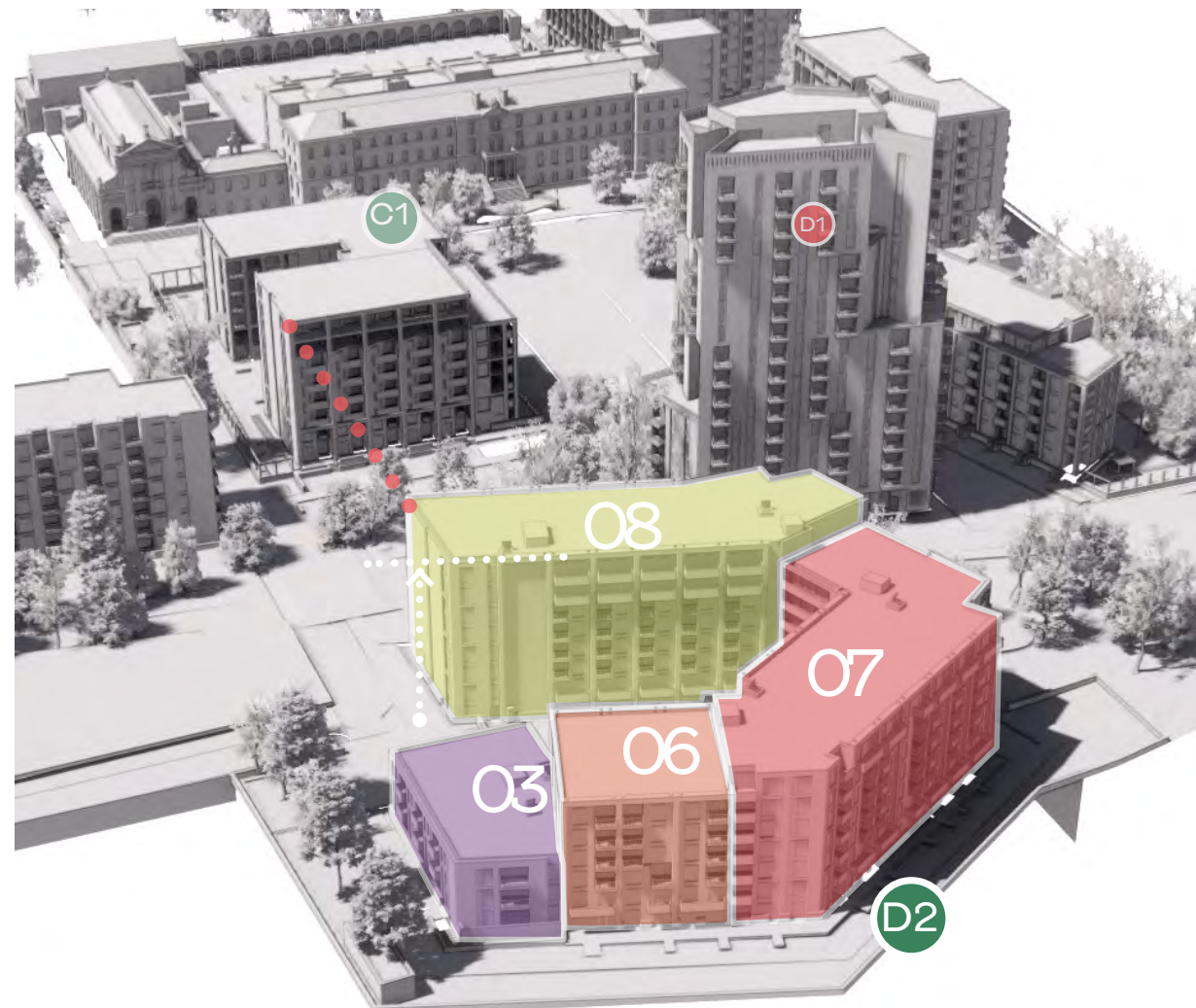


Diagram - Massing & Height Strategy - Block D2 Pre-Application Proposal

#### Current

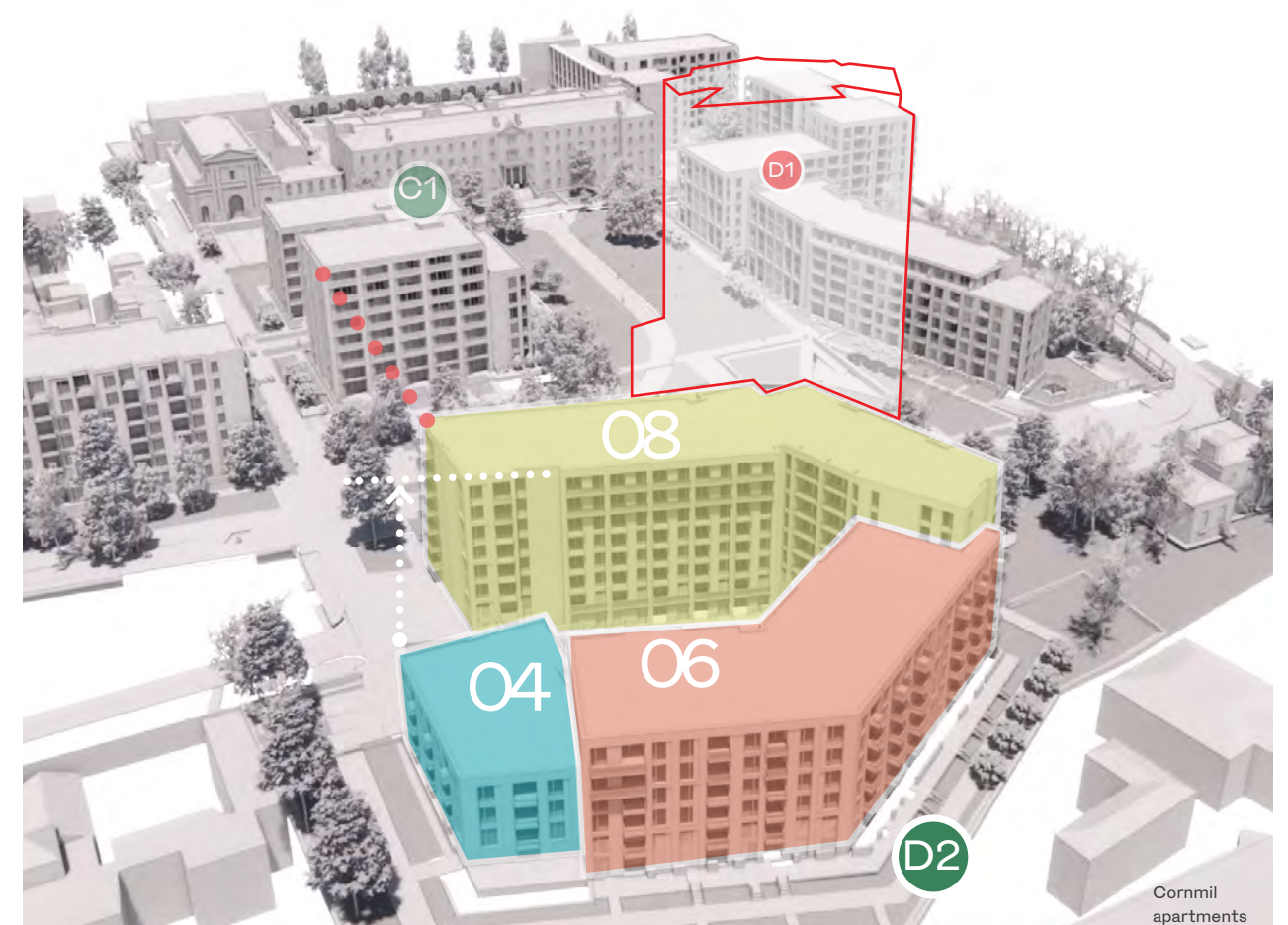
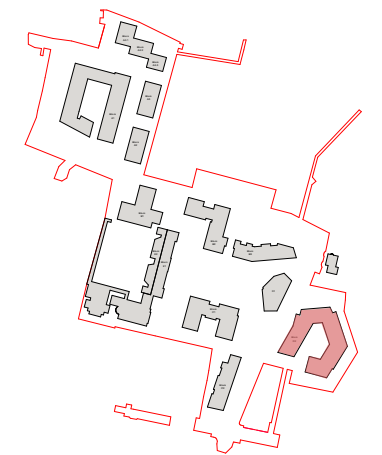


Diagram - Massing & Height Strategy - Block D2 Current Proposal







- Massing height reduced by 1 storey relative to existing neighbouring buildings
- Distance of block D2 facade to boundary line and cornmill apartments increased
- Massing proportion amended by 1 storey to ends of lengthened 6 storey mass

BOUNDARY LINE

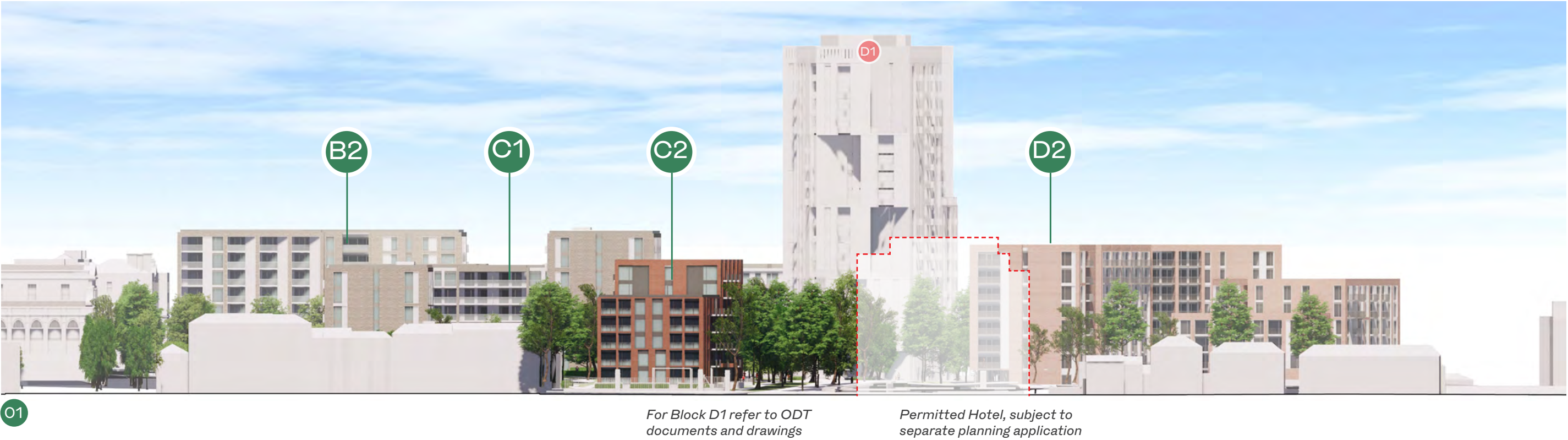
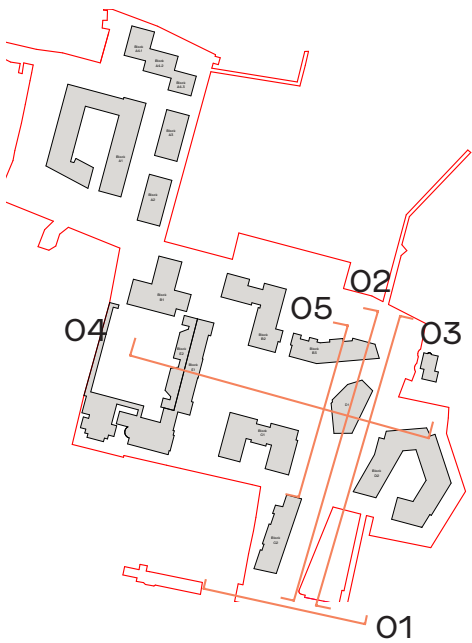


Diagram - Massing Adjustments - Block D2 Current Proposal



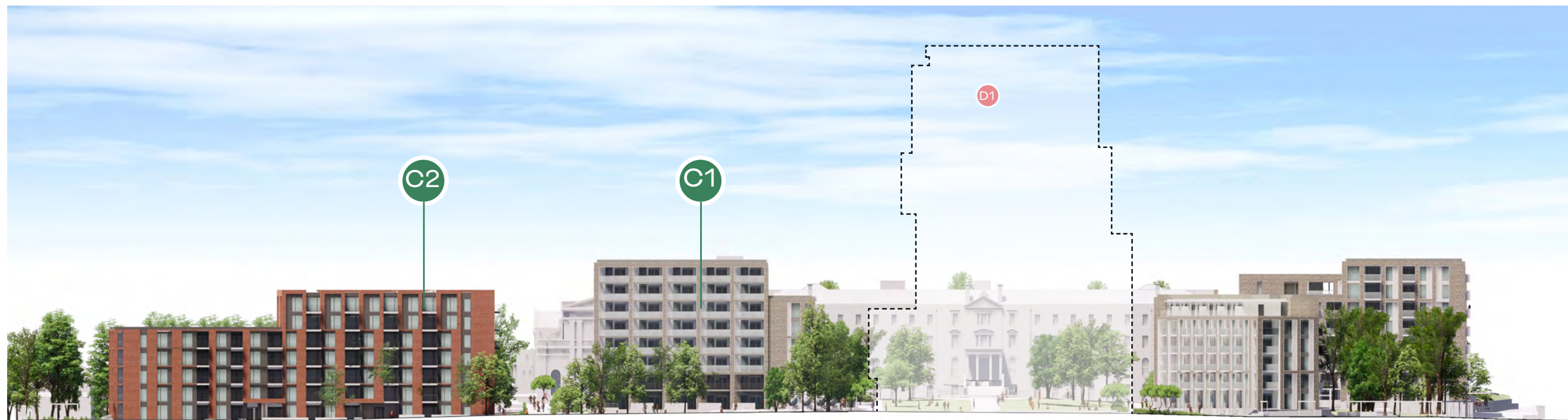
A series of massing & design studies have been produced for the numerous discussions held between the design team and Dublin City Council in order to describe the scale and relationship with both the adjoining context and the overall masterplan.

These earlier studies have informed the final response towards the development addressing concerns around height, overshadowing, overlooking and material selection.



Site Elevation - Progress Study of Facades & Materiality





02

*For Block D1 refer to ODT documents and drawings*



03

*Permitted Hotel, subject to separate planning application*



Refer to OMP Architectural Design Report for information about A Blocks



04



05

Site Elevations - Progress Study of Facades & Materiality

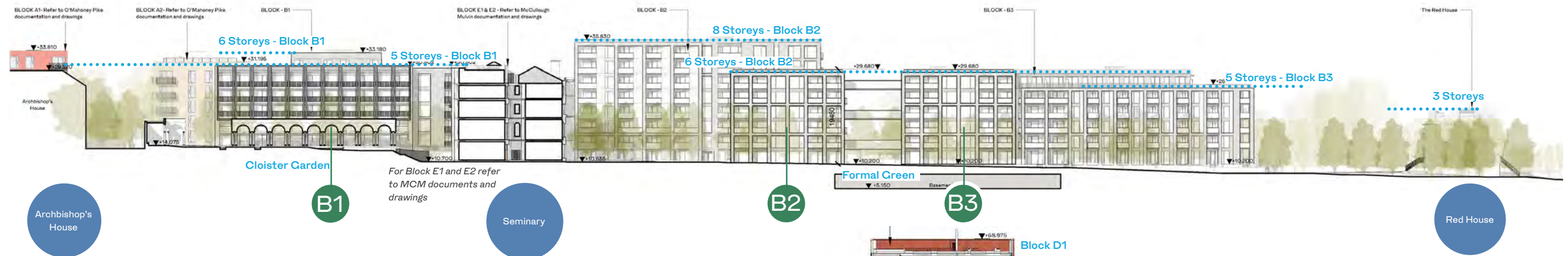
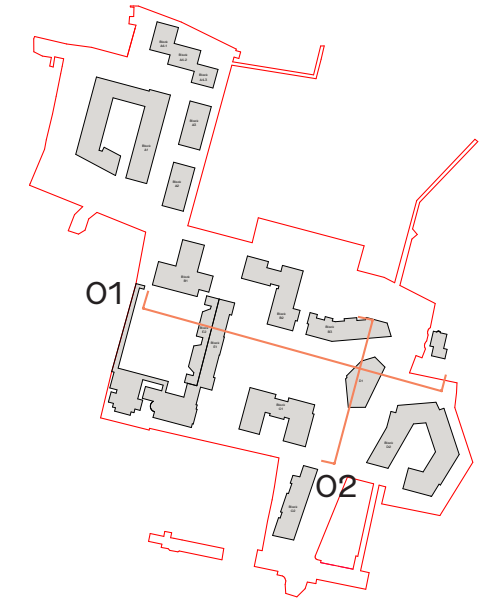


The key factors that informed the massing of the blocks were;

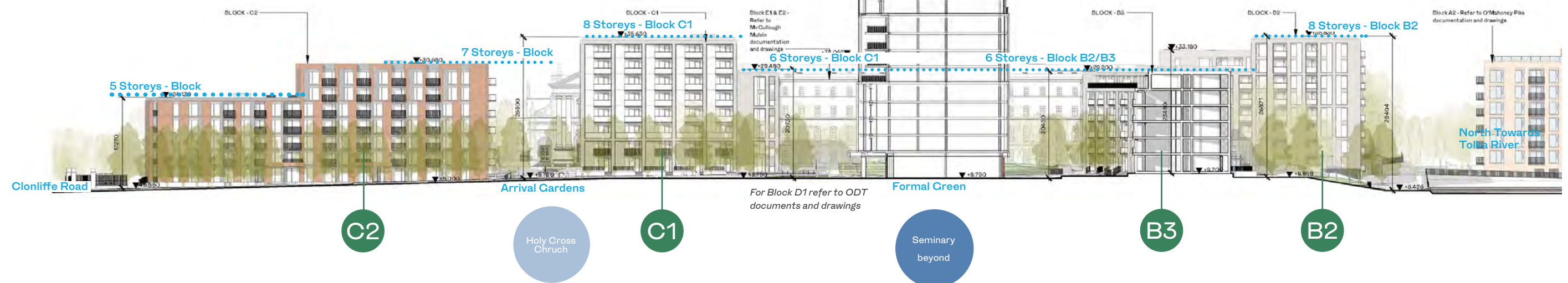
- The existing trees and the pockets of space between them
- Retaining and building upon the site's historic vistas
- Ensuring adequate distances were achieved between all proposed blocks, existing buildings on site and surrounding context
- Creating a formal arrangement addressing the Seminary setting and Formal Green
- Ensuring courtyards are provided with daylighting

- Creating a formal arrangement addressing the Seminary setting and Formal Green
- Avoiding North facing units
- Maximising Dual Aspect units

The proposed massing has been designed to compliment the existing Seminary Building and Archbishop's House. The drawings below indicate the relationship of the blocks to their surrounds.



Section O1 - Site Layout - Through Cloister Garden and Formal Green



Section O2 - Site Layout - Through Arrival Gardens and Formal Green



## Block B1



CGI View - View In Cloister Garden Towards Block B1



Plan- Massing & Height Strategy - Block B1

It is proposed to replace the existing building to the North of the Cloister Garden with a new apartment block providing a new northern façade to the quadrangle and a more inviting architecture for the space to the north.

The arcade on the southern elevation will be retained in order to provide a northern termination to the ambulatory within the quad. Further information is available in the accompanying Masterplan Document.

The B1 Cloister facade completes the 4 sided ambulatory. The mass has been carved adjacent to the seminary building to allow both a visual connection and access between the garden and the wider scheme. This allows the public into the Cloister Garden in line with the Public route concept.

The heights, form and expression of Block B1 have been designed in tandem with the proposal for the block to the rear of the Seminary Building. Refer to McCullough Mulvin Architectural Design Report for more information.

The taller mass of Block B1 steps back empathetically from the Cloister garden. The T shape form is derived from the relationship to the Cloister Garden, ambulatory and the existing trees on the site. Due to the topography of the surrounds and lower ground level has been provided.

The 5 storey mass has a relationship with the proposed block to the rear of the Seminary building.

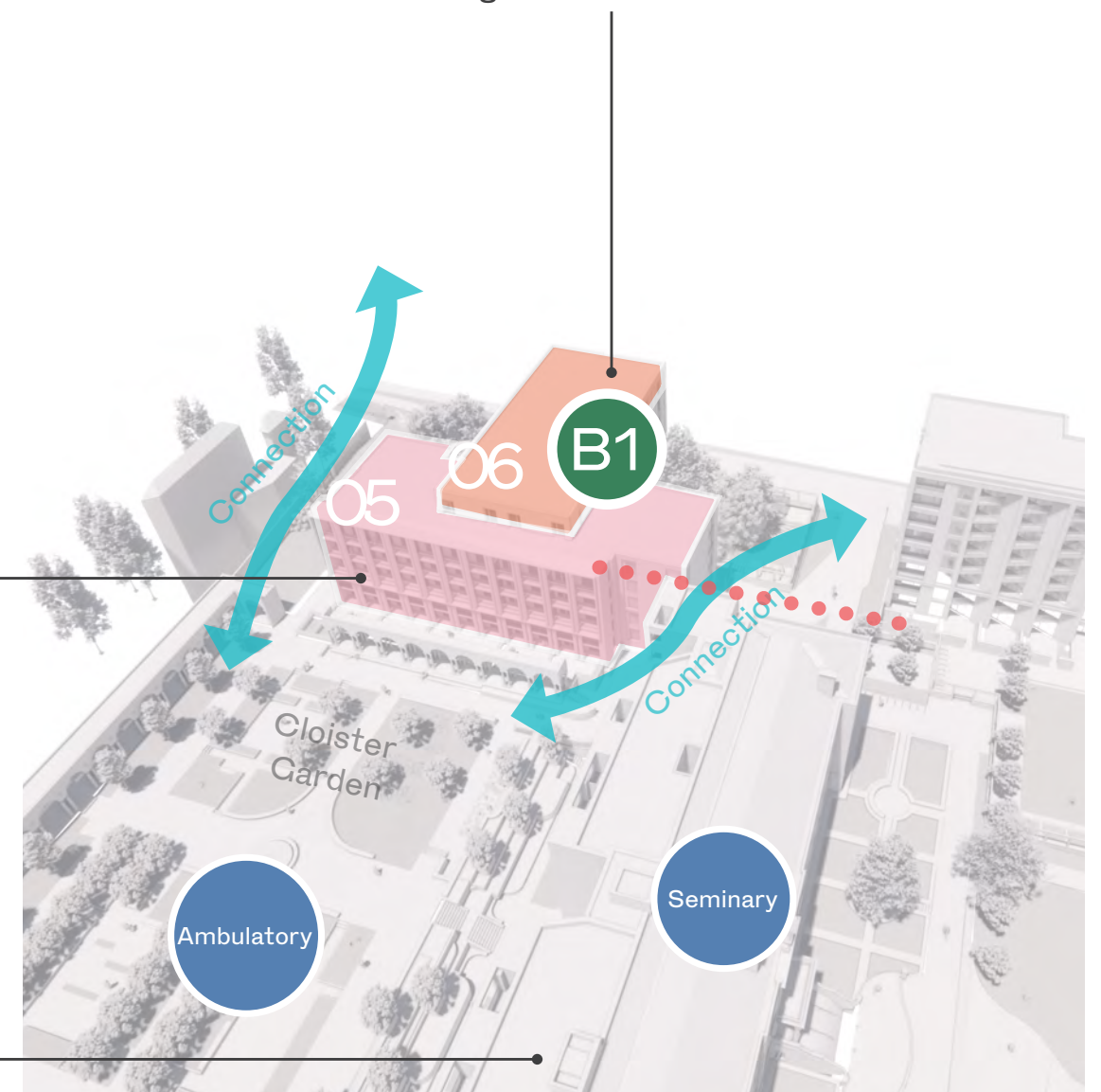


Diagram - Massing & Height Strategy - Block B1

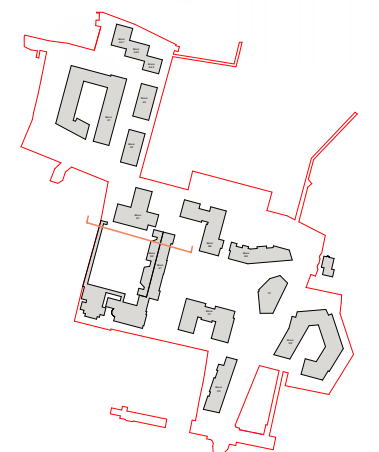


Refer to OMP Architectural Design  
Report for information about A Blocks



For Block E1 and E2 refer to MCM  
documents and drawings

Block B1 - South Elevation - Progress Study of Facades & Materiality





# Block B2 & B3



CGI View - View Across The Formal Green Towards Block B2 & B3 from Arrival Gardens



Plan- Massing & Height Strategy - Block B2 & B3

As outlined in the Height Strategy section of the Site Strategy Document the heights in this area are influenced by 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.

The taller element to B2 fronts to the north of the site, providing a sense of enclosure to the centre of the scheme. Its L-shape lends to creation of a series of communal and public space along main pedestrian and cycle routes, and acts as a bookend to the Semianry Walk.

The East facades of Block B2 and C1 have been carefully considered and are appropriately distanced from the front elevation of the Main Seminary Building.

The height of the block steps down to the Formal Green creating a dialogue and symmetry with the opposing Block C1. The split between B2 and B3 allows for connection between the communal space to the North and the Formal Green.

Block B3 complete the tripartite of elevations to the Formal green, with Block D1 forming the fourth edge to the space. The mass of Block B3 steps to avoid the existing avenue of trees to the north. The angled facade sets up and enhances a visual corridor between the Red House and Seminary building.



Diagram - Massing & Height Strategy - Block B2 & B3





*For Block E1 and E2 refer to MCM documents and drawings*

Formal Green - South Elevation - Progress Study of Facades & Materiality





# Block C1



CGI View - View Across The Arrival Gardens Towards Block C1



Plan- Massing & Height Strategy - Block C1

The taller mass of Block C1 is located away from the seminary building and a dialogue is set up with Block D2. The east facade of Block C1 and its relationship to Block D1 create a natural direction of movement towards the formal green space.

The facade addressing the Formal Green steps down and relates to the facades opposite creating a more domestic scale and reference to the existing seminary buildings.

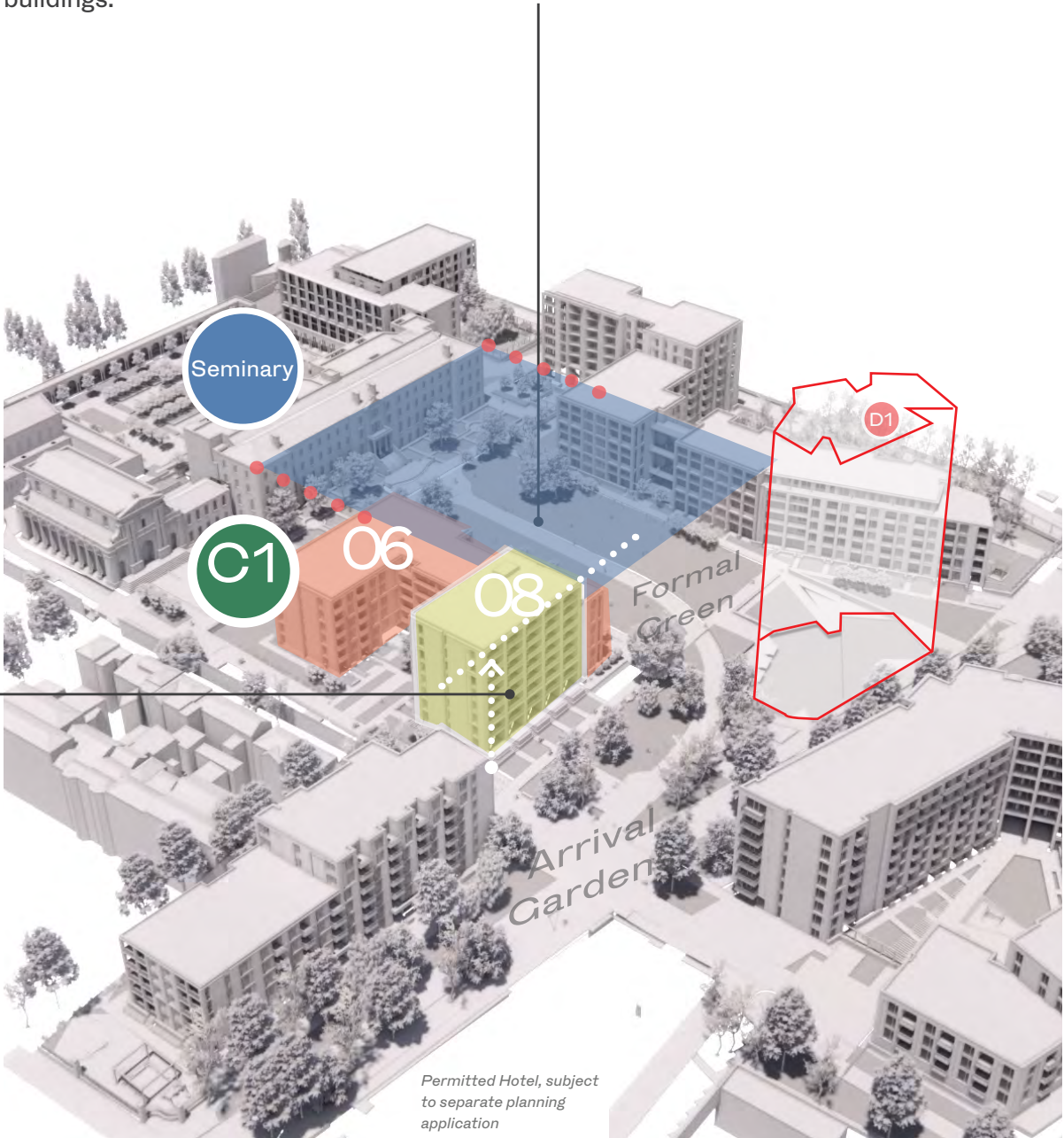
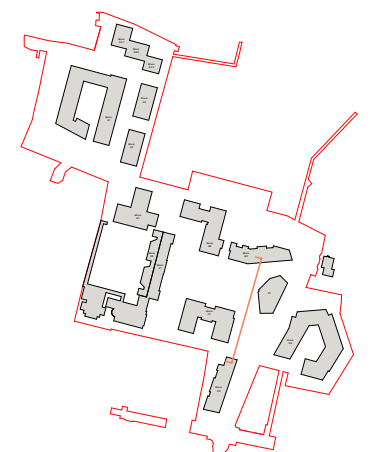


Diagram - Massing & Height Strategy - Block C1





Block C1 - East Elevation - Progress Study of Facades & Materiality





# Block C2



CGI View - View from Clonliffe Road Towards Block C2



Plan- Massing & Height Strategy - Block C2

The set back in the block aligns with the facade line of the existing houses along Clonliffe Road.

The block massing is set at a lower domestic scale to address Clonliffe Road and relate to the existing context. The scale and facade seek to respond to the prominent nature of the block to the Jones Road junction on Clonliffe Road.

The rear of the block steps up within the canopy of the tree lined Main Avenue. The height is appropriated with a relationship to the extruded elements of Block C1 and D2 which announces the Arrival Gardens.



Diagram - Massing & Height Strategy - Block C2





Block C2 - East Elevation - Progress Study of Facades & Materiality





## Block D2



CGI View - View from the Red House towards Block D2



Plan - Massing & Height Strategy - Block D2

The rear of the block D2 steps up within the canopy of the trees to the edge of the Formal Green. The height is appropriated with a relationship to the extruded element of Block C1 which announces the Arrival Gardens.

The West facade of Block D2 forms an edge to the Arrival Gardens, and relationship to the tower building, Block D1, creating a corridor towards the Red House and northern extents of the site.

The block massing along the boundary wall steps down empathetically towards the neighbouring blocks, and appropriately distanced from the boundary line.

The building steps down appropriately to 6 storey apartments and the 3 storey townhouses of the Corn Mill complex, and the massing distanced from the houses along Clonliffe Road accordingly.

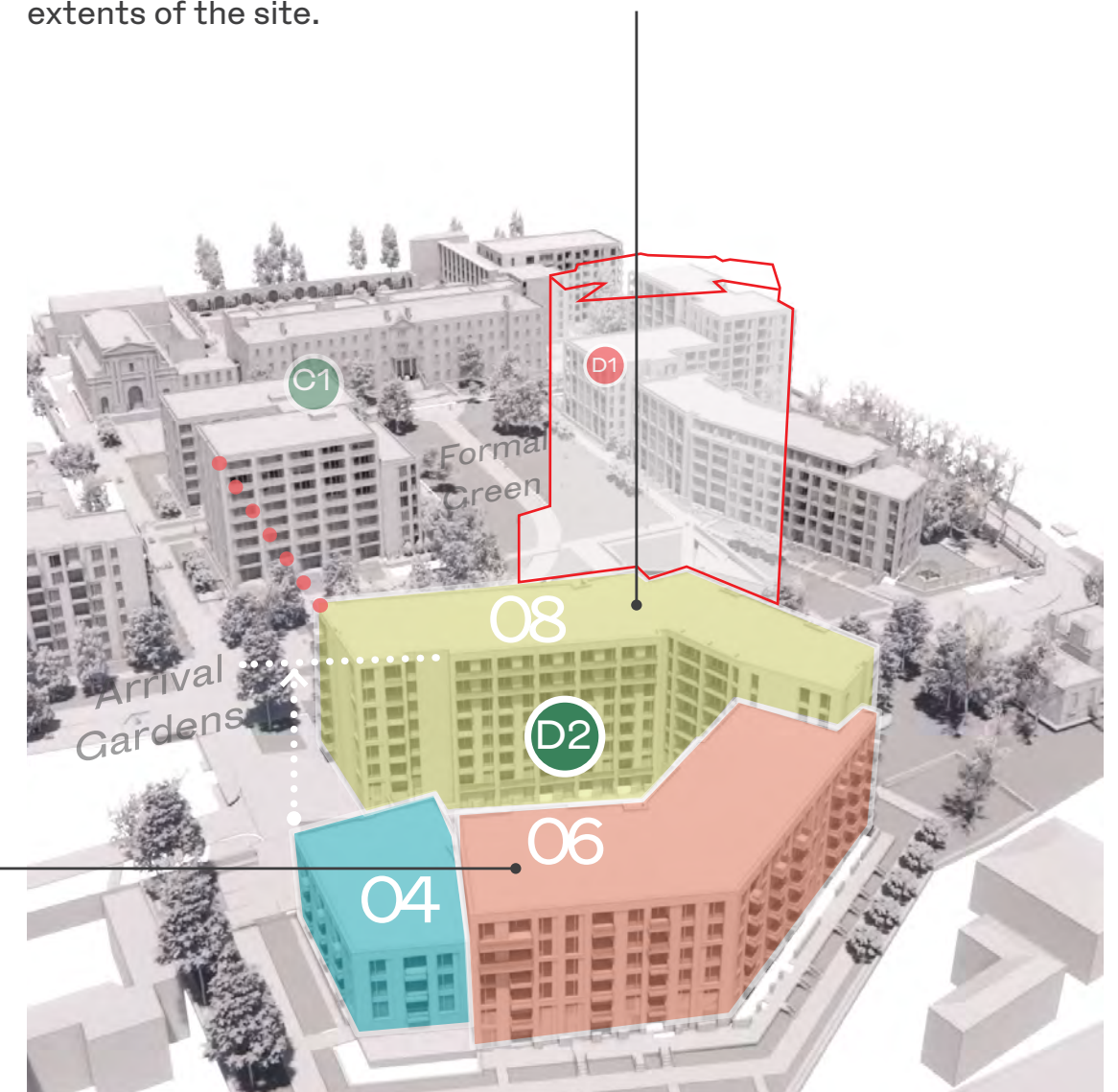


Diagram - Massing & Height Strategy - Block D2 Current Proposal





Block D2 -West Elevation - Progress Study of Facades & Materiality





# 4.4 VISUAL PERMEABILITY

Historic vistas have been built upon to preserve and enrich the existing context. The massing of the scheme has been considered carefully to create visual connections across the site. Three key views within the site have been identified as being of particular significance. These are as follows:

- The view of the Holy Cross Church from the entrance avenue
- The view of the Main Seminary Block from the entrance avenue
- The view of the Main Seminary Block from the Red House

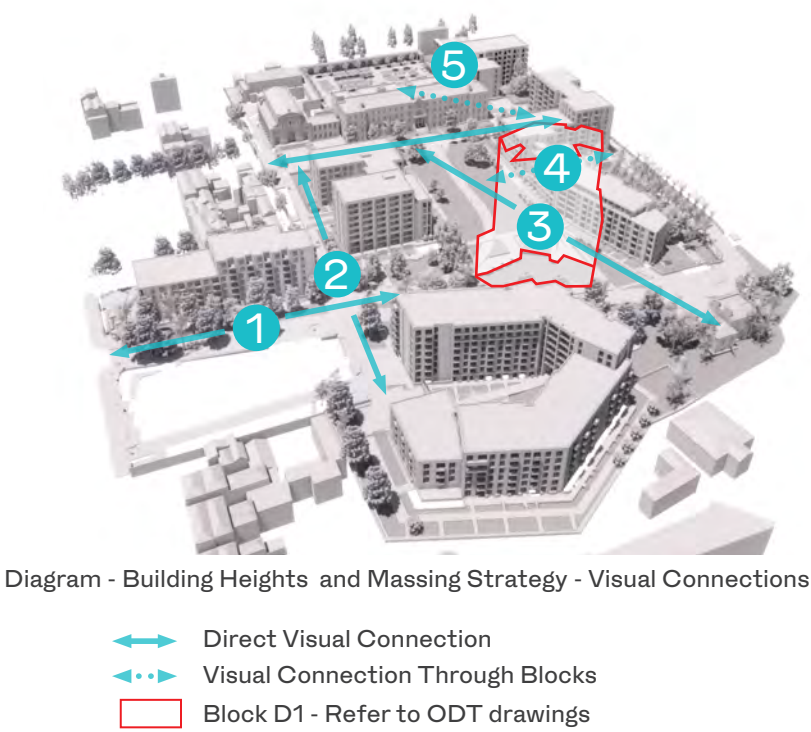
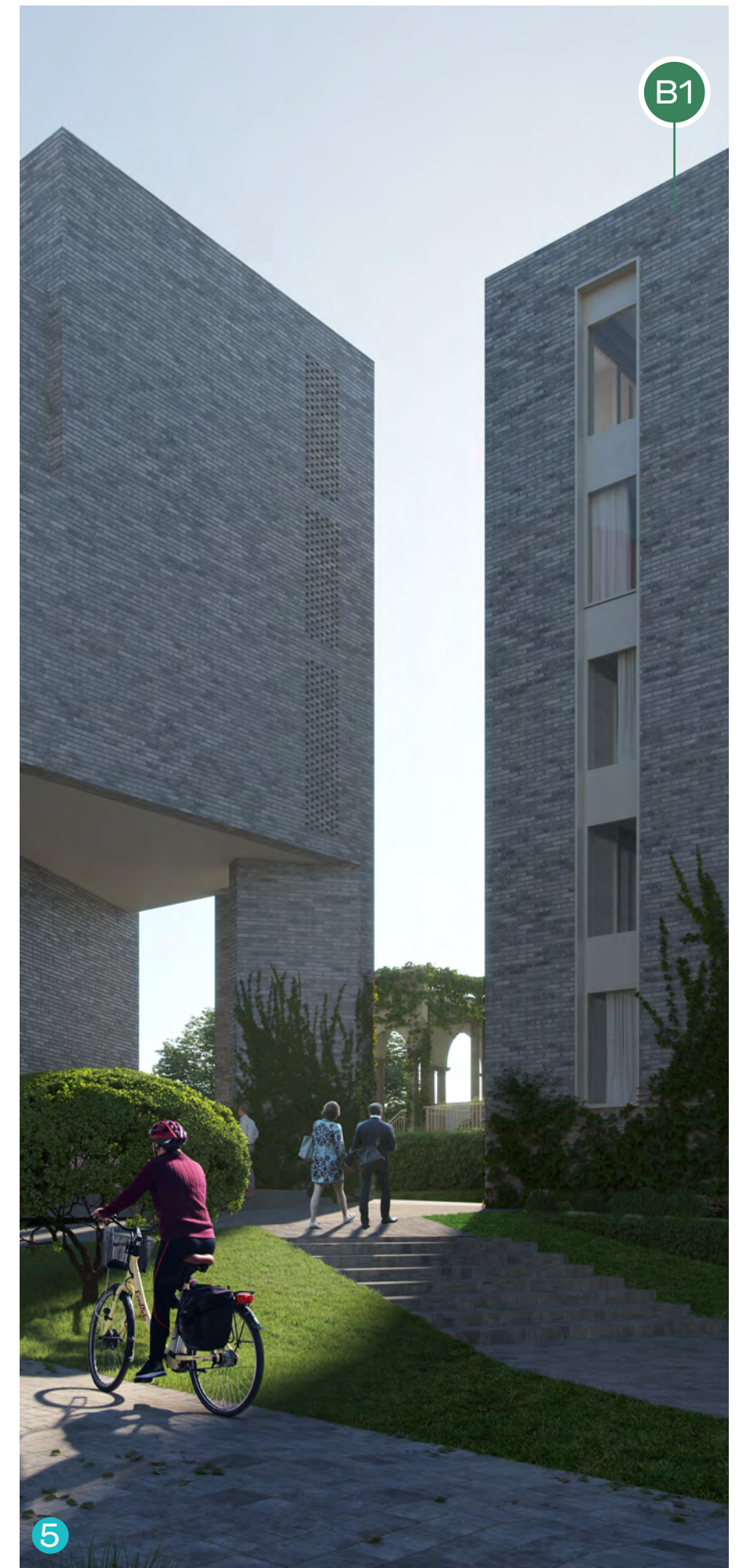


Diagram - Building Heights and Massing Strategy - Visual Connections

- ↔ Direct Visual Connection
- ⋯ Visual Connection Through Blocks
- Block D1 - Refer to ODT drawings









# 4.5 STREET AND COURTYARD ACTIVATION

Main pedestrian and cycle routes activate the streets in the Clonliffe Road scheme. Building access points and own door access units bring a footfall to all parts of the site.



Diagram - Building Heights and Massing Strategy - Street Activation

- Building Entrance
- Resident Routes
- Main Pedestrian Routes
- Own Door Access
- Block D1 - Refer to ODT drawings



CGI View - Arrival Garden & Block C1



CGI View - Block D2 Courtyard  
- Extract from Niall Montgomery & Partner Landscape Report





Artists' impression of View from Arrival Gardens









# 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 are provided with private external space in the form of balconies or terraces with direct access from the apartment interior. The balconies are partially recessed which has a number of benefits. The recess creates a more protected area that facilitates its use in less clement weather and also creates a degree of privacy to the balcony when in use compared with standard 'bolt-on' units which can feel very exposed.



