

Sitewide Report

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

May 2021

# HOLY CROSS COLLEGE SHD



Prepared by

# CWTC Multi Family ICAV

acting on behalf of its sub-fund DBTR DR1 Fund

Design Team

## Henry J Lyons



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**SYSTRA**  O'Donnell+Tuomey



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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'Mahony 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).

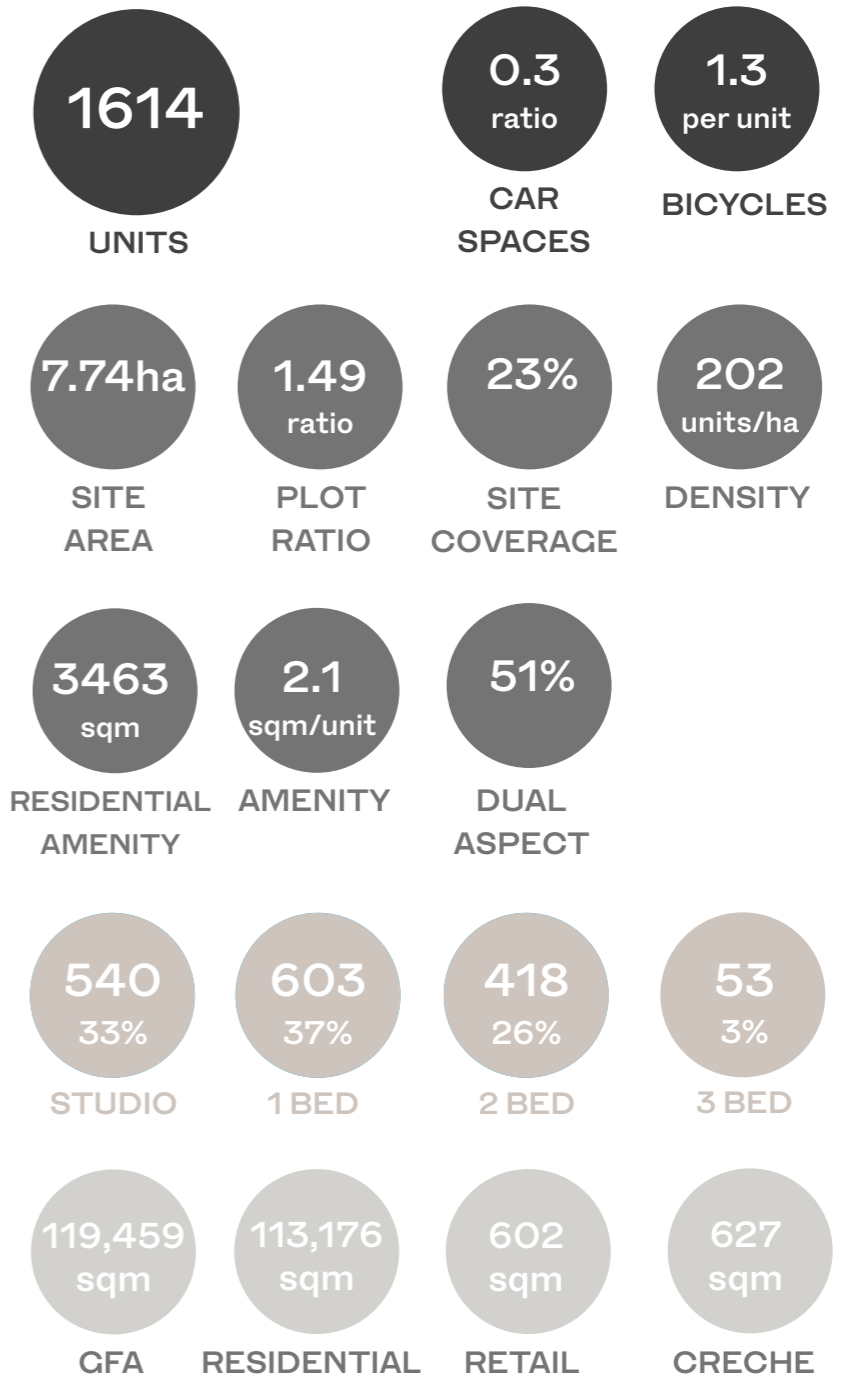
The residential buildings are arranged around a number of proposed public open spaces and routes throughout the site with extensive landscaping and tree planting proposed. Communal amenity spaces will be located adjacent to residential buildings and at roof level throughout the scheme. To facilitate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

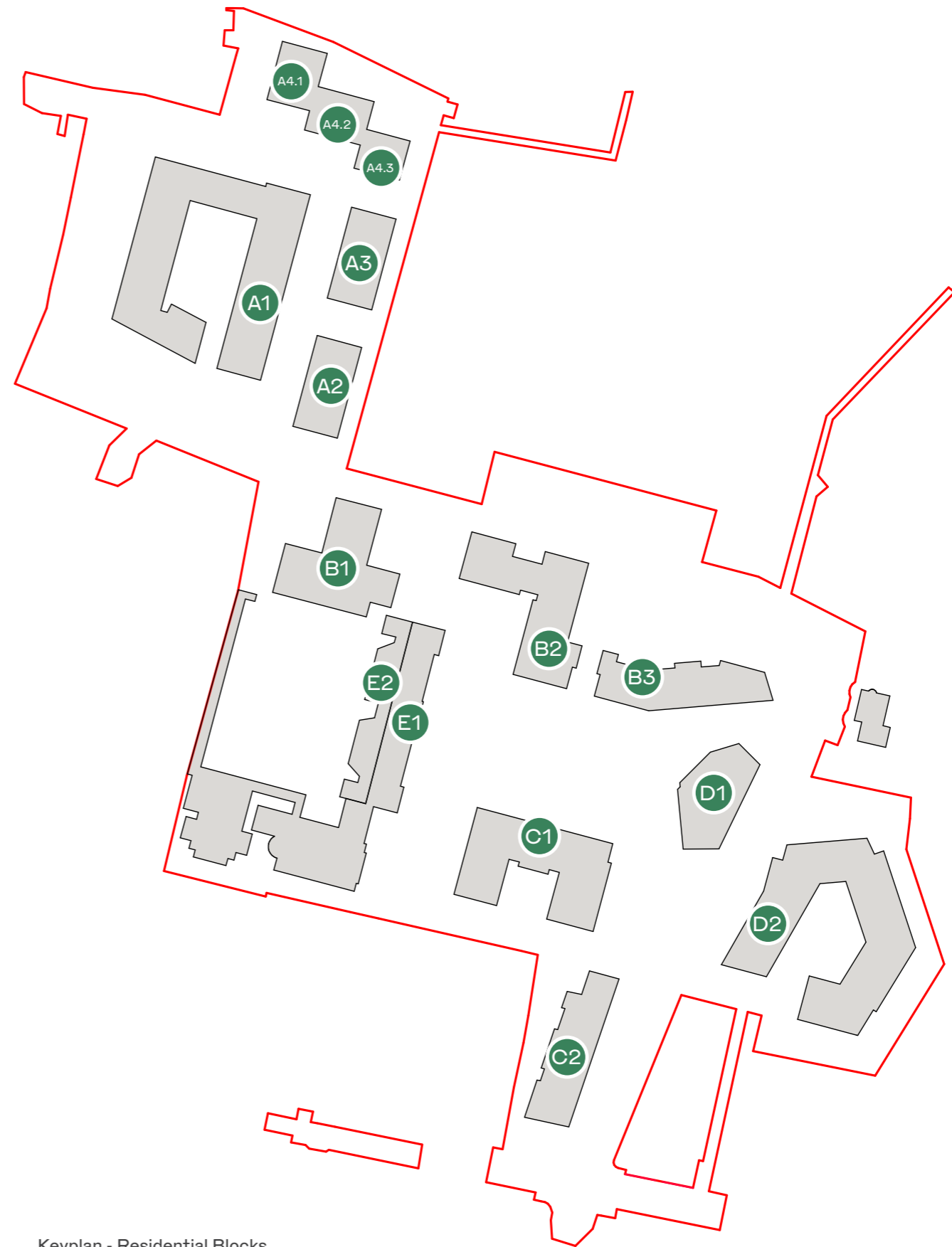
This report has been prepared by Henry J Lyons Architects under the appointment of the applicant CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR DR1 Fund.

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.

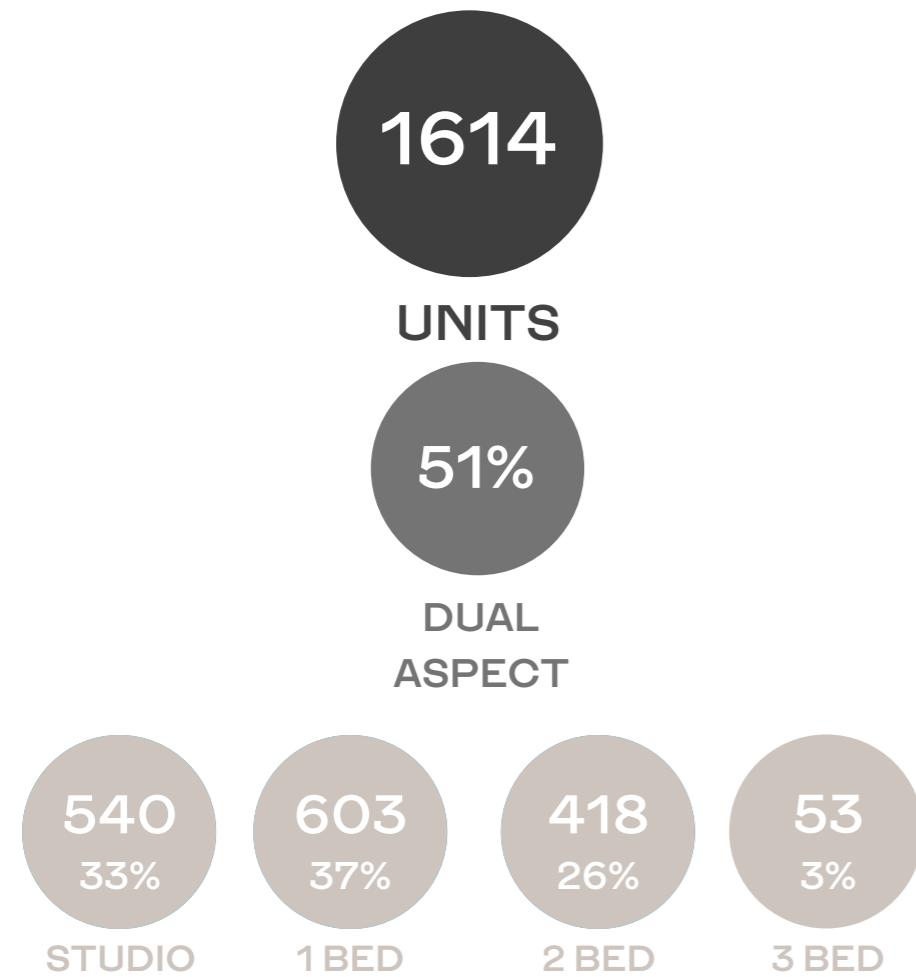
This report should be read as part of a schedule of design statements as set out in Section 1.0 above.

The adjacent diagram identifies the residential blocks that form the overall scheme for Clonliffe Lands.

- This report includes Dual Aspect Analysis of units from all blocks within the scheme. For a set of unit type and dual aspect drawings please refer to Appendices for each Architectural Design Report.



Keyplan - Residential Blocks





## 1.3 INTRODUCTION

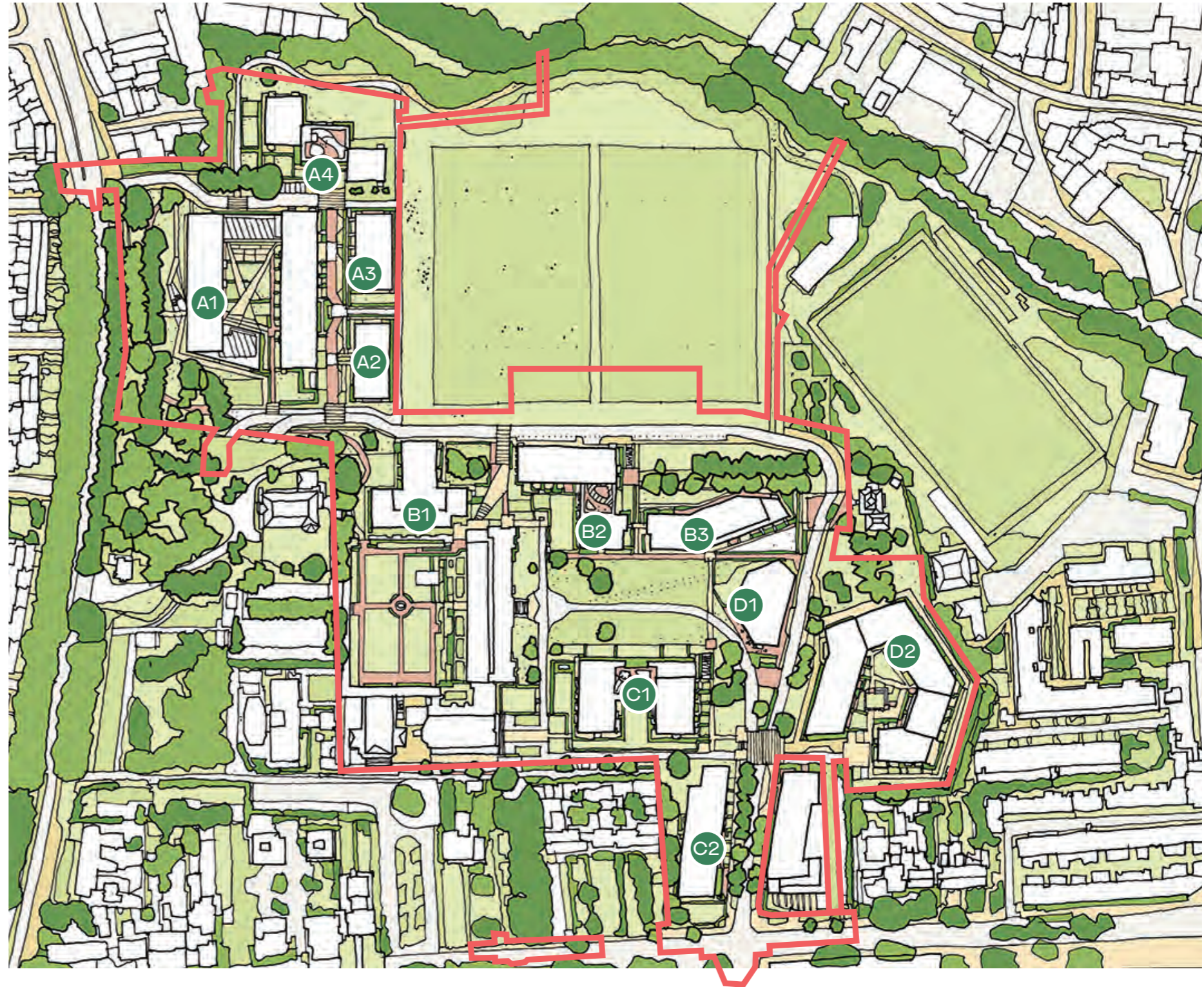
This document presents twelve residential blocks which form an overall proposal for the provision of a high quality Build-to-Rent Scheme consisting of **1614** residential units arranged as studio, one bed, two bed apartments together with three bed units . The development has been designed to comply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

### Dual Aspect Design Framework

A set of basic design principles have been implemented across the proposed residential blocks to ensure a high degree of compliant dual aspect units are delivered resulting in a scheme of exemplary residential quality. These design parameters are as follows;

- Windows creating a dual aspect shall be a minimum of 1.2m wide x 2.4m high (2.88sq.m)
- Recessed facades less than 7.5m between opposing facades shall not have opposing windows
- Where facade setbacks are used to create a secondary aspect, the setback shall be a minimum of 3m back from the primary building line.
- Dual Aspect apartments should demonstrate improved quality of residential amenity above that of a single aspect apartment through ADF analysis accompanied with this report. A select number of units were analysed to exemplify this.
- Dual Aspect Approach shall be delivered through multiple unit typologies
- Apartments benefit from cross ventilation



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

## 1.4 DUAL ASPECT DESIGN FRAMEWORK

The proposed dual aspect apartments have been assessed on the following basis in the subsequent sections.

### ASPECT & ORIENTATION

The aspects and orientations of each unit are identified according to the adjacent 16-wind compass rose. Each dual aspect unit benefits from at least two different aspects.

1

#### VIEW

Nearby and sweeping views provided by the dual aspects of the apartments are identified. The dual aspect units achieve additional views that exceed the number of views achieved from a single aspect unit.

2

#### RETURN DEPTH

The length of the return of the building facade that provides the apartment with an additional aspect.

3

#### WINDOW SIZE & AREA

Window size and area is noted to identify the size of the glazing that provides additional light and ventilation above that of a single aspect apartment.

4

#### ENHANCED ADF (AVERAGE DAYLIGHT FACTOR)

To verify that dual aspect units would benefit from increased daylight compared to single aspect units, Arup analysed the Average Daylight Factor of rooms within several apartment types included within this report. The ADF was analysed with and without the additional window that provides additional views, ventilation and daylight. The results, which show a marked increase in ADF, provide an evidence-based approach to the calculation of dual aspect apartments across the development.

5

#### CROSS VENTILATION

A note to indicate if the apartment benefits from cross ventilation.

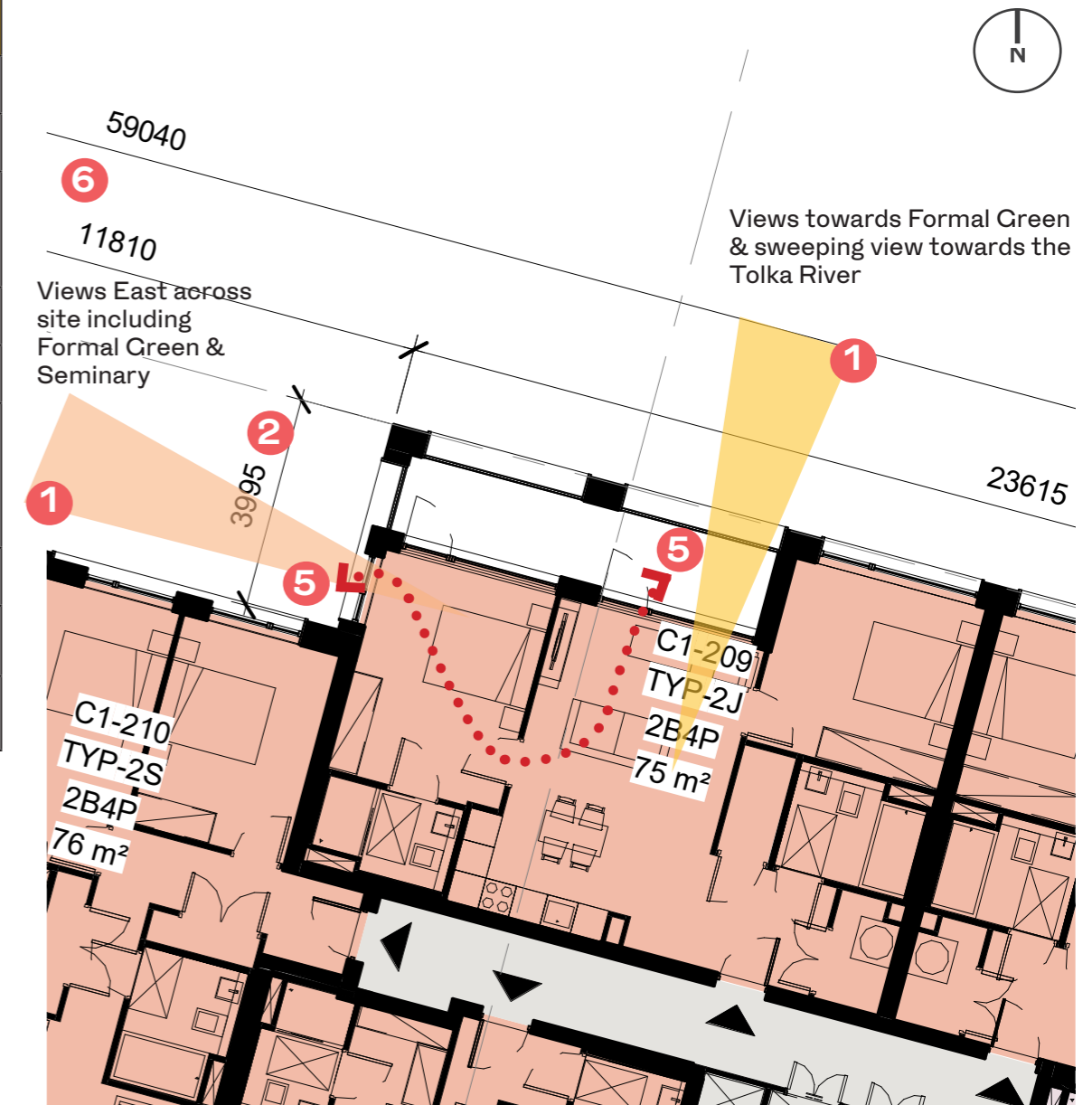
6

#### OPPOSING WINDOWS

The distance to an opposing window of another apartment if applicable.

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2J (2Bed)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North East
View	Seminary, Formal Green & Tolka River
Return Depth	3.995m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.31m - 3.2 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	11.8m

Table Illustrating the Parameters Achieved for Each Design Principle



Example Dual Aspect Unit Plan with Design Principles Identified

(1) Aspect 1  
 (2) Aspect 2

1.5 DUAL ASPECT - SITEWIDE SUMMARY

<b>279</b> UNITS	A1, A2, A3, A4 <i>OMP</i>
<b>387</b> UNITS	B1, B2, B3, C1, C2, D2 <i>HJL</i>
<b>24</b> UNITS	E2 *Existing Building Excluded from Calculations <i>MCM</i>
<b>99</b> UNITS	D1 <i>ODT</i>
<b>789</b>	
<b>51%</b>	
<b>DUAL ASPECT</b>	<b>RATIO</b>



Proposed Site Layout - Dual Aspect Units in Red





## A BLOCKS - OMP

## Block A1, A2, A3 & A4 - Dual Aspect Units

The A Blocks are located to the northern portion of the site, flanked by Drumcondra Road to the West and playing pitches to the East.

By the amalgamation of corner units in order to eliminate north facing apartments, as well as stepping the A2 & A3 blocks, has resulted in the number of Dual Aspect units within District 'A' increasing to 279 and a Dual Aspect Ratio of 49%. The 'A' Blocks now contribute to a site wide Dual Aspect Ratio of 50%.

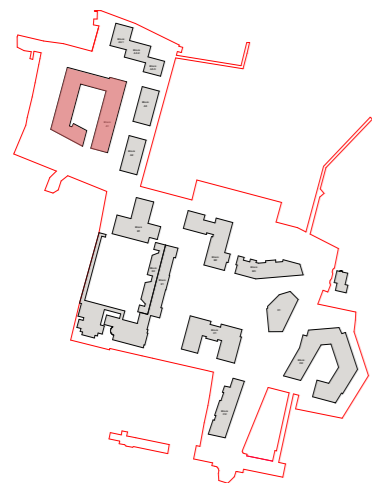
**279**  
UNITS  
**DUAL  
ASPECT**



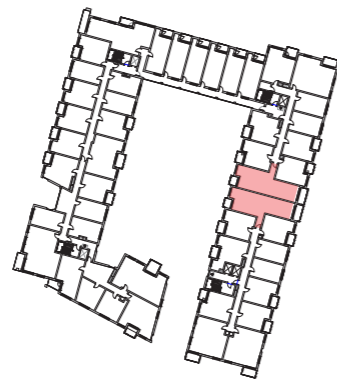
Plan - Typical Layout - Block A1, A2, A3 & A4 - Dual Aspect

# Dual Aspect Unit Analysis - Block A1

Design Principle	Parameters Achieved
Unit Type	OMP -Type A2F1 (2 Bed)
Aspect	East & West
Orientation (1) Aspect 1 (2) Aspect 2	(1) East (2) West
View	Unobstructed open view over Homezone and Courtyard Amenity
Return Depth	N/A (Through Units)
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.5msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	Space Separation <18m



Plan - Site Keyplan

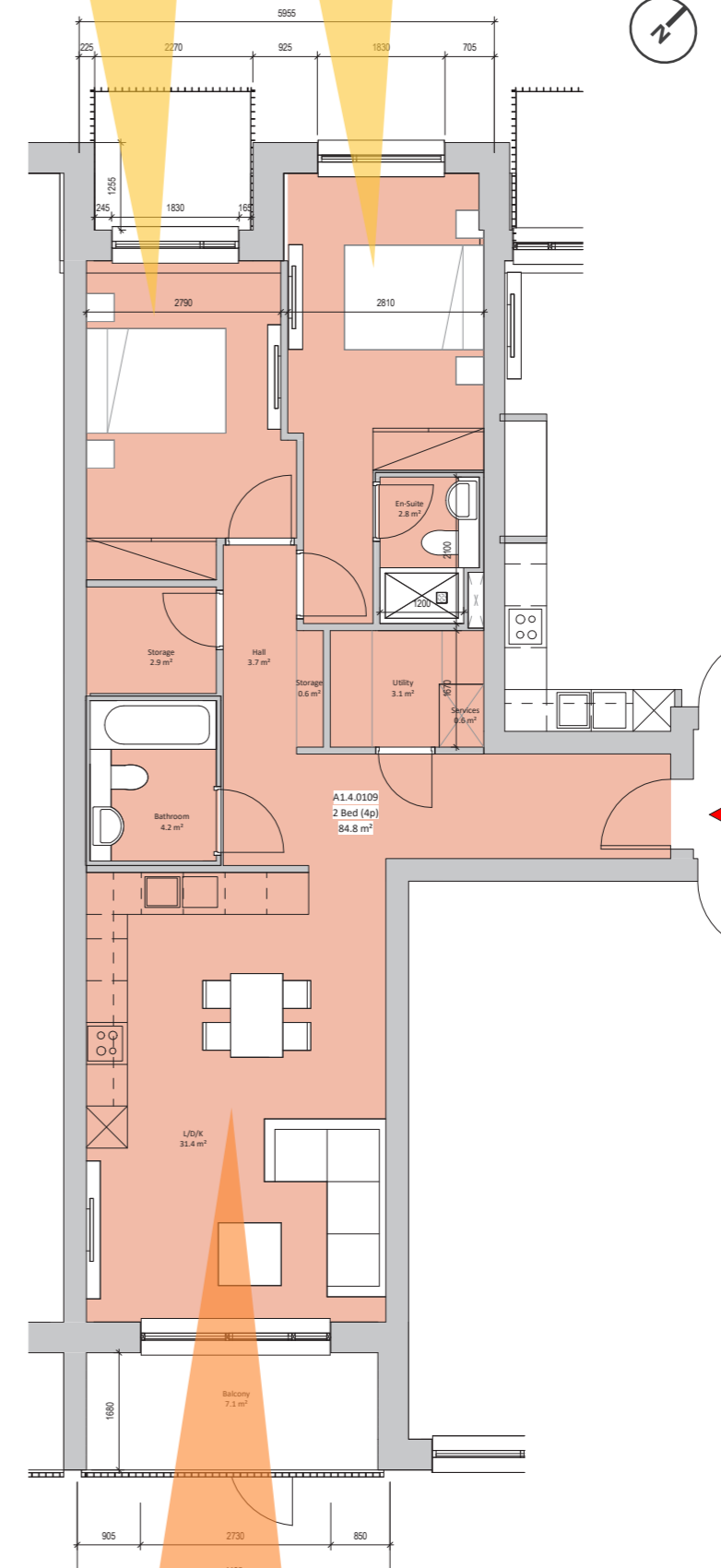


Plan - Block A1 Keyplan



View to West  
View over Courtyard

View to West  
View over Courtyard



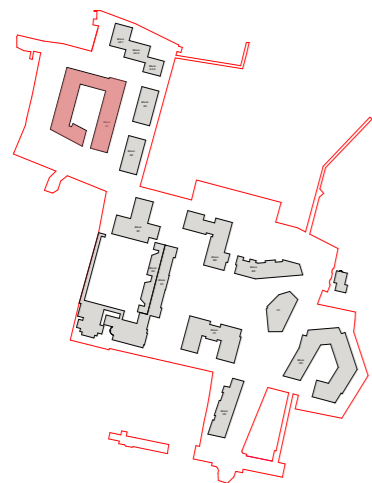
Apartment Type A2F1

View to East  
View over Homezone

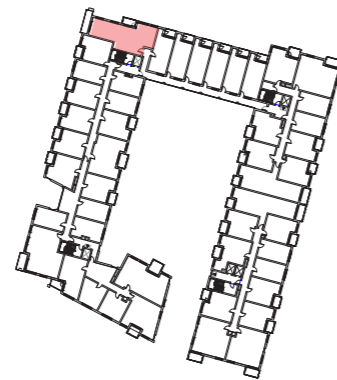
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block A1

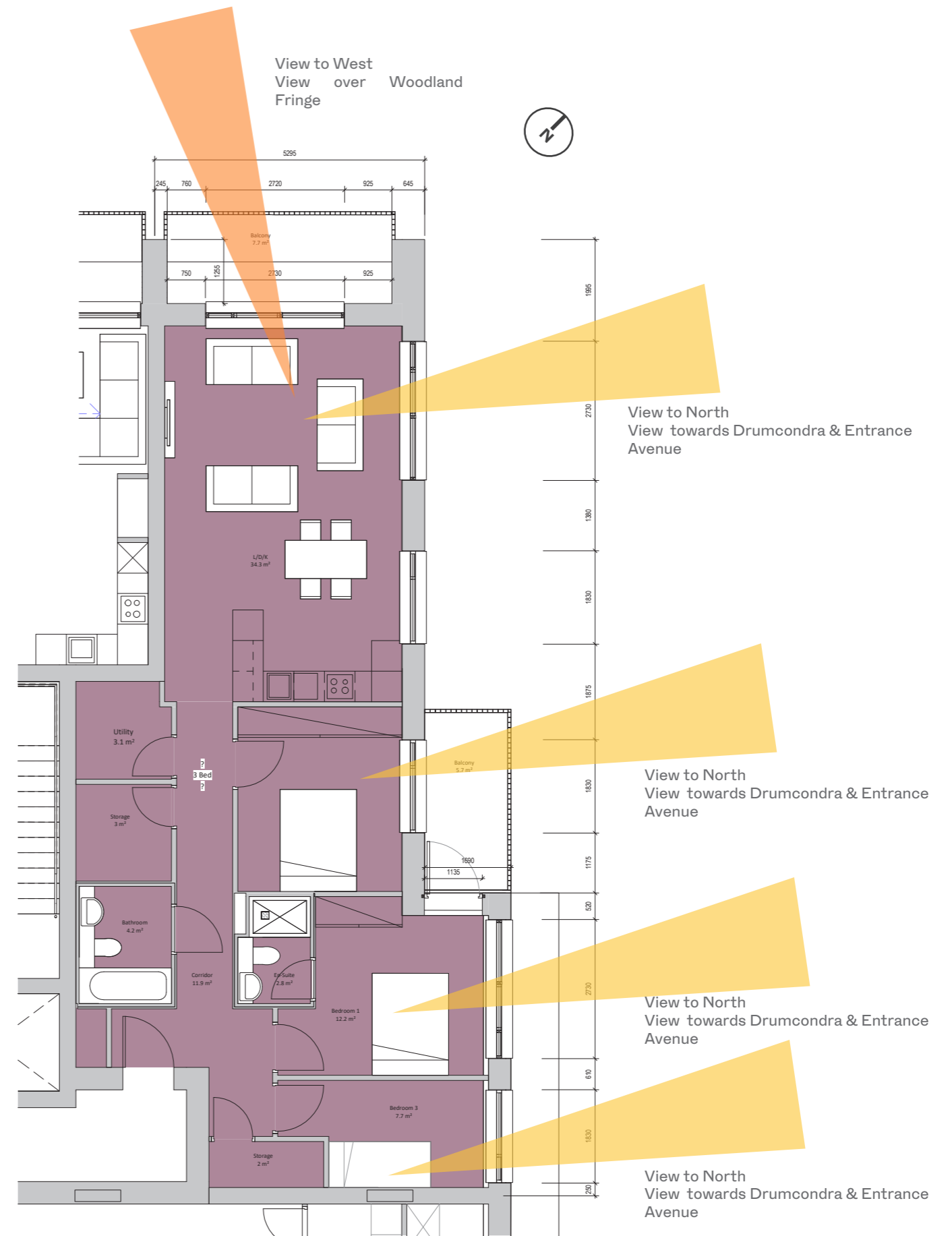
Design Principle	Parameters Achieved
Unit Type	OMP - Type A3B (3 Bed)
Aspect	West & Northwest
Orientation (1) Aspect 1 (2) Aspect 2	(1) West (2) Northwest
View	Unobstructed open view over Woodland Fringe and Parkland Amenity
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.5msq.) (2) 2.7m x 2.4m (6.5msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	None



Plan - Site Keyplan



Plan - Block A1 Keyplan



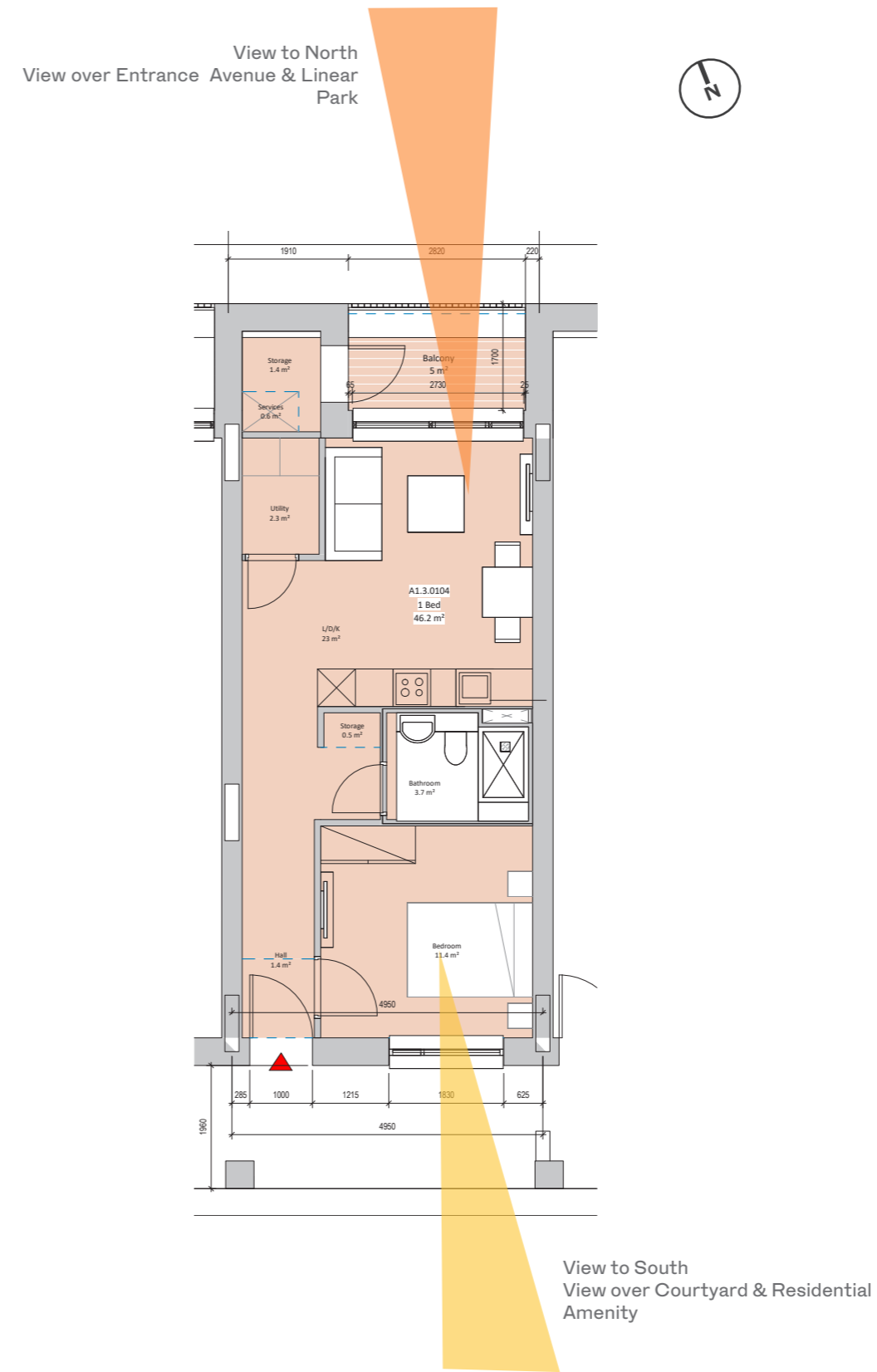
- (1) Aspect 1
- (2) Aspect 2

Apartment Type A3B



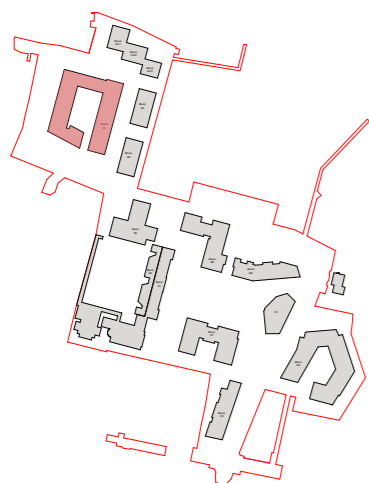
# Dual Aspect Unit Analysis - Block A1

Design Principle	Parameters Achieved
Unit Type	OMP -Type A1B (1 Bed)
Aspect	North & South
Orientation (1) Aspect 1 (2) Aspect 2	(1) North (2) South
View	Unobstructed open view over Linear Park, Entrance Avenue & Courtyard Amenity
Return Depth	N/A (Through Units)
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.5msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	< 25m to South

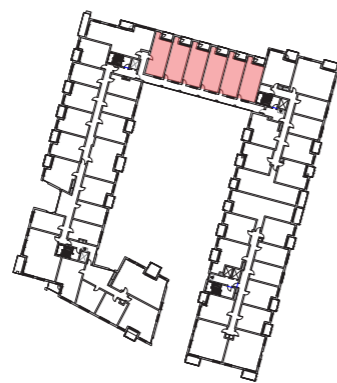


Apartment Type A1B

- (1) Aspect 1
- (2) Aspect 2



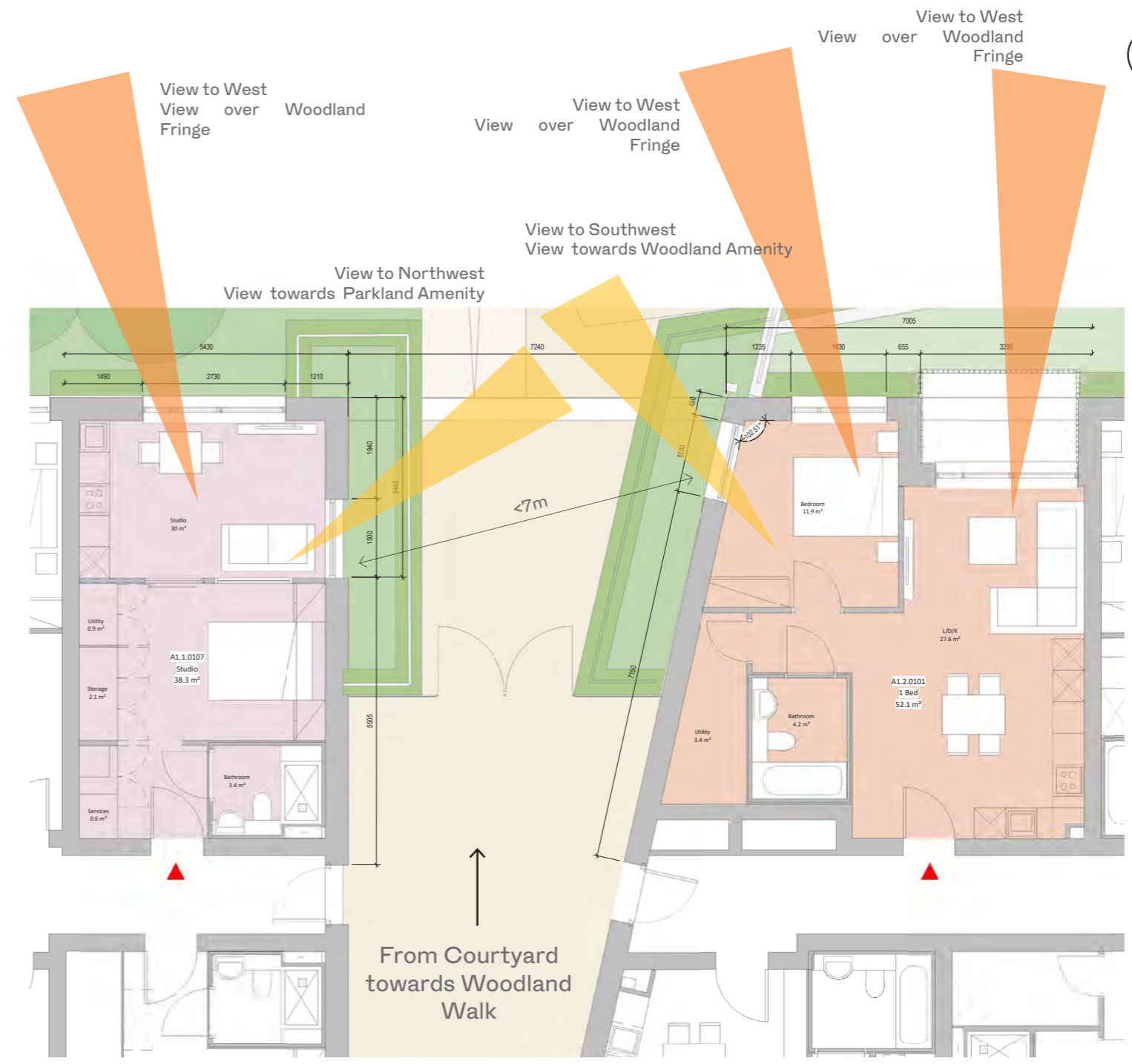
Plan - Site Keyplan



Plan - Block A1 Keyplan

# Dual Aspect Unit Analysis - Block A1

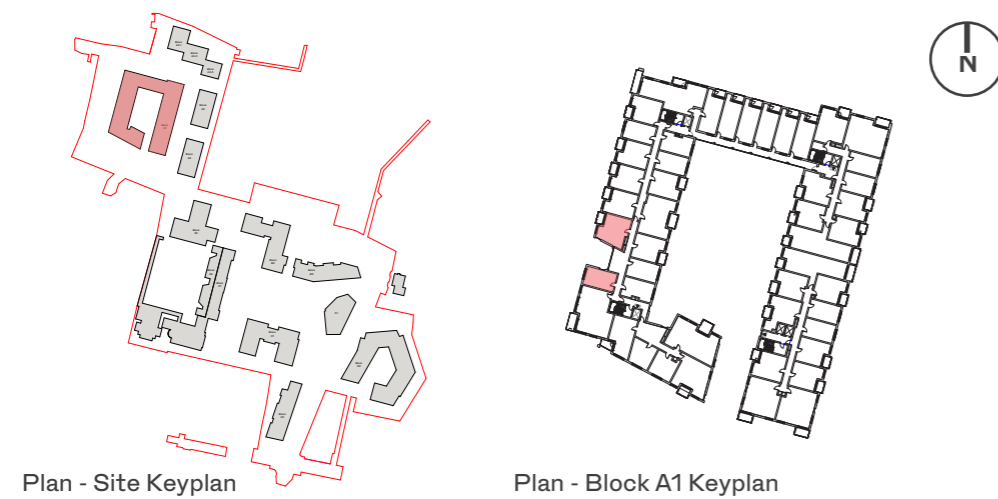
Design Principle	Parameters Achieved
Unit Type	OMP - Type A0A (Studio) OMP - Type A1A6 (1 Bed)
Aspect	West, Northwest & Southwest
Orientation (1) Aspect 1 (2) Aspect 2	(1) West (2) Northwest & Southwest
View	Unobstructed open view over Woodland Fringe and Parkland Amenity
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.5msq.) (2) 1.8m x 2.4m (4.3msq.) (3) 1.5m x 2.4m (3.6msq.)
Enhanced ADF	Values with secondary window: Living room 5.2% (Studio) Bedroom 4.4% (1 Bed) Values without secondary window: Living room 5.1% (Studio) Living room 3.6% (1 Bed)
Cross Ventilation	(Y)
Opposing windows	Staggered Openings @ 7m separation



Apartment Type A0A

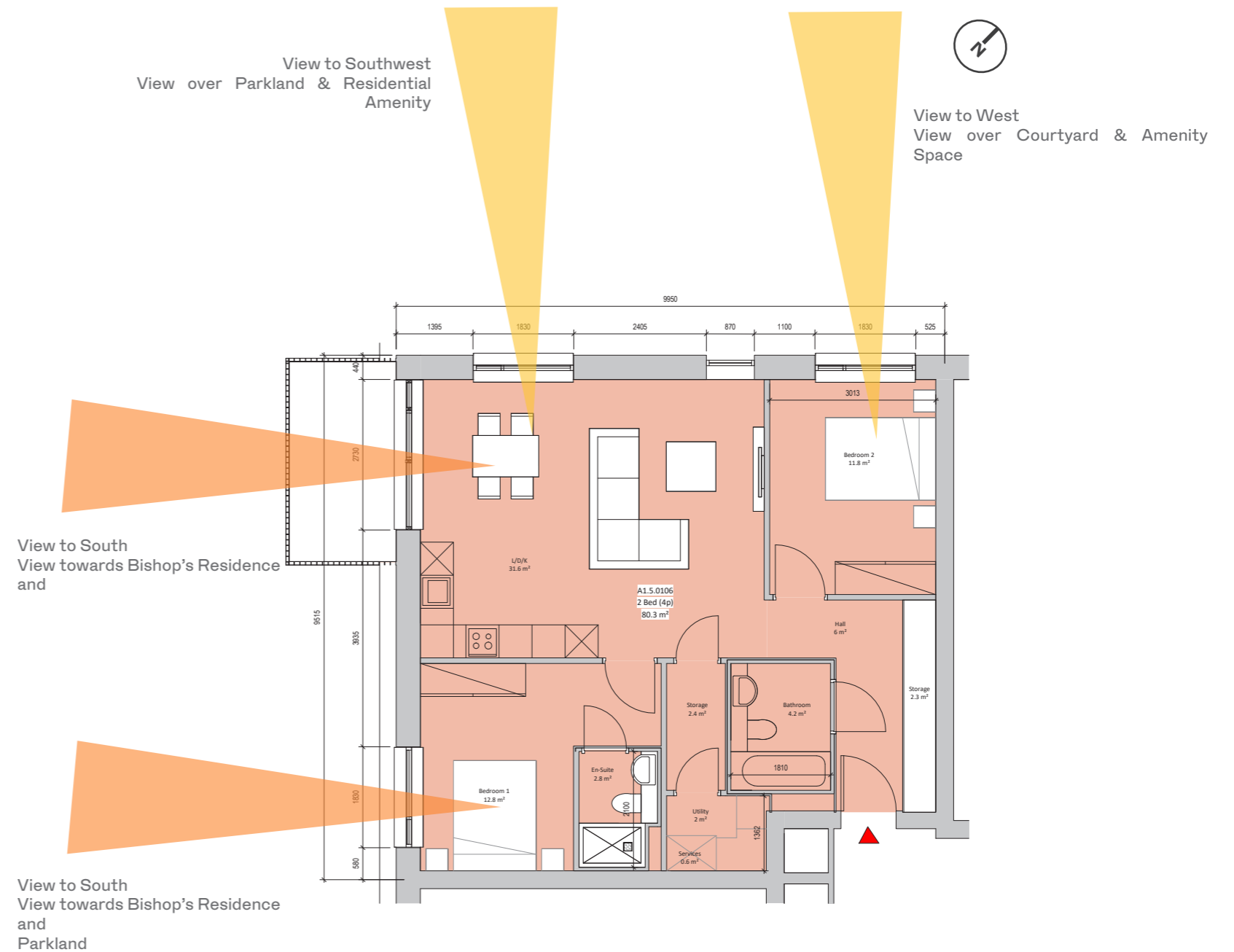
Apartment Type A1A6

- (1) Aspect 1
- (2) Aspect 2



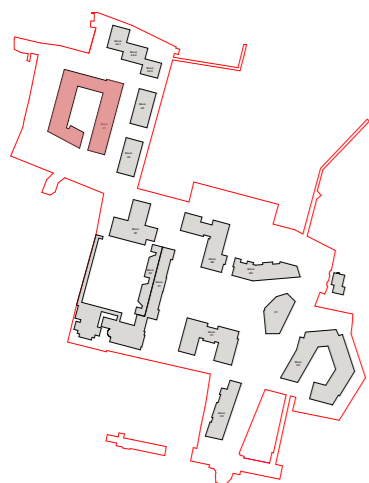
# Dual Aspect Unit Analysis - Block A1

Design Principle	Parameters Achieved
Unit Type	OMP -Type A2D (2 Bed)
Aspect	South & West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South (2) West
View	Unobstructed open view South over Parkland Amenity, Secondary Views into Courtyard
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.5msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	Staggered Openings @ < 9.3m separation

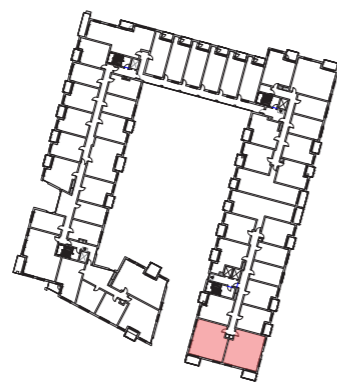


Apartment Type A2D

- (1) Aspect 1
- (2) Aspect 2



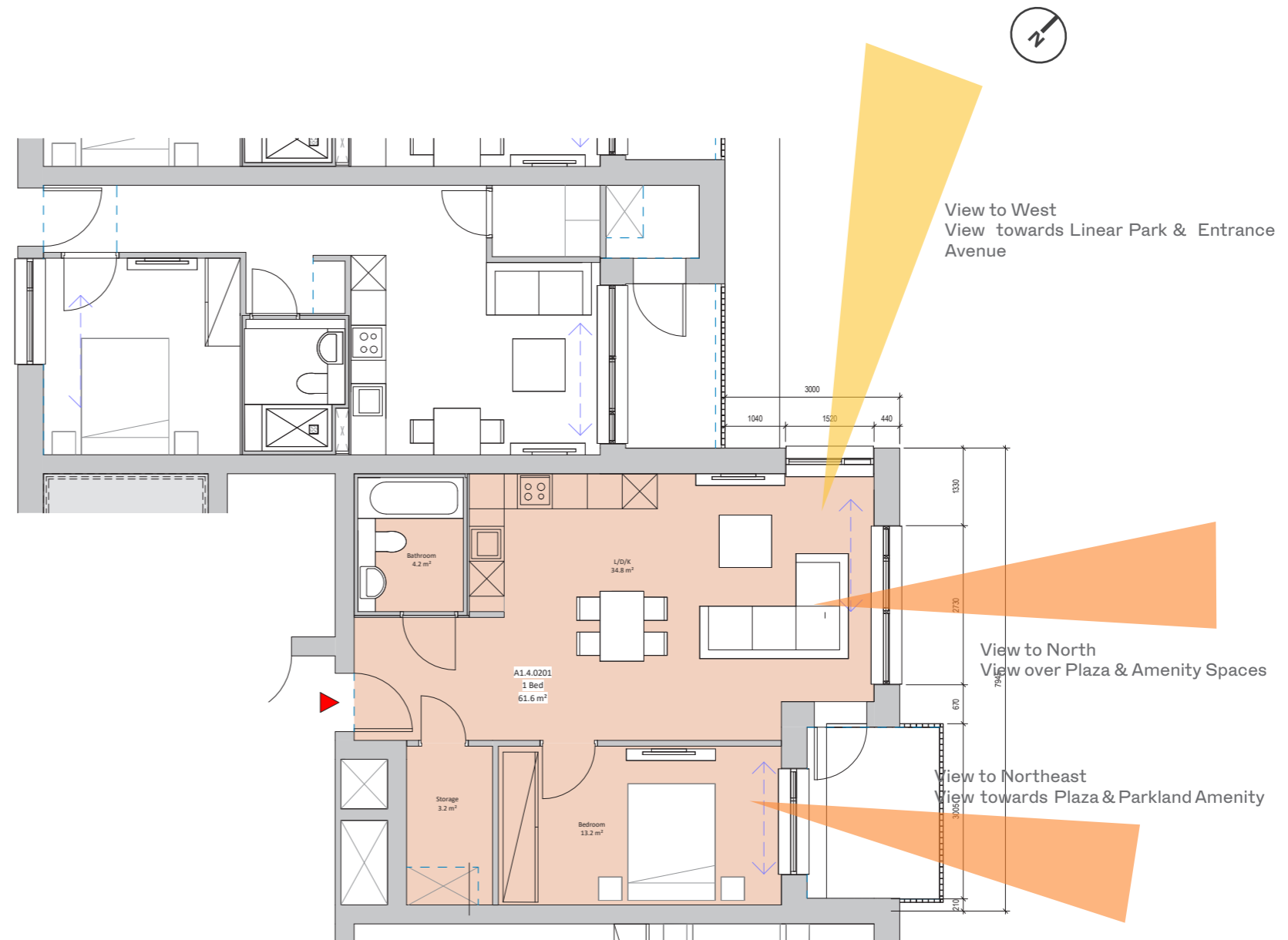
Plan - Site Keyplan



Plan - Block A1 Keyplan

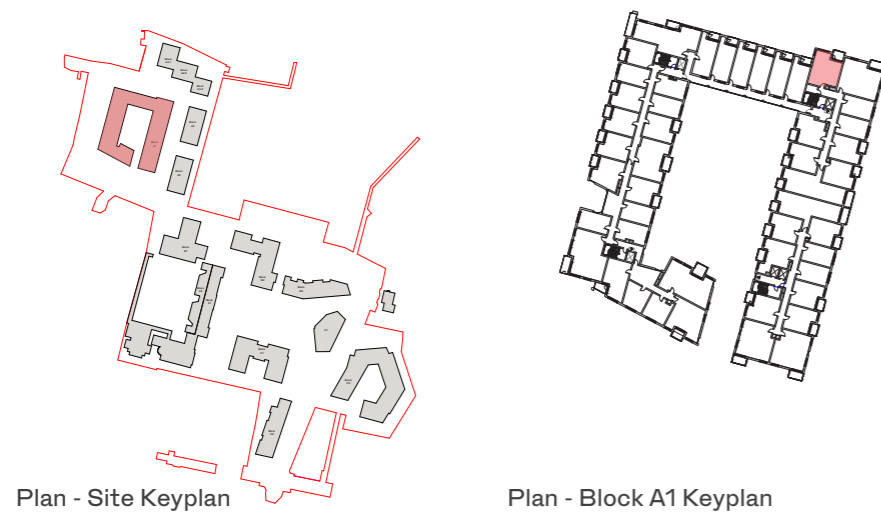
# Dual Aspect Unit Analysis - Block A1

Design Principle	Parameters Achieved
Unit Type	OMP - Type A1C (1 Bed)
Aspect	North & West
Orientation (1) Aspect 1 (2) Aspect 2	(1) North (2) West
View	Unobstructed open view over Plaza and Parkland Amenity
Return Depth	3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.5msq.) (2) 1.5m x 2.4m (3.6msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	Separation Distance <24m



Apartment Type A1C

- (1) Aspect 1
- (2) Aspect 2



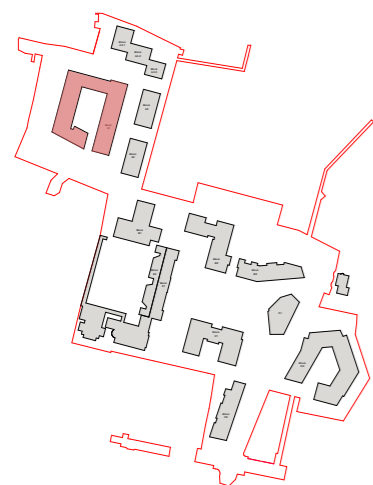
# Dual Aspect Unit Analysis - Block A1

Design Principle	Parameters Achieved
Unit Type	OMP - Type A3A3 (3 Bed)
Aspect	West & South
Orientation (1) Aspect 1 (2) Aspect 2	(1) West (2) South
View	Unobstructed open view across Parkland Amenity & Woodland Fringe
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.48msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	No Opposing Windows

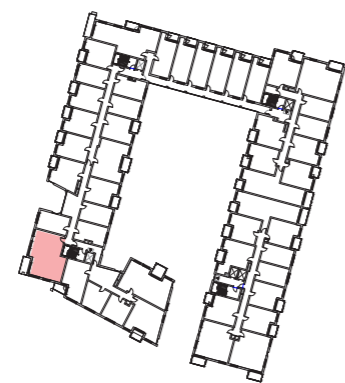


Apartment Type A3A3

- (1) Aspect 1
- (2) Aspect 2



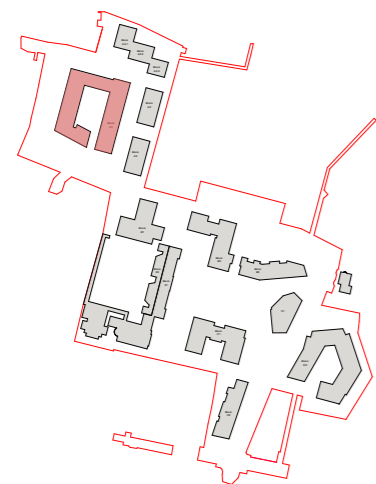
Plan - Site Keyplan



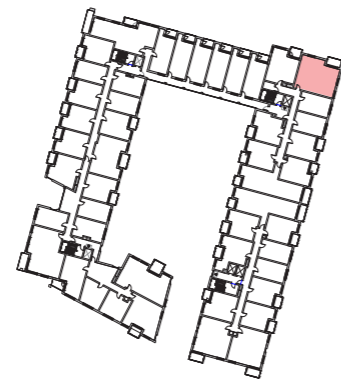
Plan - Block A1 Keyplan

# Dual Aspect Unit Analysis - Block A1

Design Principle	Parameters Achieved
Unit Type	OMP - Type A2H1 (2 Bed)
Aspect	North & East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North (2) East
View	Unobstructed open view over Plaza and Parkland Amenity
Return Depth	3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.5msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	Separation Distance <18m



Plan - Site Keyplan



Plan - Block A1 Keyplan

Apartment Type A2H1

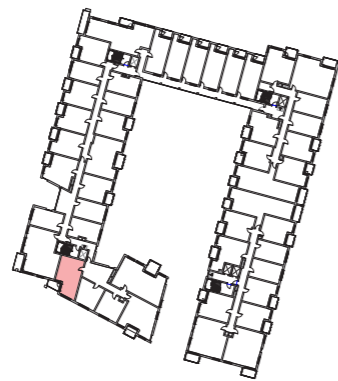
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block A1

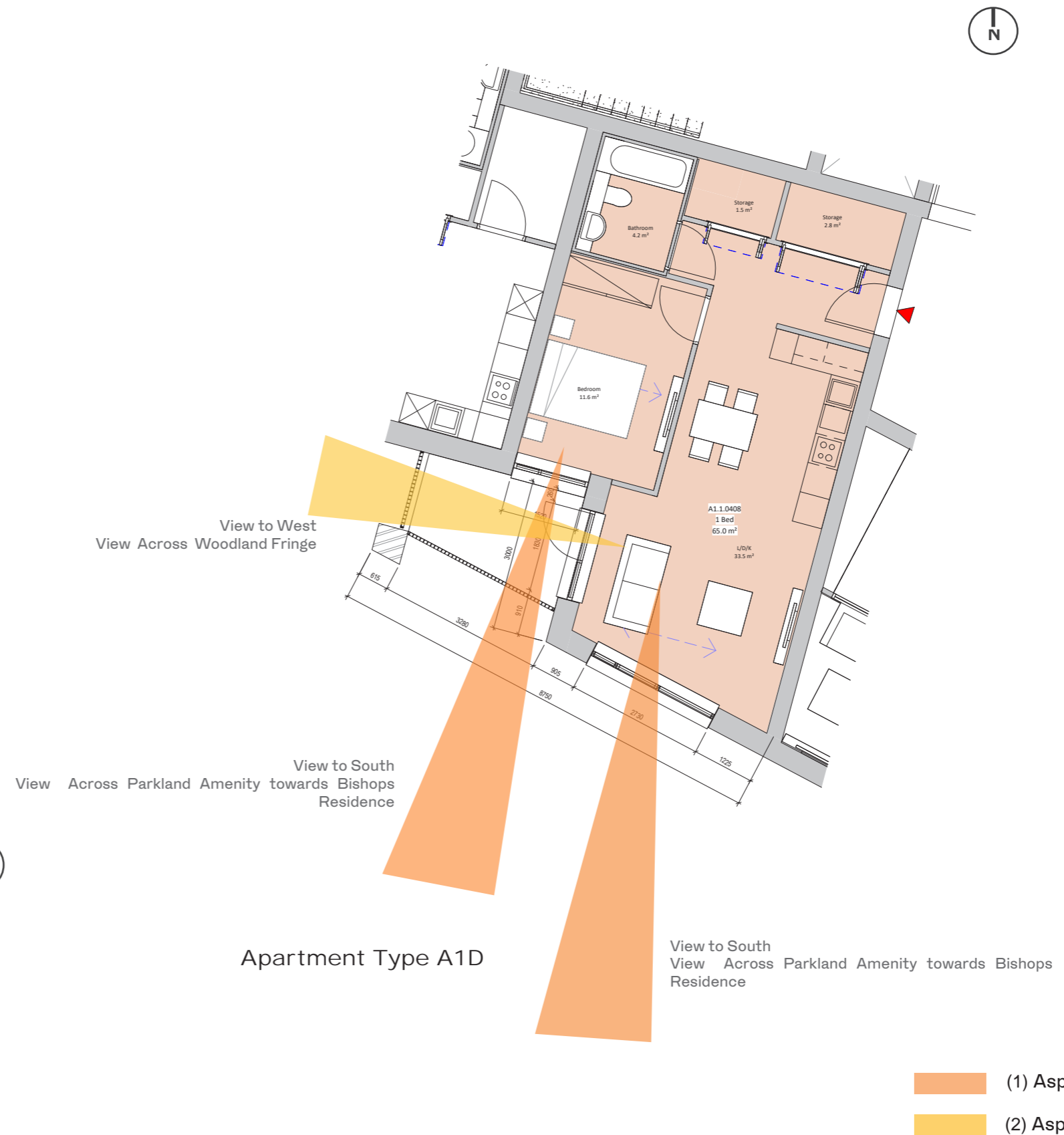
Design Principle	Parameters Achieved
Unit Type	OMP - Type A1D (1 Bed)
Aspect	South & West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South (2) West
View	Unobstructed open view over Parkland Amenity towards Bishops Residence
Return Depth	3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.48msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	No Opposing Windows



Plan - Site Keyplan



Plan - Block A1 Keyplan

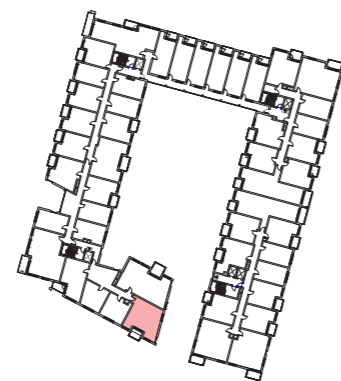


# Dual Aspect Unit Analysis - Block A1

Design Principle	Parameters Achieved
Unit Type	OMP -Type A2M (2 Bed)
Aspect	South & East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South (2) East
View	Unobstructed open view over Parkland Amenity towards Bishops Residence
Return Depth	N/A (Through Units)
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.48msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	Separation Distance <9.5m