CGI View - Cloister Garden and Block B1



The accompanying HQA 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)



Plan - Unit Layout - Typical Studio

Plan - Unit Layout - Typical 1 Bed

Plan - Unit Layout - 2 Bed

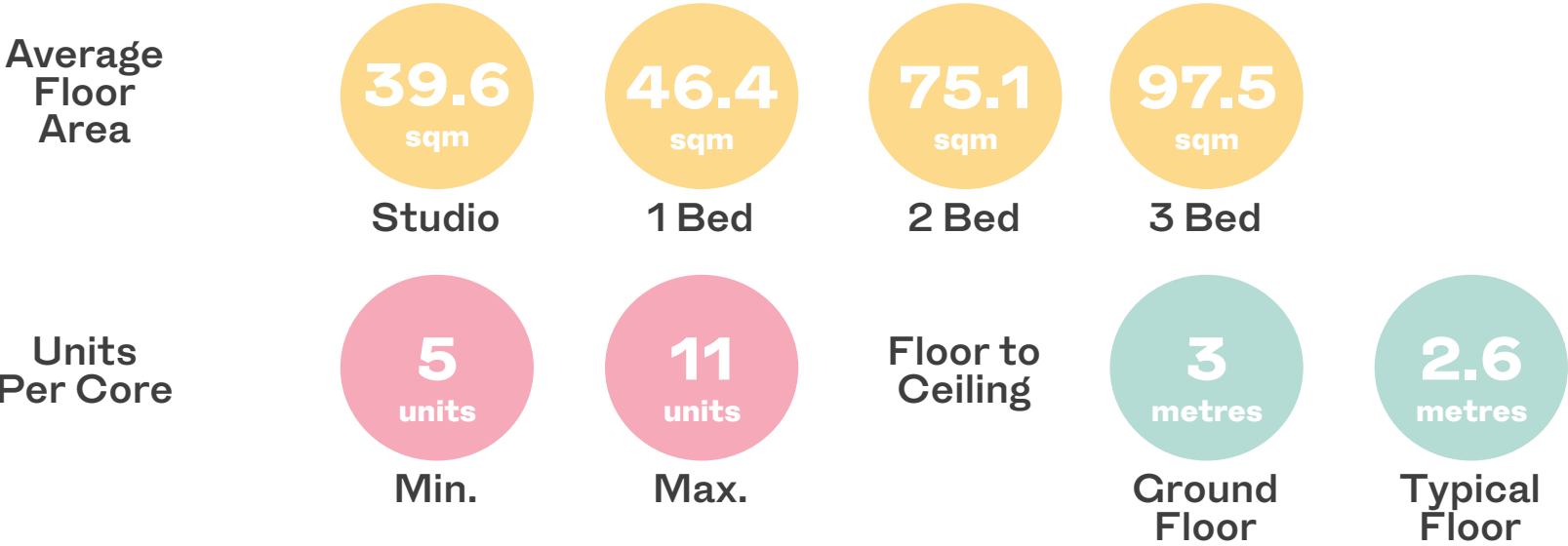


Diagram - 2 Bed Unit



5.1.1 UNITS PER CORE



Plan - Typical Layout - Units per Core



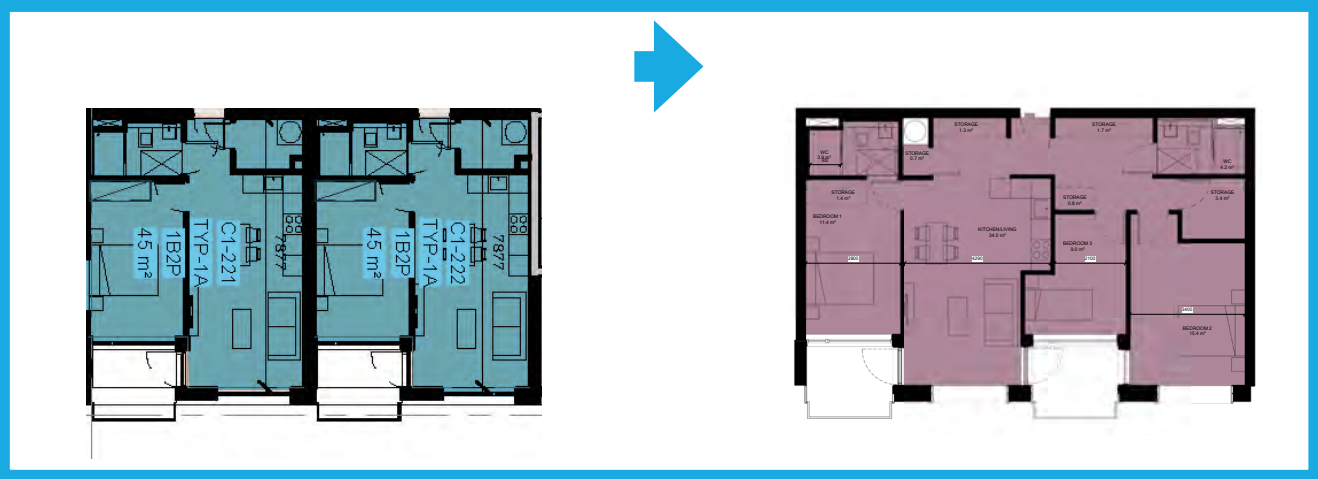
# 5.1.2 FUTURE ADAPTABILITY

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

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



2# studios converted to 1# 2-bed



Typical Layout - Unit Adaptability (HJL)



Plan - Typical Layout - Unit Adaptability

- Studio
- 1 Bed
- 2 Bed
- 3 Bed
- Potential Future Studio Adaptation
- Potential Future 1Bed Adaptation



# 5.2 DUAL ASPECT RATIO

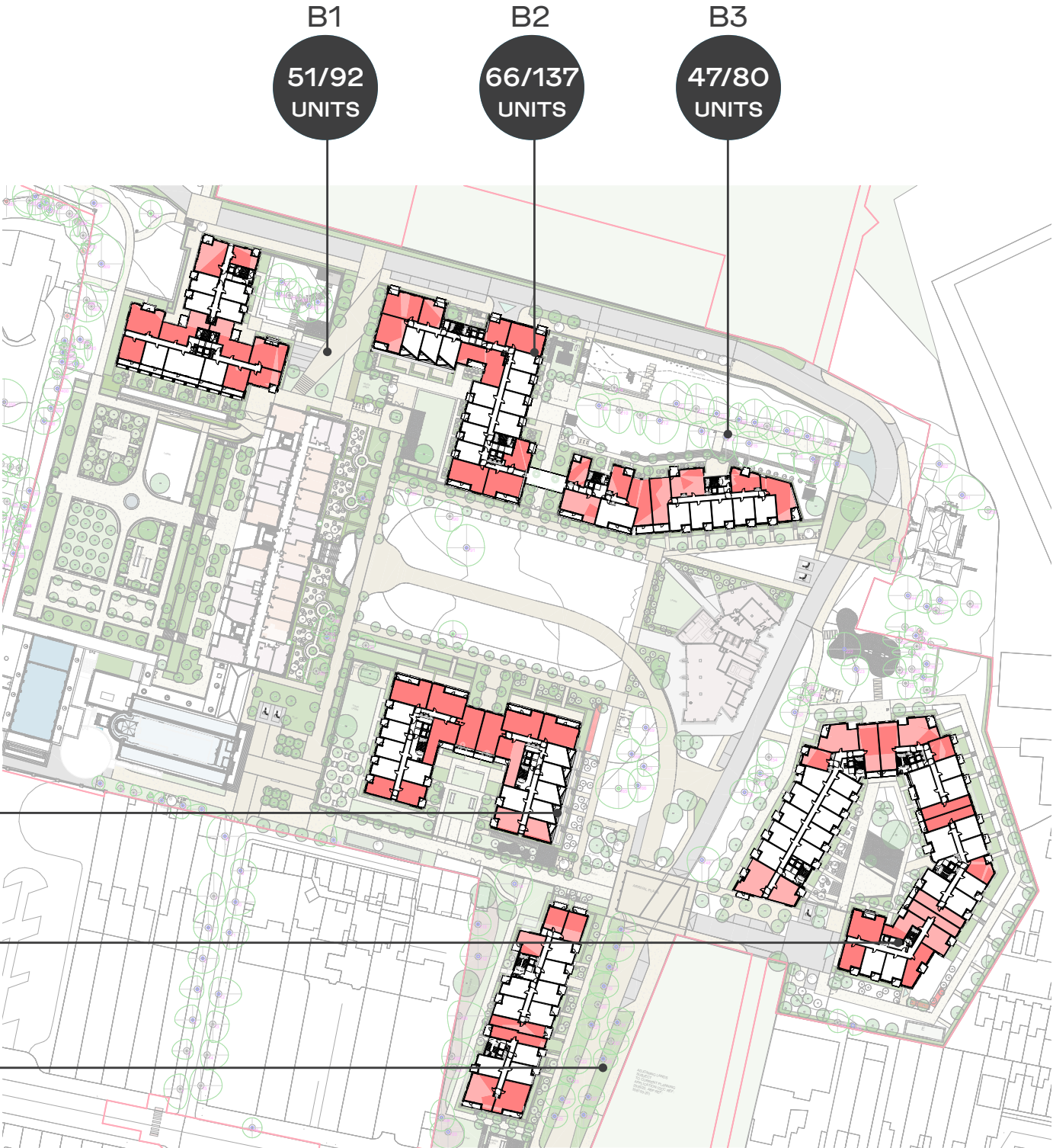
The height, scale, and massing of each building has been carefully designed to correspond with the orientation of the site and where possible dual aspect units are incorporated. Concerning the apartment design guidelines in "central and accessible" locations the policy requires that apartment schemes deliver at least 33% of the units as dual aspect. Following consultation with DCC + ABP it was agreed on an undeveloped greenfield site such as the subject site that the master plan should aim to achieve close to 50% dual aspect units where possible. The proposal includes a total of 387 of the 790 units as dual aspect equating to 49% of the units. 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. In the Clonliffe Road development no single aspect north facing units are proposed.

The accompanying document 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)

387/790  
UNITS  
DUAL  
ASPECT

49%  
RATIO

76/146 C1  
UNITS  
102/239 D2  
UNITS  
45/96 C2  
UNITS



Plan - Typical Layout - Dual Aspect

Dual Aspect



### 5.3 PRIVATE OPEN SPACE PROVISION

The proposal provides the required minimum and above private amenity area to all units. As per the guidelines, private amenity space is provided to units at ground floor as an adjoining patio or terrace area and for the upper floors is provided by way of balconies to the unit. The balconies all provide the required minimum depth of at least 1.5m and are deeper where possible. In all cases the balconies are accessed off the living space.

Balconies have also been arranged to respond to the surrounding environment. Where possible in order to increase usability balconies are semi-recessed or fully recessed, providing a sheltered private external space.

The accompanying document 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)



CGI View - Private Amenity Space - Block C1 Balconies



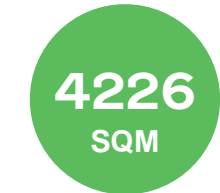
CGI View - Formal Green and Block B2 & Block B3



# 5.4 COMMUNAL OPEN SPACE PROVISION

The proposal provides and exceeds the minimum communal open space amenity for all blocks.

The communal open space provision for Blocks B1, B2, B3, C1, C2 & D2 is outlined below.



REQUIRED  
COMMUNAL  
OPEN SPACE



PROVIDED  
COMMUNAL  
OPEN SPACE

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.



CGI View - Section - Block B2 Communal Open Space - *Extract from Niall Montgomery & Partner Landscape Report*



CGI View - Block B1 - *Extract from Niall Montgomery & Partner Landscape Report*



CGI View - Block B2 - *Extract from Niall Montgomery & Partner Landscape Report*



## 5.5 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.*

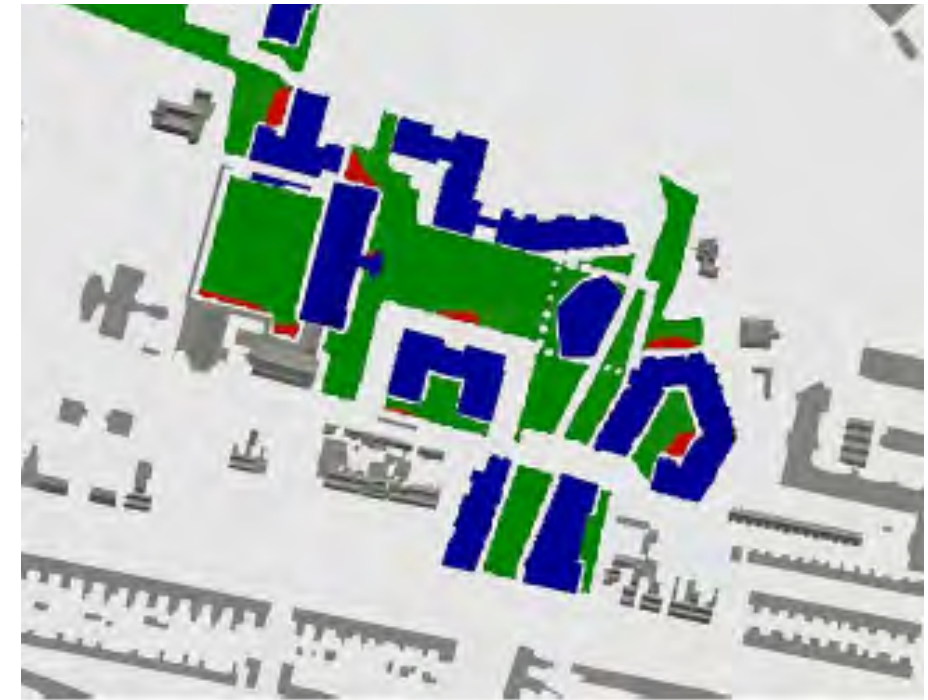


Diagram - Sun hours on Ground  
-Extract from ARUP report



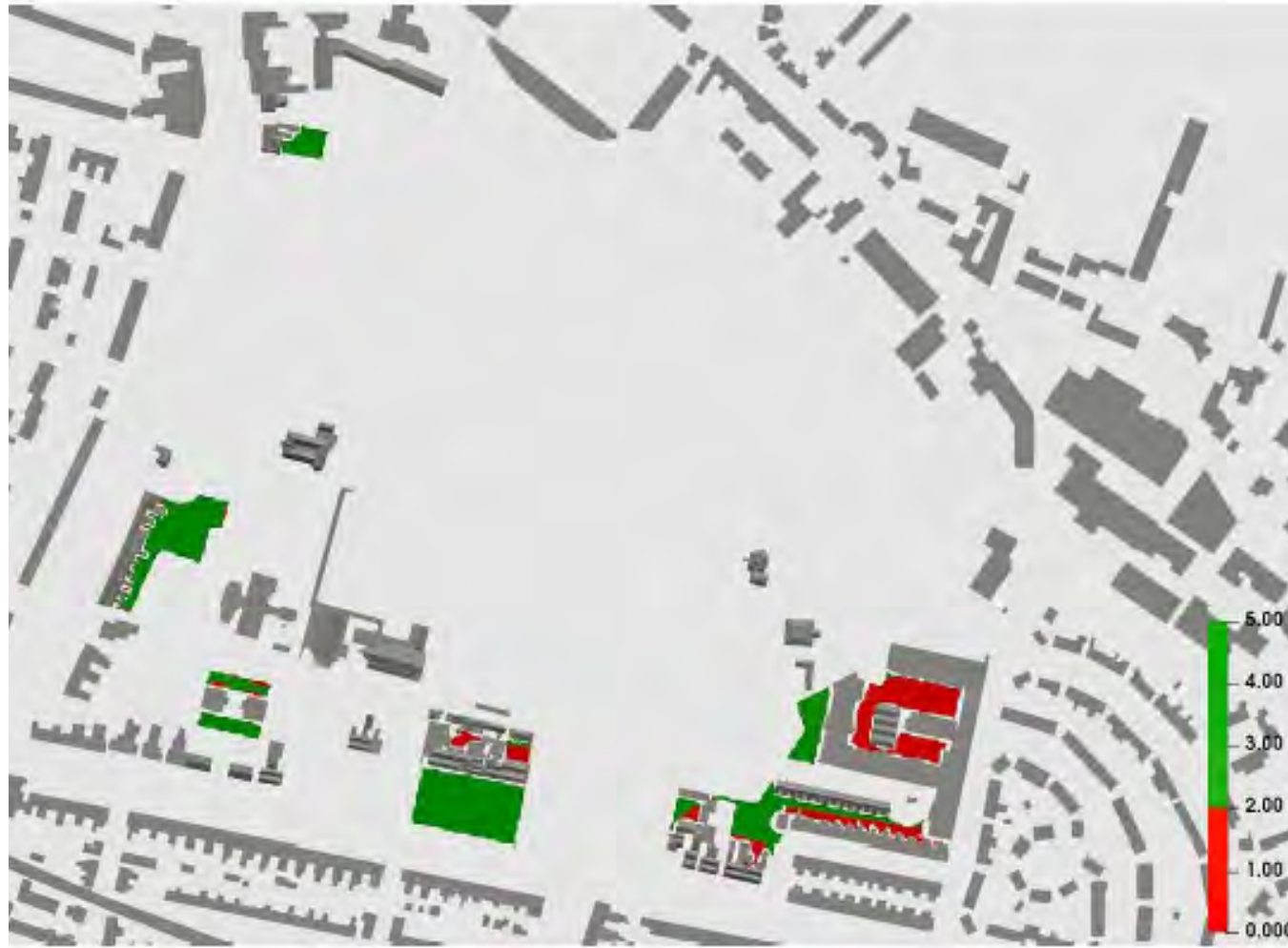


Diagram - Sun hours on Ground for Existing Conditions  
 -Extract from ARUP report

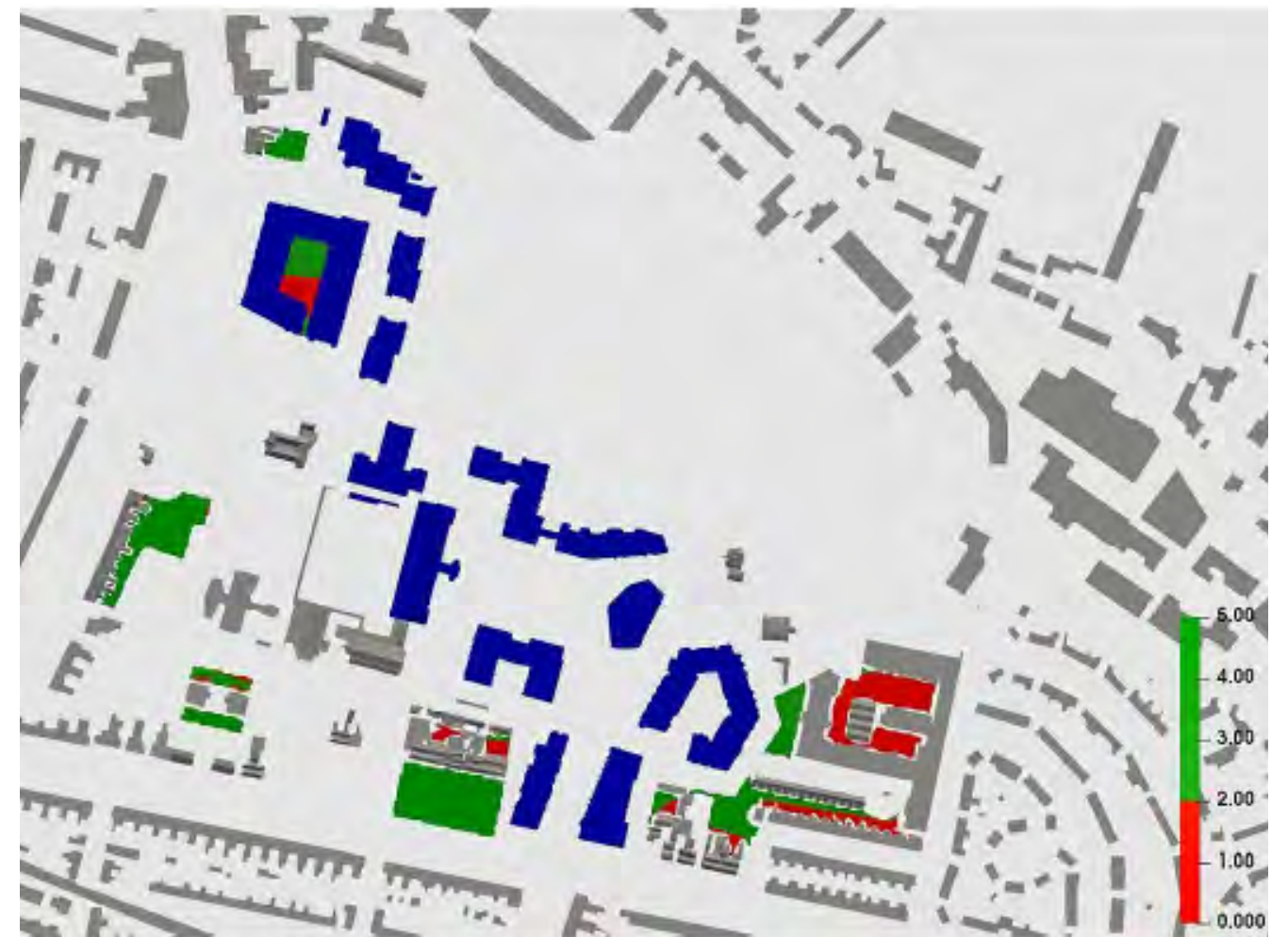


Diagram - Sun hours on Ground for Proposed Conditions  
 -Extract from ARUP report













## FACADE & MATERIALITY



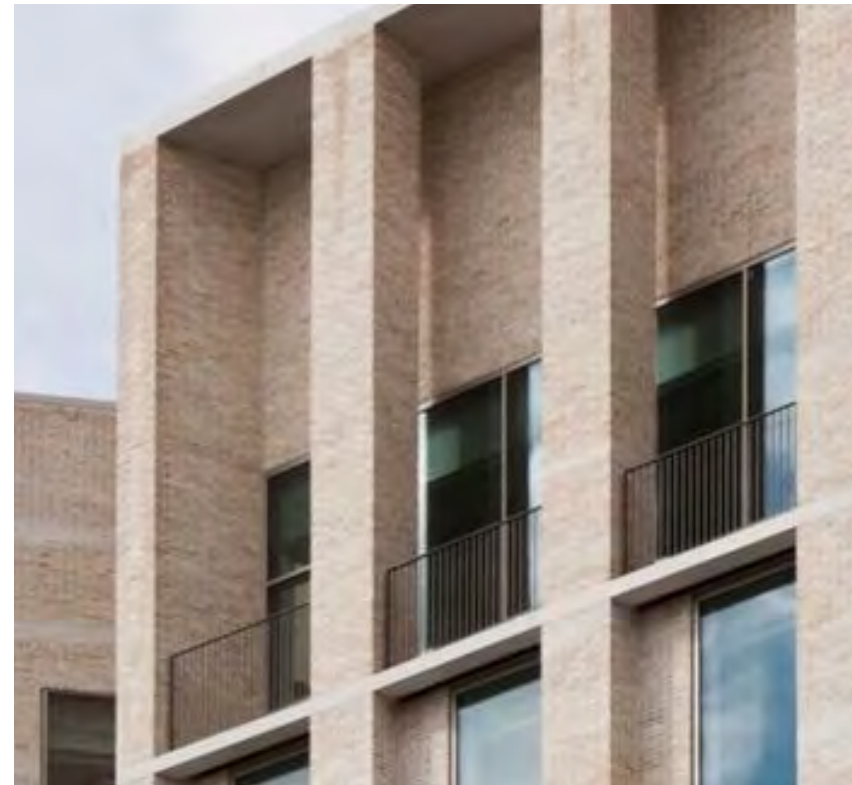
## 6.1 FACADE & MATERIALITY

The key concept of the facade design is for the architectural expression to act as a conduit between the development and the wider Drumcondra community.

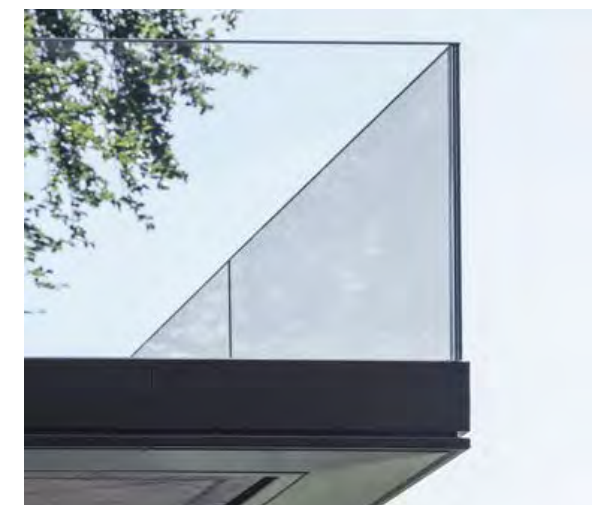
The character of this area is largely residential. The architecture of the surrounding context show the use of brick in both domestic and commercial buildings. Brick is used contextually to ornament and articulate the facade. This helps to introduce a sense of scale and depth into the elevation that defined and complimented the fenestration. This articulation gives human scale to the buildings that helps to achieve the sense of domesticity and a sense of place.

Key concepts for the facade expression includes:

- Reflect the domestic proportions of openings in the surrounding areas
- Create a material palette that is sympathetic to surrounding urban fabric and builds on the established sense of place of Drumcondra.
- Generate a material palette for Clonliffe Road that creates order between the elements and has a connection to its context.
- Balconies are semi-recessed to help with wind loading and improve the daylighting within units
- Create depth within the facade to articulate the building volume



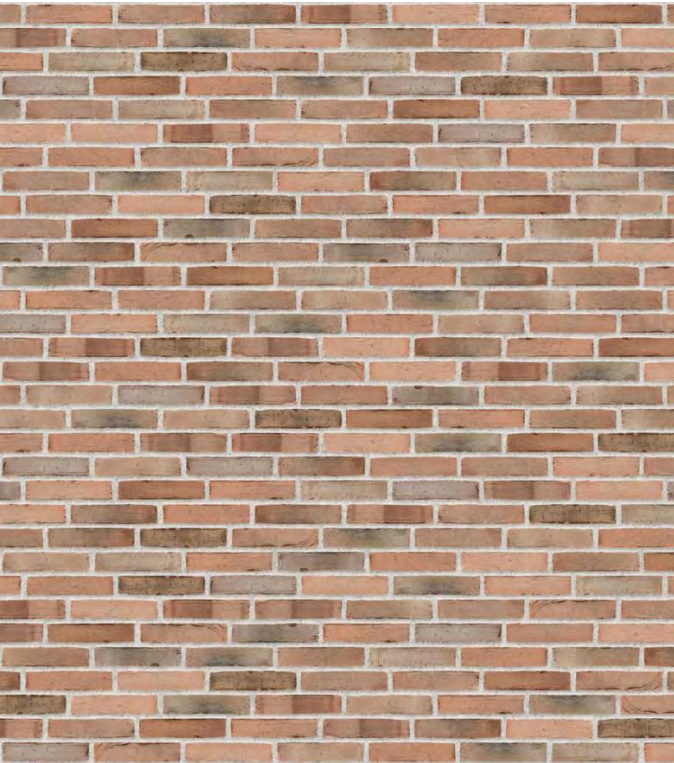
Reference Images - Materiality and Facade Expression





6.1 FACADE & MATERIALITY - BLOCKS C2 & D2

Reference Image - Red Brick



Reference Images





6.1 FACADE & MATERIALITY - BLOCKS B1, B2, B3 & C1



Reference Images



Reference Image - Buff Brick





# 6.2 DISTINCTIVE CHARACTER AREAS

Clonliffe Road 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.

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

- 1 Holy Cross Piazza
- 2 Cloister Garden
- 3 Terraced Entrance to Secret Garden
- 4 Formal Green
- 5 The Red House
- 6 Arrival Gardens
- 7 Clonliffe Road

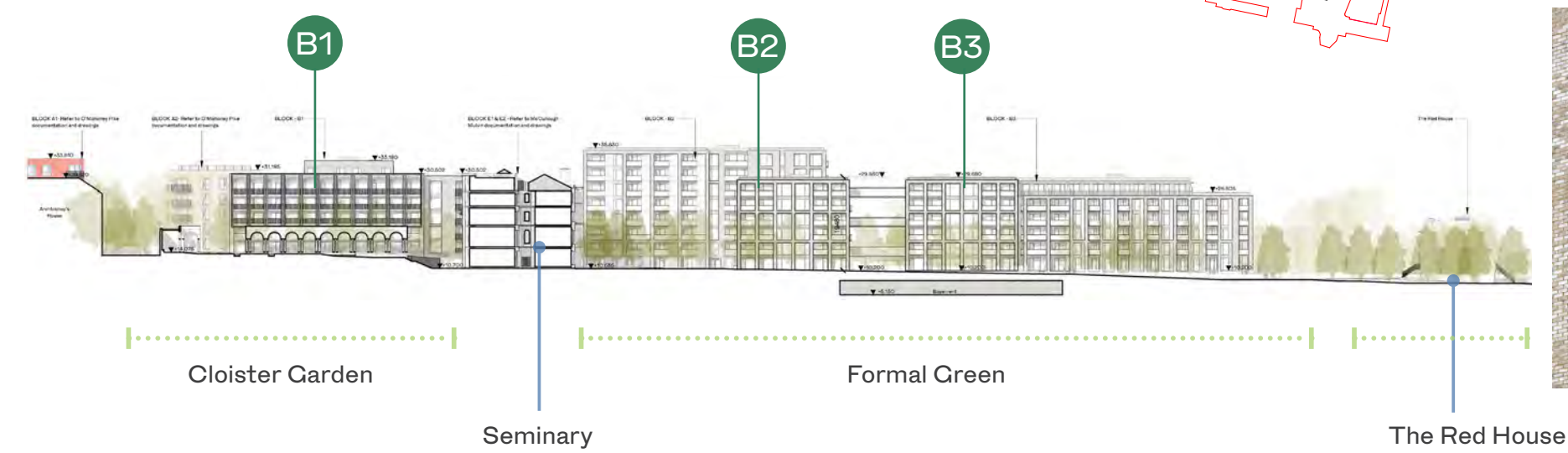
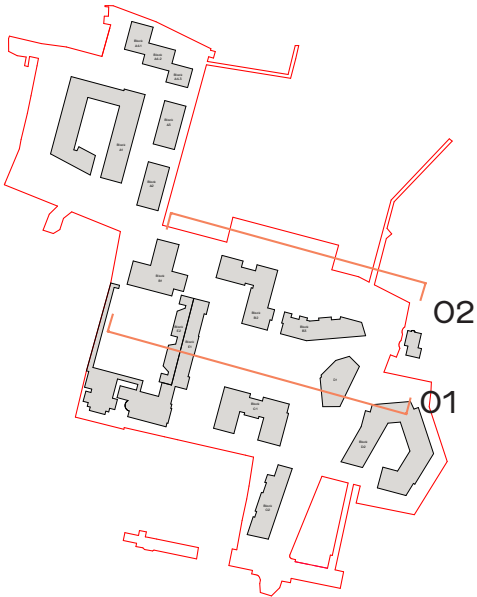


Plan - Site Layout - Character Areas  
- Extract from Niall Montgomery & Partner Landscape Report

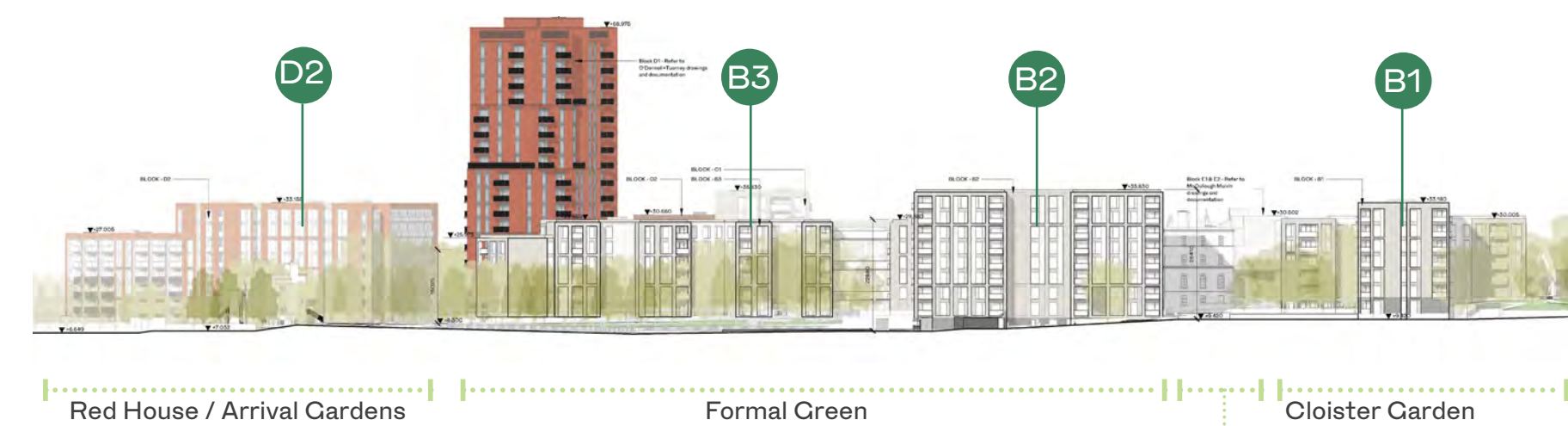


The below drawings shown the relationship of the proposed buildings and the existing indicating the materiality across the site. It shows a common material approach between the character areas. The setting of these character areas has informed the treatment of the various facades.

The blocks within the character areas of the Cloister Garden and the Formal Green have been influenced by the formal setting of the ambulatory and the Seminary buildings and lawns. This has lead to a formal expression to the facades and a material palette that is appropriate and relates to the existing built fabric.

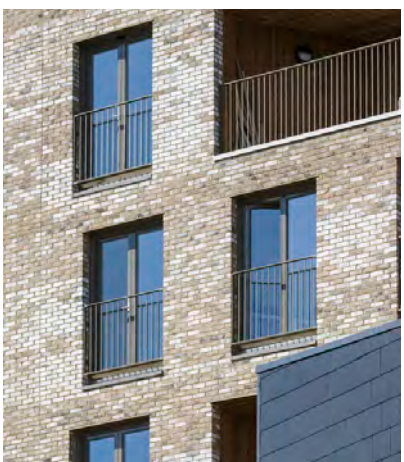


Section 01 - Site Layout - South Elevation



Section 02 - Site Layout - North Elevations

Terrace Entrance  
to Secret Garden



Reference Images



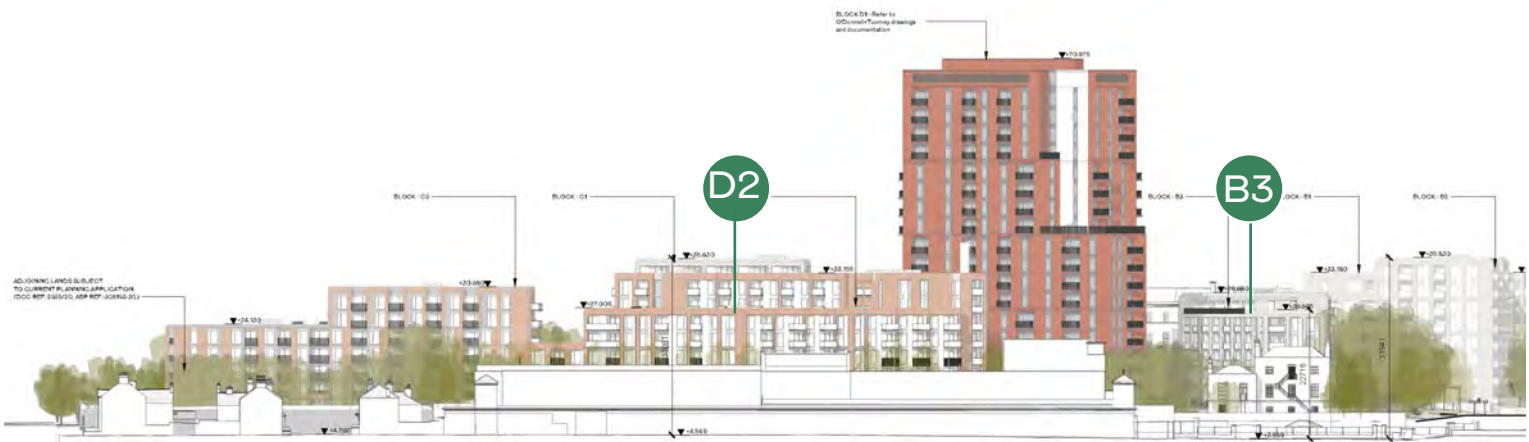


The character areas of Clonliffe Road and Arrival Gardens differ in the setting and context and as such a material palette has been chosen that creates a distinctive aesthetic and feel to the proposed blocks in these areas.

The building edge along Clonliffe Road responds to the red brick terrace towards the east, setting up a strong building line along the street which, through development overtime has resulted in a fragmented edge, with little active frontage to the Northern side of the road. The gateway buildings (which includes a permitted hotel) that affront Clonliffe Road have been orientated to respond to its immediate context and constraints.



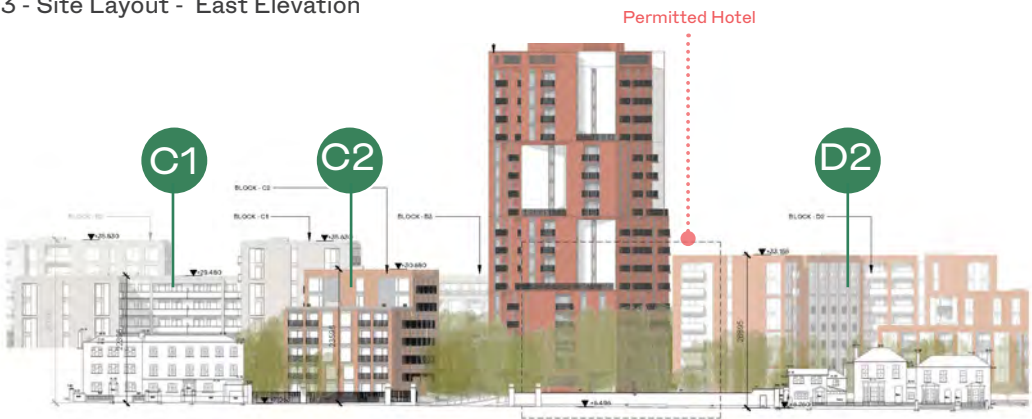
Reference Image



Corn Mill Row Apartments

Distillery Road

Section 03 - Site Layout - East Elevation



Clonliffe Road

Section 04 - Site Layout - South Elevation



Image - The Red House



Reference Image - Local Context



# 6.3 FACADE DESIGN AND PROPORTION

Key to the massing and facade design has been the relationship to the existing buildings on site.

The following diagrams show a study of the contextual heights and proportioning systems, which have helped inform the design process.

Utilising the golden section as an analysis tool, the proportions between windows, set backs and projections are analysed. This information is used in conjunction with a modern design approach to embed the language of the proposed buildings with that of the existing structures.

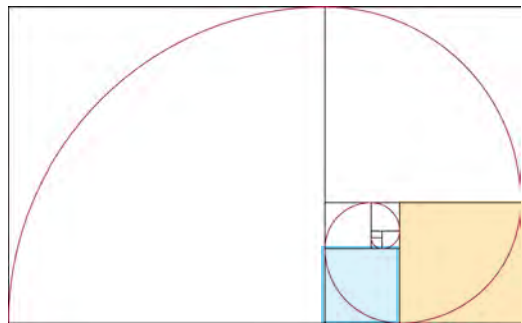
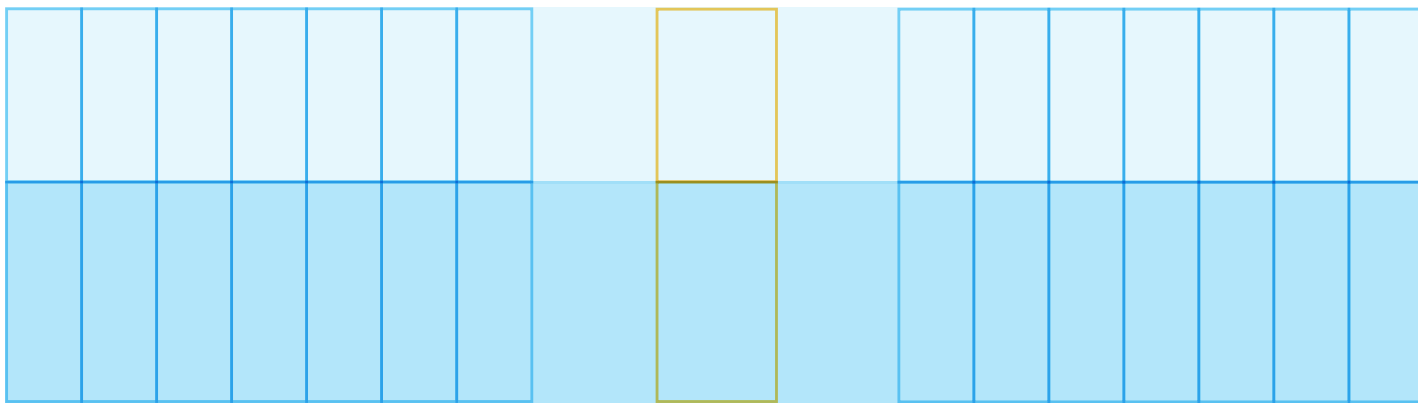


Diagram - Golden Section Proportion taken from Seminary



Diagram - Site Layout - Facade Proportioning

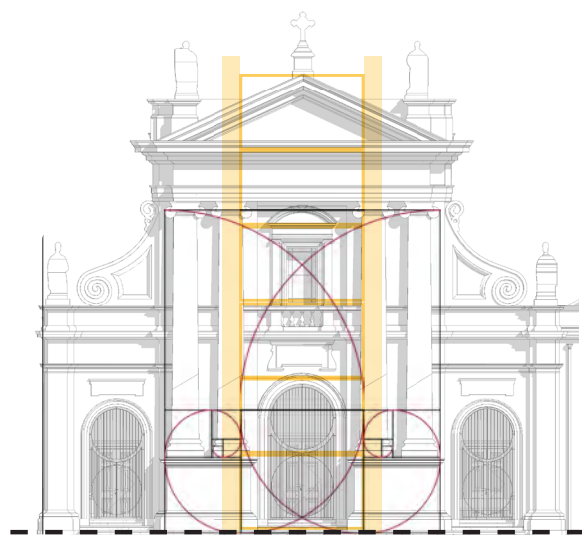
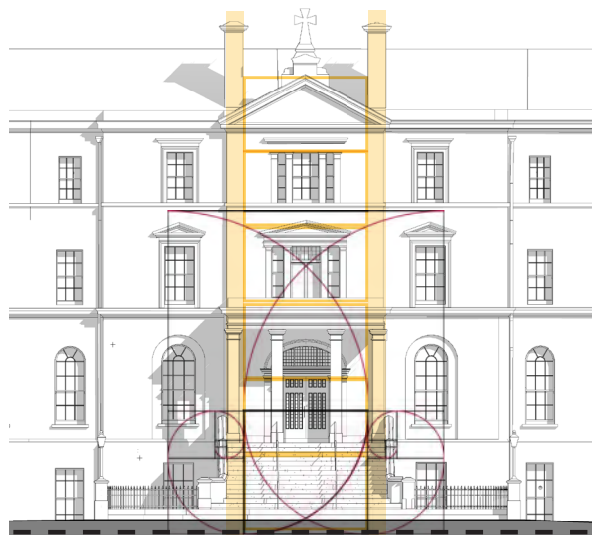
1



Seminary - Proportion

- Seminary Proportion
- Holy Cross Church Proportion
- Cloister Garden Proportion

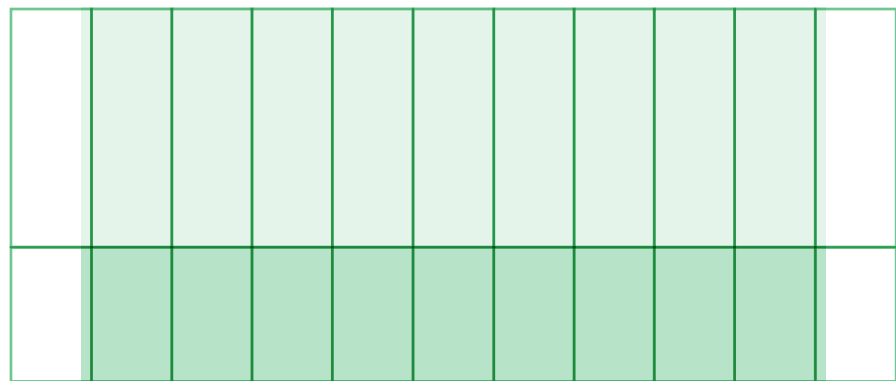
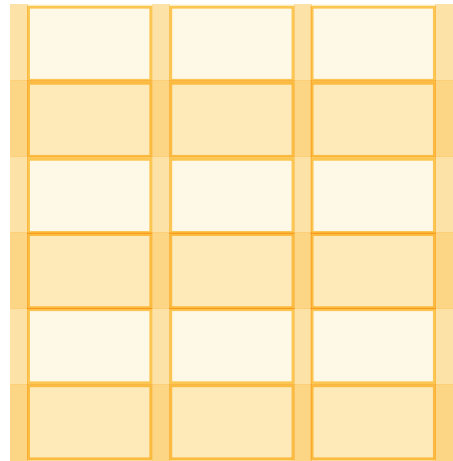
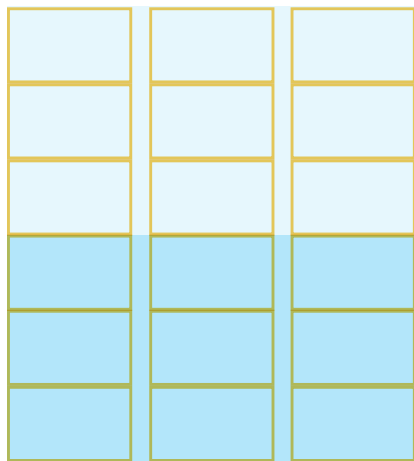




1

2

3



Seminary - Proportion

Holy Cross Church - Proportion

Cloister Garden - Proportion

- Seminary Proportion
- Holy Cross Church Proportion
- Cloister Garden Proportion





Diagram - Site Layout - Facade Proportioning & Relationships  
 - Extract from Niall Montgomery & Partner Landscape Report

- Seminary Proportion
- Holy Cross Church Proportion
- Cloister Garden Proportion



This language is further reinforced by marrying views of certain facades with a similar proportional language. Looking at the Holy Cross church we are further reminded of its proportional make up in the façade of Block C1. Across the formal green the rhythm and height found in the existing seminary are reinforced by blocks C1 and B3.