Plan - Site Keyplan



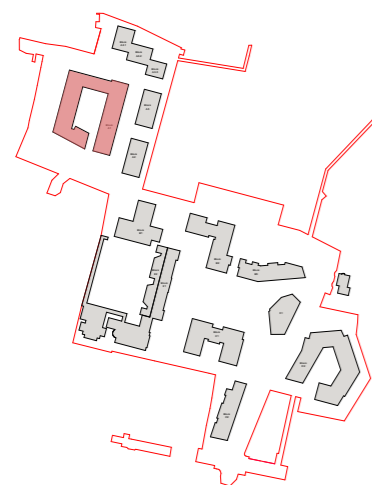
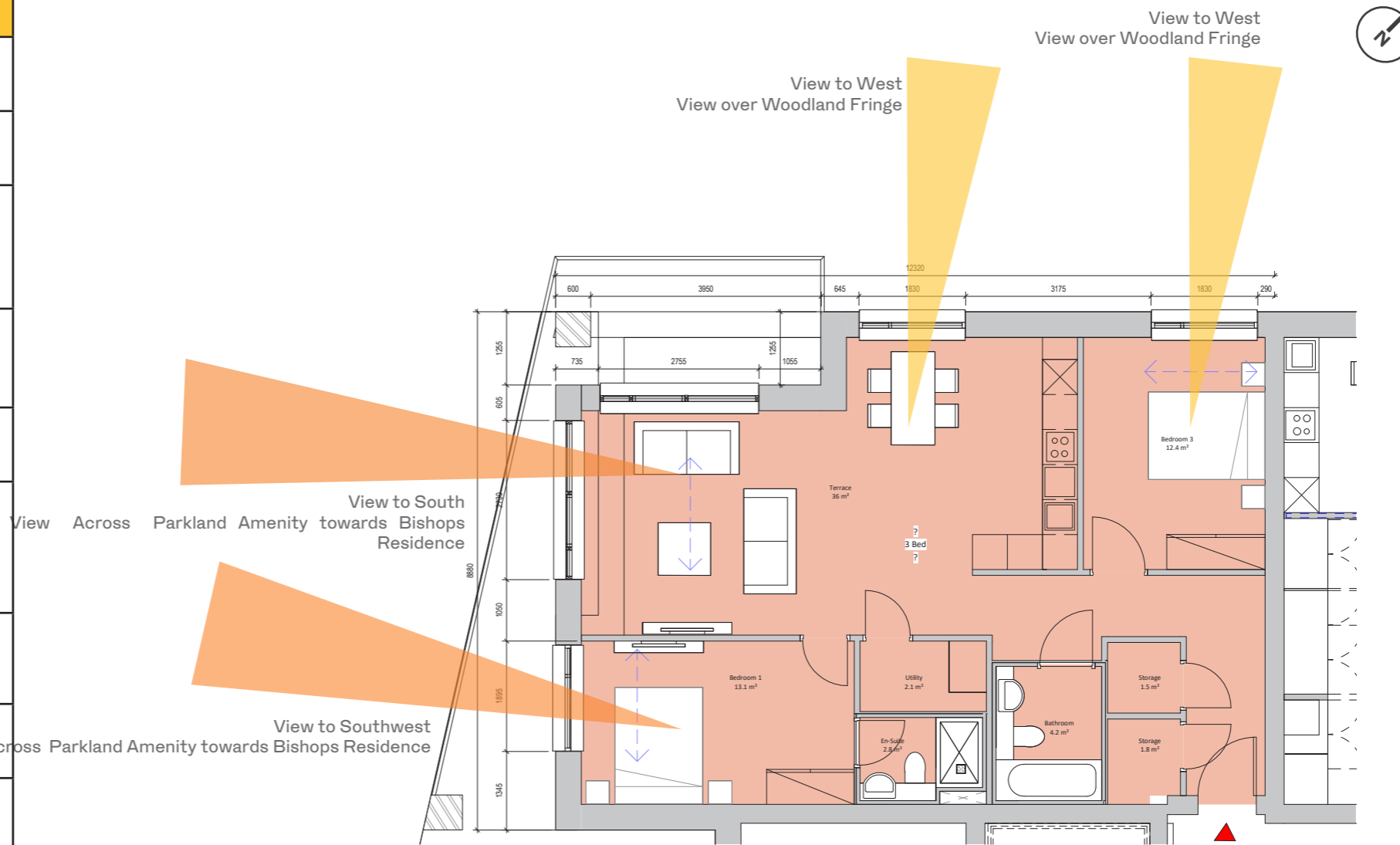
Plan - Block A1 Keyplan



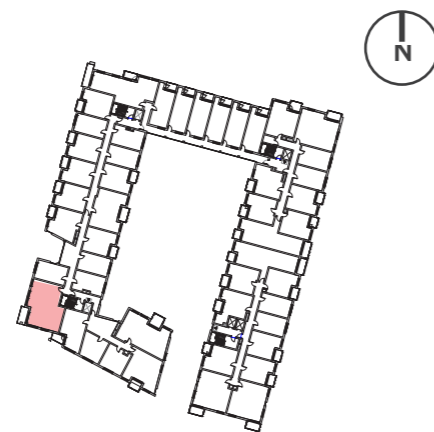


# Dual Aspect Unit Analysis - Block A1

Design Principle	Parameters Achieved
Unit Type	OMP - Type A2N (2 Bed)
Aspect	South & West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South (2) West
View	Unobstructed open view Parkland Amenity & Woodland Fringe
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.48msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	No Opposing Windows



Plan - Site Keyplan



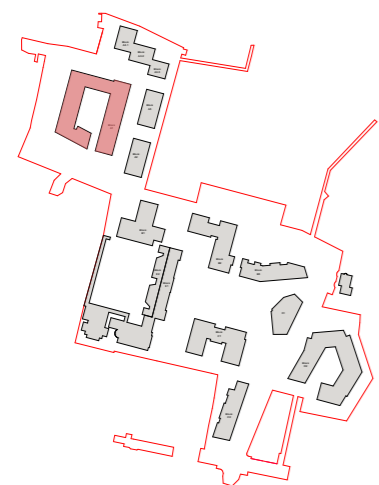
Plan - Block A1 Keyplan

Apartment Type A2N

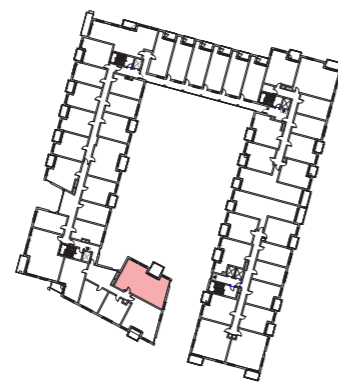
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block A1

Design Principle	Parameters Achieved
Unit Type	OMP -Type A3E (3 Bed)
Aspect	Northwest & East
Orientation (1) Aspect 1 (2) Aspect 2	(1) Northwest (2) East
View	Unobstructed open view over Parkland Amenity towards Bishops Residence
Return Depth	N/A (Through Units)
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.48msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	Separation Distance <9.5m



Plan - Site Keyplan



Plan - Block A1 Keyplan



Apartment Type A3E

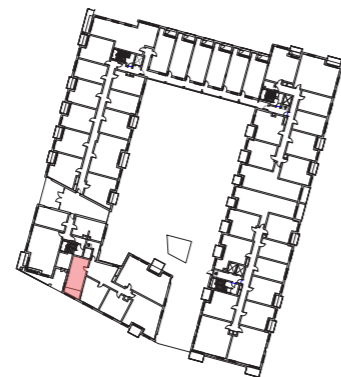
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block A1

Design Principle	Parameters Achieved
Unit Type	OMP - Type AOA7 (studio)
Aspect	South & West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South (2) West
View	Unobstructed open view over Parkland Amenity towards Bishops Residence
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.48msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	No Opposing Windows



Plan - Site Keyplan

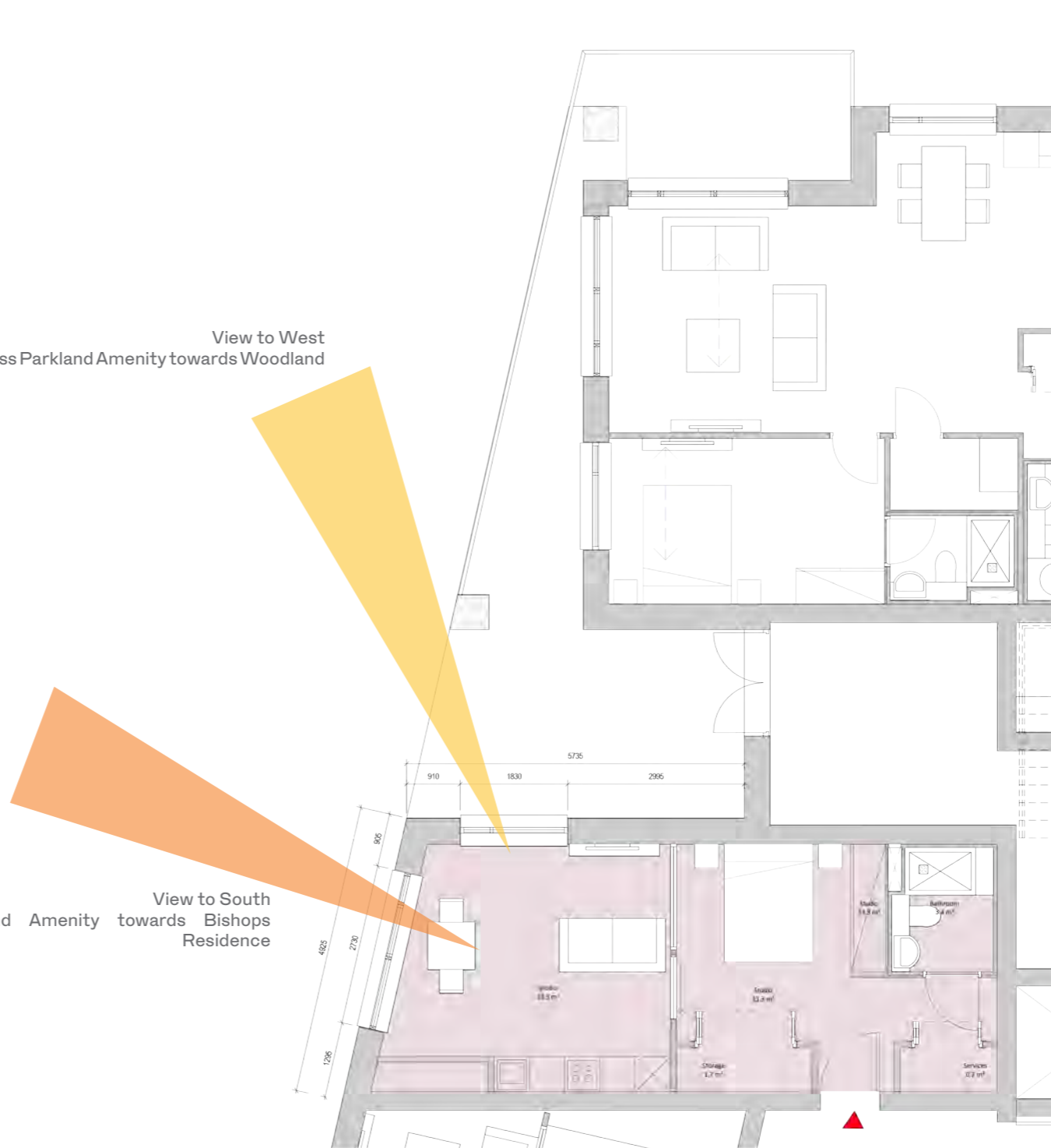


Plan - Block A1 Keyplan



View to West  
View Across Parkland Amenity towards Woodland

View to South  
Parkland Amenity towards Bishops Residence



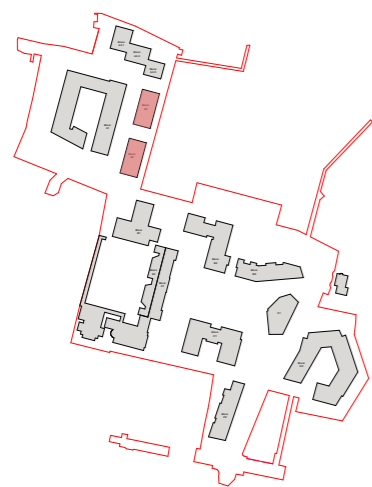
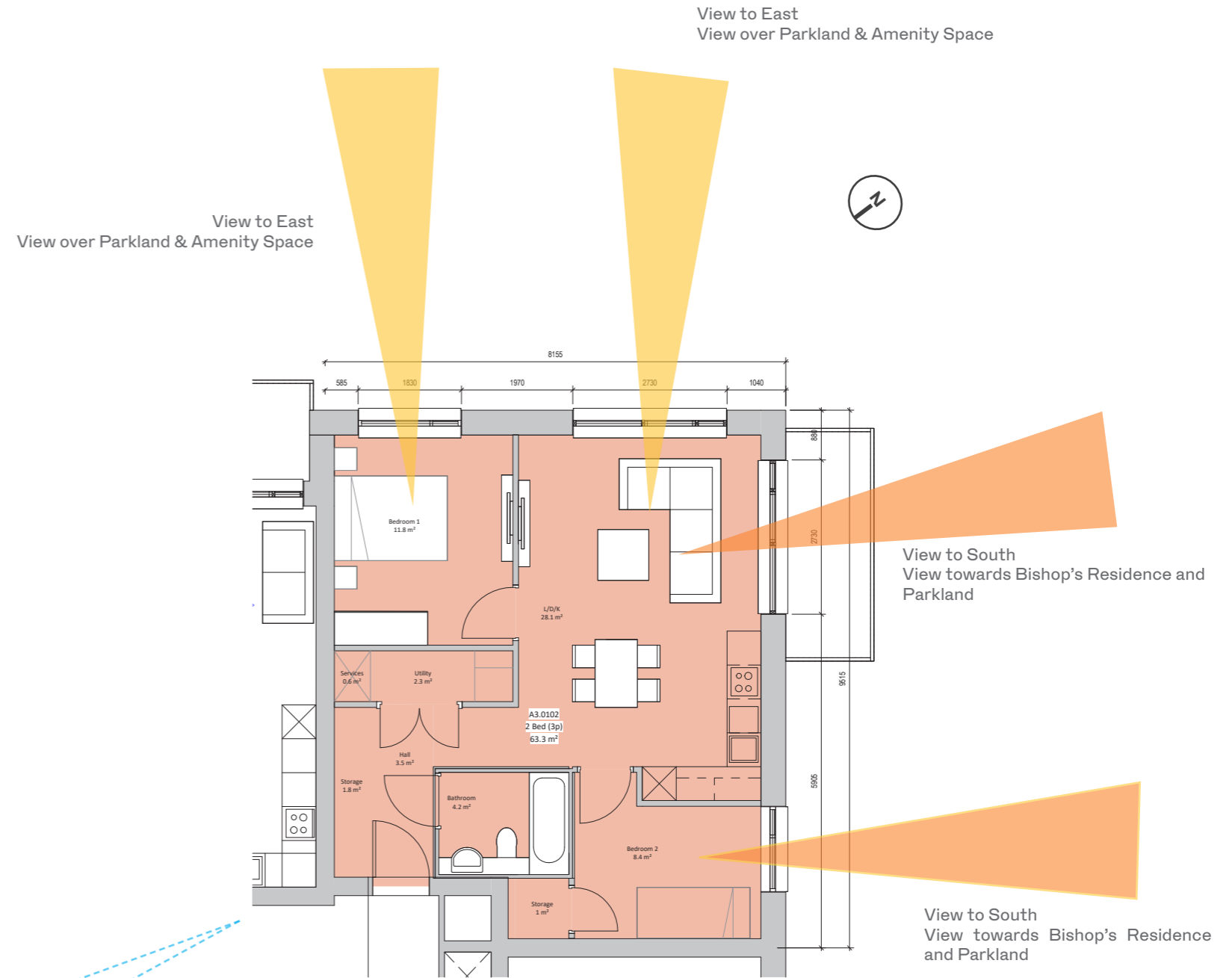
Apartment Type AOA7

- (1) Aspect 1
- (2) Aspect 2

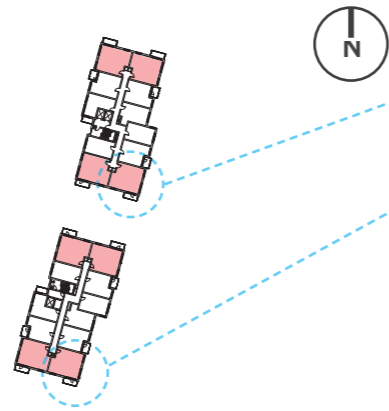


# Dual Aspect Unit Analysis - Block A2 & A3

Design Principle	Parameters Achieved
Unit Type	OMP -Type A2A (2 Bed)
Aspect	South & East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South (2) East
View	Unobstructed open view over Parkland amenity & Homezone
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.5msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	Separation Distance <18m



Plan - Site Keyplan

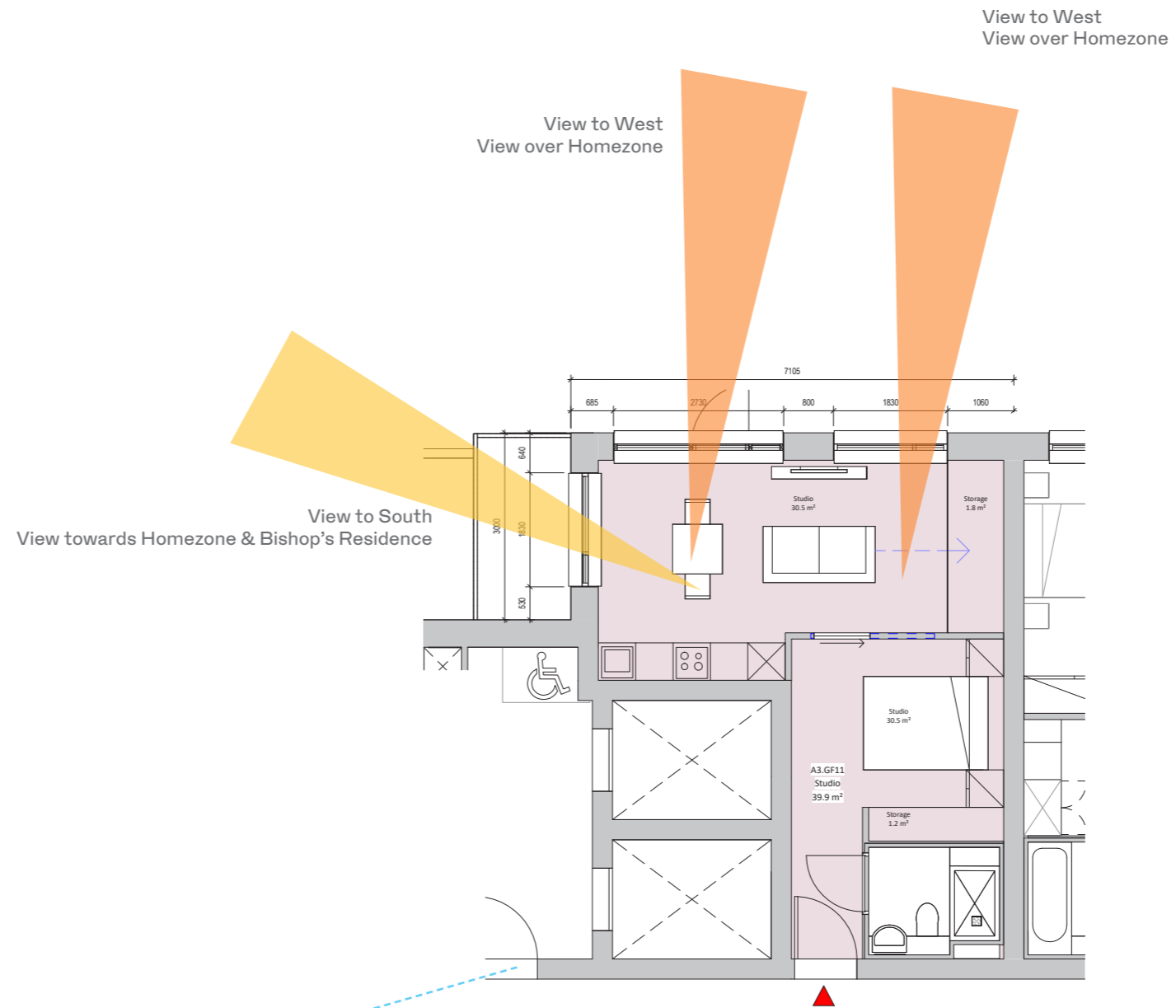


Plan - Block A2 & A3 Keyplan

- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block A2 & A3

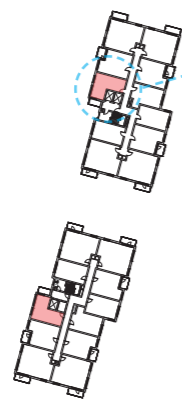
Design Principle	Parameters Achieved
Unit Type	OMP -Type A0C (Studio)
Aspect	West & South
Orientation (1) Aspect 1 (2) Aspect 2	(1) West (2) South
View	Unobstructed open view over Homezone
Return Depth	3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.48msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	Separation Distance <18m



Apartment Type A0C



Plan - Site Keyplan

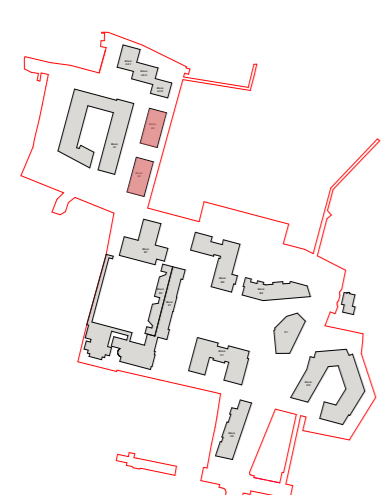
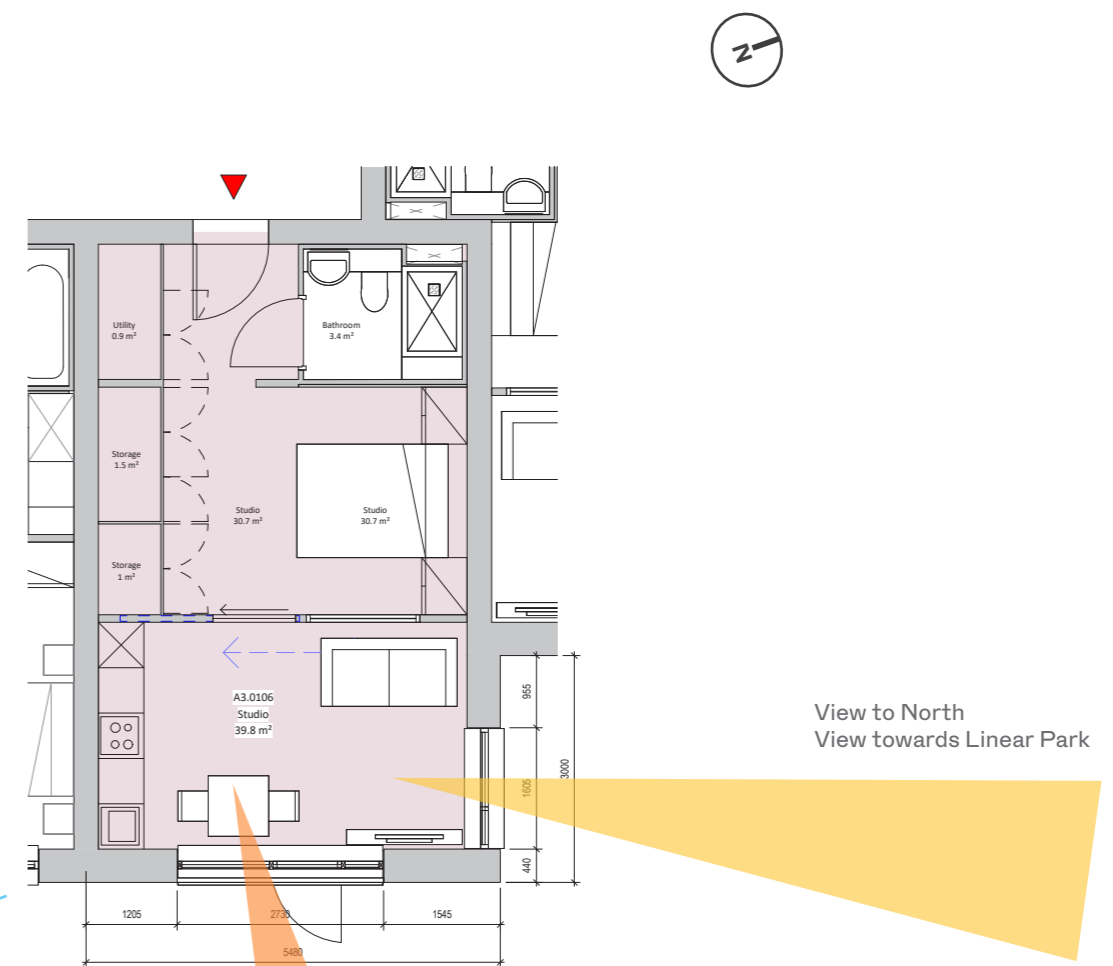


Plan - Block A2 & A3 Keyplan

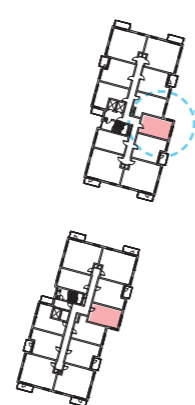
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block A2 & A3

Design Principle	Parameters Achieved
Unit Type	OMP -Type AOA1 (Studio)
Aspect	East & North
Orientation (1) Aspect 1 (2) Aspect 2	(1) East (2) North
View	Unobstructed open view over Recreational Amenity & Linear Park
Return Depth	3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.48msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	None



Plan - Site Keyplan



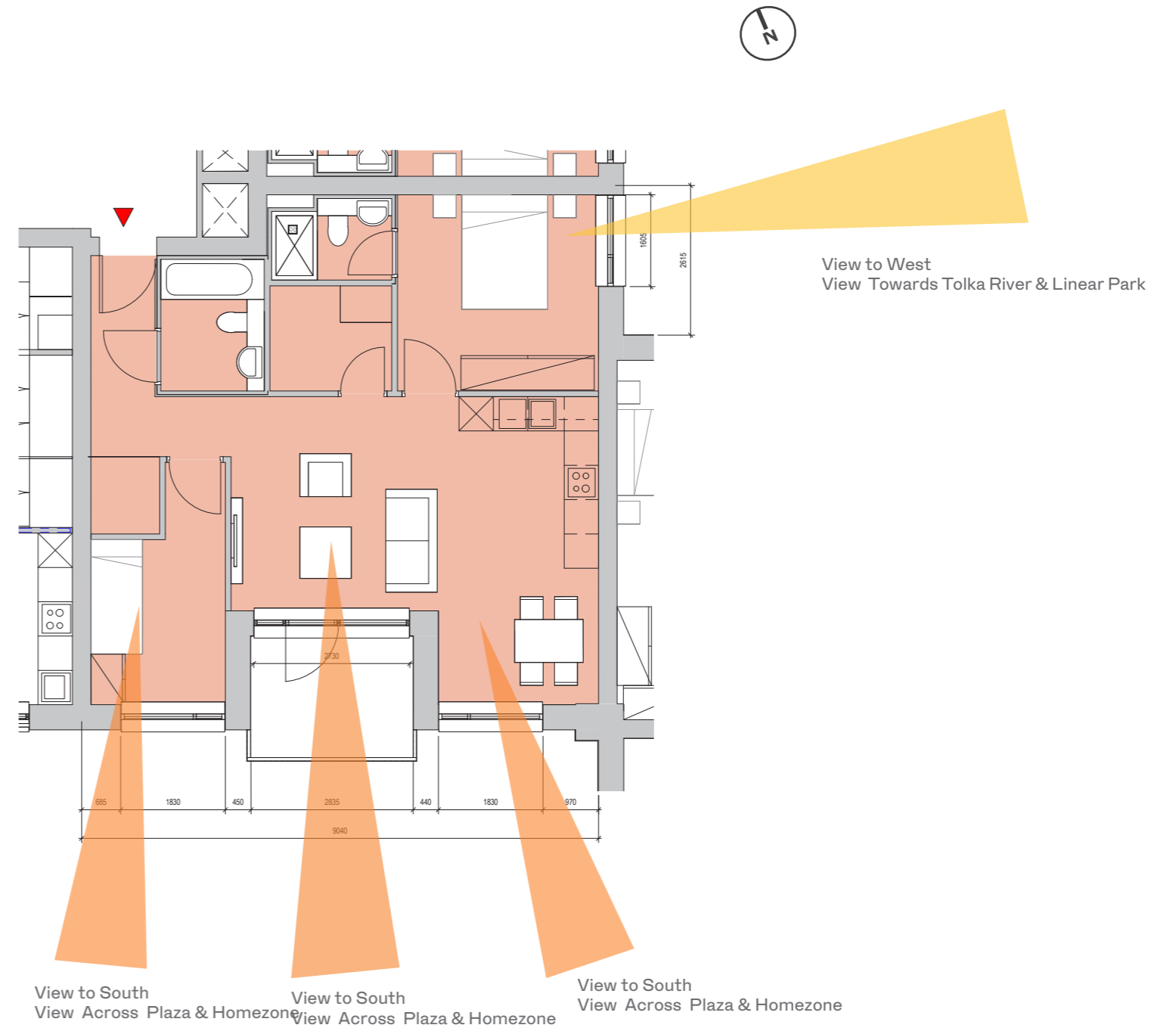
Plan - Block A2 & A3 Keyplan

Apartment Type AOA1

- (1) Aspect 1
- (2) Aspect 2

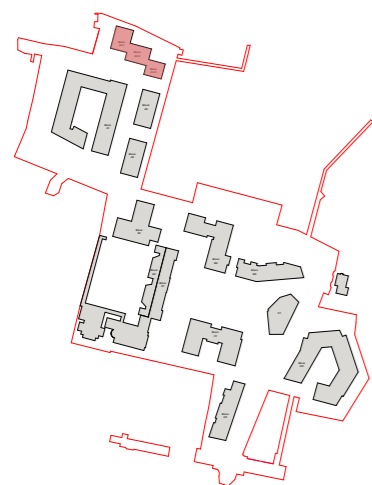
# Dual Aspect Unit Analysis - Block A4

Design Principle	Parameters Achieved
Unit Type	OMP -Type A2C (2 Bed)
Aspect	South & West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South (2) West
View	Unobstructed open view over Plaza , Homezone and Parkland Amenity
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.48msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	Separation Distance < 25m

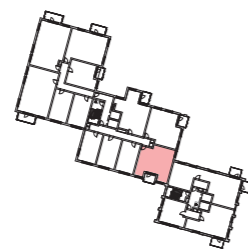


Apartment Type A2C

- (1) Aspect 1
- (2) Aspect 2



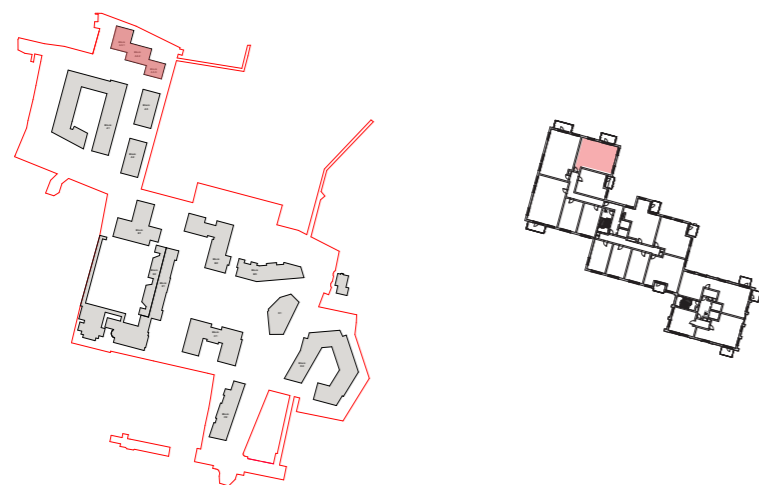
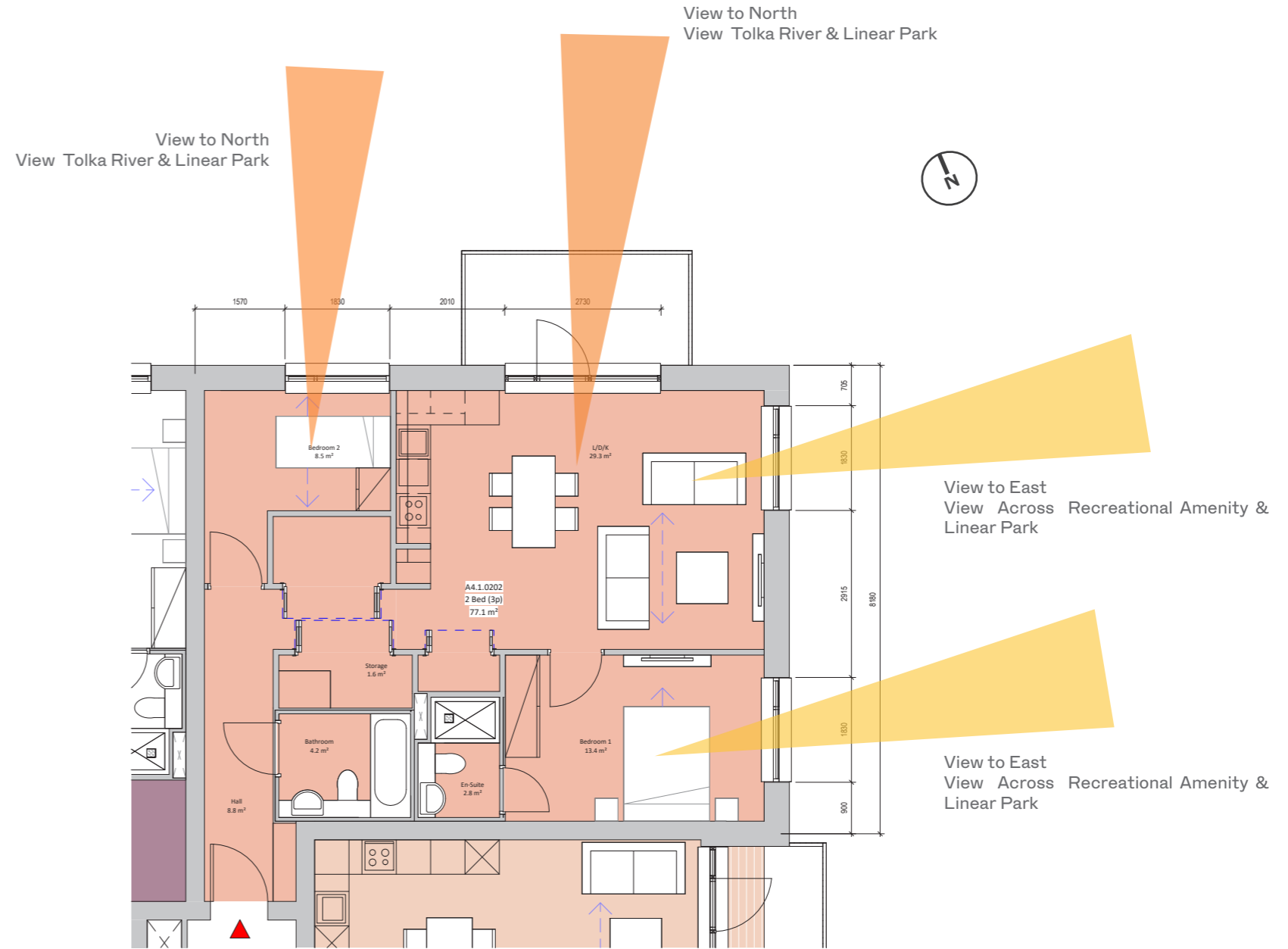
Plan - Site Keyplan



Plan - Block A4 Keyplan

# Dual Aspect Unit Analysis - Block A4

Design Principle	Parameters Achieved
Unit Type	OMP -Type A2H (2 Bed)
Aspect	North & East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North (2) East
View	Unobstructed open view over Tolka River and Parkland Amenity
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.48msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	No Opposing Windows



Plan - Site Keyplan

Plan - Block A4 Keyplan

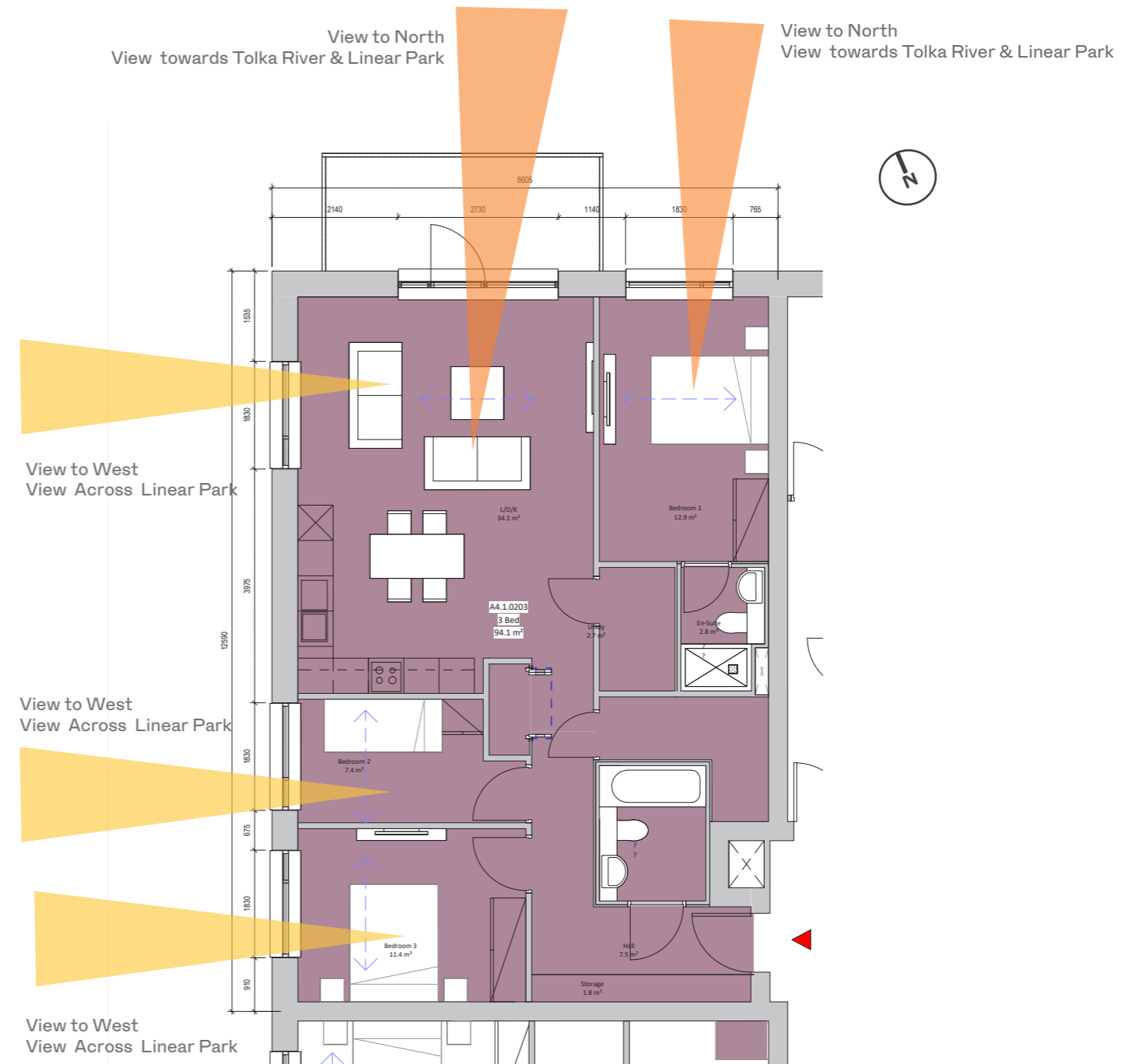
Apartment Type A2H

- (1) Aspect 1
- (2) Aspect 2



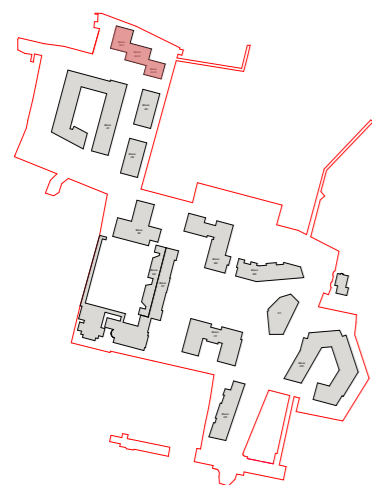
# Dual Aspect Unit Analysis - Block A4

Design Principle	Parameters Achieved
Unit Type	OMP -Type A3A1 (3 Bed)
Aspect	North & West
Orientation (1) Aspect 1 (2) Aspect 2	(1) North (2) West
View	Unobstructed open view over Parkland Amenity & River Valley
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.48msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	< 52 m

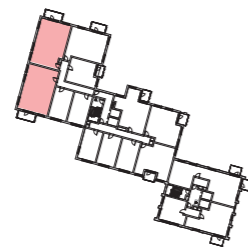


Apartment Type A3A1

- (1) Aspect 1
- (2) Aspect 2



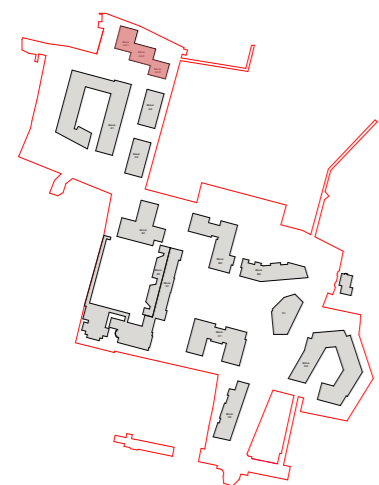
Plan - Site Keyplan



Plan - Block A4 Keyplan

# Dual Aspect Unit Analysis - Block A4

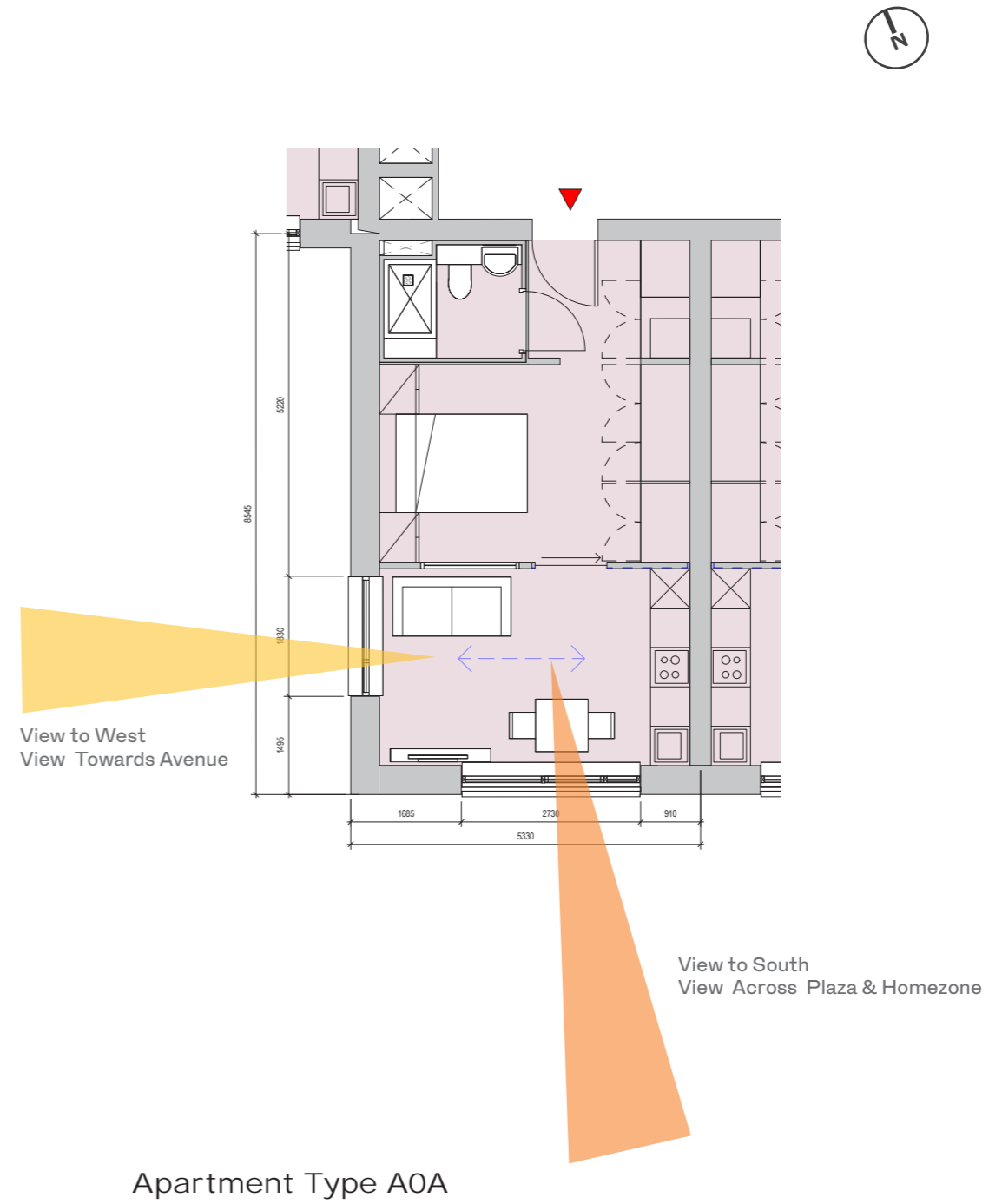
Design Principle	Parameters Achieved
Unit Type	OMP -Type AOA (Studio)
Aspect	South & West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South (2) West
View	Unobstructed open view over Plaza & Homezone
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.48msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	Separation Distance <25m



Plan - Site Keyplan



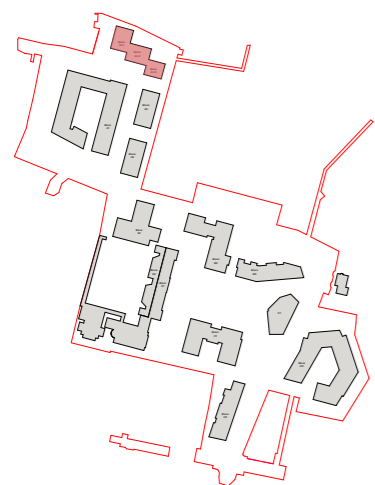
Plan - Block A4 Keyplan



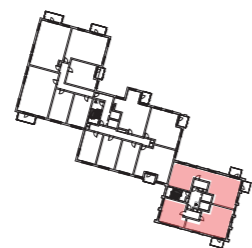
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block A4

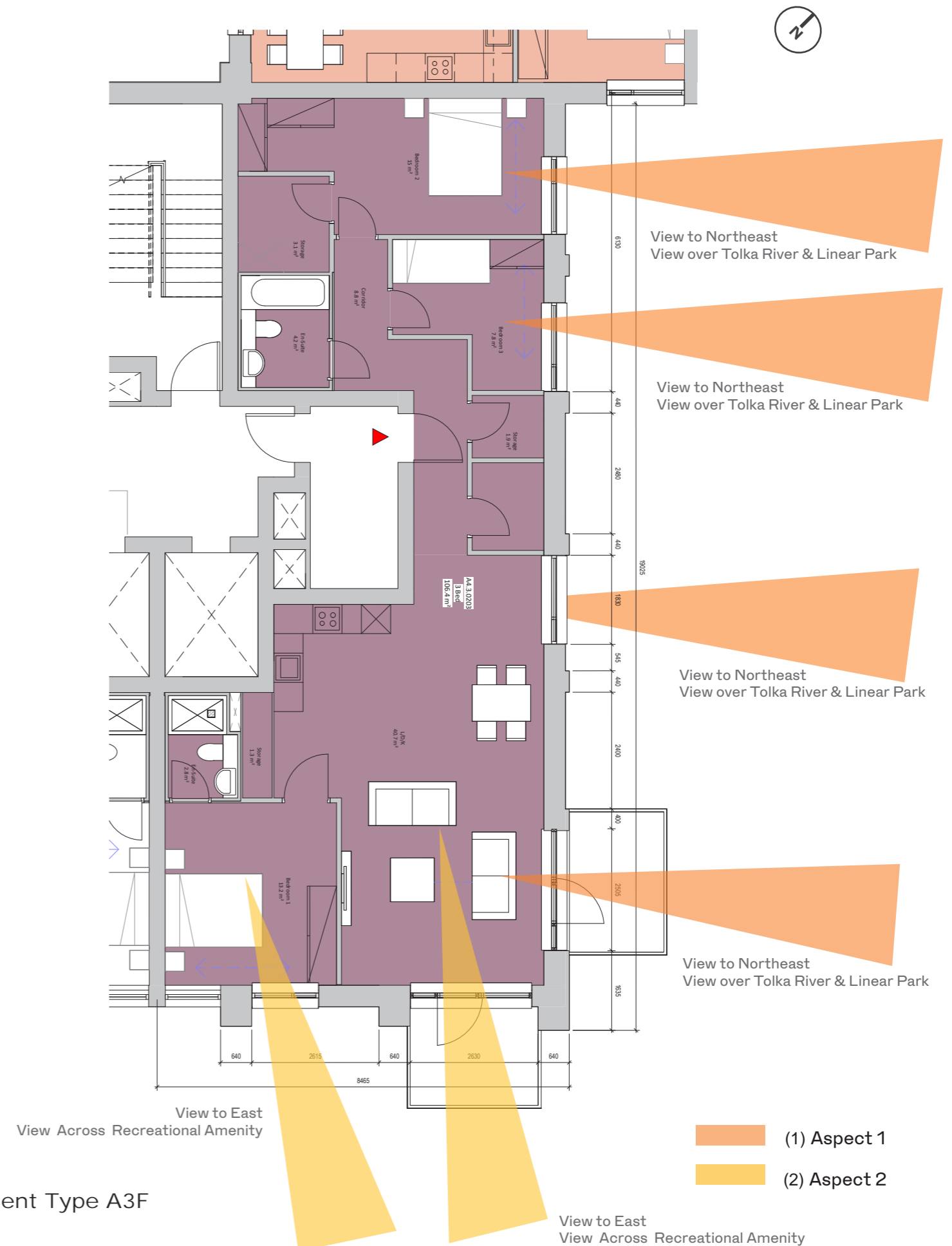
Design Principle	Parameters Achieved
Unit Type	OMP -Type A3F (3 Bed)
Aspect	North & East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North (2) East
View	Unobstructed open view over Recreational Amenity & Tolka River
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.48msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	Separation Distance to South <16m



Plan - Site Keyplan



Plan - Block A4 Keyplan



# Dual Aspect Unit Analysis - Block A4

Design Principle	Parameters Achieved
Unit Type	OMP -Type A2B (2 Bed)
Aspect	South & East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South (2) East
View	Unobstructed open view over Tolka River and Parkland Amenity
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.5m x 2.4m (6msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	Separation Distance <16m



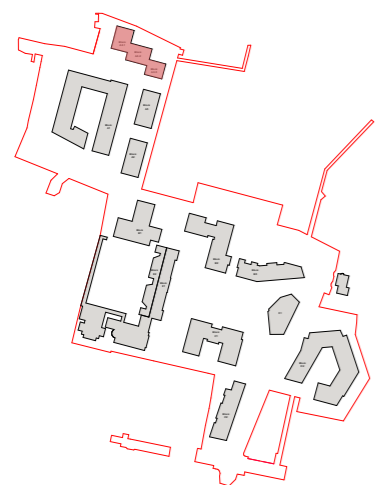
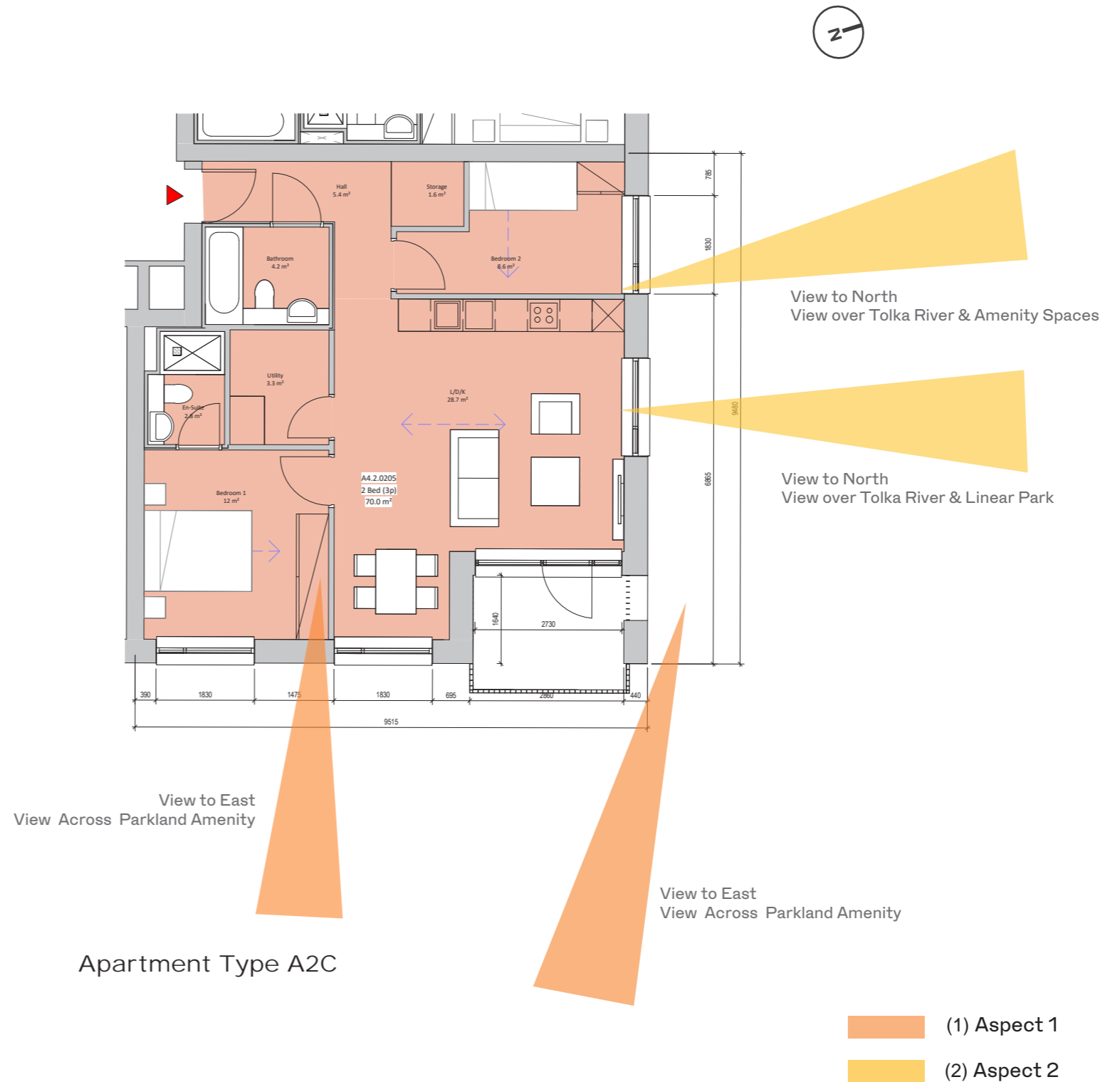
Plan - Site Keyplan



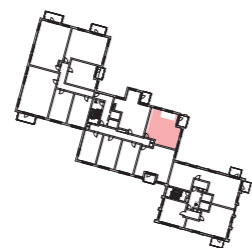
Plan - Block A4 Keyplan

# Dual Aspect Unit Analysis - Block A4

Design Principle	Parameters Achieved
Unit Type	OMP -Type A2C (2 Bed)
Aspect	East & North
Orientation (1) Aspect 1 (2) Aspect 2	(1) East (2) North
View	Unobstructed open view over Tolka River and Parkland Amenity
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.8m x 2.4m (6.72msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	No Opposing Windows



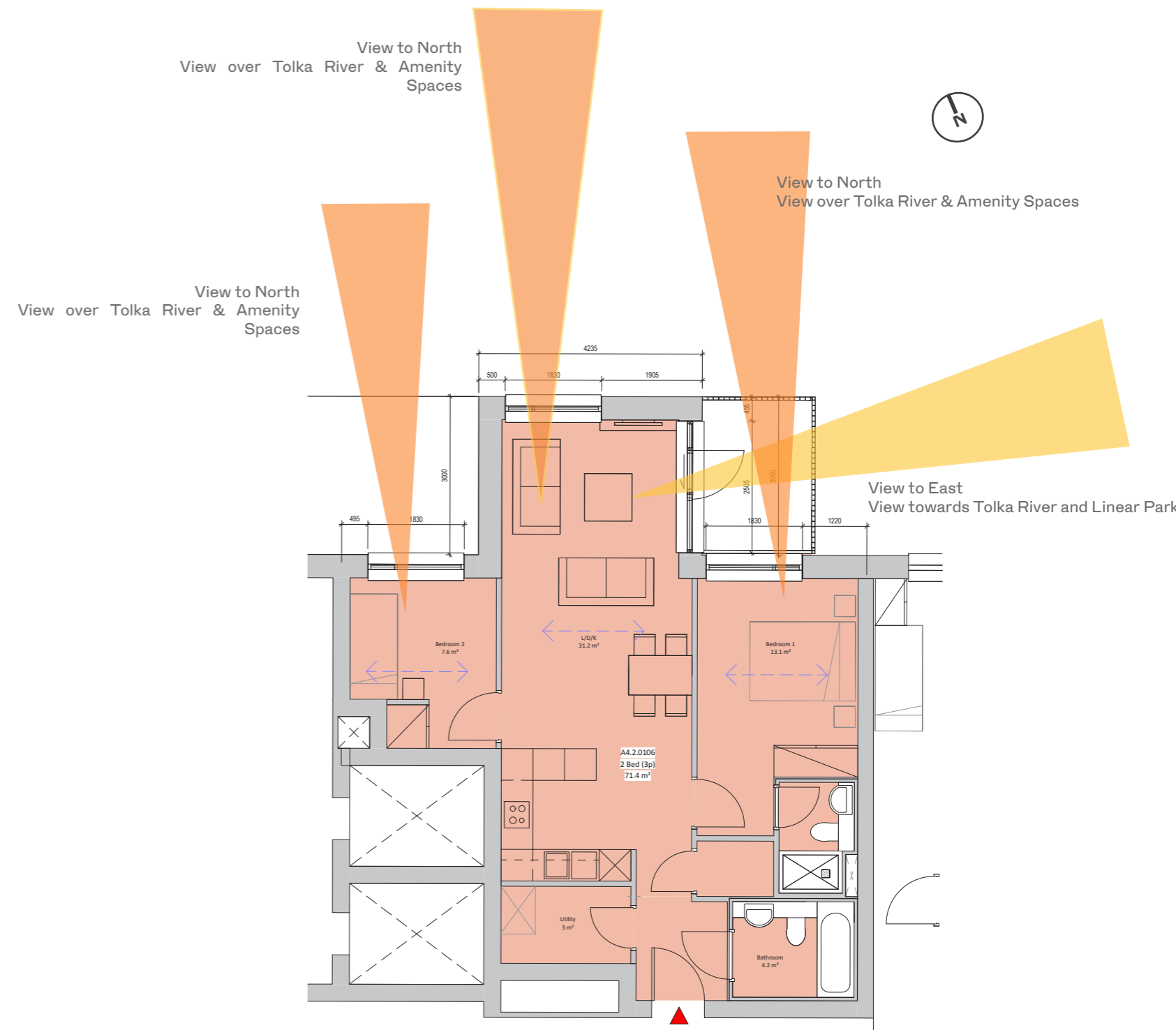
Plan - Site Keyplan



Plan - Block A4 Keyplan

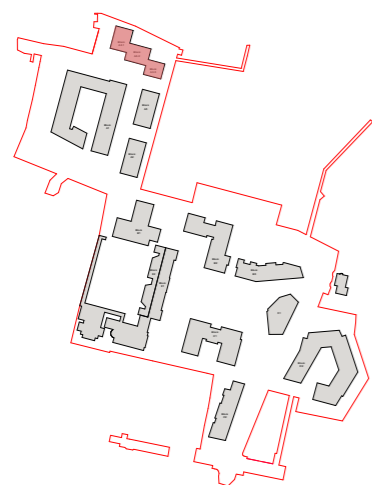
# Dual Aspect Unit Analysis - Block A4

Design Principle	Parameters Achieved
Unit Type	OMP -Type A2J (2 Bed)
Aspect	North & East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North (2) East
View	Unobstructed open view over Parkland Amenity & River Valley
Return Depth	3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.5m x 2.4m (6msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	No Opposing Windows

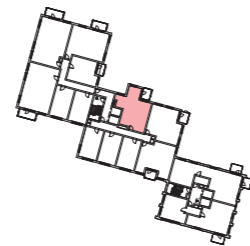


Apartment Type A2J

- (1) Aspect 1
- (2) Aspect 2



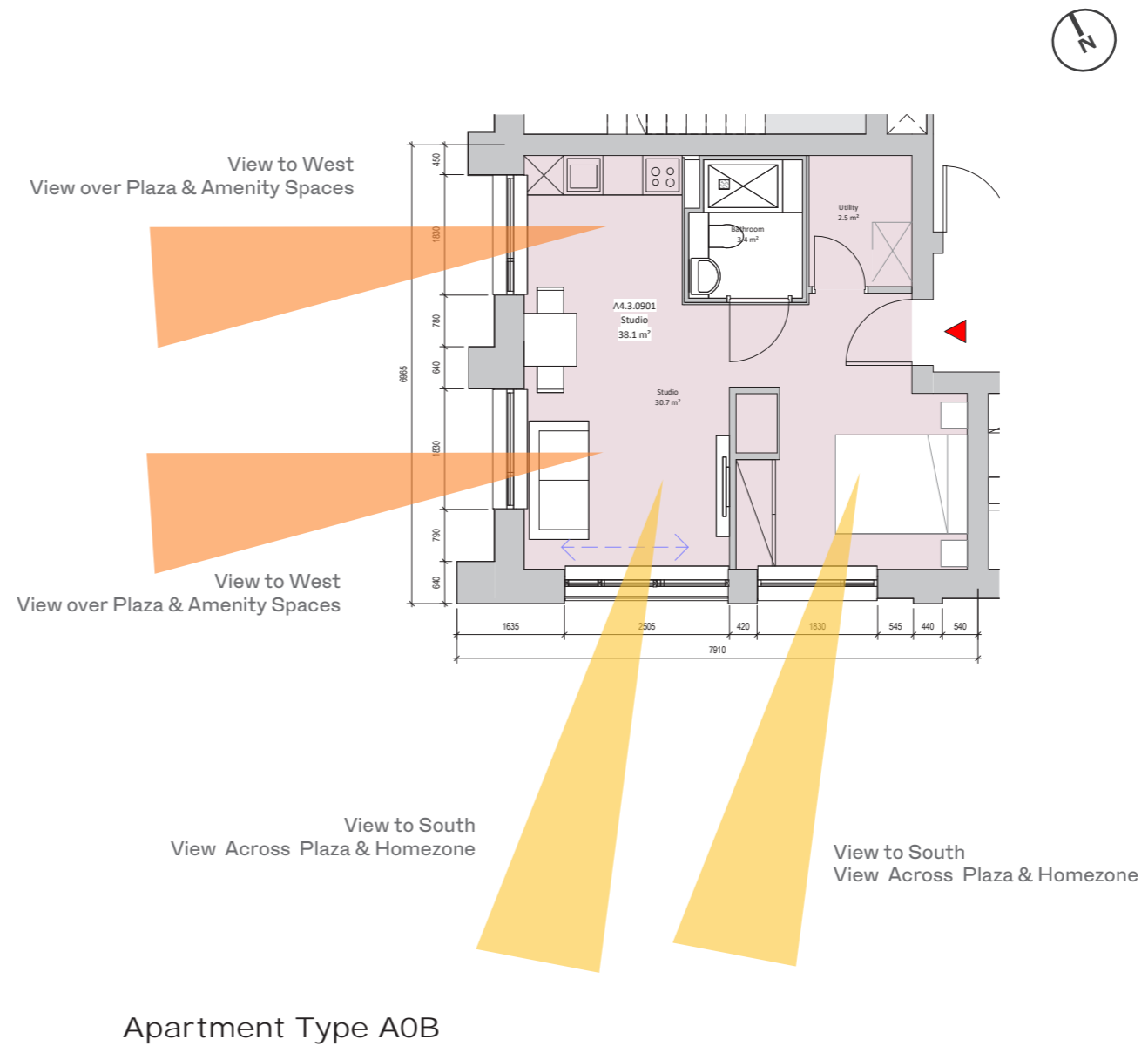
Plan - Site Keyplan



Plan - Block A4 Keyplan

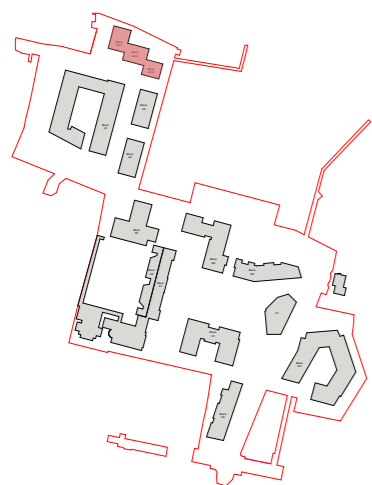
# Dual Aspect Unit Analysis - Block A4

Design Principle	Parameters Achieved
Unit Type	OMP -Type A0B (Studio)
Aspect	West & South
Orientation (1) Aspect 1 (2) Aspect 2	(1) West (2) South
View	Unobstructed open view over Parkland Amenity & River Valley
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.5m x 2.4m (6msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	Separation Distance <16m