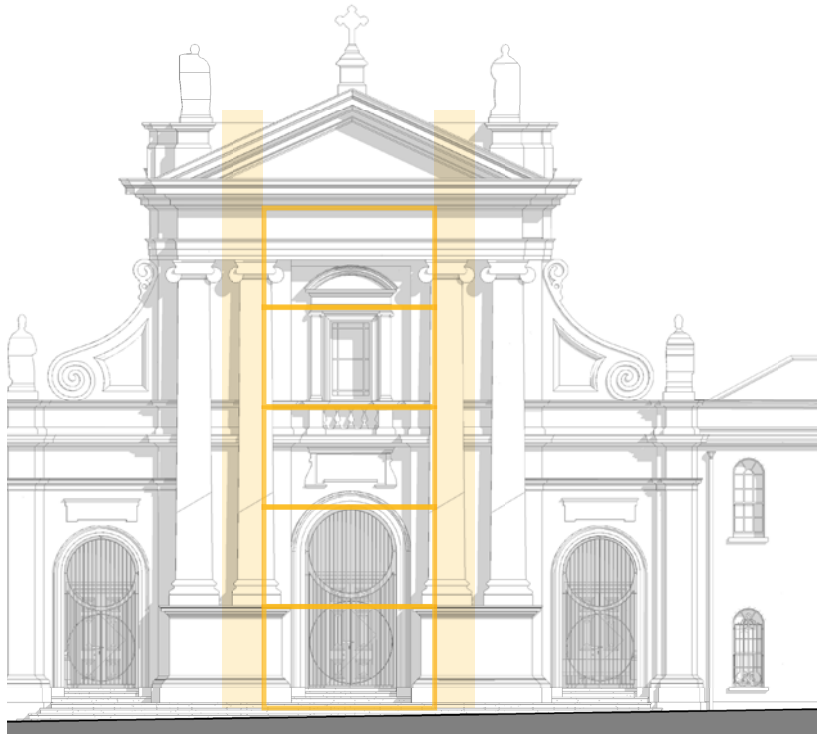


Diagram - Elevation - Facade Proportioning of Holy Cross Church

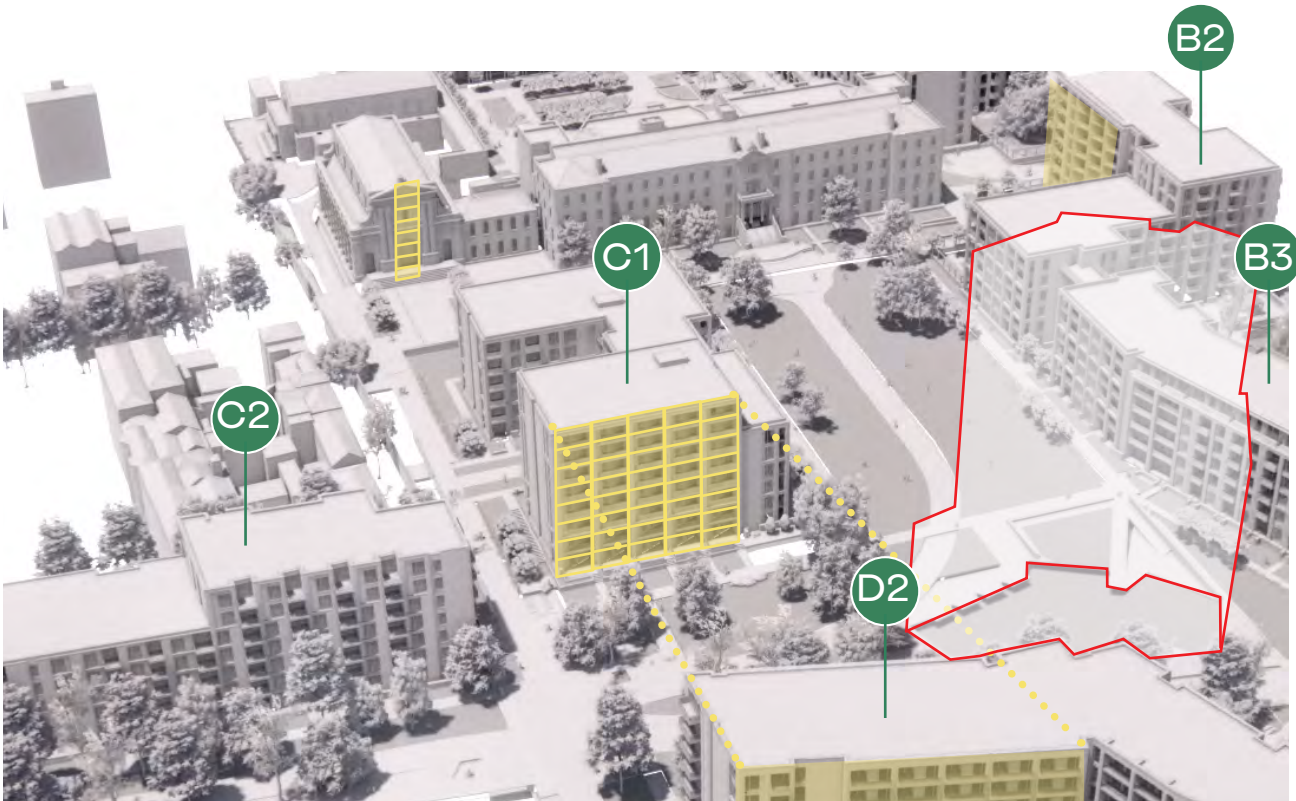


Diagram - Site Layout - Holy Cross Church Facade Proportioning & Relationships



Diagram - Elevation - Facade Proportioning of Seminary

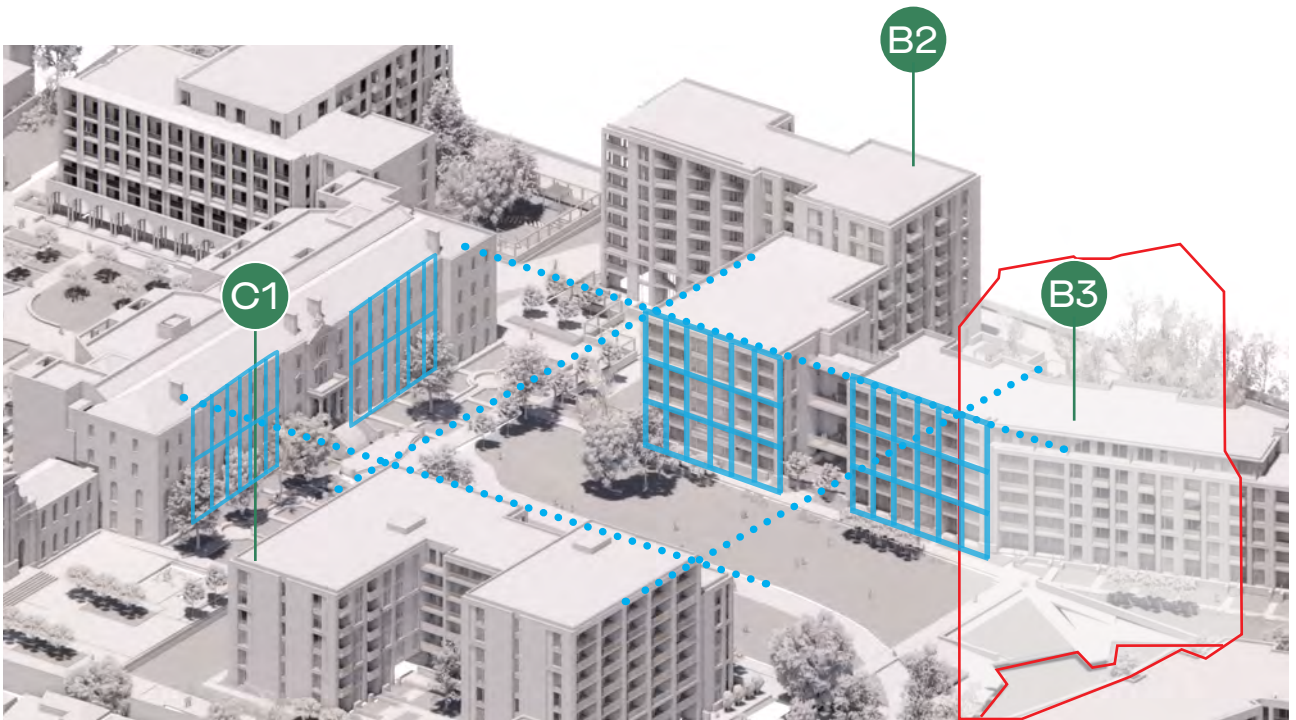
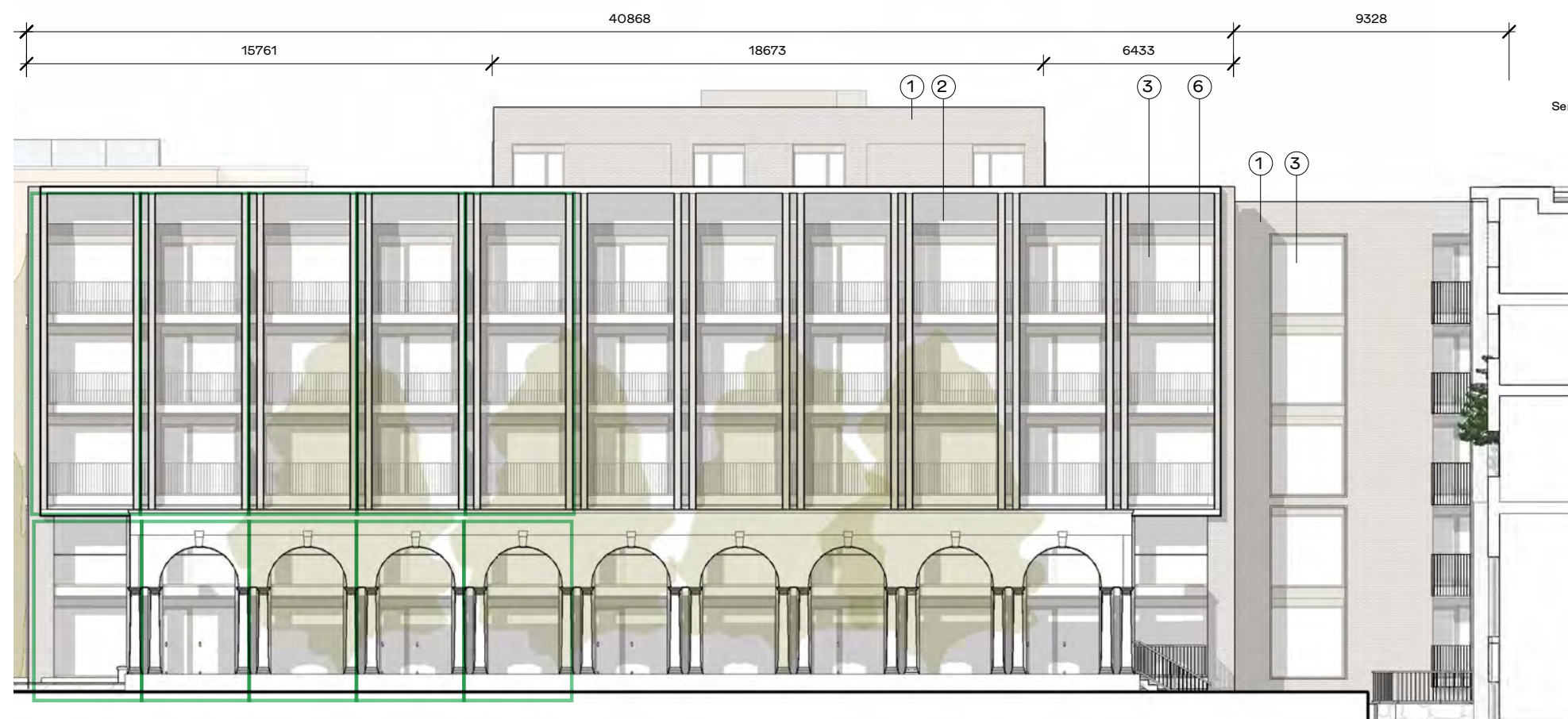


Diagram - Site Layout - Seminary Facade Proportioning & Relationships

- Seminary Proportion
- Holy Cross Church Proportion





Elevation - Block B1 - Cloister Facade (South)

- Seminary Proportion
- Holy Cross Church Proportion
- Cloister Proportion

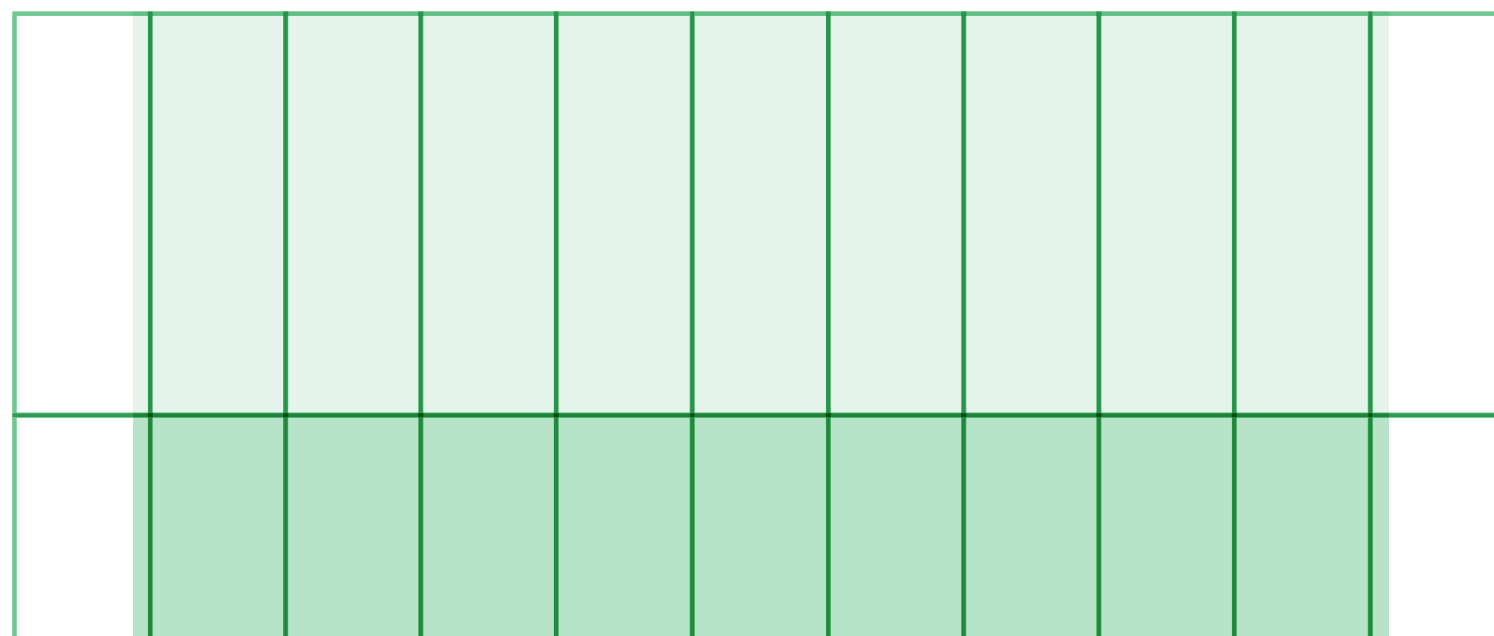
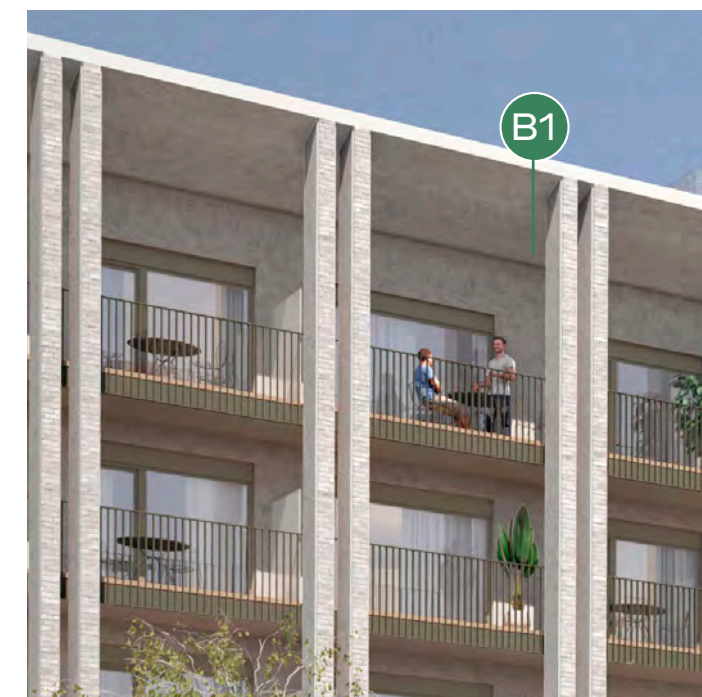


Diagram - Cloister Garden Proportion



CGI View - Block B1 South Facade





Elevation - Block B2 - Proportions

- Seminary Proportion
- Holy Cross Church Proportion



Elevation - Block C1 - Proportions



CGI View - Block B2 & B3 South Facade



CGI View - Block C1 East Facade





Elevation - Block D2 - Proportions

The existing trees and specifically the avenue of trees leading to the centre of the site form an important focal point. This feature is picked up in the façade breakup with three differing approaches based on the relationship to the trees. The clear span beneath the canopy, the canopy of the tree itself and the clear air above that. Engaging with this existing feature was as important as engaging with the existing structures.

- Seminary Proportion
- Holy Cross Church Proportion



Elevation - Block C2 - Proportions



CGI View - Block D2 West Facade  
- Extract from Niall Montgomery & Partner Landscape Report

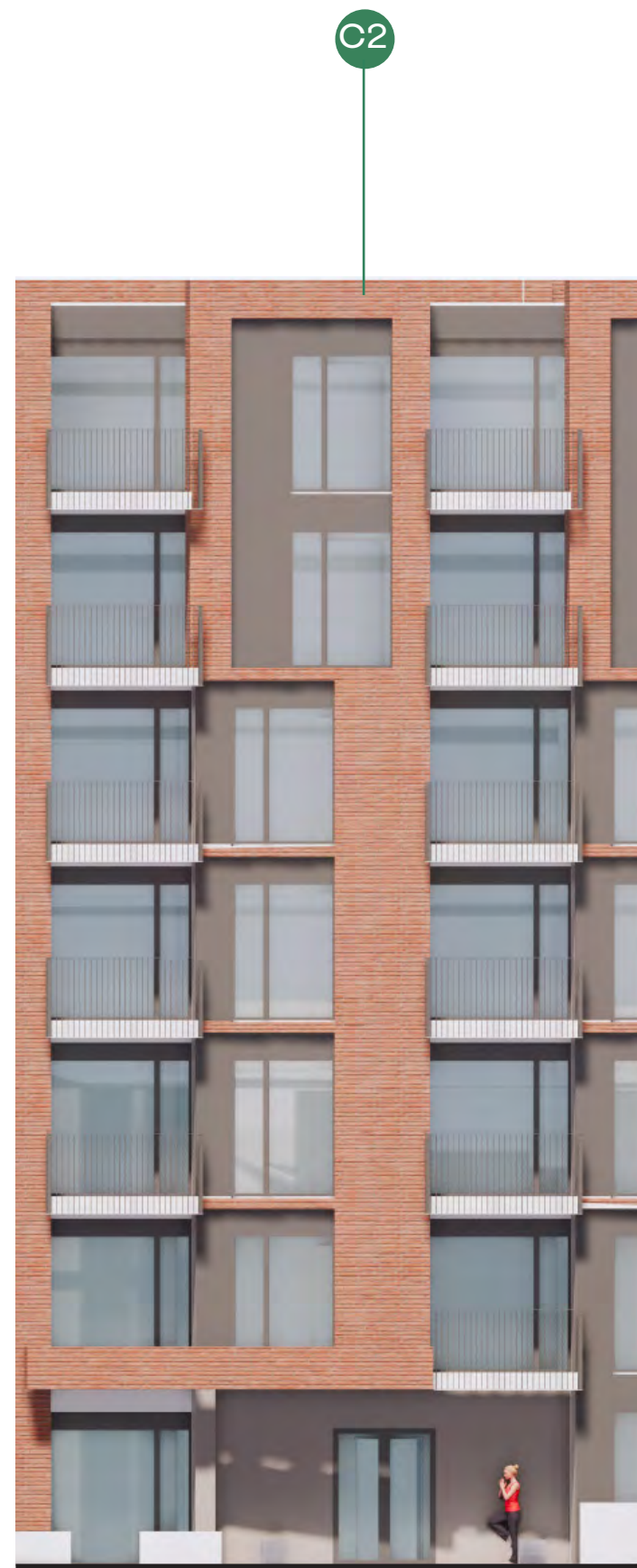


CGI View - Block C2 and Clonliffe Road Entrance





Block C2 - Front Facade



Block C2 - East Facade Entrance Canopy



Block D2 - West Elevation to Arrival Gardens









# RESIDENTIAL AMENITY



7.1 COMMUNAL & RESIDENTIAL AMENITY FACILITIES

A successful amenity provision includes a series of communal spaces that can adapt in terms of use and design. The aim is to provide amenity spaces that can be enjoyed by both individuals or groups. i.e. barbecue areas, picnic areas and informal meeting spaces.

In addition to communal and private open space, residents have access to enjoy a range of residential amenities totalling 777sqm.

The approach towards residential amenity is delivered across the proposed residential blocks through localised amenity hubs (Block D2) and tenant facilities directly associated with individual blocks.

Tenant facilities will provide the tenants access to resident's lounges, breakout spaces, areas aimed to be flexible in use, areas that would provide residents the opportunity of change meetings and the provision of a gathering place for social interactions.

Amenity hubs will be more specific in their programme and cater for the wider development. These areas have been carefully located across the site with a visual and physical link to the primary public external spaces.

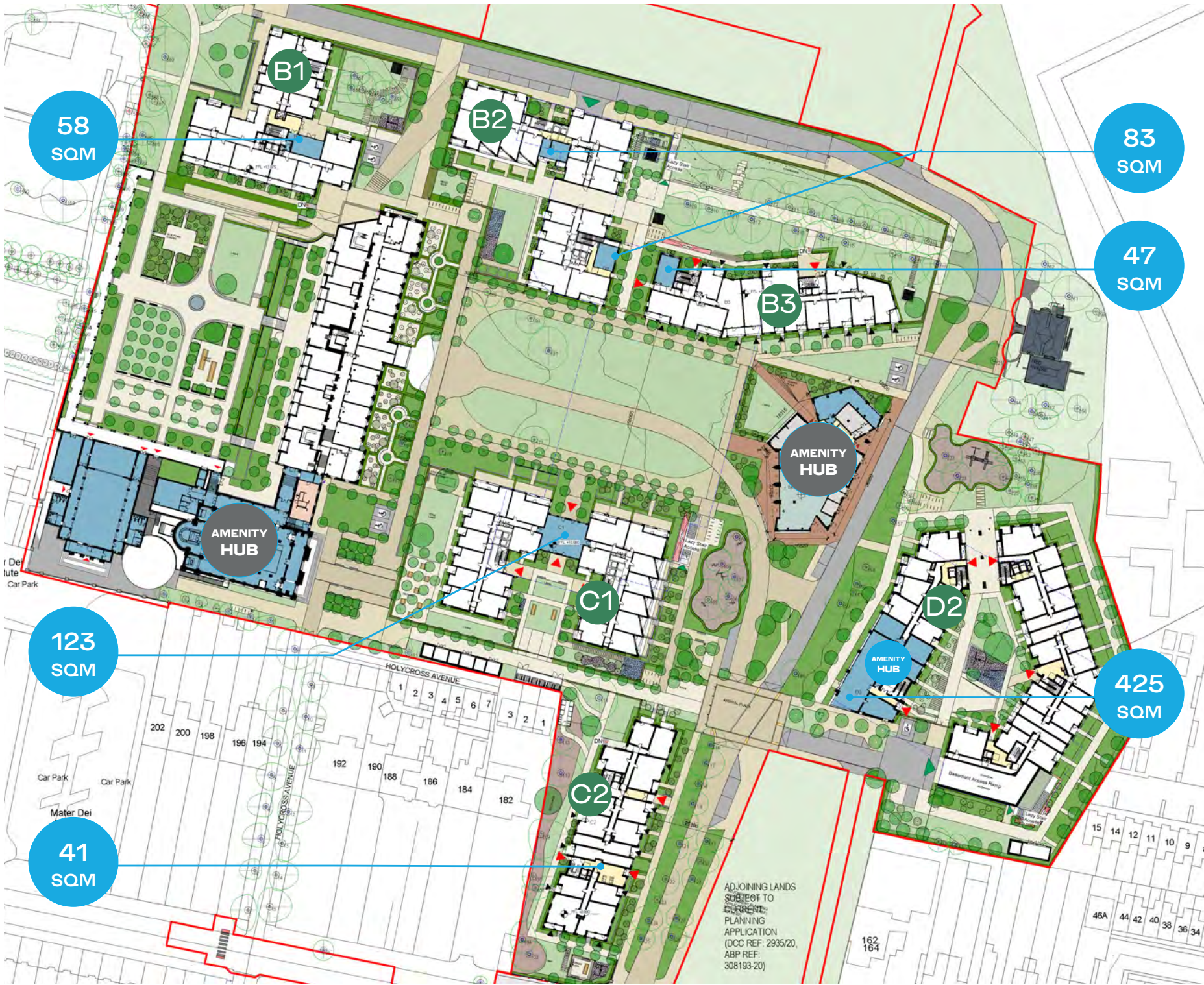
The offering forms part of the wider site strategy which well exceeds the requirement of SPPR.8 and ensures that residents will enjoy an enhanced overall standard of amenity. The applicant understands that a key component of successful Built-to-Rent development is a generous provision of well-considered and high-quality amenity spaces for the benefit, comfort and convenience of the residents.



RESIDENTIAL AMENITY

(Blocks B1, B2, B3, C1, C2 & D2)

Figure excludes Block D1, Assembly Hall & Church Amenity Hubs



Plan - Typical Layout - Amenity & Lobby Provisions

- Tenant Amenity
- Entrance Lobby
- ▲ Building Entrance





Reference Images - Residential Amenity Areas



425  
SQM  
Amenity  
Hub



Plan - Block D2 Ground Floor Layout - Amenity & Tenant Facilities

- Tenant Amenity
- Entrance Lobby




7.2 BICYCLE PARKING

Cycle Storage

The scheme provides storage for tenant bicycles within the basement and secure stores. Each block has been designated a store which meets and exceeds the number of bike space requirements. There is also provision for a number of visitor bicycle spaces located at various locations across the site.

Please refer to Systra Report for further details.

		Ratio/Unit	1.3
<hr/>			
Total			1177 Bicycle Spaces
<hr/>			
B1 Lower Ground Store	B1		199 Bicycle Spaces
Central Basement	B2	B3	282 Bicycle Spaces
Central Basement	C1	C2	300 Bicycle Spaces
Bike Store		C2	72 Bicycle Spaces
Eastern Basement	D2		324 Bicycle Spaces
<hr/>			
On-Street			252 Bicycle Spaces (Visitor)






Reference - Secure Bike Store



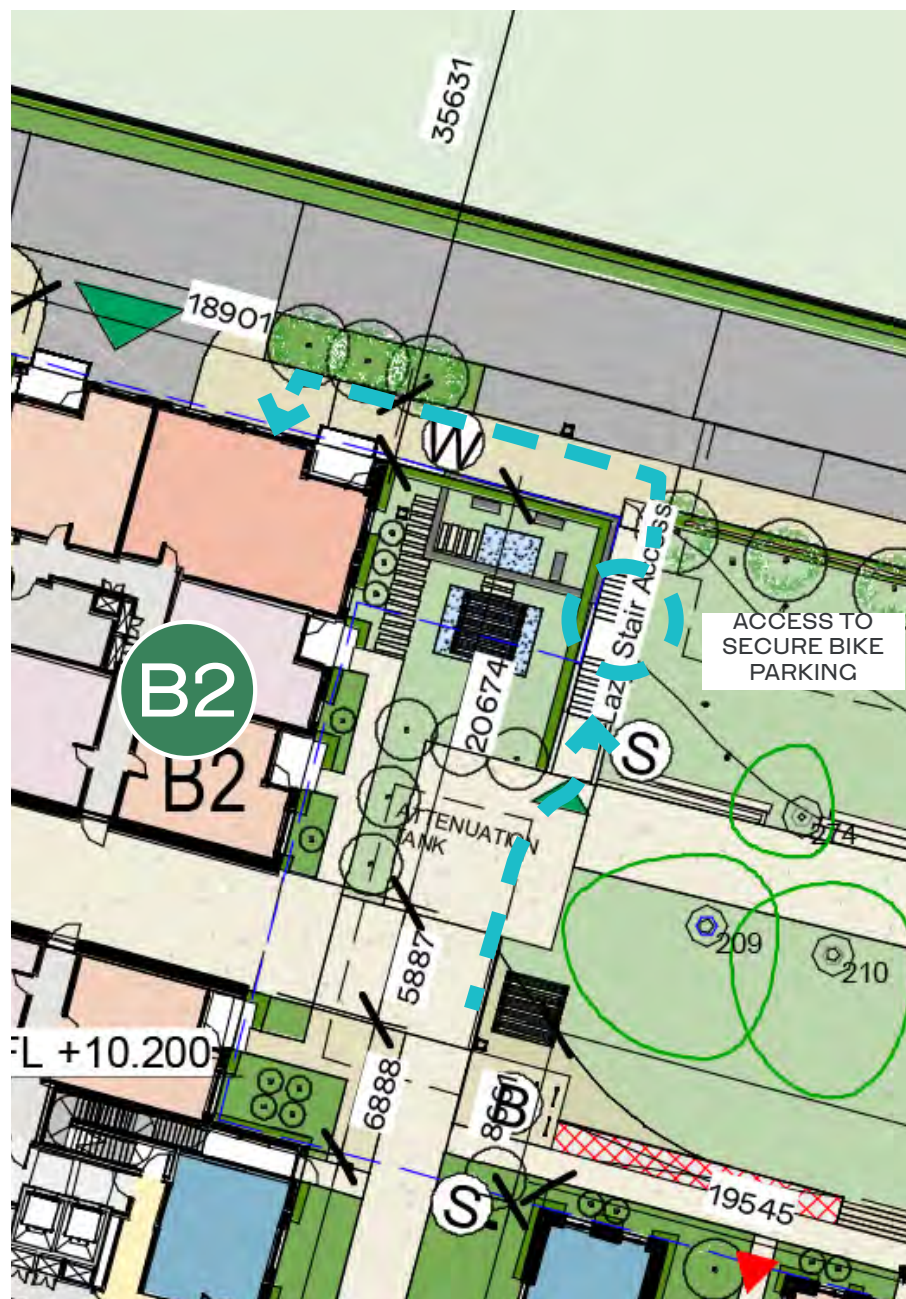
Reference - Bike Stand



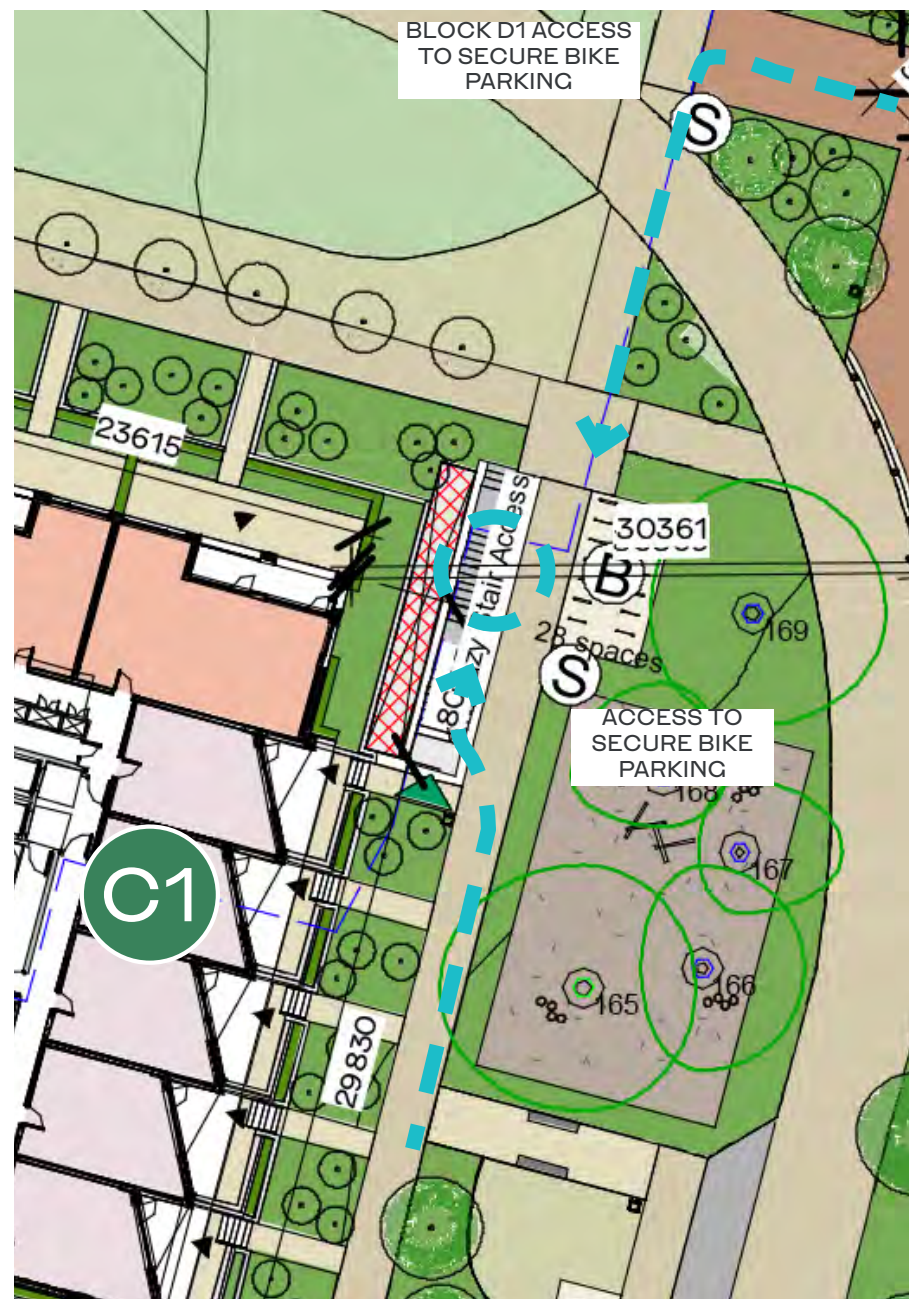
Plan - Typical Layout - Cycle Parking Provision  
- Extract from Niall Montgomery & Partner Landscape Report

-  On Street Cycle Parking
-  Secure Cycle Store
-  Basement/LG Cycle Store

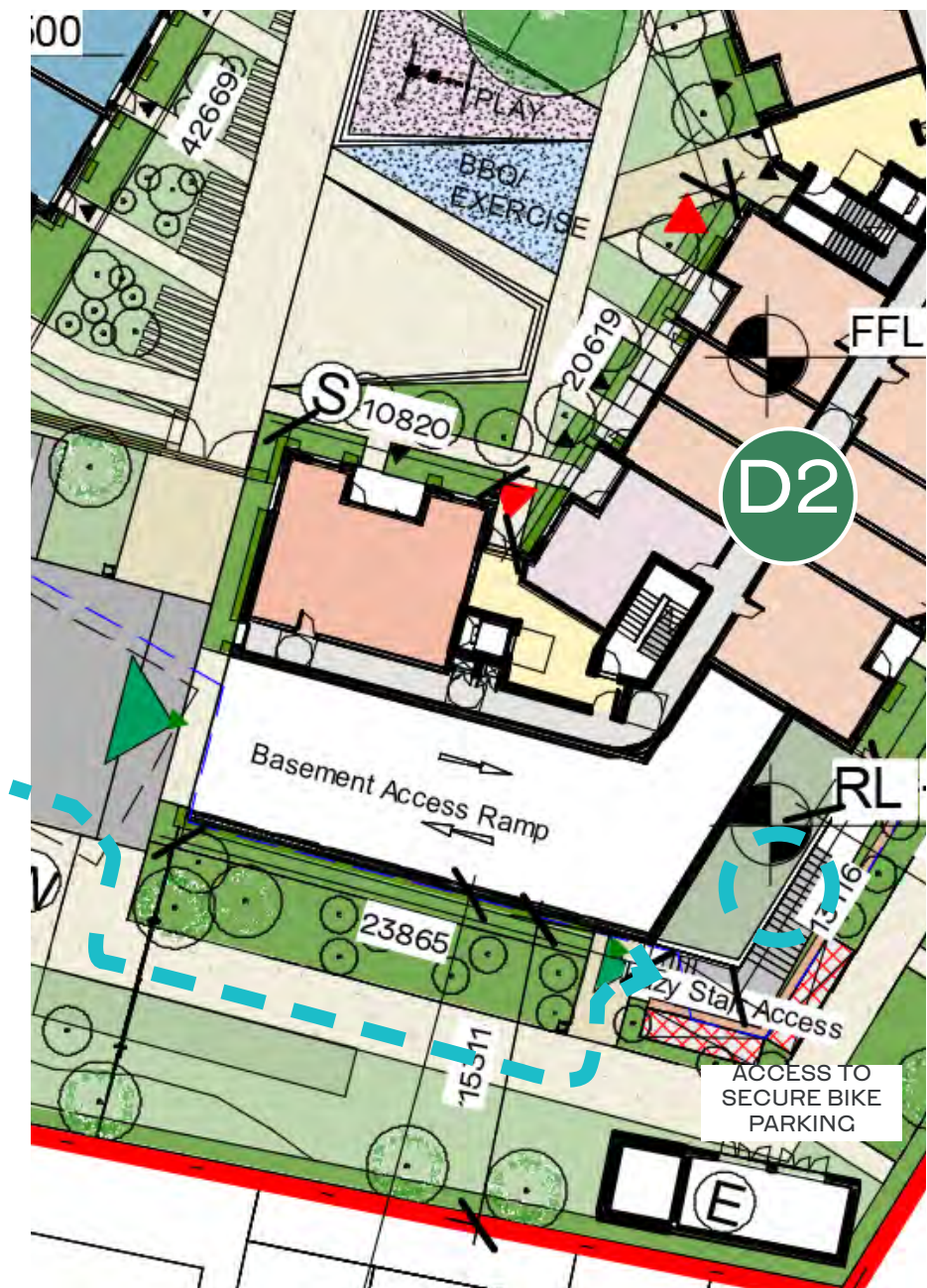




Plan - Ground Floor Layout - Cycle Parking Access (North) to Central Basement



Plan - Ground Floor Layout - Cycle Parking Access (South) to Central Basement



Plan - Ground Floor Layout - Cycle Parking Access Eastern Basement



### 7.3 CAR PARKING

Residential car parking spaces will be located at basement level and will be let separately to the apartment units and will only be available to residents

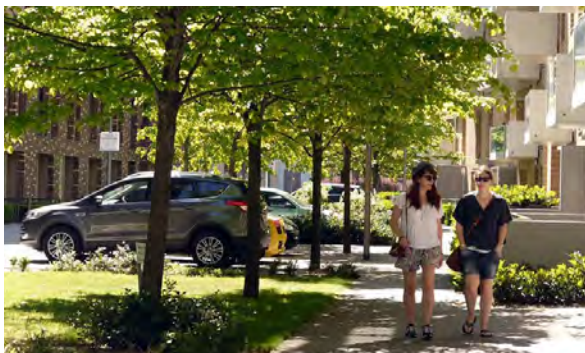
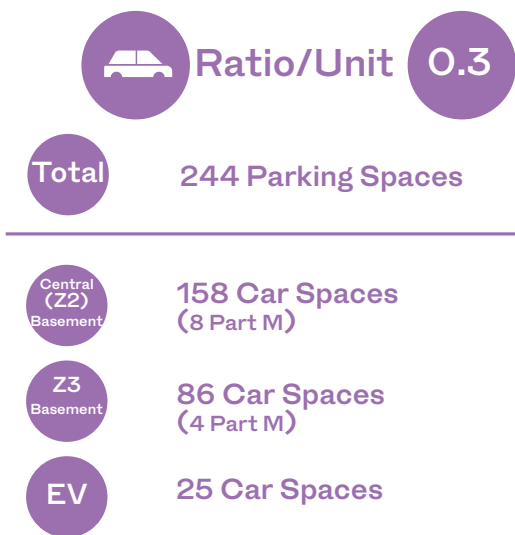
Leasing the spaces will ensure they are used as efficiently as possible allowing disability and EV spaces to be allocated appropriately where needed.

A limited quantum of on street parking spaces will be provided in the development for visitors and these will be paid parking to control potential residential overspill.

A visitor permit scheme is planned and residents will be provided a limited number of one day permits annually.

While most blocks have direct access to basement parking across the proposed development, parking spaces have been allocated to blocks without direct access.

Please refer to Systra Report for further details.



Reference Images - Street Parking



Plan - Site Layout - Car Parking Strategy

- On Street Parking
- Basement parking access
- Part M parking
- Basement Outline



# 7.4 REFUSE STRATEGY

An Operational Waste Management Plan has been completed by AWN. In summary, waste storage rooms are located in basement levels or at ground level. The stores are adjacent to or in close proximity to cores for ease of access.

Regarding waste collection, the waste bins will be collected at allotted times during the week with grey, green and brown bins collected on different days. The bins will be brought onto the street by the management company. When on-street the bins will not block any footpaths with a 2m footpaths width maintained at collection locations.



Please refer to AWN Report for further details.



Plan - Basement - Waste Store Locations



Plan - Site Layout - Waste Strategy

-  Refuse Store
-  Waste Holding Point



7.5 RESIDENTIAL STORAGE

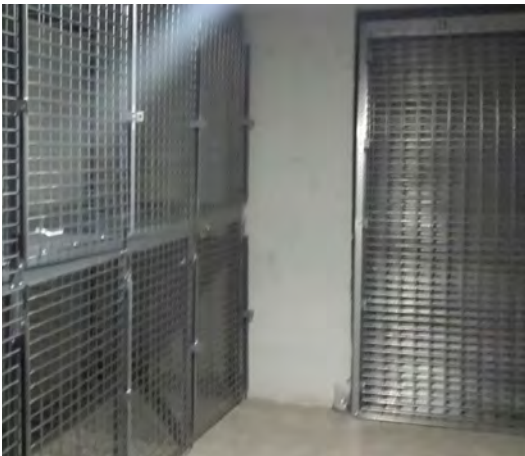
In addition to the in-unit storage provided, three basement storage rooms amounting to 61sqm in area are provided for at basement level. From this location, the storage rooms, typically rented to store large items, are conveniently located close to the car parking. Access is provided through lift core.



Reference Image - Double Tier Bike Parking



Plan - Site Layout - Basement Level



Reference Image - Secure Storage Provision



Reference Image - Lazy Bike Stair



Reference Image - Double Tier Bike Parking



Plan - Site Layout - Basement Level



# 7.6 BASEMENT & LOWER GROUND PROVISIONS

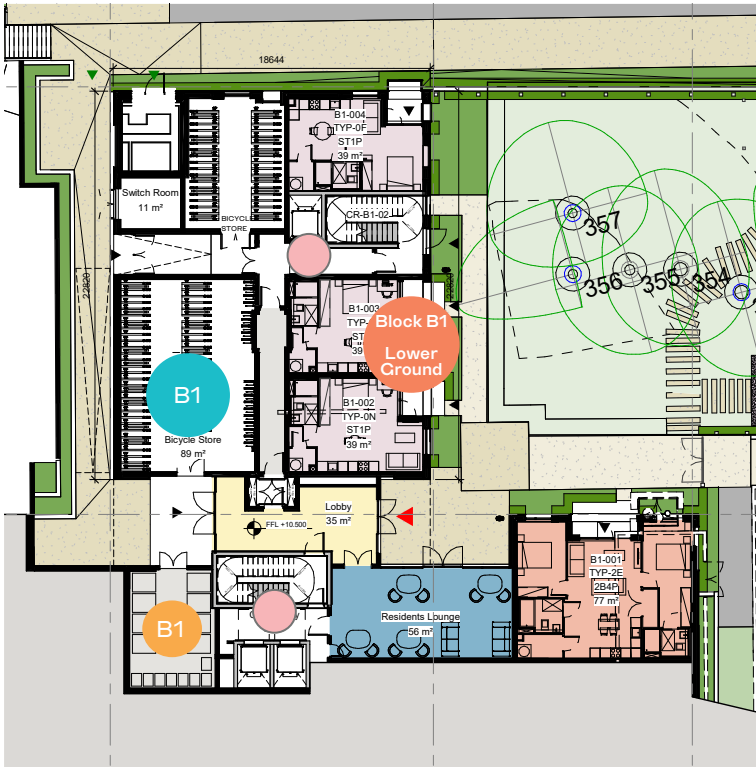
In addition to plant space requirements, Lower Ground of Block B1 the Central basement and Block D2 basement contain a number of additional residential provisions;

- Bin Stores
- Bike Stores
- Tenant and Landlord storage
- Car parking

In The Central and Block D2 basement the Part M parking spaces are located adjacent to cores.

In addition to this a provision has been included for cycle and car parking for Block D1.

Basement		GFA (SQM)
Central Basement		4,857
Eastern Basement (D2)		3,423
Total		8,280



Block B1 - Lower Ground Level



Block D2 Basement - Layout



Central Basement - Layout

- Refuse
- Cycle Store
- Circulation Cores









# VISUALISATIONS





















































## APPENDICES



9.1 Appendix O1

SCHEDULE OF ACCOMMODATION



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

							Mix - Apartments						Dual Aspect	Amenity
LVL.		GFA TOTAL (SQM)	GFA Resi (SQM)	GFA Ancillary (SQM)	GFA Retail (SQM)	Comments	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	6,949	6,571	378			92	38	20		32	2	51	58
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	9,697	9,525	172			137	51	43		36	7	66	83
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	5,956	5,909	47			80	5	40		35	0	47	47



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

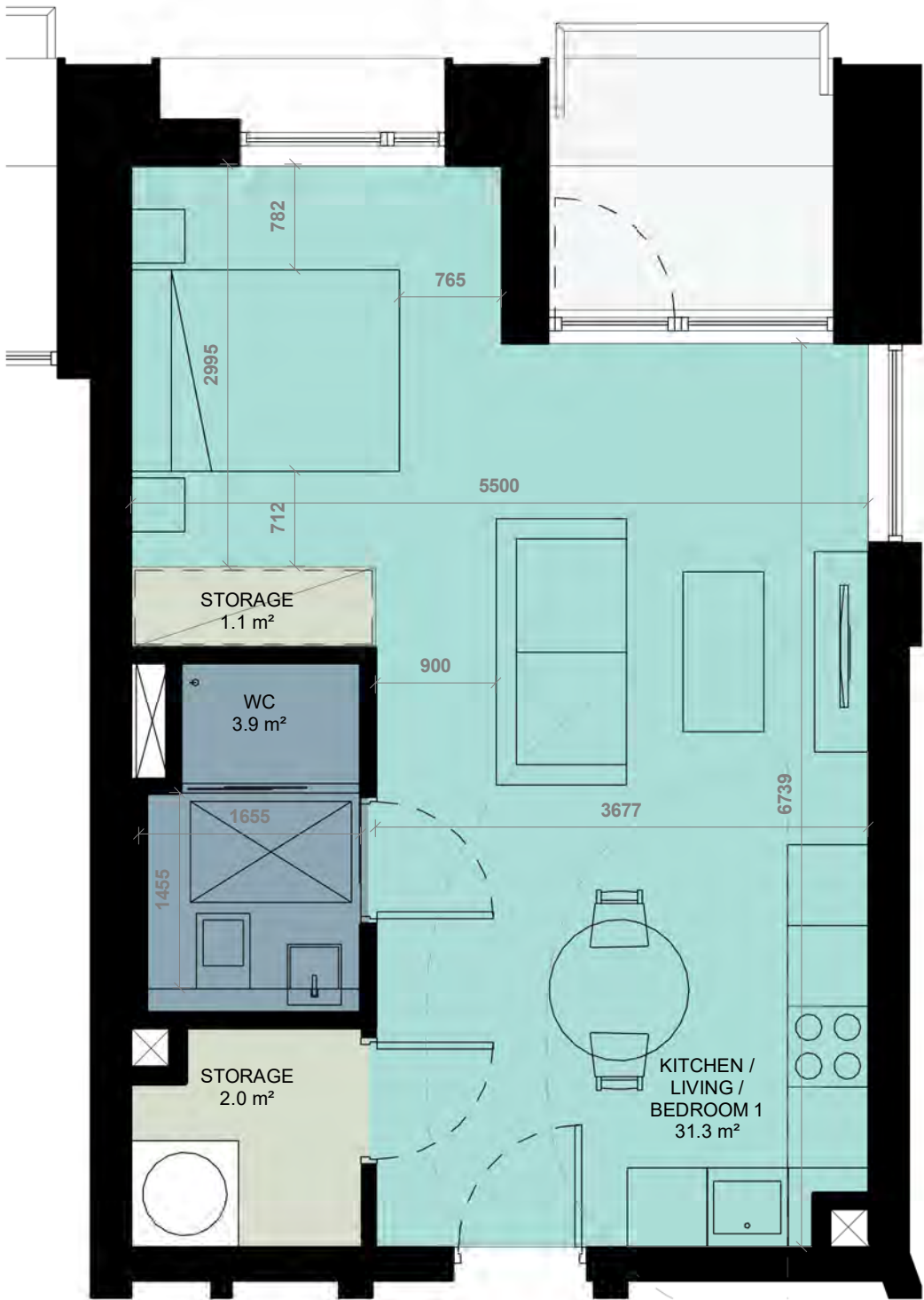
	LVL.		GFA TOTAL (SQM)	GFA Resi (SQM)	GFA Ancillary (SQM)	GFA Retail (SQM)	Comments	Mix - Apartments							Dual Aspect	Amenity
								Per Level	Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed	Total (%)	Total (SQM)	
BLOCK C1	1		1,510	1,510				22	10	4		8		12		
	2		1,513	1,513				22	10	4		8		12		
	3		1,513	1,513				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	
TOTAL			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			
								281	288	6	200	15	49%	776		
Tenant Amenity							GFA (SQM)									
Total							776									



## 9.2 Appendix O2

### HOUSING QUALITY ASSESSMENT - UNIT TYPES





Apartment Type 0A				
Name	Department	Area	Min. Required Area	Area Compliant
KITCHEN / LIVING / BEDROOM 1	KITCHEN	31.3 m²	30.0 m²	Yes
STORAGE	STORAGE	3.1 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning		BG
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE
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STATUS CODE:	DRAWING NUMBER	REVISION
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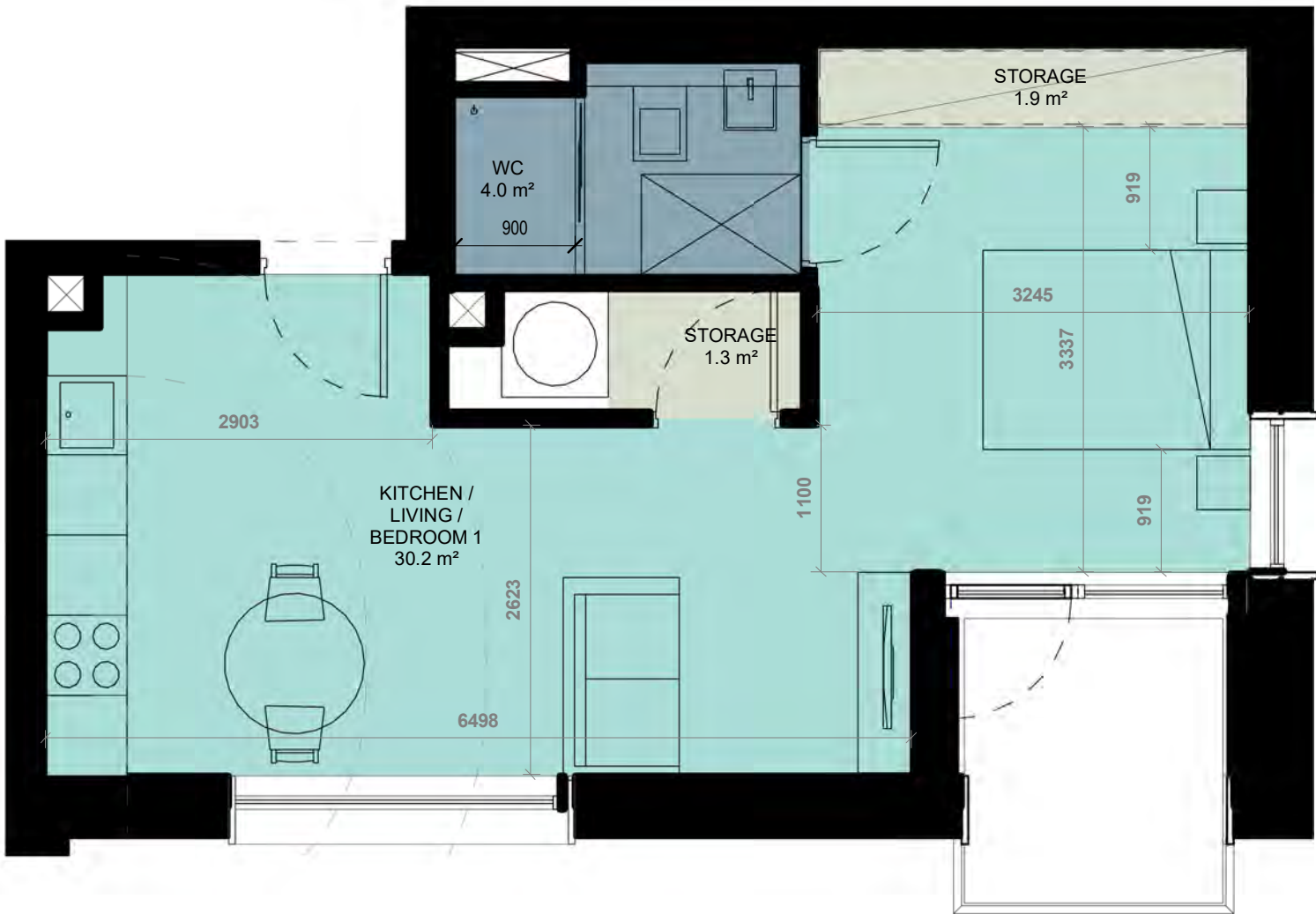
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Unit Type 0A - Area Plan