Apartment Type A0B

- (1) Aspect 1
- (2) Aspect 2



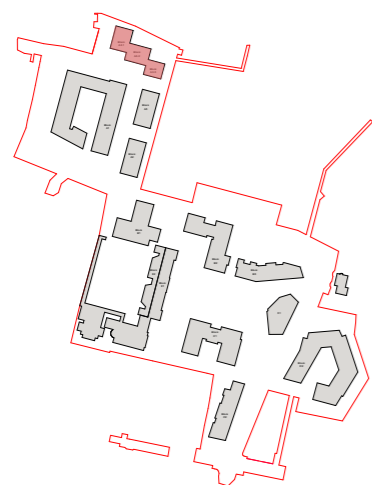
Plan - Site Keyplan



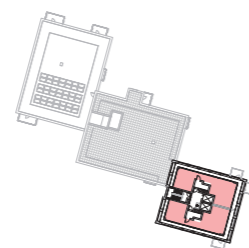
Plan - Block A4 Keyplan

# Dual Aspect Unit Analysis - Block A4

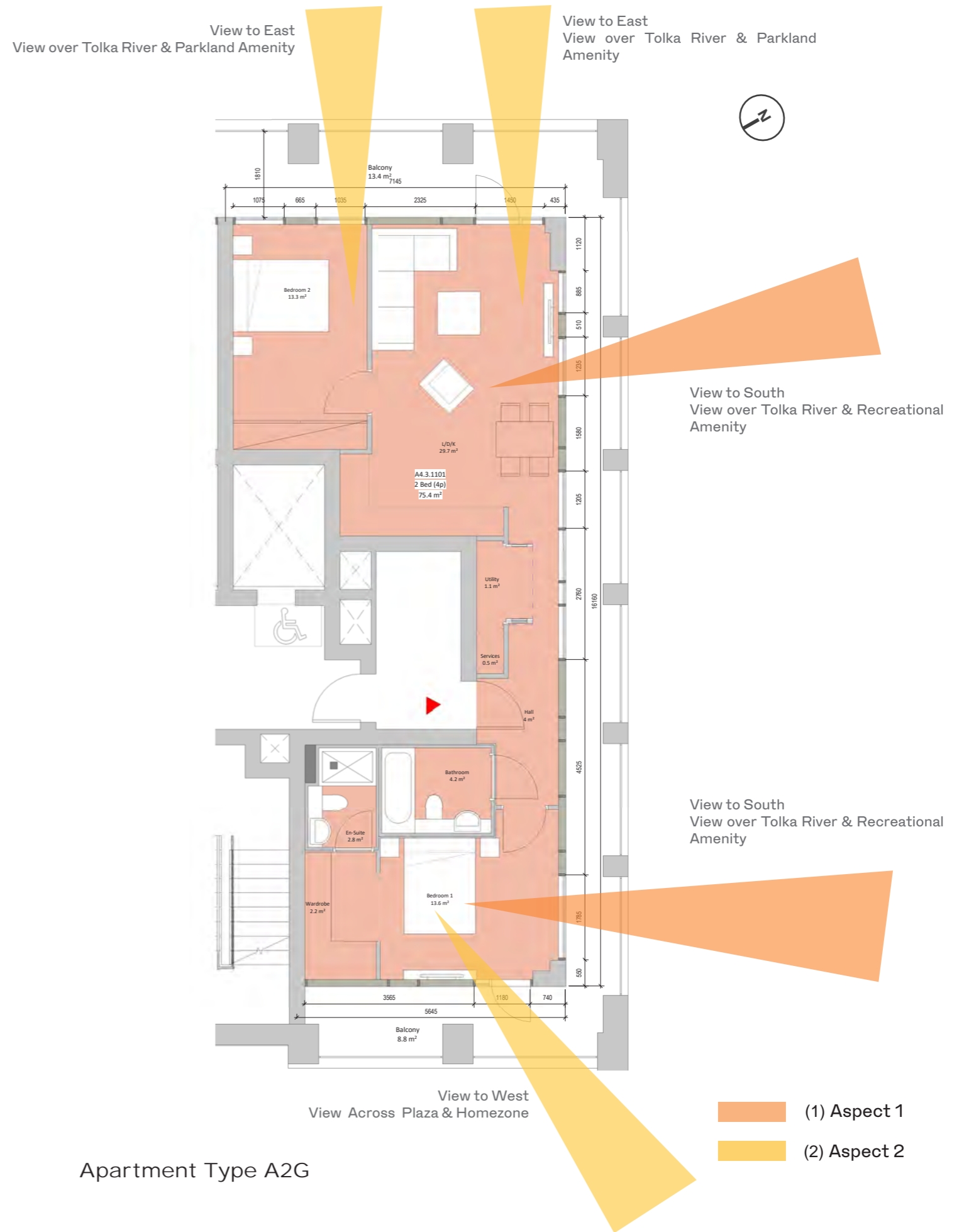
Design Principle	Parameters Achieved
Unit Type	OMP -Type A2G (2 Bed)
Aspect	South, East & West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South (2) East & West
View	Unobstructed open view over Recreational Amenity & Tolka River
Return Depth	< 3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) (1.2x2)2.4m x 2.4m (5.76msq.) (2) 1.8m x 2.4m (4.3msq.)
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	No Opposing Windows on 2 sides Separation Distance to South <16m



Plan - Site Keyplan



Plan - Block A4 Keyplan

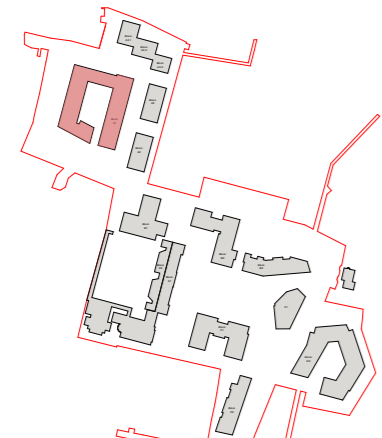




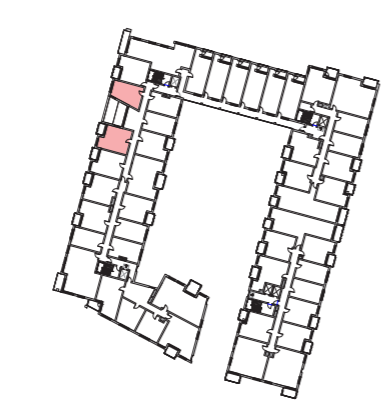
# Dual Aspect Unit Analysis - Block A1

Design Principle	Parameters Achieved
Unit Type	OMP -Type A2N (1 Bed) OMP -Type A0A5 (Studio)
Aspect	West, Northwest & Southwest
Orientation (1) Aspect 1 (2) Aspect 2	(1) West (2) Northwest, Southwest
View	Unobstructed open view over Woodland Fringe and Parkland Amenity
Return Depth	<3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m x 2.4m (6.5msq.) (1) 1.8m x 2.4m (4.3msq.) (2) 1.5m x 2.4m (3.6msq.)
Enhanced ADF	Values with secondary window: Living room 6.2% (Studio) Living room 3.2% (1 Bed) Values without secondary window: Living room 5.5% (Studio) Living room 3% (1 Bed)
Cross Ventilation	(Y)
Opposing windows	Staggered Openings @ 7m separation

Apartment Type A0A5



Plan - Site Keyplan



Plan - Block A1 Keyplan



# BLOCK B1, B2, B3, C1, C2 & D2 - HJL

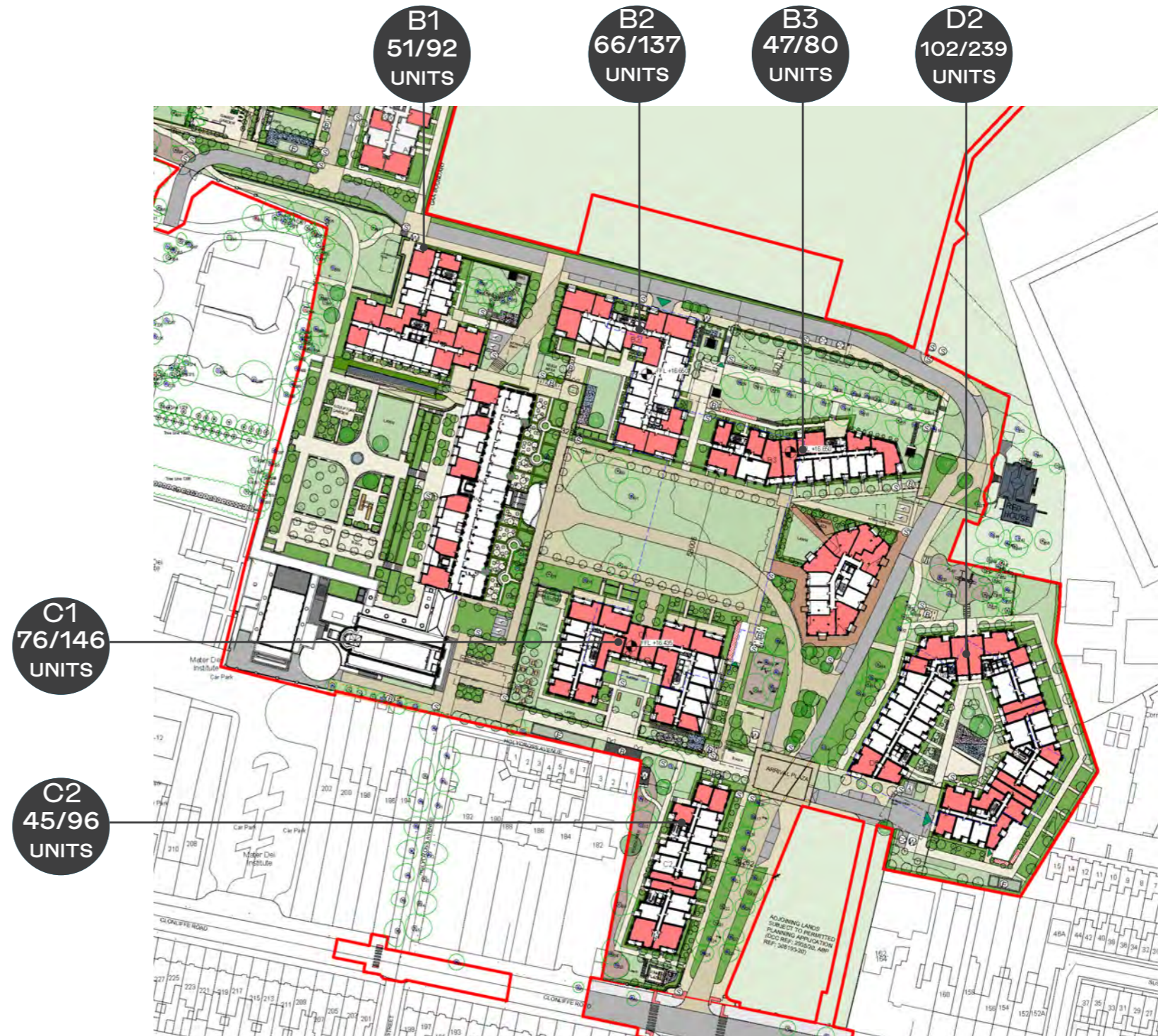


## Block B1, B2, B3, C1, C2 & D2 - Dual Aspect Units

Blocks B1, B2, B3, C1, C2 & D2 are located to the centre and southern portion of the site. The B blocks and block C1 form an edge to the existing Seminary building and the adjoining formal green and cloister secret garden. Blocks C2 and D2 line the existing entrance avenue from Clonliffe Road.

**387**  
UNITS

**DUAL  
ASPECT**



Plan - Typical Layout - Block B1, B2, B3, C1, C2 & D2 - Dual Aspect

# Dual Aspect Unit Analysis - Block B1



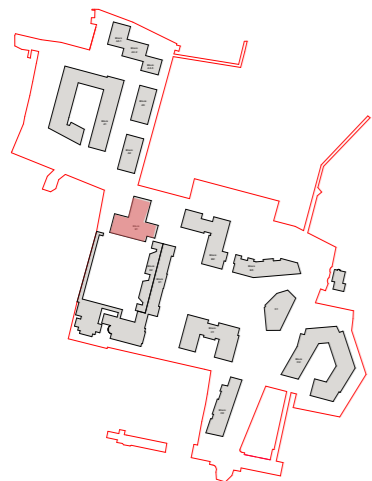
Design Principle	Parameters Achieved
Unit Type	HJL-Type 1B (1Bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) West North West
View	Cloister Garden + Drumcondra Road Woodland Walk
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 2.9m - 6.96m <sup>2</sup> (1) 2.4m x 2.5m - 6m <sup>2</sup> (2) 2.4m x 1.5m - 3.15m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

Views towards Drumcondra Road and woodland walk

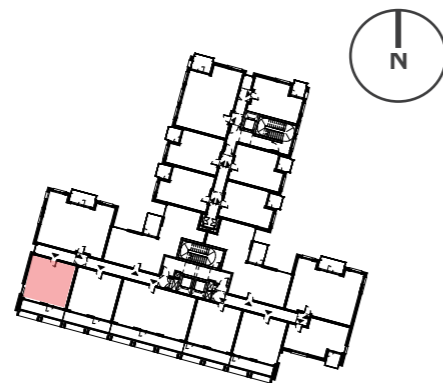


Views South across Cloister garden

- (1) Aspect 1
- (2) Aspect 2



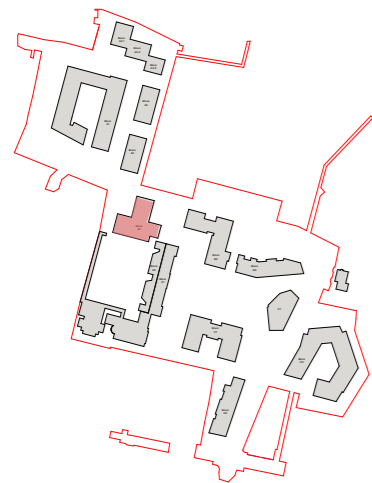
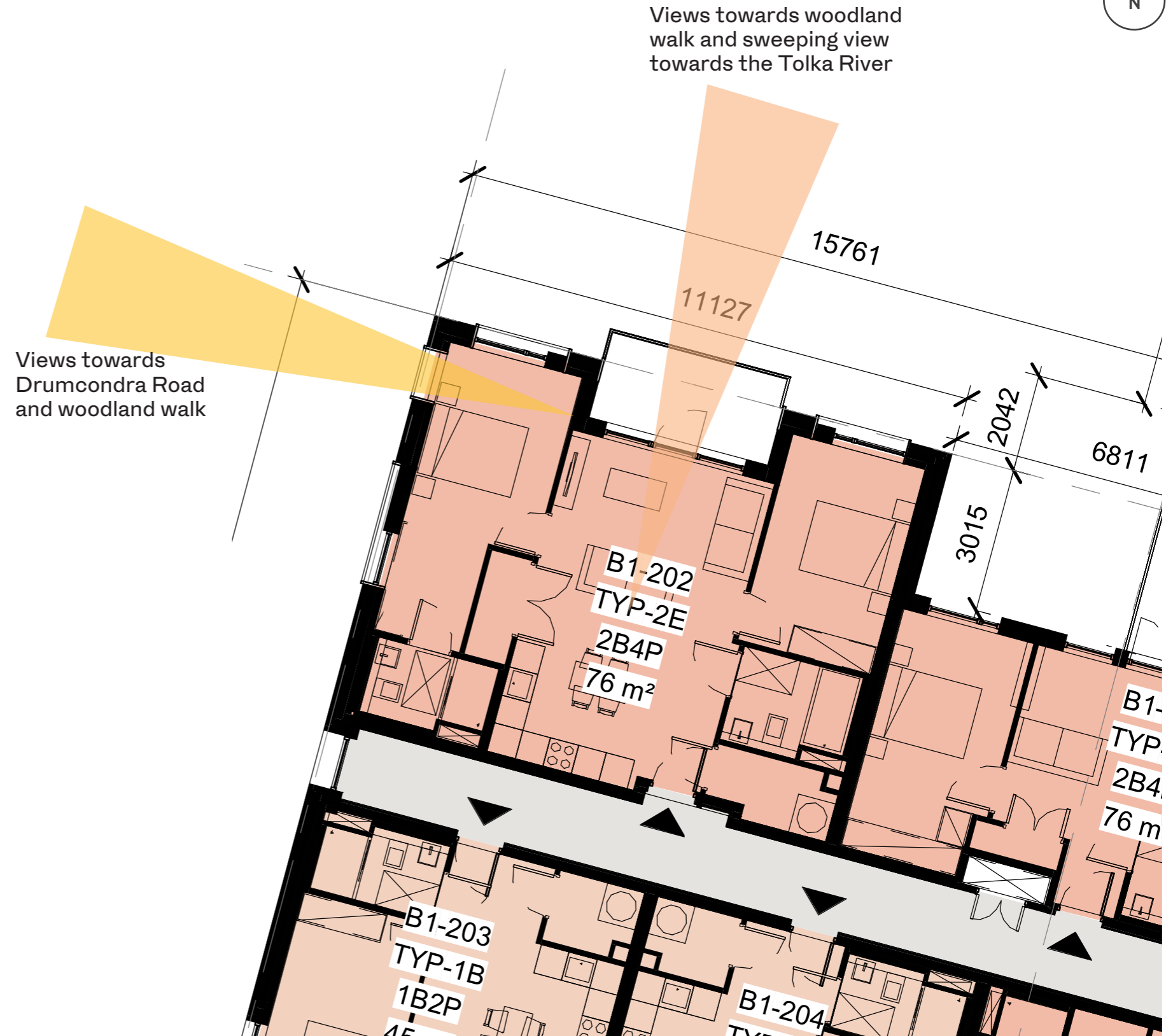
Plan - Site Keyplan



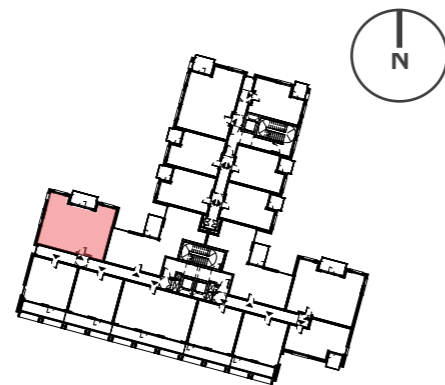
Plan - Block B1 Keyplan

# Dual Aspect Unit Analysis - Block B1

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2E (2Bed)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North North East (2) West North West
View	Tolka River + Drumcondra Road Woodland Walk
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.535m - 3.7m <sup>2</sup> (1) 2.415m x 3m - 7.2m <sup>2</sup> (1) 2.415m x 1.535m - 3.7m <sup>2</sup> (2) 2.415m x 1.135m - 2.7m <sup>2</sup> (2) 2.415m x 1.035m - 2.5m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan

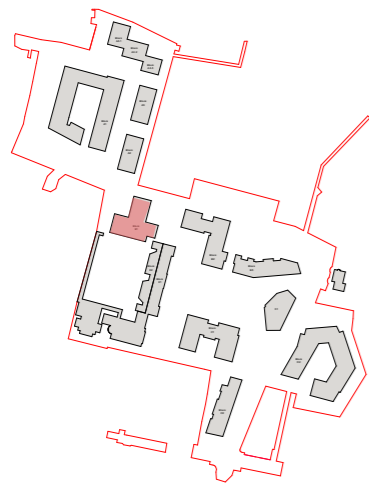


Plan - Block B1 Keyplan

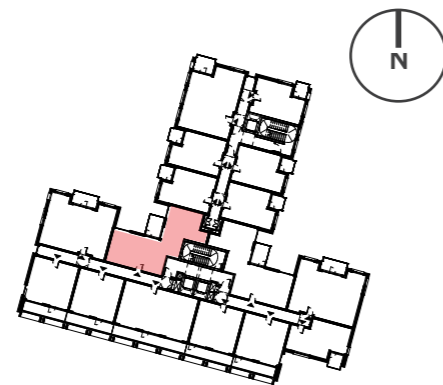
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block B1

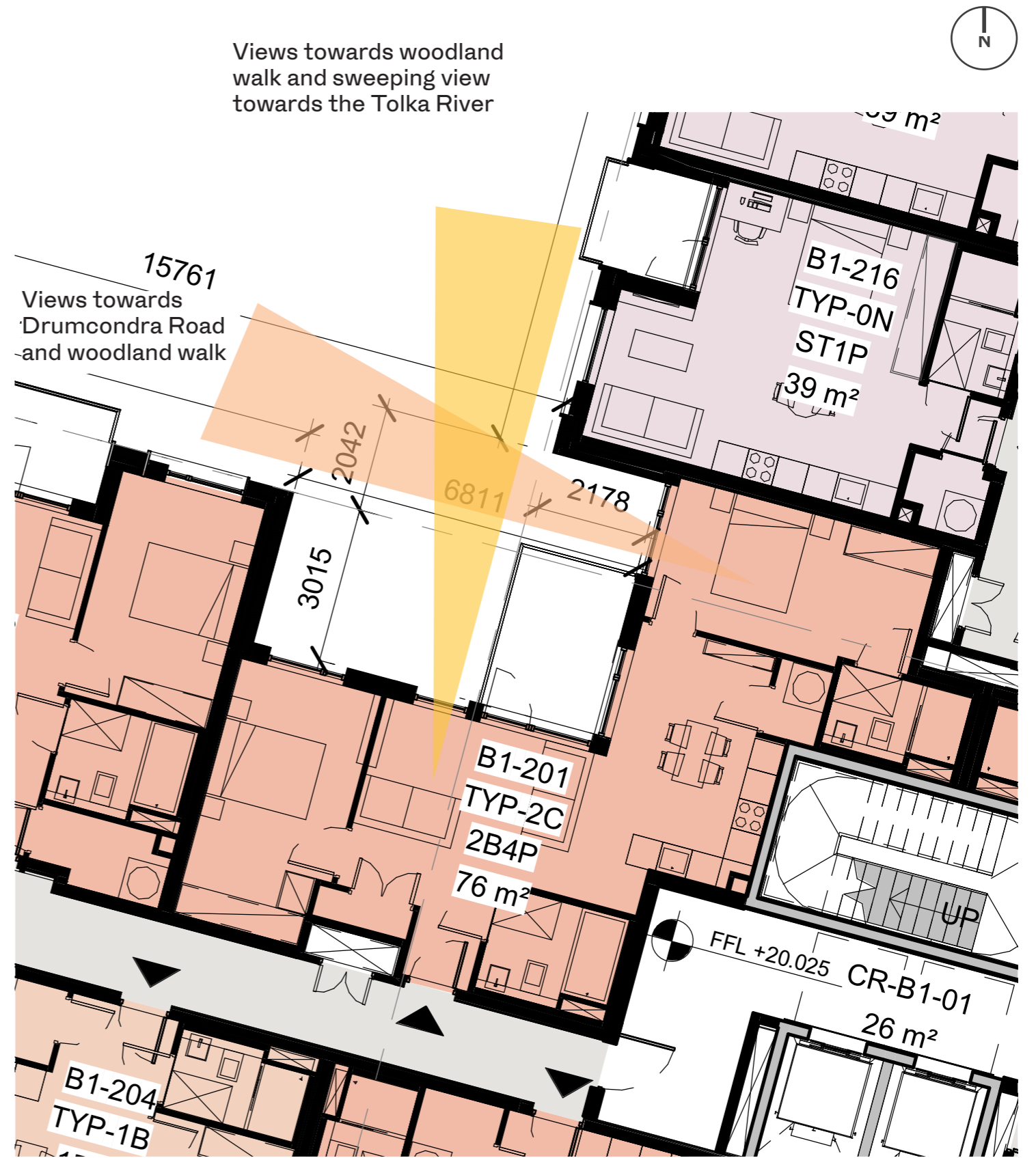
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2C (2Bed)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North East
View	Tolka River + Drumcondra Road Woodland Walk
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.84m - 4.4m <sup>2</sup> (1) 2.415m x 1.765m - 4.3m <sup>2</sup> (2) 2.415m x 2.185m - 5.3m <sup>2</sup> (2) 2.415m x 1.035m - 2.5m <sup>2</sup> (2) 2.415m x 1.535m - 3.7m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



Plan - Block B1 Keyplan



- (1) Aspect 1
- (2) Aspect 2

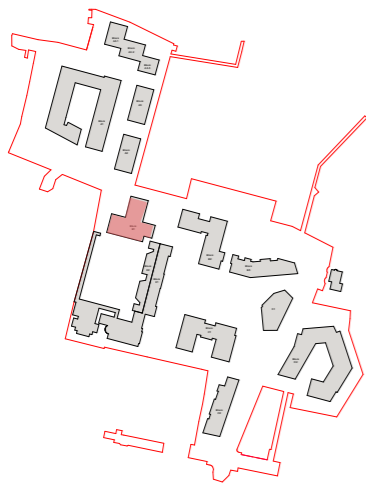
# Dual Aspect Unit Analysis - Block B1

Views towards woodland walk and sweeping view towards the Tolka River

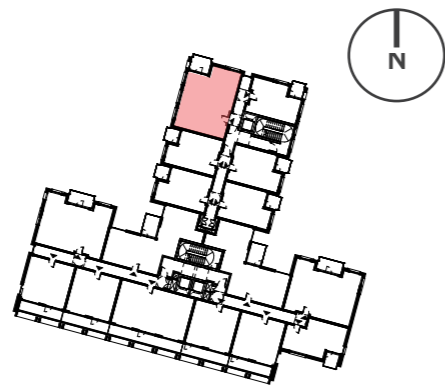


Design Principle	Parameters Achieved
Unit Type	HJL-Type 2D (2Bed)
Aspect	North West North / North
Orientation (1) Aspect 1 (2) Aspect 2	(1) North West North (2) North
View	Tolka River + Drumcondra Road Woodland Walk
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.535m - 3.7m <sup>2</sup> (1) 2.415m x 2.050m - 5.0m <sup>2</sup> (1) 2.415m x 1.515m - 3.7m <sup>2</sup> (2) 2.415m x 1.490m - 3.6m <sup>2</sup> (2) 2.415m x 3m - 7.2m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

Views towards Drumcondra Road and woodland walk



Plan - Site Keyplan



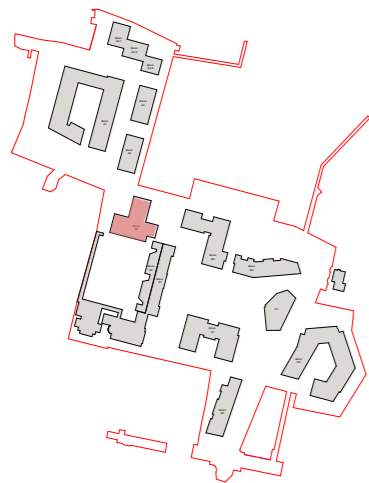
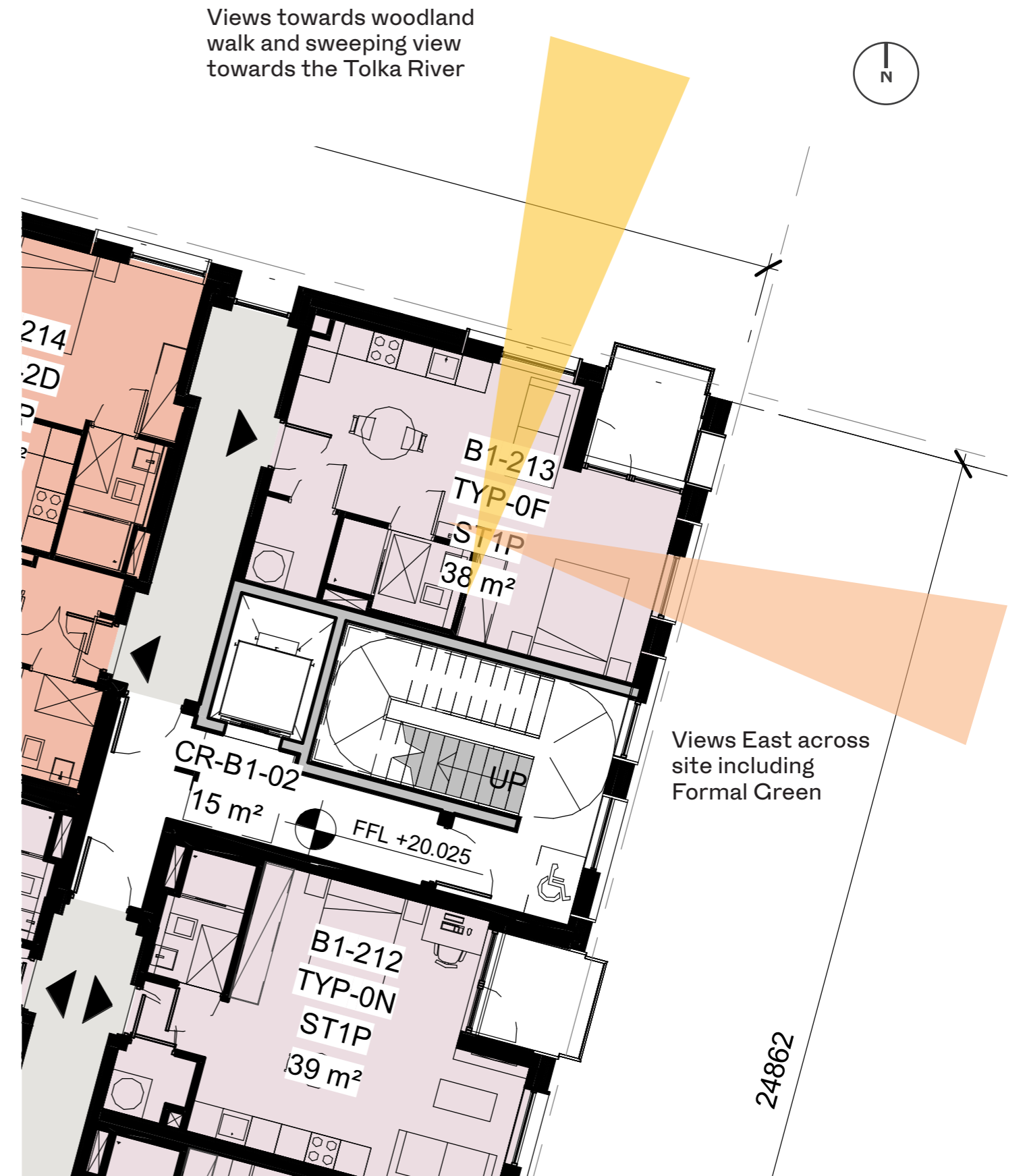
Plan - Block B1 Keyplan

- (1) Aspect 1
- (2) Aspect 2

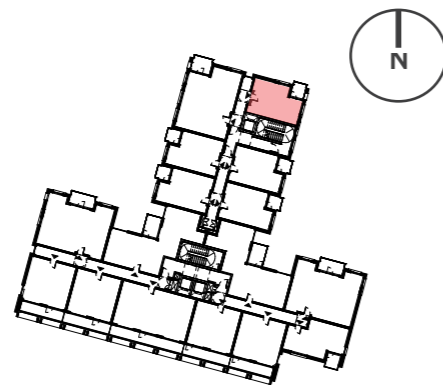


# Dual Aspect Unit Analysis - Block B1

Design Principle	Parameters Achieved
Unit Type	HJL-Type OF (Studio)
Aspect	North North East / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) East South East (2) North North East
View	Tolka River + Formal Green
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.26m - 3m <sup>2</sup> (2) 2.415m x 2.015m - 4.9m <sup>2</sup> (2) 2.415m x 1.5m - 3.6m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



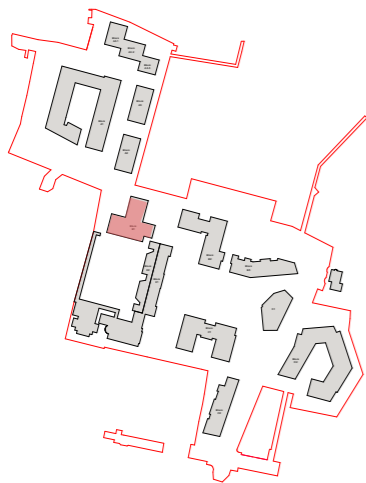
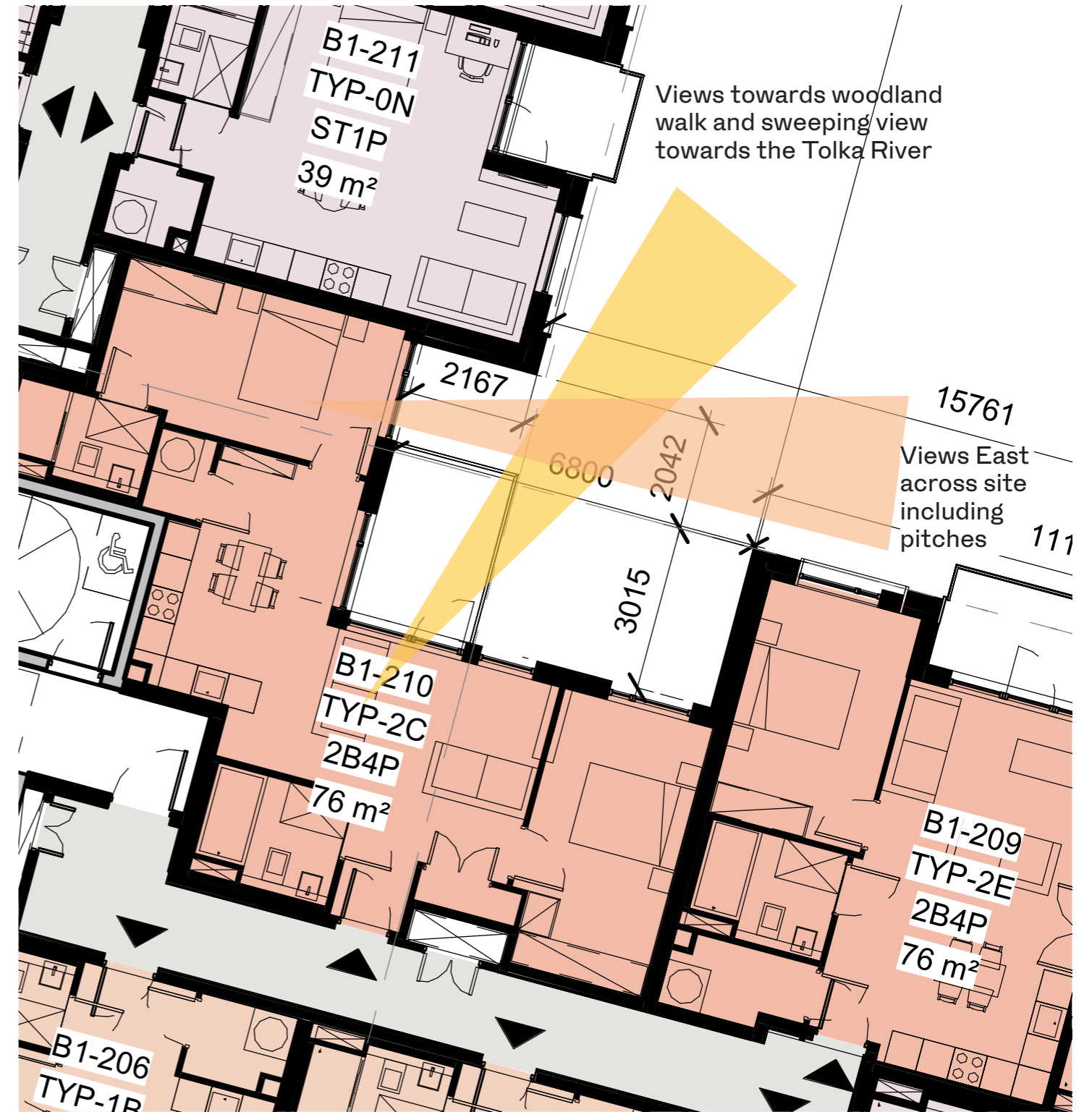
Plan - Block B1 Keyplan

- (1) Aspect 1
- (2) Aspect 2

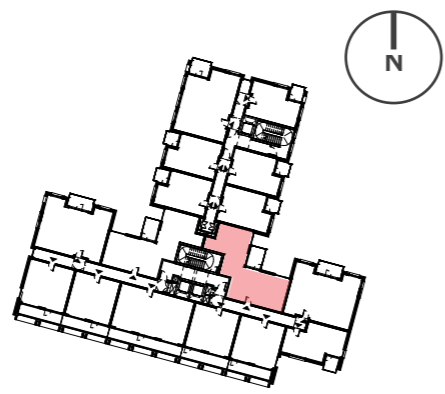
# Dual Aspect Unit Analysis - Block B1



Design Principle	Parameters Achieved
Unit Type	HJL-Type 2C (2Bed)
Aspect	East South East / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) East South East (2) North North East
View	Tolka River + Pitches
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415 x 1830 - 4.4m <sup>2</sup> (1) 2.415 x 1835 - 4.4m <sup>2</sup> (2) 2.415 x 1535 - 3.7m <sup>2</sup> (2) 2.415 x 1035 - 2.5m <sup>2</sup> (2) 2.415 x 2185 - 5.3m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan

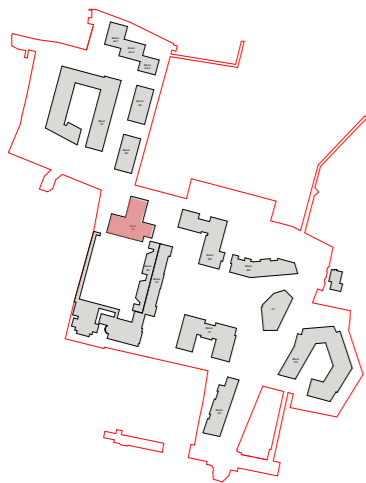
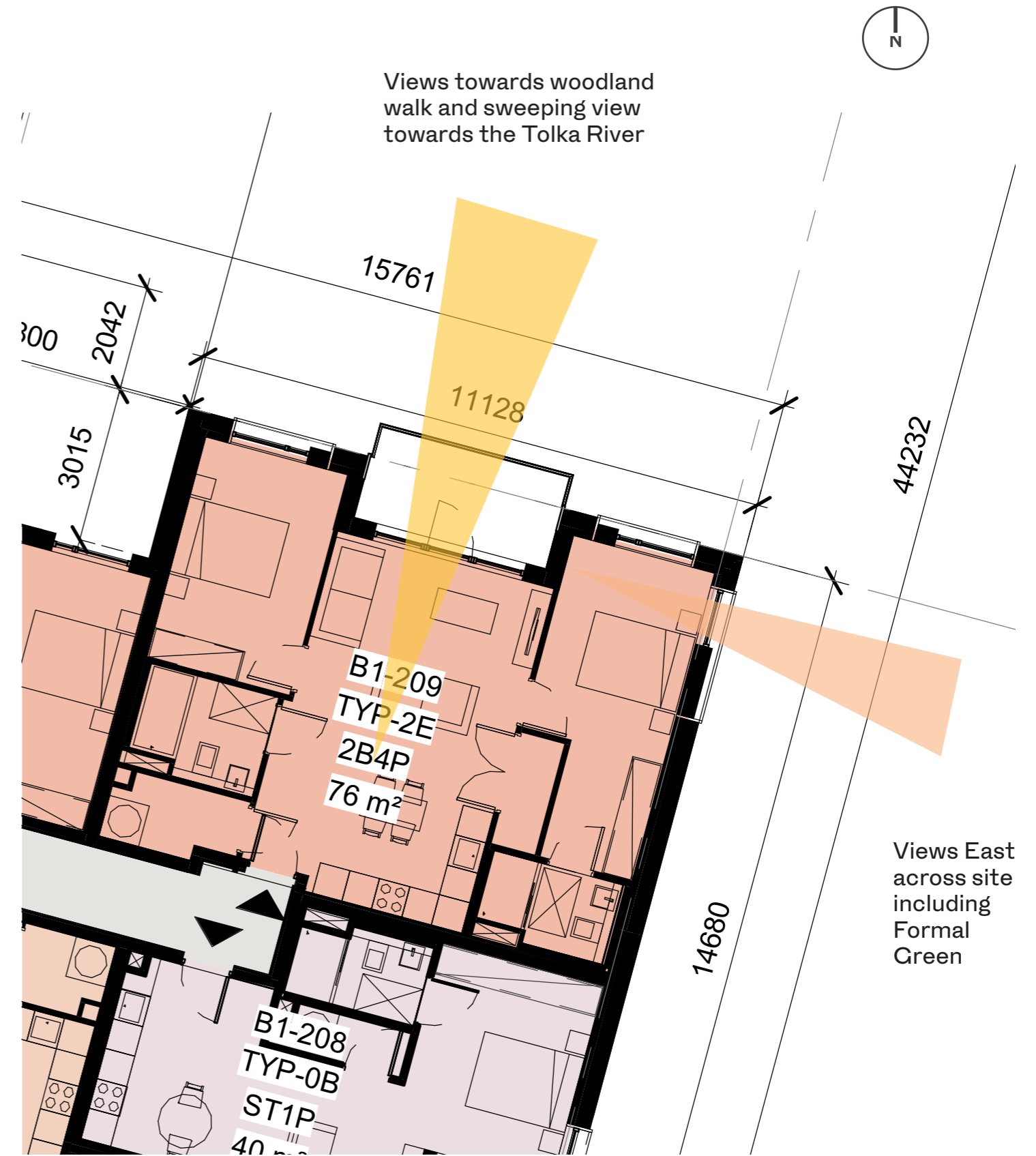


Plan - Block B1 Keyplan

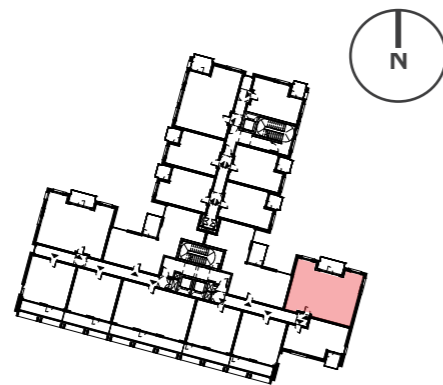
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block B1

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2E (2Bed)
Aspect	North North East / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) East South East (2) North North East
View	Tolka River + Formal Green
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.135m - 2.7m <sup>2</sup> (2) 2.415m x 1.535m - 3.7m <sup>2</sup> (2) 2.415m x 3m - 7.2m <sup>2</sup> (2) 2.415m x 1.535m - 3.7m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan

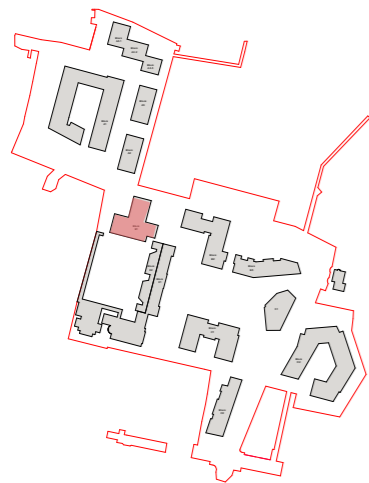
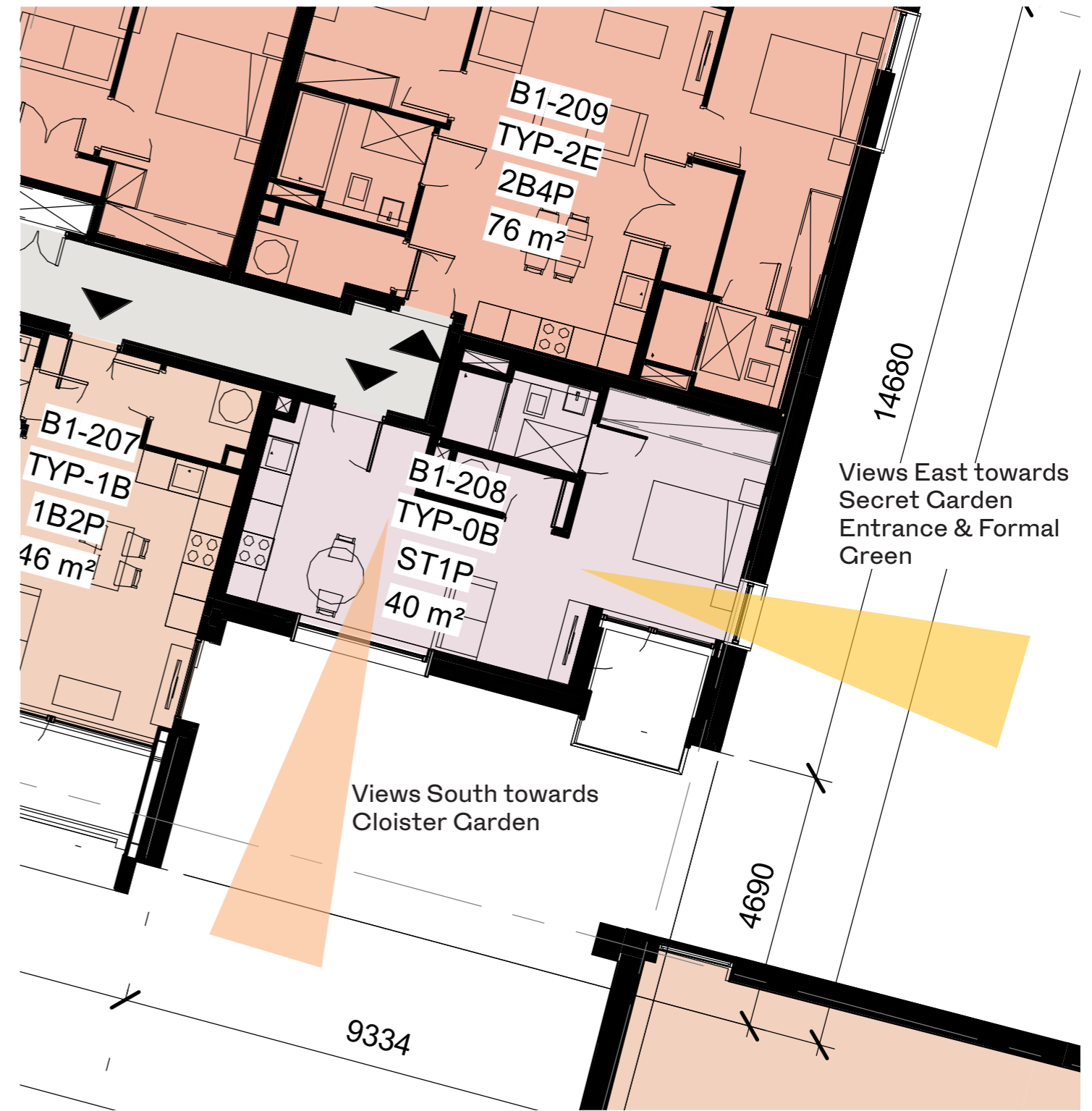


Plan - Block B1 Keyplan

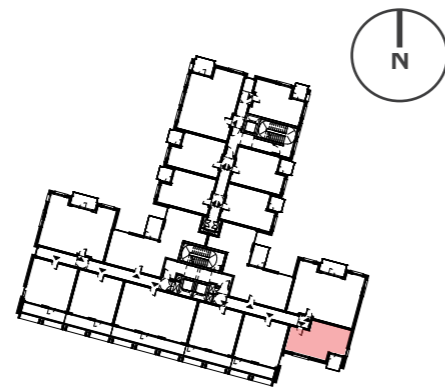
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block B1

Design Principle	Parameters Achieved
Unit Type	HJL-Type OB (Studio)
Aspect	South South West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) East South East
View	Cloister Garden + Secret Garden Entrance + Formal Green
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.5m - 6m <sup>2</sup> (1) 2.415m x 1.985m - 4.8m <sup>2</sup> (2) 2.415m x 1.135m - 2.7m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)



Plan - Site Keyplan

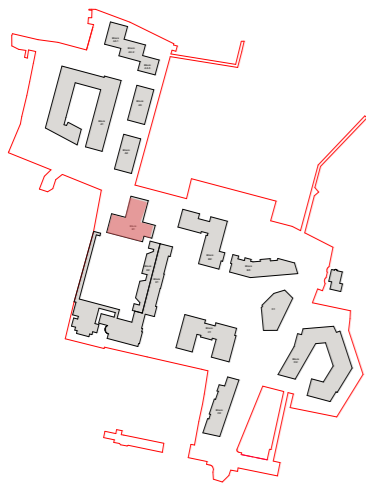
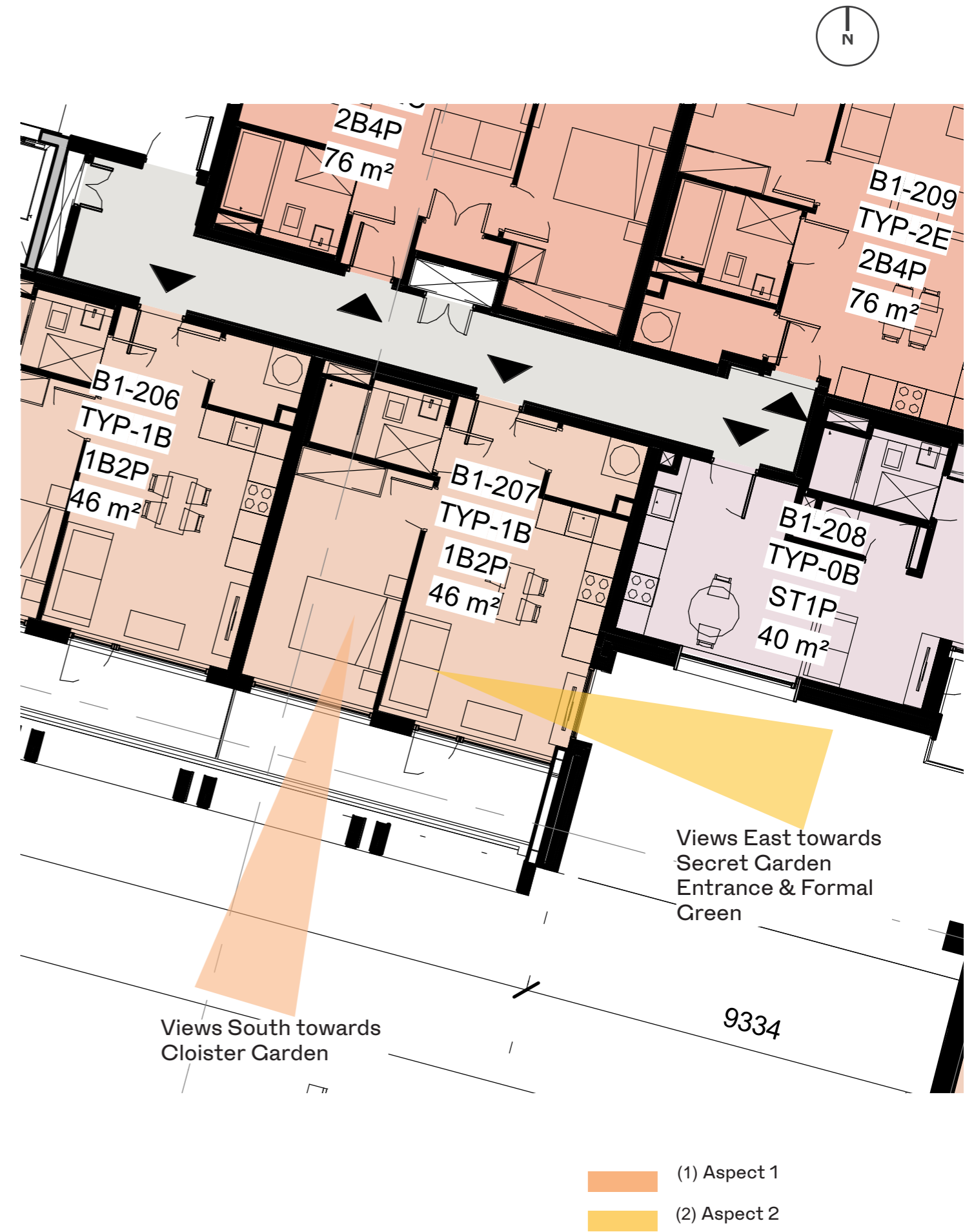


Plan - Block B1 Keyplan

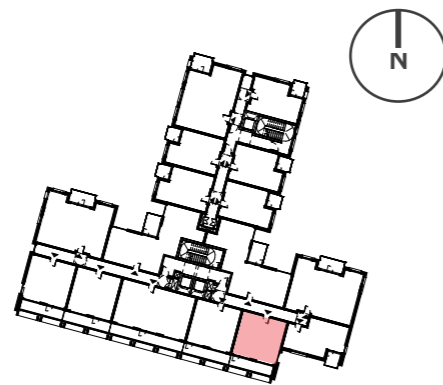
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block B1

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2E (2Bed)
Aspect	South South West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) East South East
View	Cloister Garden + Secret Garden Entrance + Formal Green
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.54m - 6.1m <sup>2</sup> (1) 2.415m x 2.9m - 7m <sup>2</sup> (2) 2.415m x 1.535m - 3.7m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



Plan - Block B1 Keyplan

- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block B2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2K (2Bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) West North West
View	Drumcondra Road, Woodland Walk, Secret Garden Entrance + Formal Green
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.72m - 6.6m <sup>2</sup> (1) 2.415m x 1.985m - 4.8m <sup>2</sup> (2) 2.415m x 1.135m - 2.7m <sup>2</sup> (2) 2.415m x 1.935m - 4.7m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

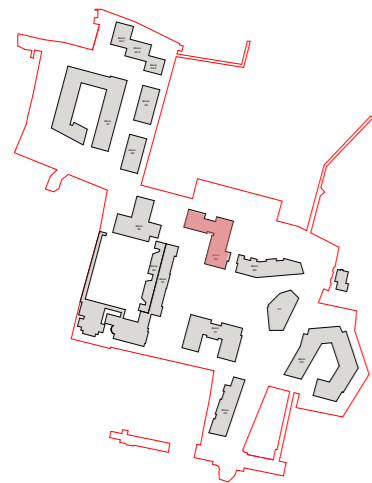
Views towards Drumcondra Road, woodland walk and Secret Garden Entrance



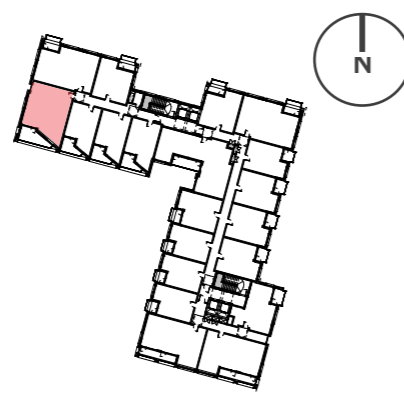
B2b

Views South towards Formal Green

- (1) Aspect 1
- (2) Aspect 2



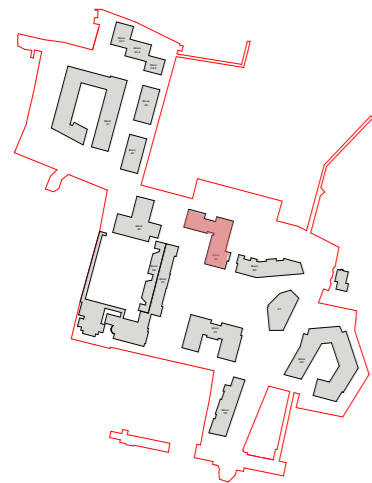
Plan - Site Keyplan



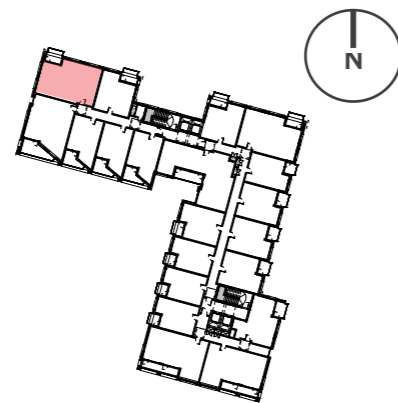
Plan - Block B2 Keyplan

# Dual Aspect Unit Analysis - Block B2

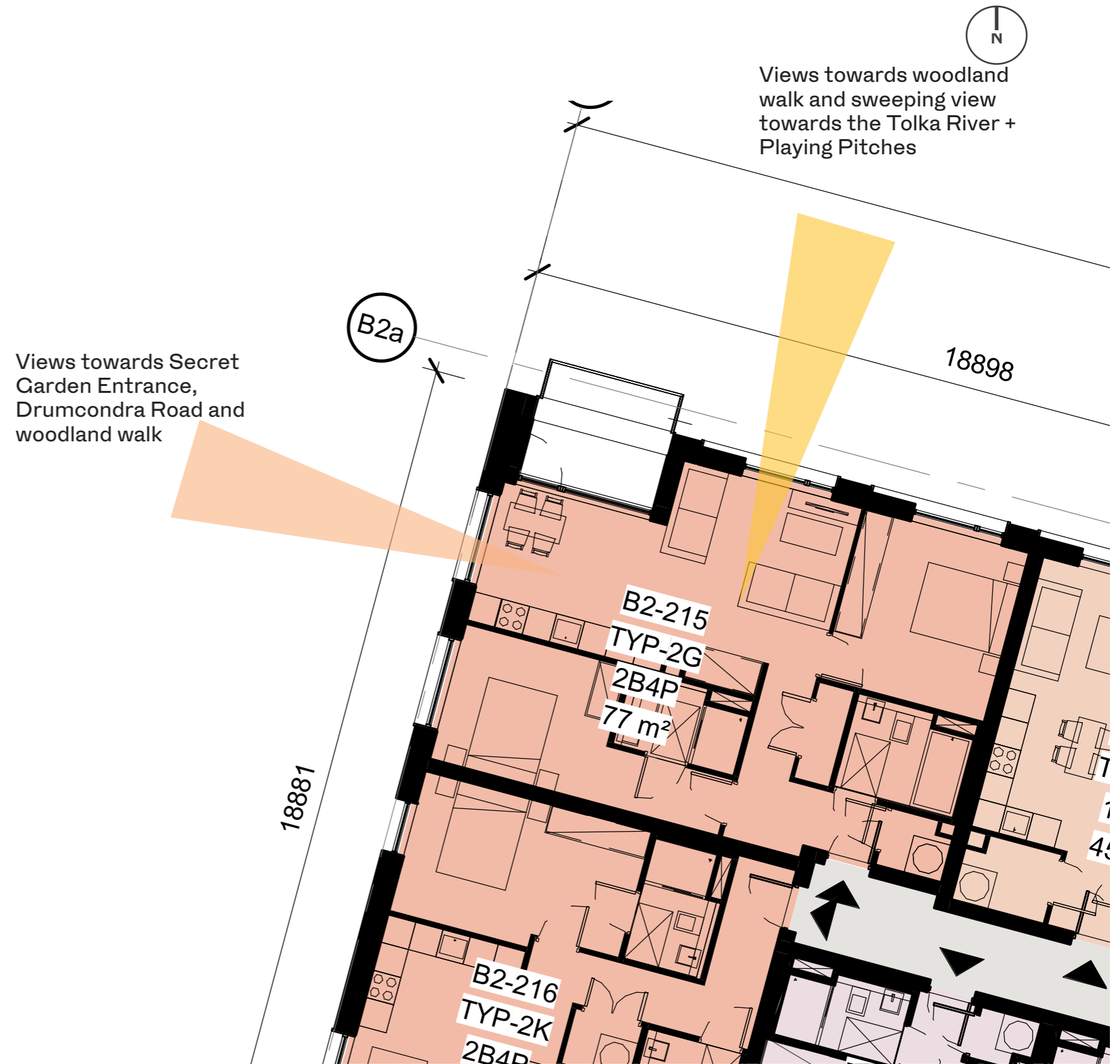
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2G (2Bed)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North East
View	Secret Garden Entrance + Woodland Walk + Tolka River + Playing Pitches
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.72m - 6.6m <sup>2</sup> (1) 2.415m x 1.935m - 4.7m <sup>2</sup> (1) 2.415m x 1.935m - 4.7m <sup>2</sup> (2) 2.415m x 1.985m - 4.8m <sup>2</sup> (2) 2.415m x 1.985m - 4.8m <sup>2</sup> (2) 2.415m x 2.925m - 7.1m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



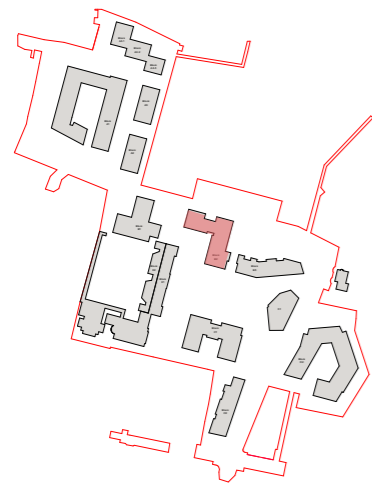
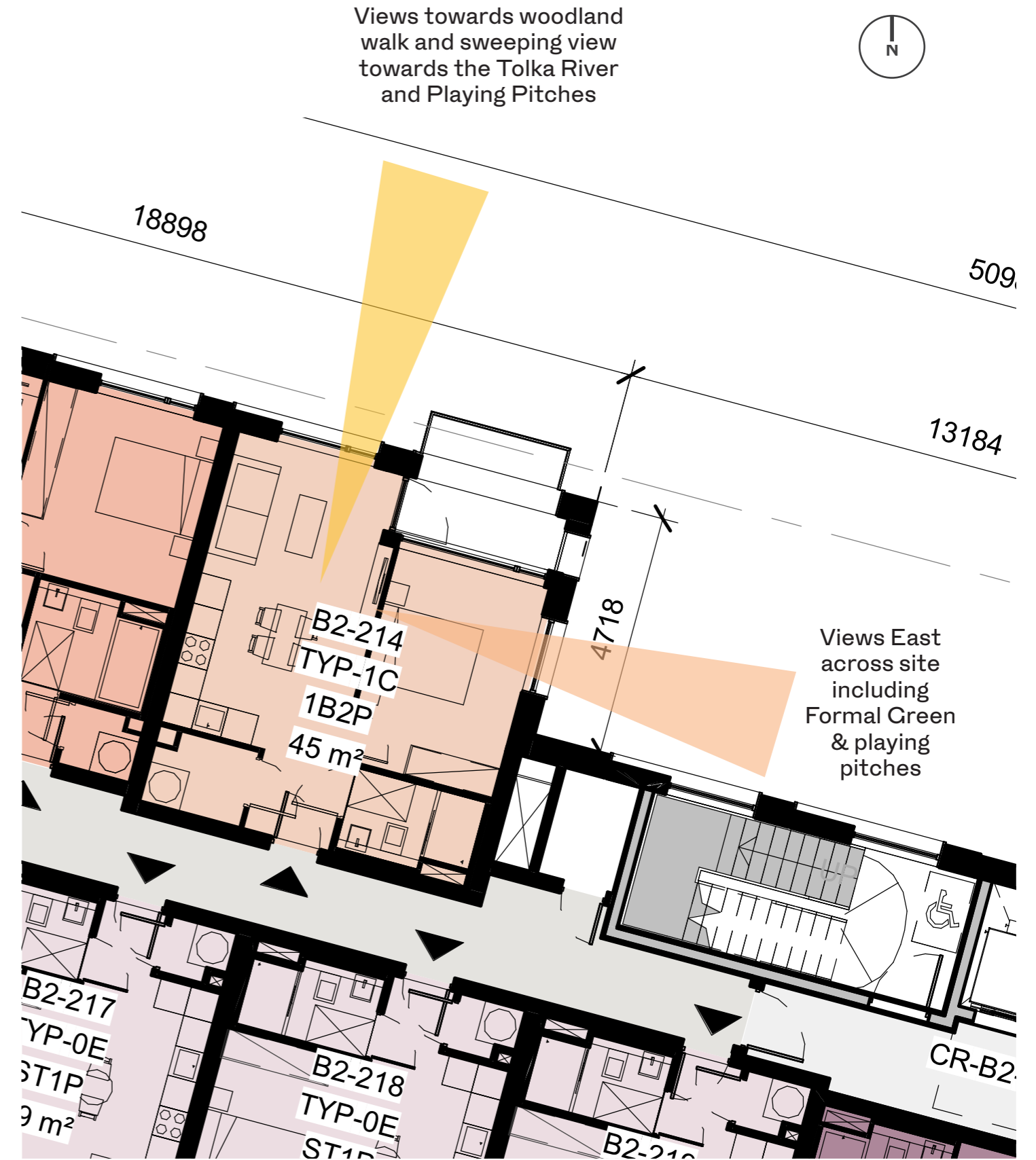
Plan - Block B2 Keyplan



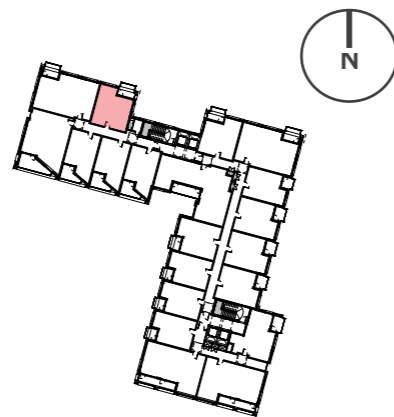
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block B2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 1C (1Bed)
Aspect	East South East / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) East South East (2) North North East
View	Woodland Walk + Tolka River
Return Depth	4.718m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.485m - 3.6 m <sup>2</sup> (1) 2.415m x 1.15m - 2.8 m <sup>2</sup> (2) 2.415m x 2.95m - 7.1 m <sup>2</sup> (2) 2.415m x 1.985m - 4.8 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	13.2m