1 : 50



Apartment Type 0B				
Name	Department	Area	Min. Required Area	Area Compliant
KITCHEN / LIVING / BEDROOM 1	KITCHEN	30.2 m²	30.0 m²	Yes
STORAGE	STORAGE	3.3 m²	3.0 m²	Yes



P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Planning Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Holy Cross College SHD  
LOCATION

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

Unit Type - Area Plan

PROJECT NUMBER		DATE
SCALE@ A0: 950654 1 : 50		DRAWN/CHECKED: May 2021 CF/BG
STATUS CODE:	DRAWING NUMBER	REVISION
	CLN-HJL-ZZ-ZZ-DR-A-0B	P2

1

Unit Type 0B - Area Plan

1 : 50



Apartment Type 0C				
Name	Department	Area	Min. Required Area	Area Compliant
KITCHEN / LIVING / BEDROOM 1	KITCHEN	30.0 m²	30.0 m²	Yes
STORAGE	STORAGE	3.1 m²	3.0 m²	Yes



P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Planning Consultation	XX	XX
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER

DATE

SCALE@ A0:

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DRAWN/CHECKED:

May 2021

DT/BG

STATUS CODE:

DRAWING NUMBER

CLN-HJL-ZZ-ZZ-DR-A-0C

REVISION

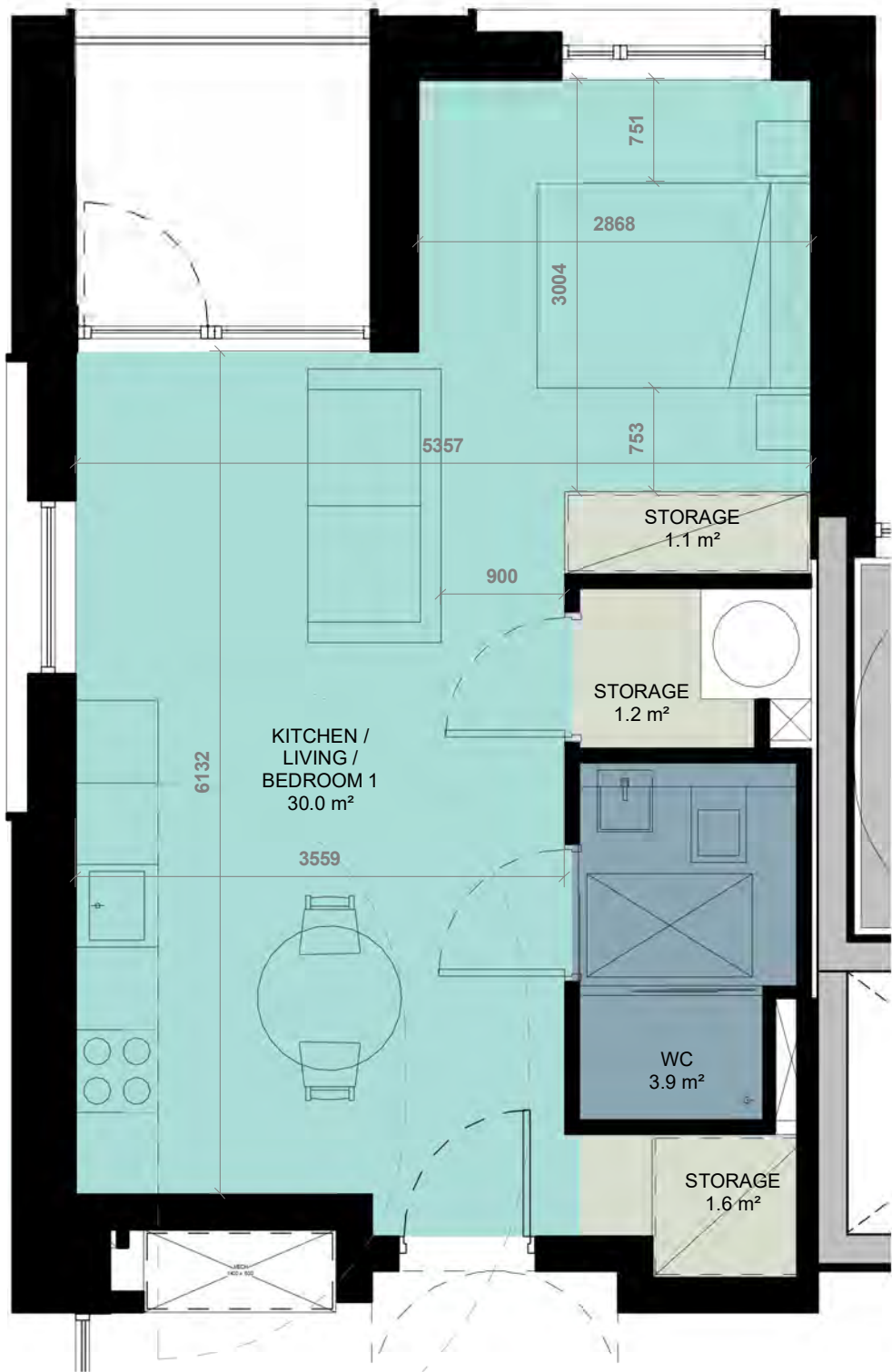
P2

1

Unit Type 0C - Area Plan

1 : 50





Apartment Type 0D				
Name	Department	Area	Min. Required Area	Area Compliant
KITCHEN / LIVING / BEDROOM 1	KITCHEN	30.0 m²	30.0 m²	Yes
STORAGE	STORAGE	3.8 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

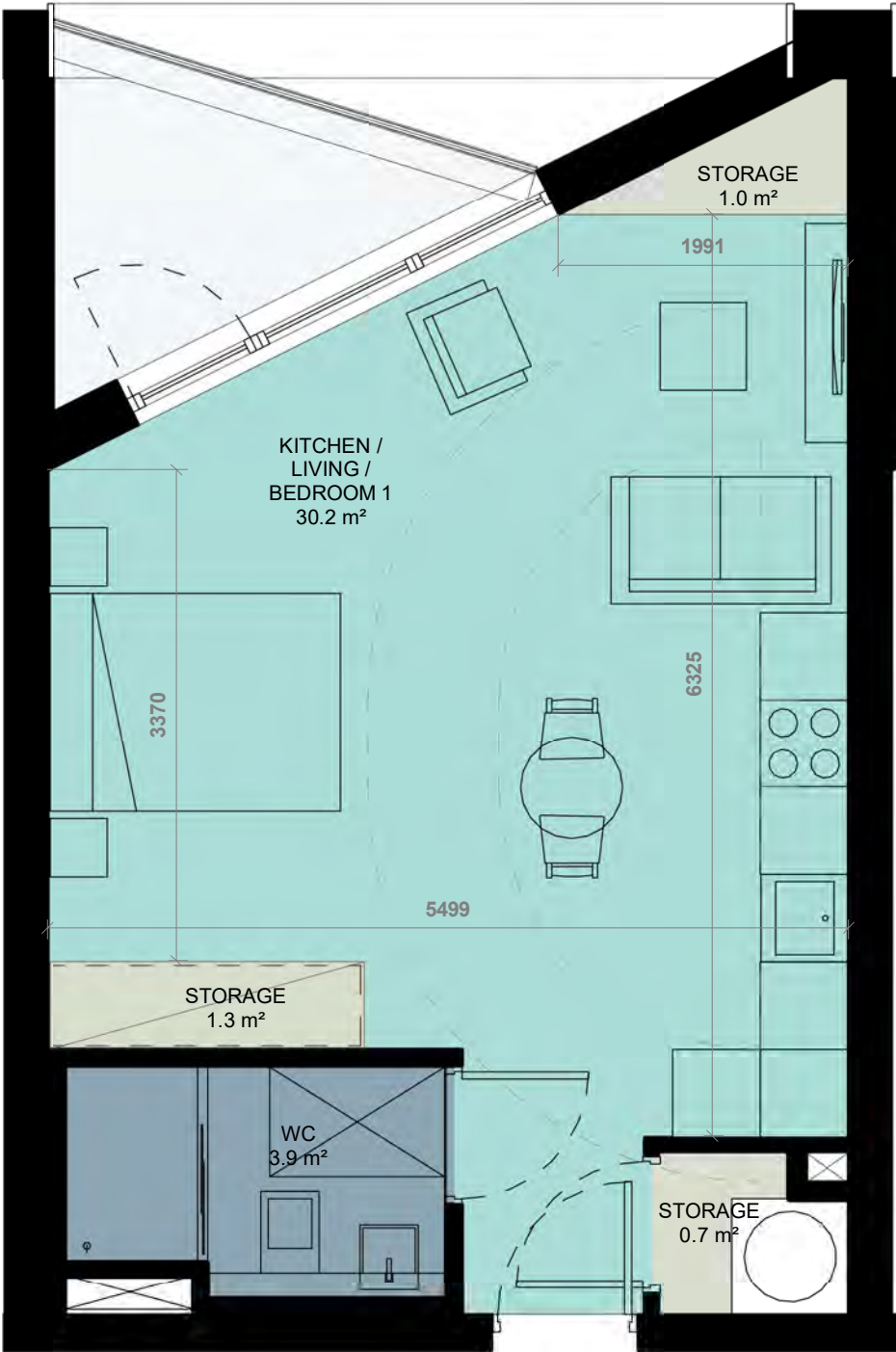
PROJECT NUMBER		DATE	
SCALE@ A0: 950654 1 : 50		DRAWN/CHECKED: May 2021 DT/BG	
STATUS CODE:	DRAWING NUMBER	REVISION	
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1

Unit Type 0D - Area Plan

1 : 50





Apartment Type 0E				
Name	Department	Area	Min. Required Area	Area Compliant
KITCHEN / LIVING / BEDROOM 1	KITCHEN	30.2 m²	30.0 m²	Yes
STORAGE	STORAGE	3.0 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning	DT	BG
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Holy Cross College SHD  
LOCATION

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

Unit Type - Area Plan

PROJECT NUMBER		DATE	
SCALE@ A0: 950654 1 : 50		DRAWN/CHECKED: April 2021 DT/BG	
STATUS CODE:	DRAWING NUMBER	REVISION	
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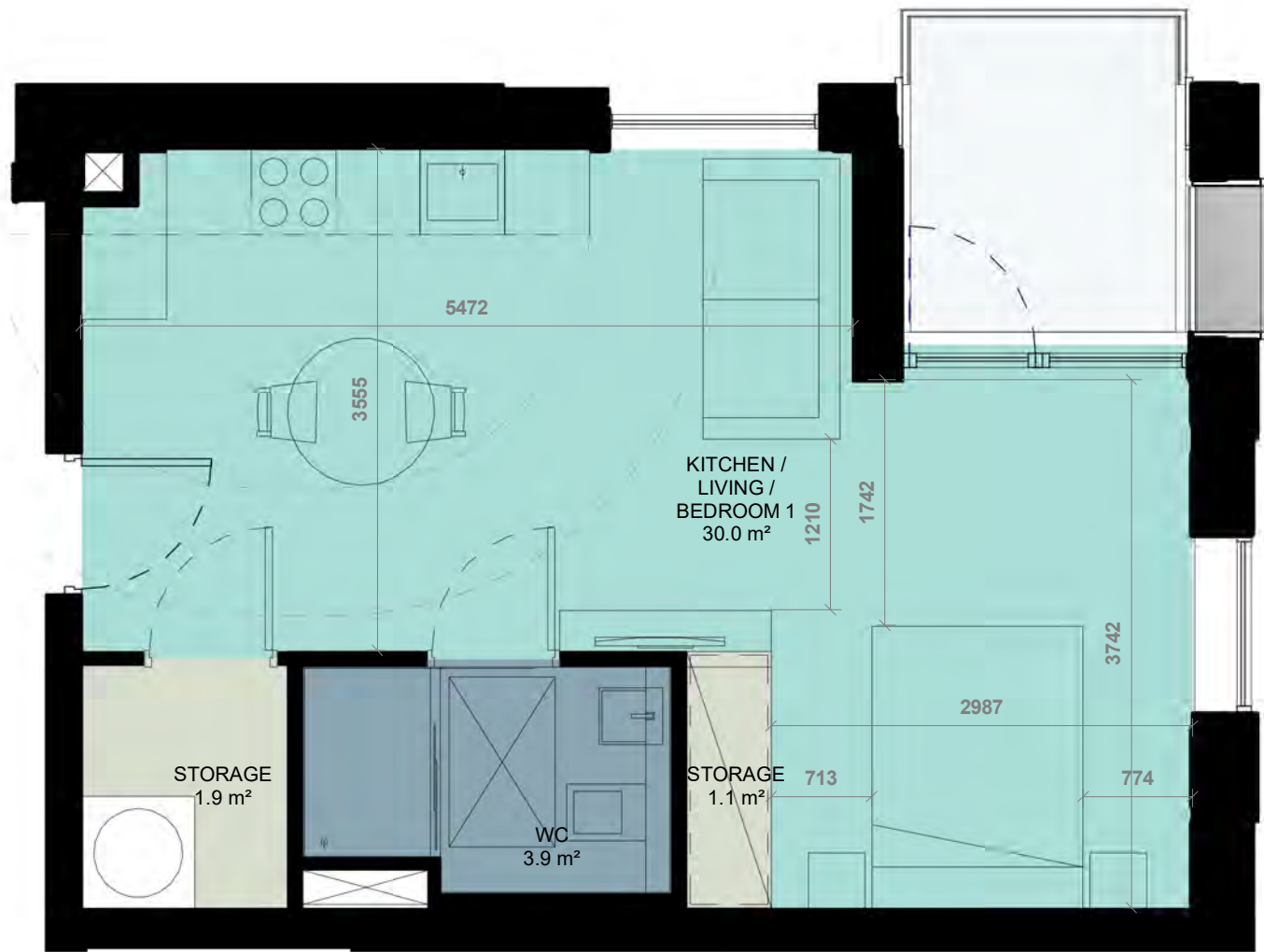
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Unit Type 0E - Area Plan

1 : 50



Apartment Type 0F				
Name	Department	Area	Min. Required Area	Area Compliant
KITCHEN / LIVING / BEDROOM 1	KITCHEN	30.0 m²	30.0 m²	Yes
STORAGE	STORAGE	3.0 m²	3.0 m²	Yes



1

Unit Type 0F - Area Plan

1 : 50

P2	MAY 2021	ISSUED FOR PLANNING	DT	BG
P1	NOV 2020	ISSUED FOR PRE APPLICATION CONSULTATION	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER

SCALE@ A0:  
950654  
1 : 50

DATE

DRAWN/CHECKED:  
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CF/BG

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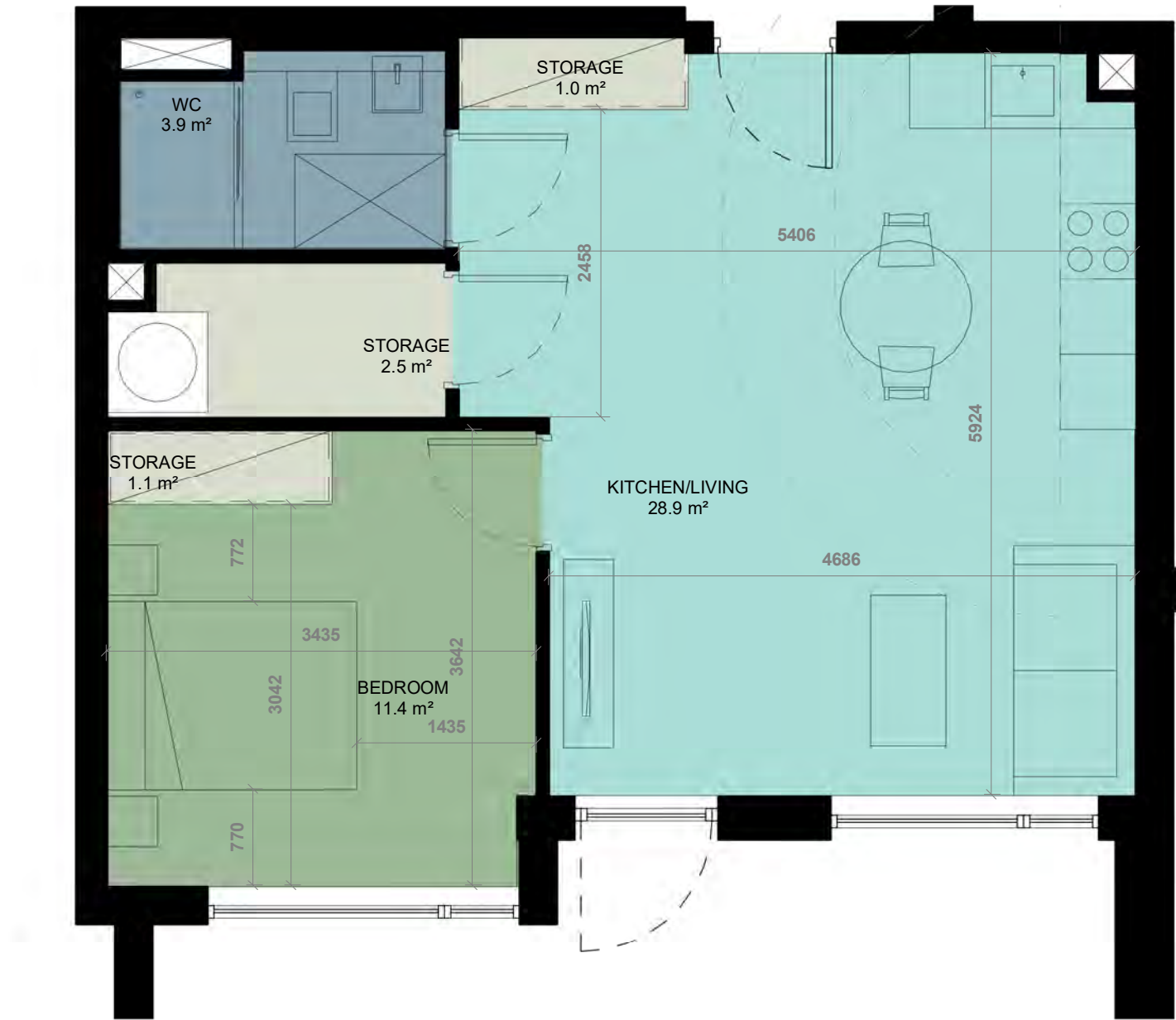
DRAWING NUMBER

CLN-HJL-ZZ-ZZ-DR-A-0F

REVISION

P2





1

Unit Type 0G - Area Plan

1 : 50

Apartment Type 0G				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	28.9 m²	23.0 m²	Yes
STORAGE	STORAGE	4.6 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

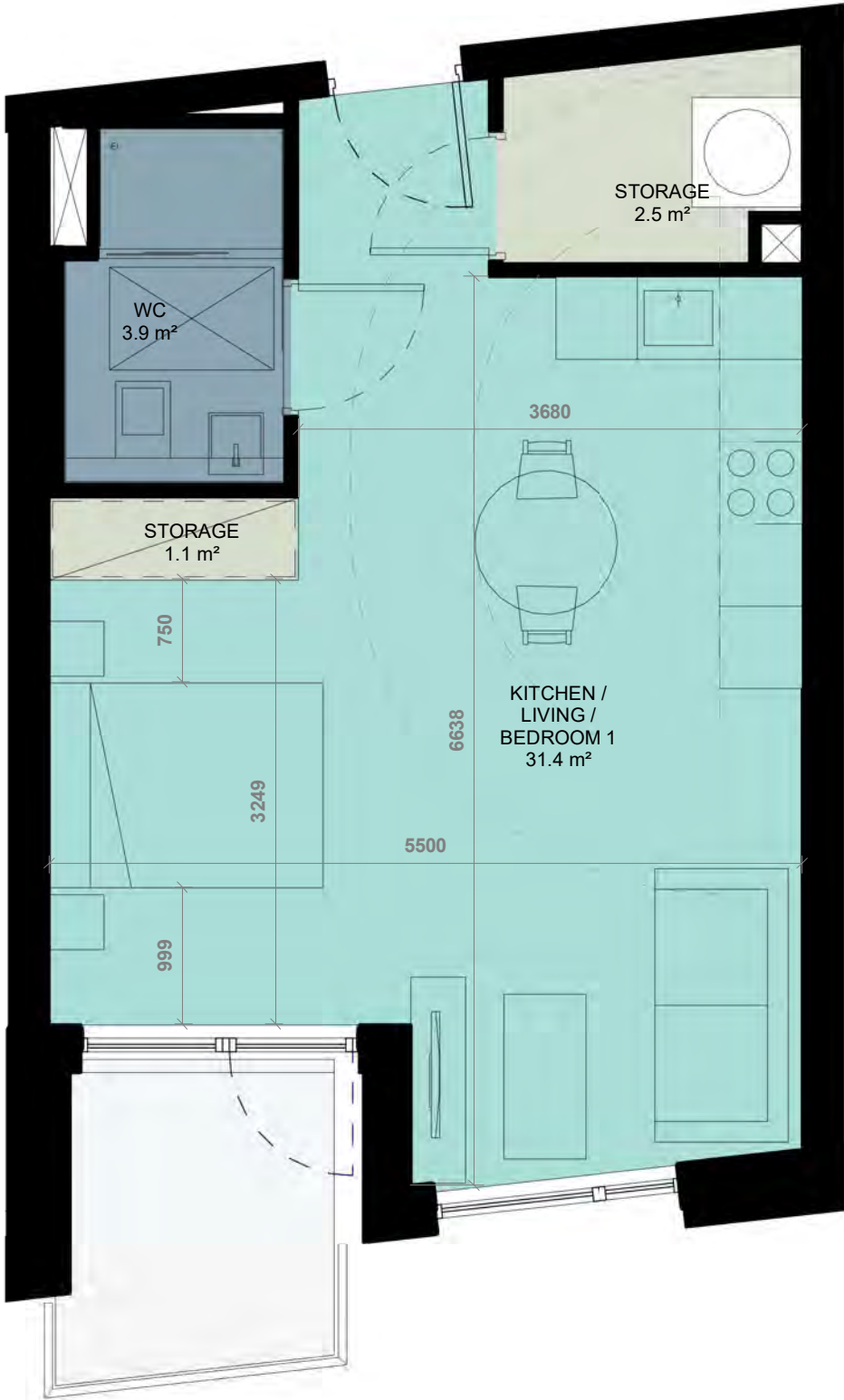
Holy Cross College SHD  
LOCATION

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

Unit Type - Area Plan

PROJECT NUMBER		DATE	
SCALE@ A0: 950654 1 : 50		DRAWN/CHECKED: May 2021 DT/BG	
STATUS CODE:	DRAWING NUMBER	REVISION	
	CLN-HJL-ZZ-ZZ-DR-A-0G	P2	





Apartment Type 0H				
Name	Department	Area	Min. Required Area	Area Compliant
KITCHEN / LIVING / BEDROOM 1	KITCHEN	31.4 m²	30.0 m²	Yes
STORAGE	STORAGE	3.5 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

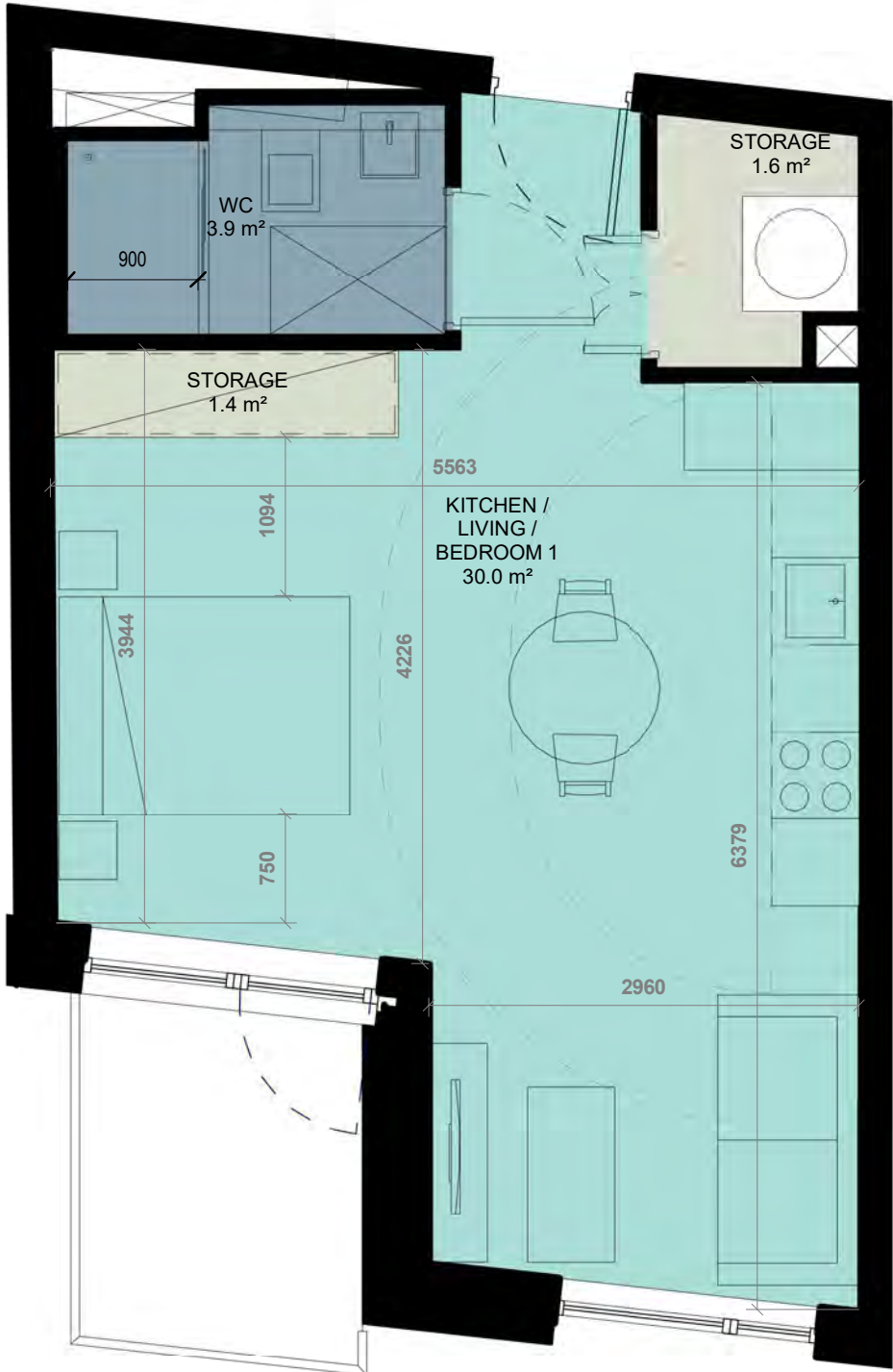
PROJECT NUMBER		DATE	
SCALE @ A0: 950654 1 : 50		DRAWN/CHECKED: May 2021 CF/BG	
STATUS CODE:	DRAWING NUMBER	REVISION	
	CLN-HJL-ZZ-ZZ-DR-A-0H	P2	

1

Unit Type 0H - Area Plan

1 : 50





1

Unit Type 0J - Area Plan  
1 : 50

Apartment Type 0J				
Name	Department	Area	Min. Required Area	Area Compliant
KITCHEN / LIVING / BEDROOM 1	KITCHEN	30.0 m²	30.0 m²	Yes
STORAGE	STORAGE	3.0 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

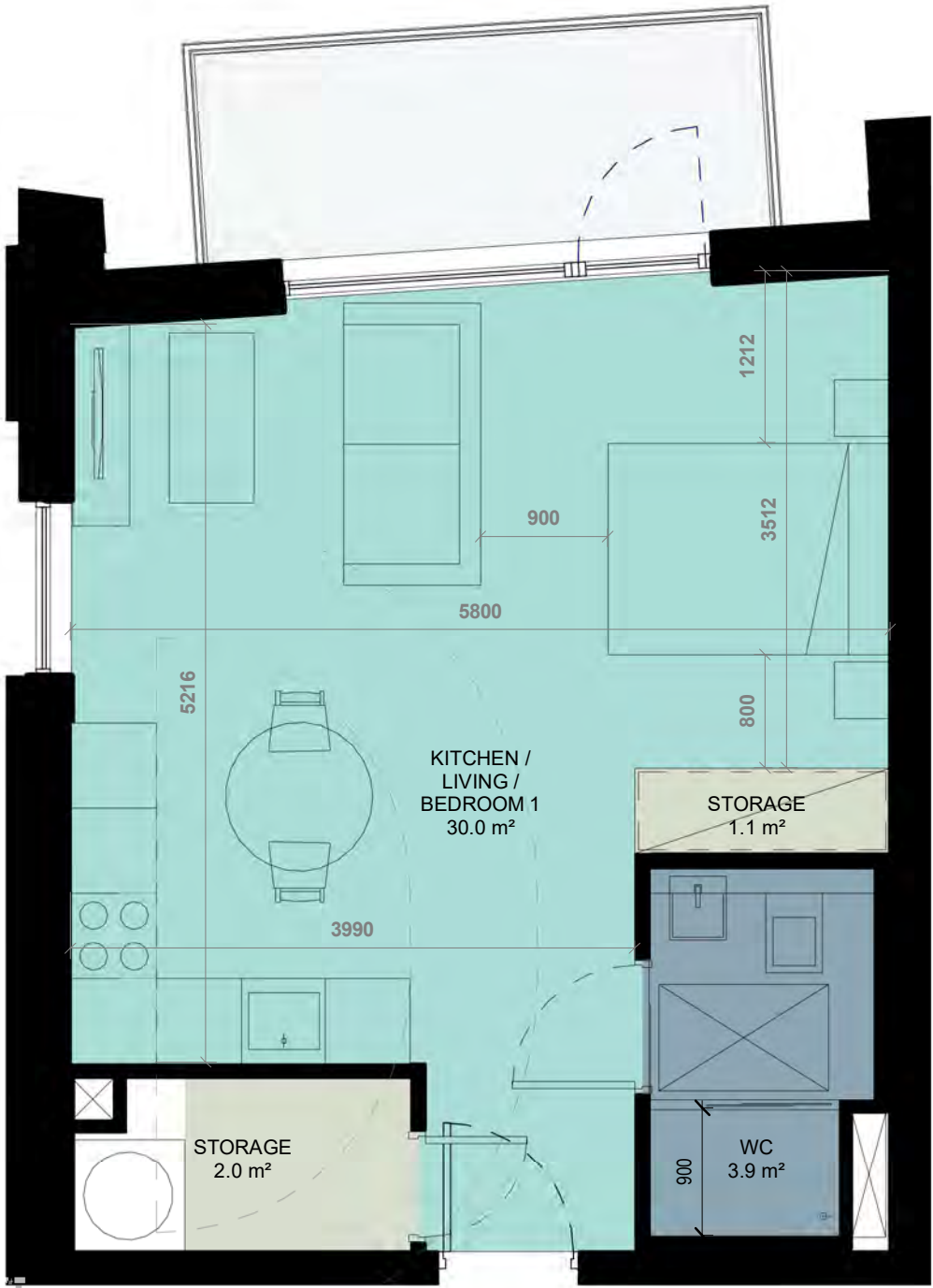
Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE	
SCALE @ A0: 950654 1 : 50		DRAWN/CHECKED: May 2021 Author/ Checker	
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1

Unit Type 0K - Area Plan

1 : 50

Apartment Type 0K				
Name	Department	Area	Min. Required Area	Area Compliant
KITCHEN / LIVING / BEDROOM 1	KITCHEN	30.0 m²	30.0 m²	Yes
STORAGE	STORAGE	3.1 m²	3.0 m²	Yes

P2	May 2021	ISSUED FOR PLANNING	DT	BG
P1	NOV 2020	ISSUED FOR PRE APPLICATION CONSULTATION	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE	
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Apartment Type 0 L				
Name	Department	Area	Min. Required Area	Area Compliant
KITCHEN / LIVING / BEDROOM 1	KITCHEN	30.0 m²	30.0 m²	Yes
STORAGE	STORAGE	3.0 m²	3.0 m²	Yes



P2	May 2021	ISSUED FOR PLANNING		
P1	Nov 2020	ISSUED FOR PRE APPLICATION CONSULTATION	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Clonliffe Road, Drumcondra  
LOCATION

Lands at Clonliffe Road and Drumcondra Road (part of the Holy Cross College Lands), Dublin 9  
DRAWING

Unit Type - Area Plan

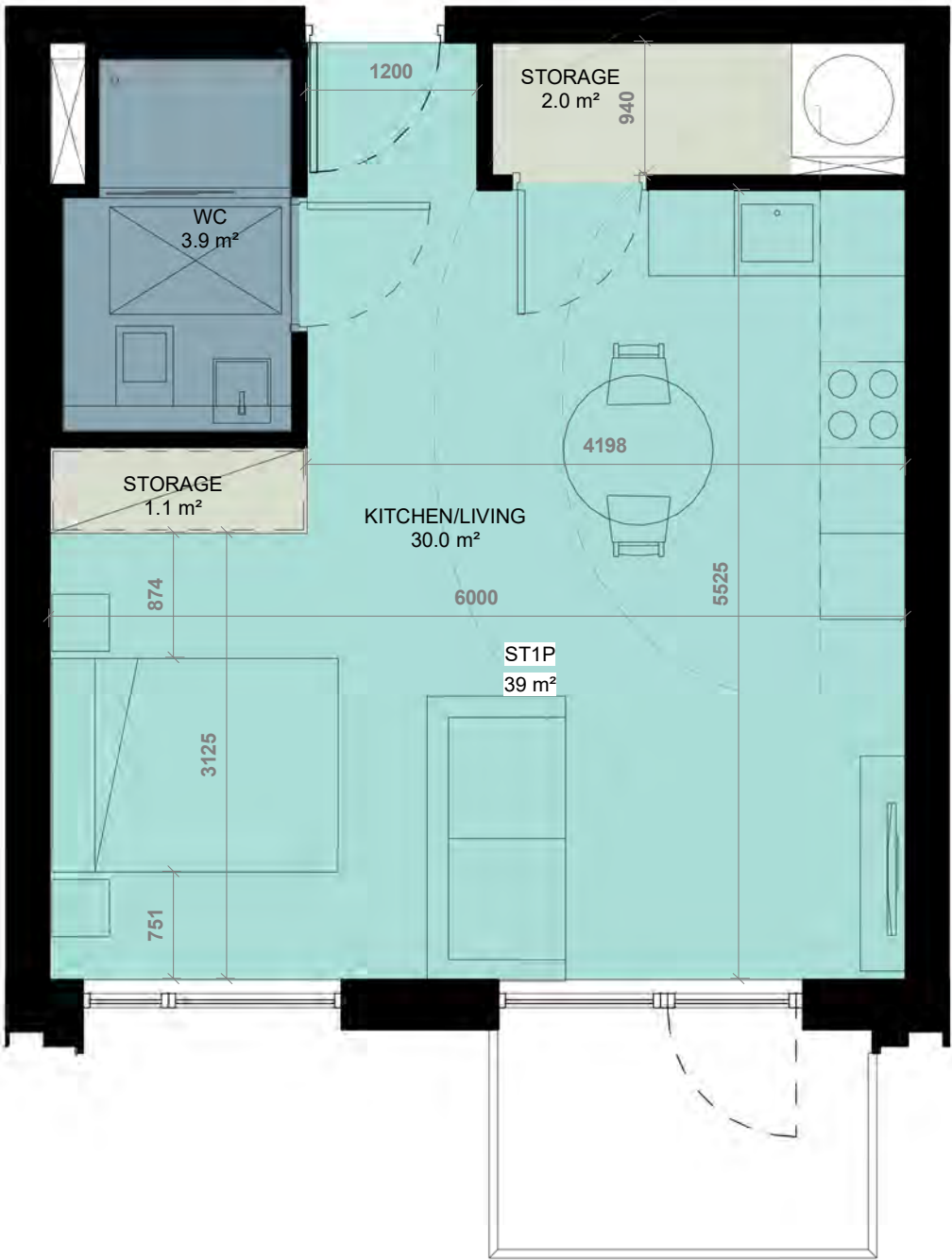
PROJECT NUMBER		DATE	
SCALE@ A0: 950654 1 : 50		DRAWN/CHECKED: May 2021 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
	CLN-HJL-ZZ-ZZ-ZZ-A-0L	P2	

1

Unit Type 0L - Area Plan

1 : 50





1

Unit Type OM - Area Plan

1 : 50

Apartment Type OM				
Name	Department	Area	Min. Required Area	Area Compliant
KITCHEN/LIVING	KITCHEN	30.0 m²	30.0 m²	Yes
STORAGE	STORAGE	3.1 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

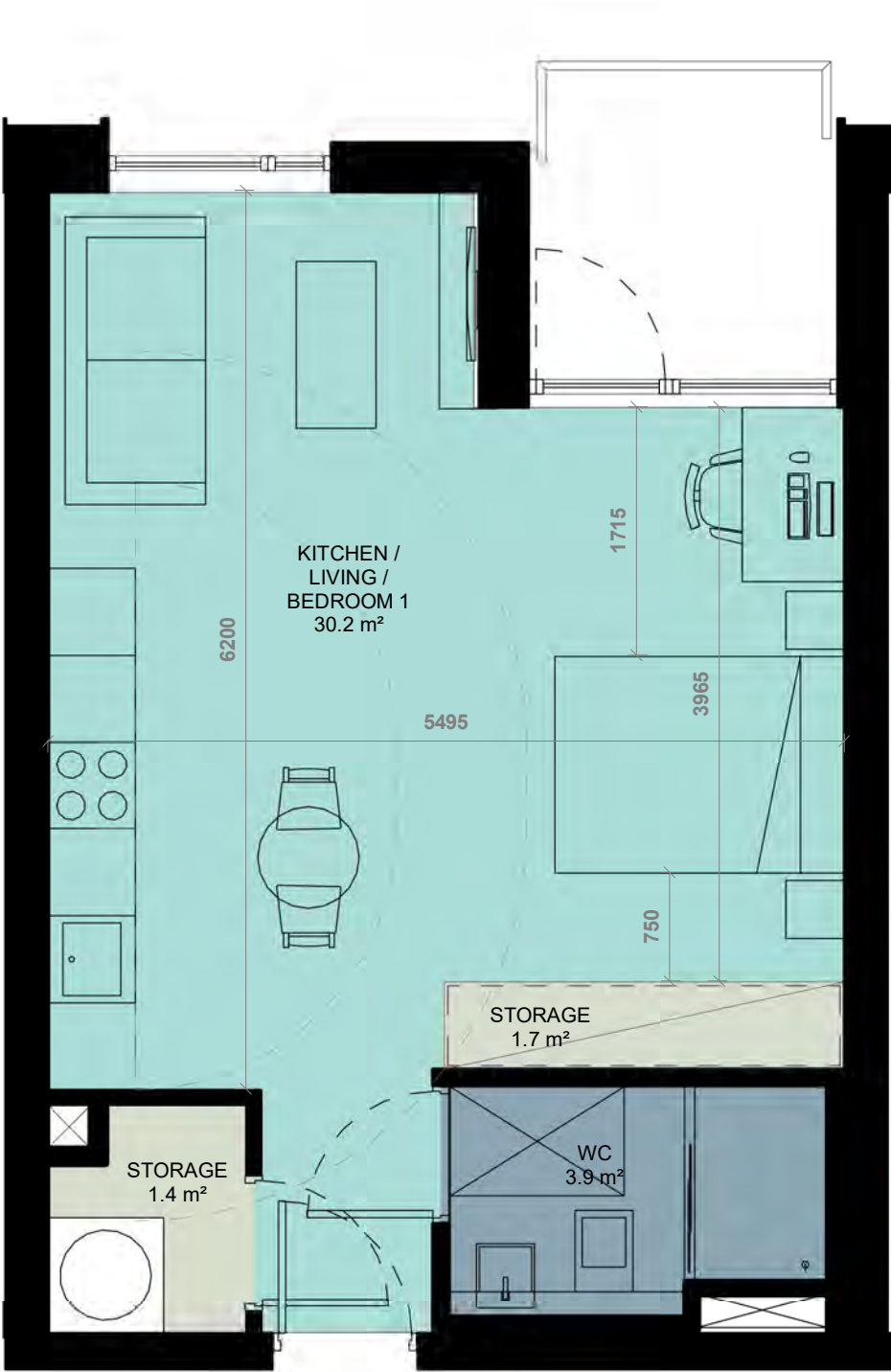
Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE	
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Apartment Type 0N				
Name	Department	Area	Min. Required Area	Area Compliant
KITCHEN / LIVING / BEDROOM 1	KITCHEN	30.2 m²	30.0 m²	Yes
STORAGE	STORAGE	3.0 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Planning Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Holy Cross College SHD  
LOCATION

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

Unit Type - Area Plan

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1

Unit Type 0N - Area Plan

1 : 50



Apartment Type 0P				
Name	Department	Area	Min. Required Area	Area Compliant
KITCHEN/LIVING	KITCHEN	31.1 m²	30.0 m²	Yes
STORAGE	STORAGE	3.2 m²	3.0 m²	Yes



P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE	
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1

Unit Type 0P - Area Plan

1 : 50



Apartment Type 1A				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	11.7 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	23.5 m²	23.0 m²	Yes
STORAGE	STORAGE	3.4 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

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1

Unit Type 1A - Area Plan

1 : 50





Apartment Type 1B				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	12.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	23.4 m²	23.0 m²	Yes
STORAGE	STORAGE	3.0 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning April 2021		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE	
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1

Unit Type 1B - Area Plan

1 : 50





1

Unit Type 1C - Area Plan  
1 : 50

Apartment Type 1C				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	11.8 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	23.1 m²	23.0 m²	Yes
STORAGE	STORAGE	3.3 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE	
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Apartment Type 1D				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	12.0 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	24.0 m²	23.0 m²	Yes
STORAGE	STORAGE	3.3 m²	3.0 m²	Yes



P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE	
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	CLN-HJL-ZZ-ZZ-DR-A-1D	P2	

1

Unit Type 1D - Area Plan

1 : 50





1

Unit Type 1E - Area Plan

1 : 50

Apartment Type 1E				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	26.6 m²	23.0 m²	Yes
STORAGE	STORAGE	3.9 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE	
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P2	May 2021	Issued for Planning		
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STATUS CODE DESCRIPTION

Apartment Type 1F				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	33.5 m²	30.0 m²	Yes
STORAGE	STORAGE	3.0 m²	3.0 m²	Yes

APPLICANT NAME  
CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME  
Holy Cross College SHD  
LOCATION  
Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9  
DRAWING  
Unit Type - Area Plan

PROJECT NUMBER		DATE	
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STATUS CODE:	DRAWING NUMBER	REVISION	
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1

Unit Type 1F - Area Plan

1 : 50





Apartment Type 1G				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	28.7 m²	23.0 m²	Yes
STORAGE	STORAGE	3.0 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Holy Cross College SHD  
LOCATION

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

Unit Type - Area Plan

PROJECT NUMBER		DATE	
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1

Unit Type 1H - Area Plan

1 : 50

Apartment Type 1H				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	24.0 m²	23.0 m²	Yes
STORAGE	STORAGE	3.3 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Holy Cross College SHD  
LOCATION

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

Unit Type - Area Plan

PROJECT NUMBER	DATE
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Apartment Type 1J				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	11.4 m²	11.4 m²	Yes
Kitchen/Living	KITCHEN	24.3 m²	23.0 m²	Yes
STORAGE	STORAGE	3.2 m²	3.0 m²	Yes



P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
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STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

1

Unit Type 1J - Area Plan

1 : 50

PROJECT NUMBER		DATE	
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Apartment Type 1K				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	24.8 m²	23.0 m²	Yes
STORAGE	STORAGE	3.2 m²	3.0 m²	Yes



P2	May 2021	Issued for Planning		
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REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME  
CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME  
Holy Cross College SHD  
LOCATION  
Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9  
DRAWING  
Unit Type - Area Plan

PROJECT NUMBER		DATE	
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1

Unit Type 1K - Area Plan

1 : 50



Apartment Type 1L				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	11.4 m²	11.4 m²	Yes
Kitchen/Living	KITCHEN	23.6 m²	23.0 m²	Yes
STORAGE	STORAGE	3.5 m²	3.0 m²	Yes



P2	May 2021	Issued for Planning	DT	BG
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Holy Cross College SHD  
LOCATION

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

Unit Type - Area Plan

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Unit Type 1L - Area Plan

1 : 50



Apartment Type 1M				
	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	23.5 m²	23.0 m²	Yes
STORAGE	STORAGE	3.0 m²	3.0 m²	Yes



P2	May 2021	Issued for Planning	DT	BG
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REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE	
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1

Unit Type1M - Area Plan

1 : 50





Apartment Type 1P				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	12.2 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	28.1 m²	23.0 m²	Yes
STORAGE	STORAGE	4.3 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
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STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE	
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1

Unit Type 1P - Area Plan

1 : 50





Apartment Type 1Q				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	12.5 m²	11.4 m²	Yes
Kitchen/Living	KITCHEN	29.7 m²	23.0 m²	Yes
Store	STORAGE	3.2 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE	
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1

Unit Type 1Q- Area Plan

1 : 50



Apartment Type 1R				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	23.9 m²	23.0 m²	Yes
STORAGE	STORAGE	3.4 m²	3.0 m²	Yes



P2	May 2021	Issued for Planning	DT	BG
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE	
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1

Unit Type 1R - Area Plan

1 : 50



Apartment Type 1S				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	11.5 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	25.0 m²	23.0 m²	Yes
STORAGE	STORAGE	3.0 m²	3.0 m²	Yes



P2	May 2021	Issued for Planning	DT	BG
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

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1

Unit Type1S - Area Plan

1 : 50



Apartment Type 1T				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	11.5 m²	11.4 m²	Yes
Kitchen/Living	KITCHEN	29.2 m²	23.0 m²	Yes
STORAGE	STORAGE	3.0 m²	3.0 m²	Yes



P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
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STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE
SCALE@ A0: 950654 1 : 50		DRAWN/CHECKED: May 2021 DT/BG
STATUS CODE:	DRAWING NUMBER	REVISION
	CLN-HJL-ZZ-ZZ-DR-A-1T	P2

1

Unit Type 1T - Area Plan

1 : 50



Apartment Type 1U				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	12.3 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	24.6 m²	23.0 m²	Yes
STORAGE	STORAGE	3.2 m²	3.0 m²	Yes



P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE
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STATUS CODE:	DRAWING NUMBER	REVISION
	CLN-HJL-ZZ-ZZ-DR-A-1U	P2

1

Unit Type 1U - Area Plan

1 : 50





Apartment Type 1Z				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM	BEDROOM	13.3 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	30.3 m²	23.0 m²	Yes
STORAGE	STORAGE	4.5 m²	3.0 m²	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation Nov 2020	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

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1

Unit Type 1Z - Area Plan

1 : 50





1

Unit Type 2A - Area Plan

1 : 50

Apartment Type 2A				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.0 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	30.0 m²	30.0 m²	Yes
STORAGE	STORAGE	6.0 m²	6.0 m²	Yes

P2	May 2021	Issued for Planning		BG
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME  
CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME  
Holy Cross College SHD

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

DRAWING  
Unit Type - Area Plan

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Apartment Type 2B				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.0 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	30.0 m²	30.0 m²	Yes
STORAGE	STORAGE	6.0 m²	6.0 m²	Yes



P2	May 2021	Issued for Planning		BG
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

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1

Unit Type 2B - Area Plan

1 : 50





P2	May 2021	Issued for Planning		BG
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STATUS CODE DESCRIPTION

APPLICANT NAME

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PROJECT NAME

Holy Cross College SHD  
LOCATION

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

Unit Type - Area Plan

PROJECT NUMBER	DATE
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	CLN-HJL-ZZ-ZZ-DR-A-2C	P2

1

Unit Type 2C - Area Plan

1 : 50

Apartment Type 2C				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	11.9 m²	11.4 m²	Yes
BEDROOM 2	BEDROOM	13.2 m²	13.0 m²	Yes
KITCHEN/LIVING	KITCHEN	31.3 m²	30.0 m²	Yes
STORAGE	STORAGE	6.0 m²	6.0 m²	Yes





Apartment Type 2D				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.5 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.8 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	30.0 m²	30.0 m²	Yes
Store	STORAGE	6.0 m²	6.0 m²	Yes

P2	May 2021	Issued for Planning		
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STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

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LOCATION

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

DRAWING

Unit Type - Area Plan

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1

Unit Type 2D - Area Plan

1 : 50





Apartment Type 2E				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.8 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.5 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	30.0 m²	30.0 m²	Yes
STORAGE	STORAGE	7.0 m²	6.0 m²	Yes

P2	May 2021	Issued for Planning		BG
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

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PROJECT NAME  
Holy Cross College SHD  
LOCATION  
Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9  
DRAWING  
Unit Type - Area Plan

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Apartment Type 2F				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.0 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.5 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	30.6 m²	30.0 m²	Yes
STORAGE	STORAGE	6.3 m²	6.0 m²	Yes

P2	May 2021	Issued for Planning		BG
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REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Holy Cross College SHD  
LOCATION

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

Unit Type - Area Plan

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1

Unit Type 2F - Area Plan

1 : 50





Apartment Type 2G				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.0 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	32.2 m²	30.0 m²	Yes
STORAGE	STORAGE	6.1 m²	6.0 m²	Yes

P2	May 2021	Issued for Planning		BG
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STATUS CODE DESCRIPTION

APPLICANT NAME

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LOCATION

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1

Unit Type 2G - Area Plan

1 : 50



Apartment Type 2I				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.0 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	7.2 m²	7.1 m²	Yes
KITCHEN/LIVING	KITCHEN	28.0 m²	28.0 m²	Yes
STORAGE	STORAGE	5.0 m²	5.0 m²	Yes



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DRAWING

Unit Type - Area Plan

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1

Unit Type 2I - Area Plan - 2B3P

1 : 50



Apartment Type 2J				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.0 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.8 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	30.1 m²	30.0 m²	Yes
STORAGE	STORAGE	6.5 m²	6.0 m²	Yes



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STATUS CODE DESCRIPTION

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LOCATION

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DRAWING

Unit Type - Area Plan

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1

Unit Type 2J - Area Plan

1 : 50





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CONSULTANTS DRAWINGS

A3

Apartment Type 2K				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	11.4 m²	11.4 m²	Yes
BEDROOM 2	BEDROOM	13.0 m²	13.0 m²	Yes
KITCHEN / LIVING	KITCHEN	30.0 m²	30.0 m²	Yes
STORE	STORAGE	6.0 m²	6.0 m²	Yes

P2	May 2021	Issued for Planning	DT	BG
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STATUS CODE DESCRIPTION

APPLICANT NAME  
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PROJECT NAME  
Holy Cross College SHD  
LOCATION  
Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9  
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Unit Type - Area Plan

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1 Unit Type 2K - Area Plan  
1 : 50





## Unit Type 2L - Area Plan

1

1 : 50

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A3

### Apartment Type 2L

Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	11.4 m²	11.4 m²	Yes
BEDROOM 2	BEDROOM	13.0 m²	13.0 m²	Yes
KITCHEN/LIVING	KITCHEN	31.1 m²	30.0 m²	Yes
STORAGE	STORAGE	6.0 m²	6.0 m²	Yes

P2	May 2021	Issued for Planning	DT	BG
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STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Holy Cross College SHD  
LOCATION

Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9  
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Unit Type - Area Plan

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Unit Type 2M - Area Plan

1 : 50

Apartment Type 2M				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.3 m <sup>2</sup>	13.0 m <sup>2</sup>	Yes
BEDROOM 2	BEDROOM	7.9 m <sup>2</sup>	7.1 m <sup>2</sup>	Yes
KITCHEN/LIVING	KITCHEN	34.1 m <sup>2</sup>	28.0 m <sup>2</sup>	Yes
STORE	STORAGE	6.2 m <sup>2</sup>	5.0 m <sup>2</sup>	Yes

P2	May 2021	Issued for Planning		BG
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STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Holy Cross College SHD  
LOCATION

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

Unit Type - Area Plan

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Apartment Type 2N				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.0 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	30.4 m²	30.0 m²	Yes
STORAGE	STORAGE	6.0 m²	6.0 m²	Yes



P2	May 2021	Issued for Planning		BG
P1	Nov 2020	Issued for Pre Planning Consultation	DT	BG
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LOCATION

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1

Unit Type 2N - Area Plan

1 : 50





1

Unit Type 2P - Area Plan

1 : 50

Apartment Type 2P				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.0 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.5 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	30.0 m²	30.0 m²	Yes
STORAGE	STORAGE	6.0 m²	6.0 m²	Yes

P2	May 2021	Issued for Planning		BG
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PROJECT NAME  
Holy Cross College SHD

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

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Apartment Type 2Q				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.3 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.6 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	30.5 m²	30.0 m²	Yes
STORAGE	STORAGE	6.0 m²	6.0 m²	Yes

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A3



1

Unit Type 2Q - Area Plan

1 : 50

P2	May 2021	Issued for Planning		BG
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LOCATION

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Unit Type - Area Plan

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Apartment Type 2R				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.0 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	30.7 m²	30.0 m²	Yes
STORAGE	STORAGE	6.0 m²	6.0 m²	Yes

P2	May 2021	Issued for Planning		BG
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DRAWING

Unit Type - Area Plan

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1

Unit Type 2R - Area Plan

1 : 50





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1

Unit Type 2S - Area Plan

1 : 50

Apartment Type 2S				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.1 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	31.8 m²	30.0 m²	Yes
STORAGE	STORAGE	6.0 m²	6.0 m²	Yes





Apartment Type 2T				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.0 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.4 m²	11.4 m²	Yes
Kitchen/Living	KITCHEN	30.0 m²	30.0 m²	Yes
Store	STORAGE	6.8 m²	6.0 m²	Yes

P2	May 2021	Issued for Planning		
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LOCATION

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

Unit Type - Area Plan

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1

Unit Type 2T - Area Plan

1 : 50





1

Unit Type 2U - Area Plan

1 : 50

Apartment Type 2U				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.1 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.6 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	30.0 m²	30.0 m²	Yes
STORAGE	STORAGE	6.1 m²	6.0 m²	Yes

P2	May 2021	Issued for Planning		
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Apartment Type 2V				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.0 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	12.7 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	31.2 m²	30.0 m²	Yes
STORE	STORAGE	6.1 m²	6.0 m²	Yes



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PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE
SCALE@ A0: [Enter Project Number] 1 : 50		DRAWN/CHECKED: April 2021 Author/ Checker
STATUS CODE:	DRAWING NUMBER	REVISION
	CLN-HJL-ZZ-ZZ-DR-A-2V	P2

1

Unit Type 2V - Area Plan

1 : 50



Apartment Type 2W				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.3 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	12.8 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	30.6 m²	30.0 m²	Yes
STORAGE	STORAGE	6.1 m²	6.0 m²	Yes



P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE	
SCALE@ A0: [Enter Project Number] 1 : 50		DRAWN/CHECKED: April 2021 DT/BG	
STATUS CODE:	DRAWING NUMBER	REVISION	
	CLN-HJL-ZZ-ZZ-DR-A-2W	P2	

1

Unit Type 2W - Area Plan

1 : 50



Apartment Type 2X				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.0 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	30.0 m²	30.0 m²	Yes
STORAGE	STORAGE	6.0 m²	6.0 m²	Yes



P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Holy Cross College SHD  
LOCATION

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

Unit Type - Area Plan

PROJECT NUMBER	DATE
SCALE@ A0: 950654 1 : 50	DRAWN/CHECKED: May 2021 DT/BG

STATUS CODE: DRAWING NUMBER REVISION

CLN-HJL-ZZ-ZZ-DR-A-2X P2

1

Unit Type 2X - Area Plan  
1 : 50





1

Unit Type 2Y - Area Plan

1 : 50

Apartment Type 2A				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.0 m <sup>2</sup>	13.0 m <sup>2</sup>	Yes
BEDROOM 2	BEDROOM	11.5 m <sup>2</sup>	11.4 m <sup>2</sup>	Yes
KITCHEN/LIVING	KITCHEN	30.0 m <sup>2</sup>	30.0 m <sup>2</sup>	Yes
STORAGE	STORAGE	6.0 m <sup>2</sup>	6.0 m <sup>2</sup>	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Holy Cross College SHD  
LOCATION

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

Unit Type - Area Plan

PROJECT NUMBER	DATE
SCALE@ A0: 950654 1 : 50	DRAWN/CHECKED: May 2021 CF/BG

STATUS CODE: DRAWING NUMBER REVISION

CLN-HJL-ZZ-ZZ-DR-A-2Y P2





P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Holy Cross College SHD  
LOCATION

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

Unit Type - Area Plan

PROJECT NUMBER	DATE
SCALE@ A0: 950654 1 : 50	DRAWN/CHECKED: May 2021 HJL/ HJL

STATUS CODE: DRAWING NUMBER REVISION

CLN-HJL-ZZ-ZZ-DR-A-3A

P2

1

Unit Type 3A - Area Plan

1 : 50

Apartment Type 3A				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.0 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.4 m²	11.4 m²	Yes
BEDROOM 3	BEDROOM	11.6 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	34.0 m²	34.0 m²	Yes
STORAGE	STORAGE	9.4 m²	9.0 m²	Yes





P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Planning Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Holy Cross College SHD  
LOCATION

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

Unit Type - Area Plan

PROJECT NUMBER	DATE
SCALE@ A0: 950654 1 : 50	DRAWN/CHECKED: May 2021 DT/BG

STATUS CODE: DRAWING NUMBER REVISION

CLN-HJL-ZZ-ZZ-DR-A-3B

P2

Unit Type 3B - Area Plan

1 : 50

Apartment Type 3B				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.1 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.6 m²	11.4 m²	Yes
BEDROOM 3 - (Single)	BEDROOM	7.2 m²	7.1 m²	Yes
KITCHEN/LIVING	KITCHEN	40.8 m²	34.0 m²	Yes
STORAGE	STORAGE	10.2 m²	9.0 m²	Yes





1

Unit Type 3C - Area Plan

1 : 50

Apartment Type 3C				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.0 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.4 m²	11.4 m²	Yes
BEDROOM 3	BEDROOM	11.9 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	34.1 m²	34.0 m²	Yes
STORAGE	STORAGE	9.6 m²	9.0 m²	Yes

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Holy Cross College SHD  
LOCATION

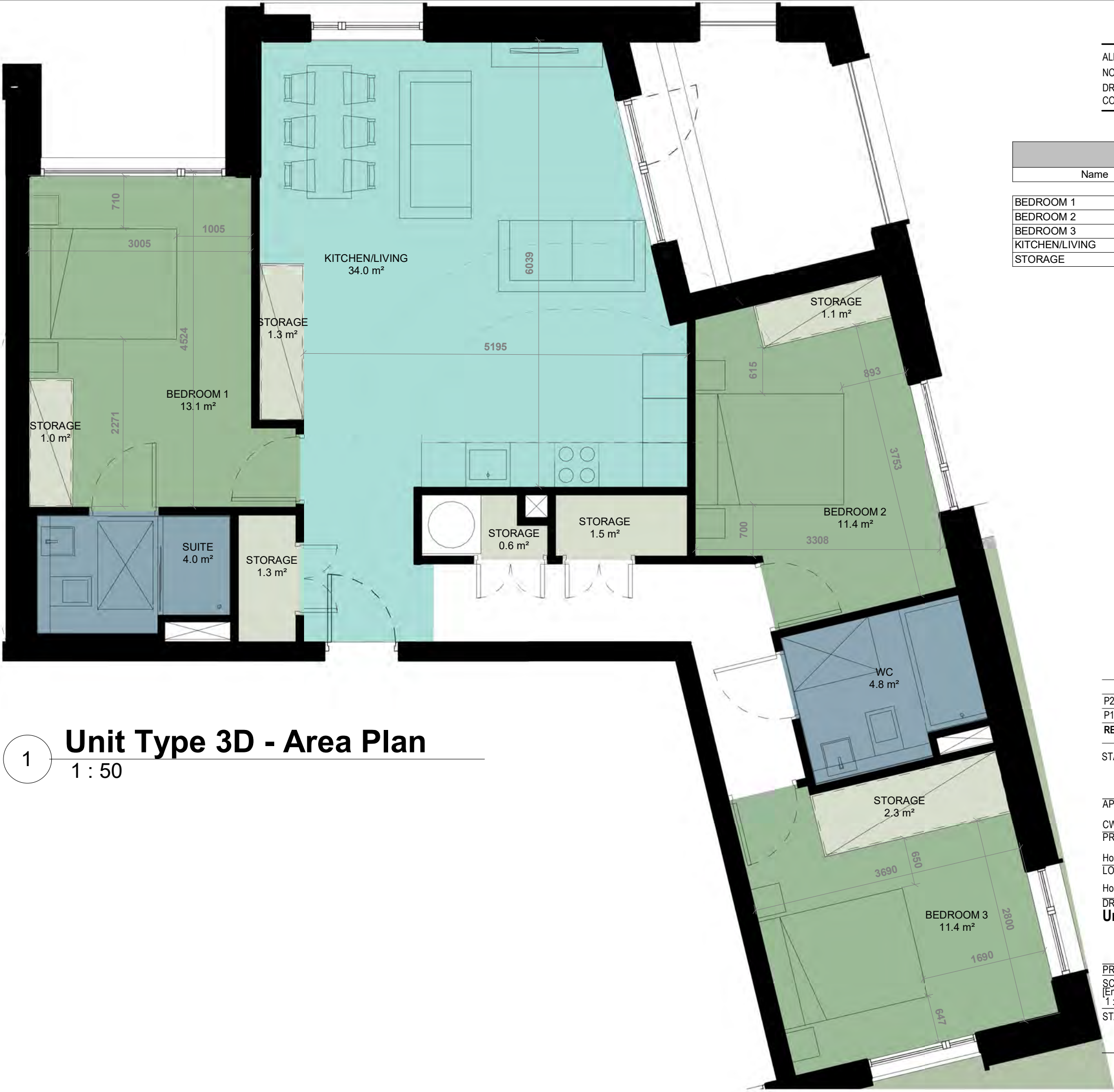
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DRAWING

Unit Type - Area Plan

PROJECT NUMBER		DATE
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STATUS CODE:	DRAWING NUMBER	REVISION
	CLN-HJL-ZZ-ZZ-DR-A-3C	P2



Apartment Type 3D				
Name	Department	Area	Min. Required Area	Area Compliant
BEDROOM 1	BEDROOM	13.1 m²	13.0 m²	Yes
BEDROOM 2	BEDROOM	11.4 m²	11.4 m²	Yes
BEDROOM 3	BEDROOM	11.4 m²	11.4 m²	Yes
KITCHEN/LIVING	KITCHEN	34.0 m²	34.0 m²	Yes
STORAGE	STORAGE	9.1 m²	9.0 m²	Yes



1

Unit Type 3D - Area Plan

1 : 50

P2	May 2021	Issued for Planning		
P1	Nov 2020	Issued for Pre Application Consultation	DT	BG
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund  
PROJECT NAME

Holy Cross College SHD  
LOCATION

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

Unit Type - Area Plan

PROJECT NUMBER	DATE
SCALE@ A0: [Enter Project Number] 1 : 50	DRAWN/CHECKED: May 2021 NF/BG

STATUS CODE:	DRAWING NUMBER	REVISION
	CLN-HJL-ZZ-ZZ-DR-A-3D	P2



# A3

**STORAGE**  
1.1 m<sup>2</sup>

**BEDROOM 3**  
13.7 m<sup>2</sup>

**STORAGE**  
2.1 m<sup>2</sup>

**STORAGE**  
2.5 m<sup>2</sup>

**SUITE**  
3.9 m<sup>2</sup>

**STORAGE**  
1.8 m<sup>2</sup>

**WC**  
5.0 m<sup>2</sup>

**STORAGE**  
1.4 m<sup>2</sup>

**BEDROOM 2**  
11.7 m<sup>2</sup>

**KITCHEN/LIVING**  
34.4 m<sup>2</sup>

**BEDROOM 1**  
15.0 m<sup>2</sup>

Dimensions: 3054, 5163, 750, 3387, 1137, 5944, 5249, 1415, 2946, 700, 3655, 748, 804, 834, 4465, 2806, 831

PROJECT NUMBER		DATE	
SCALE@ A0: [Enter Project Number] 1 : 50		DRAWN/CHECKED: May 2021 DT/ BG	
STATUS CODE:	DRAWING NUMBER	REVISION	
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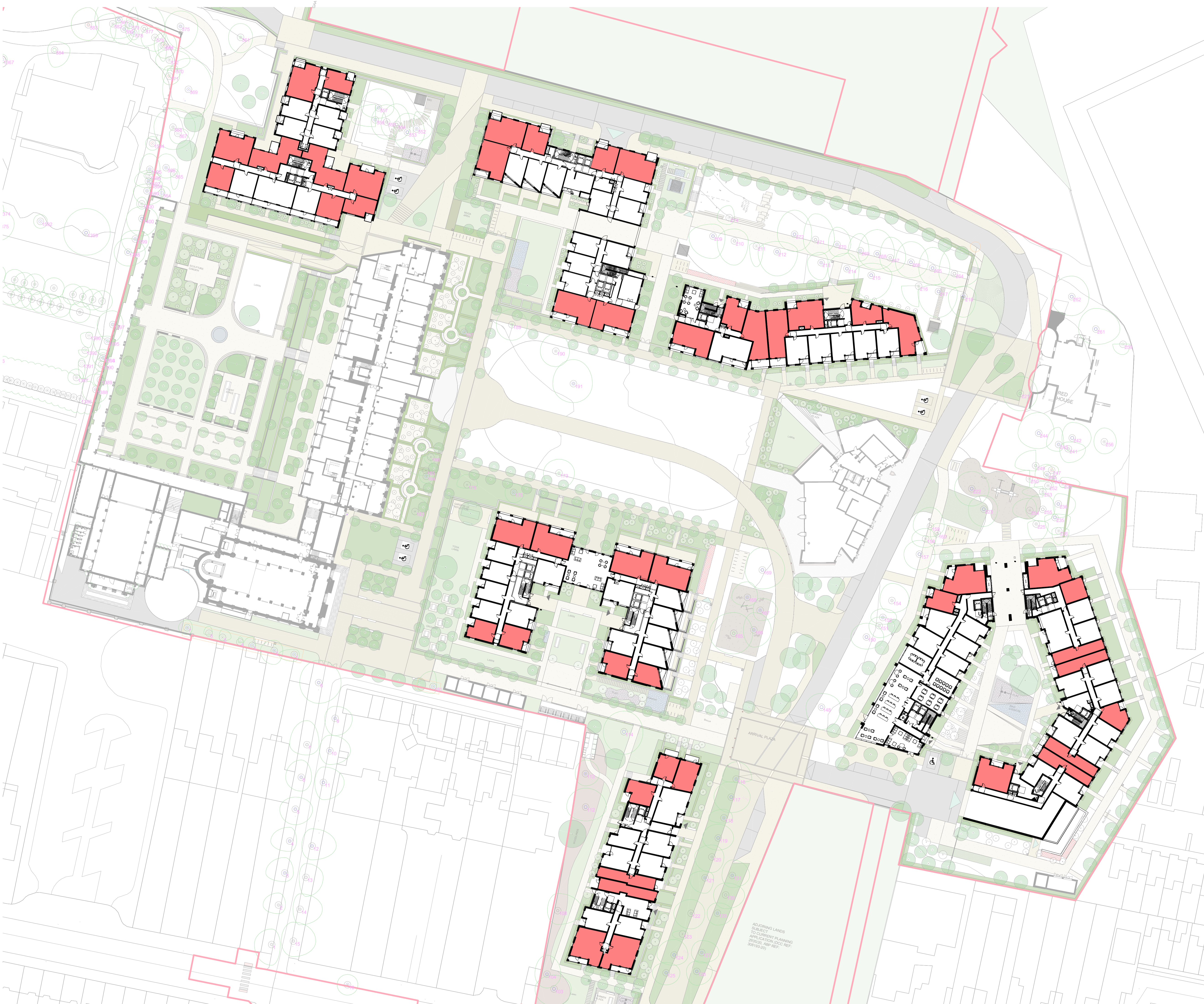
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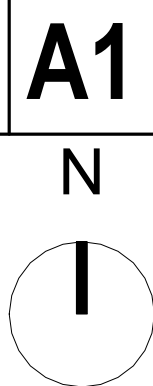
9.3 Appendix 03

DUAL ASPECT DRAWINGS





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DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT  
CONSULTANTS DRAWINGS



Dual Aspect Legend

■ Dual Aspect

P2	May 2021	Issued for Planning	BG	BF
P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION  
**ISSUED FOR PLANNING APPROVAL**

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING  
**UNITS ASPECT - LEVEL 00**

PROJECT NUMBER 950654	DATE Nov'20
SCALE@ A1: 1 : 500	DRAWN/CHECKED: BG/ BF

STATUS CODE:	DRAWING NUMBER	REVISION
A1	CLN-HJL-SW-00-DR-A-1100	P2

**Henry J Lyons**  
Architecture • Interiors  
henryjlyons.com

+353 1 888 3333  
info@henryjlyons.com

51-54 Pearse Street  
Dublin D02 KA66



O'Donnell+Tuomey

mcculloughmulvinarchitects





■ Dual Aspect

P2	May 2021	Issued for Planning	BG	BF
P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CKH	DR

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

## PROJECT NAME

Holy Cross College SHD

## LOCATION

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

DRAWING

**UNITS ASPECT - LEVEL 01**

PROJECT NUMBER 950654	DATE Nov/20
SCALE@ A1: 1 : 500	DRAWN/CHECKED: BG/ BF

STATUS CODE:	DRAWING NUMBER	REVISION
A1	CLN-HJL-SW-01-DR-A-1101	P2

## Henry J Lyons

Architecture + Interiors  
henryjlyons.com

+353 1 888 3333  
info@henryjlyons.com

51-54 Pearse Street  
Dublin D02 KA66



**O'Donnell+Tuomey**

mcculloughmulvinarchitects

**NMP**  
Niall Montgomery + Partners

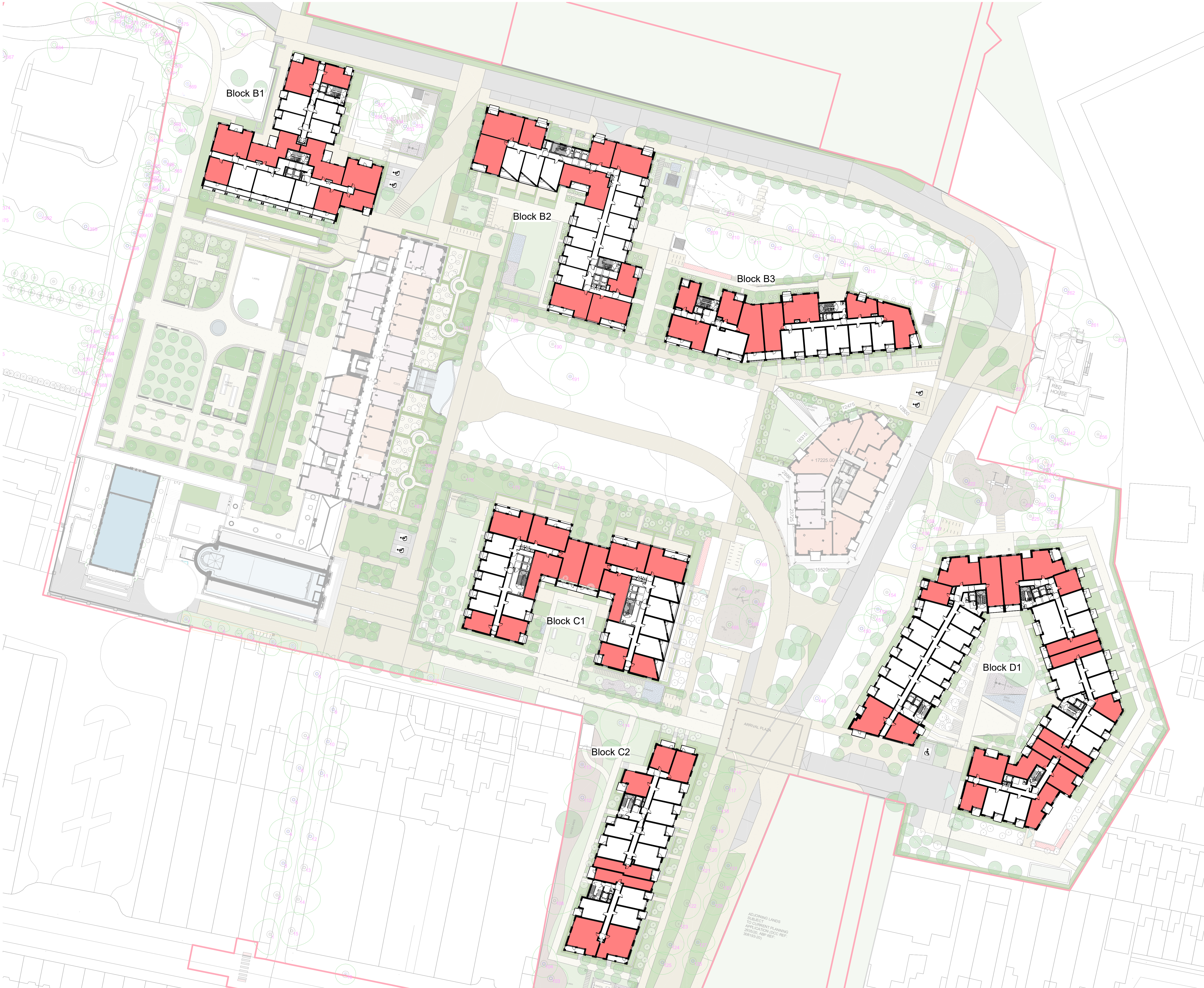
**o'mahony pike**

**BM**  
BARRETT MAHON



ADJOINING LANDS  
SUBJECT  
TO CURRENT PLANNING  
APPLICATION (DCC REF:  
2935/20, ABP REF:  
308193-20)





Dual Aspect Legend

Dual Aspect

P2	May 2021	Issued for Planning	BG	BF
P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION  
**ISSUED FOR PLANNING APPROVAL**

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Clonille Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING  
**UNITS ASPECT - LEVEL 02**

PROJECT NUMBER 950654	DATE Nov'20
SCALE@ A1: 1 : 500	DRAWN/CHECKED: BG/ BF

STATUS CODE:	DRAWING NUMBER	REVISION
A1	CLN-HJL-SW-02-DR-A-1102	P2

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Architecture + Interiors  
henryjlyons.com

+353 1 888 3333  
info@henryjlyons.com

51-54 Pearse Street  
Dublin D02 KA66



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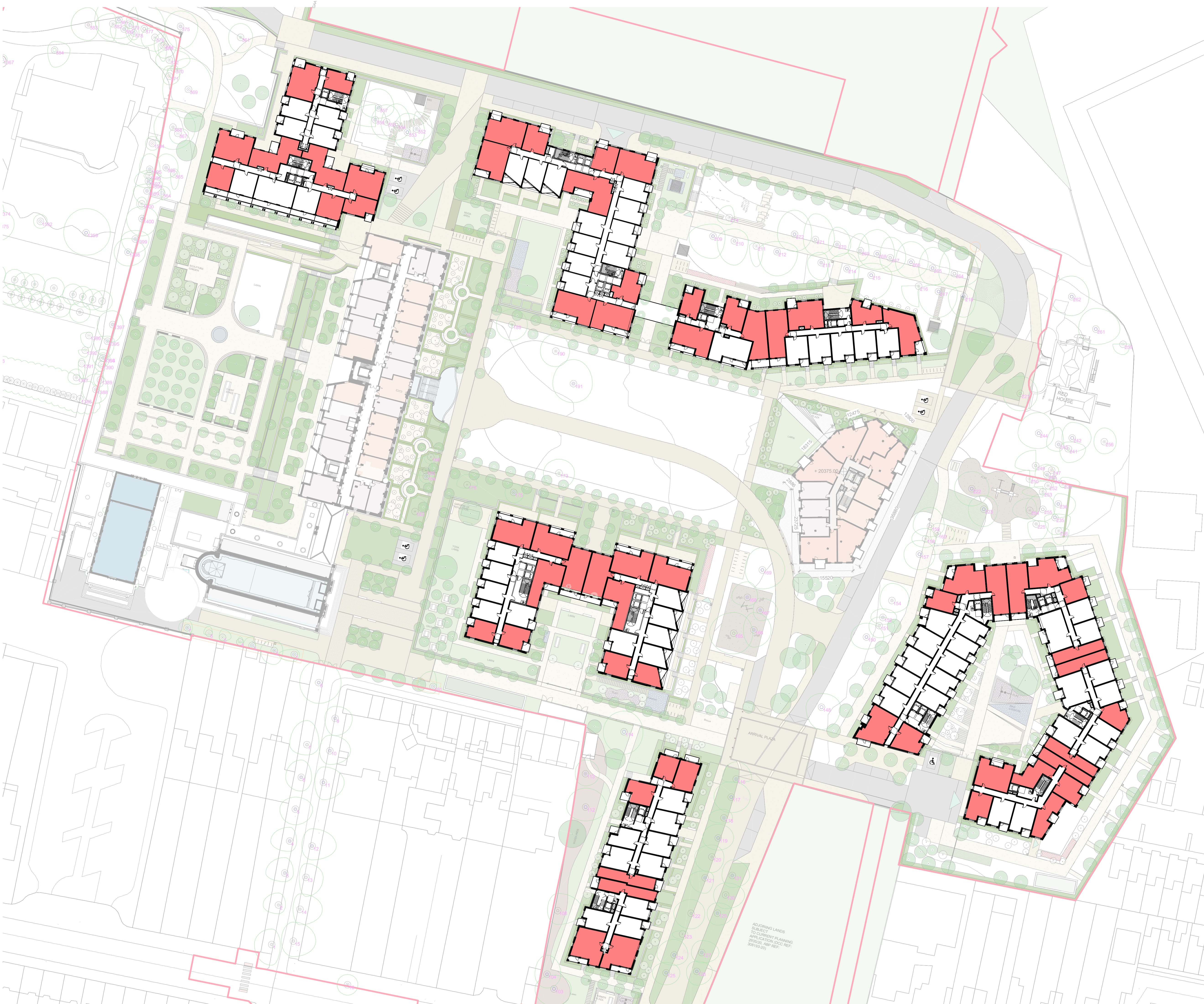
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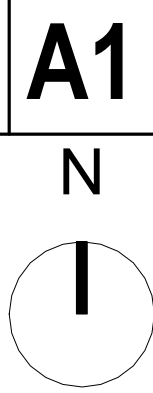
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CONSULTANTS DRAWINGS



Dual Aspect Legend

■ Dual Aspect

P2	May 2021	Issued for Planning	BG	BF
P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION  
**ISSUED FOR PLANNING APPROVAL**

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Clonille Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

**UNITS ASPECT - LEVEL 03**

PROJECT NUMBER	DATE
950654	Nov'20

SCALE@ A1:	DRAWN/CHECKED:
1 : 500	BG/ BF

STATUS CODE:	DRAWING NUMBER	REVISION
A1	CLN-HJL-SW-03-DR-A-1103	P2

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henrylyons.com

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info@henrylyons.com

51-54 Pearse Street  
Dublin D02 KA66



O'Donnell+Tuomey

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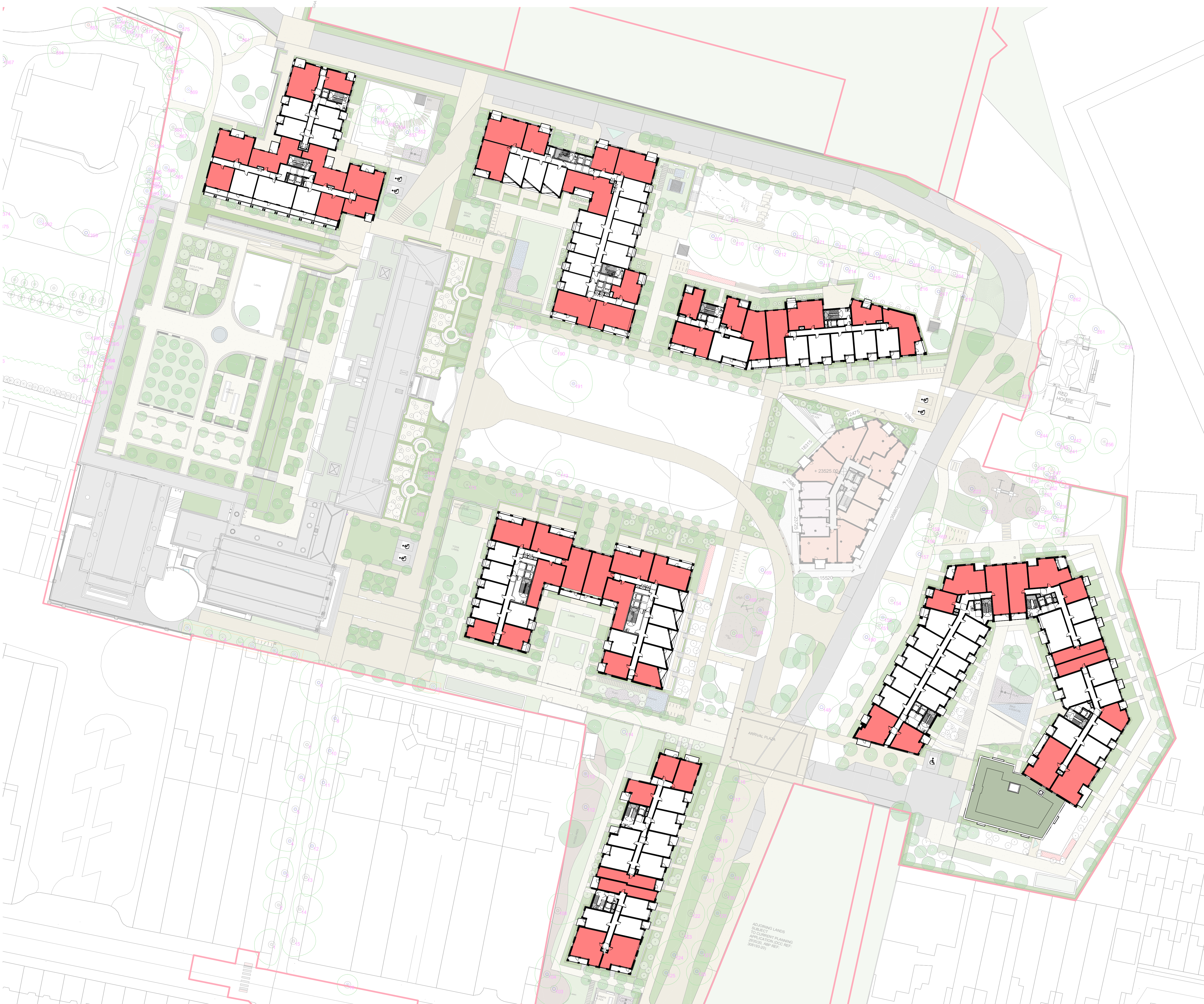
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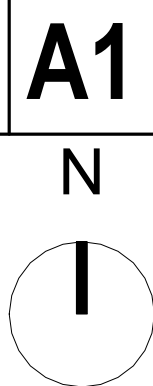
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Dual Aspect Legend

Dual Aspect

P2	May 2021	Issued for Planning	BG	BF
P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CHK	DRN

ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Clonille Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

UNITS ASPECT - LEVEL 04

PROJECT NUMBER	DATE
950654	Nov'20

SCALE@ A1:	DRAWN/CHECKED:
1 : 500	BG/ BF

STATUS CODE:	DRAWING NUMBER	REVISION
A1	CLN-HJL-SW-04-DR-A-1104	P2

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Architecture • Interiors  
henryjlyons.com

+353 1 888 3333  
info@henryjlyons.com

51-54 Pearse Street  
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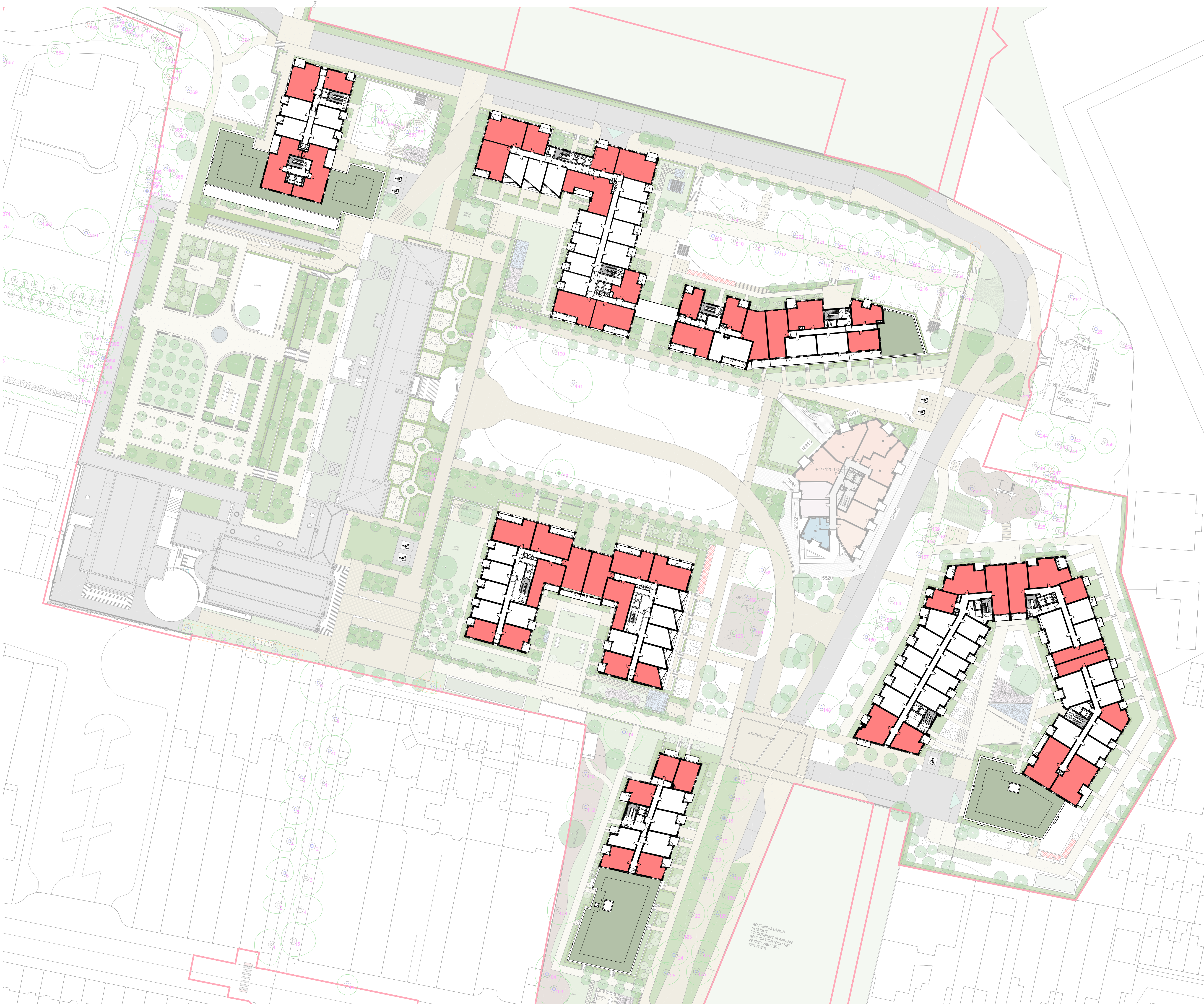


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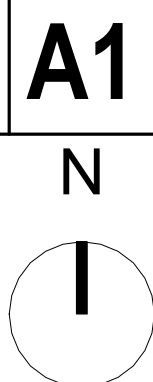
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Dual Aspect Legend

■ Dual Aspect

REV	DATE	DESCRIPTION	CKH	DRN
P2	May 2021	Issued for Planning	BG	BF
P1	Nov 2020	Issued for Pre Application consultation	BG	BF

STATUS CODE DESCRIPTION  
**ISSUED FOR PLANNING APPROVAL**

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING  
**UNITS ASPECT - LEVEL 05**

PROJECT NUMBER 950654	DATE Nov'20
SCALE@ A1: 1 : 500	DRAWN/CHECKED: BG/ BF

STATUS CODE:	DRAWING NUMBER	REVISION
A1	CLN-HJL-SW-05-DR-A-1105	P2

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Architecture • Interiors  
henryjlyons.com

+353 1 888 3333  
info@henryjlyons.com

51-54 Pearse Street  
Dublin D02 KA66



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**o'mahony pike**

**BM**  
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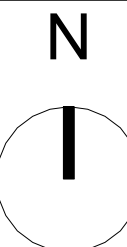


ADJOINING LANDS  
SUBJECT  
TO CURRENT PLANNING  
APPLICATION (DC2 REF:  
203520, AB REF:  
308193-20)



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CONSULTANTS DRAWINGS

A1



Dual Aspect Legend

■ Dual Aspect

P2	May 2021	Issued for Planning	BG	BF
P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION  
**ISSUED FOR PLANNING APPROVAL**

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

**UNITS ASPECT - LEVEL 06**

PROJECT NUMBER  
950654

DATE  
Nov'20

SCALE@ A1:  
1 : 500

DRAWN/CHECKED:  
BG/ BF

STATUS CODE: DRAWING NUMBER REVISION

A1 CLN-HJL-SW-06-DR-A-1106 P2

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+353 1 888 3333  
info@henrylyons.com

51-54 Pearse Street  
Dublin D02 KA66



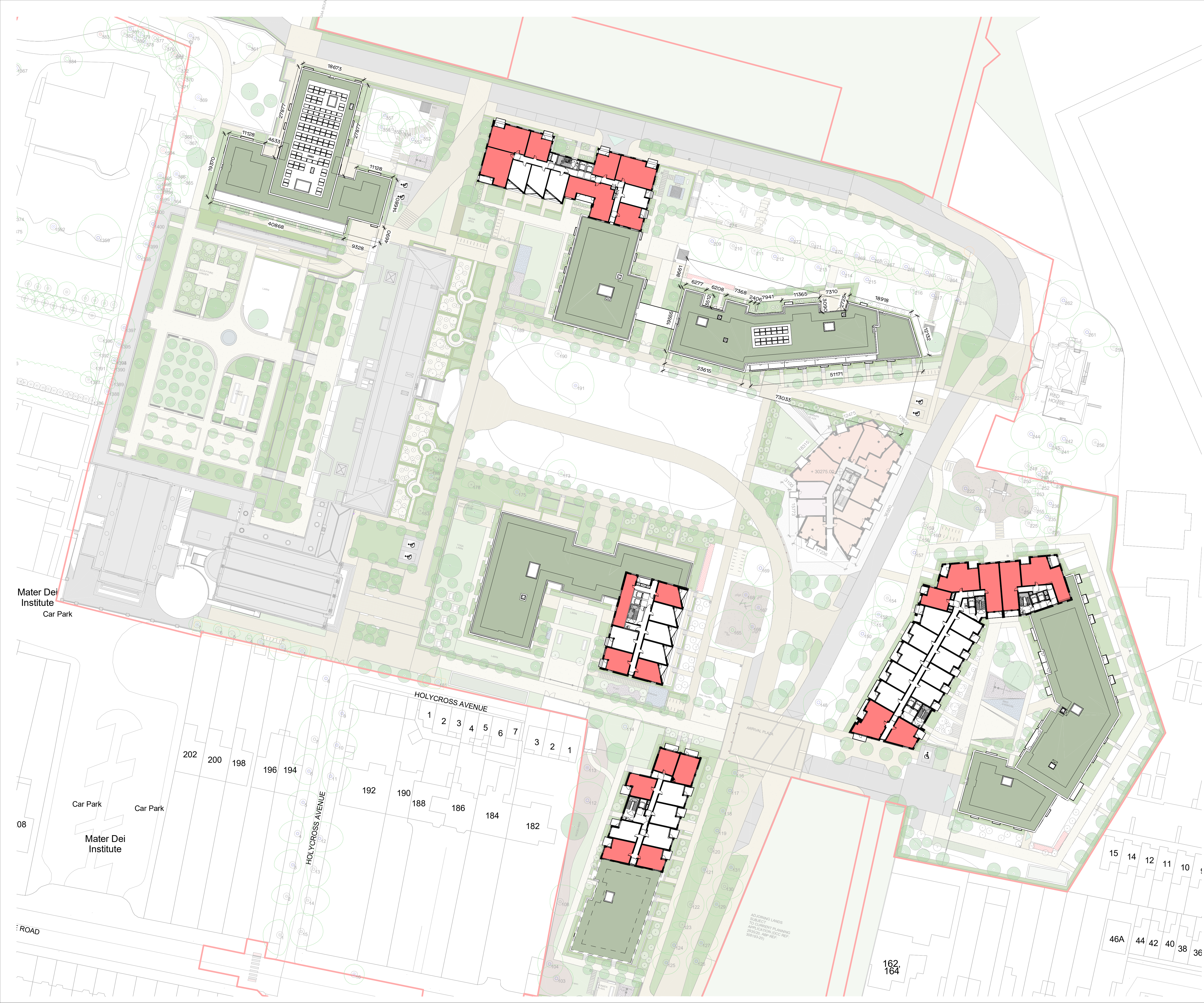
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Niall Montgomery + Partners