Plan - Site Keyplan



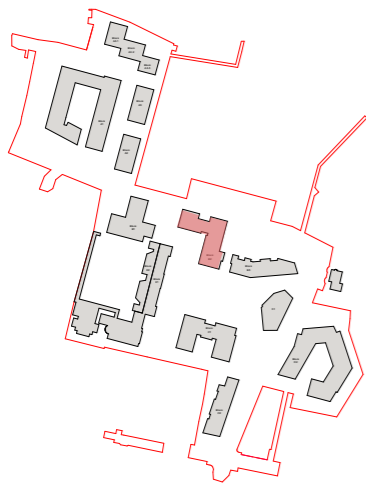
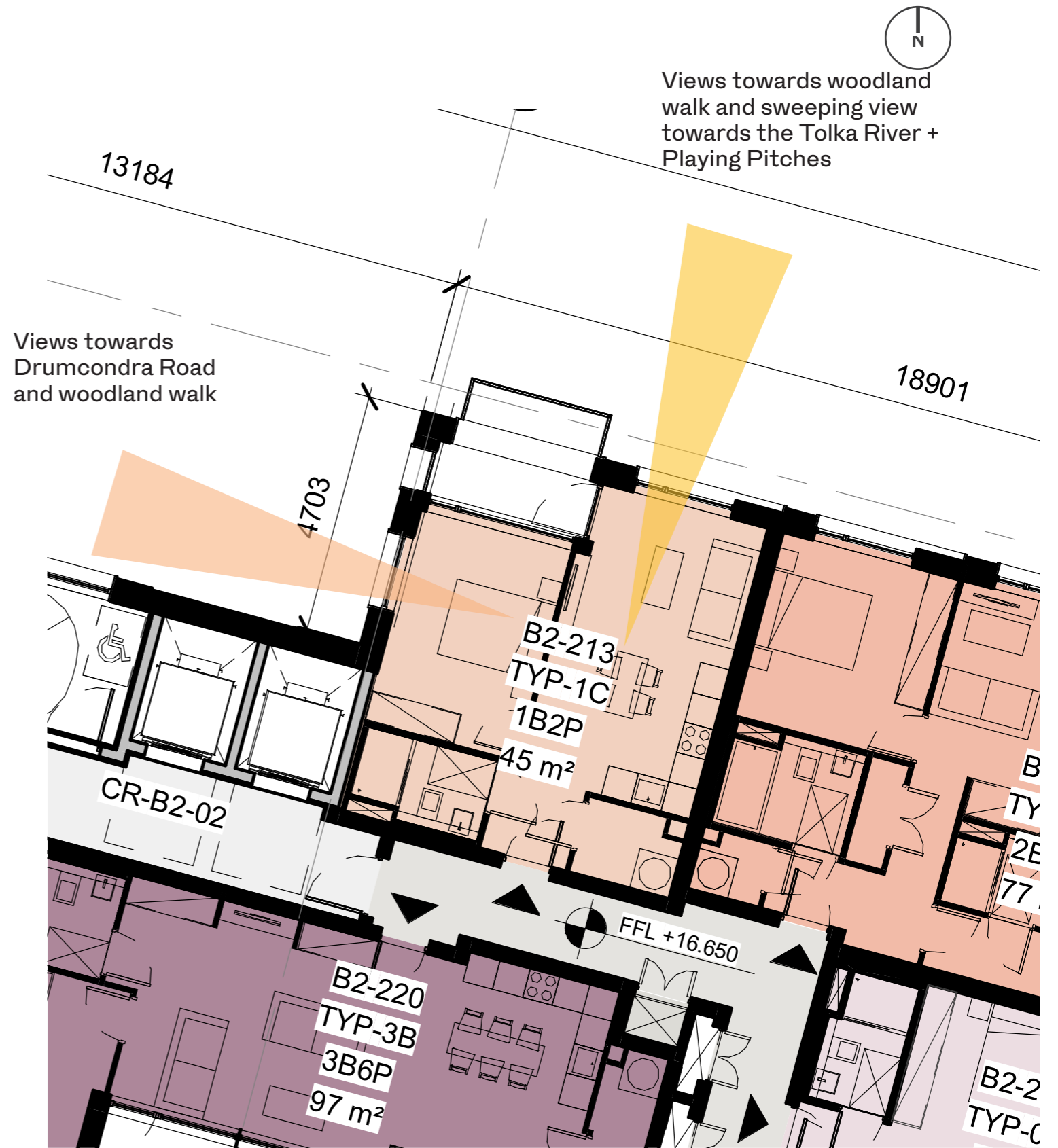
Plan - Block B2 Keyplan

- (1) Aspect 1
- (2) Aspect 2

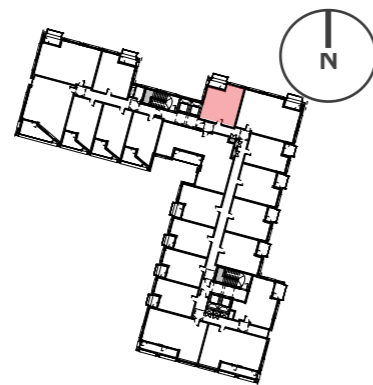


# Dual Aspect Unit Analysis - Block B2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 1C (1Bed)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North East
View	Drumcondra Road + Woodland Walk + Tolka River + Playing Pitches
Return Depth	4.7m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.15m - 2.8 m <sup>2</sup> (1) 2.415m x 1.485m - 3.6 m <sup>2</sup> (2) 2.415m x 1.985m - 4.8 m <sup>2</sup> (2) 2.415m x 2.95m - 7.1 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	13.2m



Plan - Site Keyplan

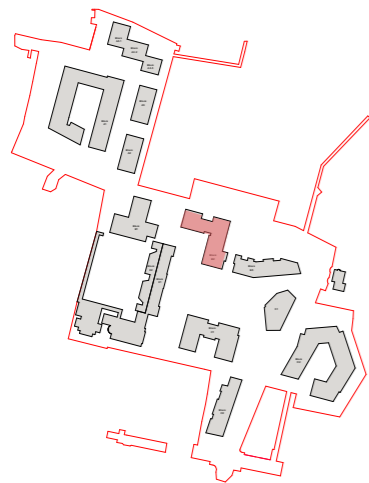
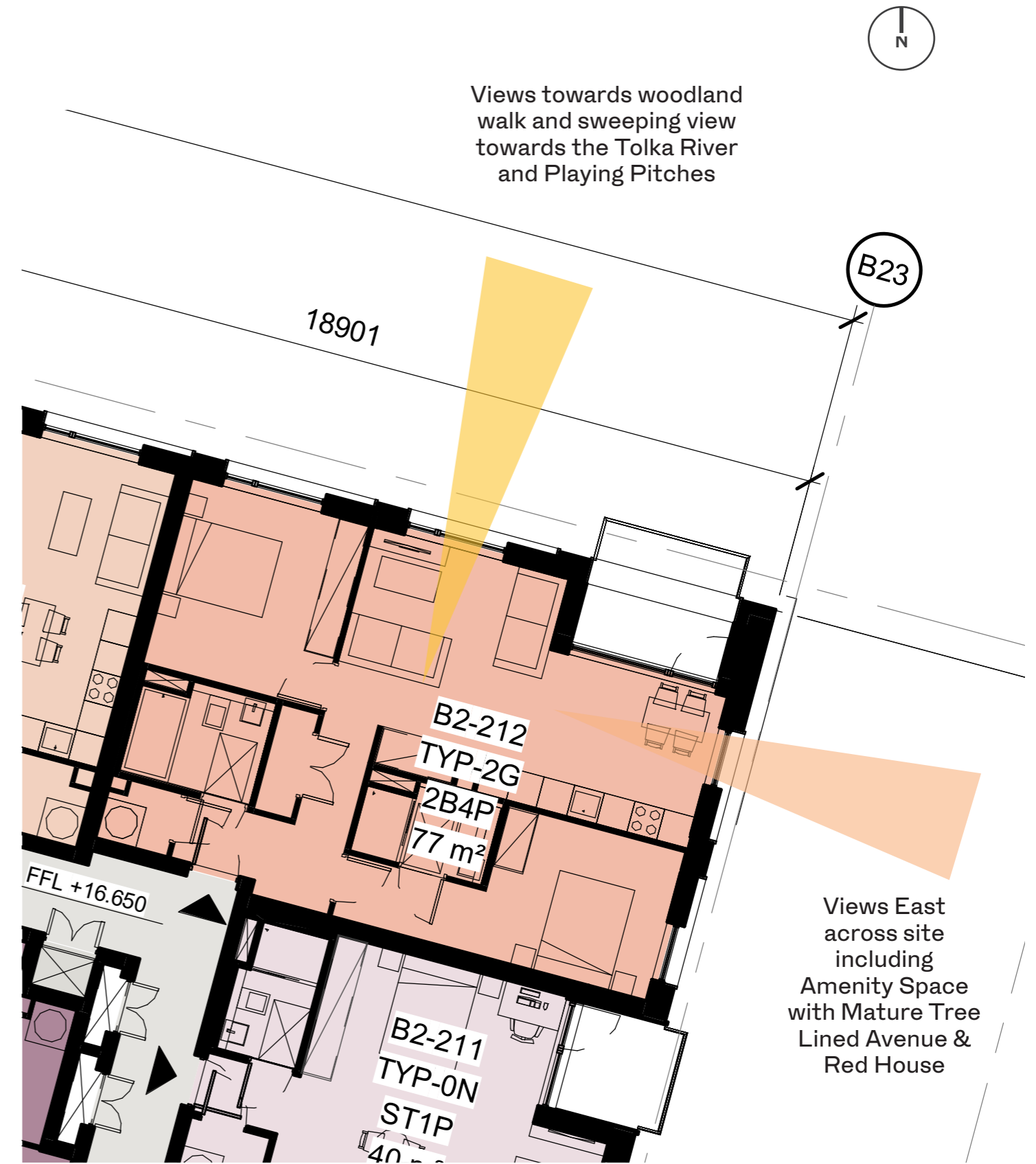


Plan - Block B2 Keyplan

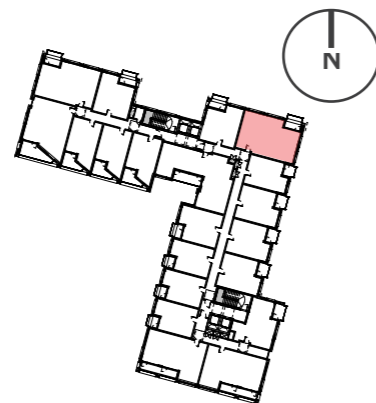
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block B2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2G (2Bed)
Aspect	East South East / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) East South East (2) North North East
View	Woodland Walk + Tolka River
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.485m - 3.6 m <sup>2</sup> (1) 2.415m x 1.15m - 2.8 m <sup>2</sup> (1) 2.415m x 1.15m - 2.8 m <sup>2</sup> (2) 2.415m x 2.925m - 7.1 m <sup>2</sup> (2) 2.415m x 1.985m - 4.8 m <sup>2</sup> (2) 2.415m x 1.985m - 4.8 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan

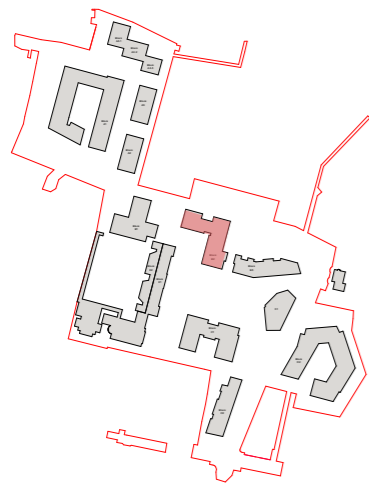
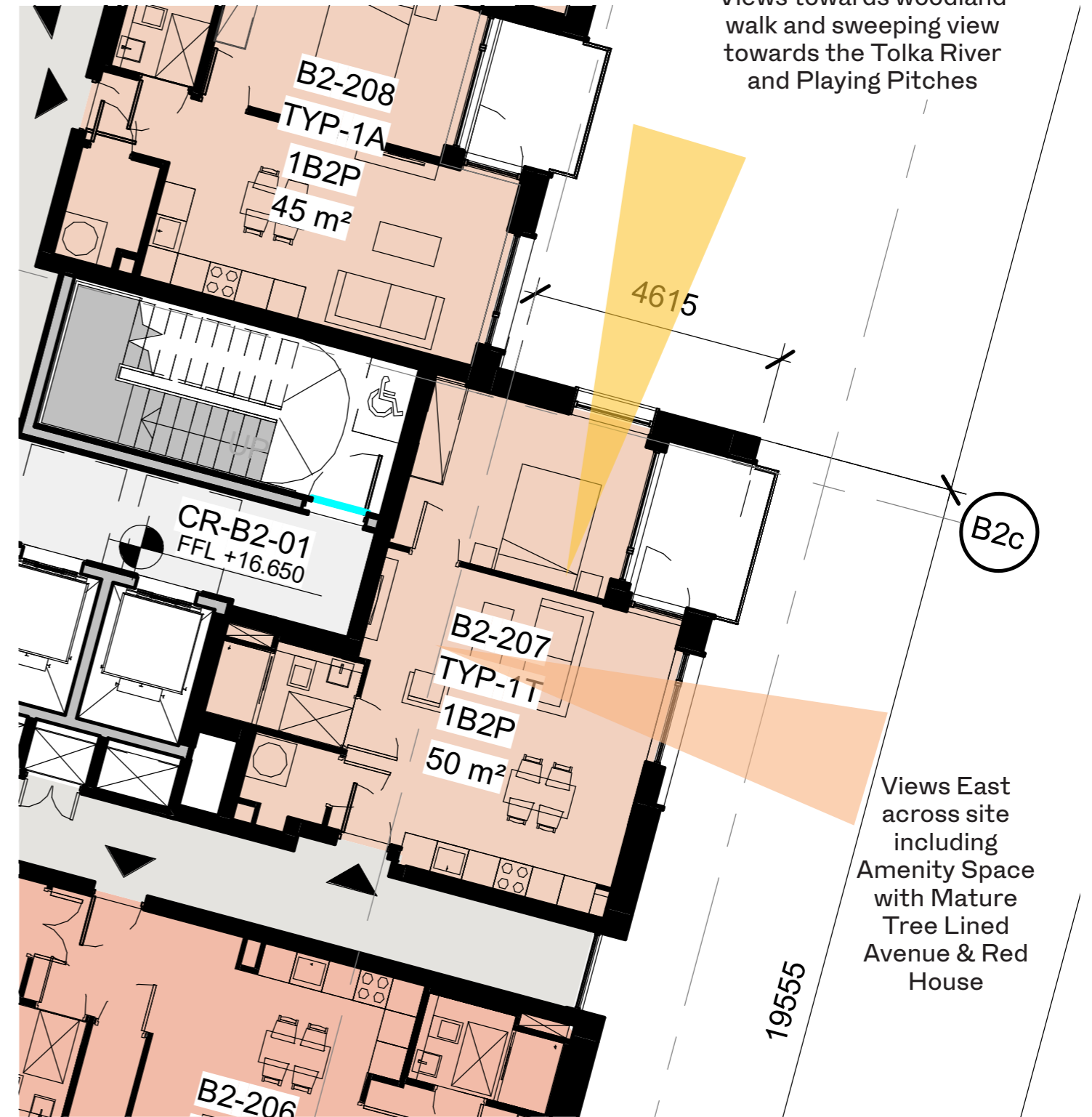


Plan - Block B2 Keyplan

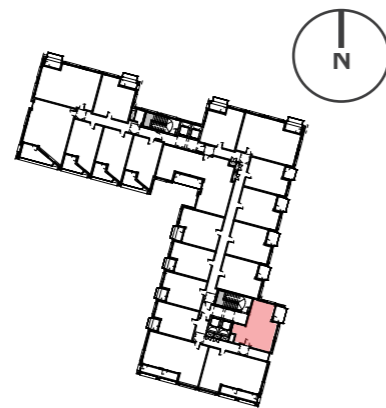
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block B2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 1T (1Bed)
Aspect	East South East / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) East South East (2) North North East
View	Woodland Walk + Playing Pitches + Tolka River + Amenity Space
Return Depth	4.6m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.135m - 5.2 m <sup>2</sup> (1) 2.415m x 2.5m - 6 m <sup>2</sup> (2) 2.415m x 1.15m - 2.8 m <sup>2</sup> (2) 2.415m x 1.48m - 3.6 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan

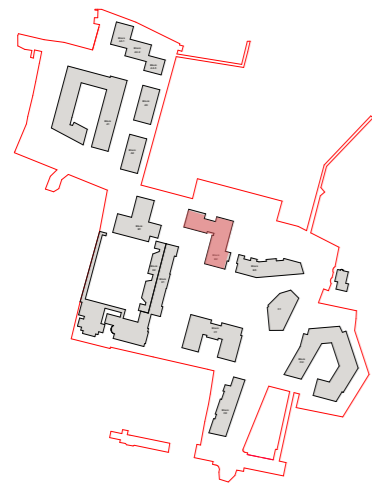
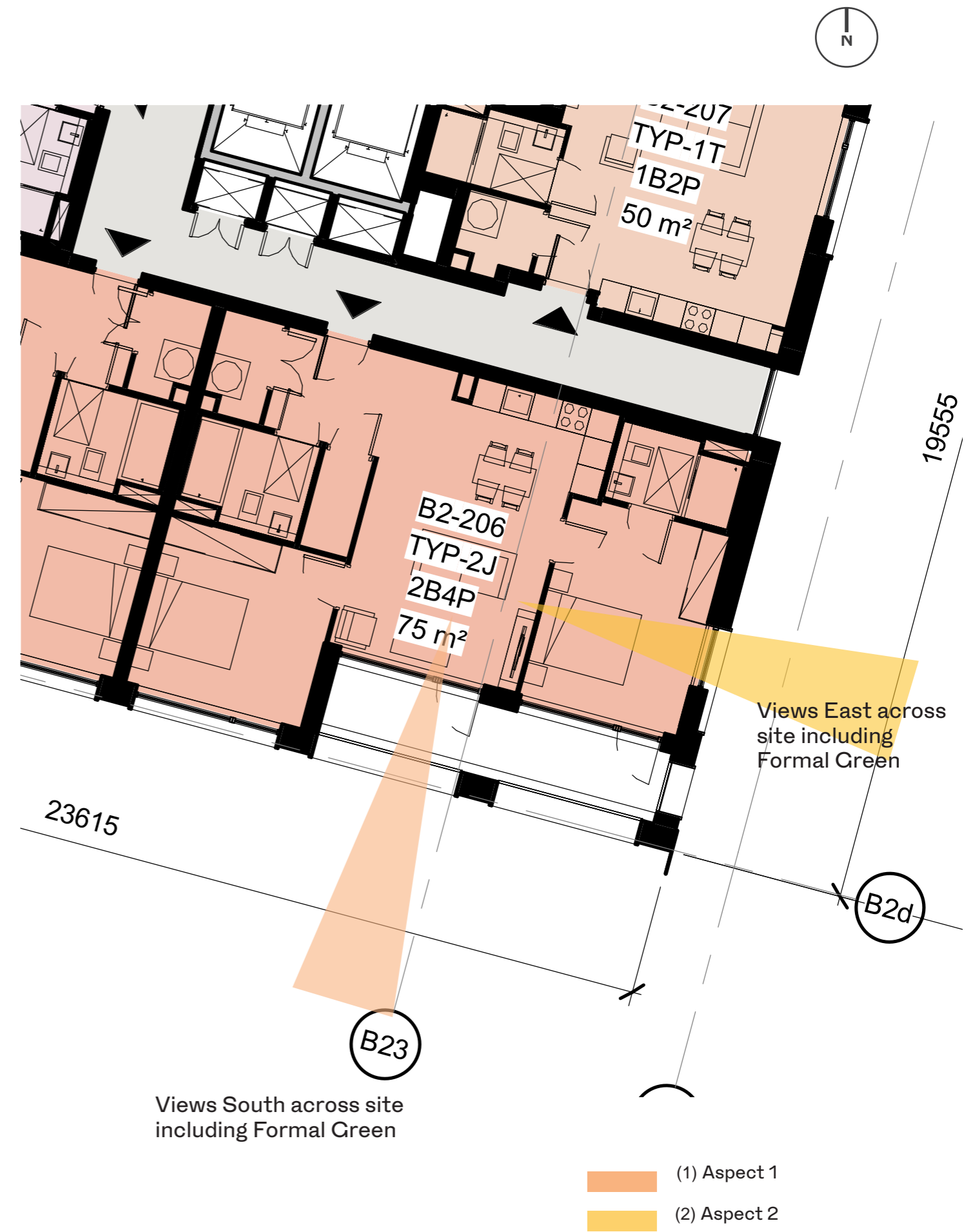


Plan - Block B2 Keyplan

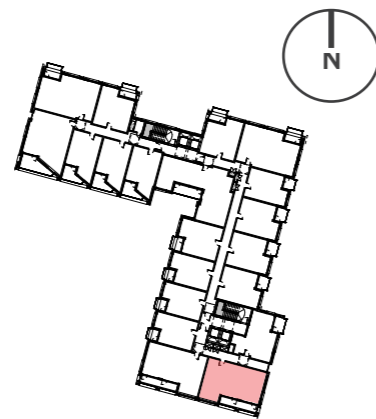
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block B2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2J (2Bed)
Aspect	South South West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) East South East
View	Formal Green
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 3.06m - 7.4 m <sup>2</sup> (1) 2.415m x 3.06m - 7.4 m <sup>2</sup> (1) 2.415m x 3.06m - 7.4 m <sup>2</sup> (2) 2.415m x 1.31m - 3.2 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



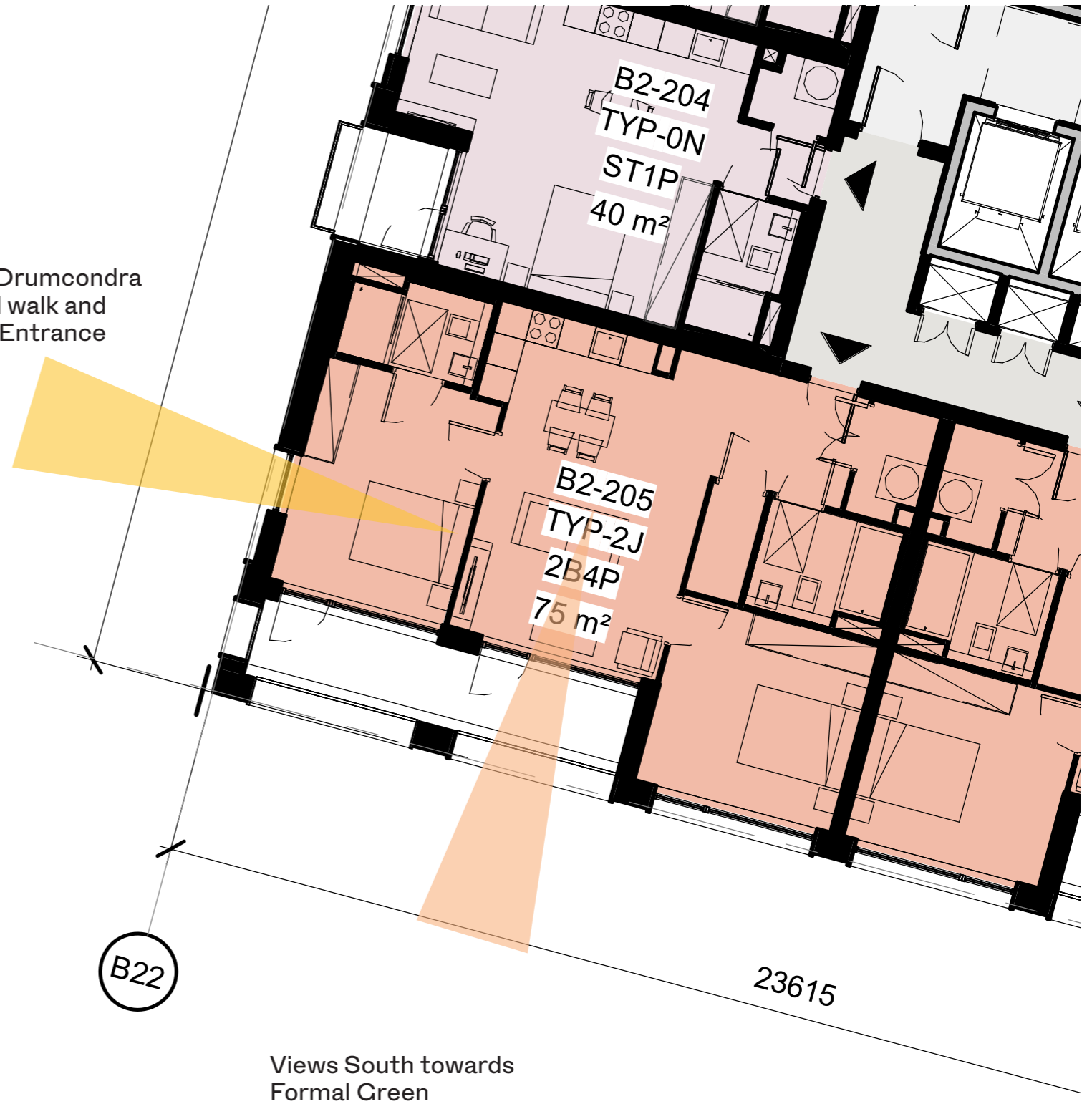
Plan - Site Keyplan



Plan - Block B2 Keyplan

# Dual Aspect Unit Analysis - Block B2

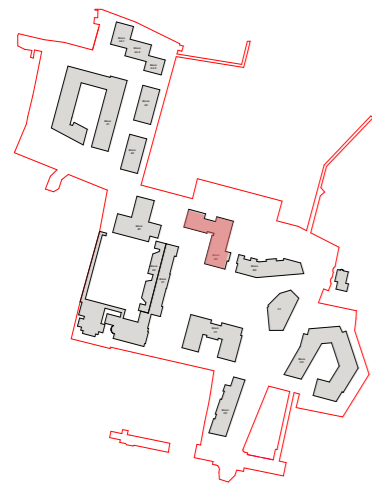
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2J (2Bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) West North West
View	Drumcondra Road, Woodland Walk, Secret Garden Entrance + Formal Green
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 3.06m - 7.4 m <sup>2</sup> (1) 2.415m x 3.06m - 7.4 m <sup>2</sup> (1) 2.415m x 3.06m - 7.4 m <sup>2</sup> (2) 2.415m x 1.15m - 2.8 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



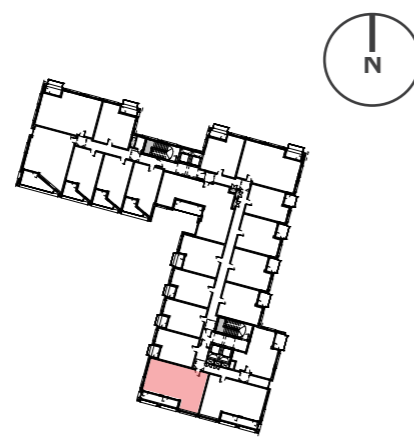
Views towards Drumcondra Road, woodland walk and Secret Garden Entrance

Views South towards Formal Green

- (1) Aspect 1
- (2) Aspect 2



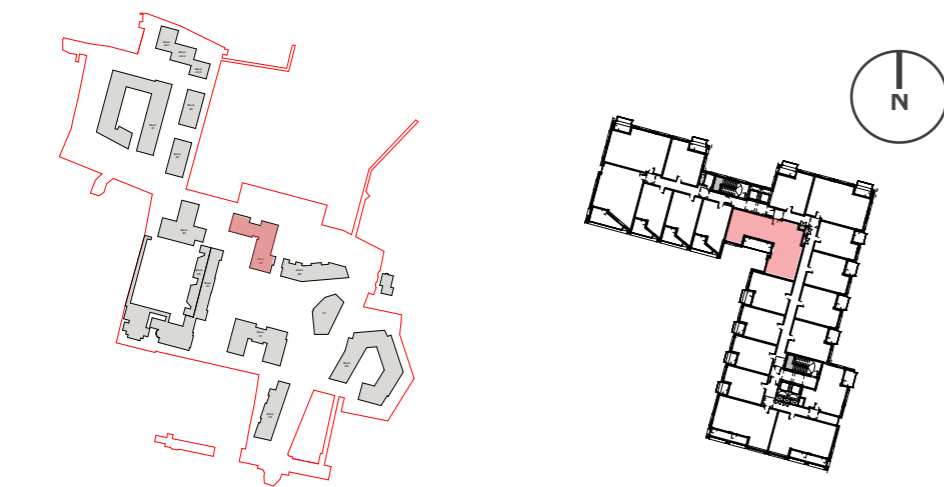
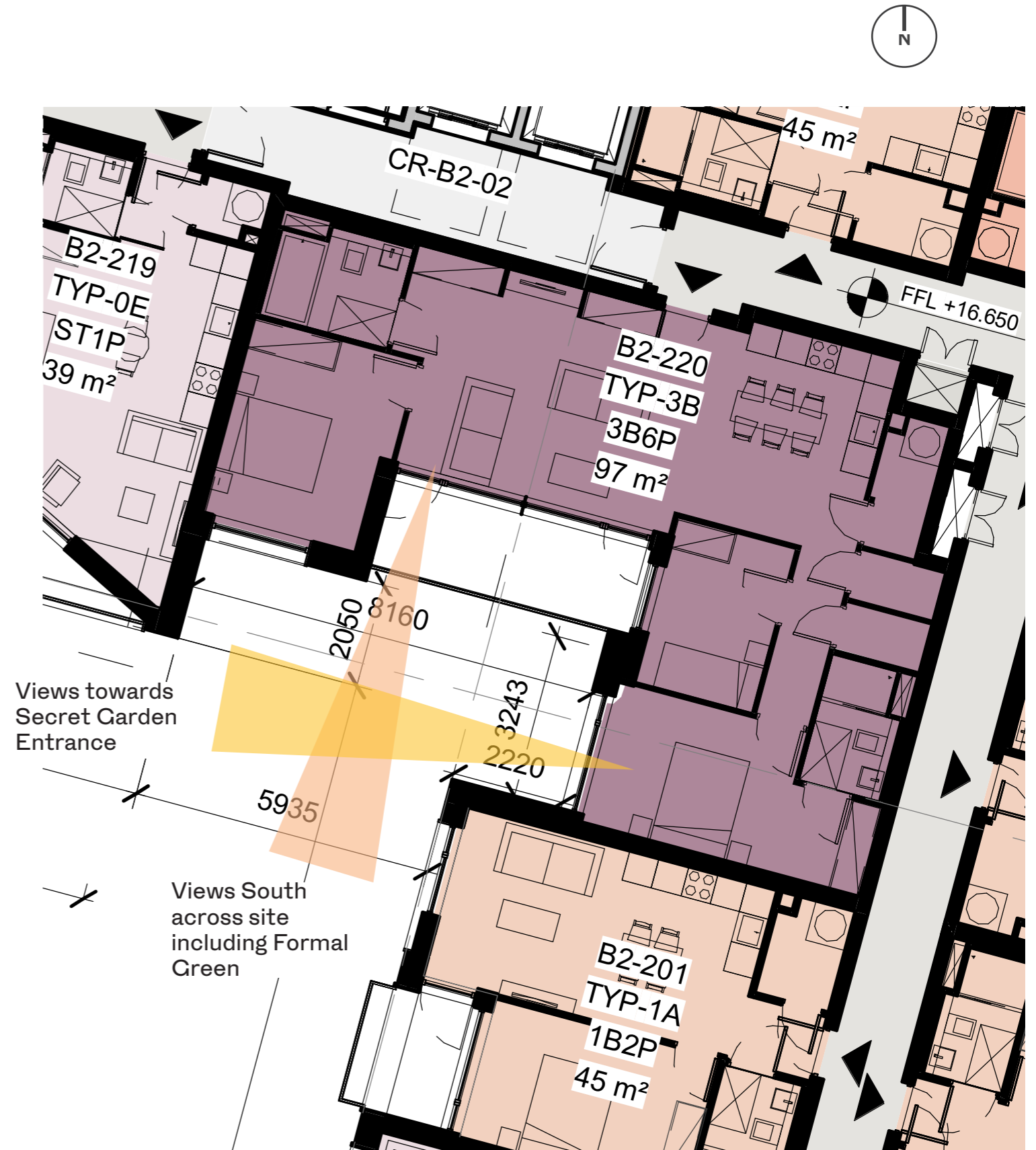
Plan - Site Keyplan



Plan - Block B2 Keyplan

# Dual Aspect Unit Analysis - Block B2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 3B (3Bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) West North West
View	Secret Garden Entrance + Formal Green
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.935m - 4.7 m <sup>2</sup> (1) 2.415m x 5.22m - 12.6 m <sup>2</sup> (2) 2.415m x 1.35m - 3.3 m <sup>2</sup> (2) 2.415m x 2.4m - 5.8 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



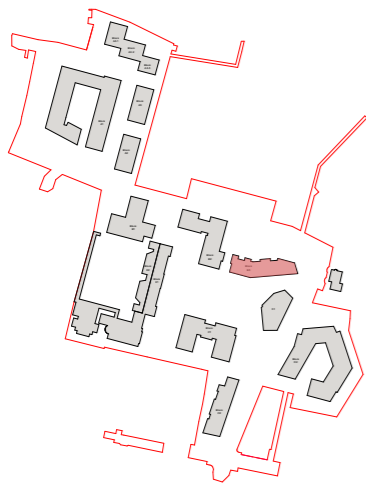
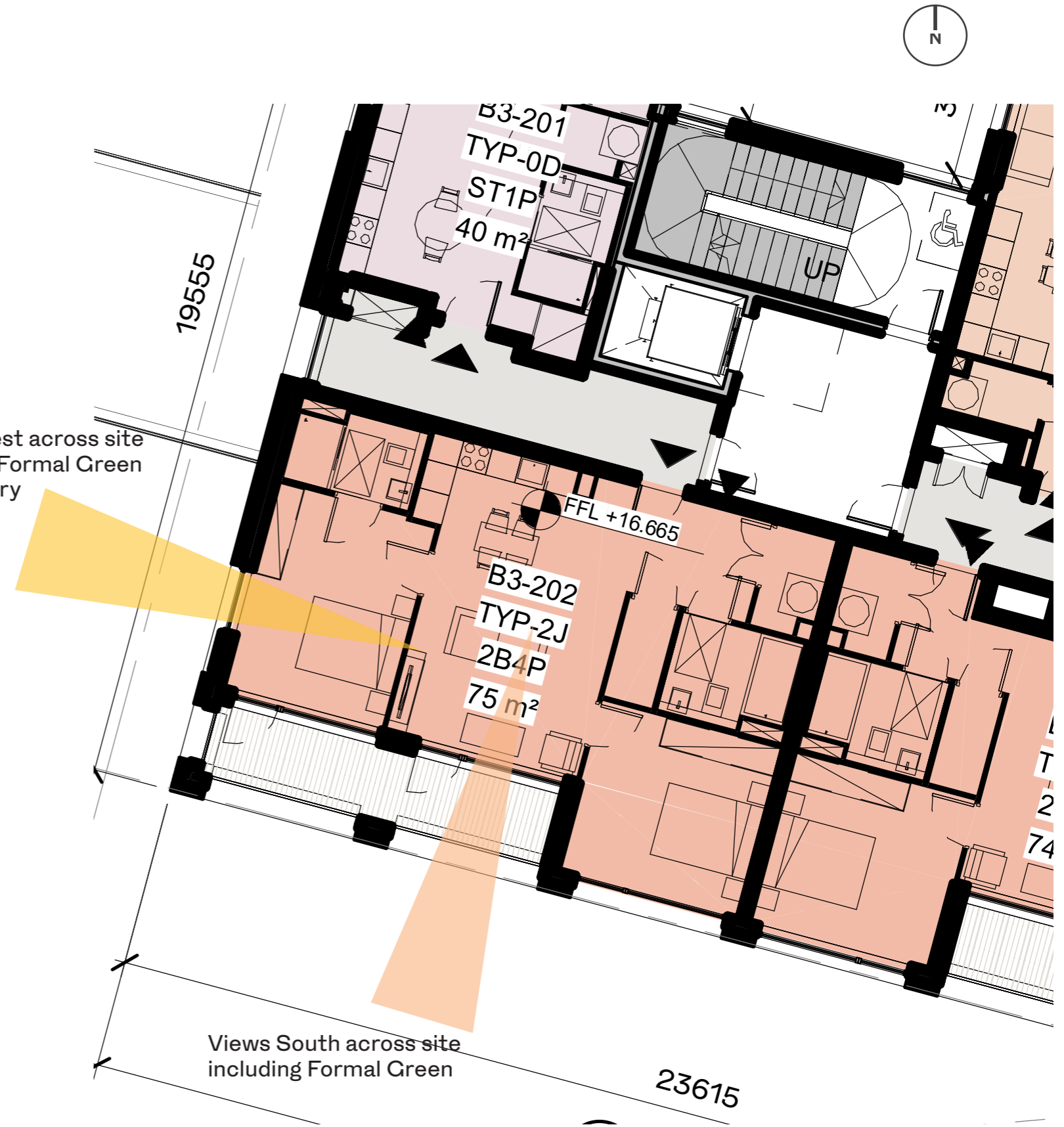
Plan - Site Keyplan

Plan - Block B2 Keyplan

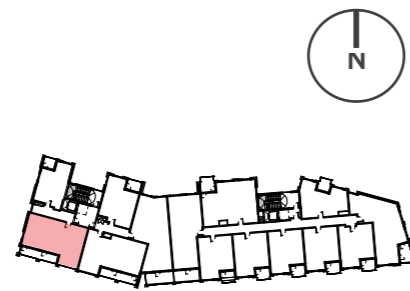
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block B3

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2J (2Bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) West North West
View	Formal Green & Seminary
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 3.06m - 7.4 m <sup>2</sup> (1) 2.415m x 3.06m - 7.4 m <sup>2</sup> (1) 2.415m x 3.06m - 7.4 m <sup>2</sup> (2) 2.415m x 1.31m - 3.2 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



Plan - Block B3 Keyplan

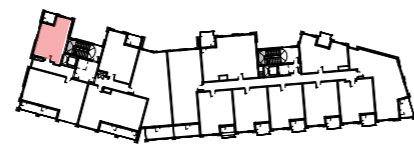
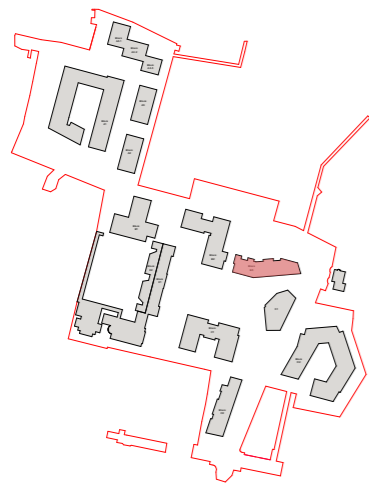
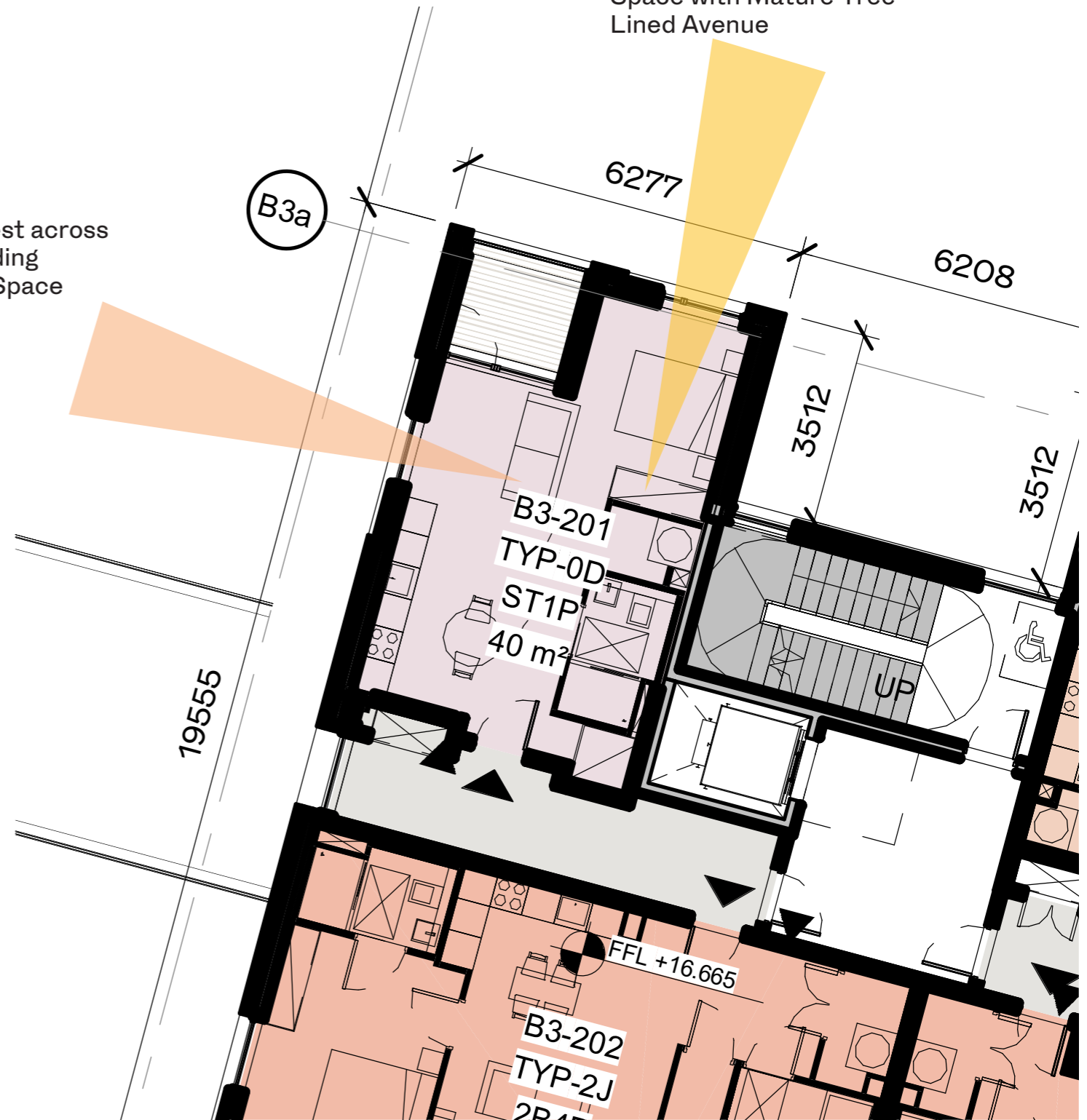
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block B3

Design Principle	Parameters Achieved
Unit Type	HJL-Type OD (Studio)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North East
View	Woodland Walk + Tolka River + Playing Pitches + Amenity Space
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.26m - 3 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup> (2) 2.415m x 2.135m - 5.2 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

Views West across site including Amenity Space

Views towards woodland walk and sweeping view towards the Tolka River, Playing Pitches & Amenity Space with Mature Tree Lined Avenue



Plan - Site Keyplan

Plan - Block B3 Keyplan

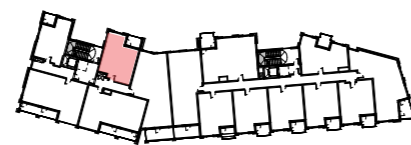
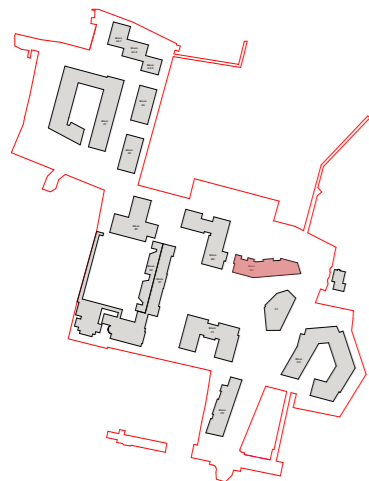
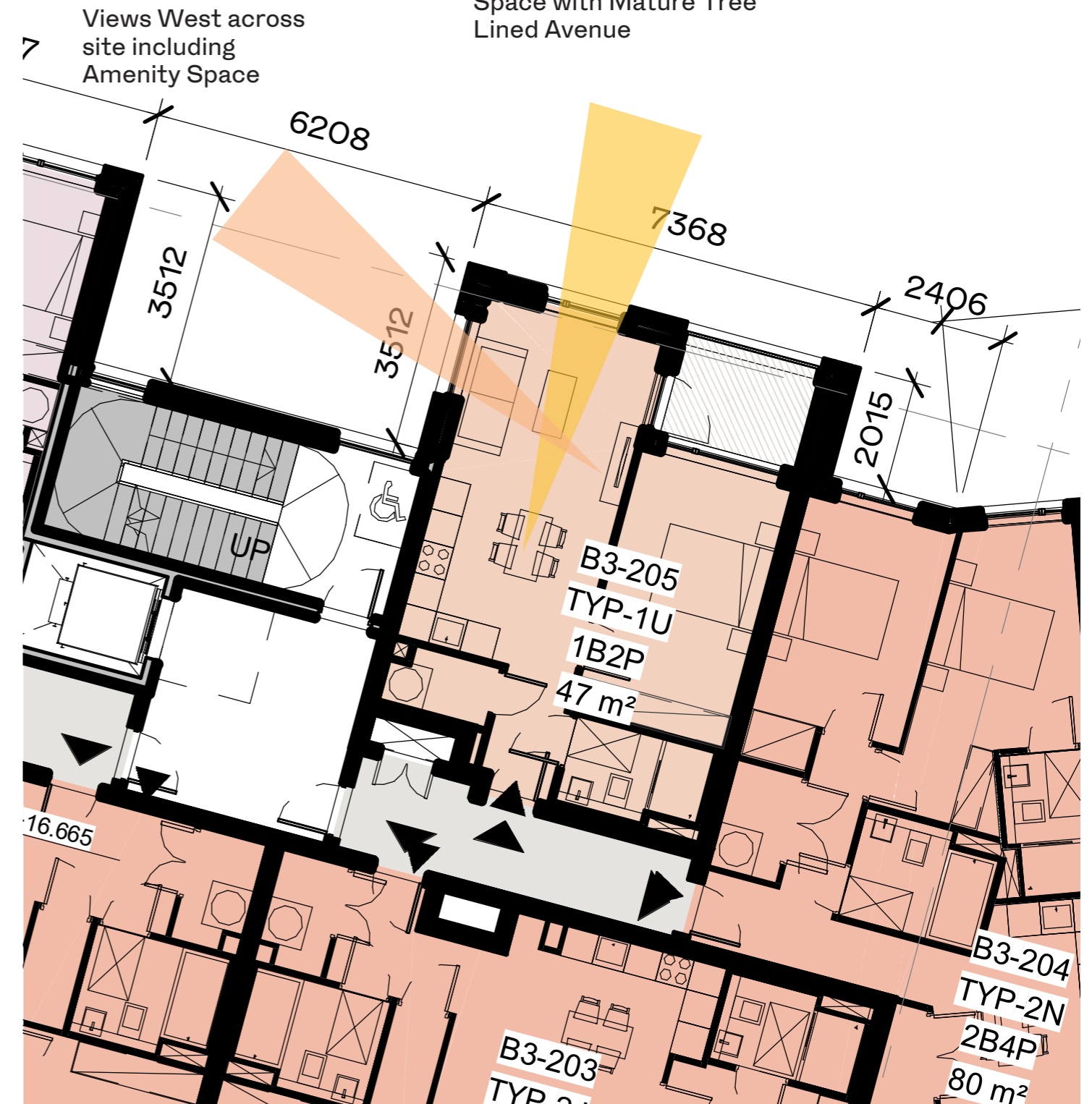
- (1) Aspect 1
- (2) Aspect 2



# Dual Aspect Unit Analysis - Block B3

Design Principle	Parameters Achieved
Unit Type	HJL-Type 1U (1Bed)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North East
View	Woodland Walk + Tolka River + Playing Pitches + Amenity Space
Return Depth	3.5m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.535m - 3.7 m <sup>2</sup> (2) 2.415m x 2.5m - 6 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

Views towards woodland walk and sweeping view towards the Tolka River, Playing Pitches & Amenity Space with Mature Tree Lined Avenue



Plan - Site Keyplan

Plan - Block B3 Keyplan

# Dual Aspect Unit Analysis - Block B3

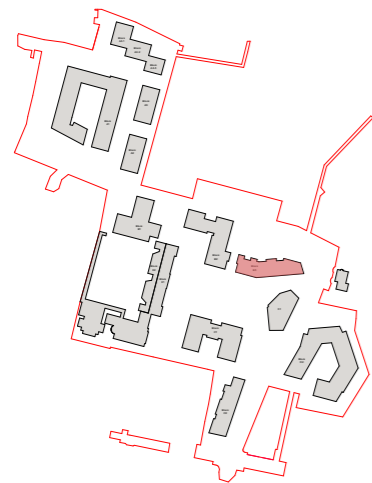
Views towards woodland walk and sweeping view towards the Tolka River, Playing Pitches & Amenity Space with Mature Tree Lined Avenue

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2N (2Bed)
Aspect	South South East / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South East (2) North North East
View	Woodland Walk + Tolka River + Amenity Space + Arrival Gardens
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.15m - 2.8 m <sup>2</sup> (1) 2.415m x 2.5m - 6 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

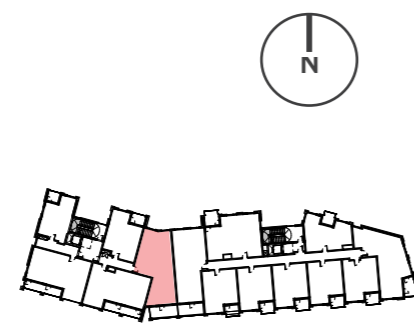


Views South towards Formal Green + Arrival Gardens

- (1) Aspect 1
- (2) Aspect 2



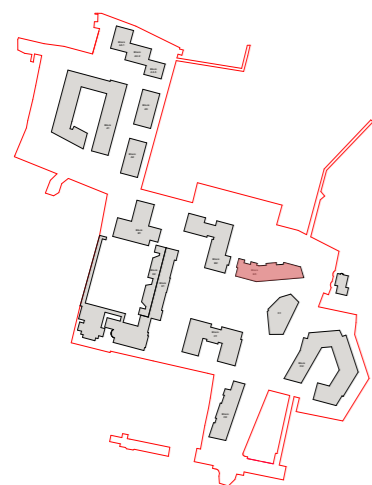
Plan - Site Keyplan



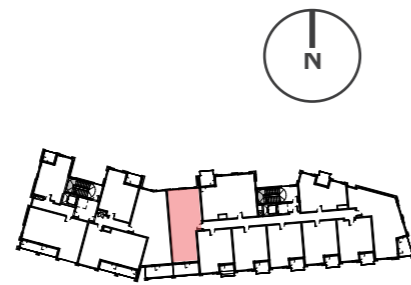
Plan - Block B3 Keyplan

# Dual Aspect Unit Analysis - Block B3

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2P (2Bed)
Aspect	South South East / North North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South East (2) North North West
View	Woodland Walk + Tolka River + Amenity Spaces + Arrival Gardens
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.15m - 2.8m <sup>2</sup> (1) 2.415m x 2.5m - 6m <sup>2</sup> (2) 2.415m x 1.535m - 3.7m <sup>2</sup> (2) 2.415m x 1.535m - 3.7m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



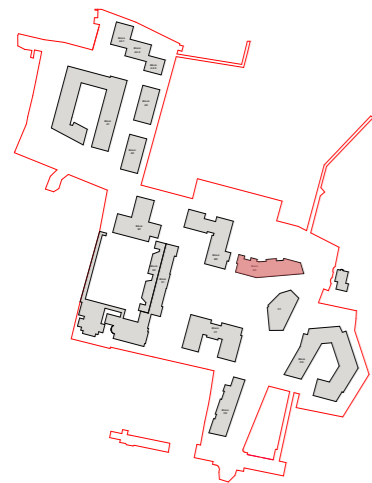
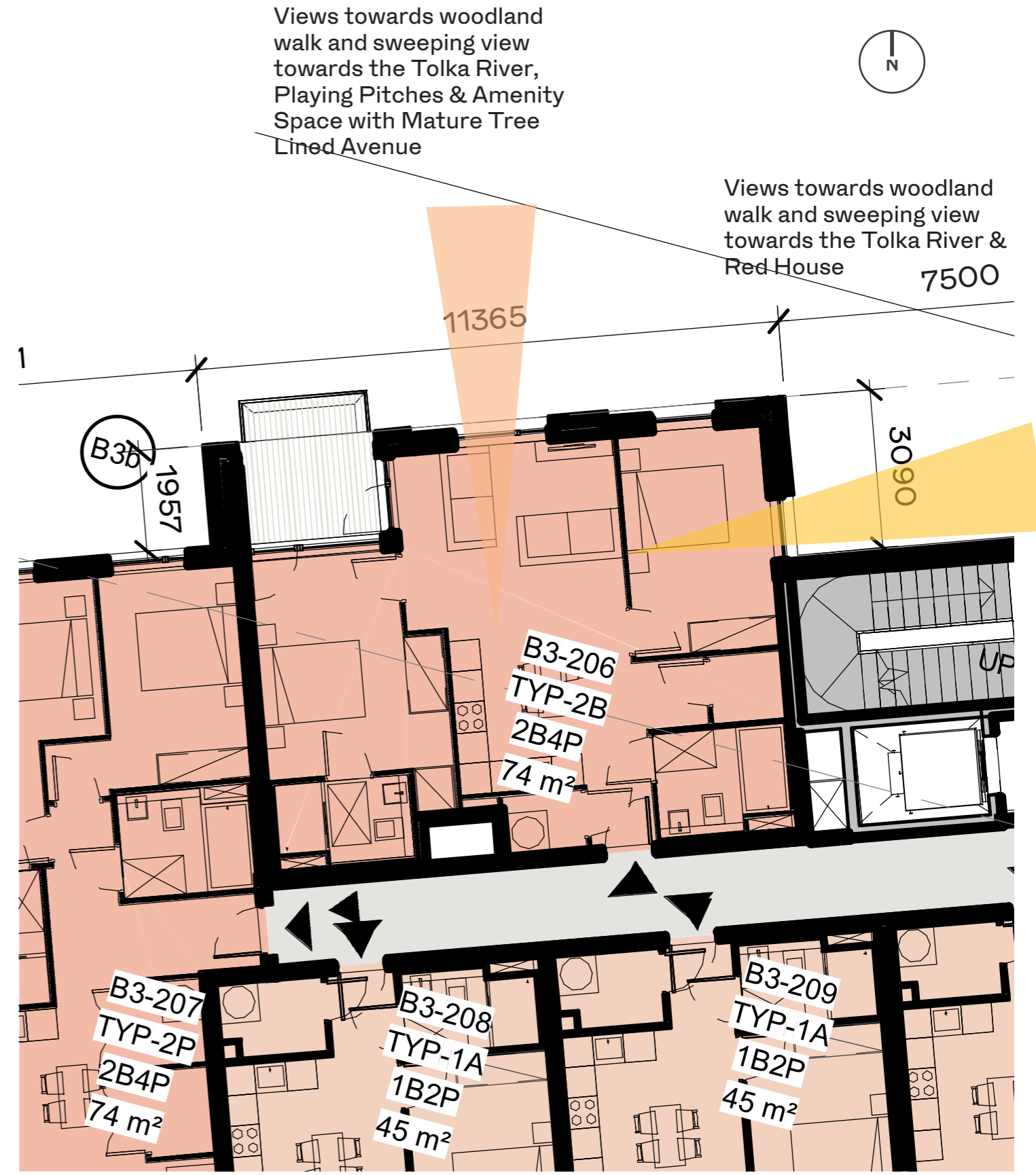
Plan - Block B3 Keyplan

Views South towards  
Formal Green + Arrival  
Gardens

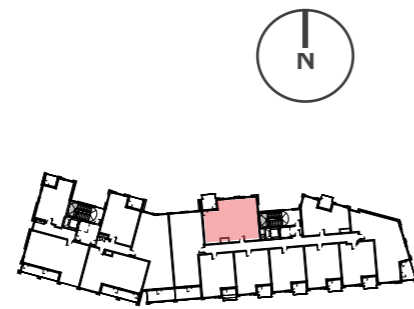
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block B3

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2B (2Bed)
Aspect	North North West / East North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North North West (2) East North East
View	Woodland Walk + Tolka River + Playing Pitches + Amenity Spaces + Red House
Return Depth	3.1m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.26m - 3 m <sup>2</sup> (1) 2.415m x 1.835m - 4.4 m <sup>2</sup> (1) 2.415m x 2.61m - 6.3 m <sup>2</sup> (2) 2.415m x 1.26m - 3 m <sup>2</sup> (3) 2.415m x 1.48m - 3.6 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	7.5m



Plan - Site Keyplan



Plan - Block B3 Keyplan

- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block B3

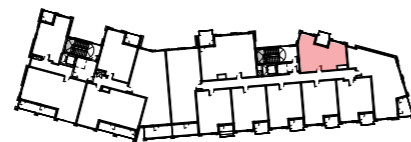
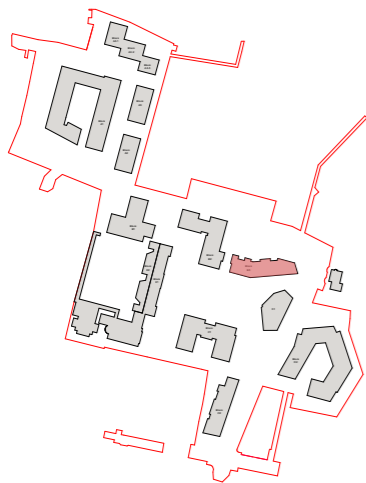
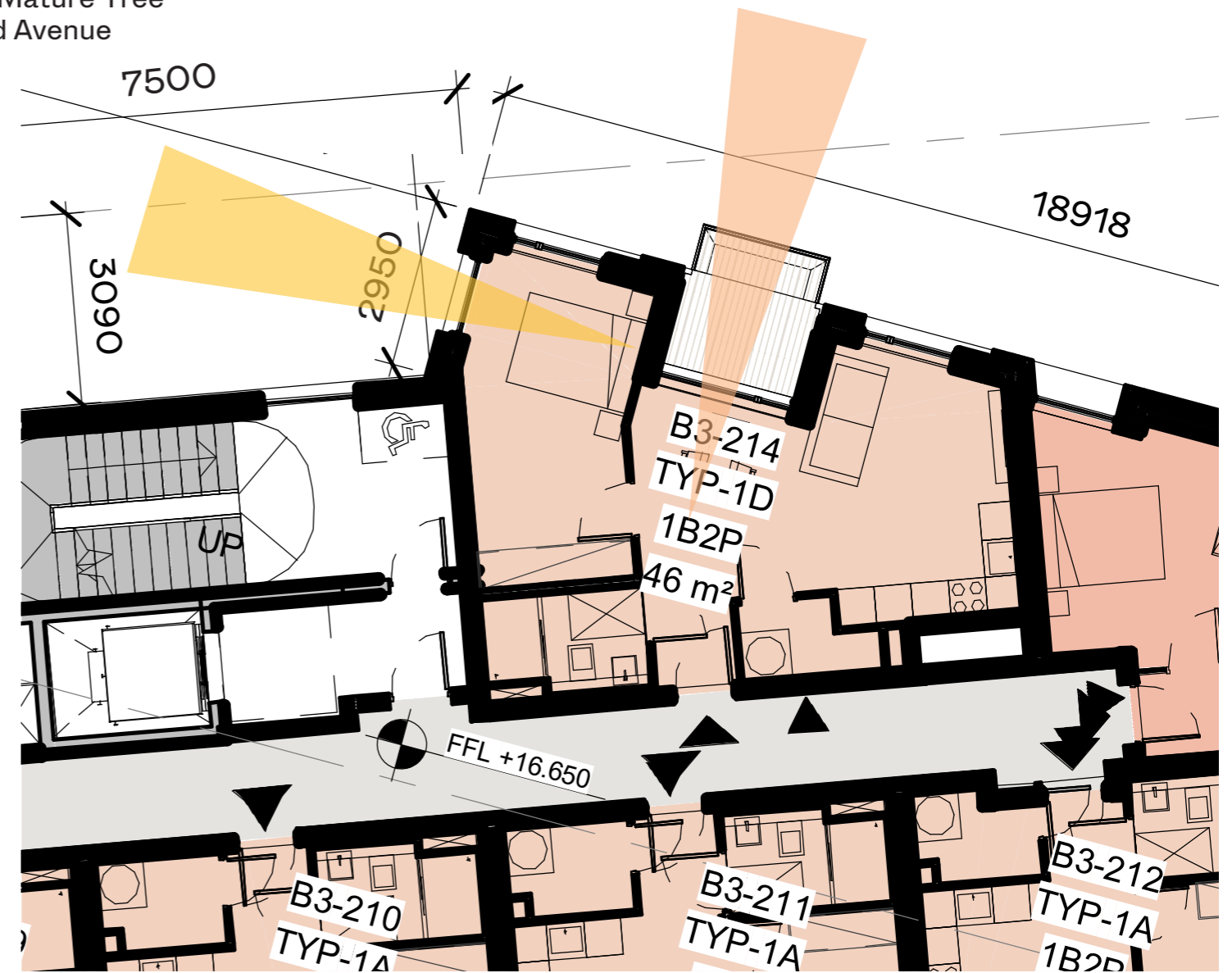


B33

Design Principle	Parameters Achieved
Unit Type	HJL-Type 1D (1Bed)
Aspect	North North East / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) North North East (2) West North West
View	Woodland Walk + Tolka River + Playing Pitches + Amenity Spaces
Return Depth	3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.535m - 3.7m <sup>2</sup> (1) 2.415m x 2.25m - 5.4m <sup>2</sup> (1) 2.415m x 1.535m - 3.7m <sup>2</sup> (2) 2.415m x 1.26m - 3m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	7.5m

Views West across site including Amenity Space with Mature Tree Lined Avenue

Views towards woodland walk and sweeping view towards the Tolka River, Playing Pitches & Amenity Space with Mature Tree Lined Avenue



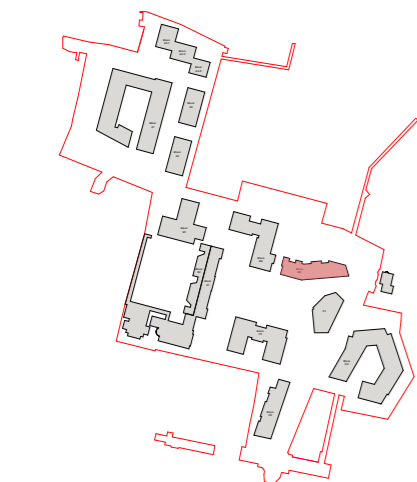
Plan - Site Keyplan

Plan - Block B3 Keyplan

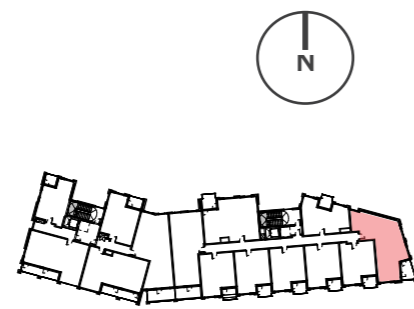
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block B3

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2B (2Bed)
Aspect	South / East North East / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South (2) East North East (3) North North East
View	Woodland Walk + Tolka River + Playing Pitches + Amenity Spaces + Red House
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.835m - 4.4 m <sup>2</sup> (1) 2.415m x 1.535m - 3.7 m <sup>2</sup> (2) 2.415m x 2.61m - 6.3 m <sup>2</sup> (2) 2.415m x 1.835m - 4.4 m <sup>2</sup> (2) 2.415m x 1.835m - 4.4 m <sup>2</sup> (3) 2.415m x 1.36m - 3.3 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



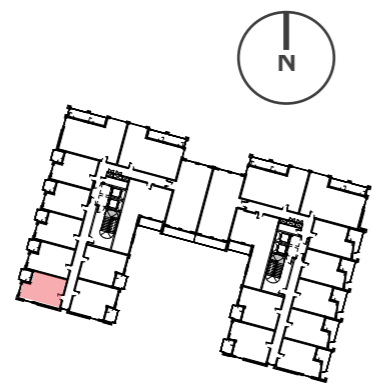
Plan - Block B3 Keyplan

# Dual Aspect Unit Analysis - Block C1

Design Principle	Parameters Achieved
Unit Type	HJL-Type ON (Studio)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) West North West
View	Holy Cross Piazza & Amenity Space & Croke Park
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.535m - 3.7 m <sup>2</sup> (2) 2.415m x 2.07m - 5 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



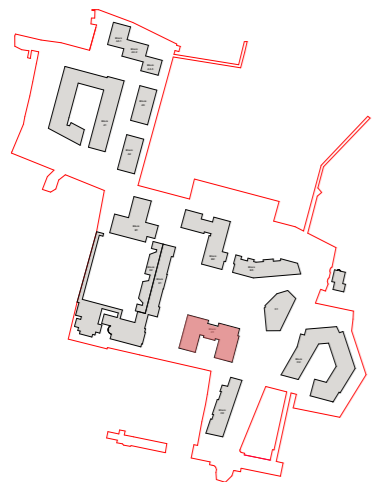
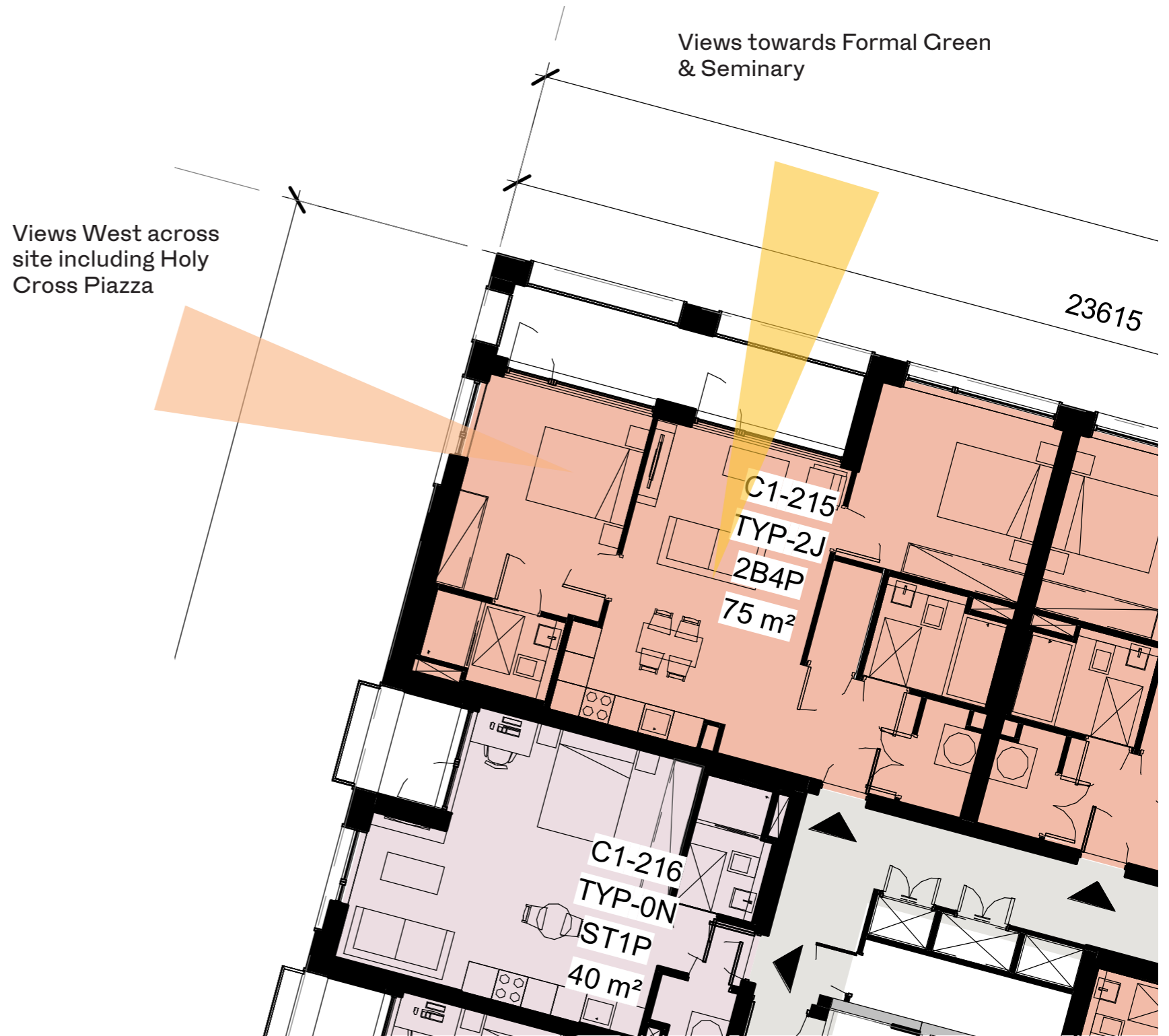
Plan - Block C1 Keyplan

- (1) Aspect 1
- (2) Aspect 2

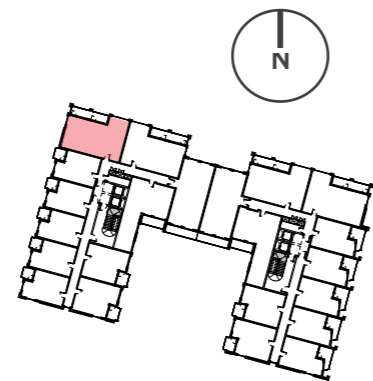
# Dual Aspect Unit Analysis - Block C1



Design Principle	Parameters Achieved
Unit Type	HJL-Type 2J (2Bed)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North East
View	Holy Cross Piazza & Formal Green & Seminary
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.535m - 3.7 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



Plan - Block C1 Keyplan

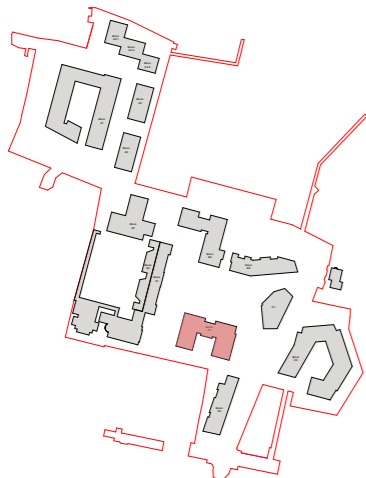
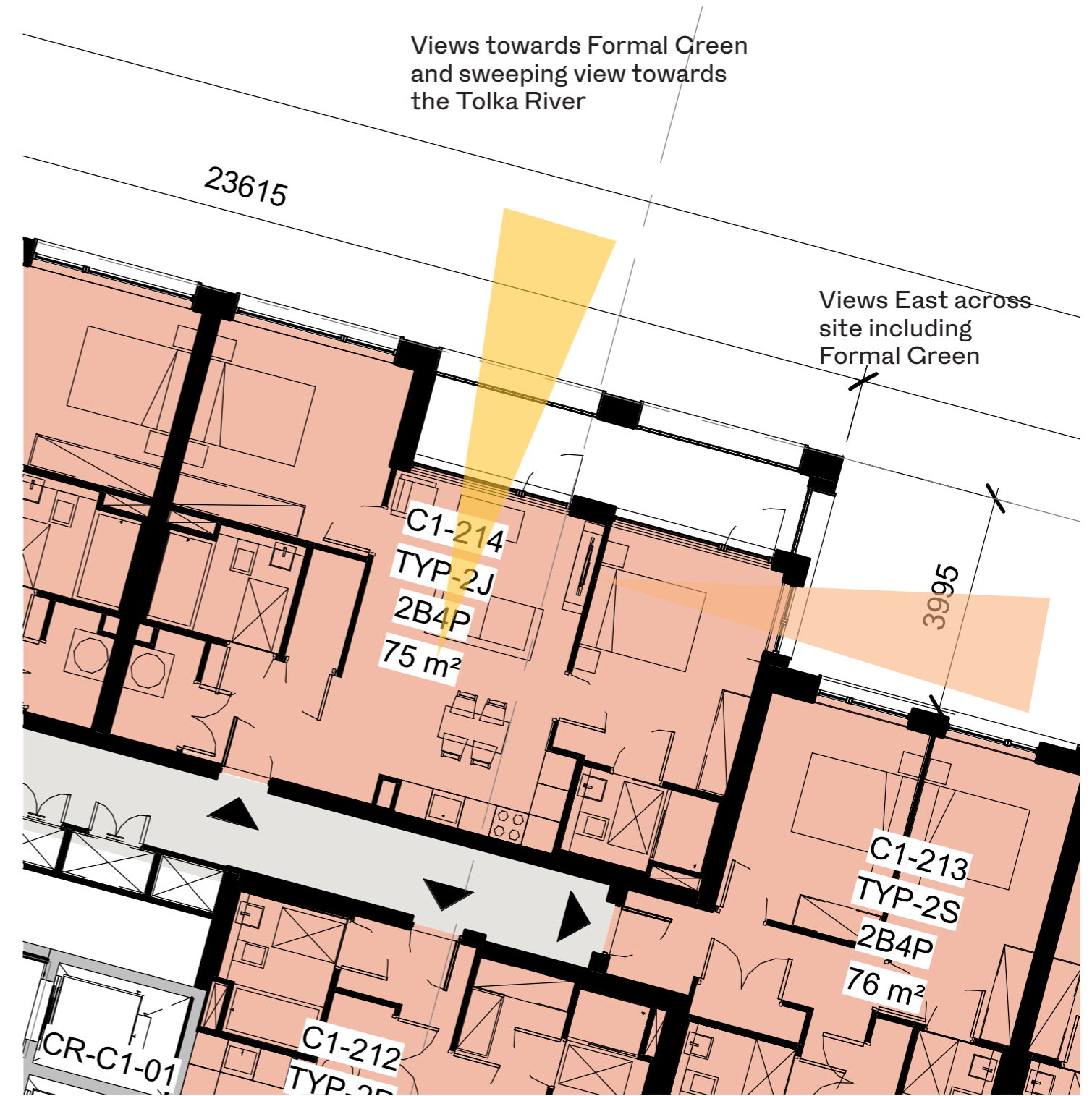
- (1) Aspect 1
- (2) Aspect 2



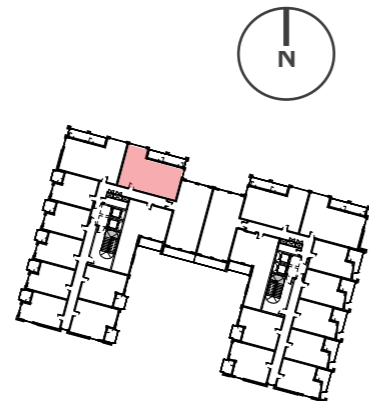
# Dual Aspect Unit Analysis - Block C1



Design Principle	Parameters Achieved
Unit Type	HJL-Type 2J (2Bed)
Aspect	East South East / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) East South East (2) North North East
View	Formal Green + Tolka River
Return Depth	3.995m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.31m - 3.2 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	11.8m



Plan - Site Keyplan



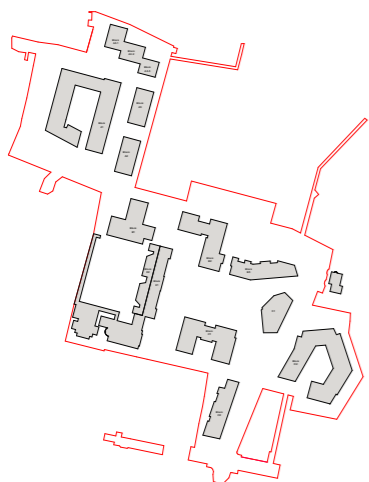
Plan - Block C1 Keyplan

- (1) Aspect 1
- (2) Aspect 2

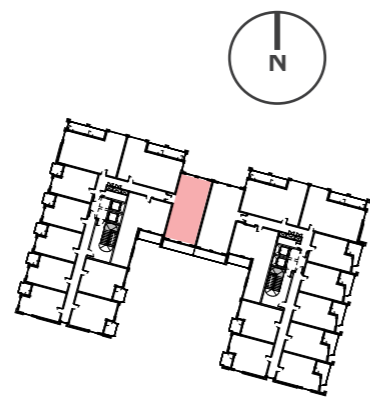
# Dual Aspect Unit Analysis - Block C1

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2S (2Bed)
Aspect	South South West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) North North East
View	Formal Green, Tolka River, Amenity Space & Croke Park
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.765m - 4.3 m <sup>2</sup> (1) 2.415m x 1.765m - 4.3 m <sup>2</sup> (2) 2.415m x 1.765m - 4.3 m <sup>2</sup> (2) 2.415m x 1.765m - 4.3 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

Views North  
East across site  
including Formal  
Green & Tolka  
River



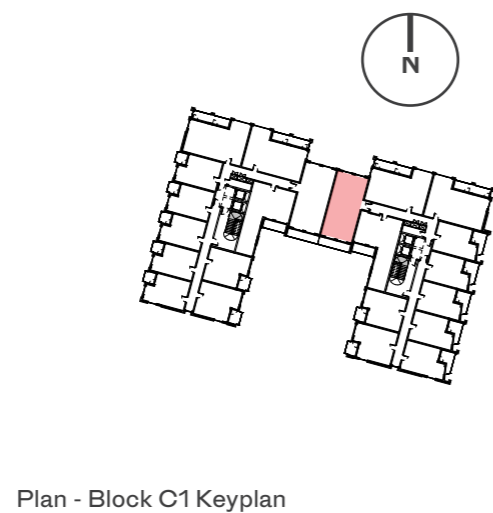
Plan - Site Keyplan



Plan - Block C1 Keyplan

# Dual Aspect Unit Analysis - Block C1

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2S (2Bed)
Aspect	South South West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) North North East
View	Formal Green, Tolka River, Amenity Space & Croke Park
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.765m - 4.3 m <sup>2</sup> (1) 2.415m x 1.765m - 4.3 m <sup>2</sup> (2) 2.415m x 1.765m - 4.3 m <sup>2</sup> (2) 2.415m x 1.765m - 4.3 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	11.8m

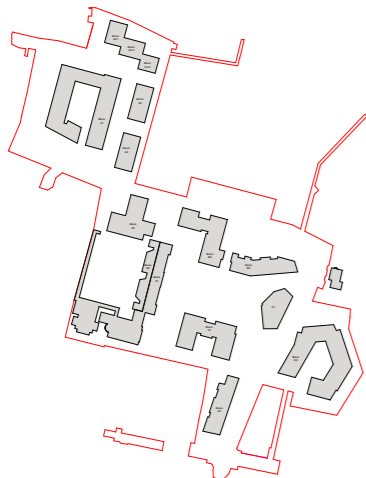
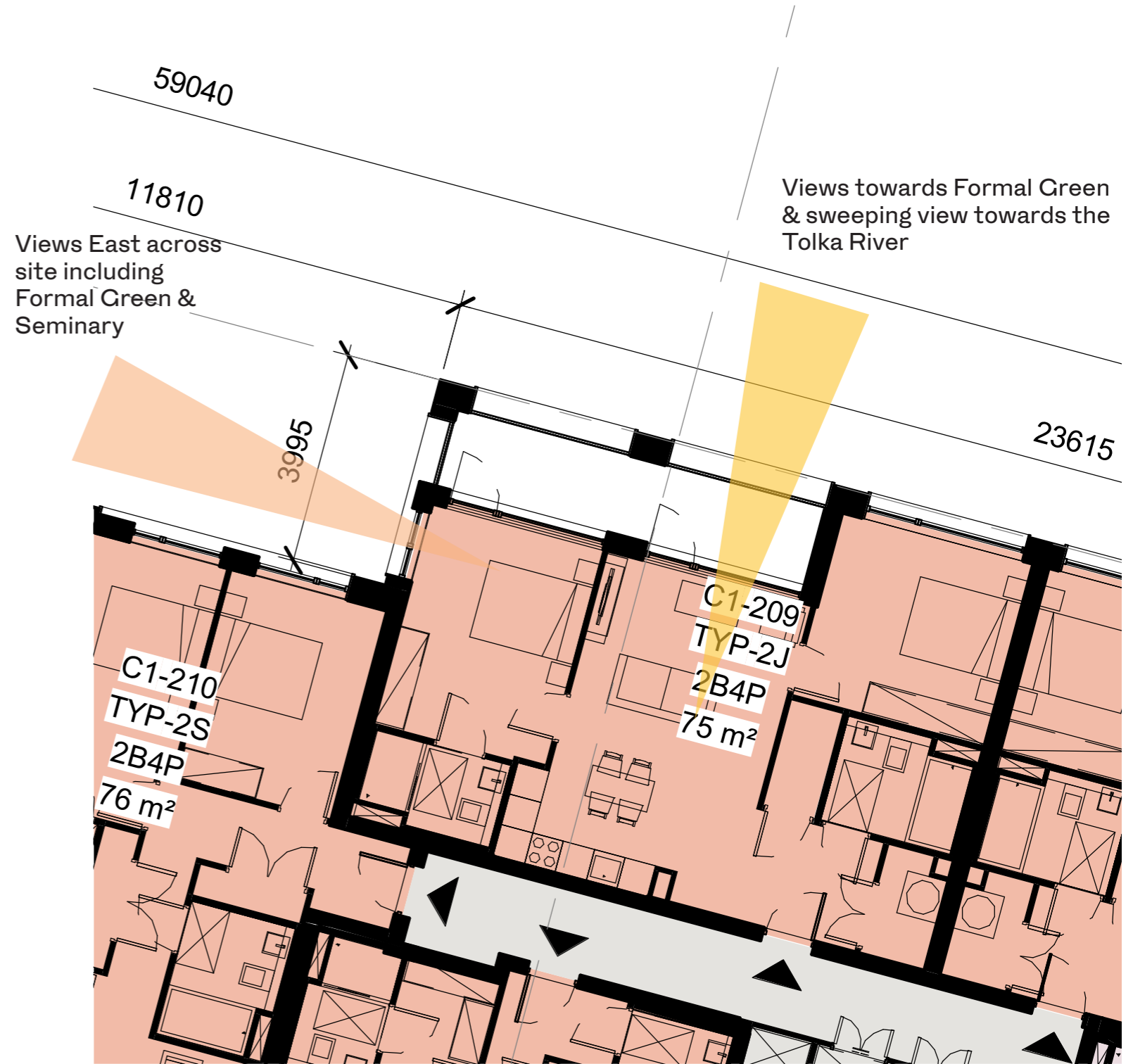


- (1) Aspect 1
- (2) Aspect 2

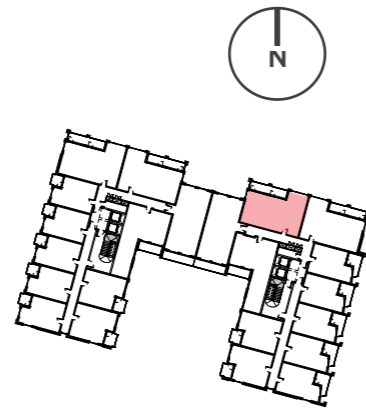
# Dual Aspect Unit Analysis - Block C1



Design Principle	Parameters Achieved
Unit Type	HJL-Type 2J (2Bed)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North East
View	Seminary, Formal Green & Tolka River
Return Depth	3.995m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.31m - 3.2 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	11.8m



Plan - Site Keyplan

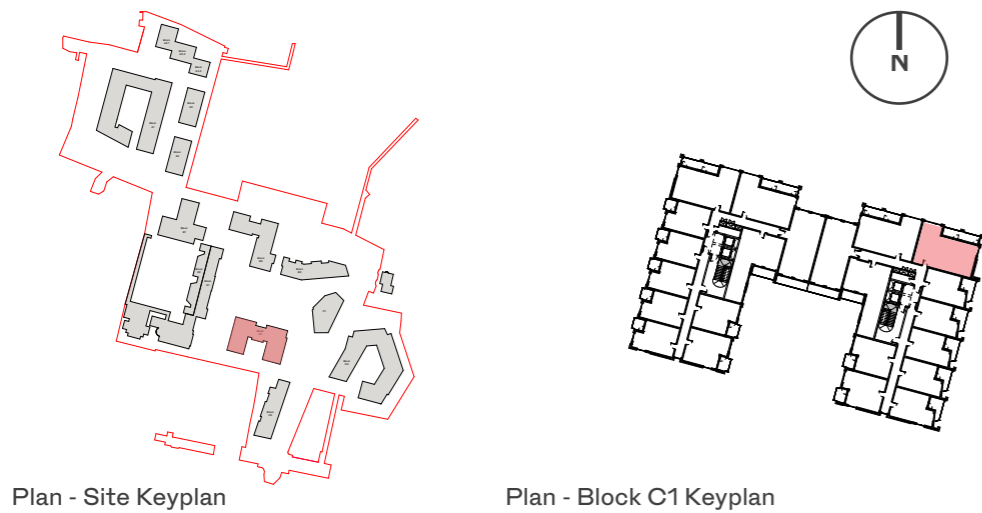
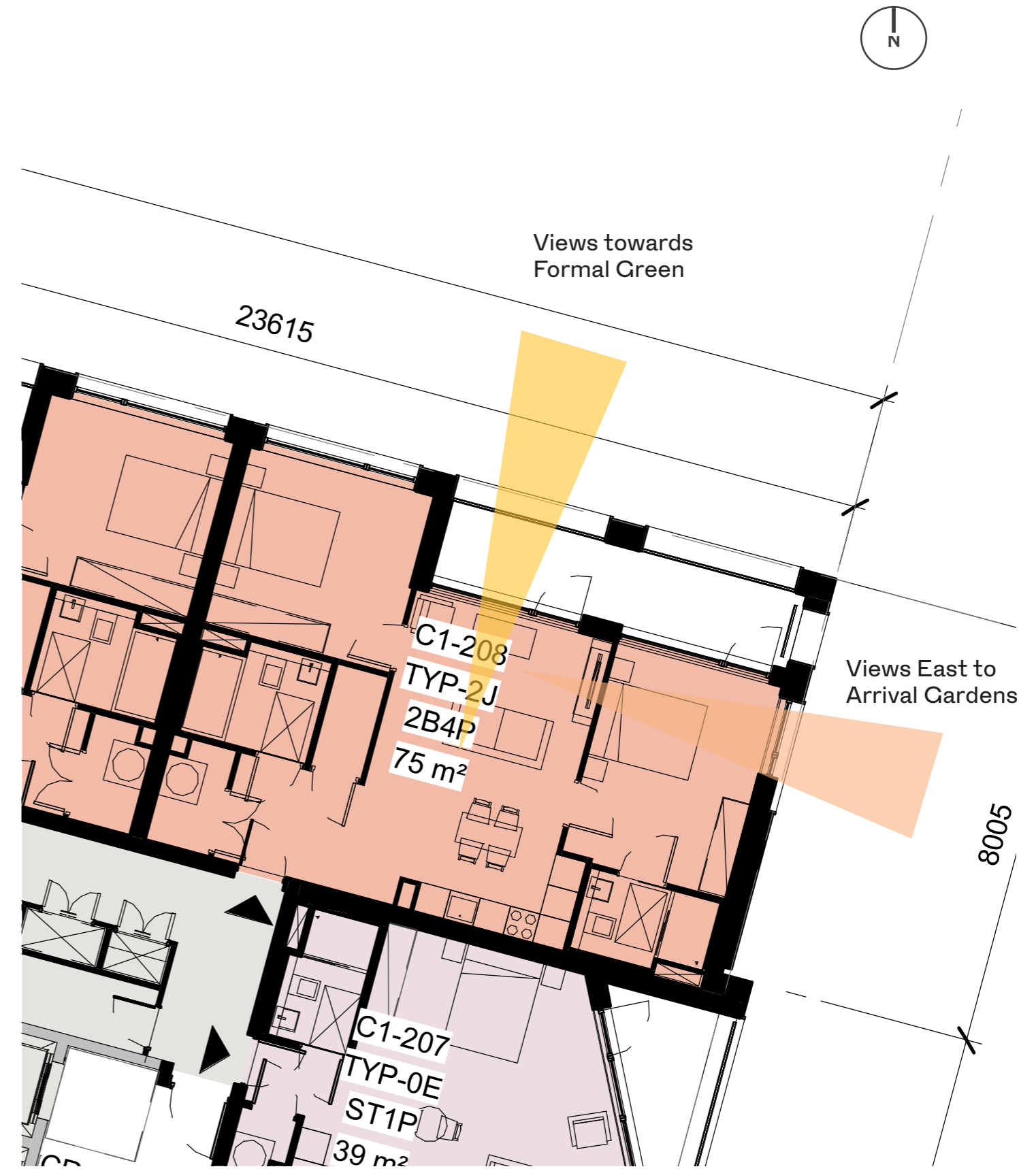


Plan - Block C1 Keyplan

- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block C1

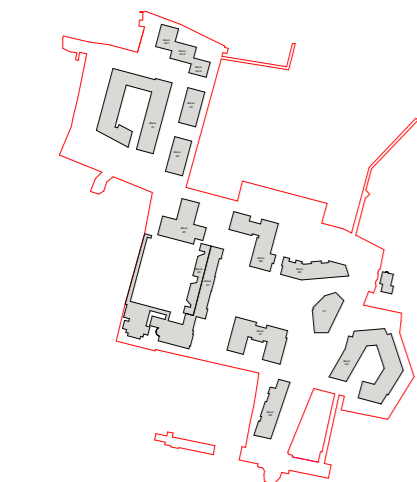
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2J (2Bed)
Aspect	East South East / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) East South East (2) North North East
View	Formal Green + Arrival Gardens
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.535m - 3.7 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



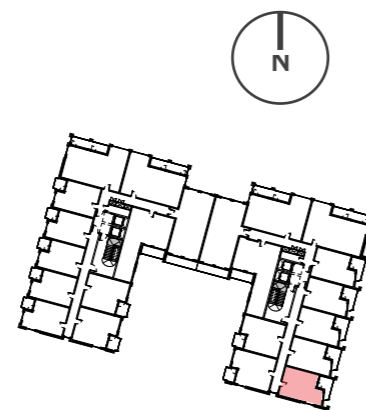
(1) Aspect 1  
(2) Aspect 2

# Dual Aspect Unit Analysis - Block C1

Design Principle	Parameters Achieved
Unit Type	HJL-Type OE (Studio)
Aspect	South South West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) East South East
View	Arrival Gardens, Amenity Space & Croke Park
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.535m - 3.7 m <sup>2</sup> (2) 2.415m x 3.22m - 7.8 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



Plan - Block C1 Keyplan

Views South towards Amenity Space and sweeping views of Croke Park & Dublin City for upper levels

C14

- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block C1

Design Principle	Parameters Achieved
Unit Type	HJL-Type 1A (1Bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) West North West
View	Holy Cross Piazza, Amenity Space & Croke Park
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.535m - 3.7 m <sup>2</sup> (1) 2.415m x 1.15m - 2.8 m <sup>2</sup> (2) 2.415m x 2.135m - 5.2 m <sup>2</sup> (2) 2.415m x 2.5m - 6 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Views West across site including Amenity Space & Holy Cross Piazza

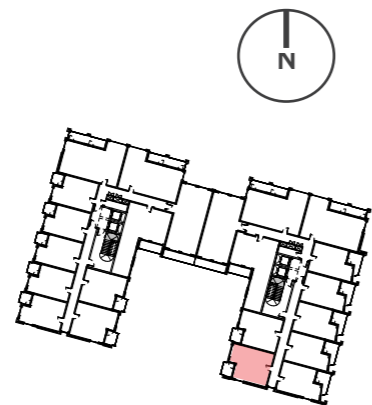
C13

Views South including Amenity Space & sweeping views of Croke Park & Dublin City from upper levels

- (1) Aspect 1
- (2) Aspect 2



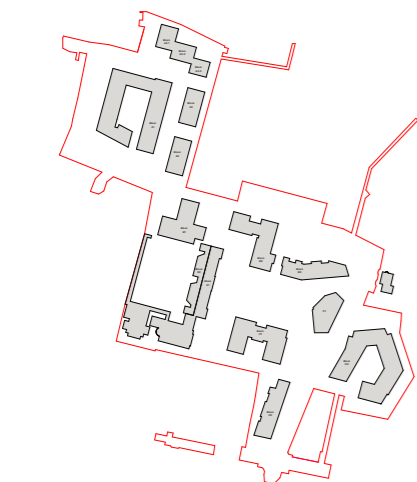
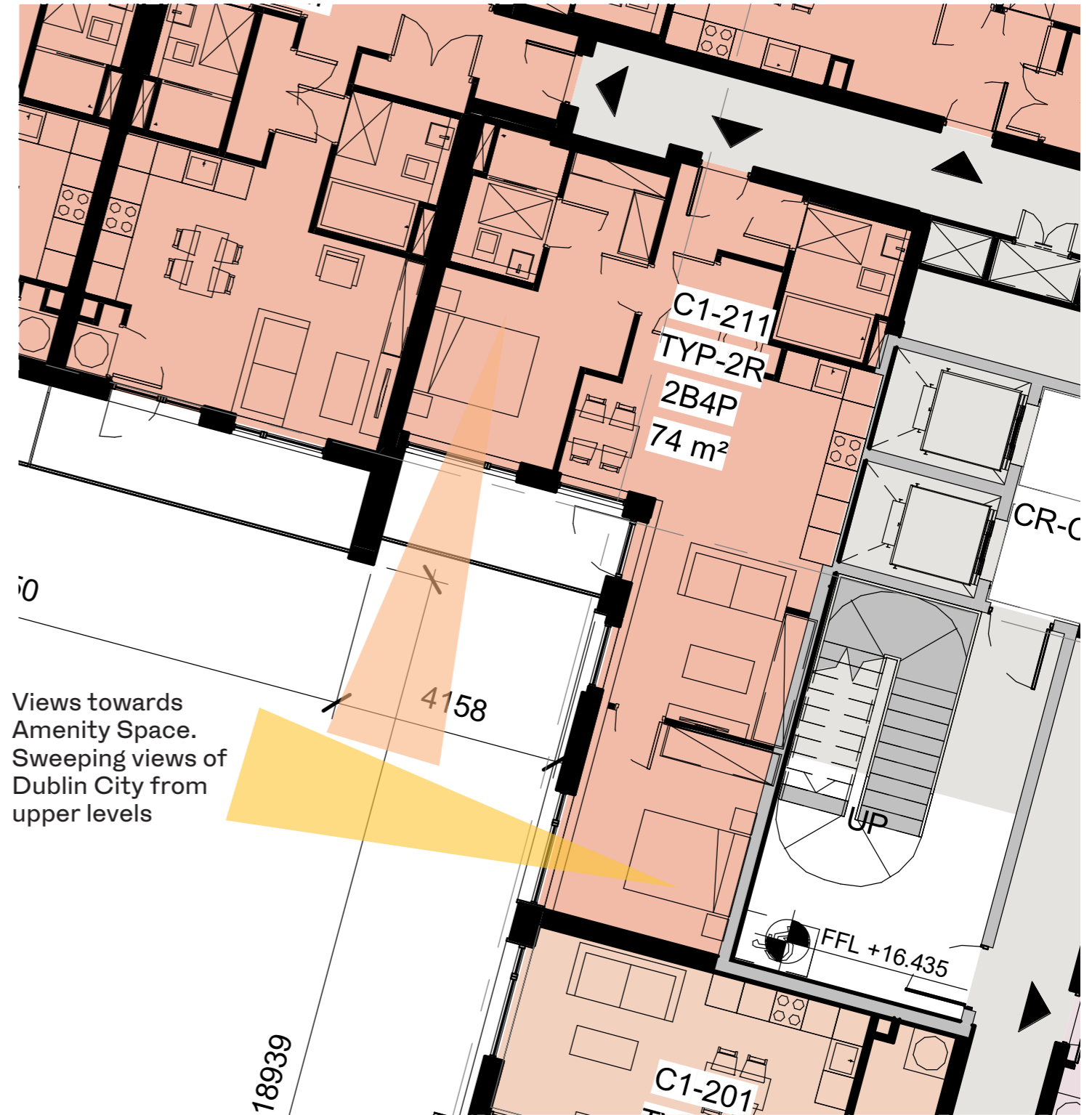
Plan - Site Keyplan



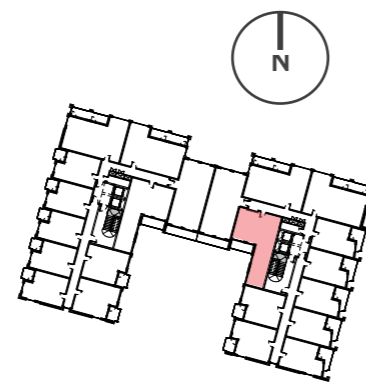
Plan - Block C1 Keyplan

# Dual Aspect Unit Analysis - Block C1

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2R (2Bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) West North West
View	Amenity Space & Dublin City
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.135m - 5.2 m <sup>2</sup> (1) 2.415m x 1.31m - 3.2m <sup>2</sup> (2) 2.415m x 1.15m - 2.8 m <sup>2</sup> (2) 2.415m x 1.2m - 2.9 m <sup>2</sup> (2) 2.415m x 2.135m - 5.2 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



Plan - Block C1 Keyplan

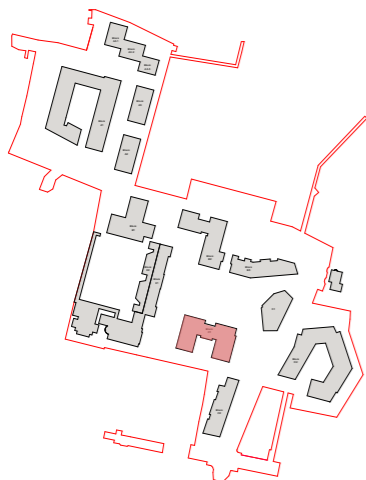
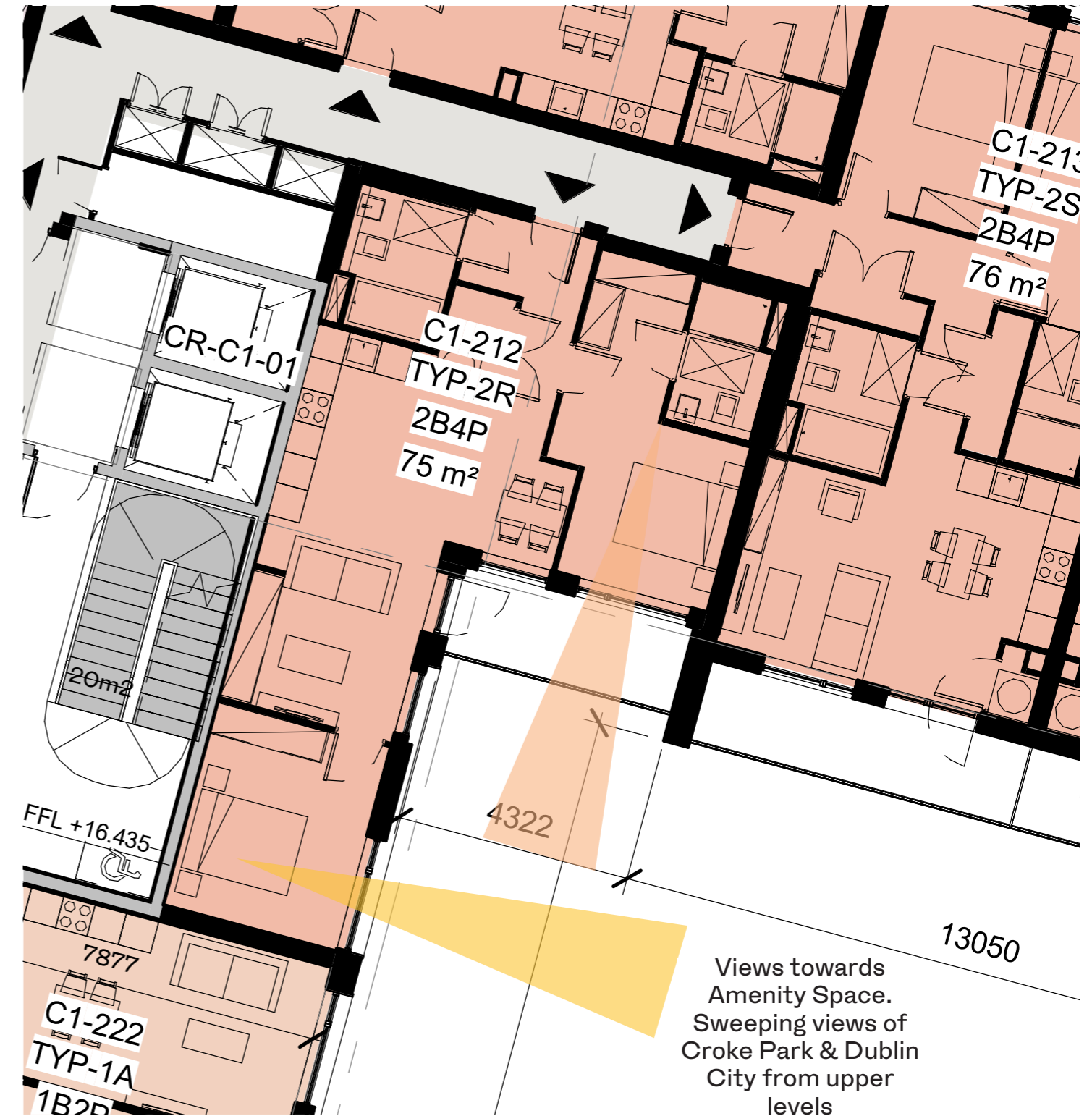
- (1) Aspect 1
- (2) Aspect 2



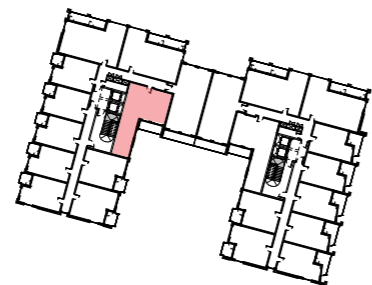
# Dual Aspect Unit Analysis - Block C1



Design Principle	Parameters Achieved
Unit Type	HJL-Type 2R (2Bed)
Aspect	South South West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) East South East
View	Amenity Space, Croke Park & Dublin City
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.135m - 5.2 m <sup>2</sup> (1) 2.415m x 1.31m - 3.2m <sup>2</sup> (2) 2.415m x 1.15m - 2.8 m <sup>2</sup> (2) 2.415m x 1.2m - 2.9 m <sup>2</sup> (2) 2.415m x 2.135m - 5.2 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



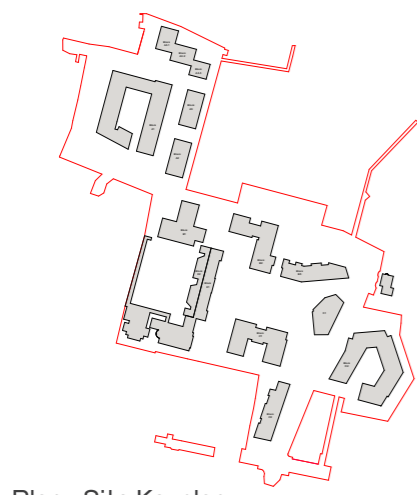
Plan - Site Keyplan



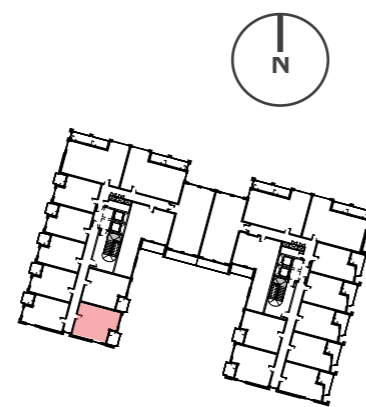
Plan - Block C1 Keyplan

# Dual Aspect Unit Analysis - Block C1

Design Principle	Parameters Achieved
Unit Type	HJL-Type 1A (1Bed)
Aspect	South South West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) East South East
View	Arrival Gardens, Amenity Space & Croke Park
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.535m - 3.7 m <sup>2</sup> (1) 2.415m x 1.15m - 2.8 m <sup>2</sup> (2) 2.415m x 2.5m - 6 m <sup>2</sup> (2) 2.415m x 2.135m - 5.2 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



Plan - Block C1 Keyplan

- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block C2

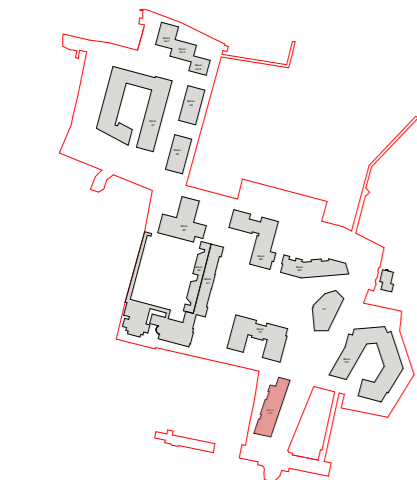
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2T (2Bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) West North West
View	Holy Cross Church, Amenity Space, Drumcondra Road, Clonliffe Road & Croke Park
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.54m - 6.1 m <sup>2</sup> (1) 2.415m x 2.135m - 5.2 m <sup>2</sup> (1) 2.415m x 1.935m - 4.7 m <sup>2</sup> (2) 2.415m x 1.81m - 4.4 m <sup>2</sup> (2) 2.415m x 1.135m - 2.7 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

Views West of Amenity Space & Holy Cross Church. Sweeping views of tree-lined Drumcondra Road from upper levels

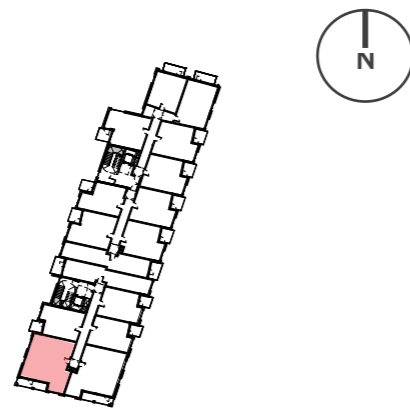


Views towards Amenity Space & Clonliffe Road. Sweeping views of Croke Park & Dublin City

- (1) Aspect 1
- (2) Aspect 2



Plan - Site Keyplan

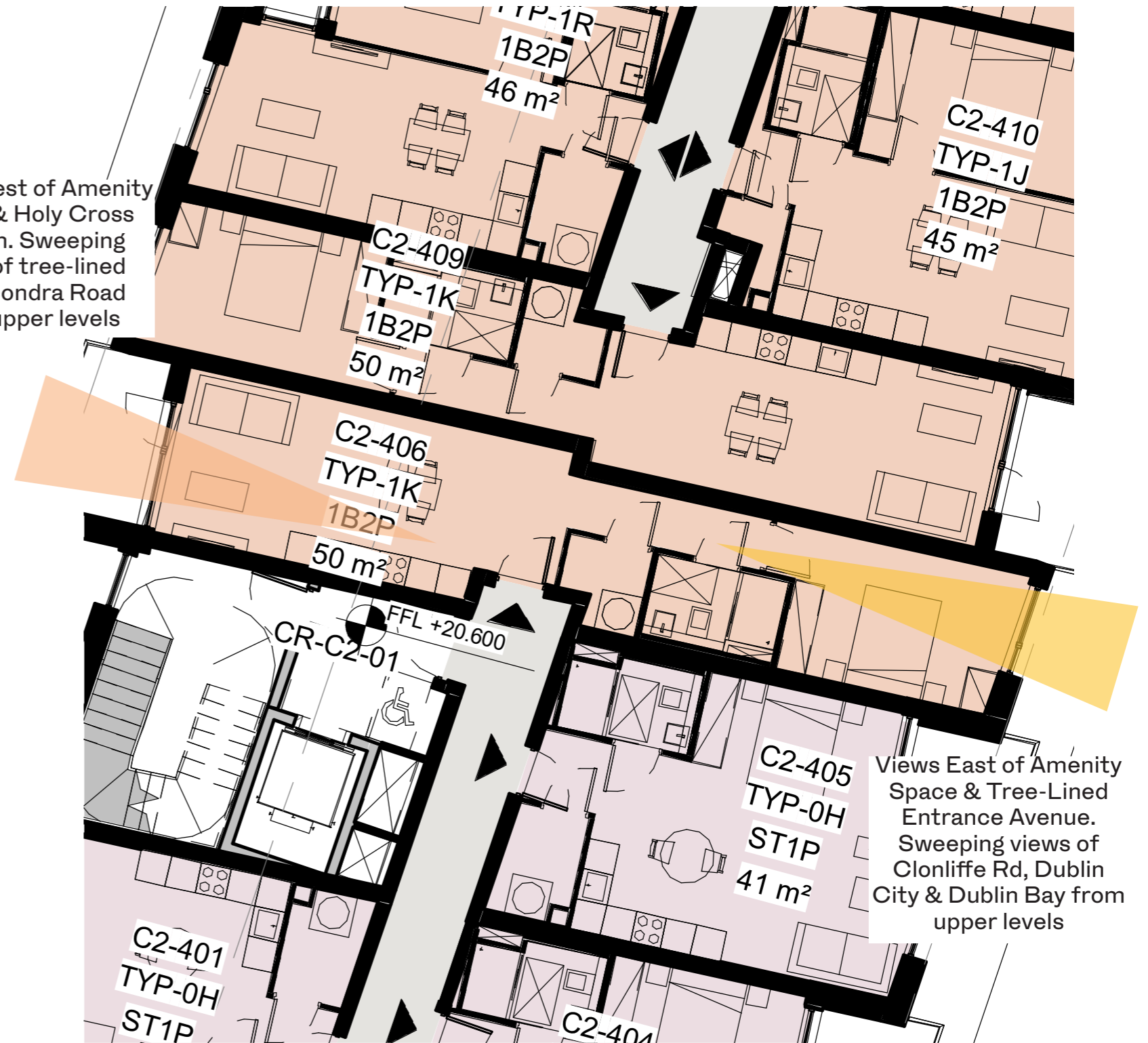


Plan - Block C2 Keyplan

# Dual Aspect Unit Analysis - Block C2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 1K (1Bed)
Aspect	West North West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) East South East
View	Holy Cross Church, Amenity Space, Entrance Avenue, Clonliffe Road & Dublin Bay
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.54m - 6.1 m <sup>2</sup> (2) 2.415m x 1.81m - 4.4 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

Views West of Amenity Space & Holy Cross Church. Sweeping views of tree-lined Drumcondra Road from upper levels

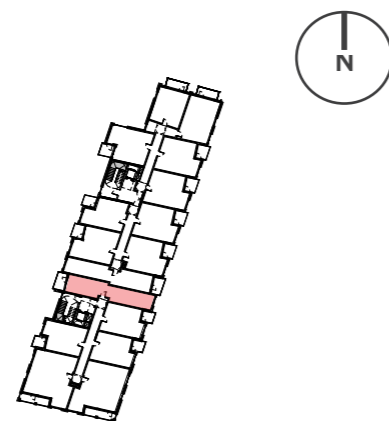


Views East of Amenity Space & Tree-Lined Entrance Avenue. Sweeping views of Clonliffe Rd, Dublin City & Dublin Bay from upper levels

- (1) Aspect 1
- (2) Aspect 2



Plan - Site Keyplan



Plan - Block C2 Keyplan

# Dual Aspect Unit Analysis - Block C2

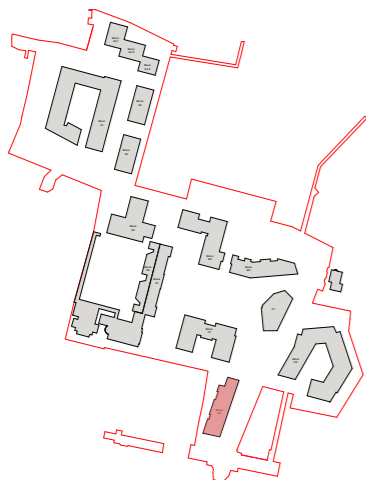


Design Principle	Parameters Achieved
Unit Type	HJL-Type 1K (1Bed)
Aspect	West North West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) East South East
View	Holy Cross Church, Amenity Space, Entrance Avenue, Clonliffe Road & Dublin Bay
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.81m - 4.4 m <sup>2</sup> (2) 2.415m x 2.54m - 6.1 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

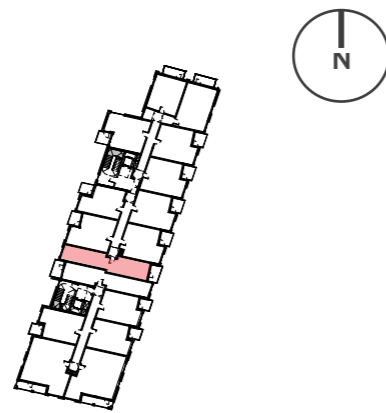
Views West of Amenity Space & Holy Cross Church. Sweeping views of tree-lined Drumcondra Road from upper levels



Views East of Amenity Space & Tree-Lined Entrance Avenue. Sweeping views of Clonliffe Rd, Dublin City & Dublin Bay from upper levels



Plan - Site Keyplan



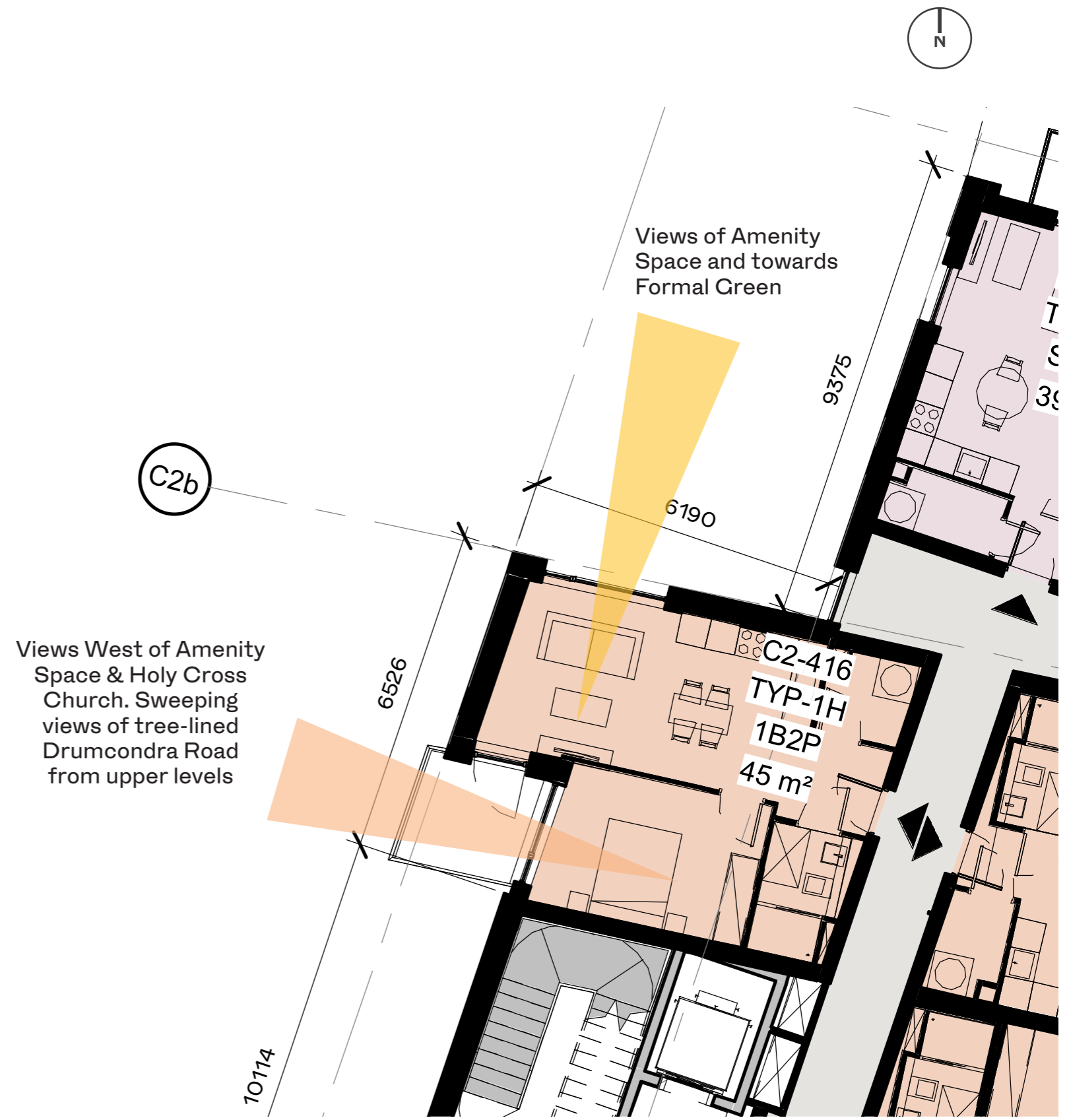
Plan - Block C2 Keyplan



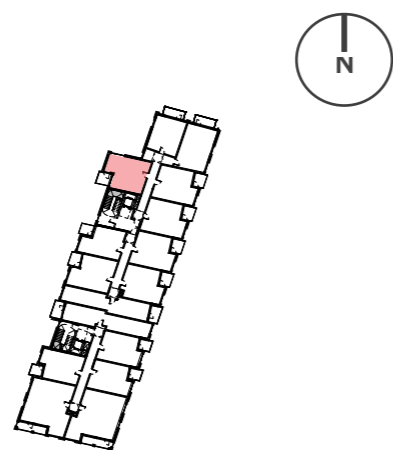
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block C2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 1H (1Bed)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North East
View	Holy Cross Church, Amenity Space & Formal Green
Return Depth	6.19m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.135m - 5.2 m <sup>2</sup> (2) 2.415m x 2.535m - 6.1 m <sup>2</sup> (3) 2.415m x 1.15m - 2.8 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



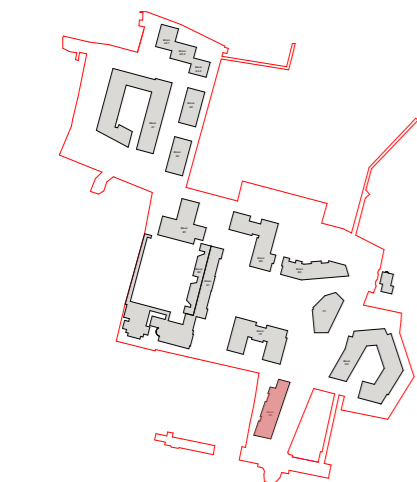
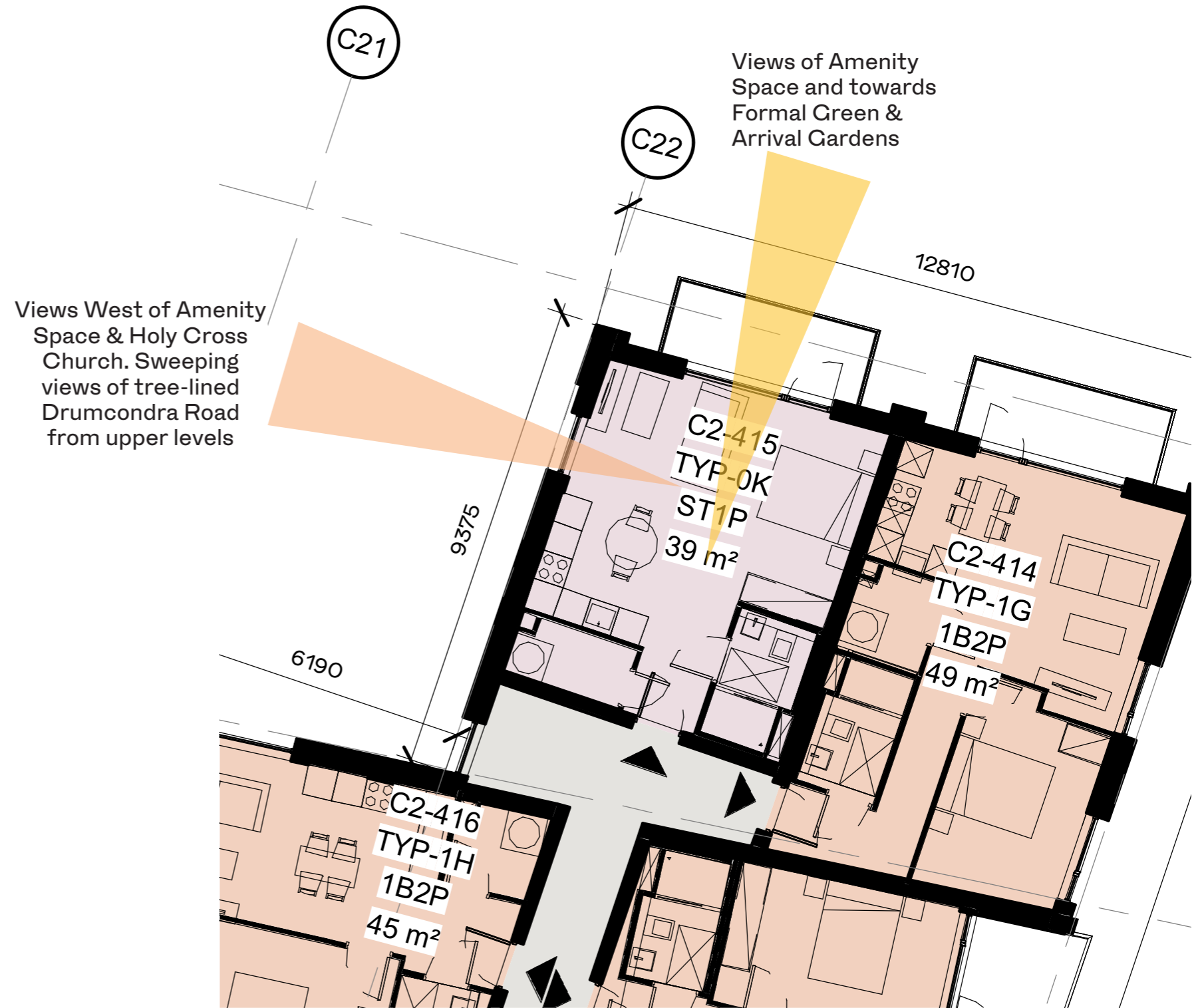
Plan - Block C2 Keyplan

- (1) Aspect 1
- (2) Aspect 2

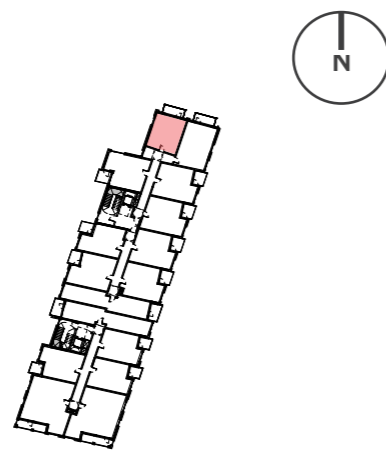
# Dual Aspect Unit Analysis - Block C2



Design Principle	Parameters Achieved
Unit Type	HJL-Type OK (Studio)
Aspect	West North West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North East
View	Holy Cross Church, Amenity Space, Formal Green & Arrival Gardens
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.25m - 3 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan

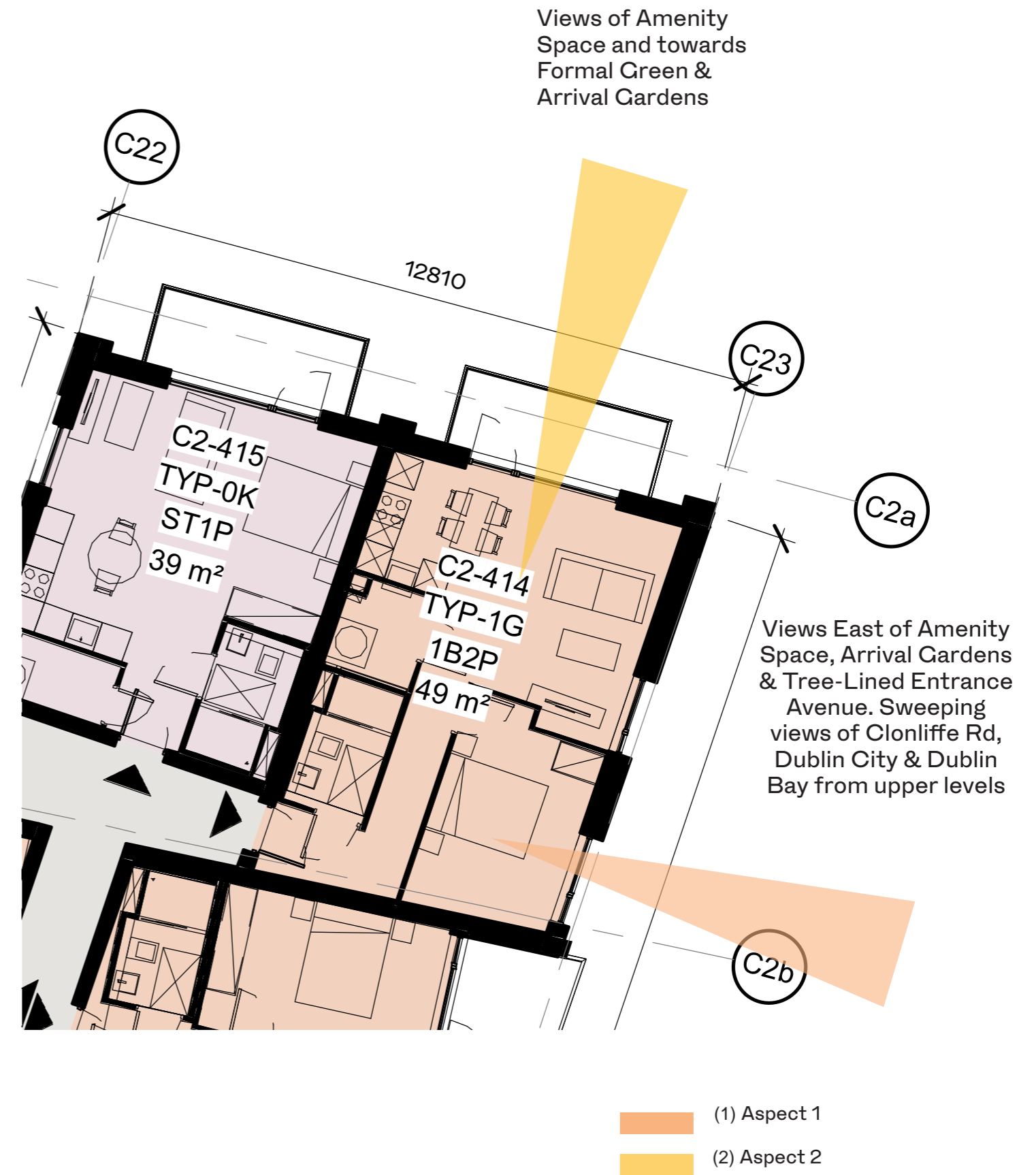


Plan - Block C2 Keyplan

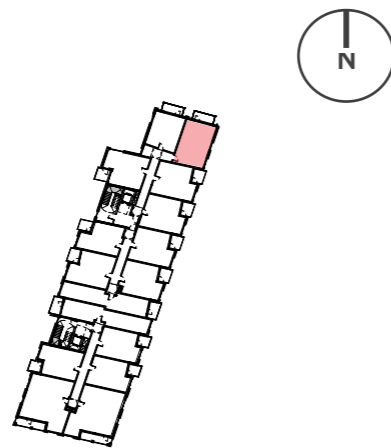
# Dual Aspect Unit Analysis - Block C2



Design Principle	Parameters Achieved
Unit Type	HJL-Type 1G (1Bed)
Aspect	East South East / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) East South East (2) North North East
View	Formal Green, Arrival Gardens & Entrance Avenue
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.81m - 4.4 m <sup>2</sup> (1) 2.415m x 1.56m - 3.8 m <sup>2</sup> (2) 2.415m x 3.06m - 7.4 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



Plan - Block C2 Keyplan

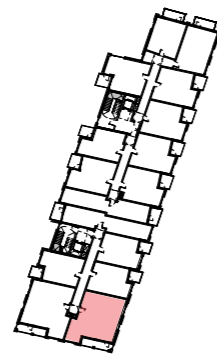


# Dual Aspect Unit Analysis - Block C2

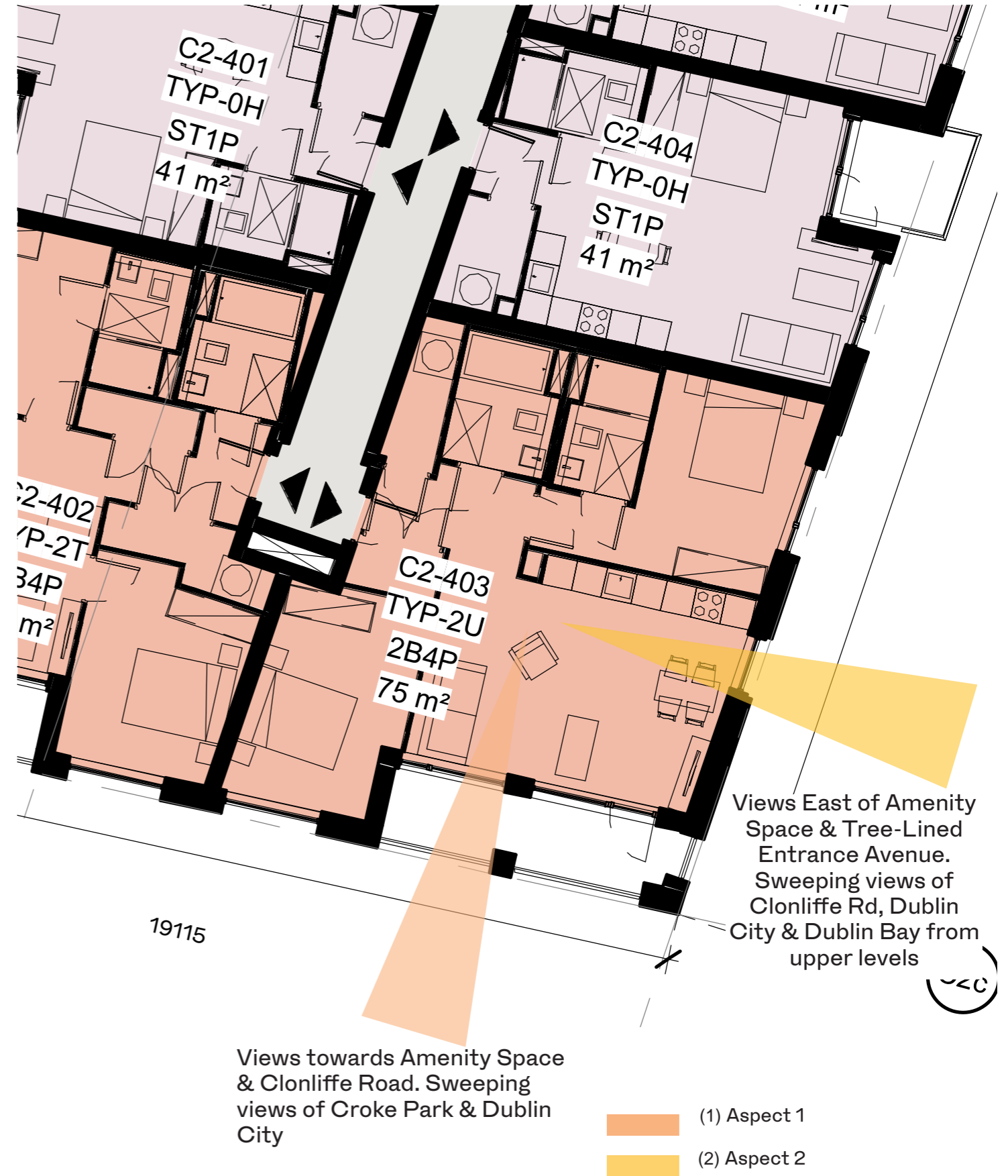
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2U (2Bed)
Aspect	South South West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) East South East
View	Tree-Lined Entrance Avenue, Amenity Space, Clonliffe Road, Croke Park & Dublin Bay
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.935m - 4.7 m <sup>2</sup> (1) 2.415m x 2.135m - 5.2 m <sup>2</sup> (1) 2.415m x 2.54m - 6.1 m <sup>2</sup> (2) 2.415m x 1.135m - 2.7 m <sup>2</sup> (2) 2.415m x 1.81m - 4.4 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