**o'mahony pike**

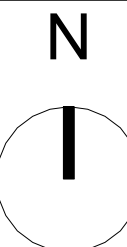
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A1



Dual Aspect Legend

Dual Aspect

P2	May 2021	Issued for Planning	BG	BF
P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION  
**ISSUED FOR PLANNING APPROVAL**

APPLICANT NAME

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING  
**UNITS ASPECT - LEVEL 07**

PROJECT NUMBER	DATE
950654	Nov'20
SCALE@ A1:	DRAWN/CHECKED:
1 : 500	BG/ BF

STATUS CODE:	DRAWING NUMBER	REVISION
A1	CLN-HJL-SW-07-DR-A-1107	P2

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henrylyons.com

+353 1 888 3333  
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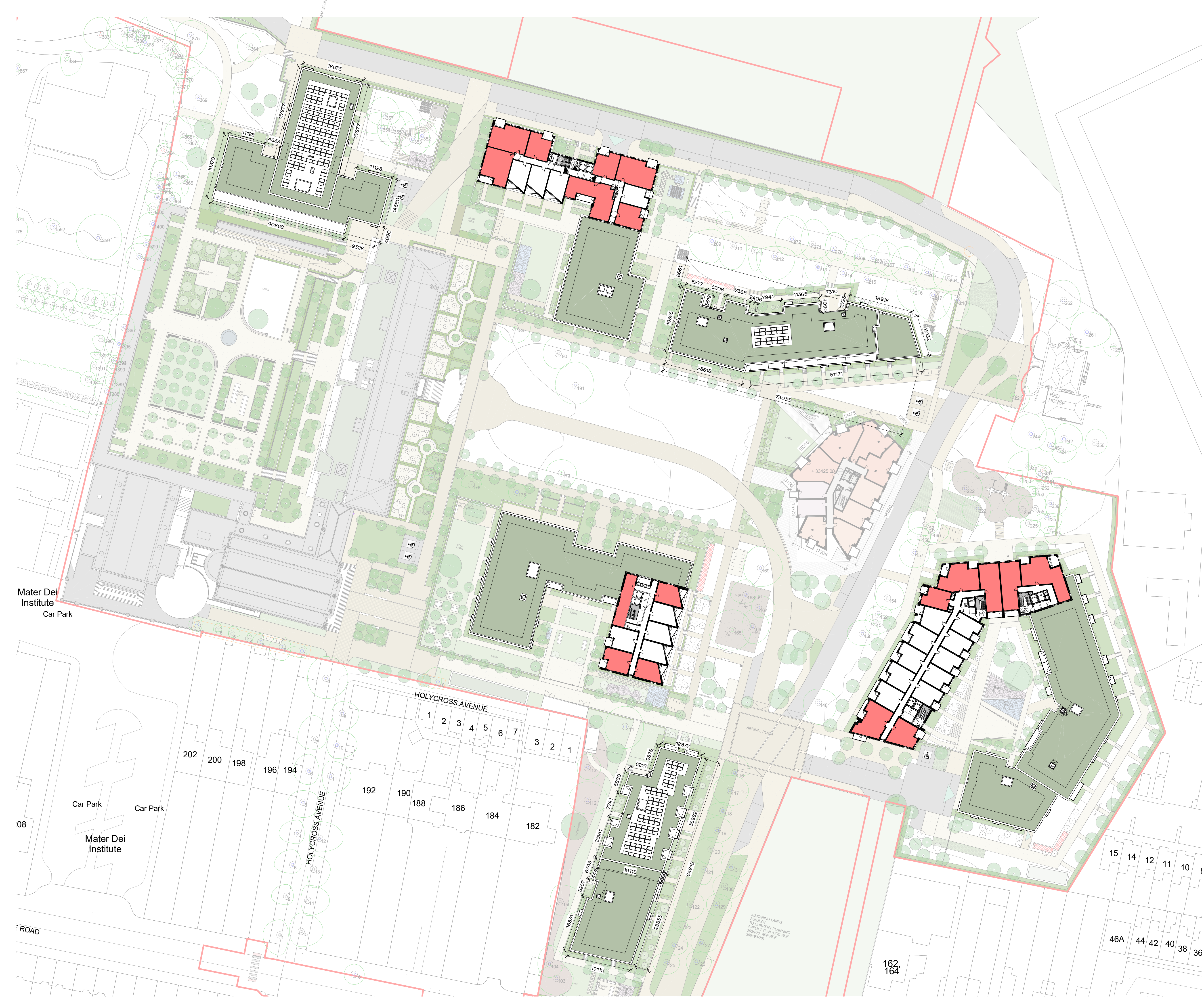
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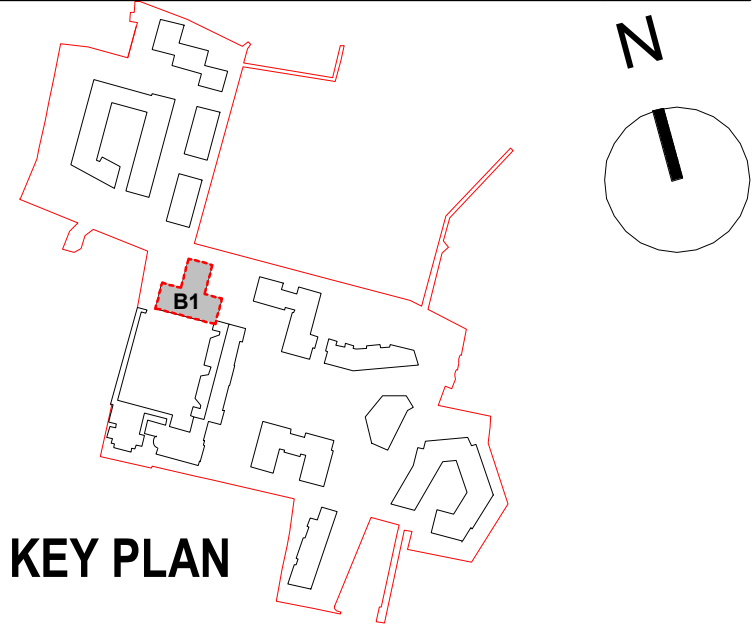
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**o'mahony pike**

**BM**  
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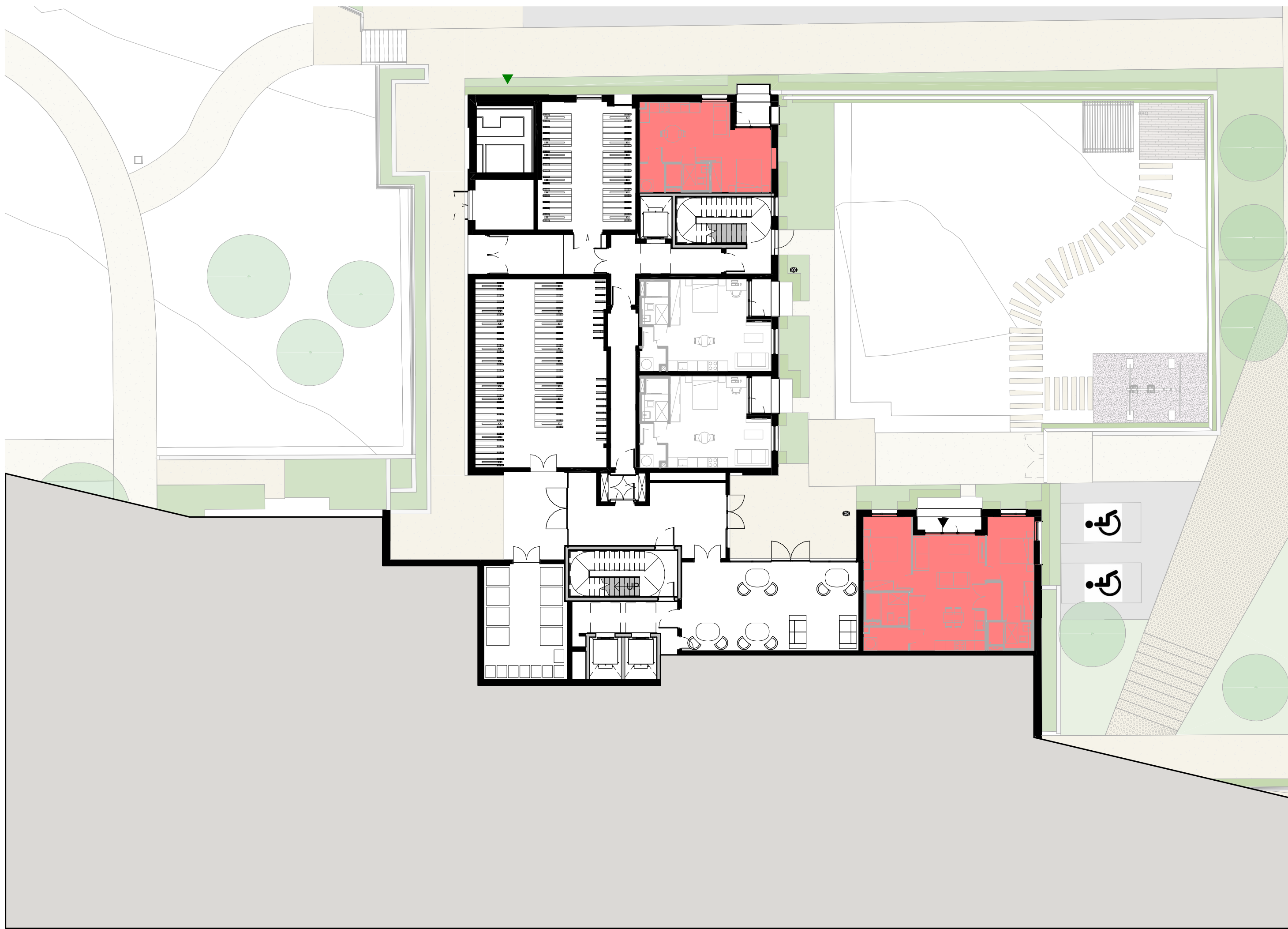




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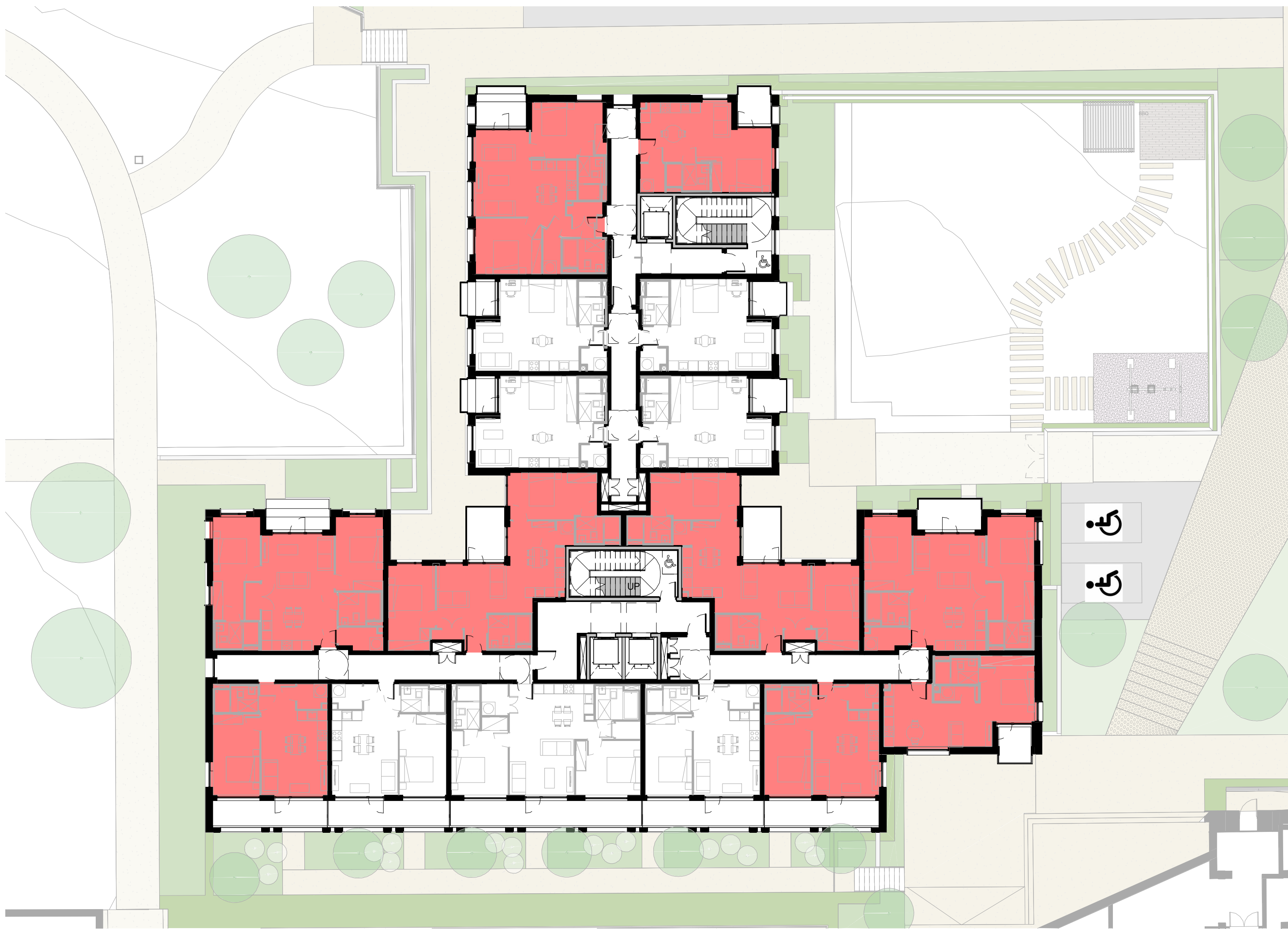
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■ Dual Aspect



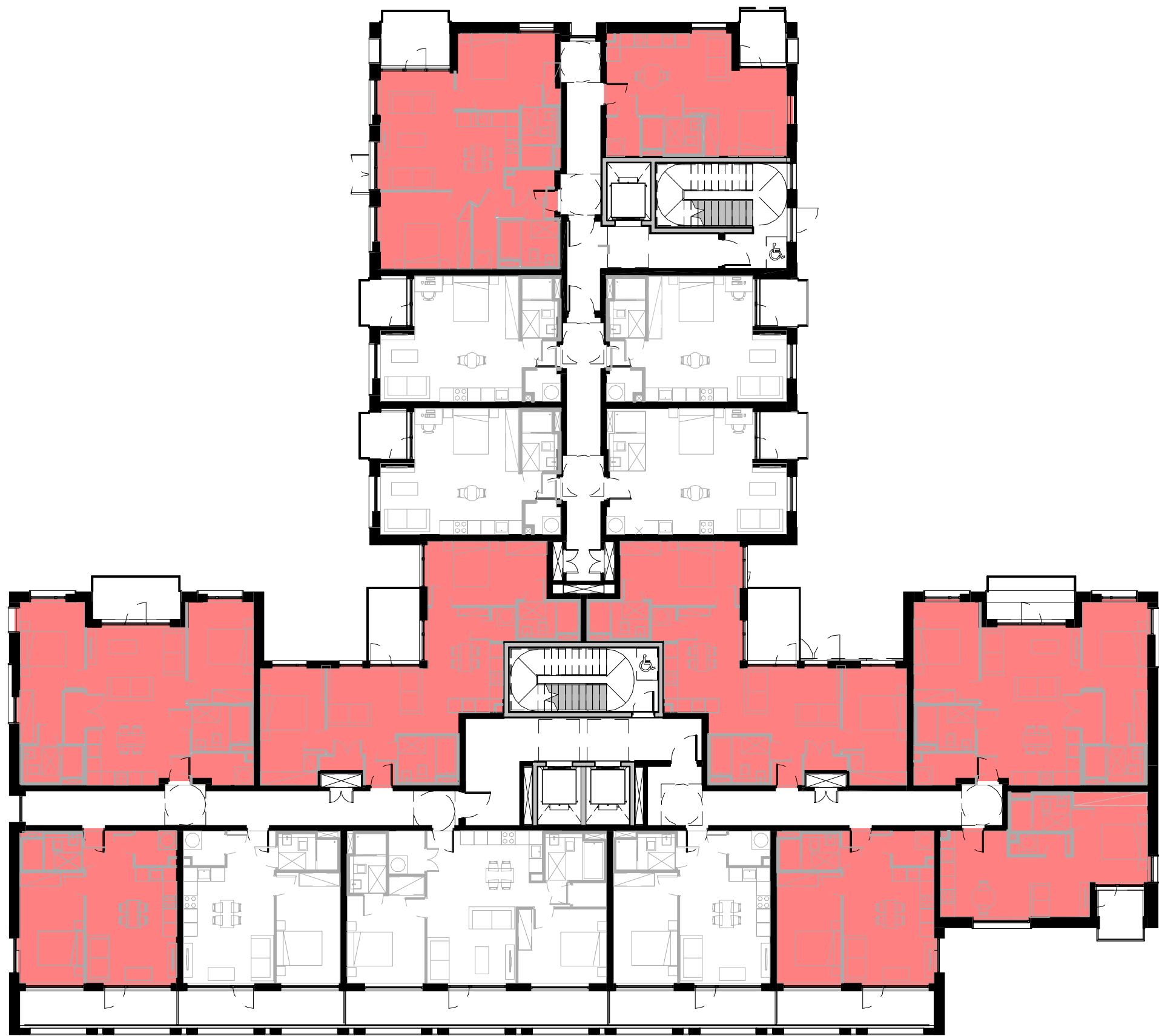
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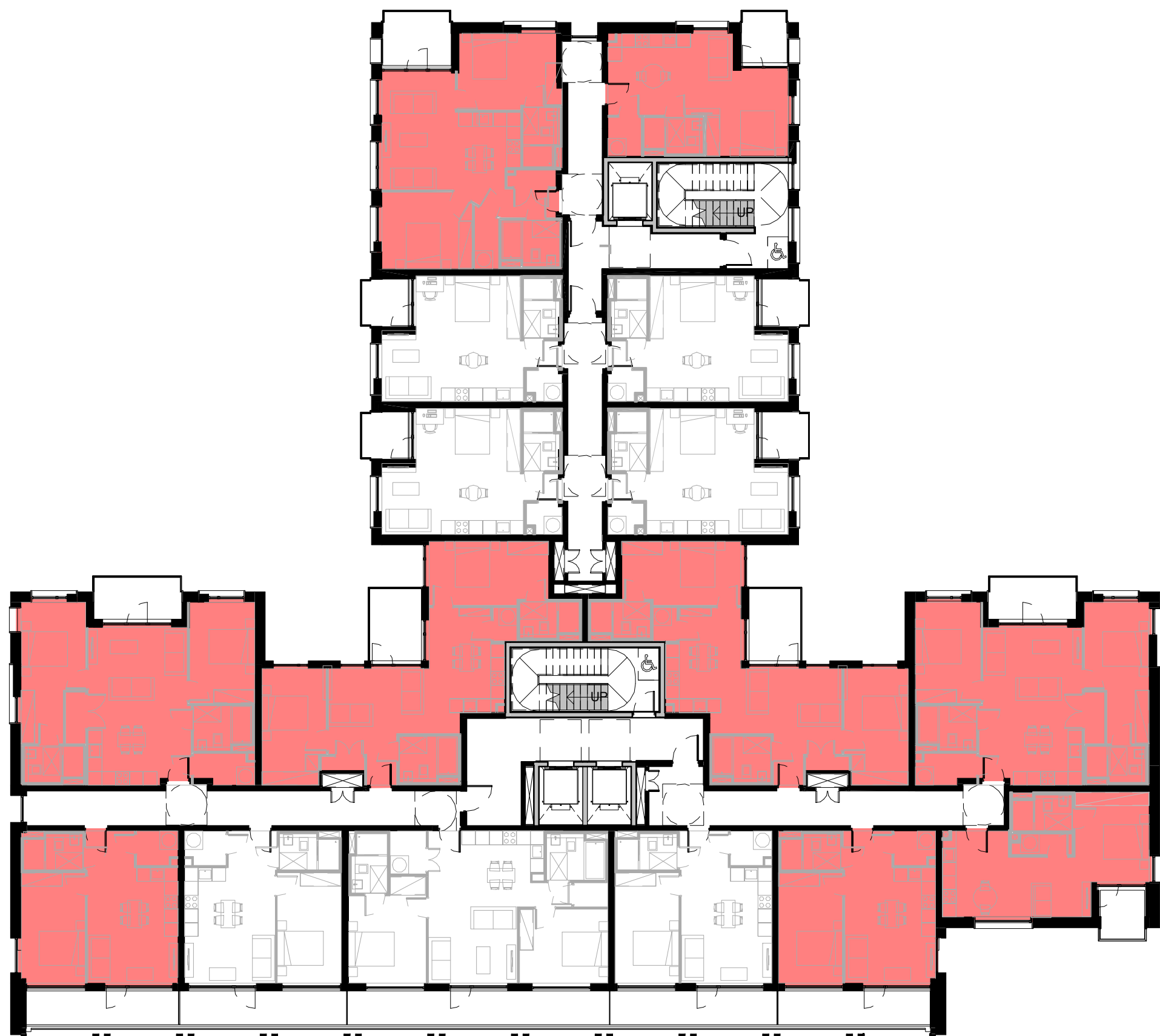
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3

BLOCK B1 - UNIT ASPECT - LEVEL 01  
1 : 200



4

BLOCK B1 - UNIT ASPECT - LEVEL 02  
1 : 200

P2	May 2021	Issued for Planning	BD	BP
P1	Nov 2020	Issued for Pre Application consultation	BD	BP
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

CWTC M&F Family (CAV) acting on behalf of its sub-fund DBTR DRI Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Conliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

BLOCK B1 - UNIT ASPECT PLANS

PROJECT NUMBER	DATE
950654	Nov/20
SCALE: B1: 1:200	DRAWN/CHECKED: BGI/BF

STATUS CODE	DRAWING NUMBER	REVISION
A1	CLN-HJL-B1-ZZ-DR-A-1130	P2

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Architecture + Interiors +353 1 888 3333 hilly@henryjlyons.com 51-54 Parnassus Street Dublin D02 X466



O'Donnell+Tuomey

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NMP

Niall Montgomery + Partners

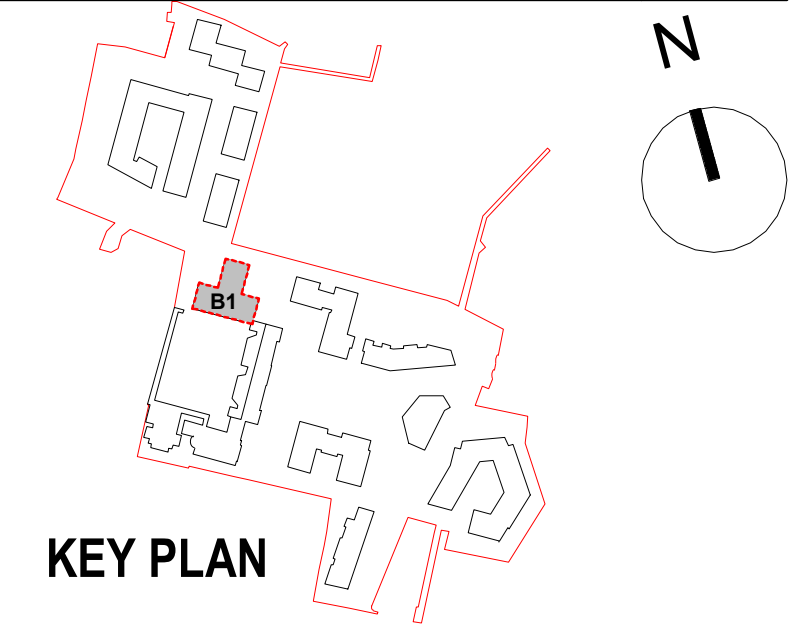
•mahony pike

BM

BARRETT MAHONY

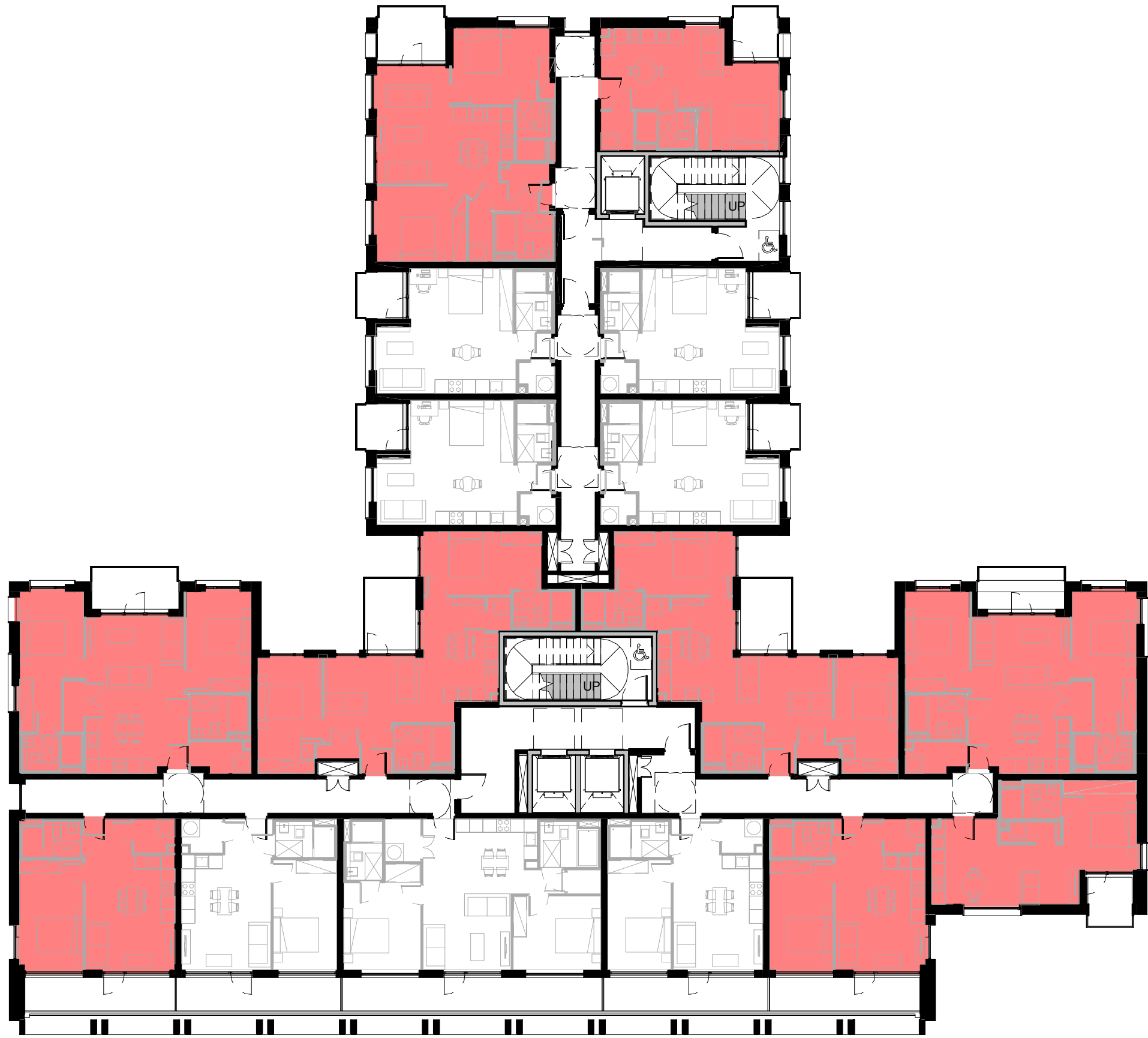




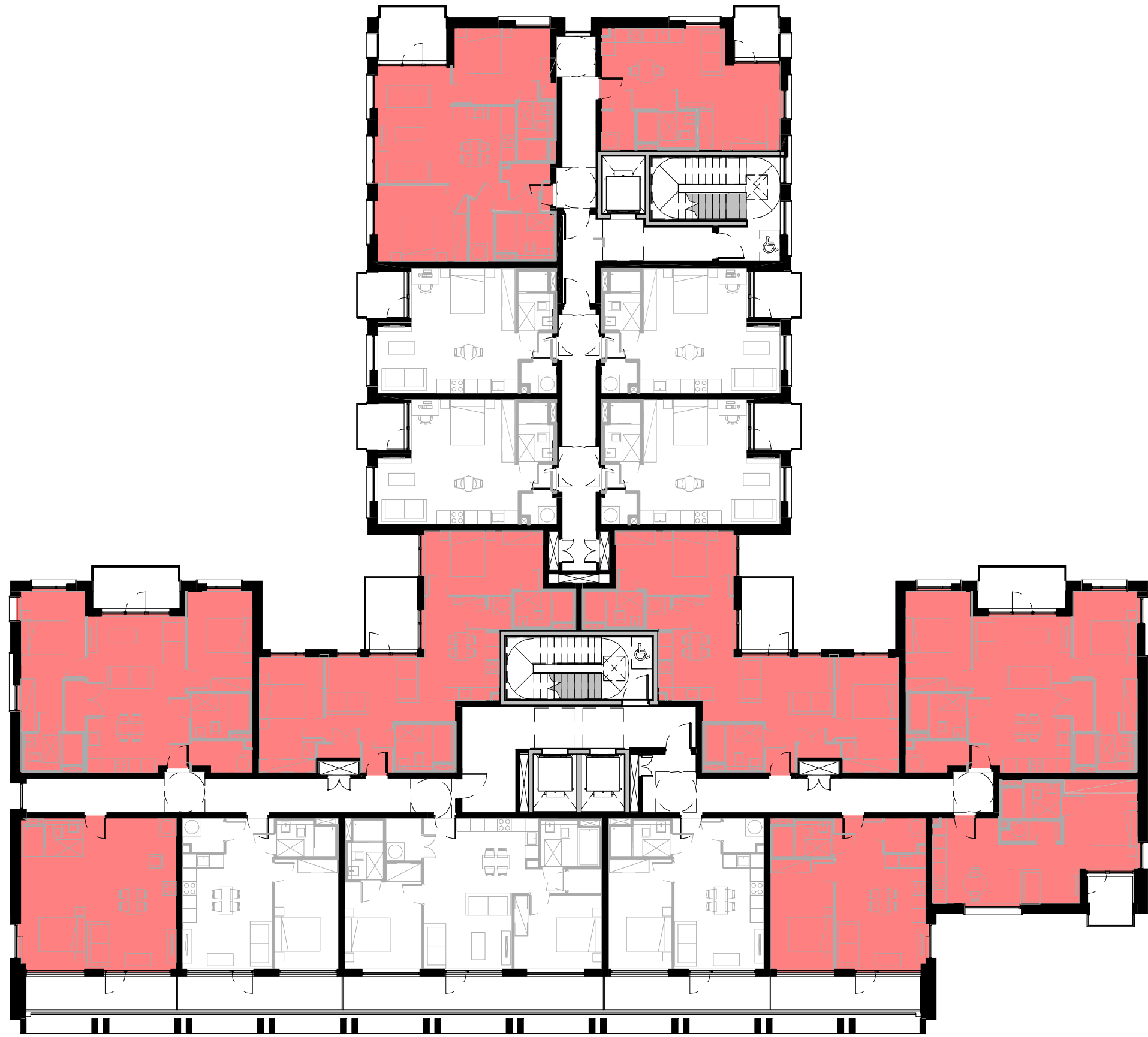


Dual Aspect Legend

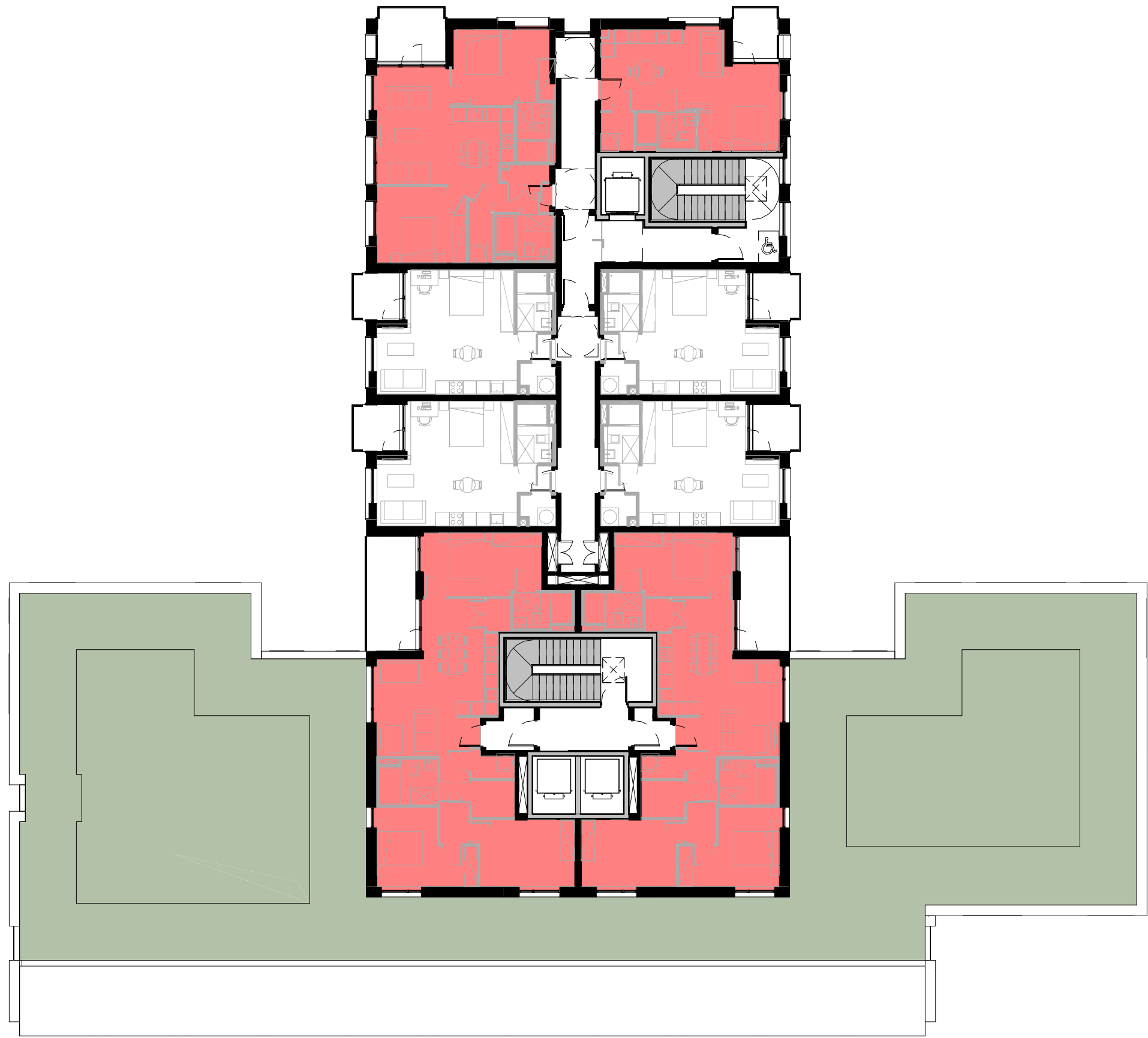
Dual Aspect



1 BLOCK B1 - UNIT ASPECT - LEVEL 03  
1 : 200



2 BLOCK B1 - UNIT ASPECT - LEVEL 04  
1 : 200



3 BLOCK B1 - UNIT ASPECT - LEVEL 05  
1 : 200

P2	May 2021	Issued for Planning	BD	BP
P1	Nov 2020	Issued for Pre-application consultation	BD	BP
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

CWTC M&A Family (CAV) acting on behalf of its sub-fund DBTR DRI Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Conliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

BLOCK B1 - UNIT ASPECT PLANS

PROJECT NUMBER		DATE
950654		Nov/20
SCALE @ A0:		DRAWN/CHECKED:
1 : 200		BQ/ BF
STATUS CODE:	DRAWING NUMBER	REVISION
A1	CLN-HJL-B1-ZZ-DR-A-1131	P2

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Architecture + Interiors +353 1 888 3333 51-54 Parnassus Street  
henryjlyons.com info@henryjlyons.com Dublin D02 X466



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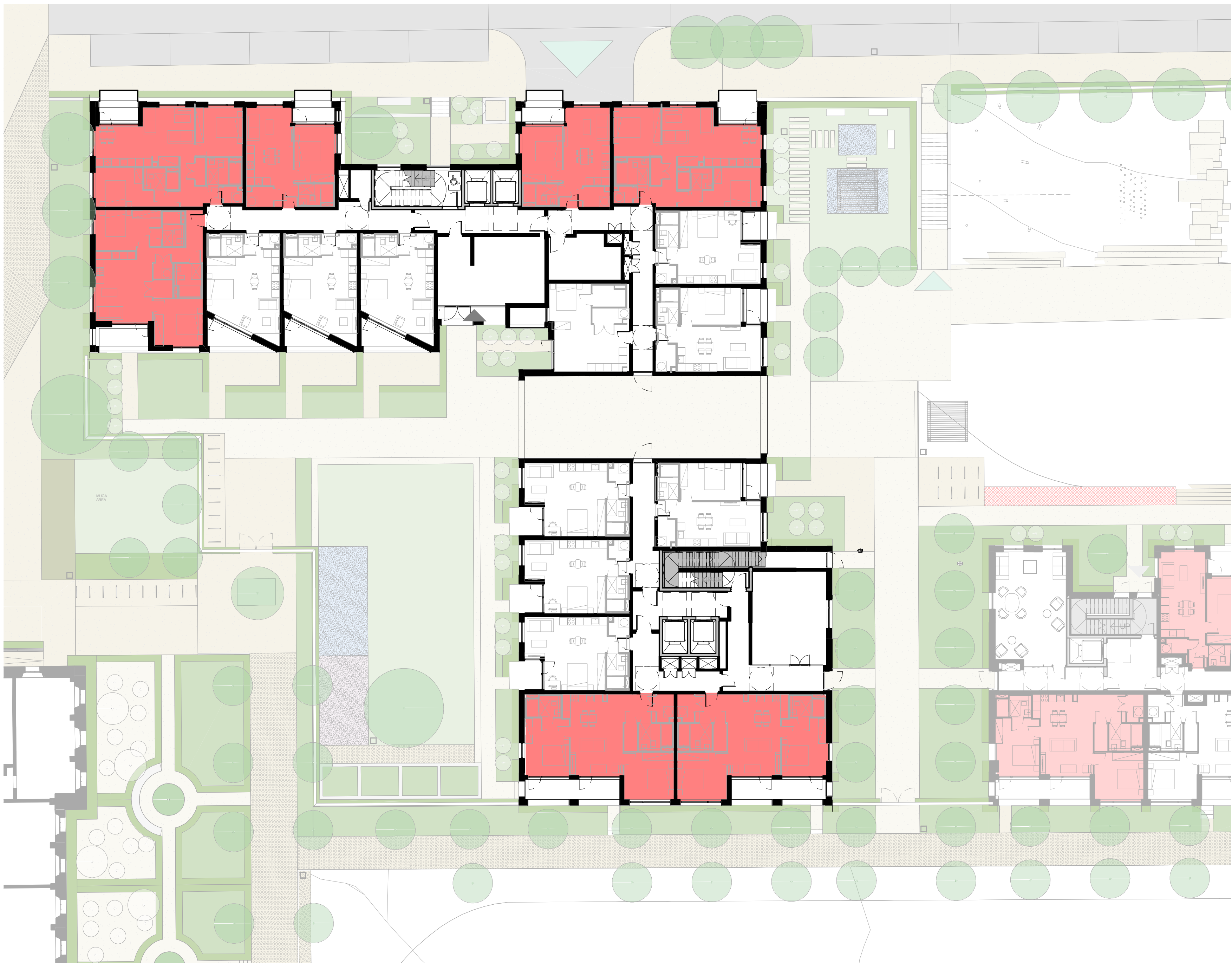
•mahony pike

BM

BARRETT MAHONY

OCSC





00 **BLOCK B2 - UNIT ASPECT - LEVEL 00**  
1 : 200



01 **BLOCK B2 - UNIT ASPECT - LEVEL 01**  
1 : 200



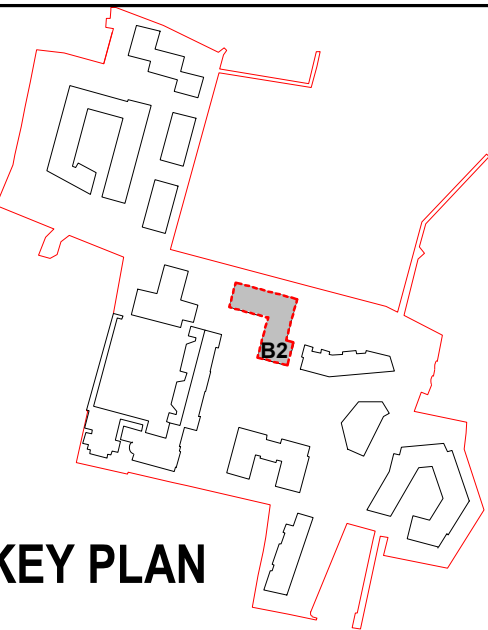
02 **BLOCK B2 - UNIT ASPECT - LEVEL 02**  
1 : 200



03 **BLOCK B2 - UNIT ASPECT - LEVEL 03**  
1 : 200

ALL DIMENSIONS TO BE CHECKED ON SITE  
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING  
DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT  
CONSULTANTS DRAWINGS

A0



KEY PLAN

Dual Aspect Legend

■ Dual Aspect

P2	May 2021	Issued for Planning	BD	BF
P1	Nov 2020	Issued for Pre Application consultation	BD	BF
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

CWTC M&H Family (CAV) acting on behalf of its sub-kind DBTR DRI Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Conliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

BLOCK B2 - UNIT ASPECT PLANS

PROJECT NUMBER	DATE
950854	Nov/20
SCALE @ A0:	DRAWN/CHECKED:
1 : 200	BD/ BF

STATUS CODE	DRAWING NUMBER	REVISION
A1	CLN-HJL-B2-ZZ-DR-A-1132	P2

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Architecture + Interiors  
+353 1 888 3333  
info@henryjlyons.com



O'Donnell+Tuomey

mcculloughmulvinarchitects

**NMP**

Nickl Montgomery + Partners

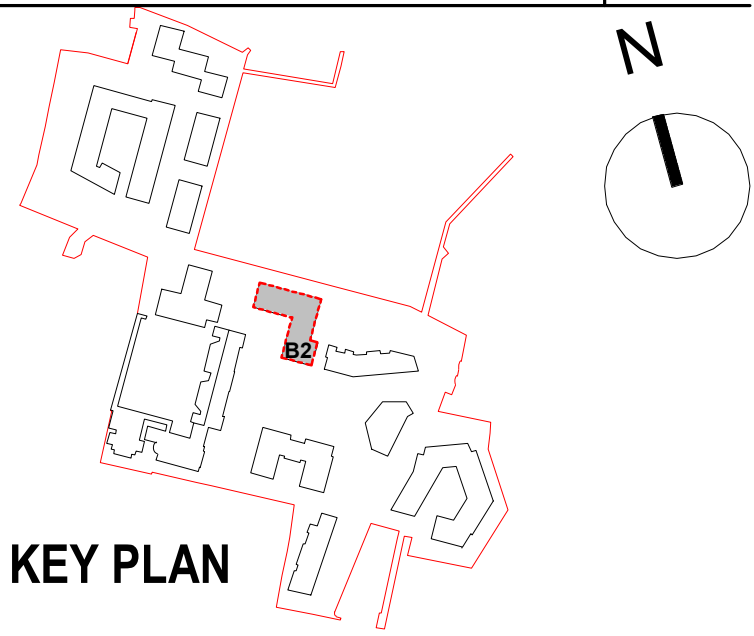
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**BM**

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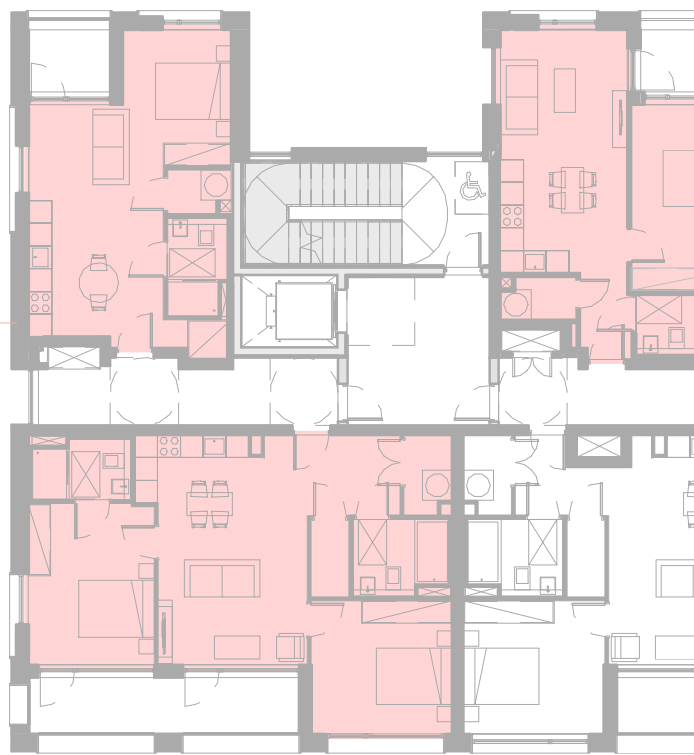






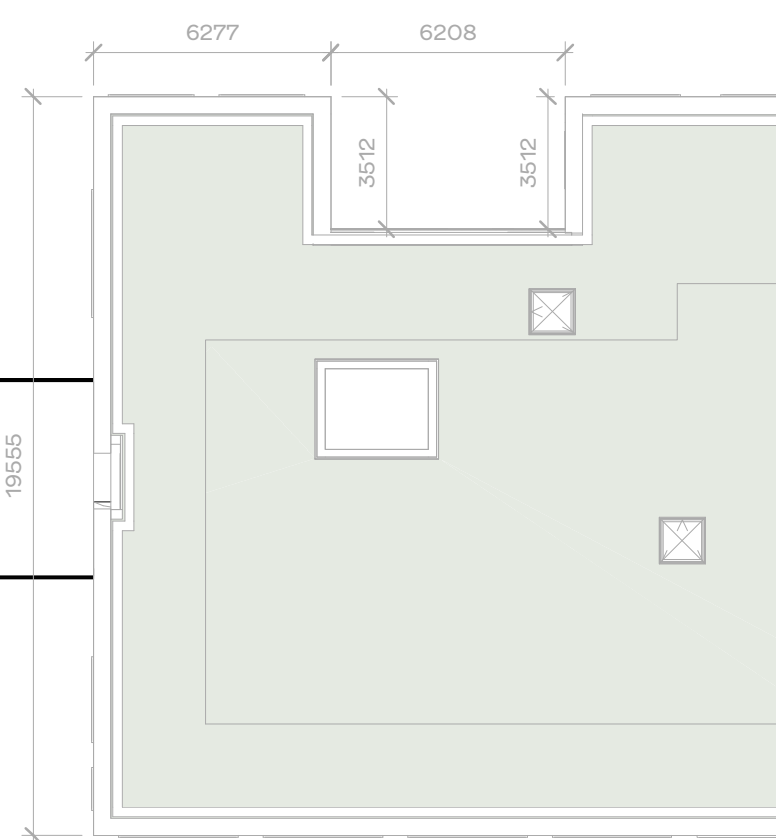
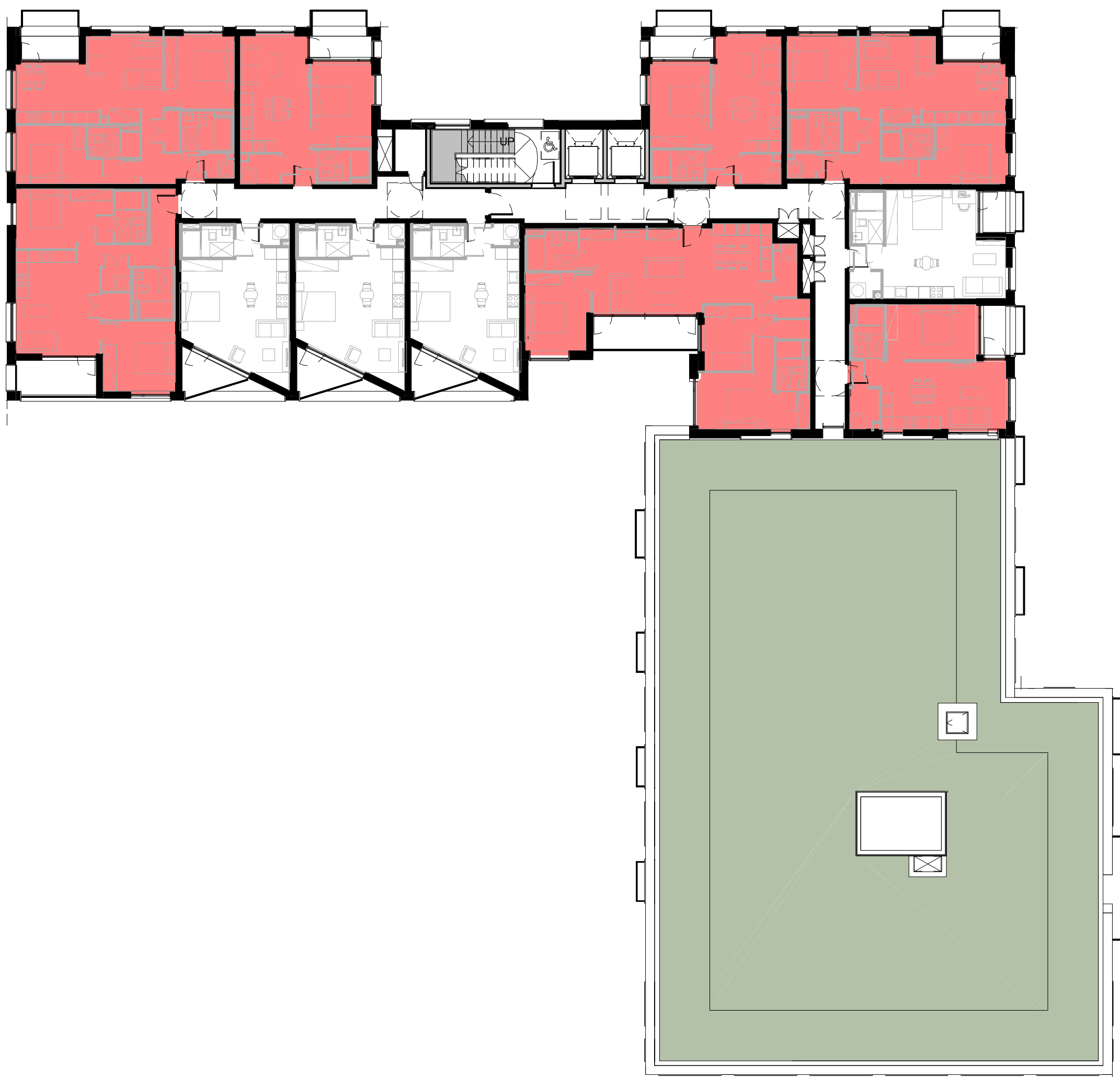
Dual Aspect Legend

■ Dual Aspect

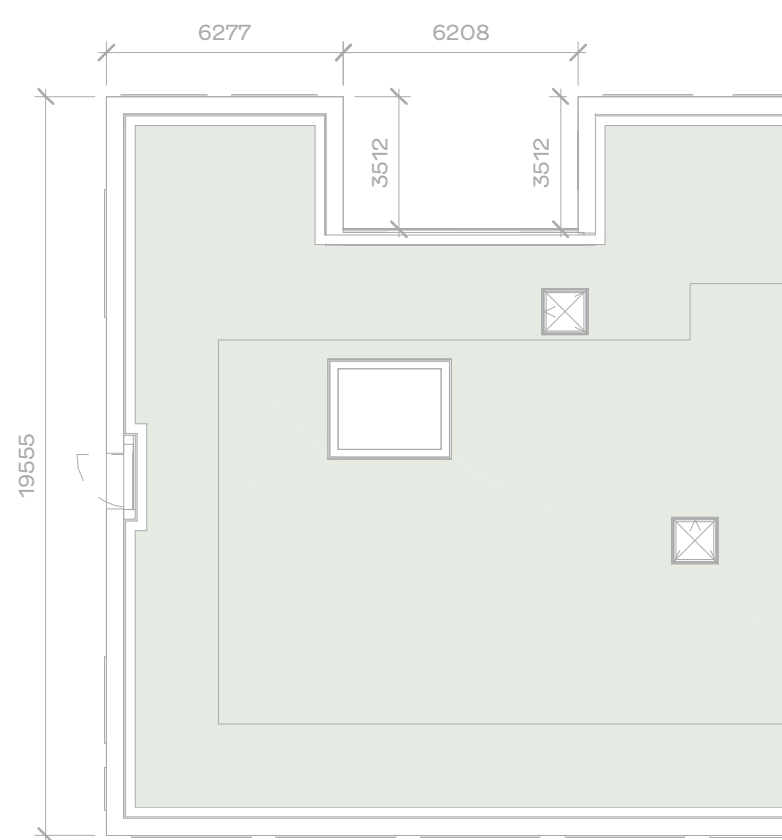
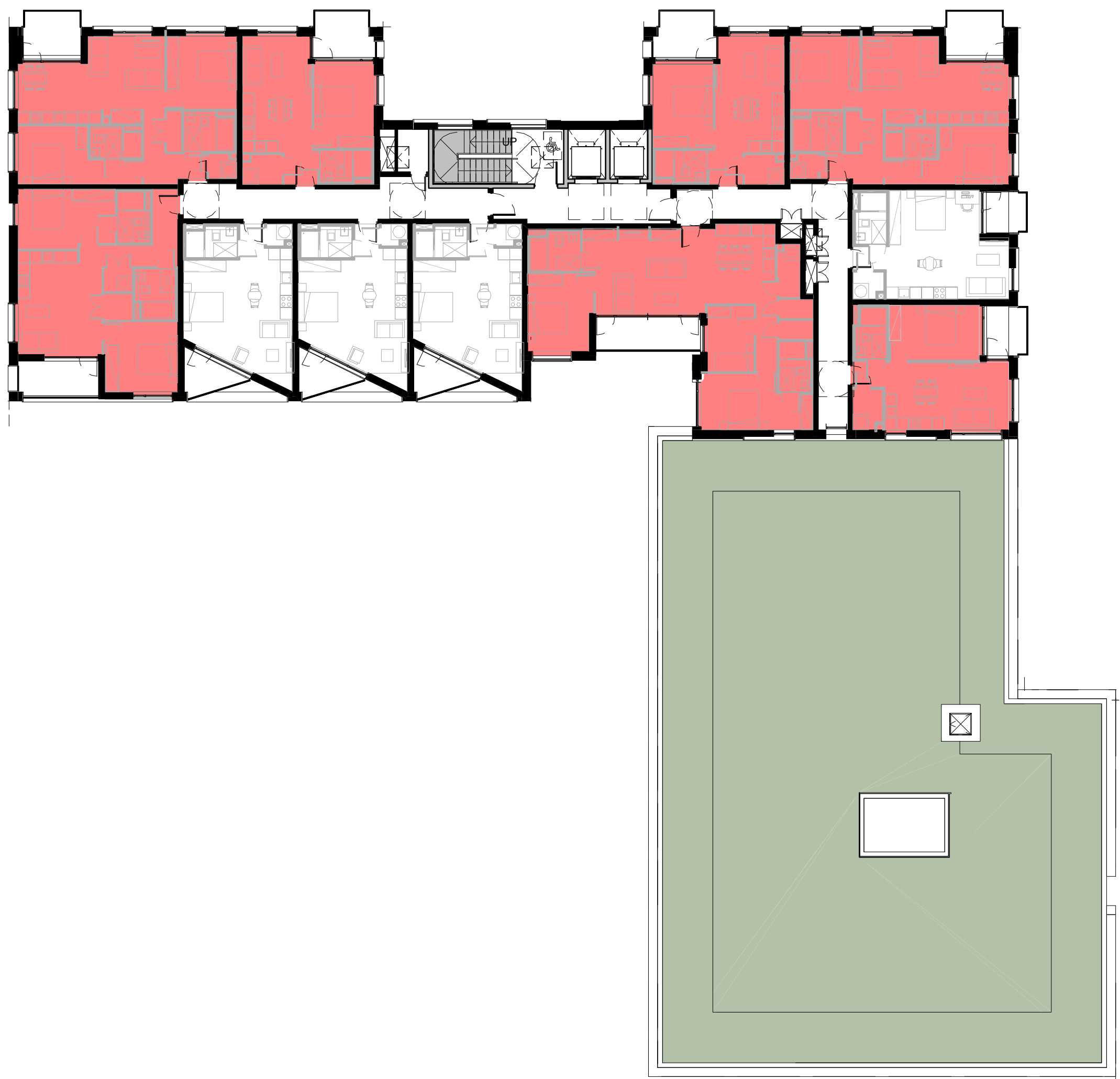


04 BLOCK B2 - UNIT ASPECT - LEVEL 04  
1 : 200

05 BLOCK B2 - UNIT ASPECT - LEVEL 05  
1 : 200



06 BLOCK B2 - UNIT ASPECT - LEVEL 06  
1 : 200



07 BLOCK B2 - UNIT ASPECT - LEVEL 07  
1 : 200

P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

CWTC M&H Family (CAV) acting on behalf of its sub-kind DBTR DRI Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Conliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

BLOCK B2 - UNIT ASPECT PLANS

PROJECT NUMBER	DATE
95854	Nov/20
SCALE @ A0:	DRAWN/CHECKED:
1 : 200	BG/BF

STATUS CODE:	DRAWING NUMBER	REVISION
A1	CLN-HJL-B2-ZZ-DR-A-1133	P1

Henry J Lyons

Architecture + Interiors  
henryjlyons.com

+353 1 888 3333  
info@henryjlyons.com

51-54 Parnassus Street  
Dublin D02 X466



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NMP

Niall Montgomery + Partners

• mahony pike

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1 BLOCK B3 - UNIT ASPECT - LEVEL 00  
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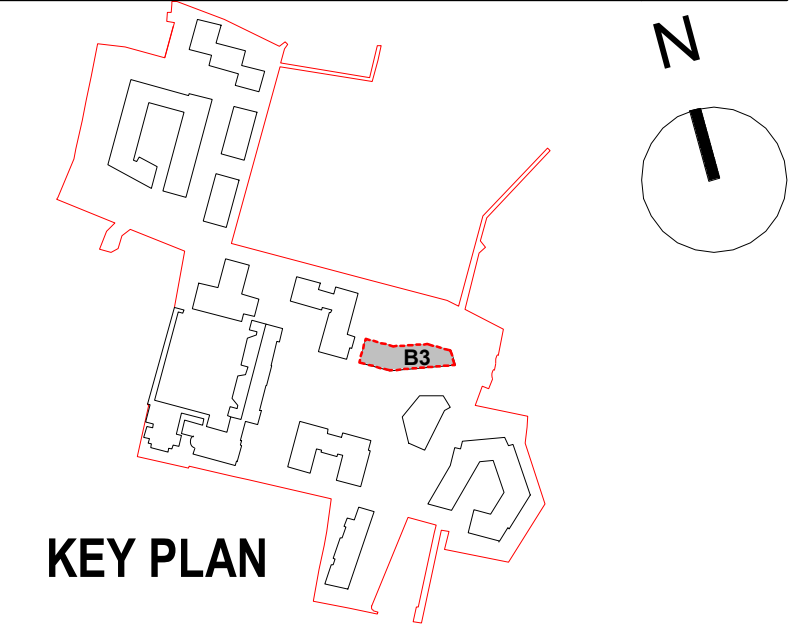
2 BLOCK B3 - UNIT ASPECT - LEVEL 01  
1 : 200



3 BLOCK B3 - UNIT ASPECT - LEVEL 02  
1 : 200



4 BLOCK B3 - UNIT ASPECT -LEVEL 03  
1 : 200



Dual Aspect Legend

■ Dual Aspect

REV	DATE	DESCRIPTION	BY	CHK	DRN
P1	Nov 2020	Issued for Pre Application consultation	BG		BF

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

CWTC M&A Family (CAV) acting on behalf of its sub-fund DBTR DRI Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Conliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

BLOCK B3 - UNIT ASPECT PLANS

PROJECT NUMBER	DATE
950654	Nov/20
SCALE @ A0	DRAWN/CHECKED:
1 : 200	BG/BF

STATUS CODE	DRAWING NUMBER	REVISION
A1	CLN-HJL-B3-ZZ-DR-A-1134	P1

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Architecture • Interiors  
henryjlyons.com  
+353 1 888 3333  
info@henryjlyons.com  
51-54 Parnassus Street  
Dublin D02 XA66



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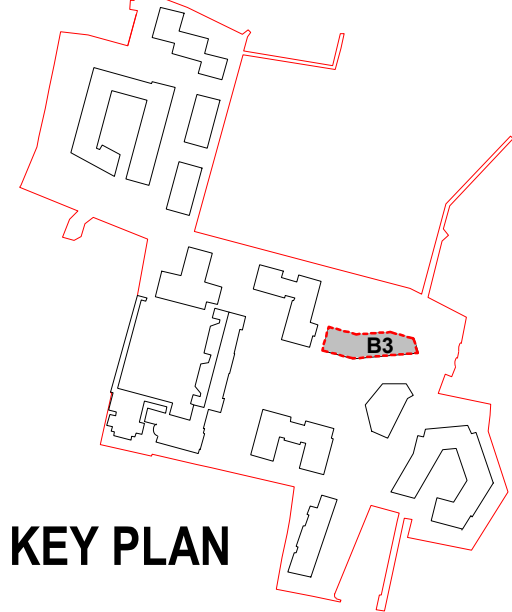
**NMP**  
Niall Montgomery + Partners

**• mahony pike**

**BM**  
BARRETT MAHONY

**OCSC**  
O'Connell & Scott





KEY PLAN

Dual Aspect Legend

■ Dual Aspect



1 BLOCK B3 - UNIT ASPECT - LEVEL 04  
1 : 200



2 BLOCK B3 - UNIT ASPECT - LEVEL 05  
1 : 200

P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

CWTC M&B Family (CAV) acting on behalf of its sub-fund DBTR DRI Fund

PROJECT NAME

Location

Holy Cross College, Conliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

BLOCK B3 - UNIT ASPECT PLANS

PROJECT NUMBER	DATE
950854	Nov/20
SCALE @ A0:	DRAWN/CHECKED:
1 : 200	BG/ BF

STATUS CODE:	DRAWING NUMBER	REVISION
A1	CLN-HJL-B3-ZZ-DR-A-1135	P1

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Architecture • Interiors  
henryjlyons.com  
+353 1 888 3333  
info@henryjlyons.com  
51-54 Parnassus Street  
Dublin D02 XA66



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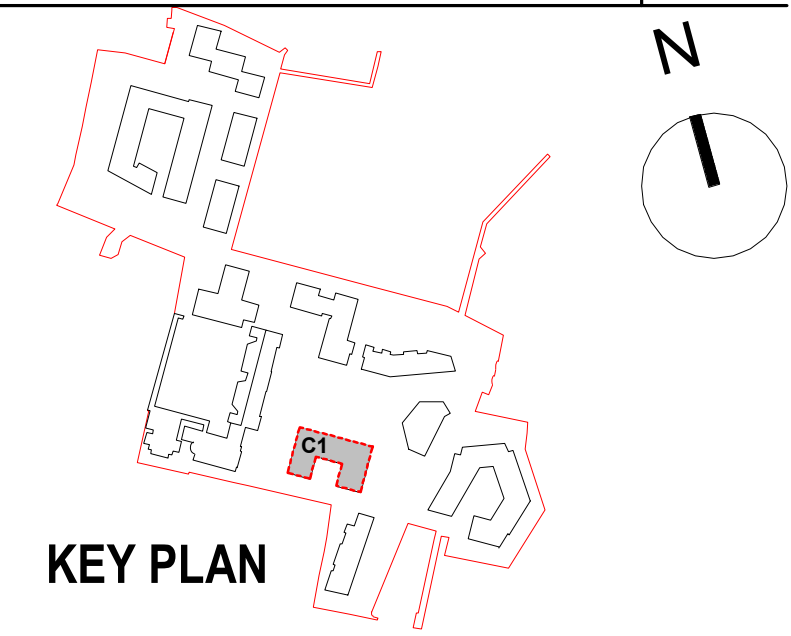
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Niall Montgomery + Partners

**•mahony pike**

**BM**  
BARRETT MAUNDY

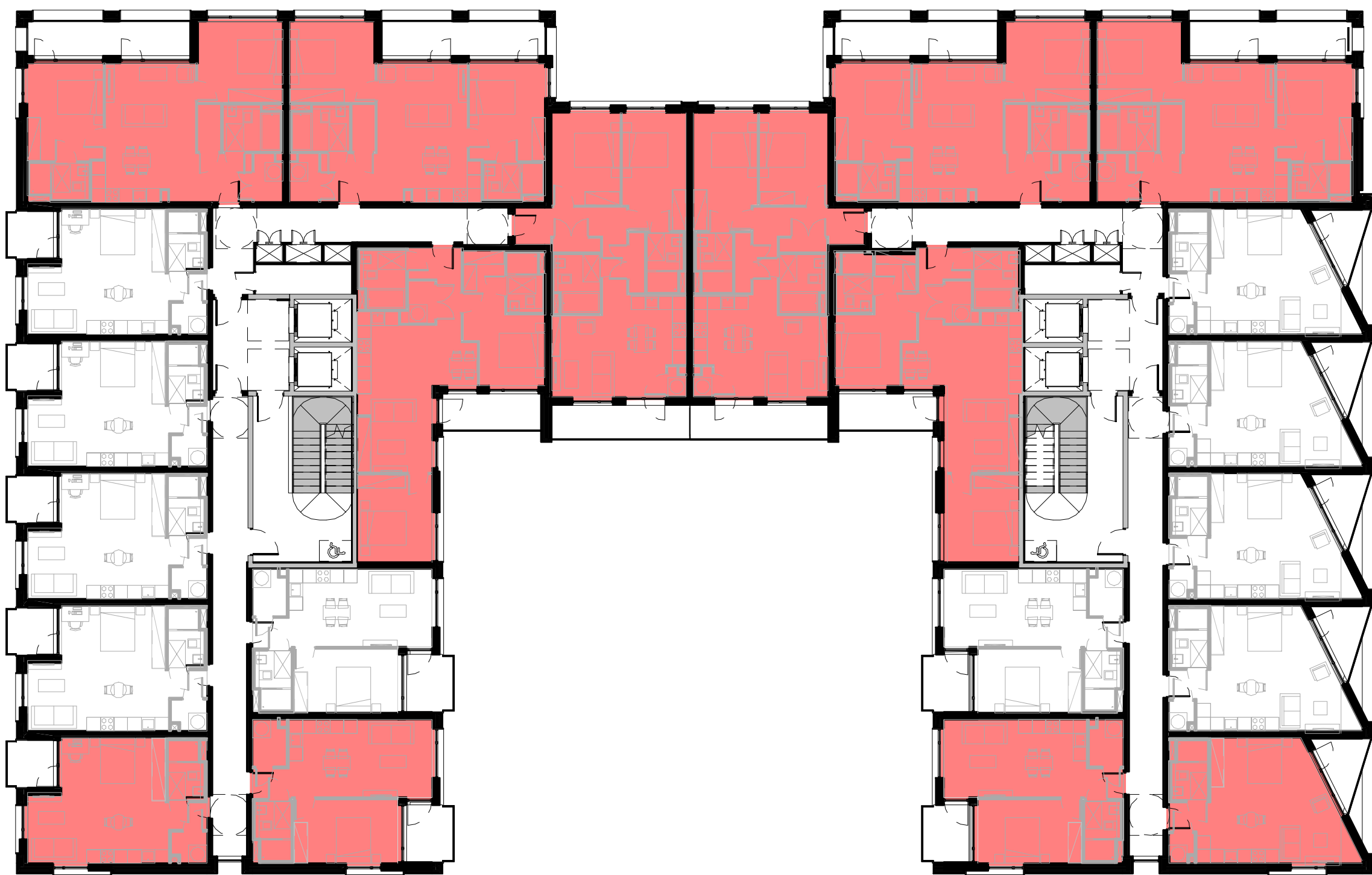
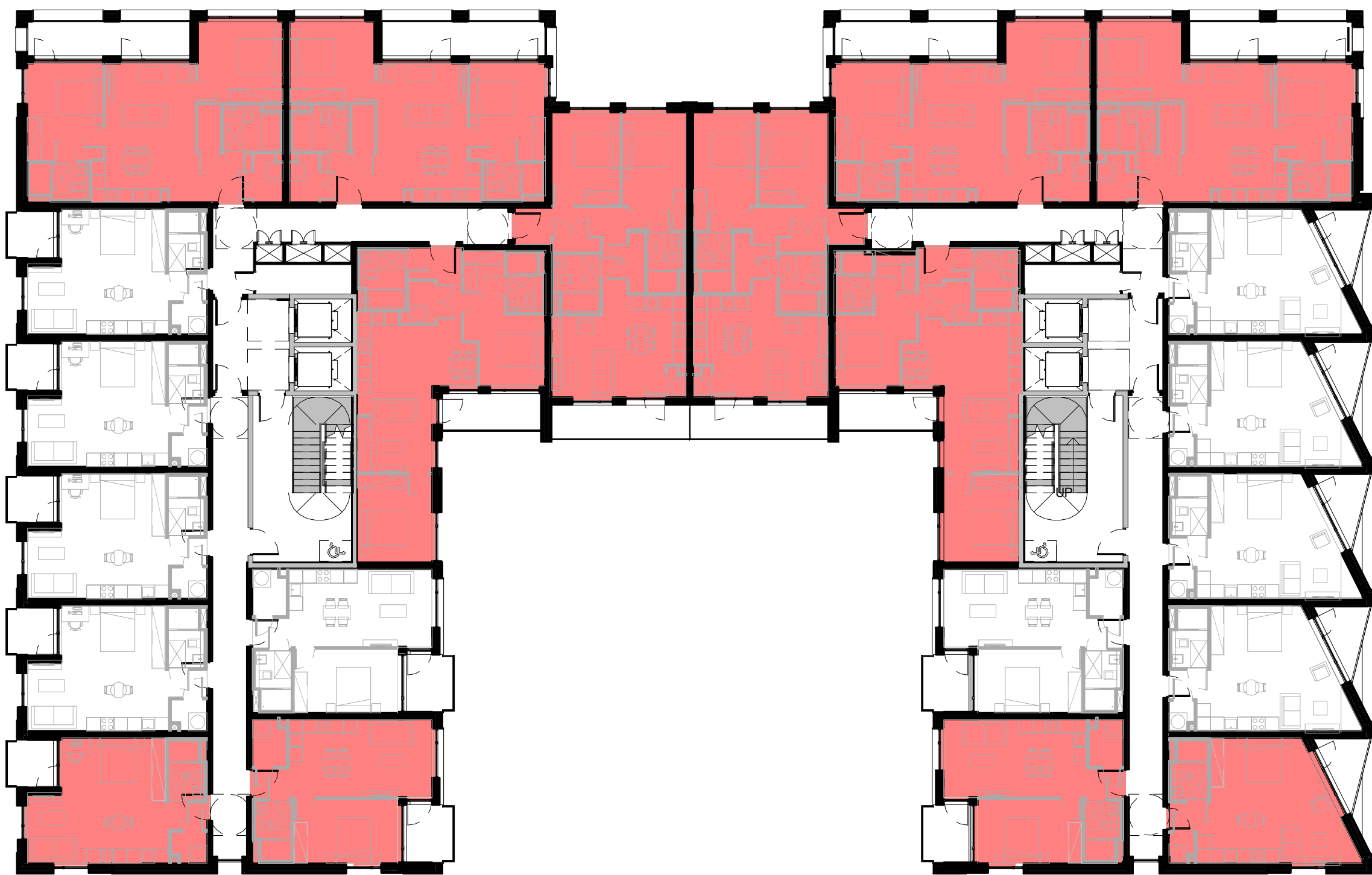
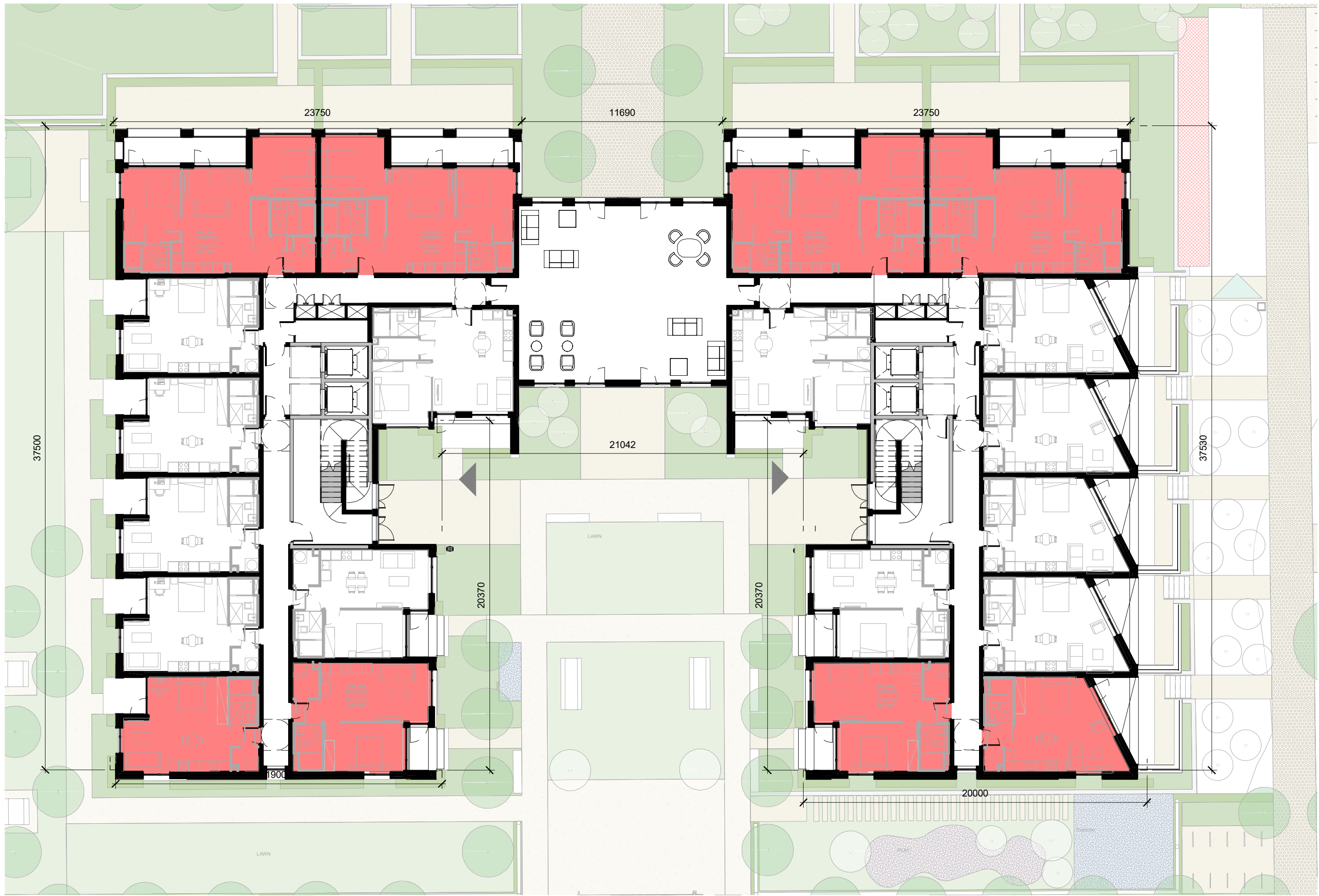






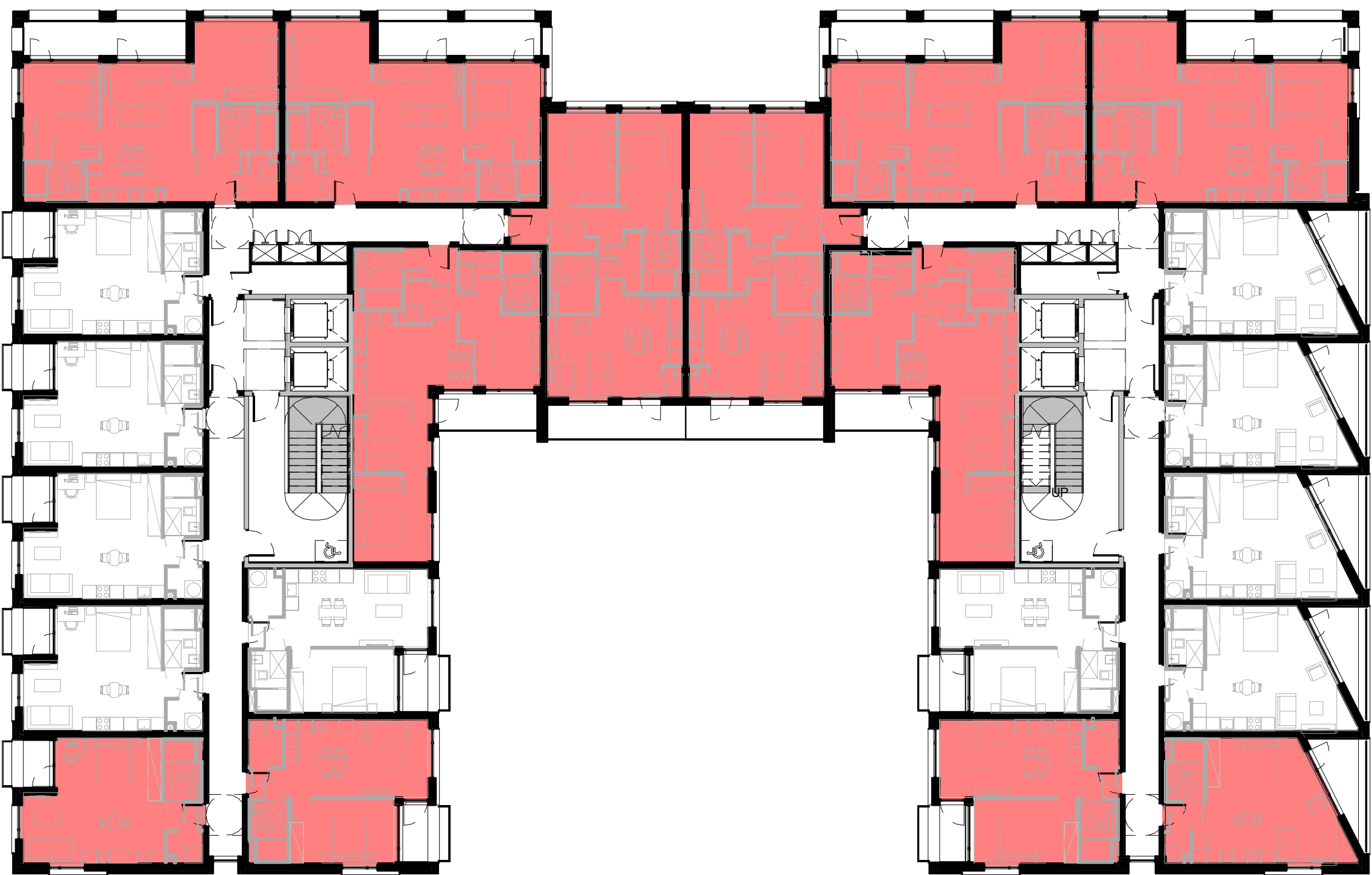
Dual Aspect Legend

Dual Aspect



1 BLOCK C1 - UNIT ASPECT - LEVEL 00  
1 : 200

2 BLOCK C1 - UNIT ASPECT - LEVEL 01  
1 : 200



3 BLOCK C1 - UNIT ASPECT - LEVEL 02  
1 : 200

4 BLOCK C1 - UNIT ASPECT - LEVEL 03  
1 : 200

P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

CWTC M&M Family (CAV) acting on behalf of its sub-kind DBTR DRI Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Conliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

BLOCK C1 - UNIT ASPECT PLANS

PROJECT NUMBER

95054

DATE

Nov/20

SCALE: A0

1 : 200

DRAWN/CHECKED:

BG/BF

STATUS CODE

A1

DRAWING NUMBER

CLN-HJL-C1-ZZ-DR-A-1136

REVISION

P1

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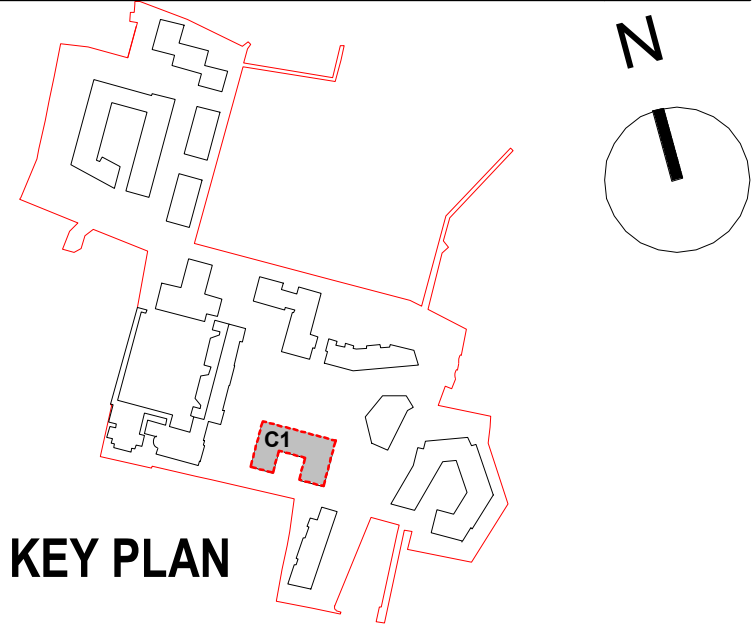
**NMP**  
Nixall Management + Planning

**•mahony pike**

**BM**  
BARRETT MAUNDY

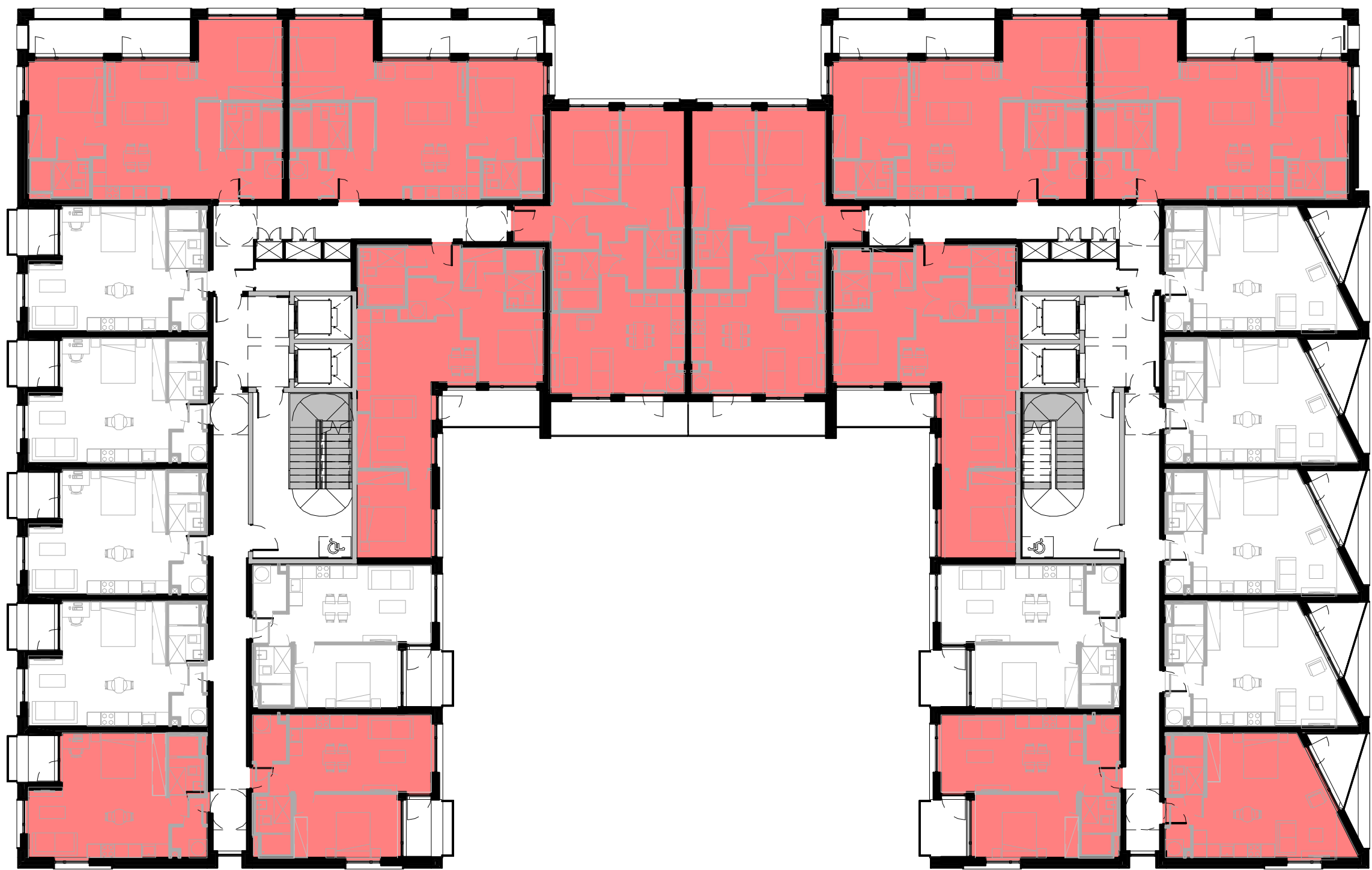
**OCSC**  
OCCUPANCY CERTIFICATION



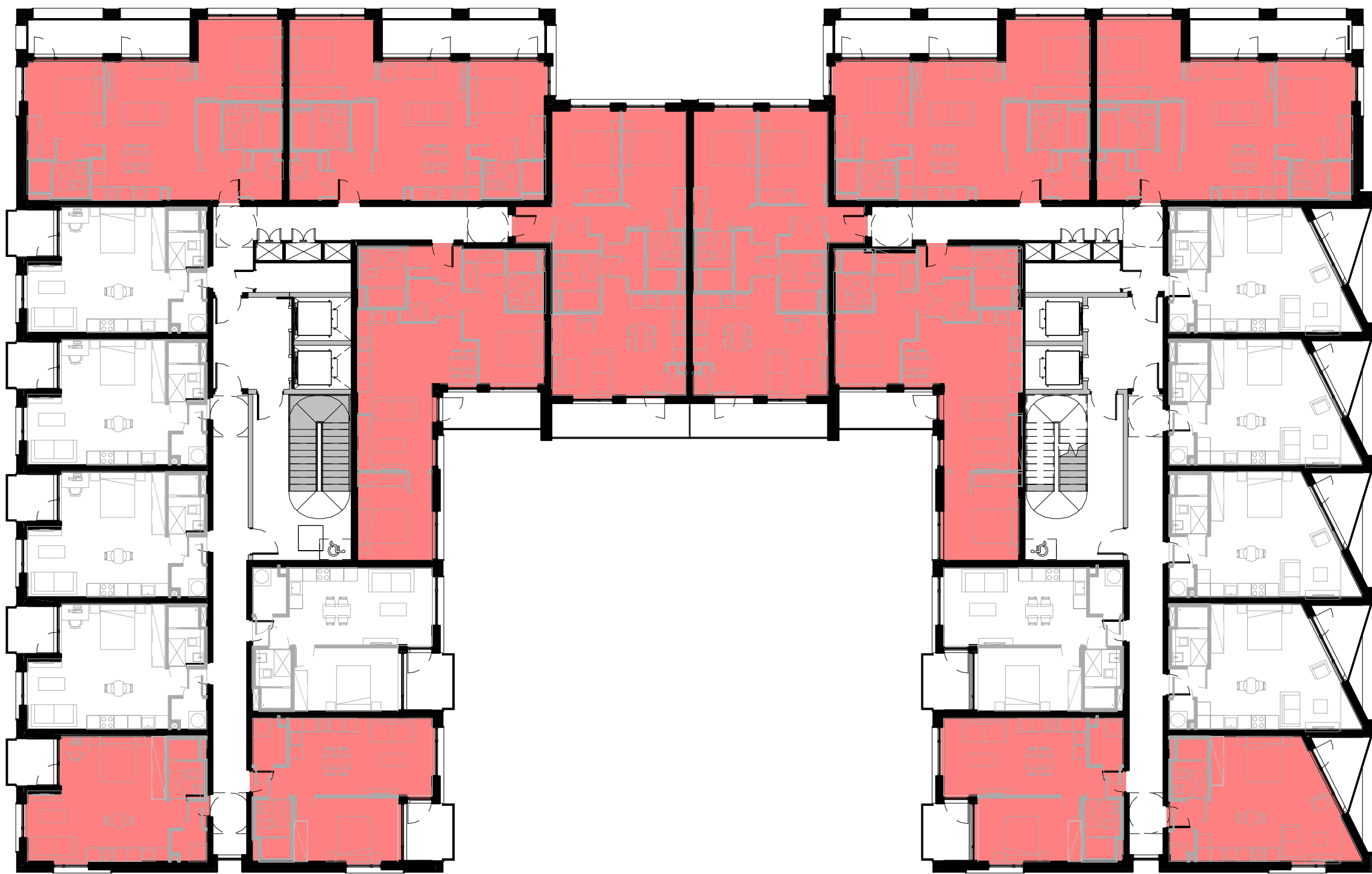


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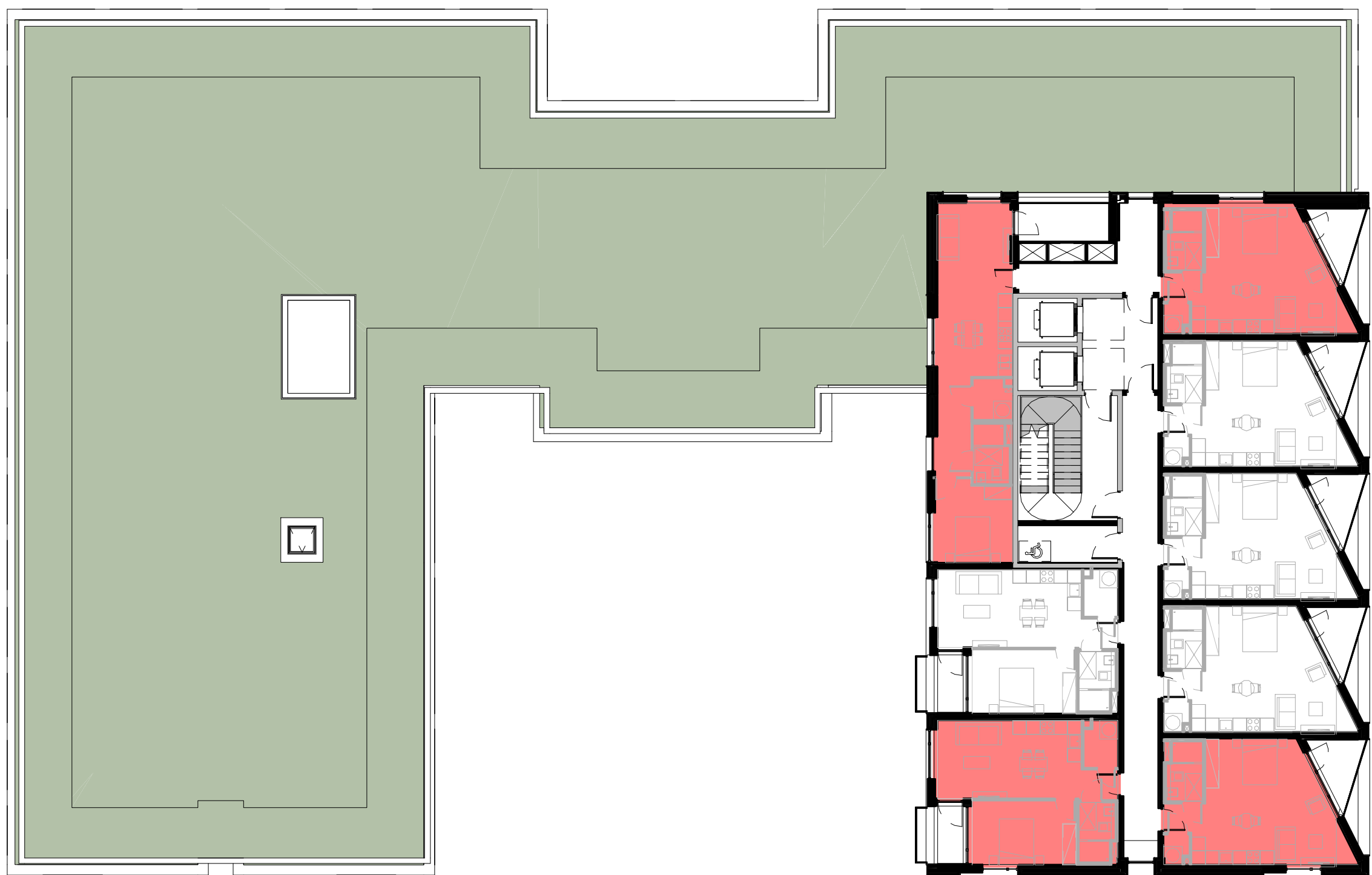
Dual Aspect



1 BLOCK C1 - UNIT ASPECT - LEVEL 04  
1 : 200



2 BLOCK C1 - UNIT ASPECT - LEVEL 05  
1 : 200



3 BLOCK C1 - UNIT ASPECT - LEVEL 06  
1 : 200



4 BLOCK C1 - UNIT ASPECT - LEVEL 07  
1 : 200

P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

CWTC M&M Family (CAV) acting on behalf of its sub-fund DBTR DRI Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Conliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

BLOCK C1 - UNIT ASPECT PLANS

PROJECT NUMBER	DATE
950854	Nov/20
SCALE @ A0:	DRAWN/CHECKED:
1 : 200	BG/ BF

STATUS CODE:	DRAWING NUMBER	REVISION
A1	CLN-HJL-C1-ZZ-DR-A-1137	P1

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Architecture + Interiors +353 1 888 3333 51-54 Parnassus Street  
henryjlyons.com info@henryjlyons.com Dublin D02 X466