Plan - Block C2 Keyplan



# Dual Aspect Unit Analysis - Block D2



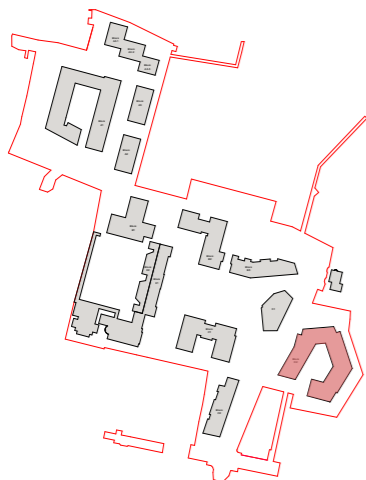
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2X (2Bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) West North West
View	Formal Green, Arrival Gardens, Tree-Lined Entrance Avenue & Clonliffe Road
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 4.01m - 9.7 m <sup>2</sup> (2) 2.415m x 1.81m - 4.4 m <sup>2</sup> (2) 2.415m x 2.42m - 5.8 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

Views West across site including Formal Green & Arrival Gardens

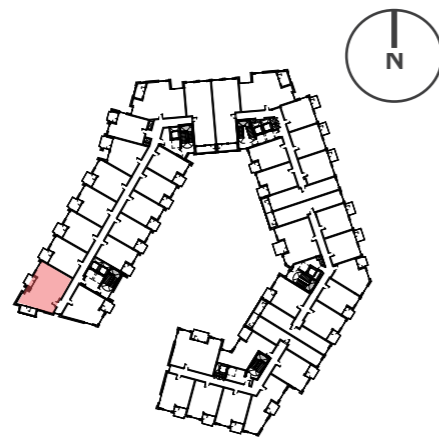


Views towards Tree-Lined Entrance Avenue & Clonliffe Road

- (1) Aspect 1
- (2) Aspect 2



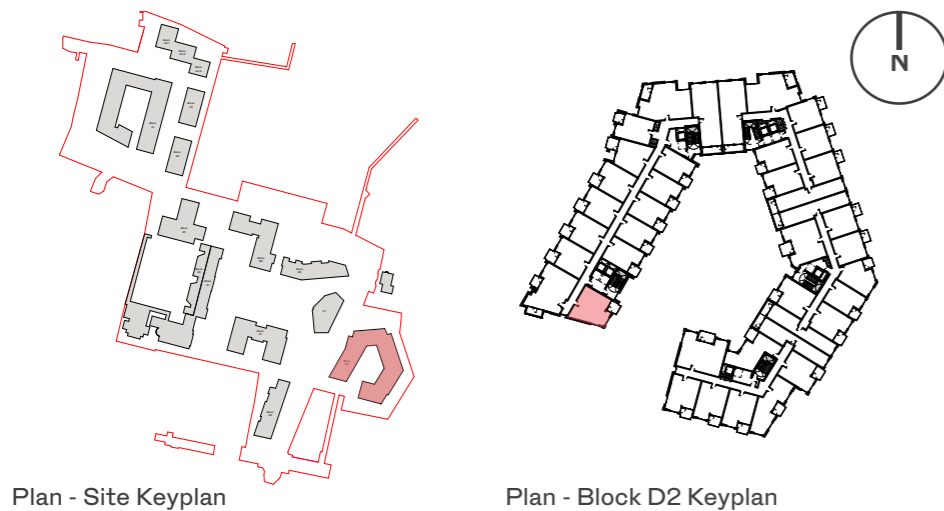
Plan - Site Keyplan



Plan - Block D2 Keyplan

# Dual Aspect Unit Analysis - Block D2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 1P (1Bed)
Aspect	South South West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) East South East
View	Tree-Lined Entrance Avenue, Clonliffe Road & Courtyard Amenity Space
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2415 x 1810 - 4.4 m <sup>2</sup> (2) 2415 x 1810 - 4.4 m <sup>2</sup> (2) 2415 x 2160 - 5.2 m <sup>2</sup> (3) 2415 x 1150 - 2.8 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



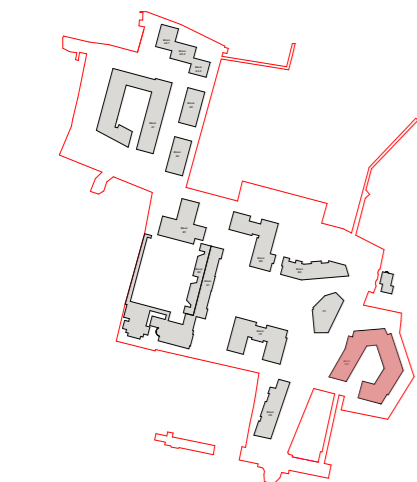
# Dual Aspect Unit Analysis - Block D2

Design Principle	Parameters Achieved
Unit Type	HJL-Type OA (Studio)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North East
View	Formal Green, Arrival Gardens, Playing Pitches & Tolka River
Return Depth	3.86m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.135m - 5.2 m <sup>2</sup> (1) 2.415m x 1.535m - 3.7 m <sup>2</sup> (2) 2.415m x 1.48m - 3.6 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

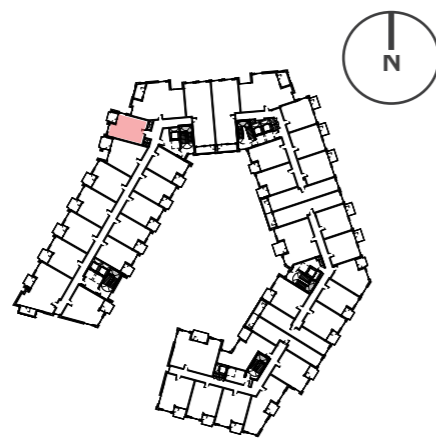
Views North West across site including Formal Green, Playing Pitches & Tolka River



Views West across site including Arrival Gardens



Plan - Site Keyplan



Plan - Block D2 Keyplan

- (1) Aspect 1
- (2) Aspect 2

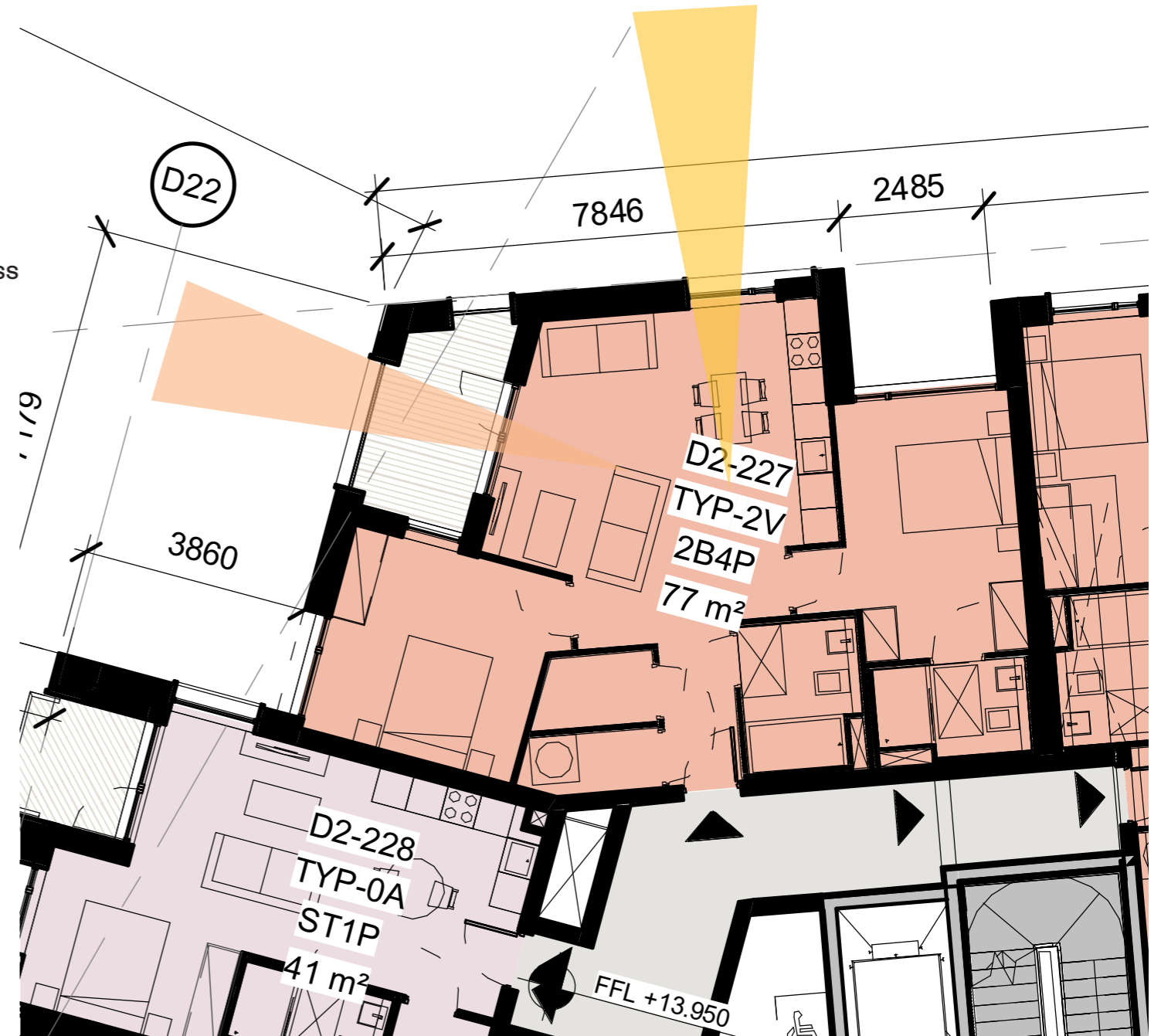
# Dual Aspect Unit Analysis - Block D2



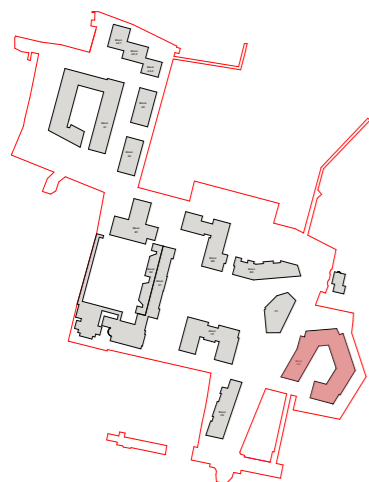
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2V (2Bed)
Aspect	West North West / North North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North West
View	Arrival Gardens, Amenity Spaces, Playing Pitches, Red House & Tolka River
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.035m - 4.9 m <sup>2</sup> (1) 2.415m x 1.81m - 4.4 m <sup>2</sup> (2) 2.415m x 2.5m - 6 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup> (2) 2.415m x 1m - 2.4 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

Views West across site including Amenity Space & Arrival Gardens

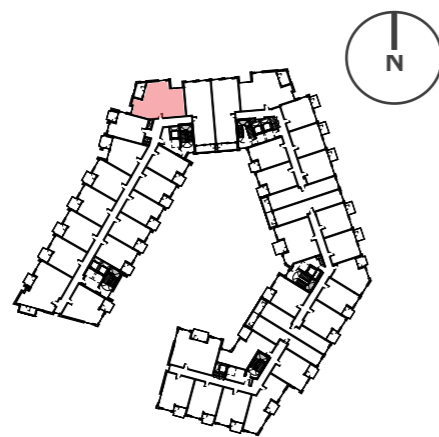
Views towards Amenity Space & Red House. Sweeping view towards the Tolka River Woodland Walk & Playing Pitches



- (1) Aspect 1
- (2) Aspect 2



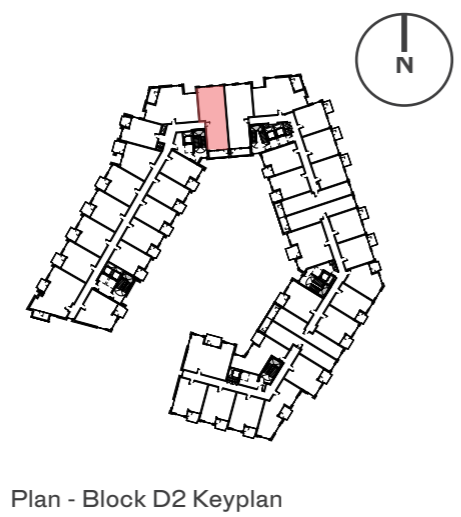
Plan - Site Keyplan



Plan - Block D2 Keyplan

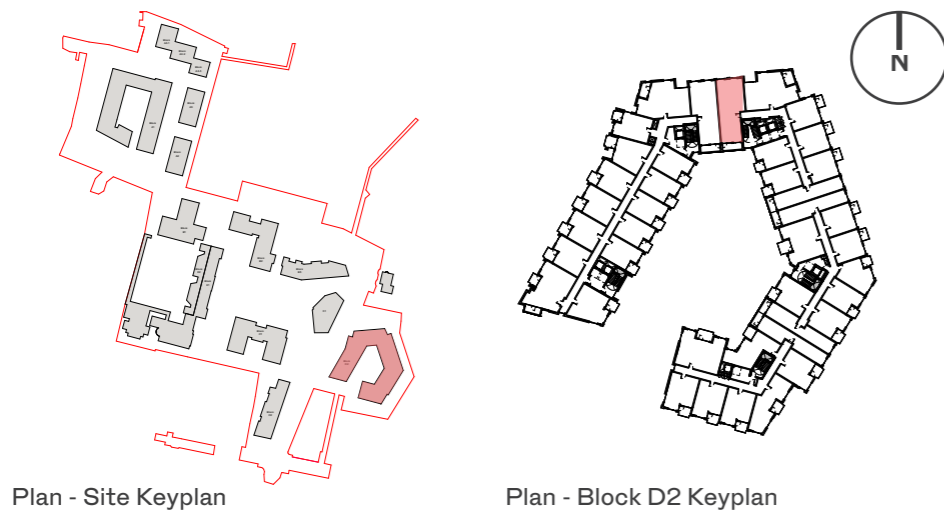
# Dual Aspect Unit Analysis - Block D2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2Y (2Bed)
Aspect	South South East / North North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South East (2) North North West
View	Amenity Spaces, Courtyard, Playing Pitches, Red House & Tolka River
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.535m - 3.7 m <sup>2</sup> (1) 2.415m x 2.035m - 4.9 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



# Dual Aspect Unit Analysis - Block D2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2Y (2Bed)
Aspect	South South East / North North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South East (2) North North West
View	Amenity Spaces, Courtyard, Playing Pitches, Red House & Tolka River
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.035m - 4.9 m <sup>2</sup> (1) 2.415m x 1.535m - 3.7 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



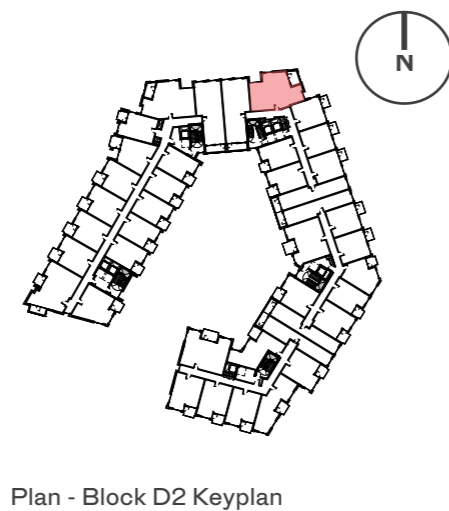
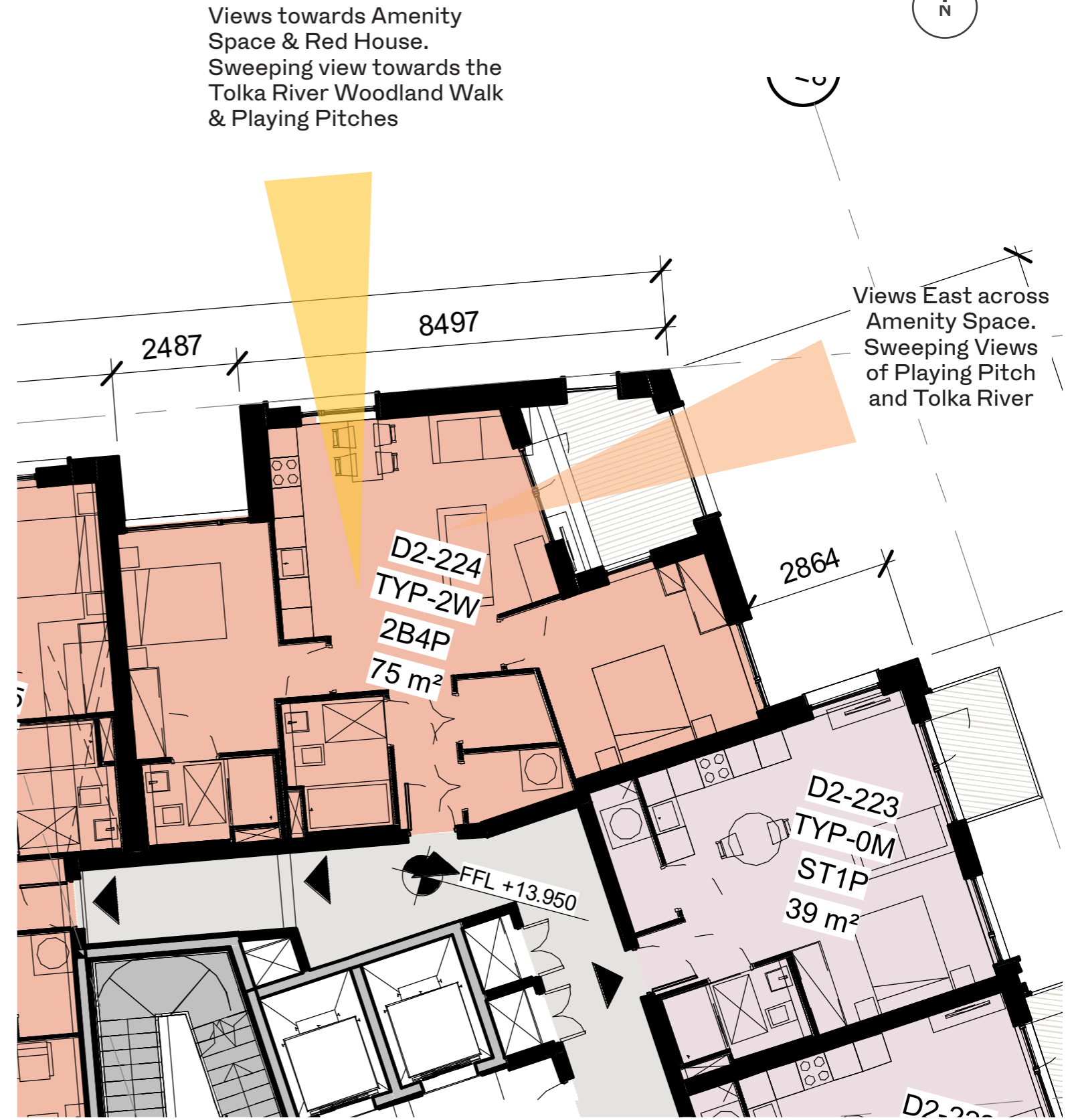
Plan - Site Keyplan

Plan - Block D2 Keyplan



# Dual Aspect Unit Analysis - Block D2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2W (2Bed)
Aspect	East North East / North North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) East North East (2) North North West
View	Amenity Spaces, Playing Pitches, Red House & Tolka River
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.81m - 4.4 m <sup>2</sup> (1) 2.415m x 2.035m - 4.9 m <sup>2</sup> (2) 2.415m x 1m - 2.4 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup> (2) 2.415m x 2.5m - 6 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



- (1) Aspect 1
- (2) Aspect 2



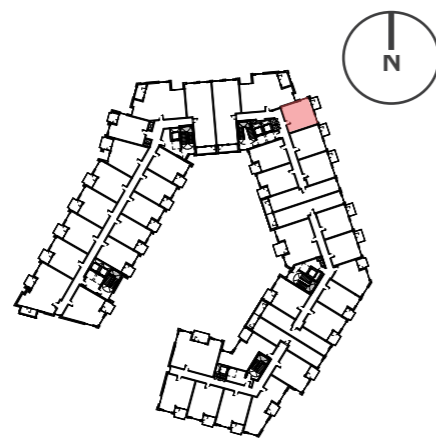
# Dual Aspect Unit Analysis - Block D2

Design Principle	Parameters Achieved
Unit Type	HJL-Type OM (Studio)
Aspect	East North East / North North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) East North East (2) North North West
View	Amenity Spaces, Playing Pitches, Red House & Tolka River
Return Depth	3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415 x 1.81 - 4.4 m <sup>2</sup> (1) 2.415 x 2.135 - 5.2 m <sup>2</sup> (2) 2.415 x 1.48 - 3.6 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

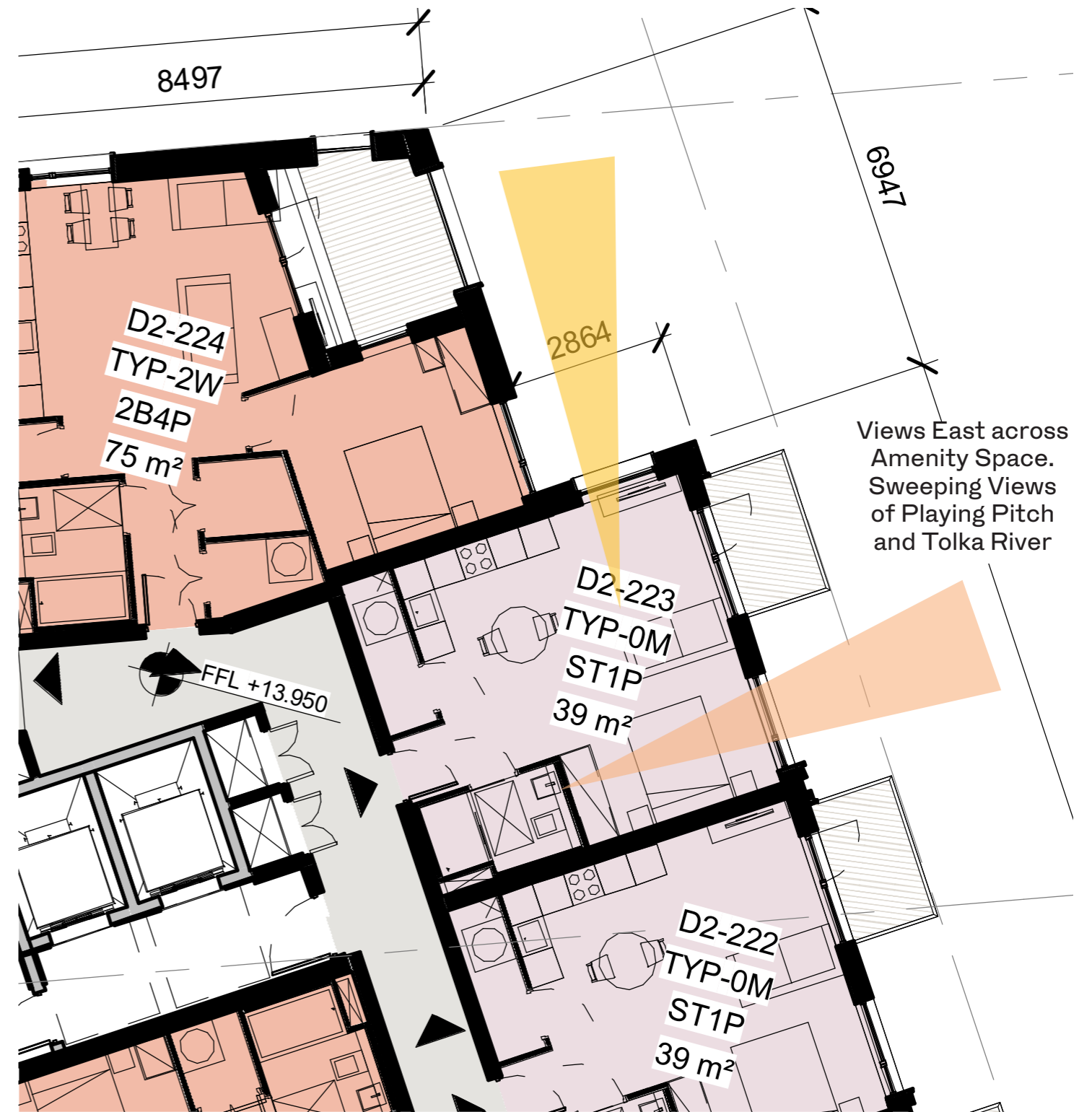
Views towards Amenity Space & Red House.  
Sweeping view towards the Tolka River Woodland Walk & Playing Pitches



Plan - Site Keyplan



Plan - Block D2 Keyplan



- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block D2



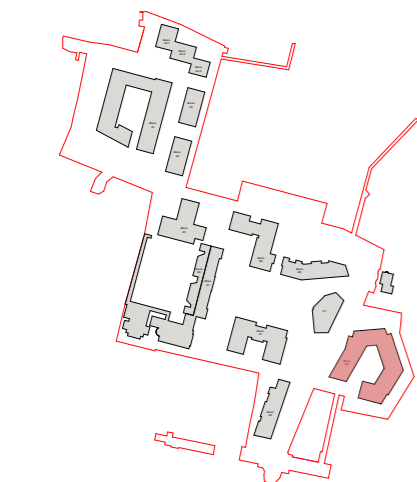
Design Principle	Parameters Achieved
Unit Type	HJL-Type 1M (1Bed)
Aspect	West South West / East North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West South West (2) East North East
View	Amenity Spaces, Courtyard, Playing Pitch & Tolka River
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.42m - 5.8 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



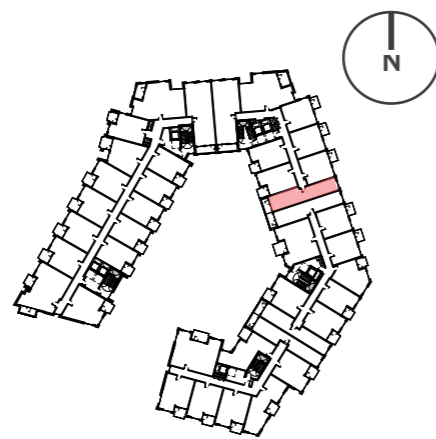
Views of  
Courtyard  
Amenity Space

Views East across  
Amenity Space.  
Sweeping Views  
of Playing Pitch  
and Tolka River

27.353



Plan - Site Keyplan



Plan - Block D2 Keyplan

- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block D2



Design Principle	Parameters Achieved
Unit Type	HJL-Type 1M (1Bed)
Aspect	West South West / East North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West South West (2) East North East
View	Amenity Spaces, Courtyard, Playing Pitch & Tolka River
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.42m - 5.8 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

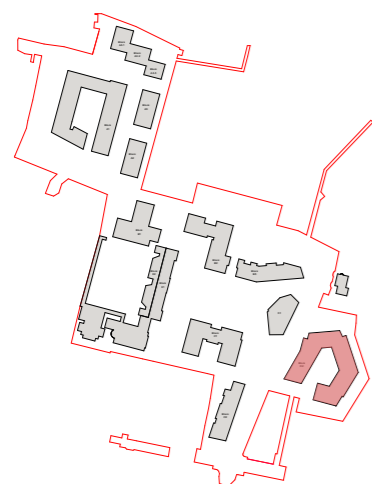


Views East across Amenity Space. Sweeping Views of Playing Pitch and Tolka River

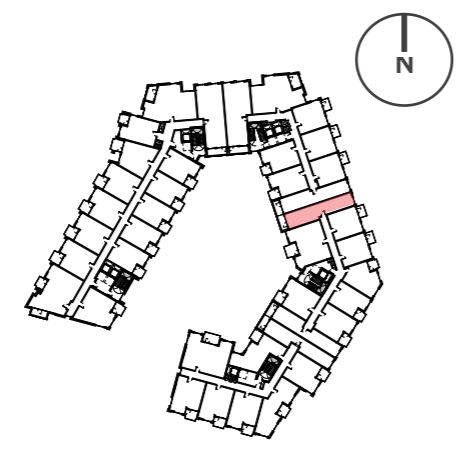
Views of Courtyard Amenity Space

27353

(1) Aspect 1  
(2) Aspect 2



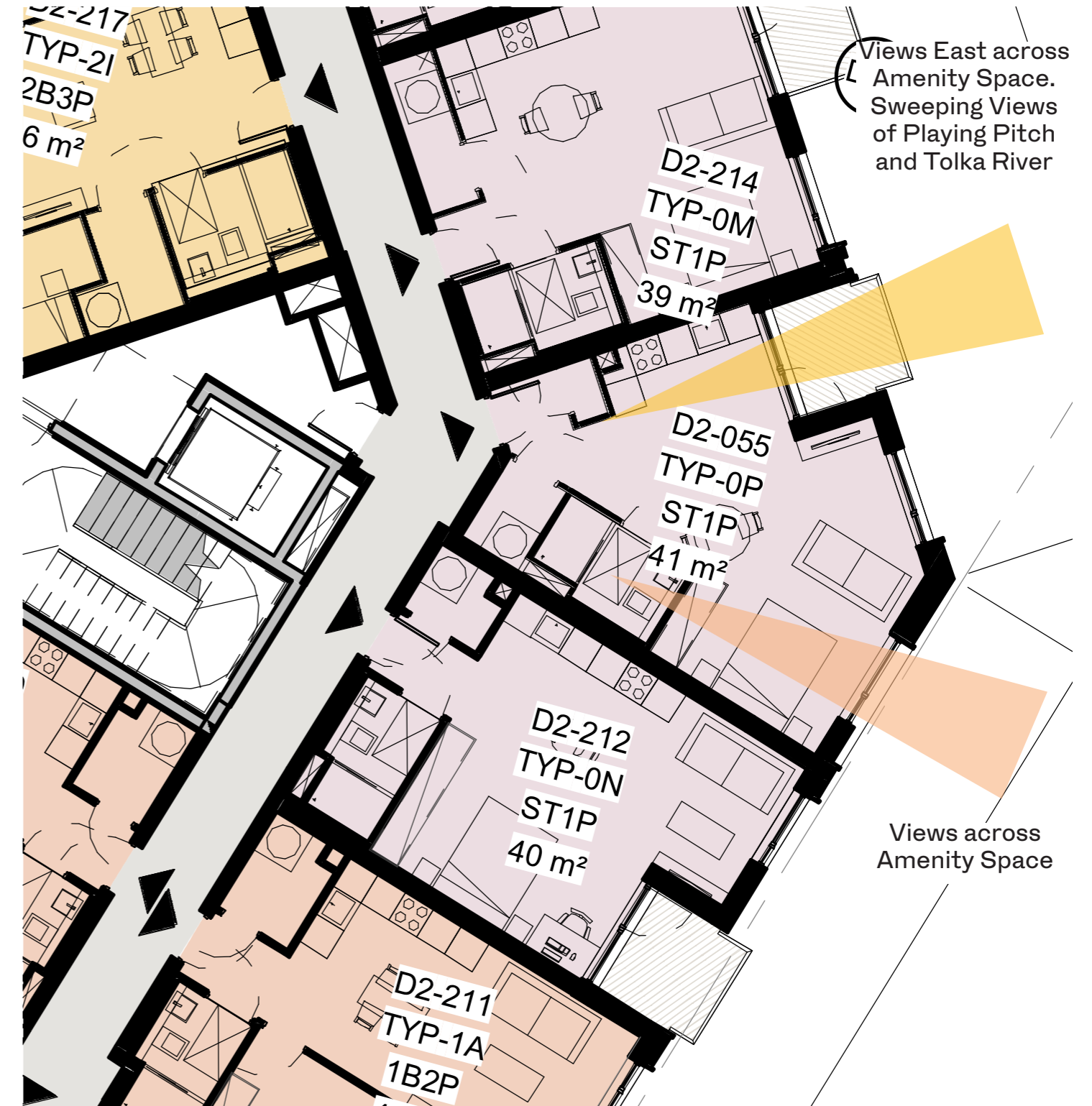
Plan - Site Keyplan



Plan - Block D2 Keyplan

# Dual Aspect Unit Analysis - Block D2

Design Principle	Parameters Achieved
Unit Type	HJL-Type OP (Studio)
Aspect	East South East / East North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) East South East (2) East North East
View	Amenity Spaces, Playing Pitch & Tolka River
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415 x 1.81 - 4.4 m <sup>2</sup> (2) 2.415 x 1.81 - 4.4 m <sup>2</sup> (2) 2.415 x 2.135 - 5.2 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block D2



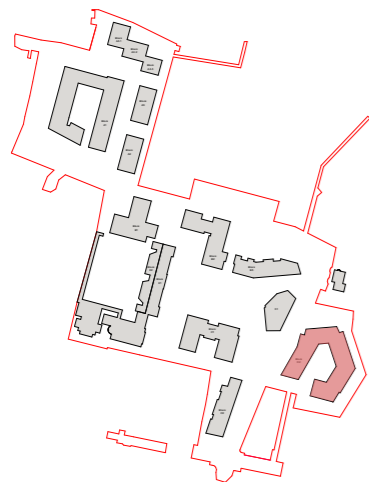
Design Principle	Parameters Achieved
Unit Type	HJL-Type 1S (1Bed)
Aspect	West North West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) East South East
View	Amenity Spaces & Courtyard
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2415 x 2500 - 6 m <sup>2</sup> (2) 2415 x 1535 - 3.7 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

Views of Courtyard Amenity Space

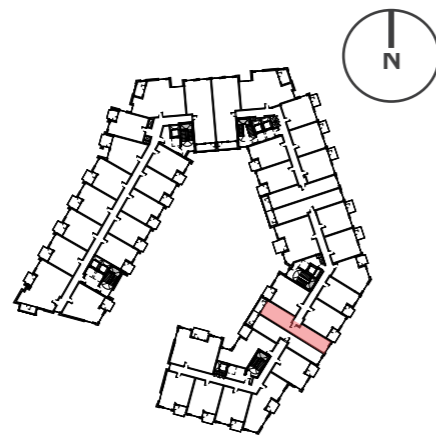


Views across Amenity Space

- (1) Aspect 1
- (2) Aspect 2



Plan - Site Keyplan



Plan - Block D2 Keyplan

# Dual Aspect Unit Analysis - Block D2



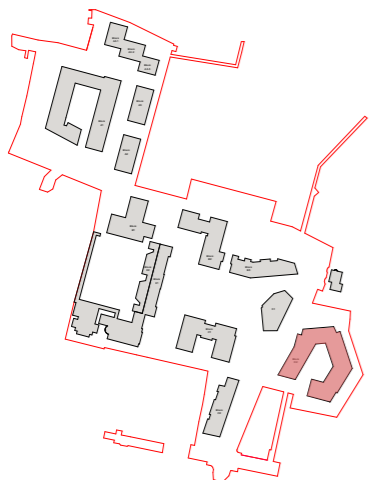
Design Principle	Parameters Achieved
Unit Type	HJL-Type 1S (1Bed)
Aspect	West North West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) East South East
View	Amenity Spaces & Courtyard
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2415 x 2500 - 6 m <sup>2</sup> (2) 2415 x 1535 - 3.7 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

Views of Courtyard Amenity Space

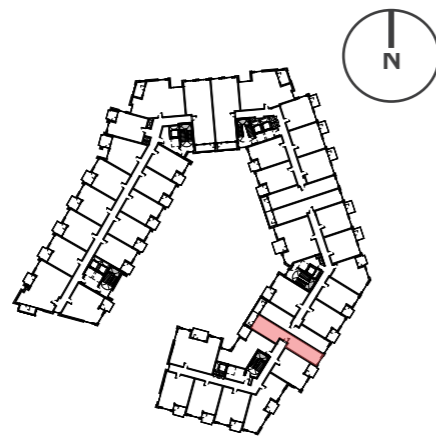


Views across Amenity Space

- (1) Aspect 1
- (2) Aspect 2



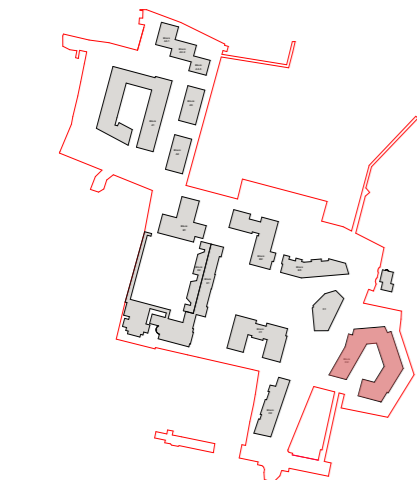
Plan - Site Keyplan



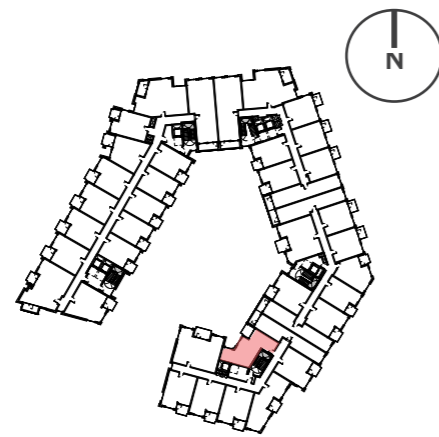
Plan - Block D2 Keyplan

# Dual Aspect Unit Analysis - Block D2

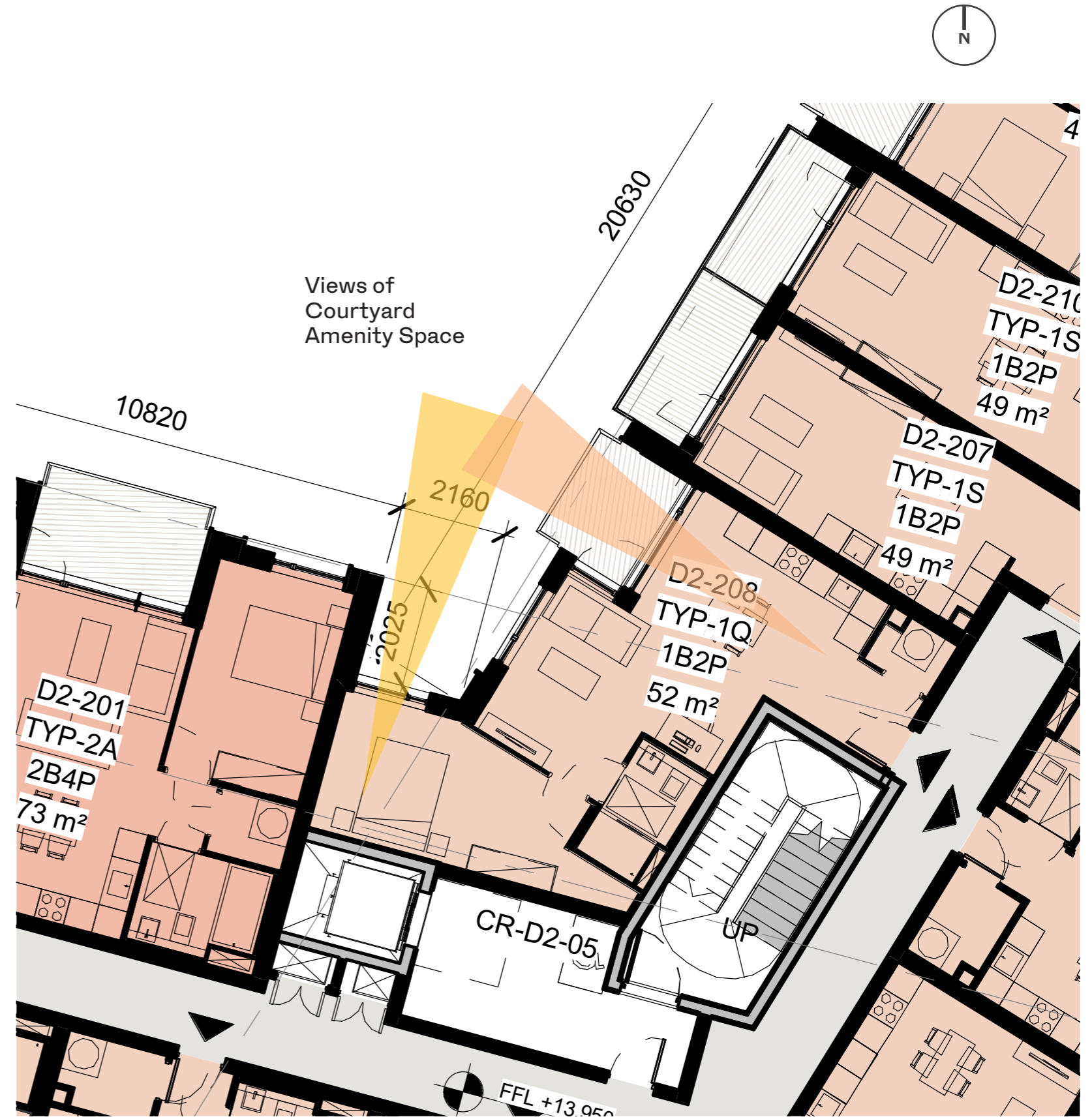
Design Principle	Parameters Achieved
Unit Type	HJL-Type 1Q (1Bed)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North East
View	Amenity Spaces & Courtyard
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 2.5m - 6 m <sup>2</sup> (1) 2.415m x 1.81m - 4.4 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



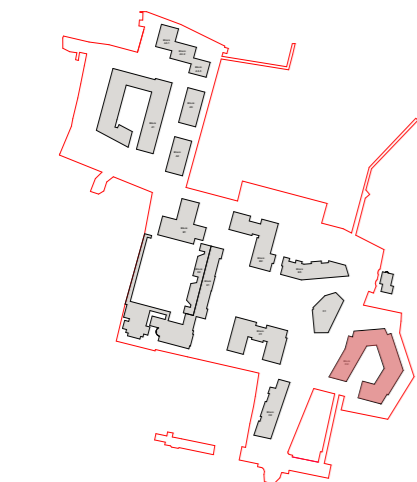
Plan - Block D2 Keyplan



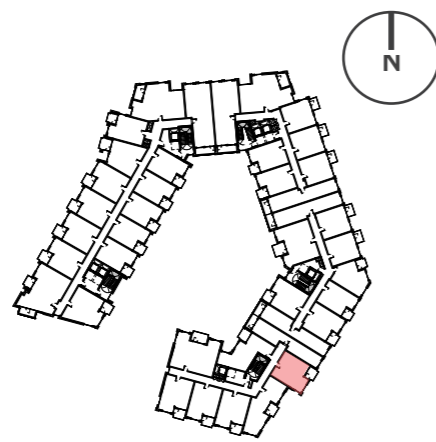
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block D2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 1A (1Bed)
Aspect	South South West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) East South East
View	Amenity Spaces
Return Depth	3.36m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2415 x 1135 - 2.7 m <sup>2</sup> (2) 2415 x 1810 - 4.4 m <sup>2</sup> (2) 2415 x 2500 - 6 m <sup>2</sup> (3) 2415 x 1150 - 2.8 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



Plan - Block D2 Keyplan



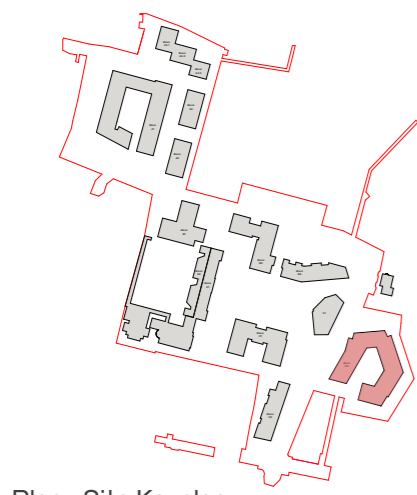
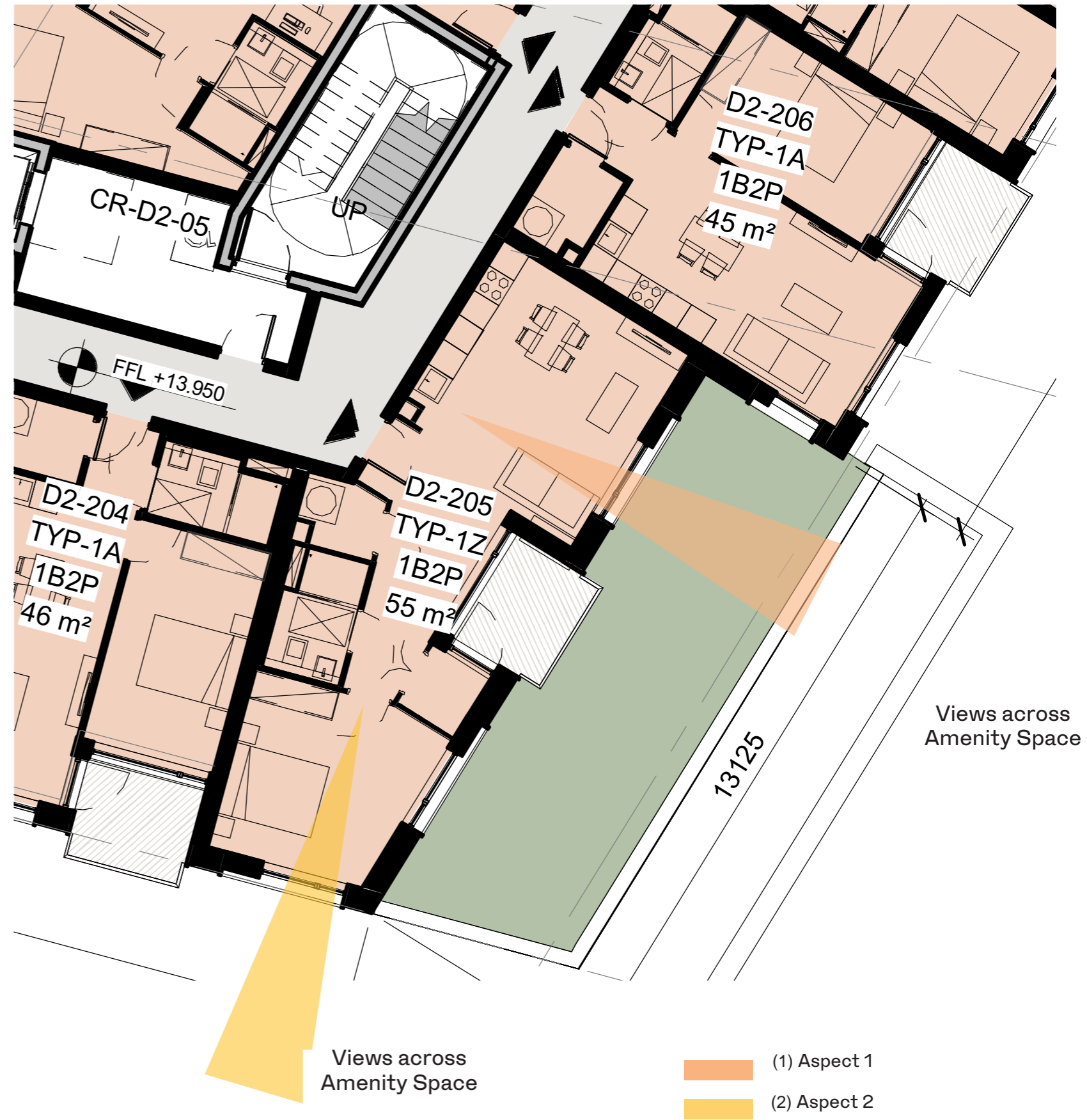
Views across Amenity Space  
 (1) Aspect 1  
 (2) Aspect 2



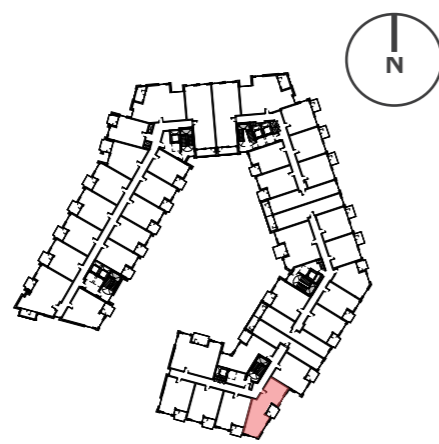
# Dual Aspect Unit Analysis - Block D2



Design Principle	Parameters Achieved
Unit Type	HJL-Type 1Z (1Bed)
Aspect	East South East /South South West
Orientation (1) Aspect 1 (2) Aspect 2	(1) East South East (2) South South West
View	Amenity Spaces
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.81m - 4.4 m <sup>2</sup> (1) 2.415 x 2.500 - 6 m <sup>2</sup> (1) 2.415m x 1.81m - 4.4 m <sup>2</sup> (2) 2.415m x 1.81m - 4.4 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



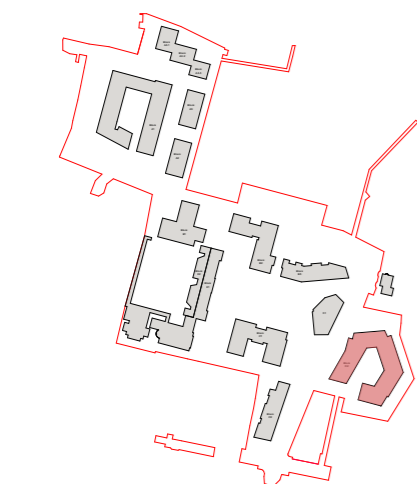
Plan - Site Keyplan



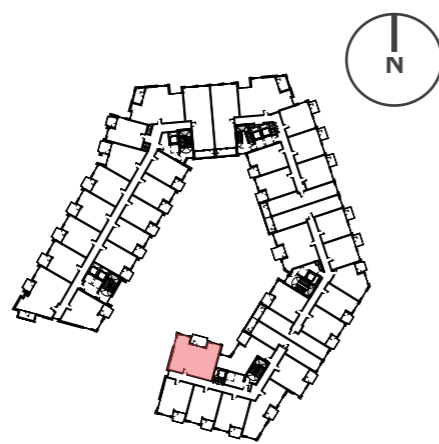
Plan - Block D2 Keyplan

# Dual Aspect Unit Analysis - Block D2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2A (2Bed)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North East
View	Formal Green, Arrival Gardens & Courtyard Amenity Space
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.81m - 4.4 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup> (2) 2.415m x 3.5m - 8.5 m <sup>2</sup> (2) 2.415m x 1.535m - 3.7 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan

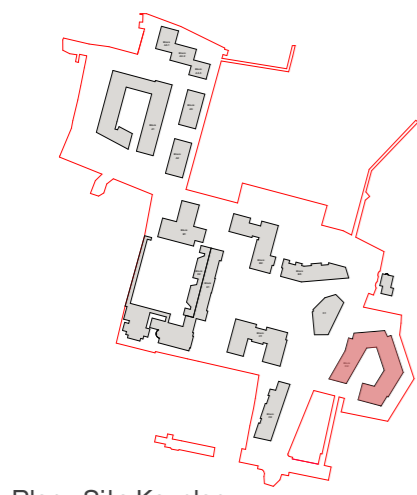


Plan - Block D2 Keyplan

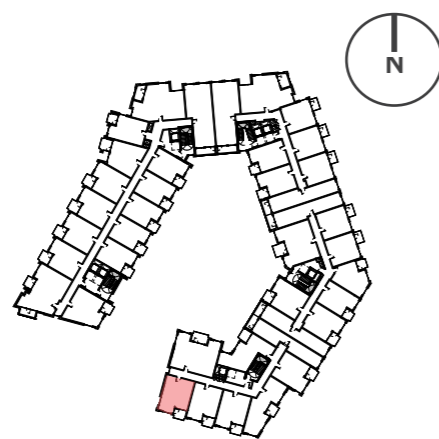
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block D2

Design Principle	Parameters Achieved
Unit Type	HJL-Type 1A (1Bed)
Aspect	South South West / West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) West
View	Formal Green, Arrival Gardens, Tree-Lined Entrance Avenue & Clonliffe Road
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415 x 1.81 - 4.4 m <sup>2</sup> (1) 2.415 x 2.5 - 6 m <sup>2</sup> (2) 2.415 x 1.81 - 4.4 m <sup>2</sup> (3) 2.415 x 1.15 - 2.8 m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



Plan - Block D2 Keyplan



# BLOCK D1 - ODT



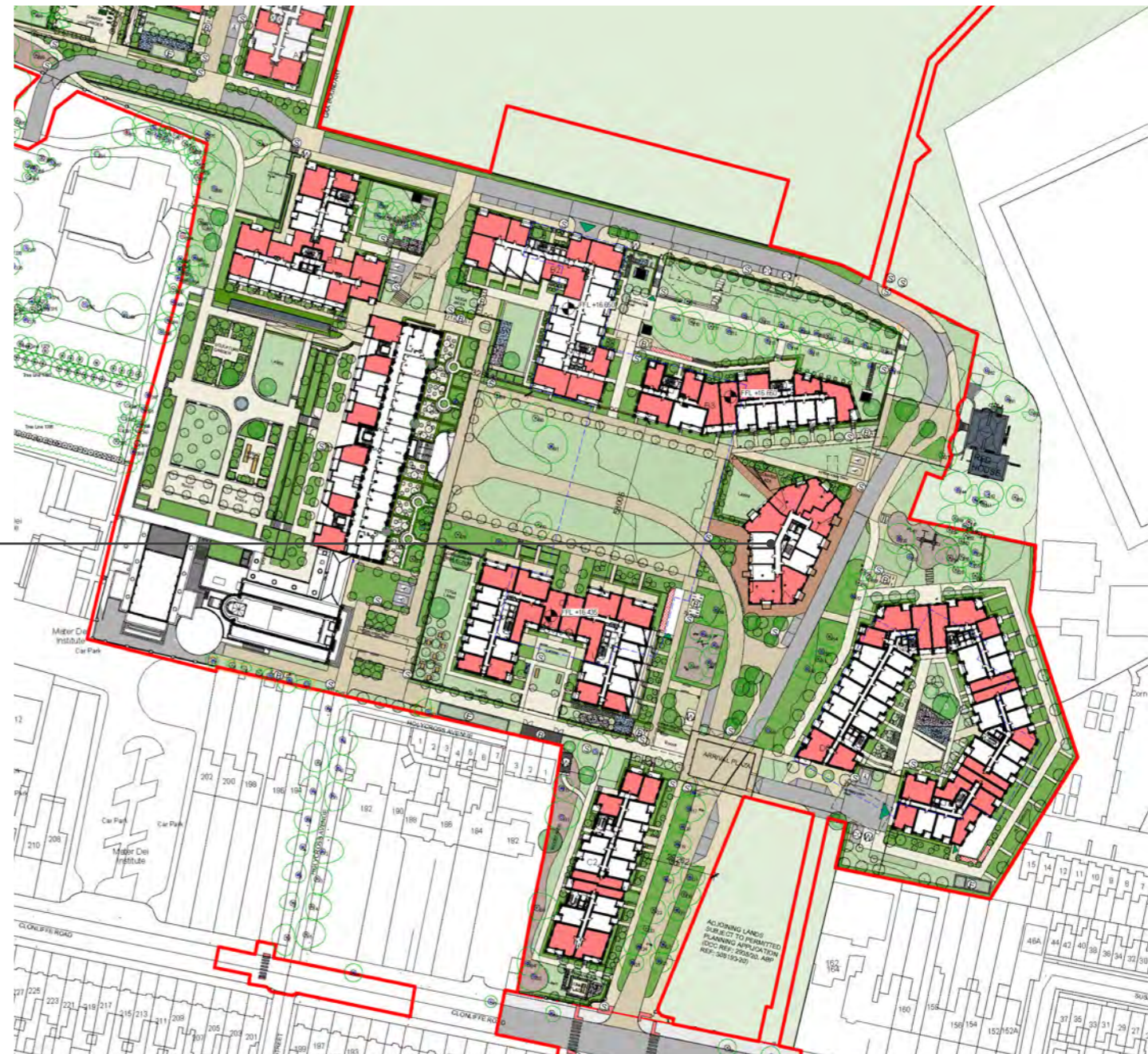
## Block D1 - Dual Aspect Units

Block D1 is the centrally located taller building within the masterplan. This signature building will compliment the formally arranged buildings and existing seminary building, creating a semi-enclosed yet permeable and inviting public open space.