O'Donnell+Tuomey

mcculloughmulvinarchitects

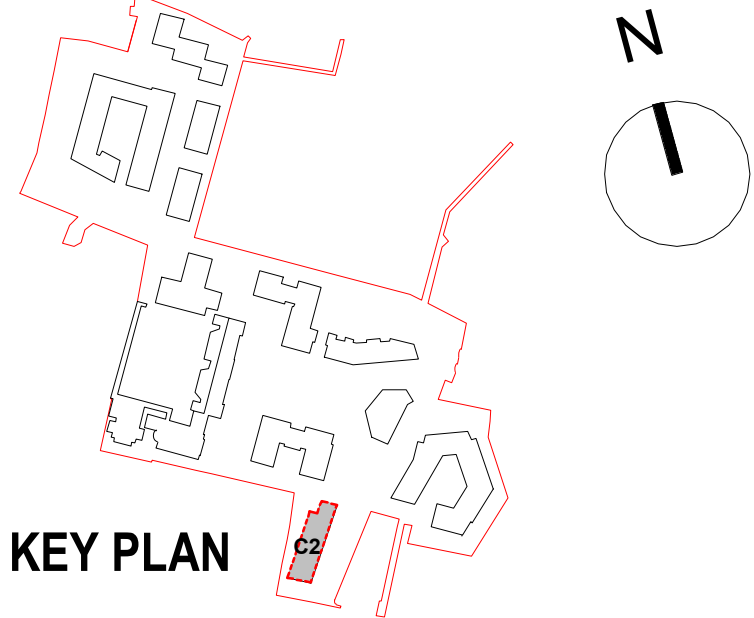
NMP  
Nixall Montgomery + Partners

•mahony pike

BM  
BARRETT MAHONY

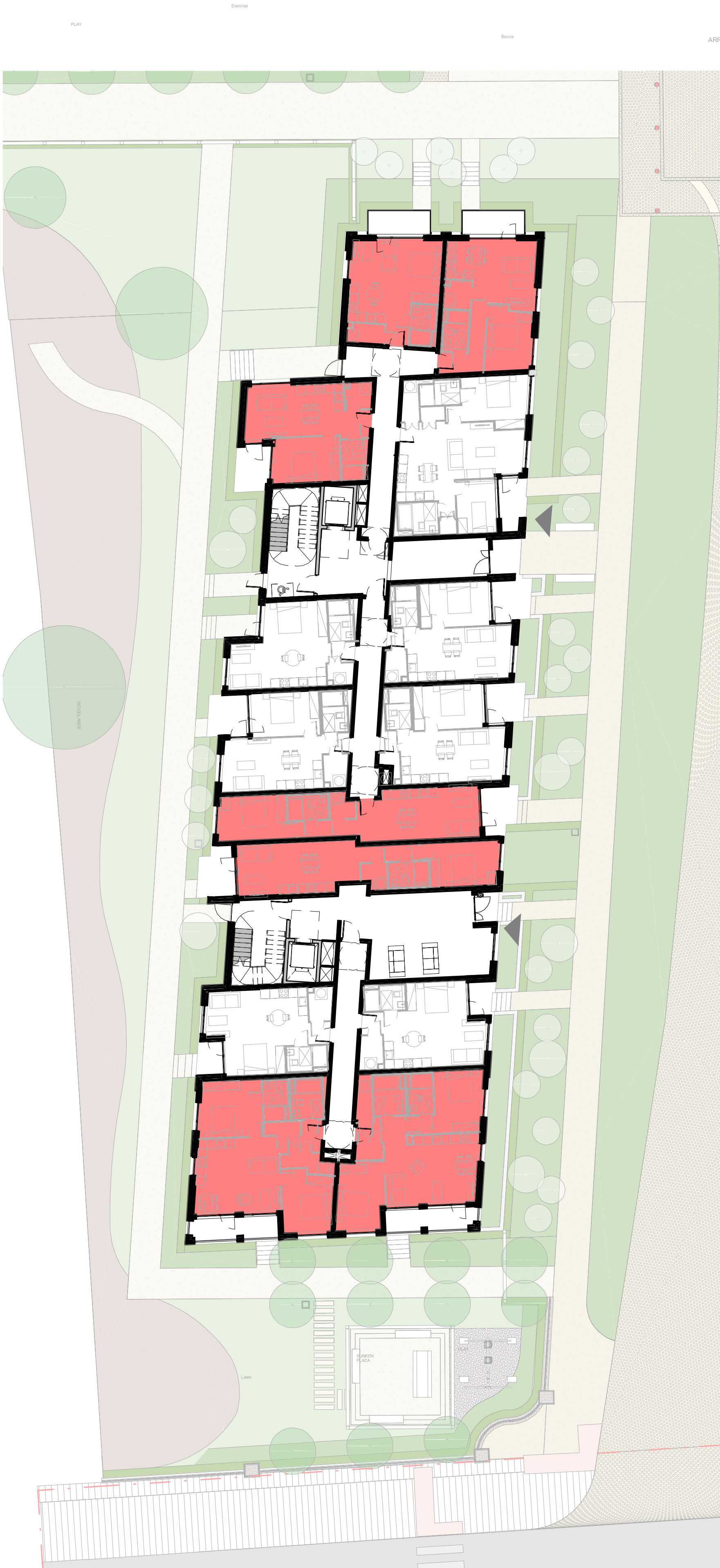






Dual Aspect Legend

Dual Aspect



1 BLOCK C2 - UNIT ASPECT - LEVEL 00  
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2 BLOCK C2 - UNIT ASPECT - LEVEL 01  
1 : 200

3 BLOCK C2 - UNIT ASPECT - LEVEL 02  
1 : 200

4 BLOCK C2 - UNIT ASPECT - LEVEL 03  
1 : 200

REV	DATE	DESCRIPTION	BG	BF
P1	Nov 2020	Issued for Pre Application consultation	BG	BF

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

CWTC Multi Family (CAV) acting on behalf of its sub-fund DBTR DRI Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Conliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

BLOCK C2 - UNIT ASPECT PLANS

PROJECT NUMBER	DATE
95854	Nov/20
SCALE @ A0	DRAWN/CHECKED:
1 : 200	BG/BF

STATUS CODE	DRAWING NUMBER	REVISION
A1	CLN-HJL-C2-ZZ-DR-A-1138	P1

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Architecture • Interiors  
henryjlyons.com  
+353 1 888 3333  
info@henryjlyons.com  
51-54 Parnassus Street  
Dublin D02 XA66



O'Donnell+Tuomey

mcculloughmulvinarchitects

NMP

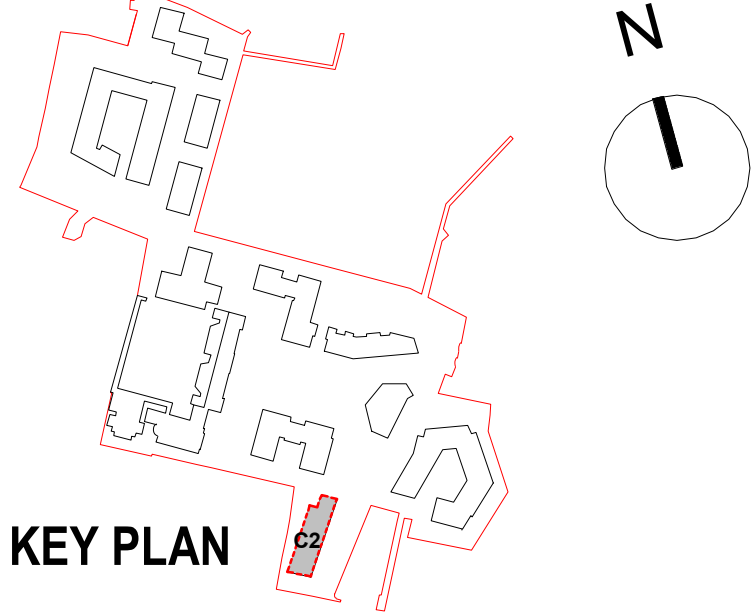
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BM

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OCSC





KEY PLAN

Dual Aspect Legend

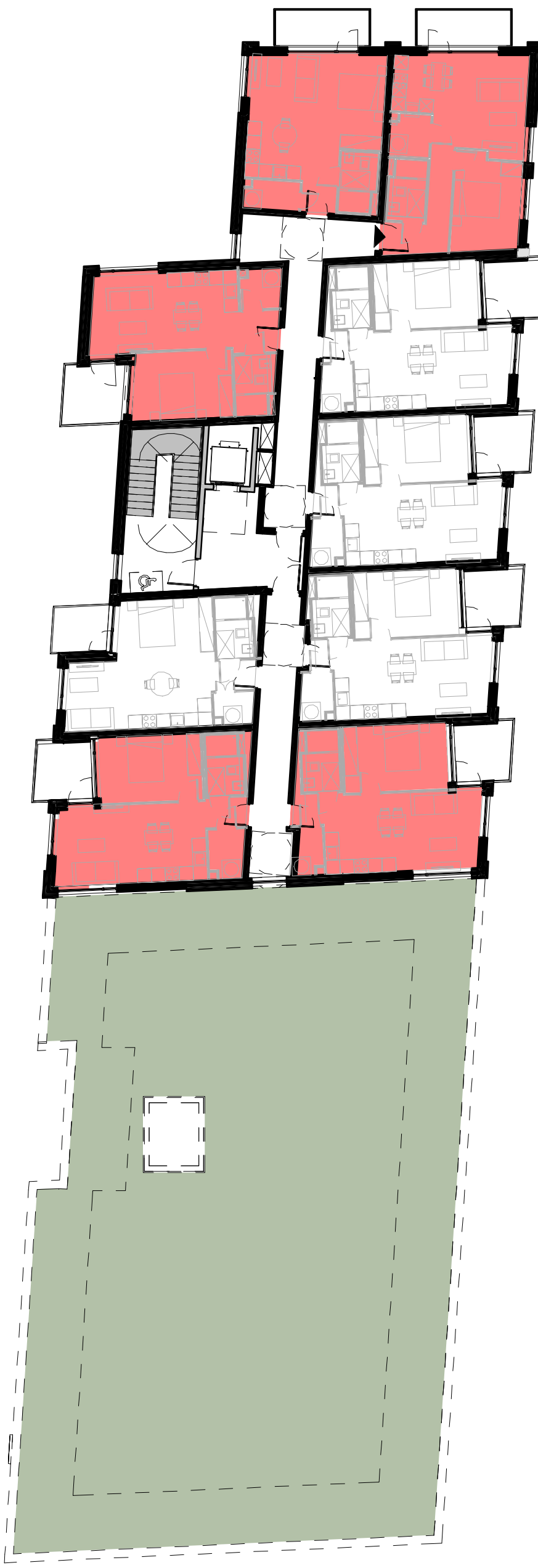
Dual Aspect



1 BLOCK C2 - UNIT ASPECT - LEVEL 04  
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2 BLOCK C2 - UNIT ASPECT - LEVEL 05  
1 : 200



3 BLOCK C2 - UNIT ASPECT -LEVEL 06  
1 : 200

P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

CWTC M&B Family (CAV) acting on behalf of its sub-fund DBTR DRI Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Conliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

BLOCK C2 - UNIT ASPECT PLANS

PROJECT NUMBER	DATE
95854	Nov/20
SCALE @ A0:	DRAWN/CHECKED:
1 : 200	BG/ BF

STATUS CODE:	DRAWING NUMBER	REVISION
A1	CLN-HJL-C2-ZZ-DR-A-1139	P1

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Architecture • Interiors  
henryjlyons.com  
+353 1 888 3333  
info@henryjlyons.com  
51-54 Parnassus Street  
Dublin D02 X466



O'Donnell+Tuomey

mculloughmulvinarchitects

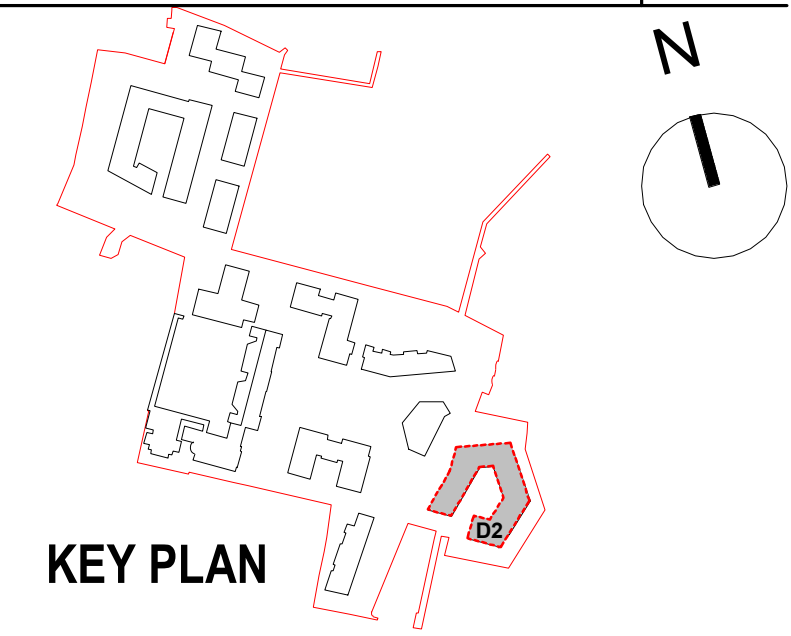
**NMP**  
Nixall Montgomery Partners

**•mahony pike**

**BM**  
BARRETT MAHONY





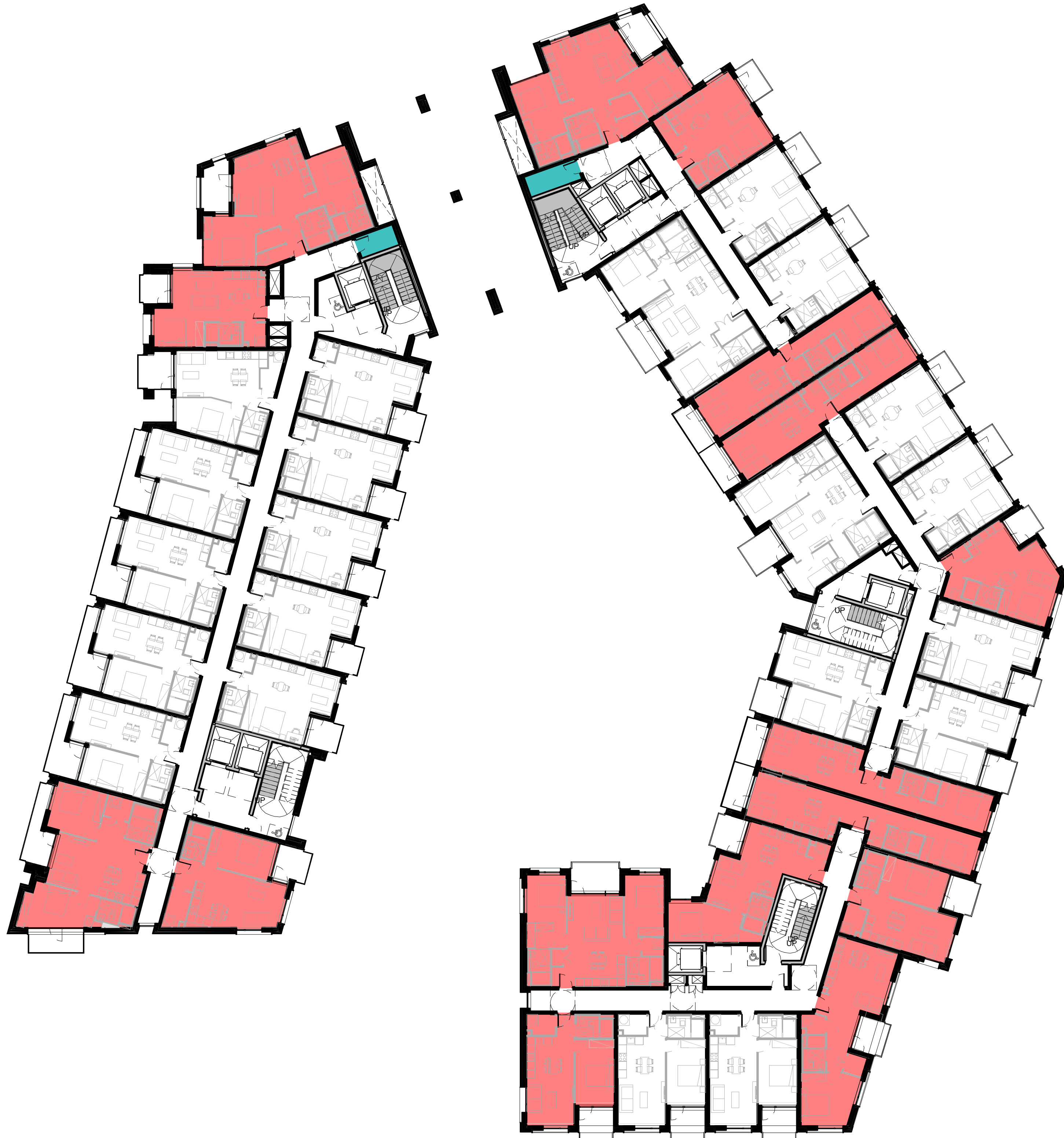


Dual Aspect Legend

Dual Aspect



1 BLOCK D2 - UNIT ASPECT - LEVEL 00  
1 : 200



2 BLOCK D2 - UNIT ASPECT - LEVEL 01  
1 : 200

P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION  
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

CWTC M&M Family (CAV) acting on behalf of its sub-kind DBTR DRI Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Conliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

BLOCK D2 - UNIT ASPECT PLANS

PROJECT NUMBER	DATE
950854	Nov/20
SCALE/B: A0	DRAWN/CHECKED:
1 : 200	BG/ BF

STATUS CODE	DRAWING NUMBER	REVISION
A1	CLN-HJL-D2-ZZ-DR-A-1140	P1

Henry J Lyons

Architecture + Interiors +353 1 888 3333 51-54 Parnassus Street  
henryjlyons.com info@henryjlyons.com Dublin D02 X456



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mcculloughmulvinarchitects

NMP

Niall Montgomery + Partners

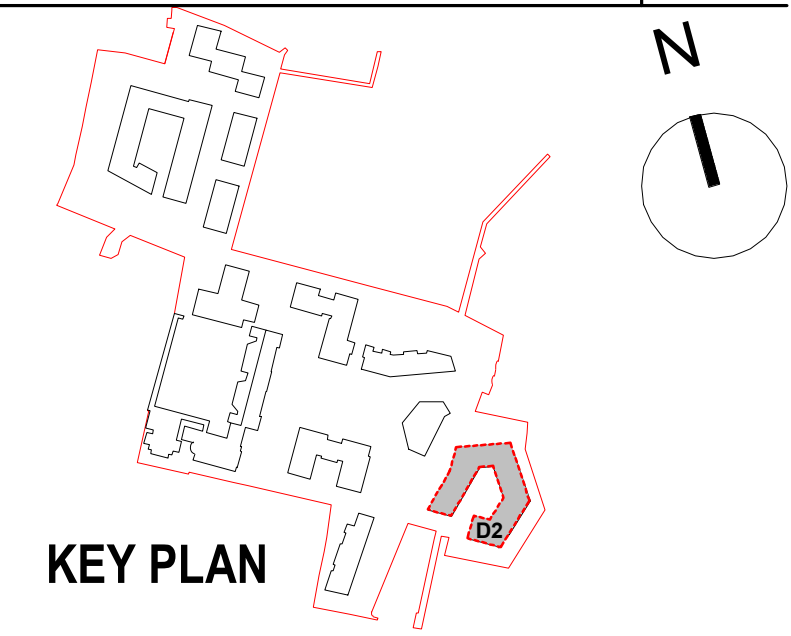
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BARRETT MAHONY

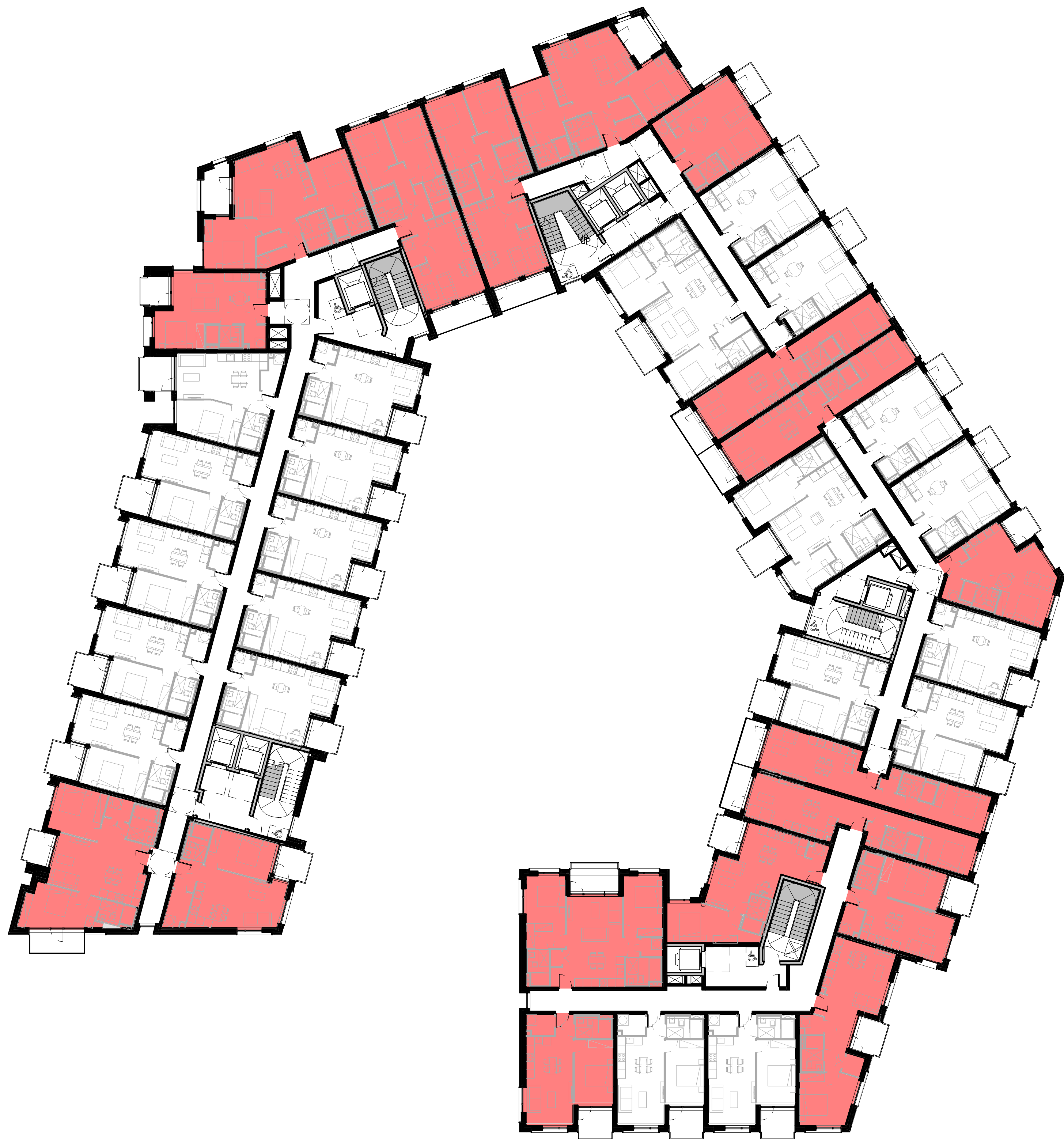
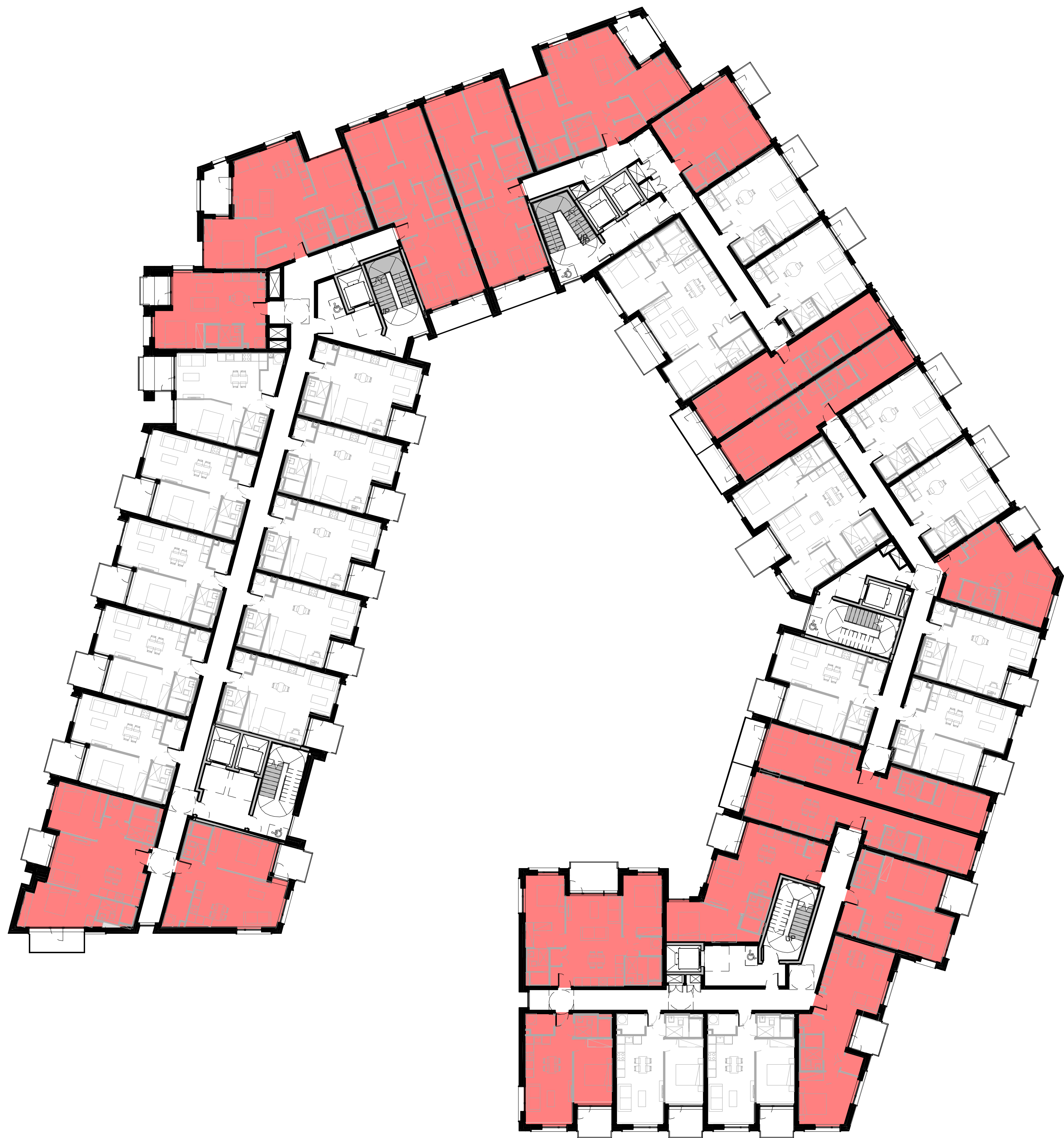






**Dual Aspect Legend**

■ Dual Aspect



1 **BLOCK D2 - UNIT ASPECT - LEVEL 02**  
1 : 200

2 **BLOCK D2 - UNIT ASPECT - LEVEL 03**  
1 : 200

P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION

**ISSUED FOR PLANNING APPROVAL**

APPLICANT NAME

CWTC M&F Family (CAV) acting on behalf of its sub-fund DBTR DRI Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Conliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

**BLOCK D2 - UNIT ASPECT PLANS**

PROJECT NUMBER	DATE
950854	Nov/20
SCALE @ A0:	DRAWN/CHECKED:
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STATUS CODE:	DRAWING NUMBER	REVISION
A1	CLN-HJL-D2-ZZ-DR-A-1141	P1

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Architecture + Interiors  
+353 1 888 3333  
hjl@henryjlyons.com

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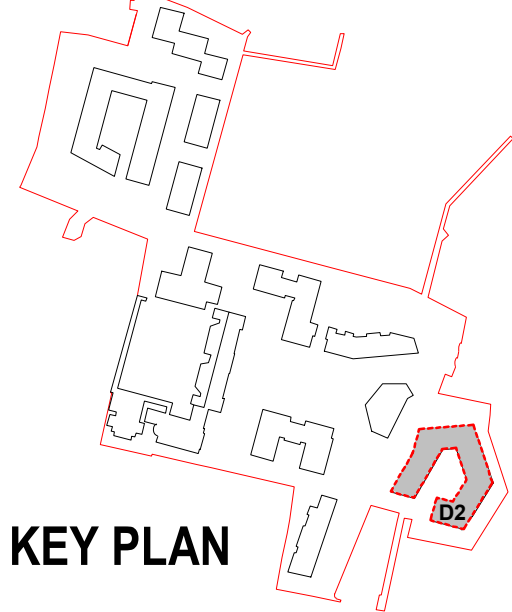
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Niall Montgomery + Partners

**•mahony pike**

**BM**  
BARRETT MAHONY

**OCSC**  
OCCUPANCY CERTIFICATION

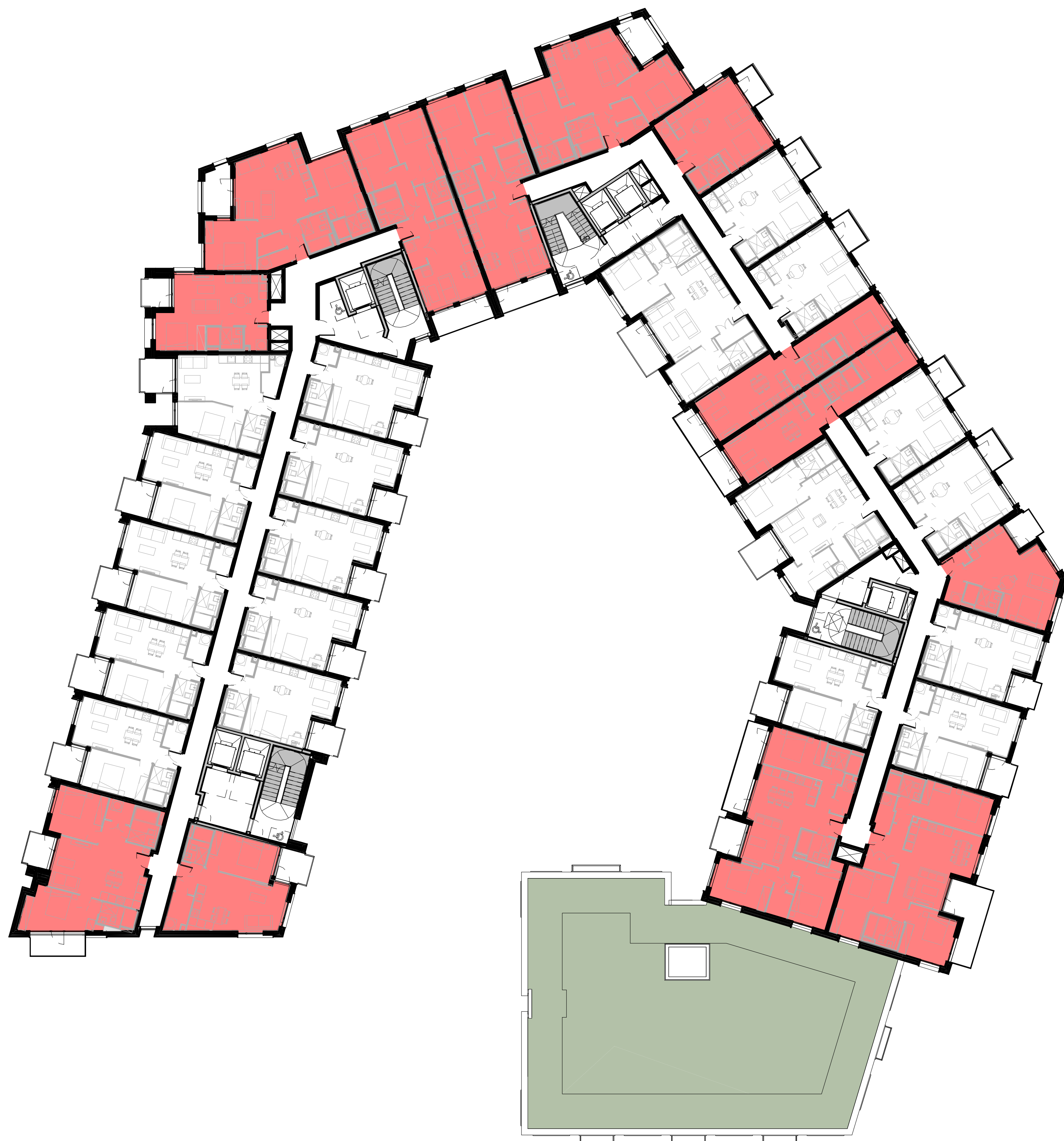
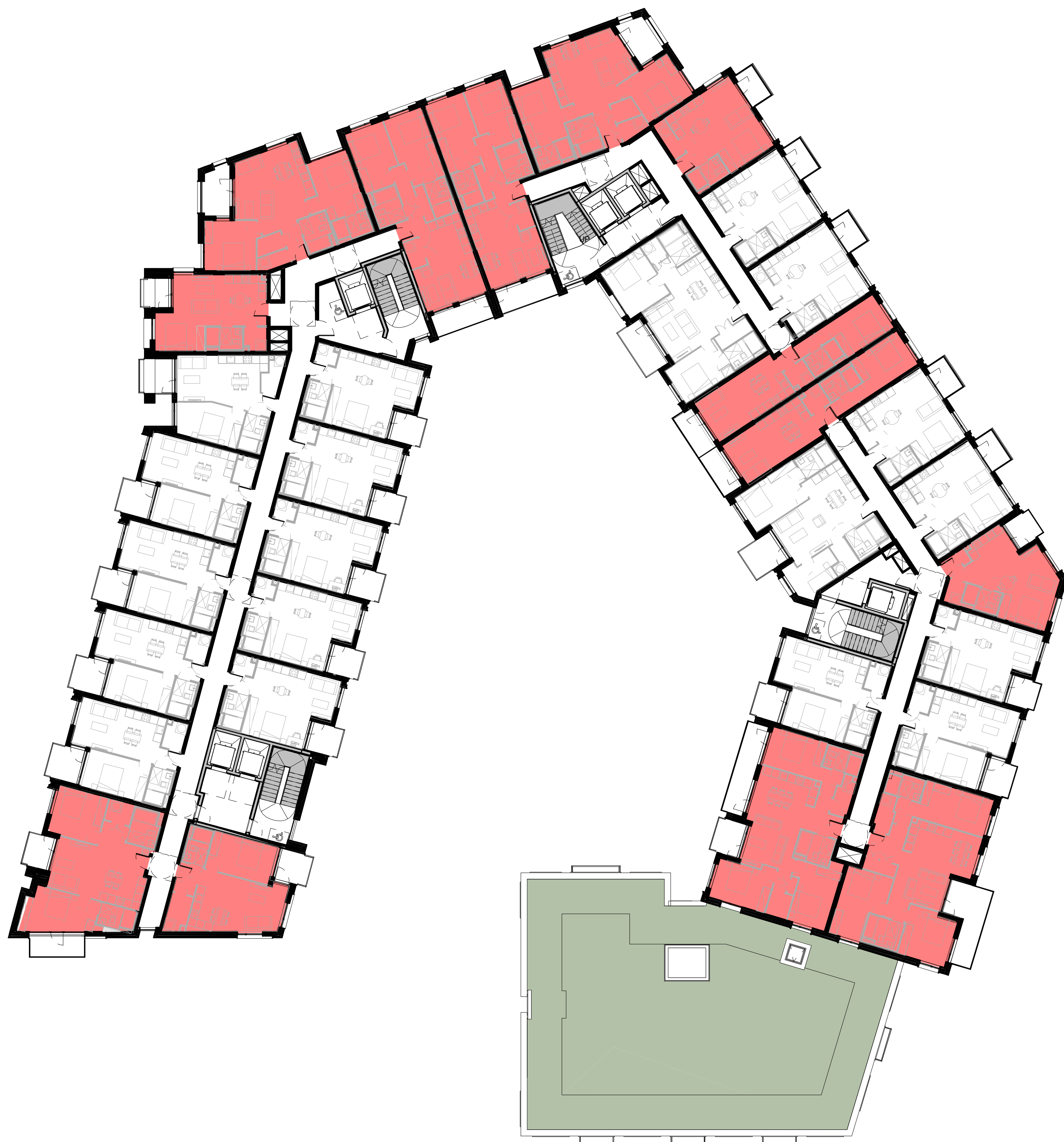




KEY PLAN

Dual Aspect Legend

Dual Aspect



1 BLOCK D2 - UNIT ASPECT - LEVEL 04  
1 : 200

2 BLOCK D2 - UNIT ASPECT - LEVEL 05  
1 : 200

P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

CWTC M&A Family (CAV) acting on behalf of its sub-fund DBTR DRI Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Conliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

BLOCK D2 - UNIT ASPECT PLANS

PROJECT NUMBER	DATE
950854	Nov/20
SCALE @ A0:	DRAWN/CHECKED:
1 : 200	BG/BF

STATUS CODE:	DRAWING NUMBER	REVISION
A1	CLN-HJL-D2-ZZ-DR-A-1142	P1

Henry J Lyons

Architecture + Interiors  
henryjlyons.com  
+353 1 888 3333  
info@henryjlyons.com  
51-54 Parnassus Street  
Dublin D02 X456



O'Donnell+Tuomey

mcculloughmulvinarchitects

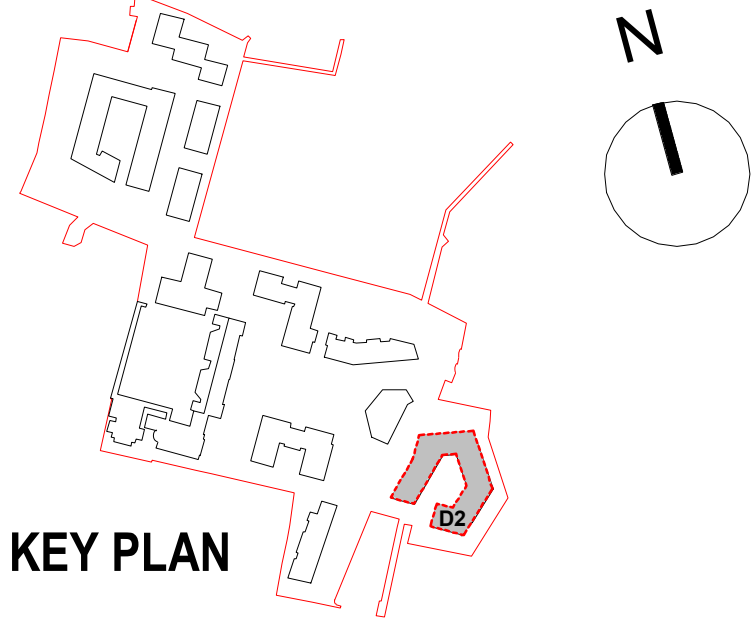
NMP  
Niall Montgomery + Partners

•mahony pike

BM  
BARRETT MAUNDY

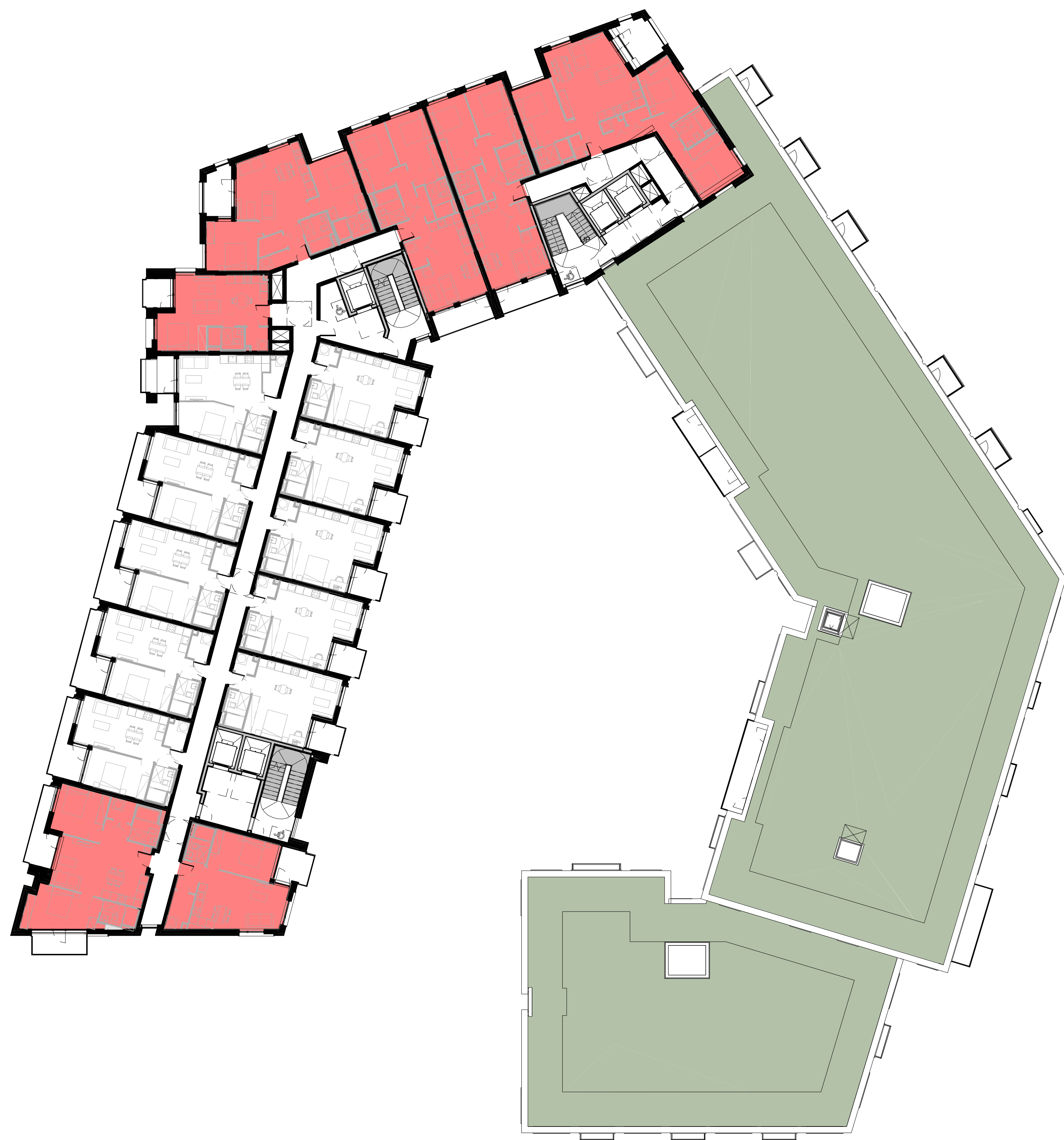




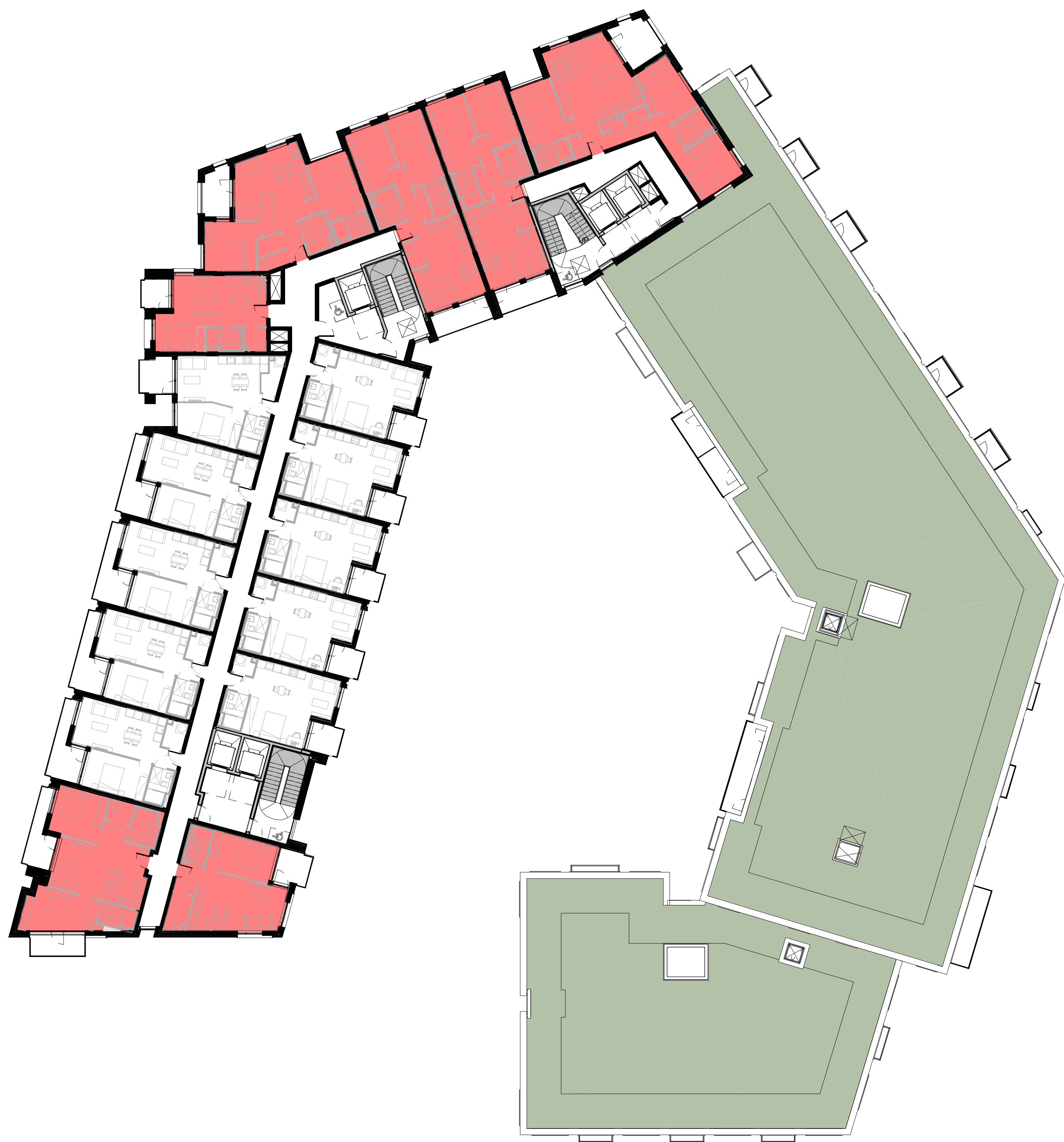


Dual Aspect Legend

Dual Aspect



1 BLOCK D2 - UNIT ASPECT - LEVEL 06  
1 : 200



2 BLOCK D2 - UNIT ASPECT - LEVEL 07  
1 : 200

P1	Nov 2020	Issued for Pre Application consultation	BG	BF
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

CWTC M&H Family (CAV) acting on behalf of its sub-fund DBTR DRI Fund

PROJECT NAME

Holy Cross College SHD

LOCATION

Holy Cross College, Conliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9

DRAWING

BLOCK D2 - UNIT ASPECT PLANS

PROJECT NUMBER 950854 DATE Nov/20

SCALE @ A0: 1:200 DRAWNCHECKED: BG/BF

STATUS CODE: A1 DRAWING NUMBER: CLN-HJL-D2-ZZ-DR-A-1143 REVISION: P1

Henry J Lyons  
Architecture • Interiors  
+353 1 888 3333  
info@henryjlyons.com

51-54 Parnell Street  
Dublin D02 X466



O'Donnell+Tuomey

mculloughmulvinarchitects

NMP  
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BM  
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OCSC  
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