**99**  
UNITS

**DUAL  
ASPECT**

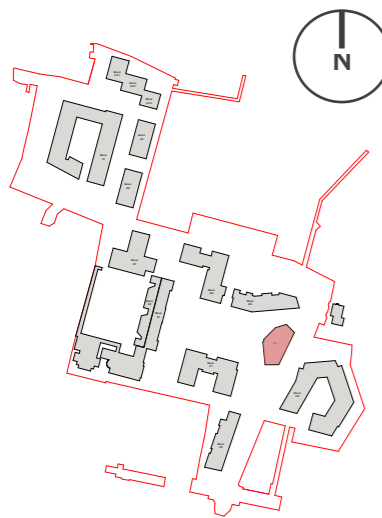
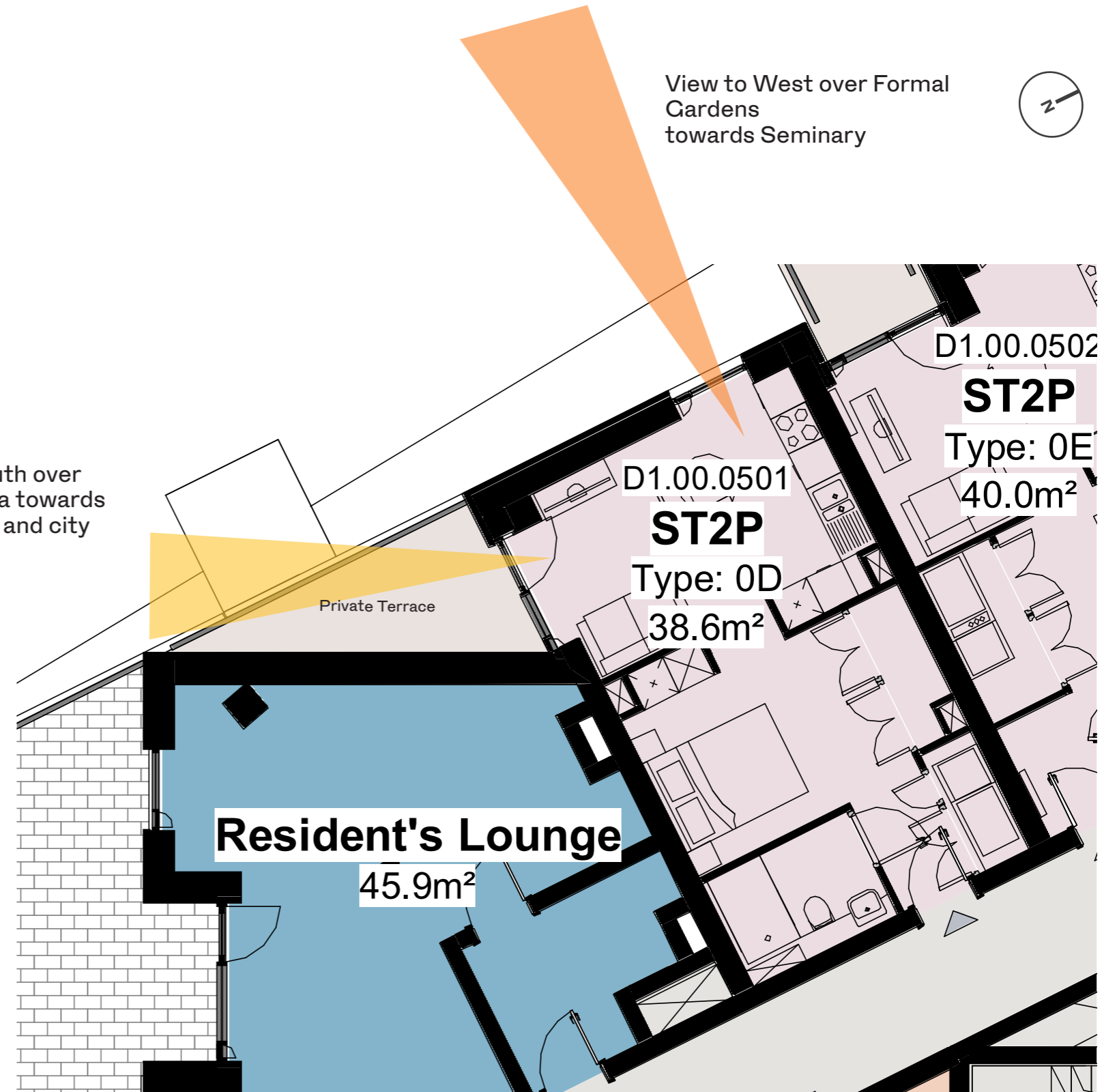
**D1**  
99/151  
UNITS



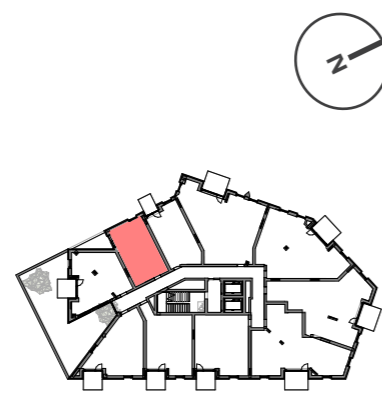
Plan - Typical Layout - Block D1 - Dual Aspect

# Dual Aspect Unit Analysis - Block D1

Design Principle	Parameters Achieved
Unit Type	ODT-Type 1C (1Bed)
Aspect	West / South South West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West (2) South South West
View	West over Formal Gardens towards Seminary
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.8m - 4.3m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan

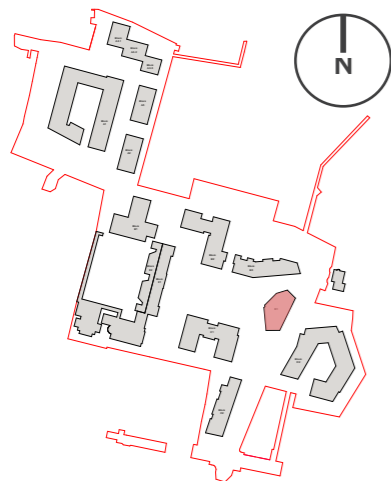


Plan - Block 1C Keyplan

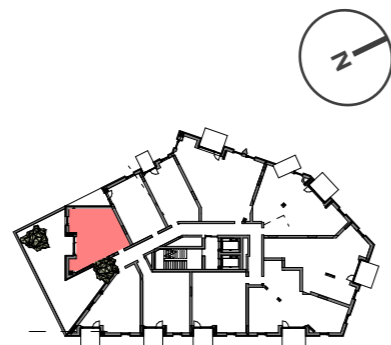
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block D1

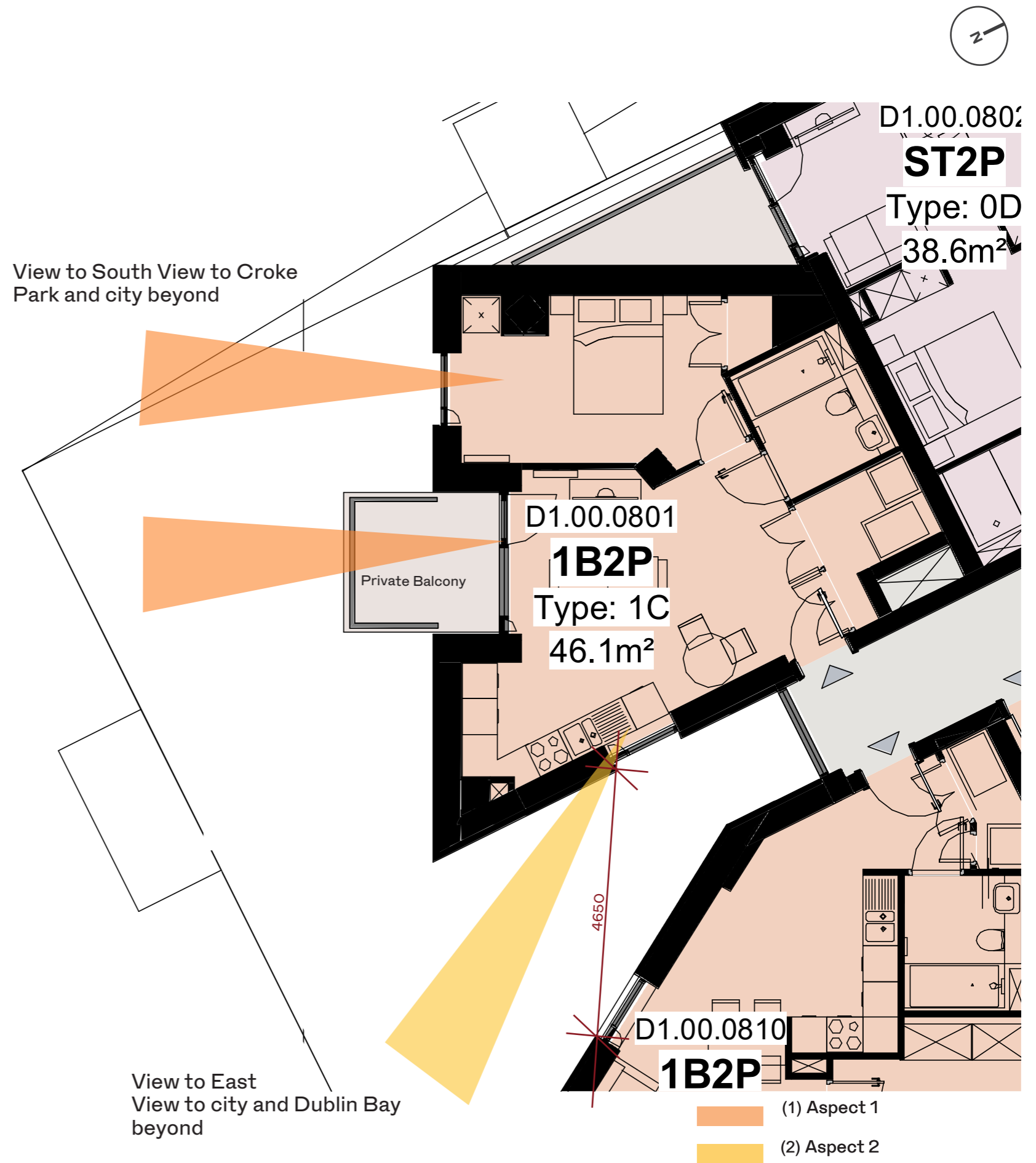
Design Principle	Parameters Achieved
Unit Type	ODT-Type 1C (1Bed)
Aspect	South / South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South (2) South East
View	South to Arrival gardens, croke park and city beyond
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 2.4m - 5.8m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	Secondary window at 116 degree angle to primary plane



Plan - Site Keyplan



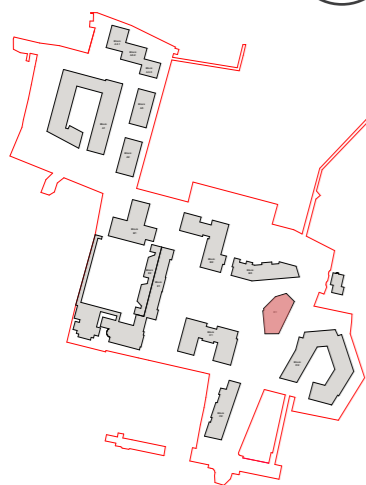
Plan - Block 1C Keyplan



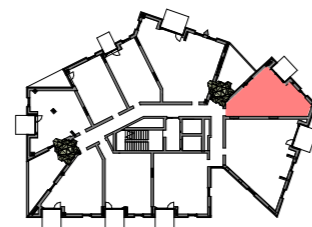


# Dual Aspect Unit Analysis - Block D1

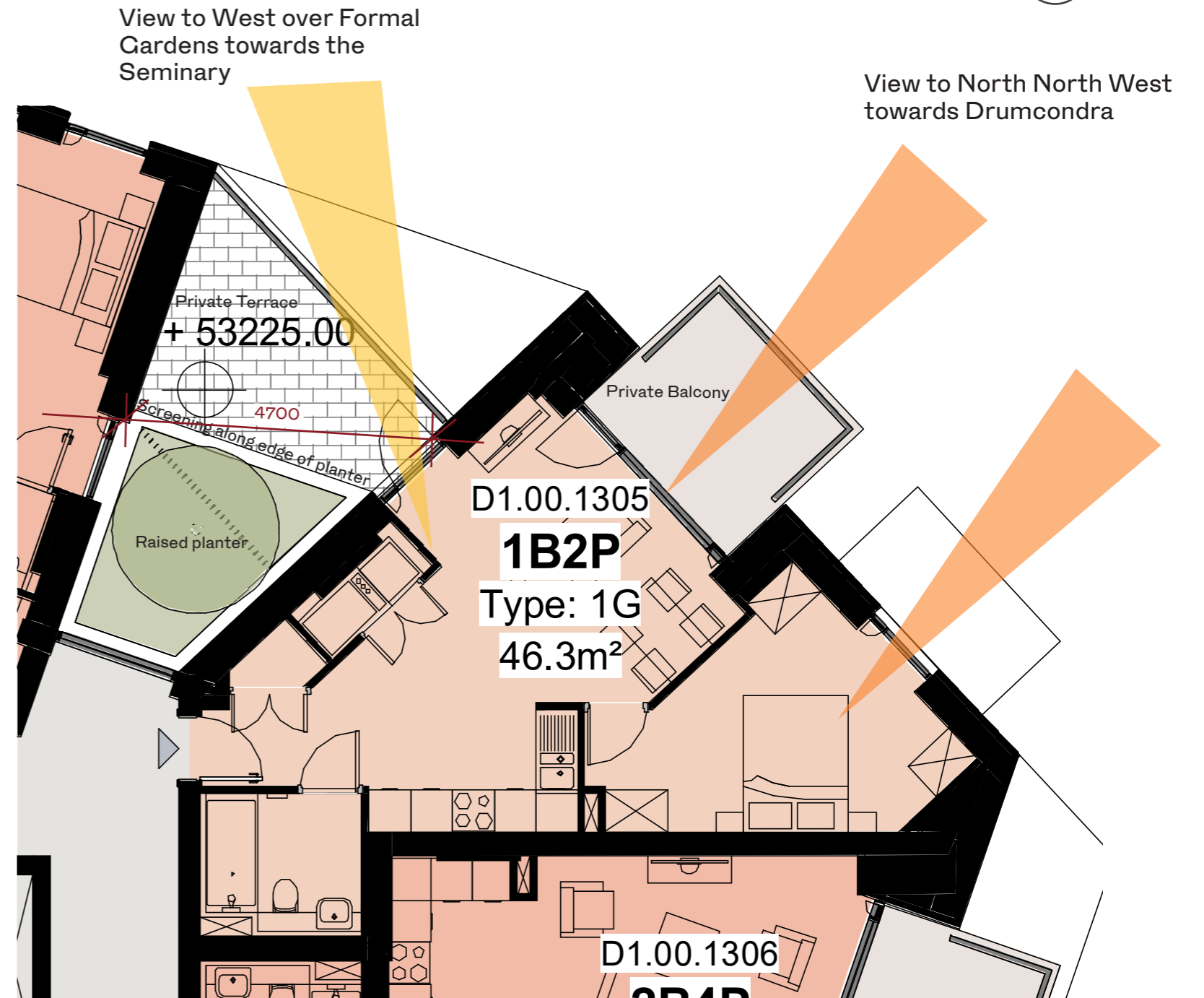
Design Principle	Parameters Achieved
Unit Type	ODT-Type 1G (1Bed)
Aspect	North North West / West
Orientation (1) Aspect 1 (2) Aspect 2	(1) North North West (2) West
View	North North West towards Drumcondra
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 3m - 7.2m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



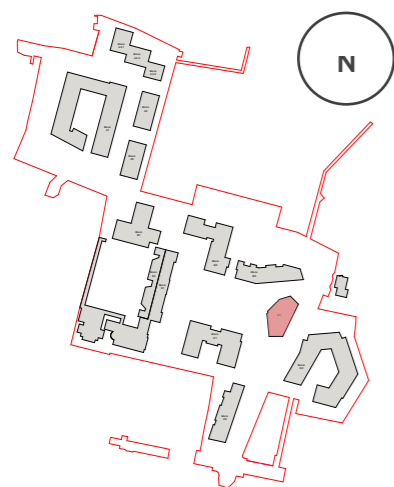
Plan - Block 1G Keyplan



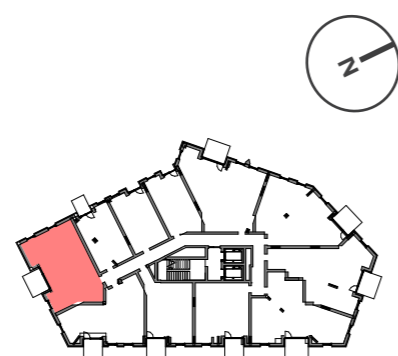
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block D1

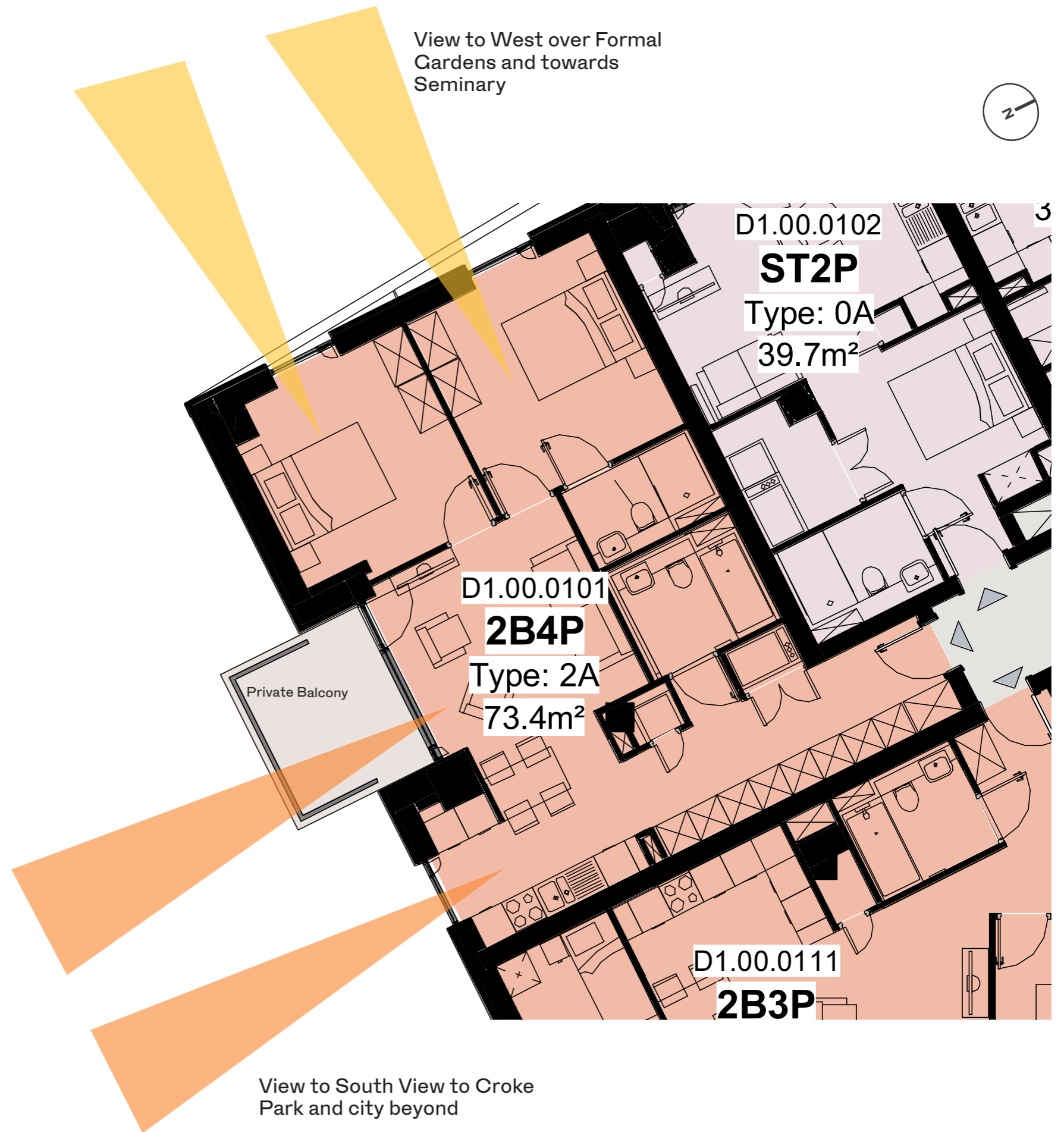
Design Principle	Parameters Achieved
Unit Type	ODT-Type 2A (2Bed)
Aspect	South / West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South (2) West
View	South to Arrival gardens, croke park and city beyond
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 3m - 7.2m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



Plan - Block 2A Keyplan

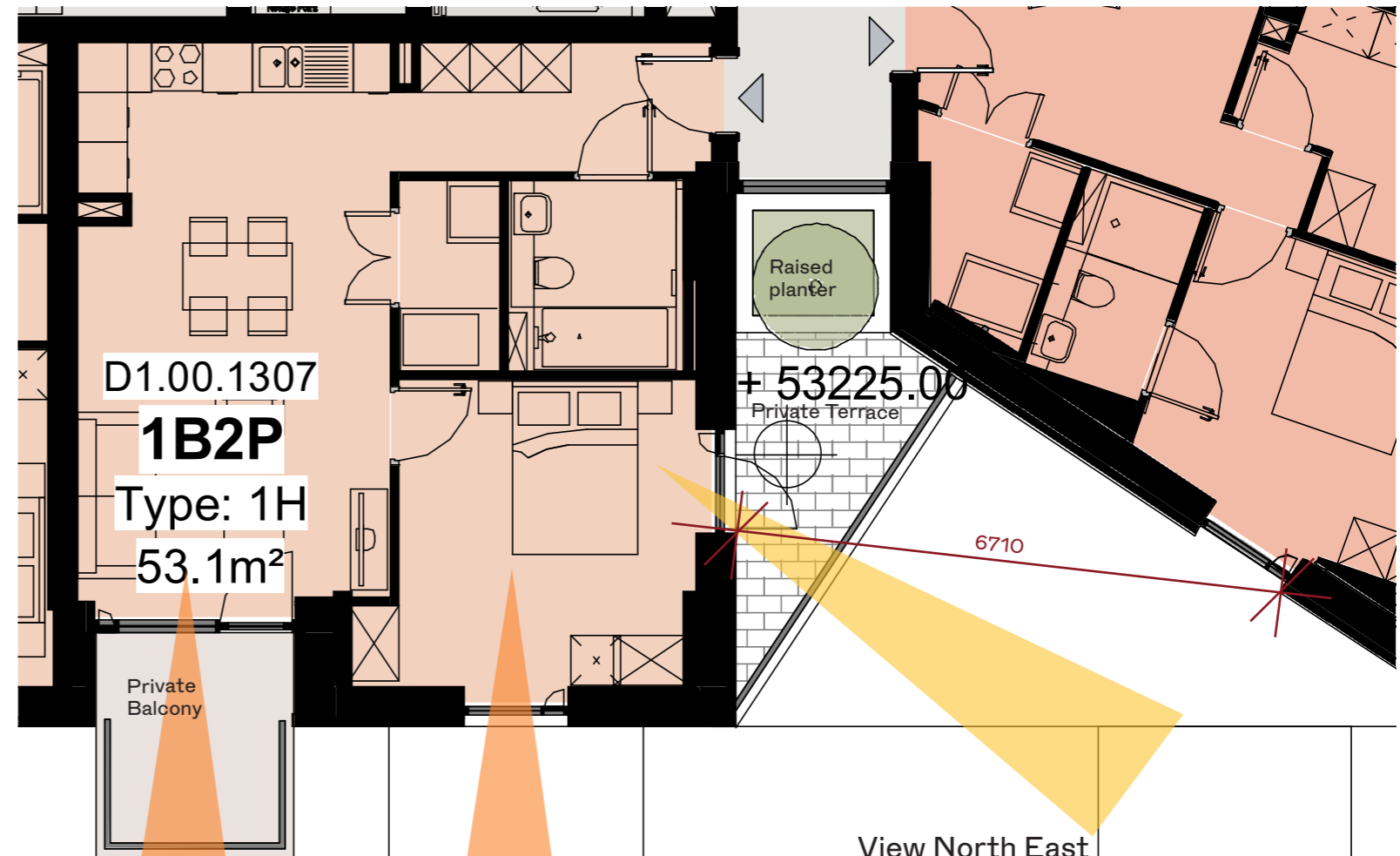


- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block D1



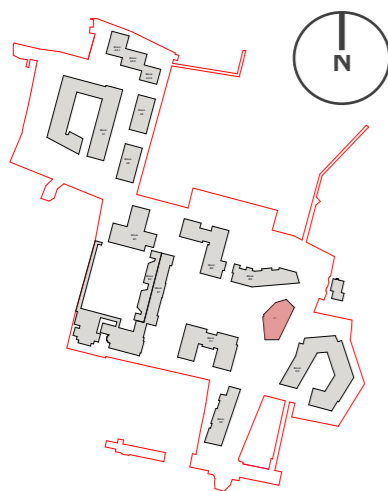
Design Principle	Parameters Achieved
Unit Type	ODT-Type 1H (1Bed)
Aspect	South East / North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South East (2) North East
View	South East to the city and Dublin Bay beyond
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 2.4m - 5.76m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



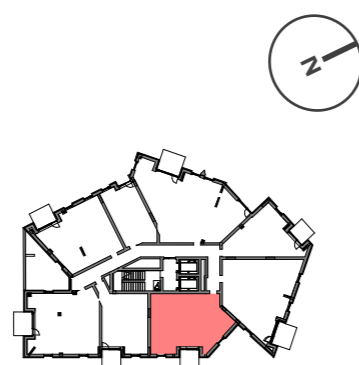
View South East to the city and Dublin Bay beyond

View North East towards the Red House

- (1) Aspect 1
- (2) Aspect 2



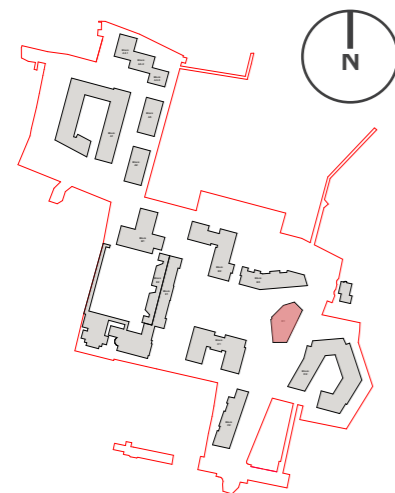
Plan - Site Keyplan



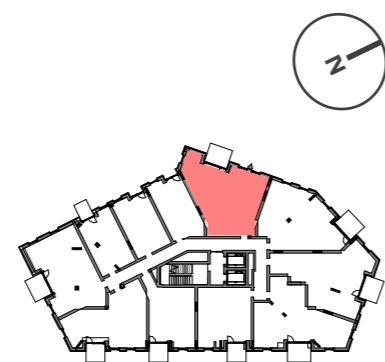
Plan - Block 1H Keyplan

# Dual Aspect Unit Analysis - Block D1

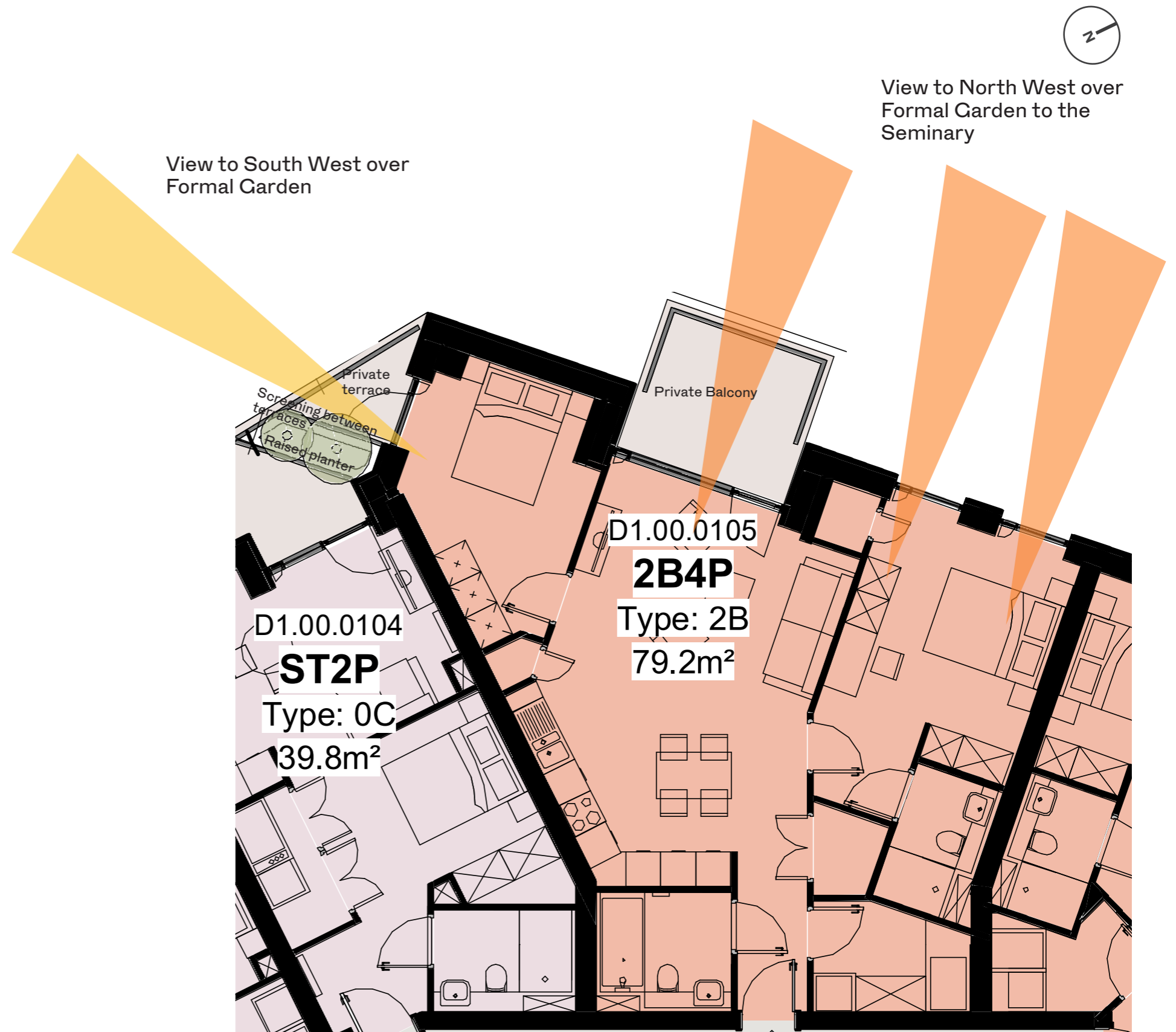
Design Principle	Parameters Achieved
Unit Type	ODT-Type 2B (2Bed)
Aspect	South / West
Orientation (1) Aspect 1 (2) Aspect 2	(1) North West (2) South West
View	North West to Formal Gardens and Seminary beyond
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 3m - 7.2m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



Plan - Block 2B Keyplan



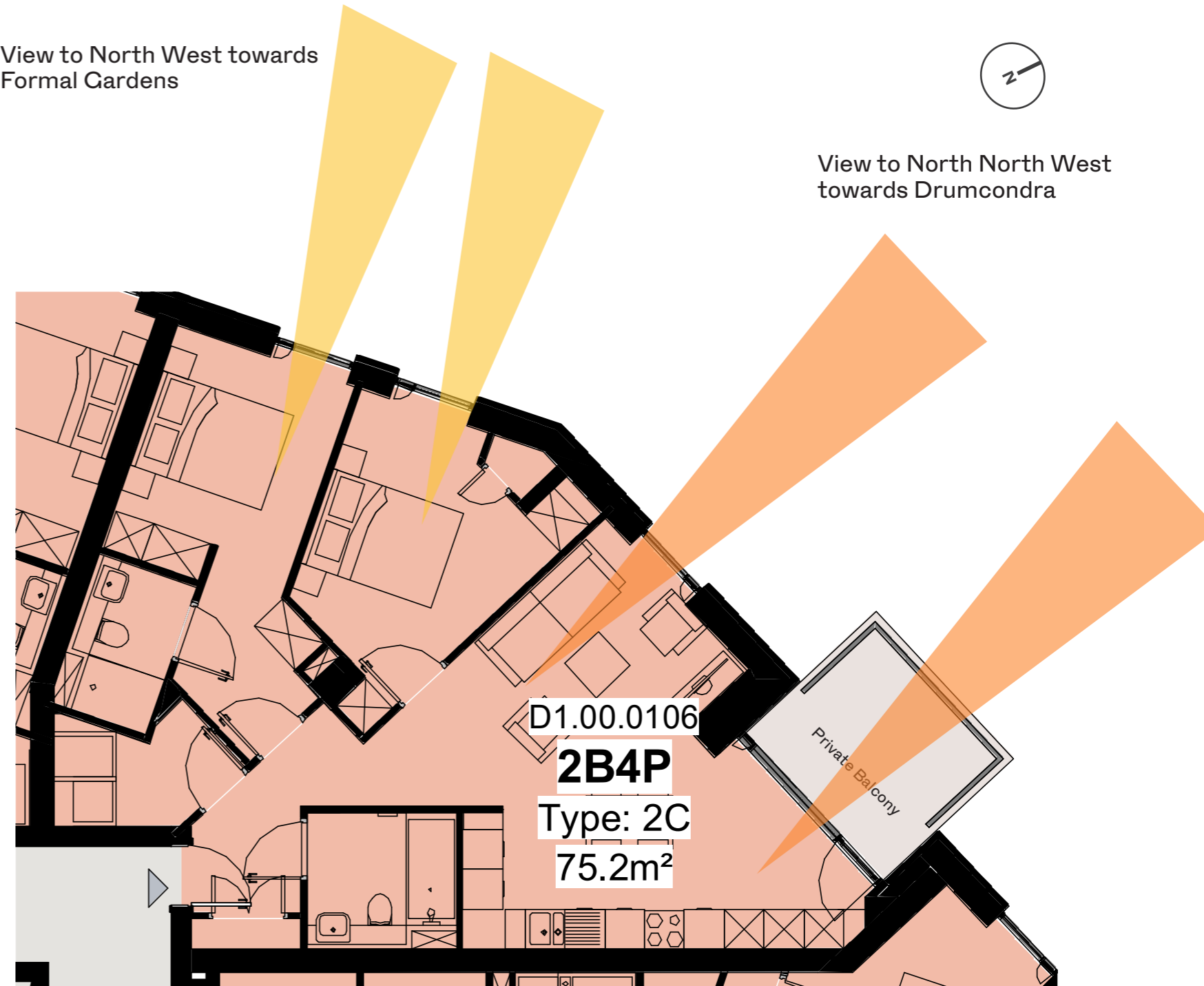
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block D1

Design Principle	Parameters Achieved
Unit Type	ODT-Type2C (2Bed)
Aspect	North North West / North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) North North West (2) North West
View	North North West towards Drumcondra
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 3m - 7.2m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

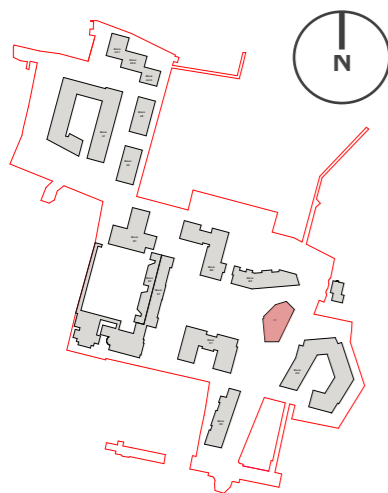
View to North West towards Formal Gardens

View to North North West towards Drumcondra

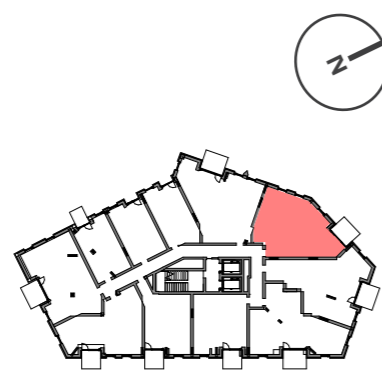


Apartment Type 2C

- (1) Aspect 1
- (2) Aspect 2



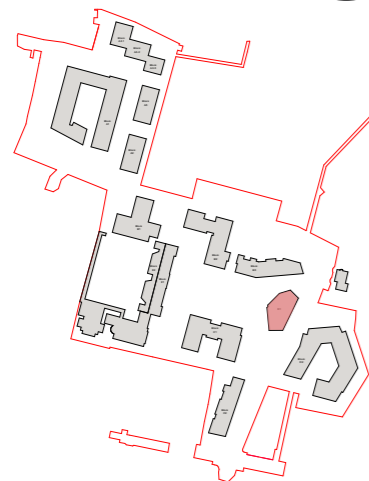
Plan - Site Keyplan



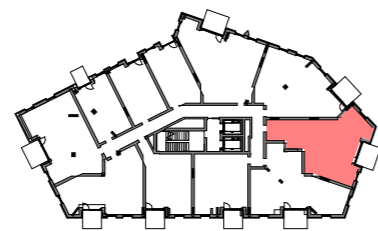
Plan - Block 2C Keyplan

# Dual Aspect Unit Analysis - Block D1

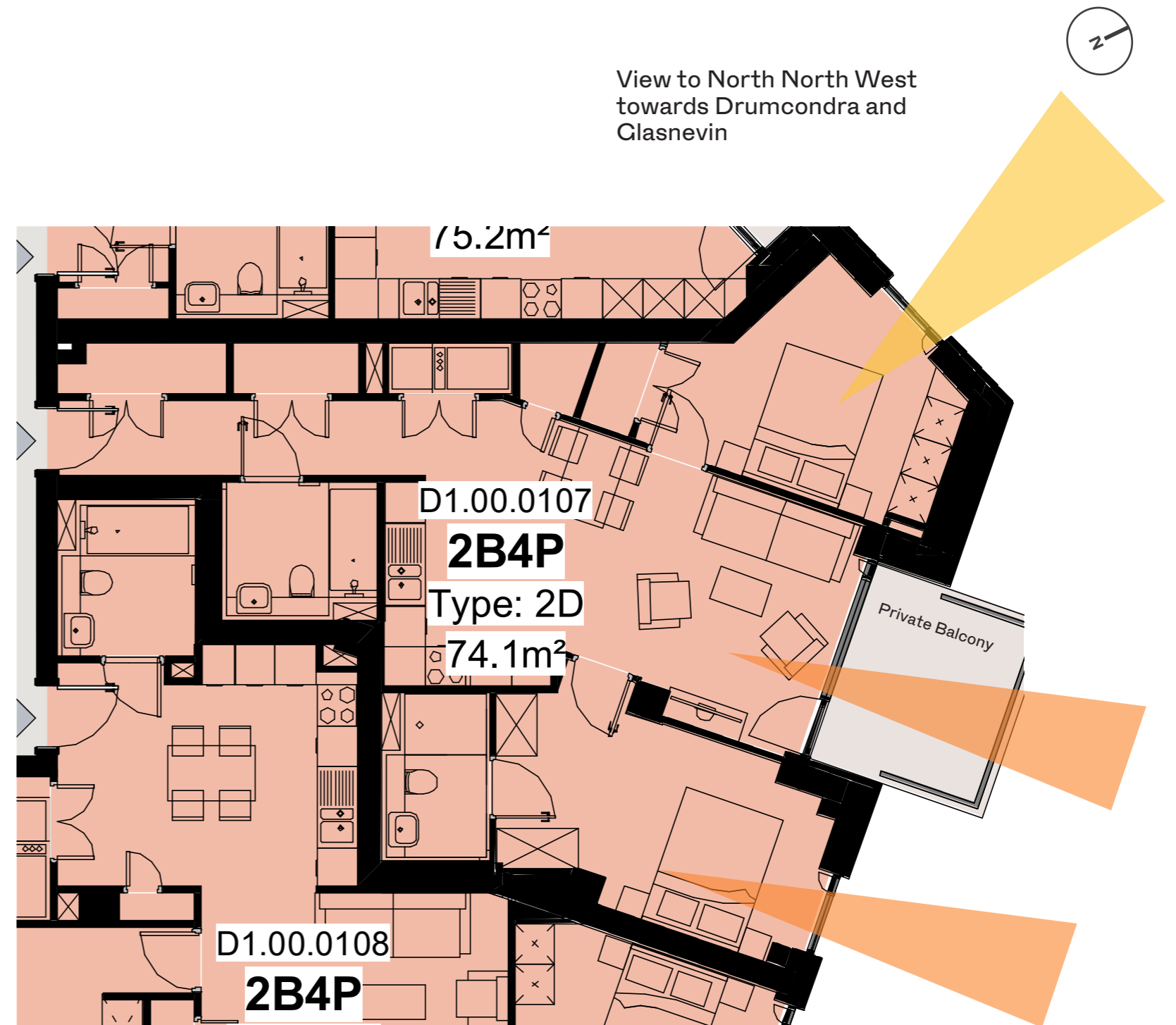
Design Principle	Parameters Achieved
Unit Type	ODT-Type 2D (2Bed)
Aspect	North North West / North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North East (2) North North West
View	North East to Red House and city beyond
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 3m - 7.2m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



Plan - Block 2D Keyplan



View to North North West  
towards Drumcondra and  
Glasnevin

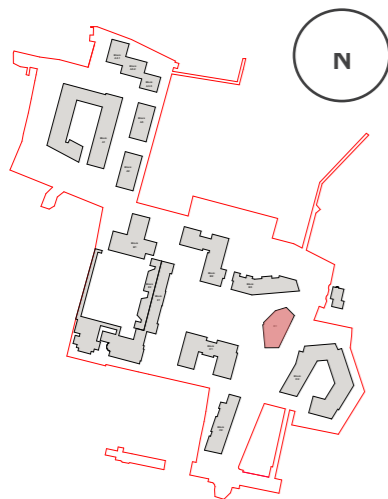
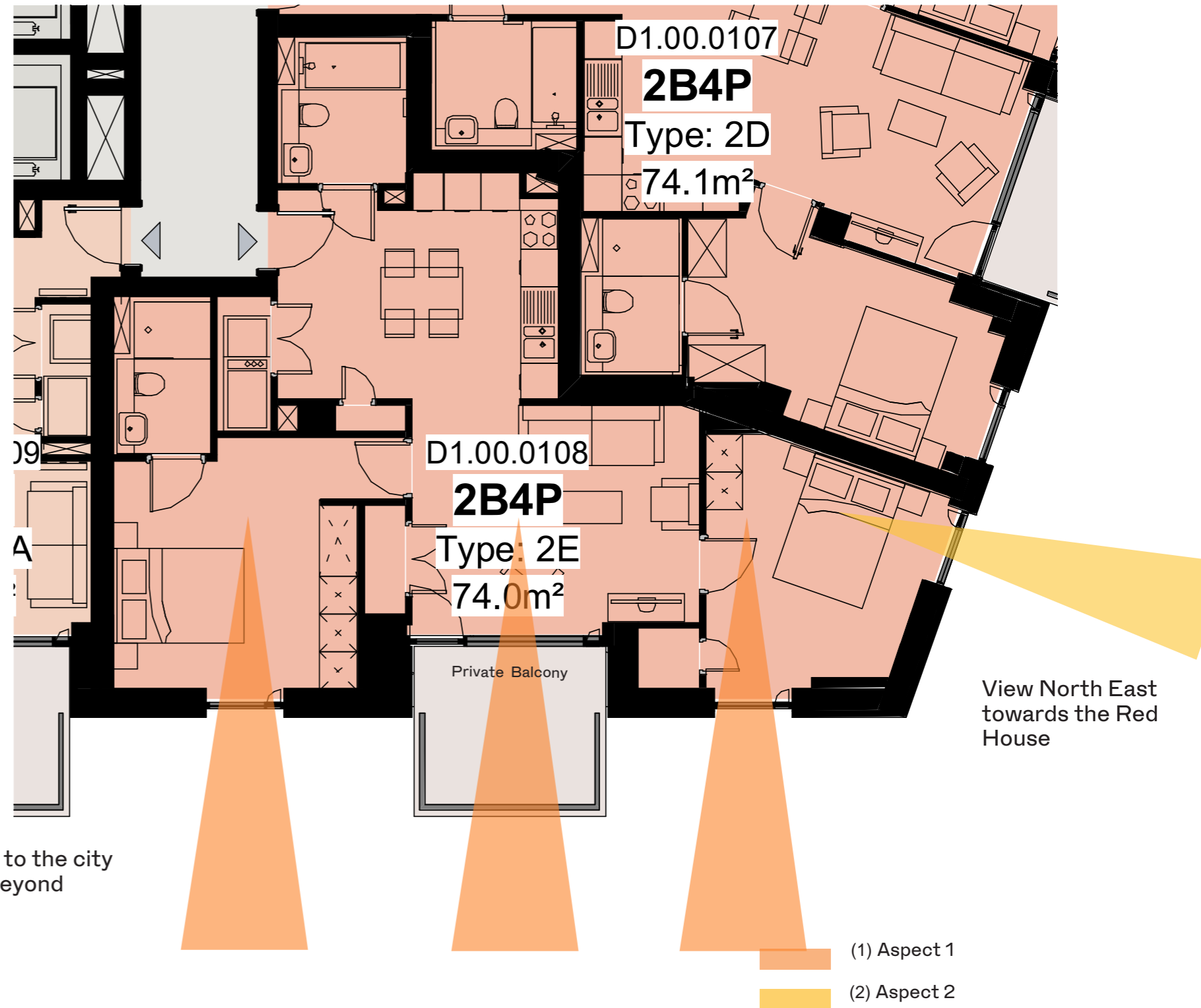
View to North East to Red  
House and city beyond

- (1) Aspect 1
- (2) Aspect 2

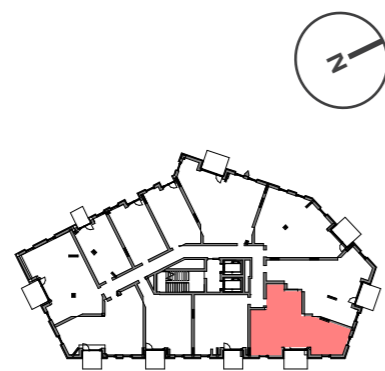
# Dual Aspect Unit Analysis - Block D1



Design Principle	Parameters Achieved
Unit Type	ODT-Type 2E (2Bed)
Aspect	West / South South West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South East (2) North East
View	South East towards city and Dublin Bay beyond
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 3m - 7.2m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



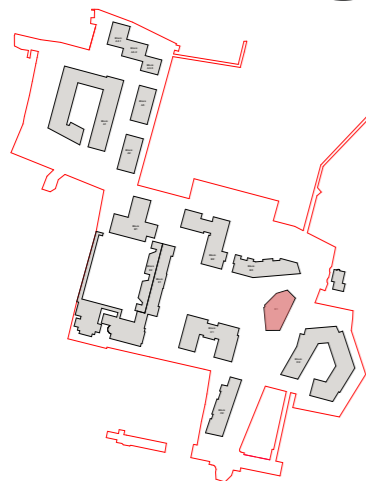
Plan - Site Keyplan



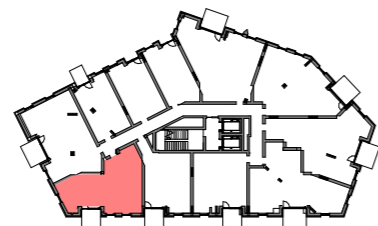
Plan - Block 2E Keyplan

# Dual Aspect Unit Analysis - Block D1

Design Principle	Parameters Achieved
Unit Type	ODT-Type 2F (2Bed)
Aspect	South East / South
Orientation (1) Aspect 1 (2) Aspect 2	(1) South East (2) South
View	South to Arrival gardens and Croke Park
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 2.8m - 6.2m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

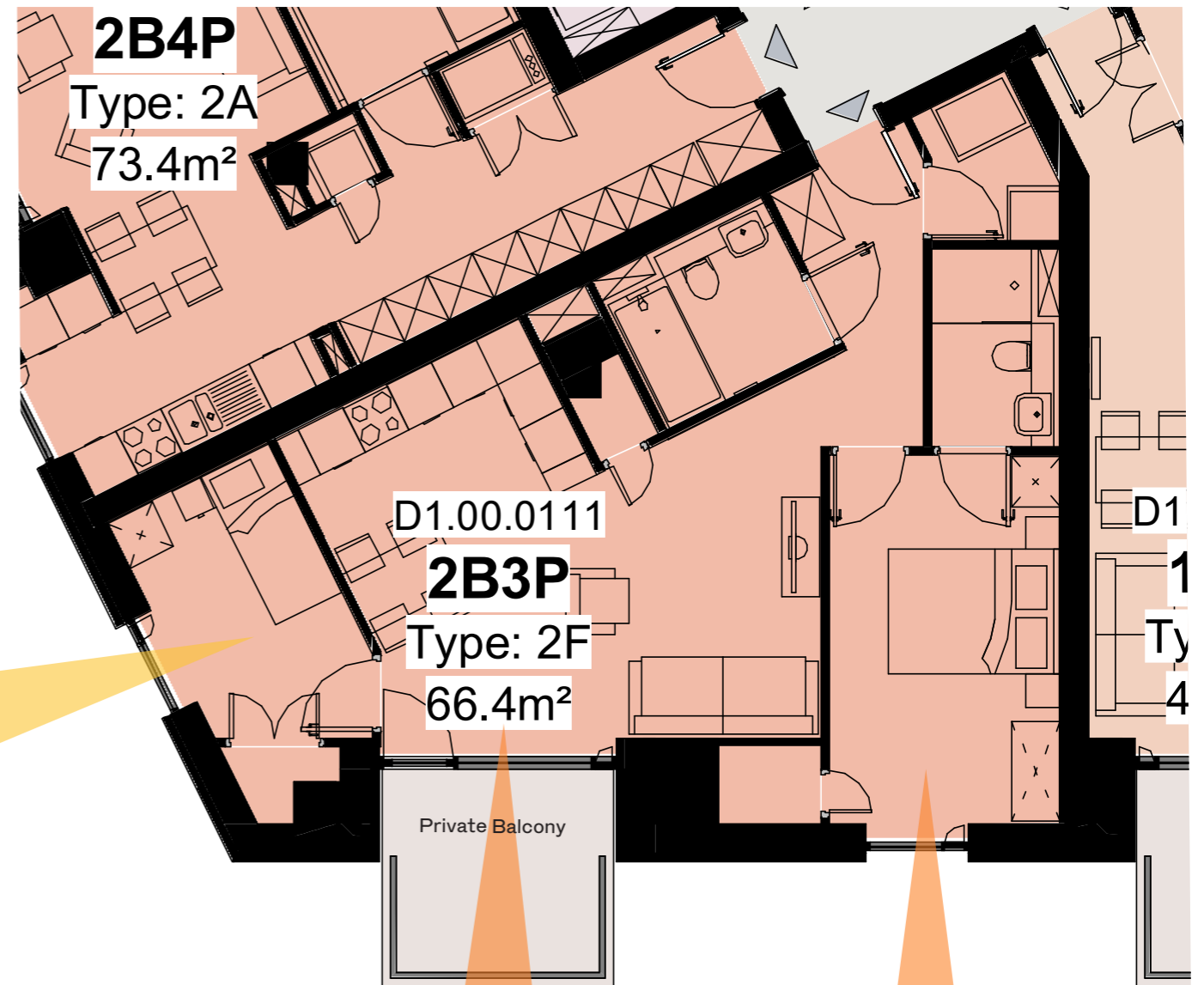


Plan - Site Keyplan

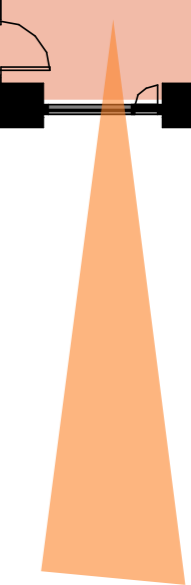
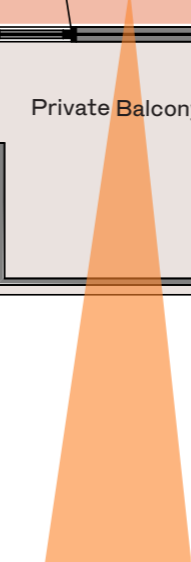


Plan - Block 2F Keyplan

View to South to Croke Park and city beyond



View to South East

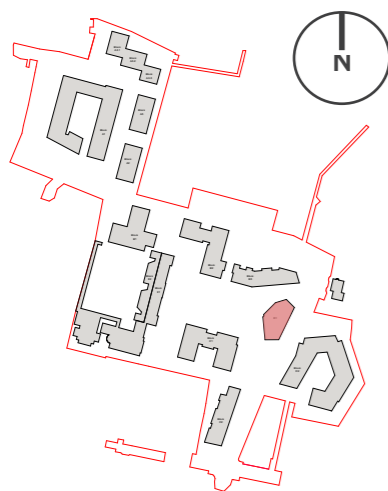


- (1) Aspect 1
- (2) Aspect 2

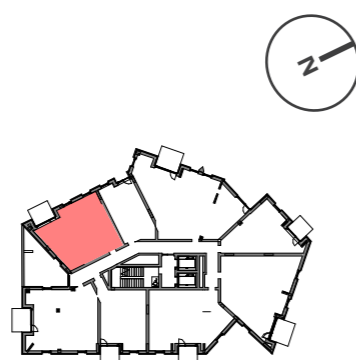


# Dual Aspect Unit Analysis - Block D1

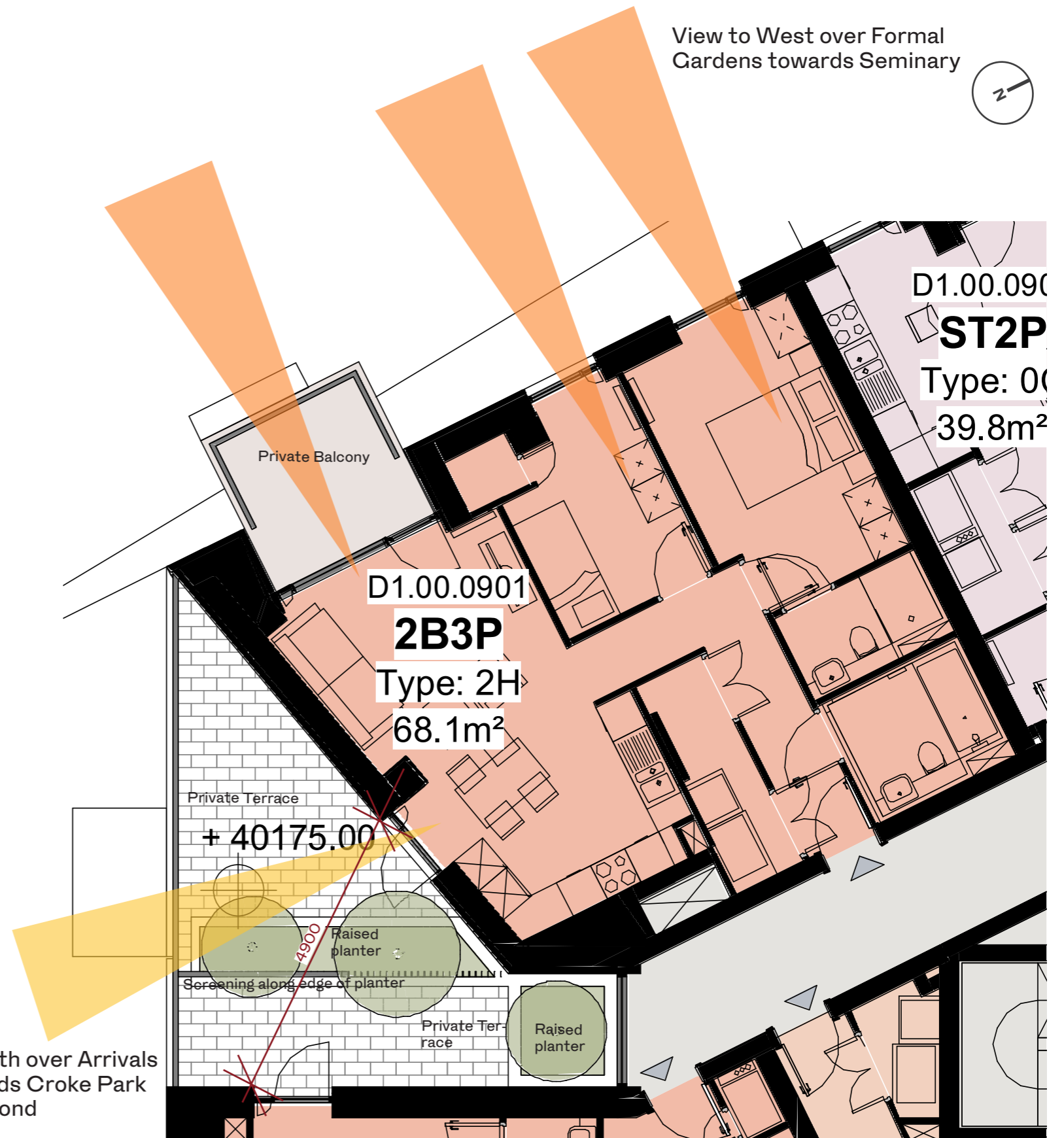
Design Principle	Parameters Achieved
Unit Type	ODT-Type 2H (2Bed)
Aspect	West / South South West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West (2) South
View	South over arrivals Plaza towards Croke Park and city beyond
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 2.85m - 6.8m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



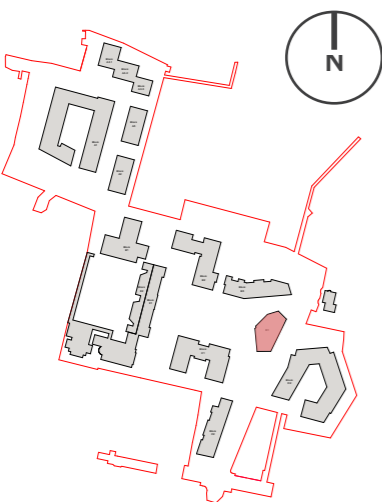
Plan - Block 2H Keyplan



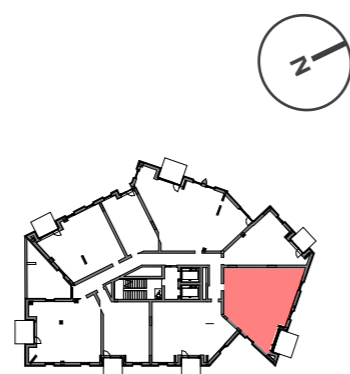
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block D1

Design Principle	Parameters Achieved
Unit Type	ODT-Type 2M (2Bed)
Aspect	South East / South
Orientation (1) Aspect 1 (2) Aspect 2	(1) North East (2) South East
View	Unobstructed view towards the Red House
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 3m - 7.2m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

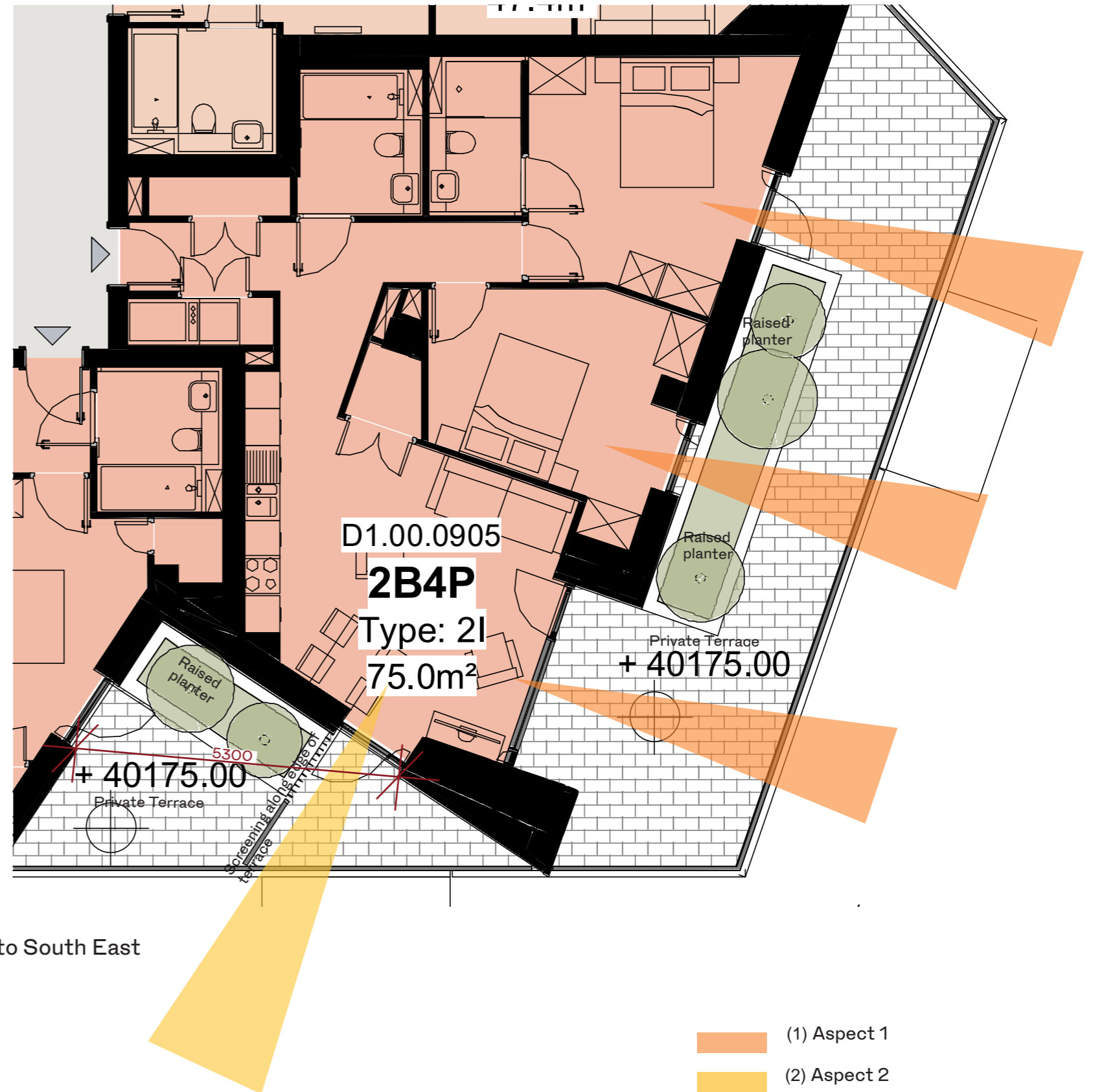


Plan - Site Keyplan



Plan - Block 2M Keyplan

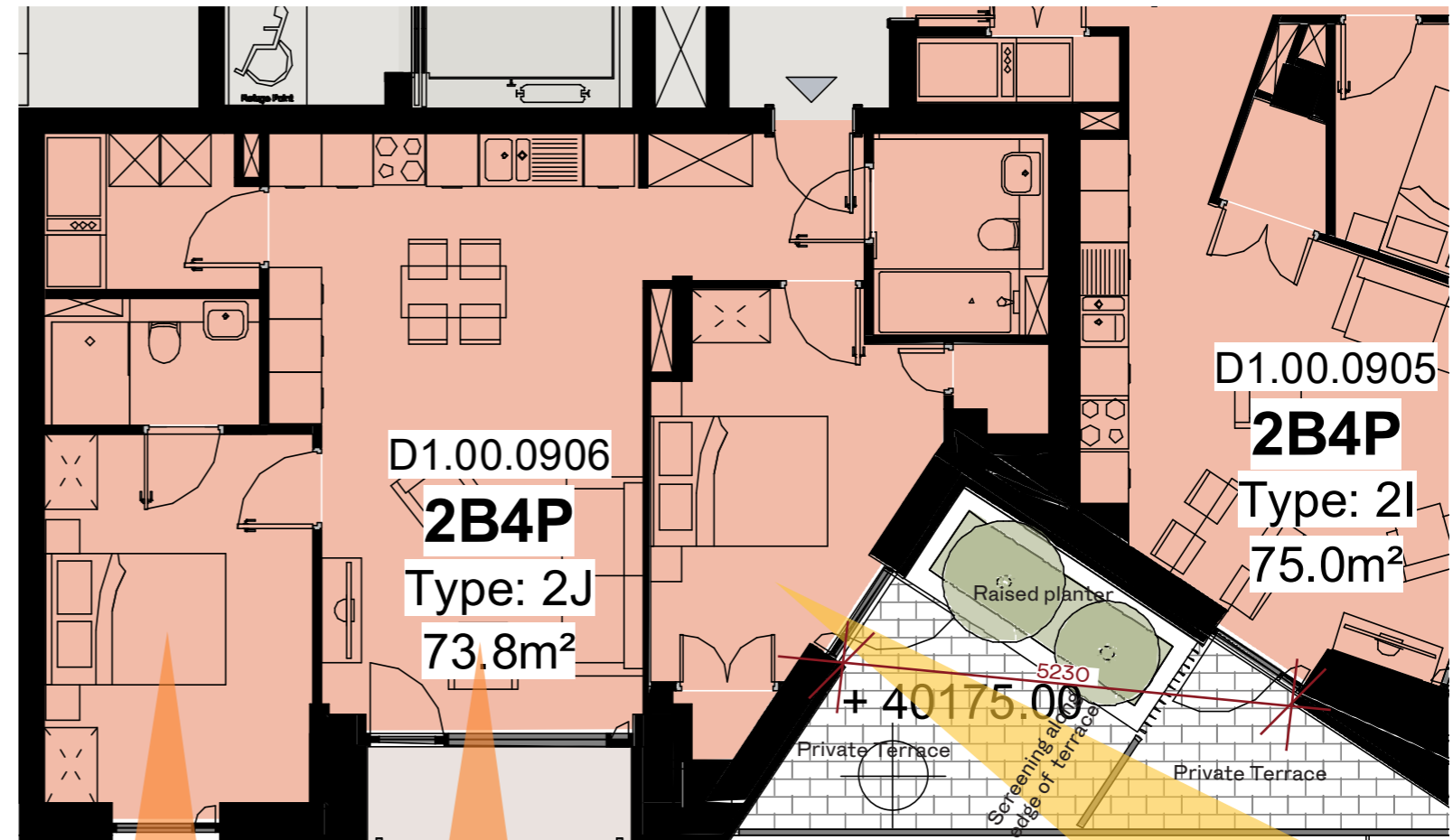
View to South East



# Dual Aspect Unit Analysis - Block D1



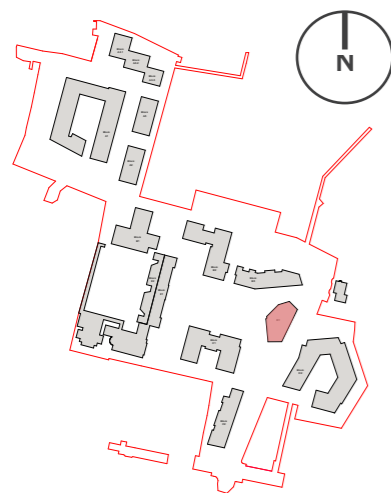
Design Principle	Parameters Achieved
Unit Type	ODT-Type 2J (2Bed)
Aspect	West / South South West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West (2) South South West
View	East towards the city and Dublin Bay beyond
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 3m - 7.2m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



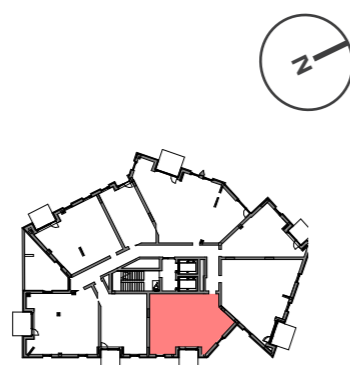
View South East to the city and Dublin Bay beyond

View North East Red House

- (1) Aspect 1
- (2) Aspect 2



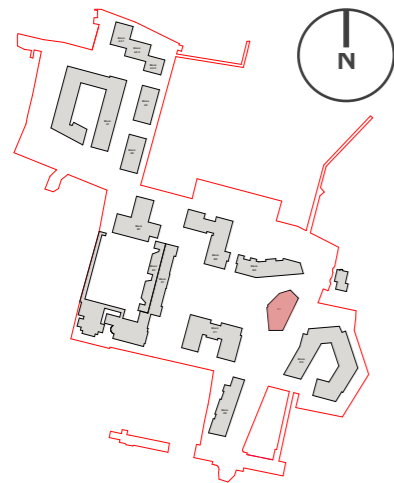
Plan - Site Keyplan



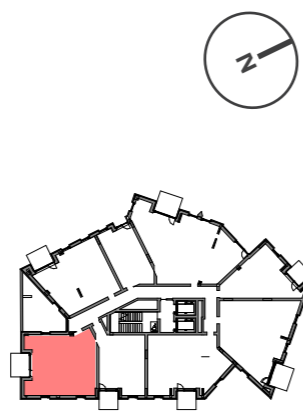
Plan - Block 2J Keyplan

# Dual Aspect Unit Analysis - Block D1

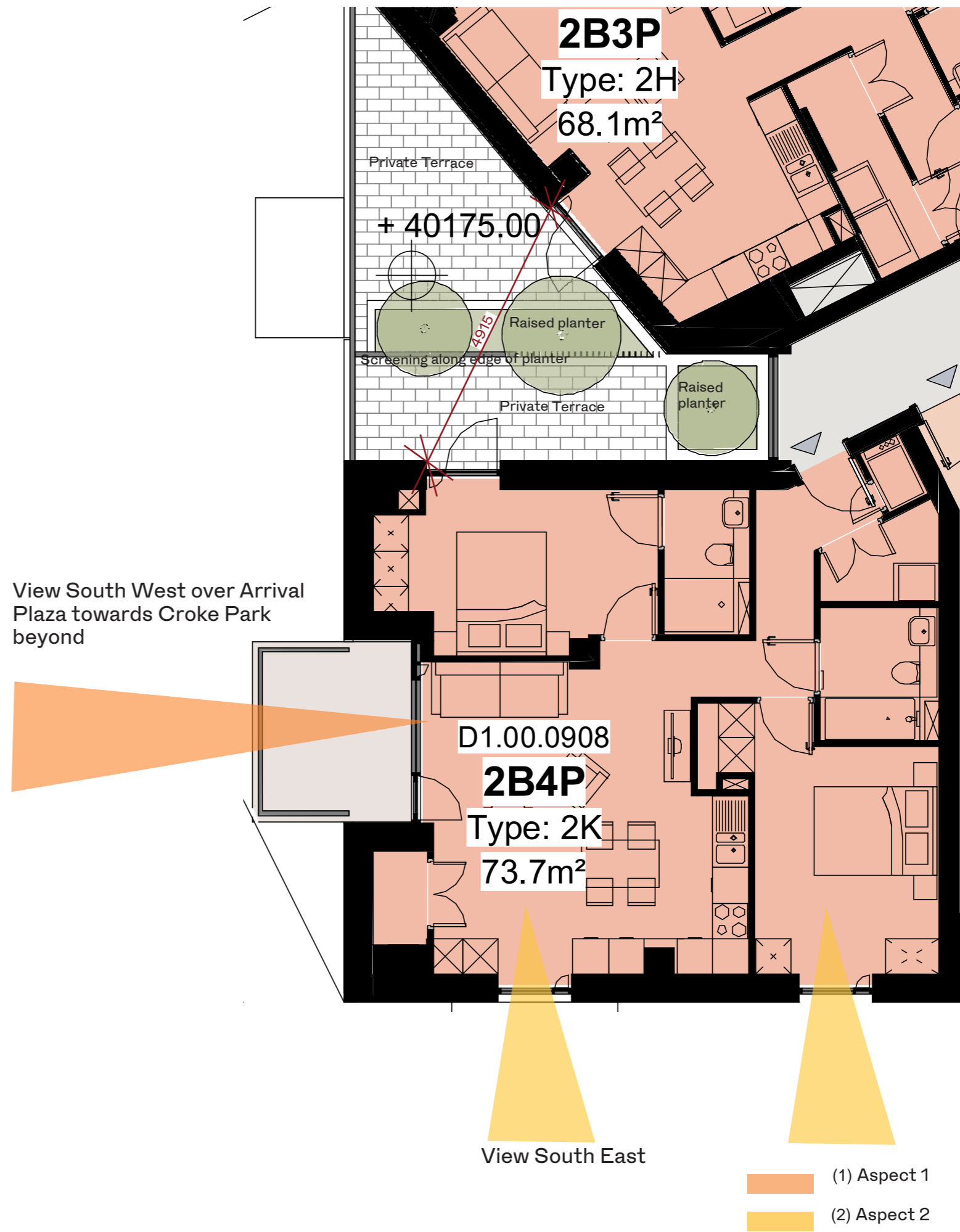
Design Principle	Parameters Achieved
Unit Type	ODT-Type 2K (2Bed)
Aspect	South East / South
Orientation (1) Aspect 1 (2) Aspect 2	(1) South West (2) South East
View	View towards Arrival gardens and Croke Park beyond.
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 2.7m - 6.48m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



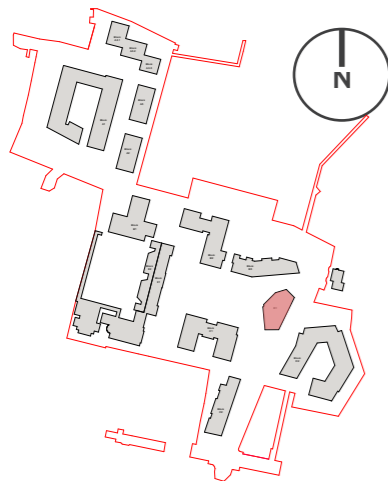
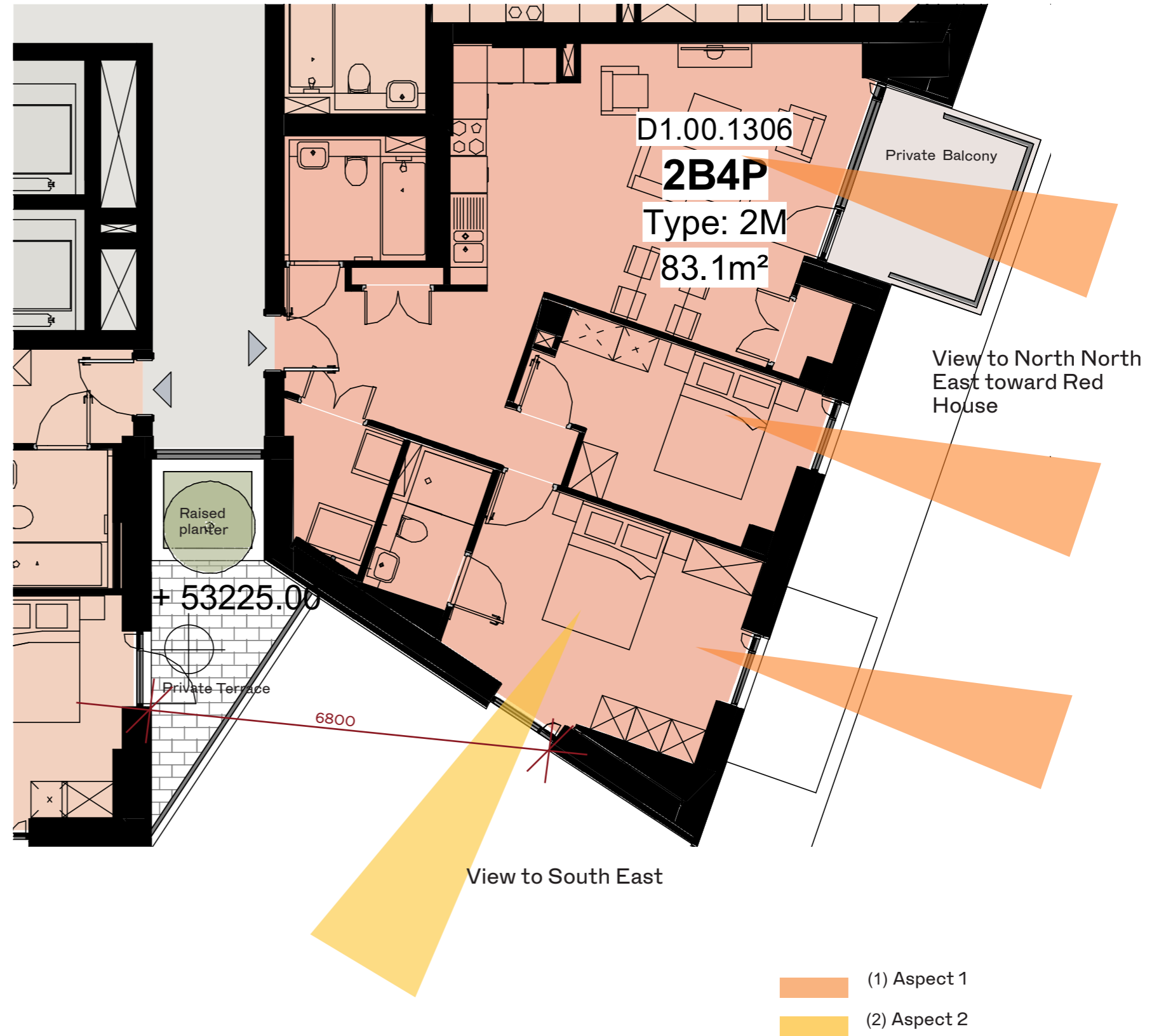
Plan - Block 2B Keyplan



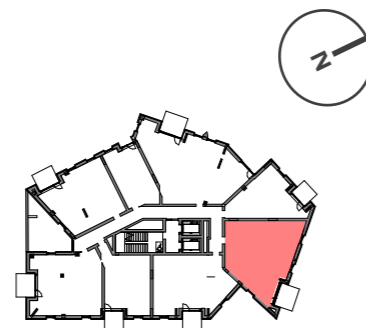
# Dual Aspect Unit Analysis - Block D1



Design Principle	Parameters Achieved
Unit Type	ODT-Type 2I (2Bed)
Aspect	North North East / South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North North East (2) South East
View	View North North East towards Red House
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 3m - 7.2m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A



Plan - Site Keyplan



Plan - Block 2I Keyplan

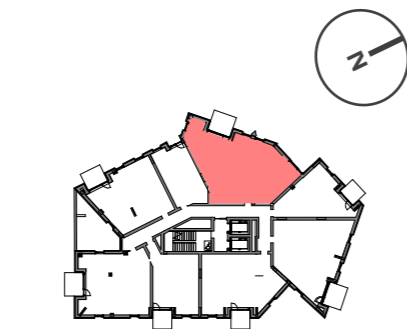
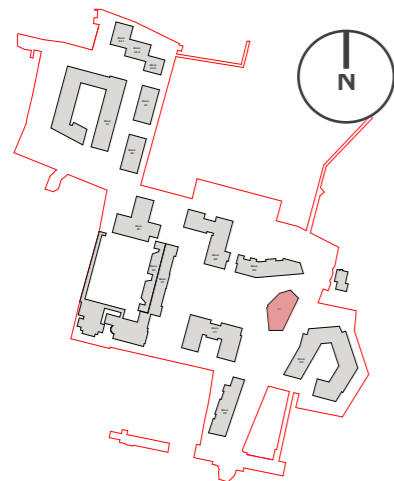
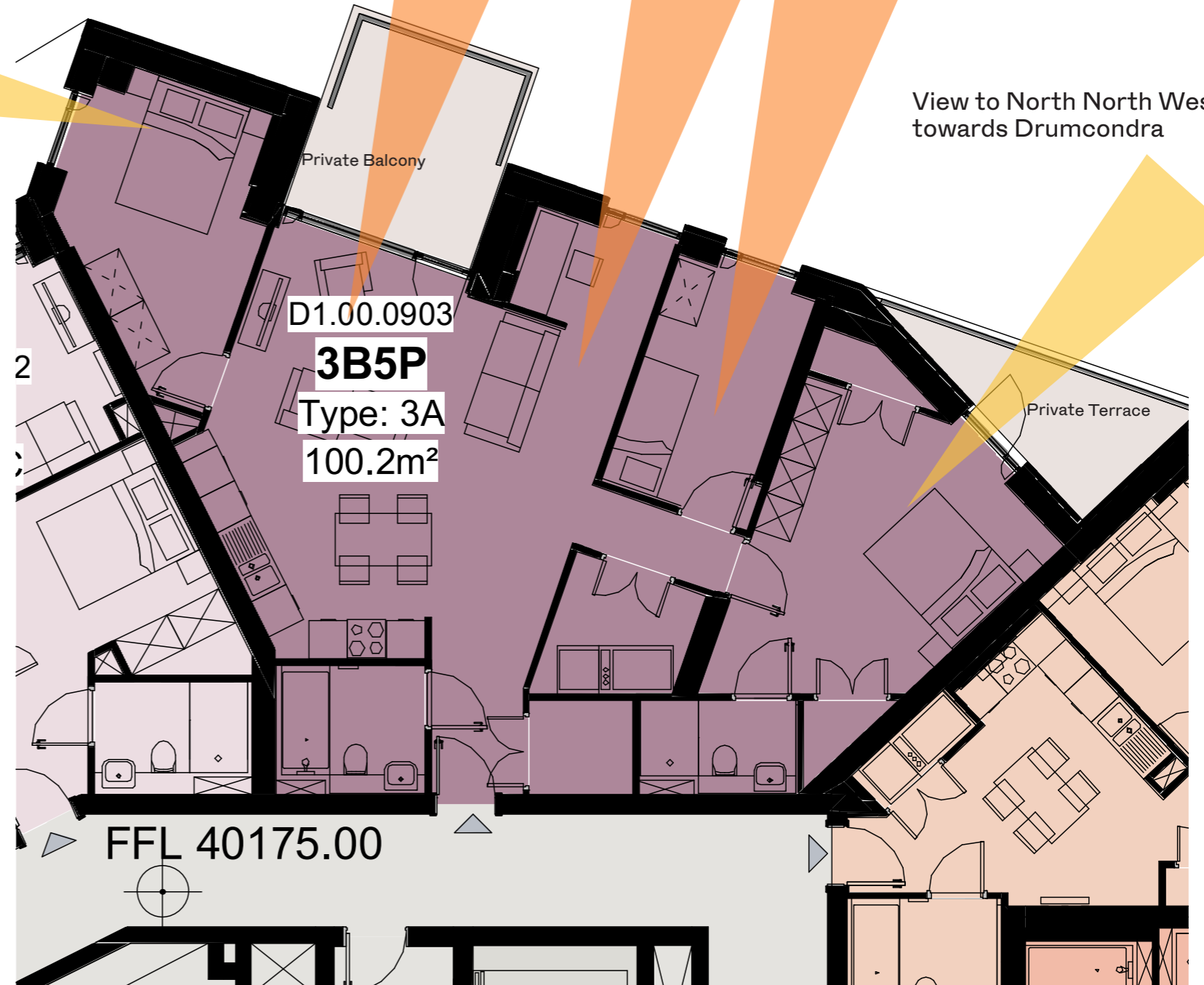
# Dual Aspect Unit Analysis - Block D1

Design Principle	Parameters Achieved
Unit Type	ODT-Type 3A (3Bed)
Aspect	South East / South
Orientation (1) Aspect 1 (2) Aspect 2	(1) North West (2) South West (2) North North West
View	View over Formal Gardens towards Seminary
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m x 3m - 7.2m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (1) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup> (2) 2.4m x 1.2m - 2.88m <sup>2</sup>
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	N/A

View to South West to Croke Park and city beyond

View to North West over Formal Garden to the Seminary

View to North North West towards Drumcondra



Plan - Site Keyplan

Plan - Block 2B Keyplan

- (1) Aspect 1
- (2) Aspect 2





## BLOCK E2 - MCM



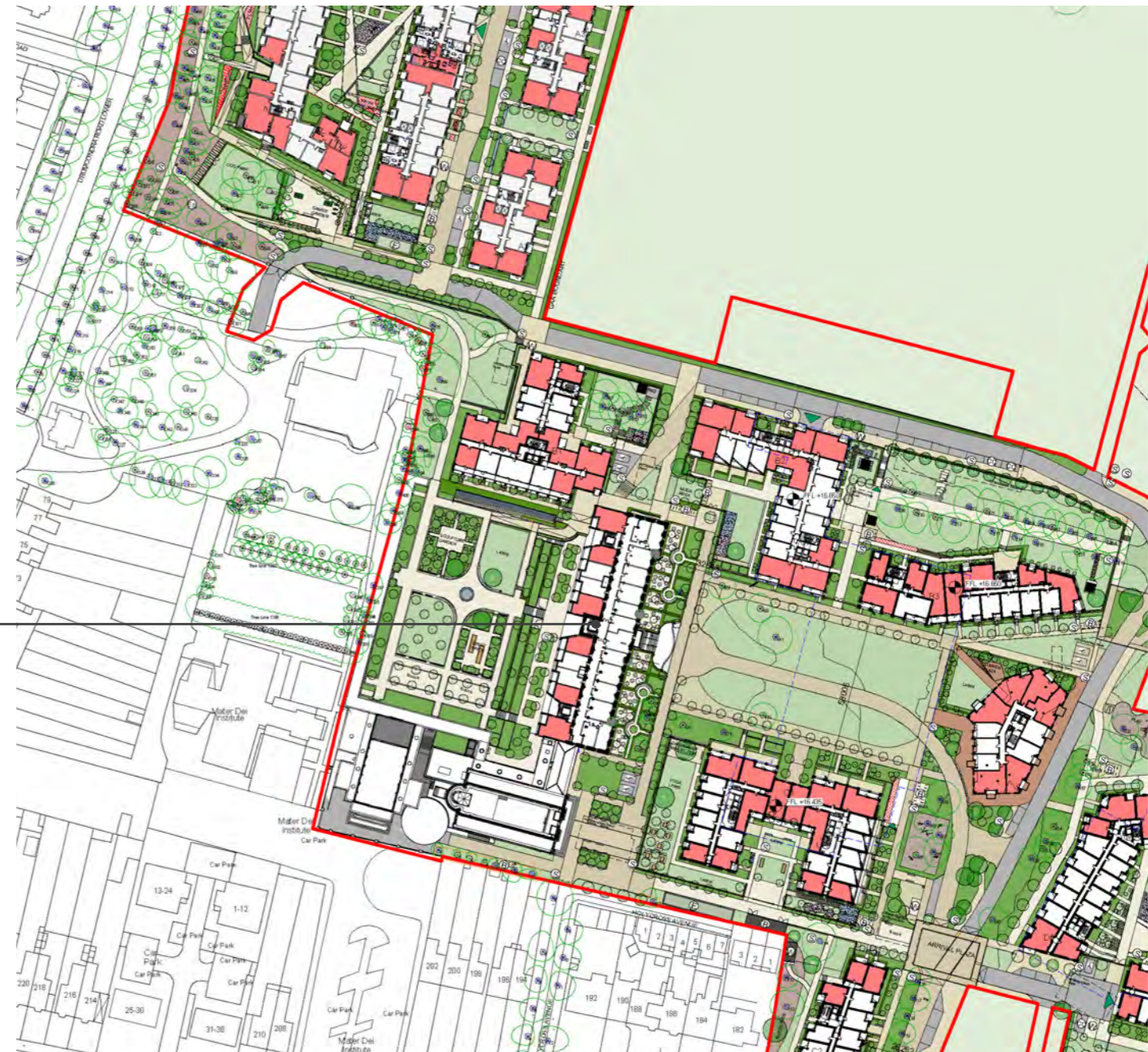
## Block E2 - Dual Aspect Units

The proposed Block E2 is connected to the former Clonliffe College Seminary Building forming a new edge to the Secret Garden space.

**24**  
UNITS

**DUAL  
ASPECT**

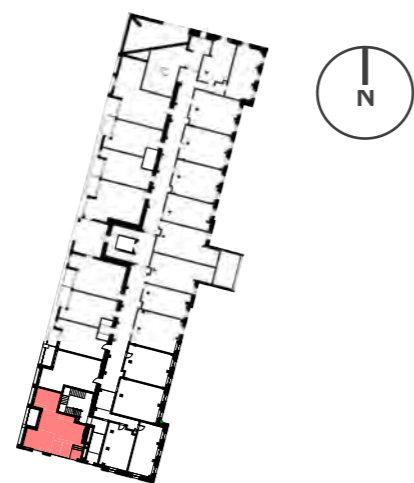
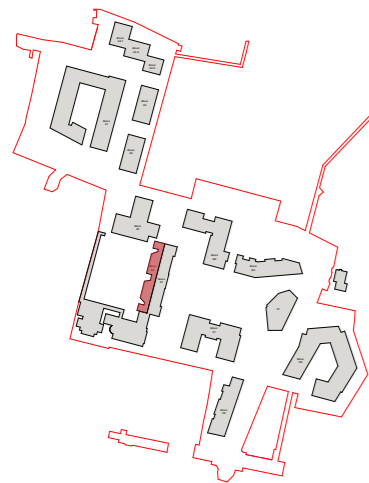
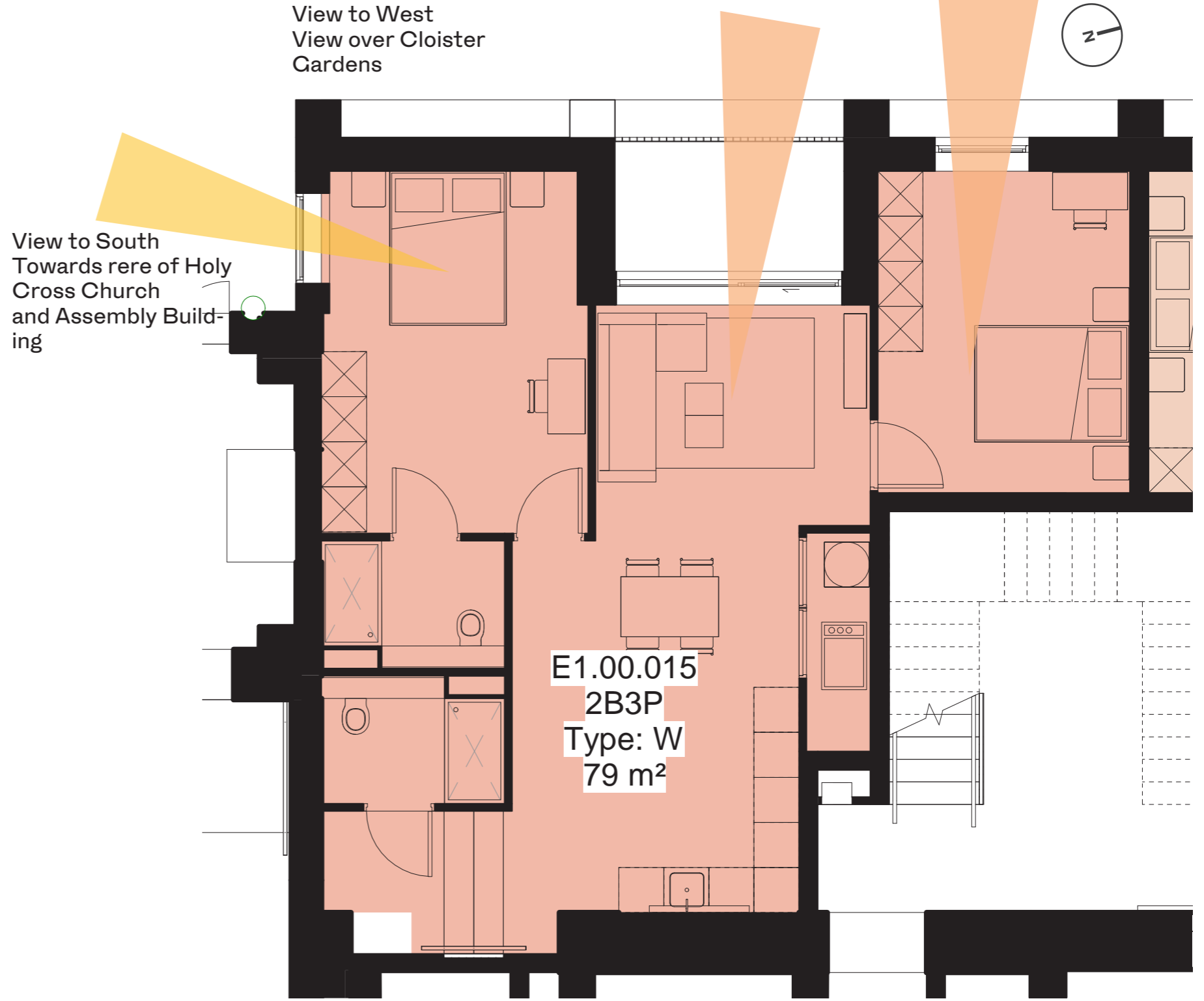
**E2**  
24/48  
UNITS



Plan - Typical Layout - Block E2 - Dual Aspect

# Dual Aspect Unit Analysis - Block E2

Design Principle	Parameters Achieved
Unit Type	MCM-Type W (2 bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) South South West
View	Unobstructed open view over the Cloister Gardens
Return Depth	>3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m (h) X 3.00m (w); 8.1sqm (1) 2.7m (h) X 1.20m (w); 3.24sqm (2) 2.7m (h) X 1.20m; 3.24sqm
Enhanced ADF	N/A
Cross Ventilation	(Y)
Opposing windows	(N)



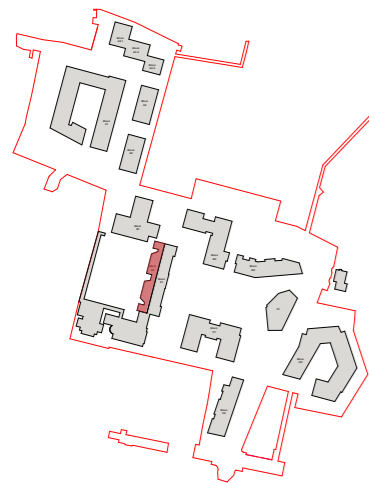
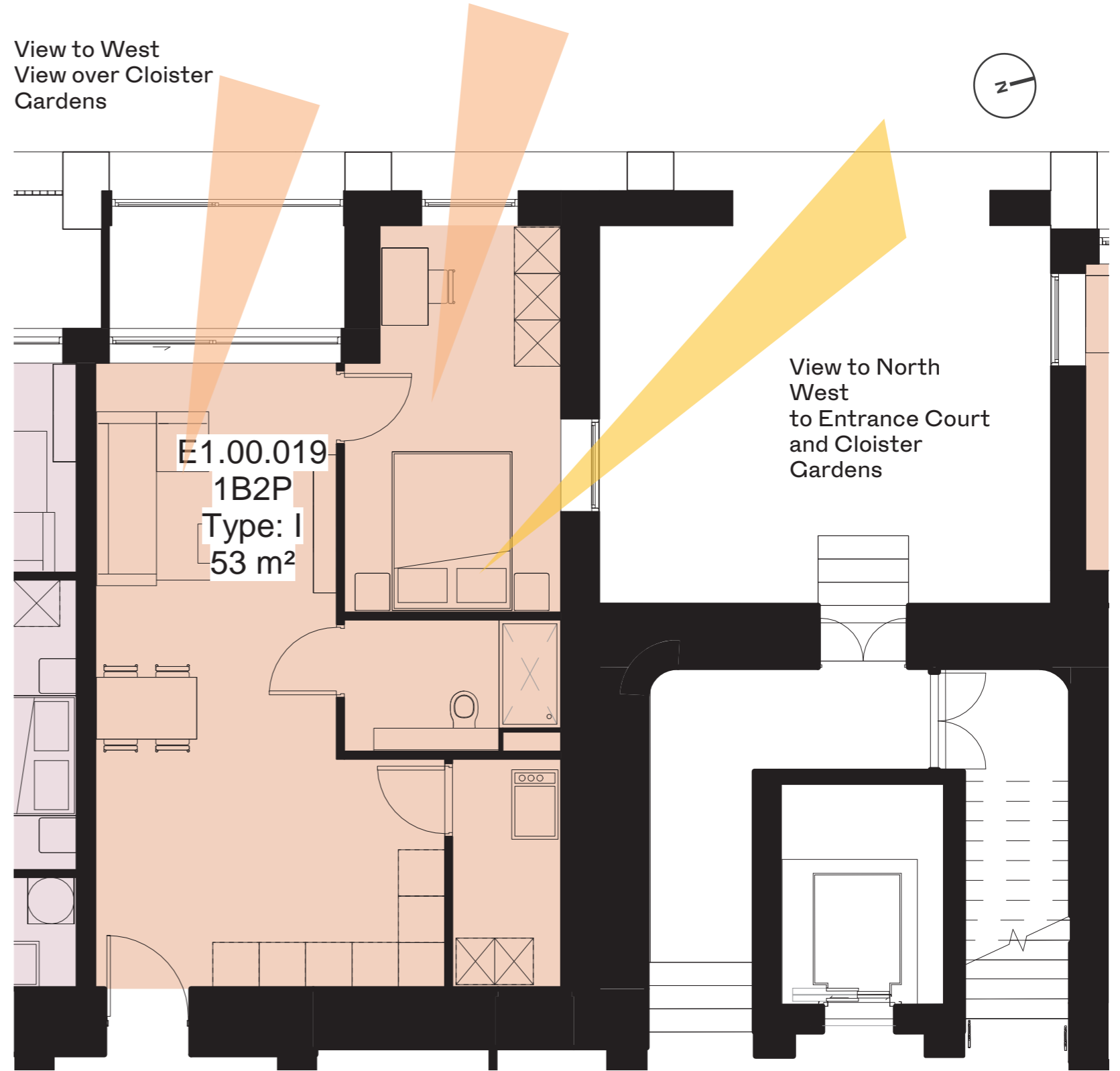
Plan - Site Keyplan

Plan - Block E1 + E2 Keyplan

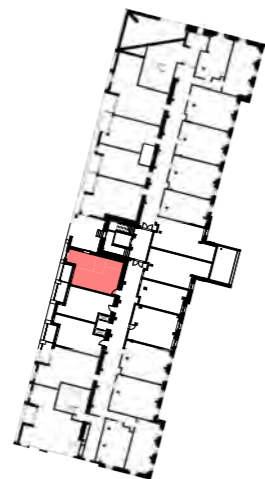
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block E2

Design Principle	Parameters Achieved
Unit Type	MCM-Type I (1bed)
Aspect	West North West / North North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North West
View	Unobstructed open view over the Cloister Gardens
Return Depth	>3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m (h) X 3.00m (w); 8.1sqm (1) 2.7m (h) X 1.20m (w); 3.24sqm (2) 2.7m (h) X 1.20m; 3.24sqm
Enhanced ADF	E1.00.019 Bedroom ADF 2.3% ADF without Eastern window 2.0%



Plan - Site Keyplan



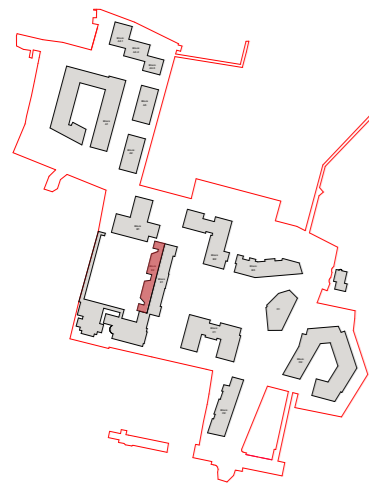
Plan - Block E1 + E2 Keyplan



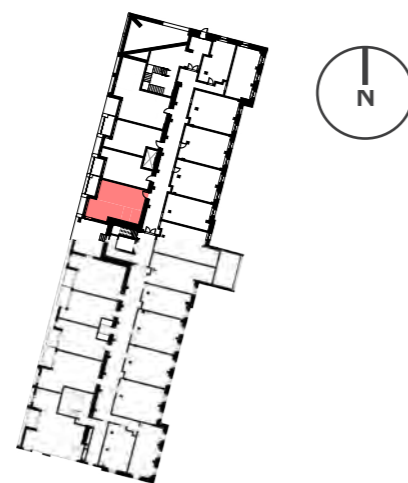
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block E2

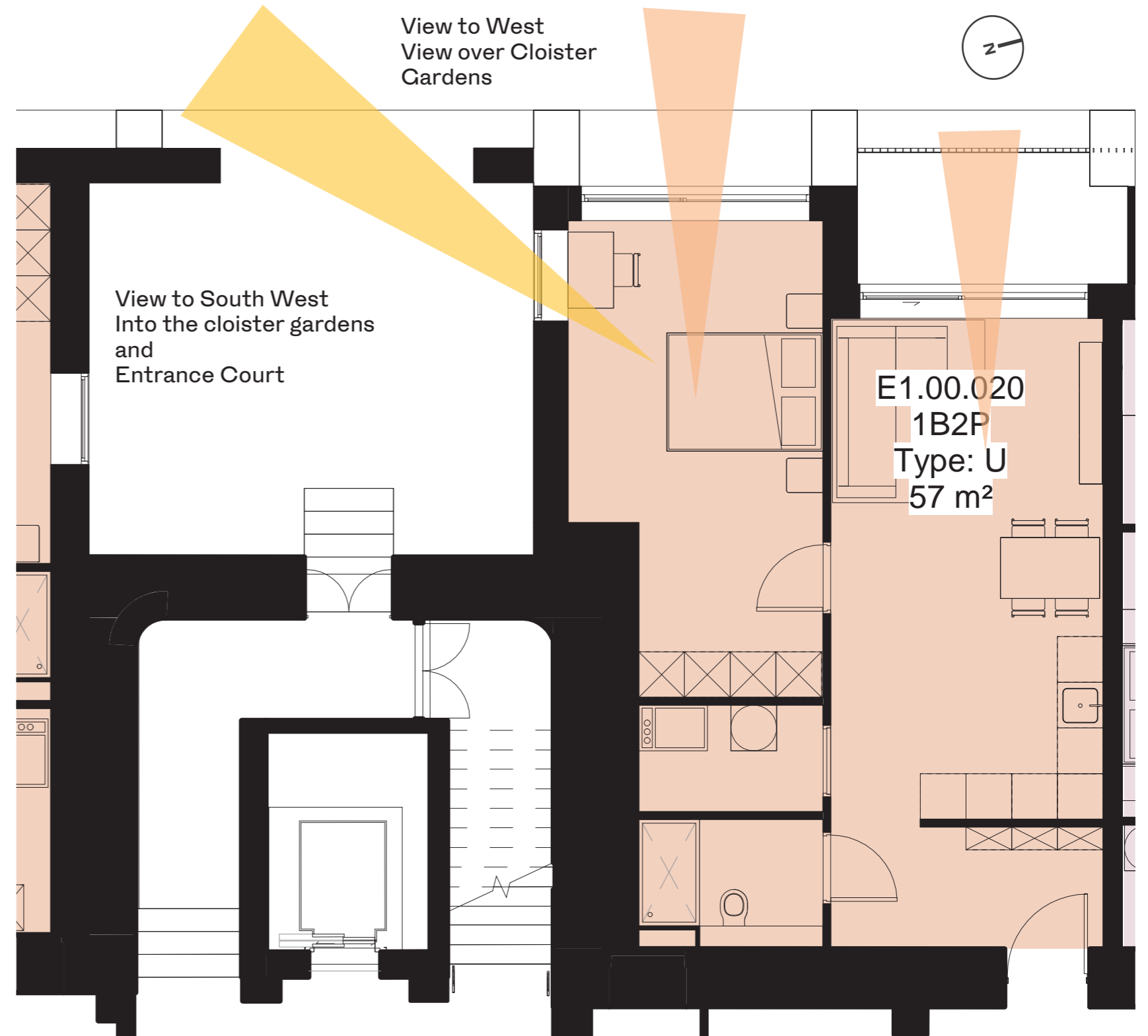
Design Principle	Parameters Achieved
Unit Type	MCM-Type U (1 bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) South South West
View	Unobstructed open view over Cloister Garden
Return Depth	>3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.7m (h) X 3.00m (w); 8.1sqm (1) 2.7m (h) X 3.00m (w); 8.1sqm (2) 2.7m (h) X 1.20m; 3.24sqm
Enhanced ADF	E1.00.020 Bedroom ADF 3.1% ADF without Western window 2.7%
Cross Ventilation	(Y)



Plan - Site Keyplan



Plan - Block E1 + E2 Keyplan



- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block E2

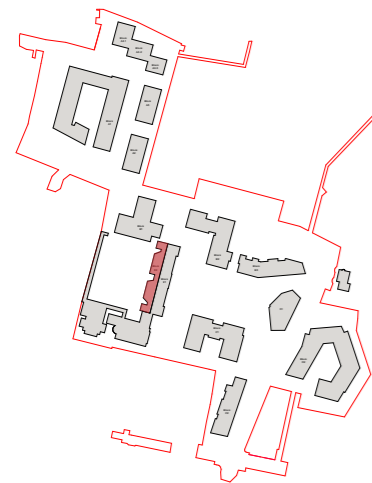
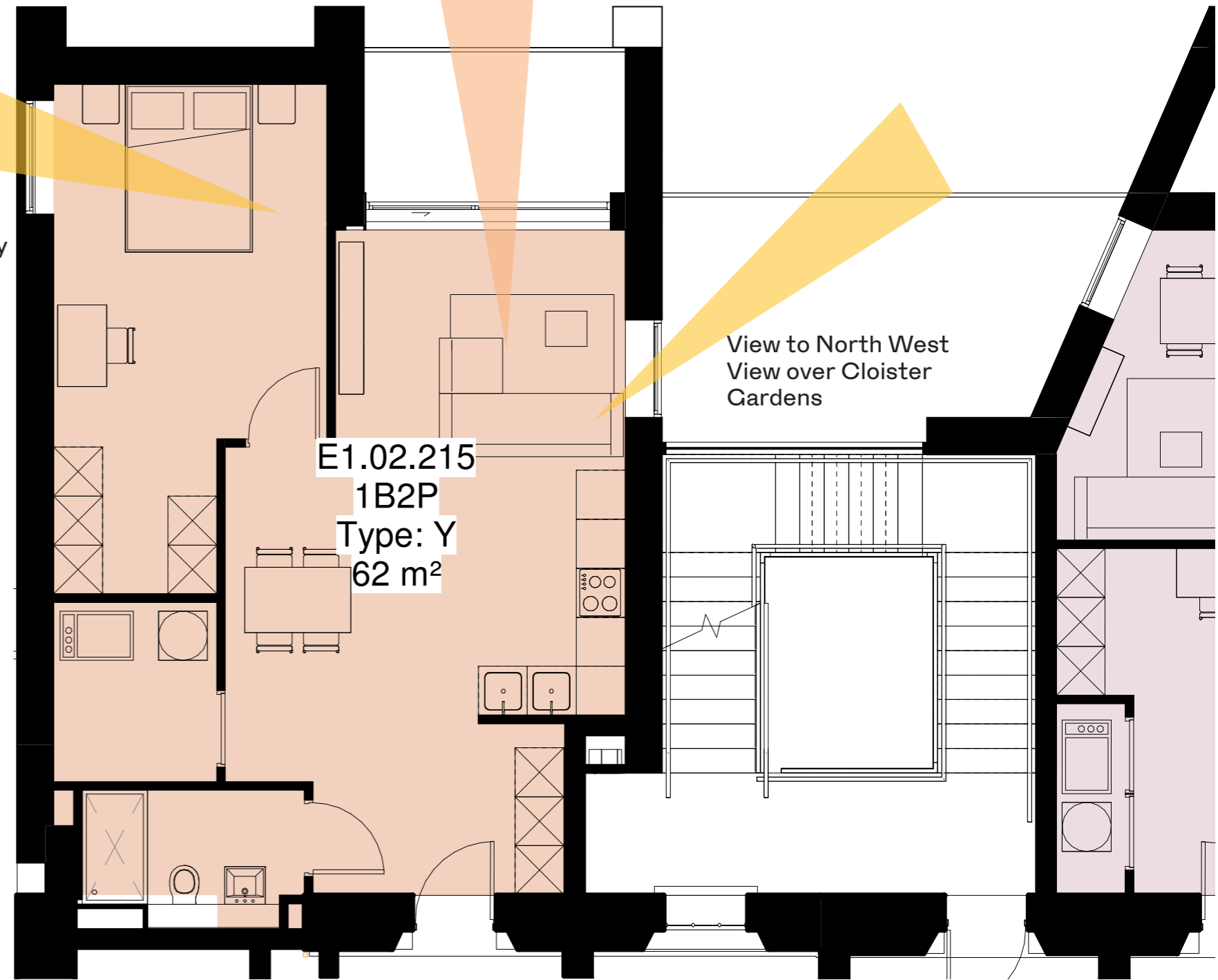
Design Principle	Parameters Achieved
Unit Type	MCM-Type Y (1 bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2 (3) Aspect 3	(1) West North West (2) South South West (3) North North West
View	Unobstructed open view over the Cloister Gardens
Return Depth	>3m
Window Size + Area (1) Aspect 1 (2) Aspect 2 (3) Aspect 3	(1) 2.4m (h) X 3.00m (w); 7.2sqm (2) 2.4m (h) X 1.20m; 2.88sqm (3) 2.4m (h) X 1.20m; 2.88sqm
Enhanced ADF	E1.02.215 Living ADF 4% ADF without Eastern window 3.2%

View to South Of  
rere elevation of Holy  
Cross Church and  
Assembly Building

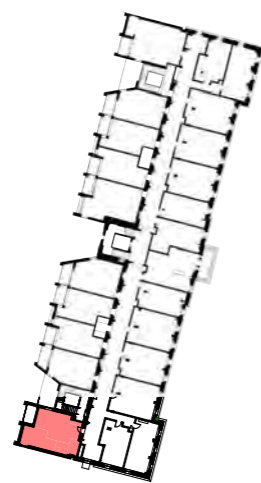
View to West  
View over Cloister  
Gardens

View to North West  
View over Cloister  
Gardens

E1.02.215  
1B2P  
Type: Y  
62 m<sup>2</sup>



Plan - Site Keyplan

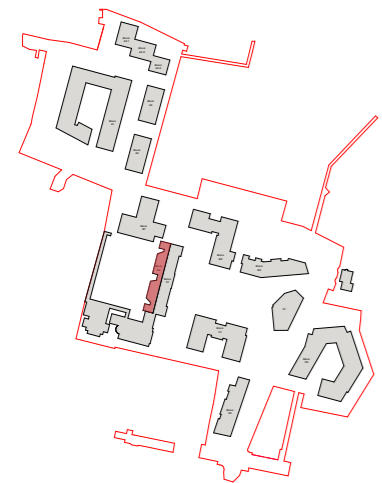
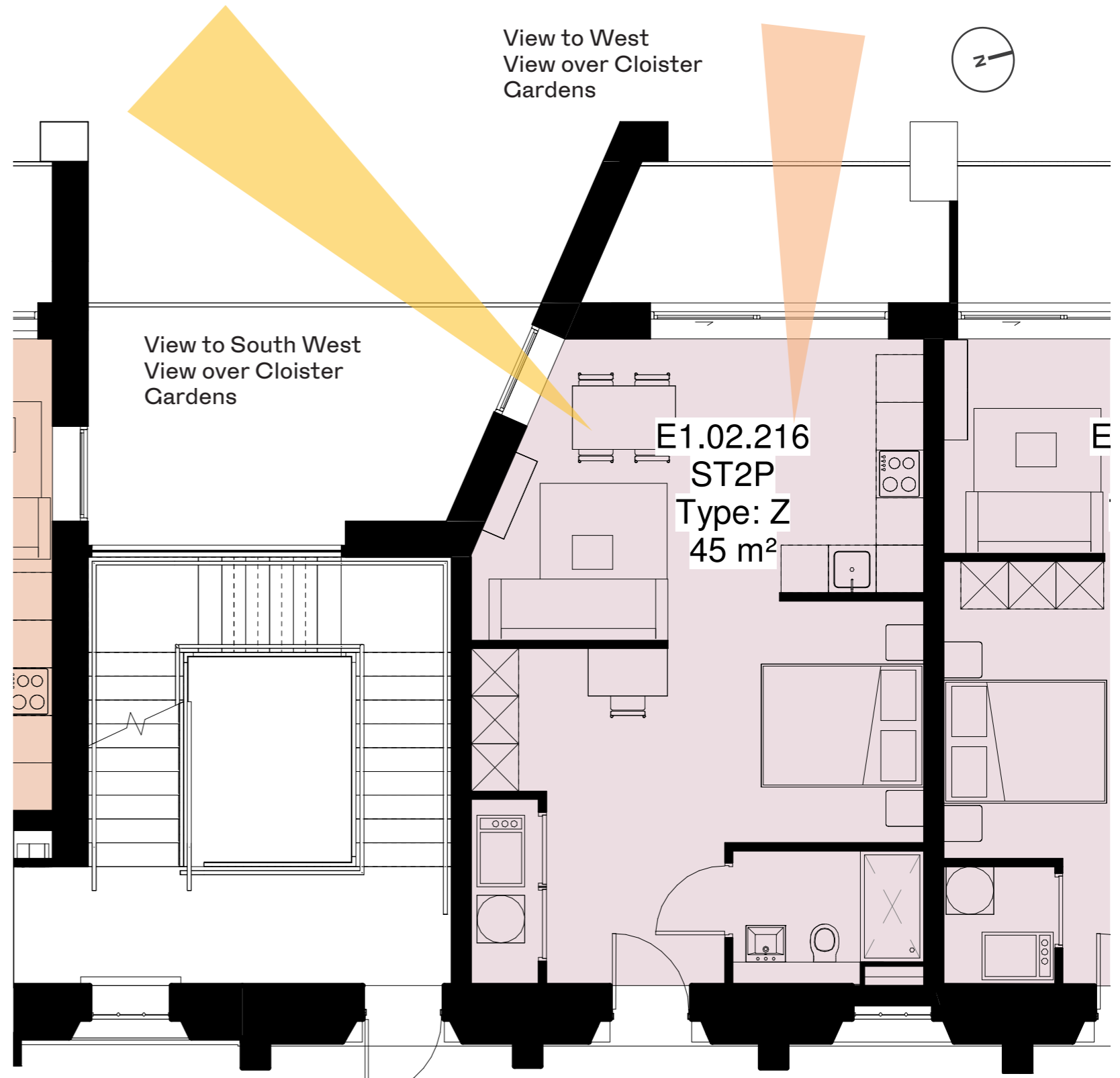


Plan - Block E1 + E2 Keyplan

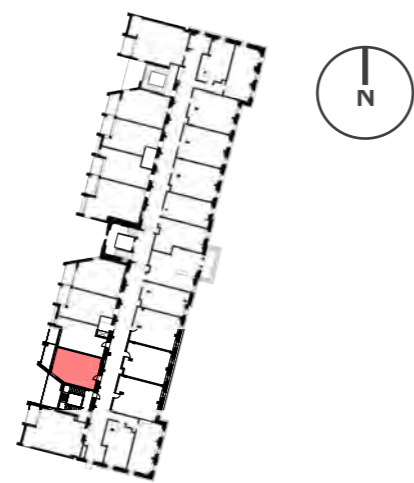
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block E2

Design Principle	Parameters Achieved
Unit Type	MCM-Type Z (studio)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) South South West
View	Unobstructed open view over the Cloister Gardens
Return Depth	>3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m (h) X 3.00m (w); 7.2sqm (2) 2.4m (h) X 1.20m; 2.88sqm



Plan - Site Keyplan



Plan - Block E1 + E2 Keyplan

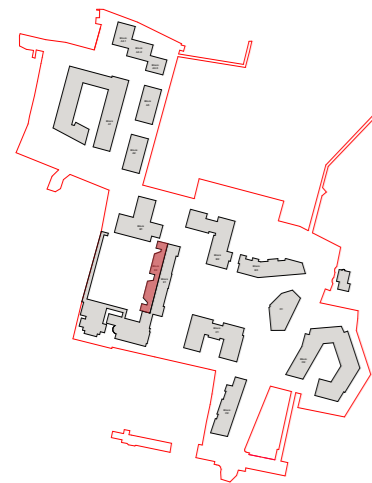
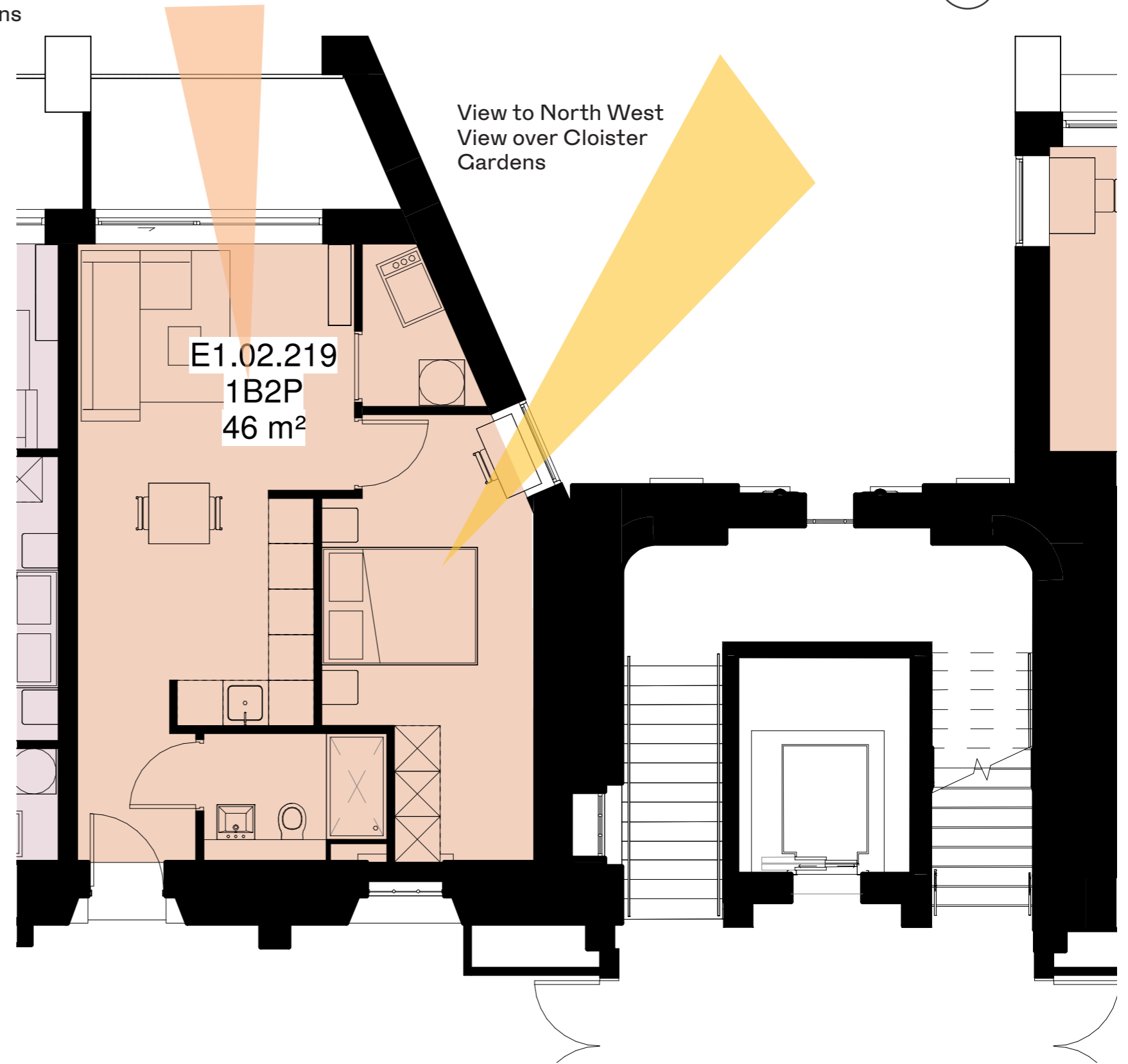
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block E2

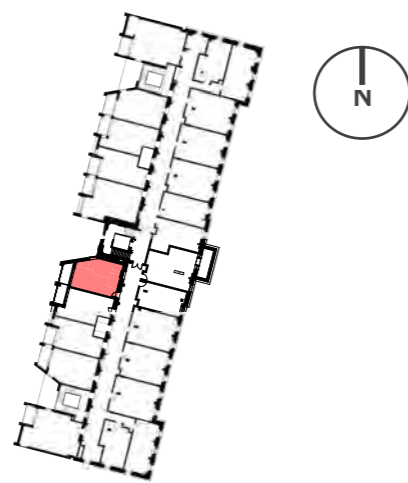
Design Principle	Parameters Achieved
Unit Type	MCM-Type 1 B2P (1 bed)
Aspect	West North West / North North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North West
View	Unobstructed open view over the Cloister Gardens
Return Depth	>3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m (h) X 3.00m (w); 7.2sqm (2) 2.4m (h) X 1.20m; 2.88sqm
Enhanced ADF	N/A
Cross Ventilation	(Y)

View to West  
View over Cloister  
Gardens

View to North West  
View over Cloister  
Gardens



Plan - Site Keyplan

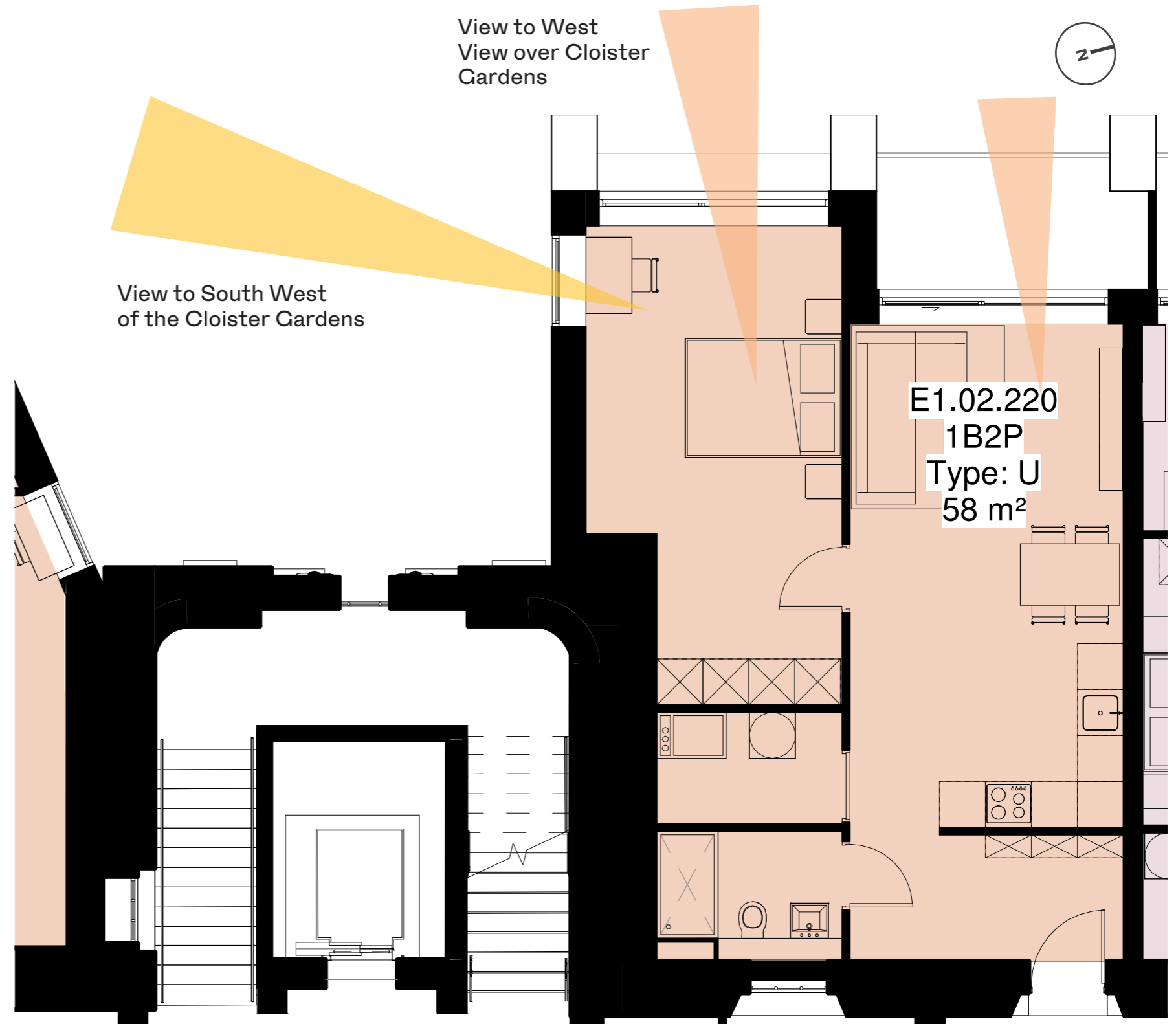


Plan - Block E1 + E2 Keyplan

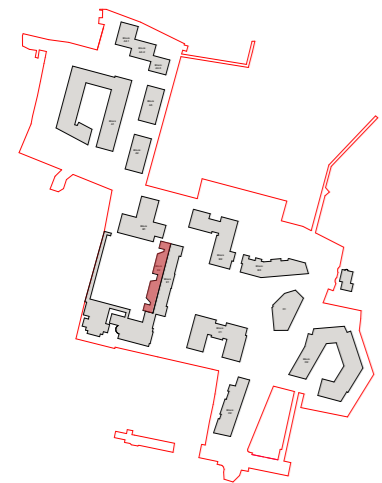
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block E2

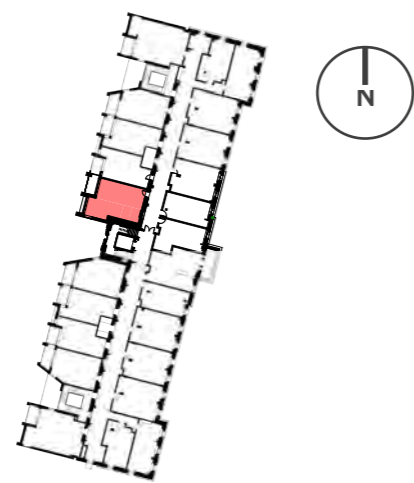
Design Principle	Parameters Achieved
Unit Type	MCM-Type U (1 bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) South South West
View	Unobstructed open view over the Cloister Gardens
Return Depth	>3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m (h) X 3.00m (w); 7.2sqm (1) 2.4m (h) X 3.00m (w); 7.2sqm (2) 2.4m (h) X 1.20m; 2.88sqm
Enhanced ADF	N/A



E1.02.220  
1B2P  
Type: U  
58 m<sup>2</sup>



Plan - Site Keyplan



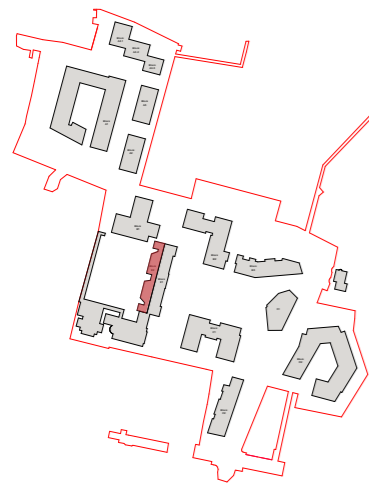
Plan - Block E1 + E2 Keyplan

- (1) Aspect 1
- (2) Aspect 2

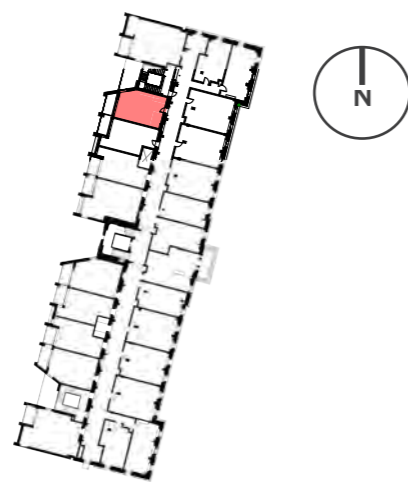


# Dual Aspect Unit Analysis - Block E2

Design Principle	Parameters Achieved
Unit Type	MCM-Type AB (1bed)
Aspect	West North West / North North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North West
View	Unobstructed open view over the cloister Gardens
Return Depth	>3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m (h) X 3.00m (w); 7.2sqm (2) 2.4m (h) X 1.20m; 2.88sqm
(1) Aspect 1	E1.02.223 Living ADF 3.5% ADF without Eastern window 2.8%

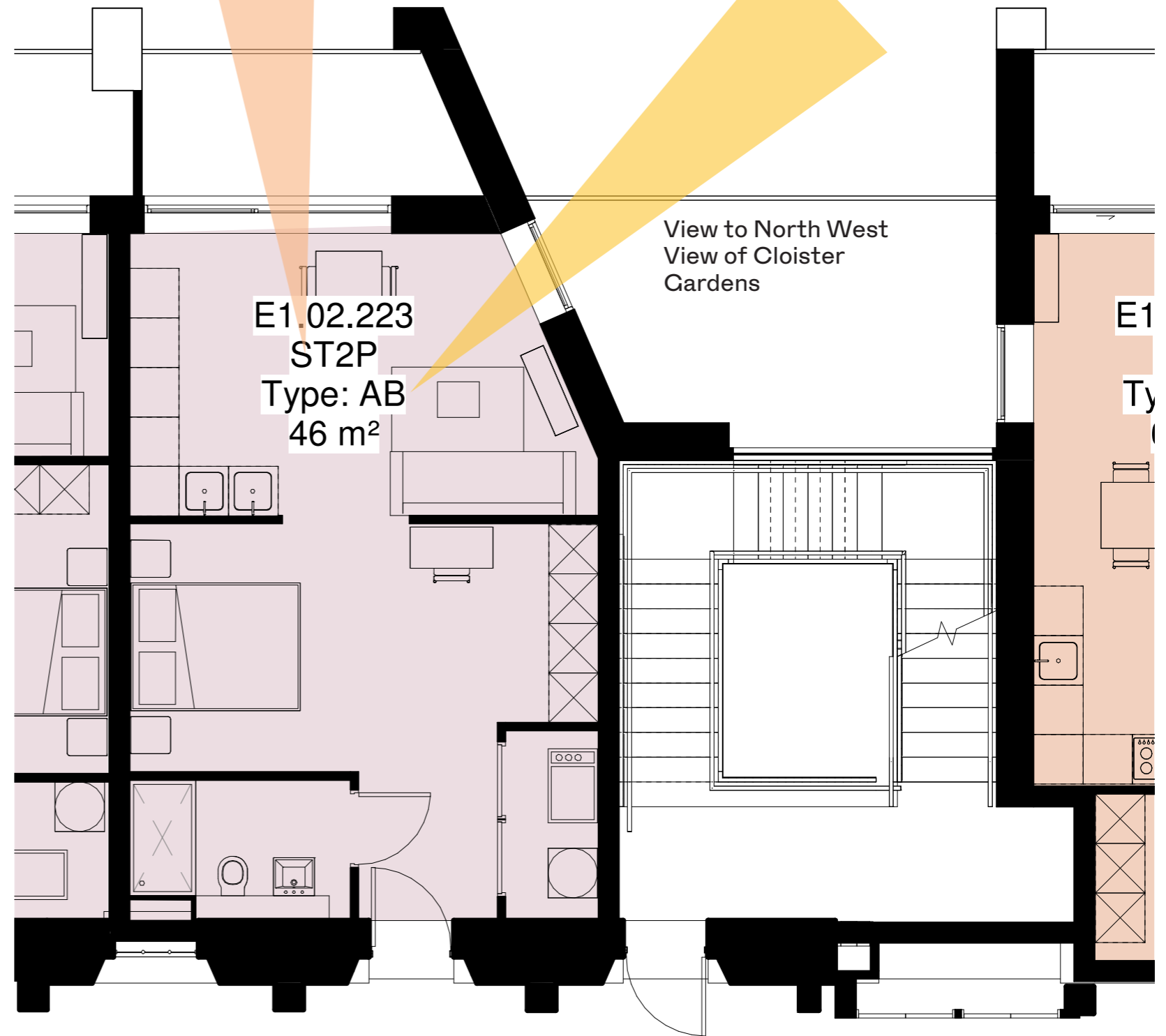


Plan - Site Keyplan



Plan - Block E1 + E2 Keyplan

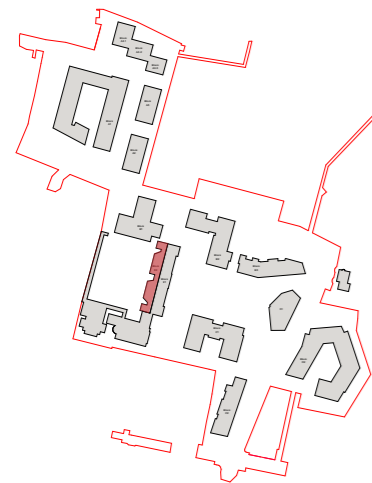
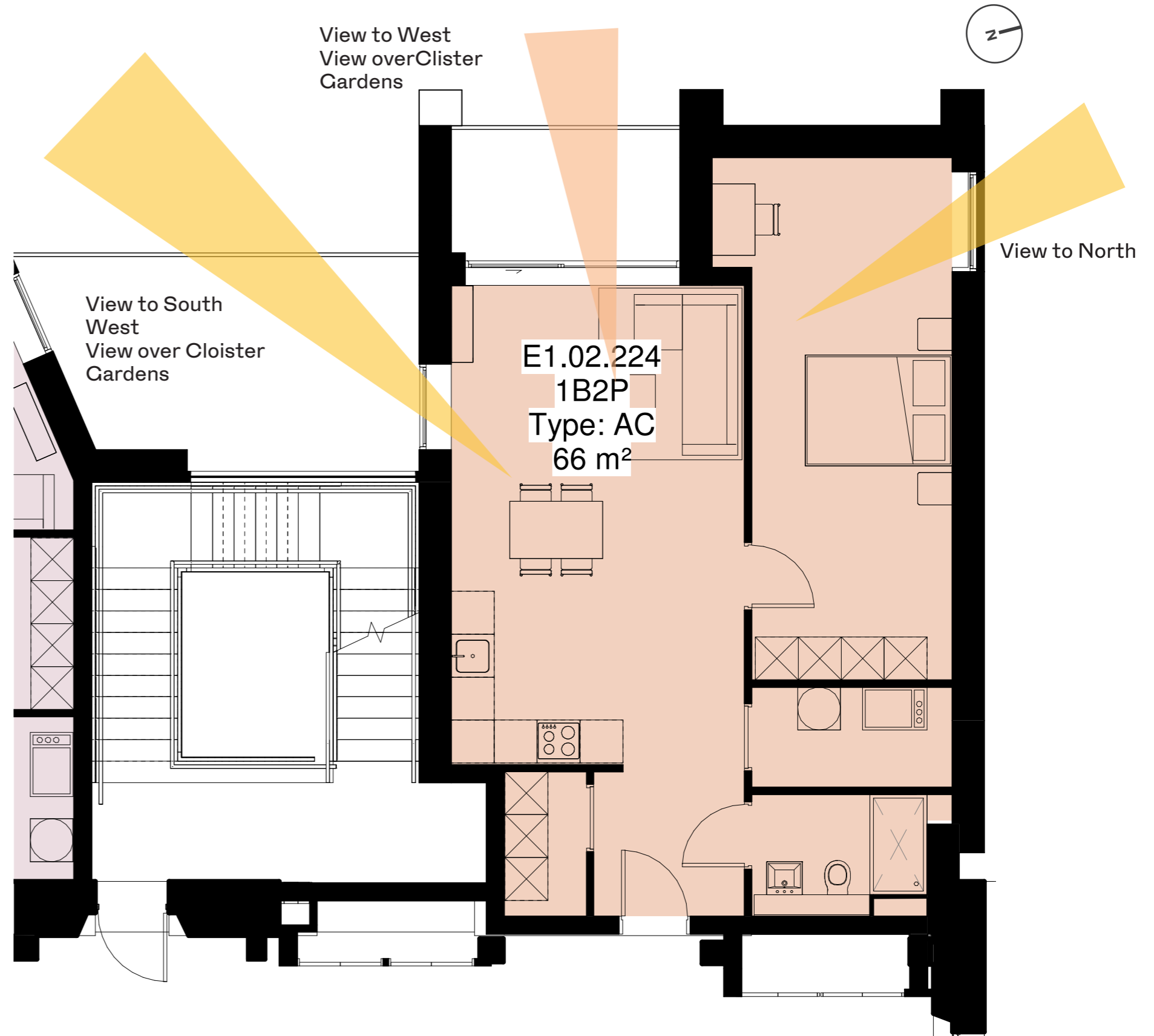
View to West  
View over Cloister  
Gardens



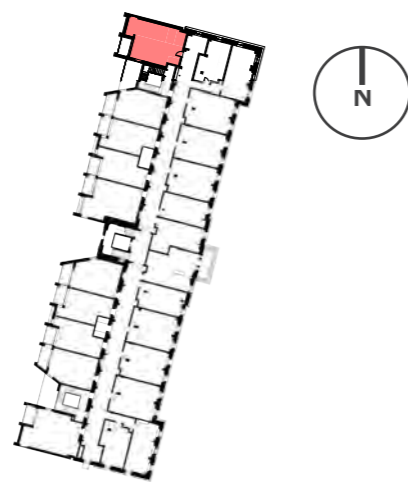
- (1) Aspect 1
- (2) Aspect 2

# Dual Aspect Unit Analysis - Block E2

Design Principle	Parameters Achieved
Unit Type	MCM-Type AC (1 bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2 (3) Aspect 3	(1) West North West (2) South South West (3) North North West
View	Unobstructed open view over the Cloister Gardens
Return Depth	>3m
Window Size + Area (1) Aspect 1 (2) Aspect 2 (3) Aspect 3	(1) 2.7m (h) X 3.00m (w); 8.1sqm (2) 2.7m (h) X 1.20m; 3.24sqm (3) 2.7m (h) X 1.20m; 3.24sqm
Enhanced ADF	N/A



Plan - Site Keyplan



Plan - Block E1 + E2 Keyplan

- (1) Aspect 1
- (2) Aspect 2

