

April 2021

HOLY CROSS COLLEGE SHD



Prepared by

CWTC Multi Family ICAV

acting on behalf of its sub-fund DBTR DR1 Fund

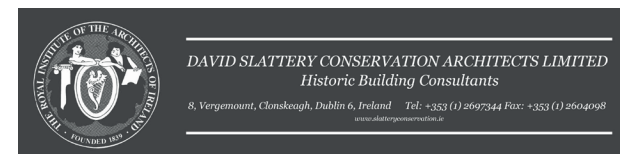
Design Team

Henry J Lyons



o'mahony pike mcculloughmulvinarchitects

SYSTRA  **O'Donnell+Tuomey**



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INTRODUCTION

1.0 OVERVIEW OF DOCUMENTS

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

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

Strategy Documents -

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

Design Statements -

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

Sitewide Reports -

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

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



1.1 SUMMARY OF OVERALL PROPOSED DEVELOPMENT

The development will consist of the construction of a Build To Rent residential development set out in 12 no. blocks, ranging in height from 3 to 18 storeys, to accommodate 1614 no. apartments (comprising 540 studios, 602 no. 1 bed units, 419 no. 2 bed units and 53 no. 3 bed units) including a retail unit, a café unit, a crèche, and residential tenant amenity spaces. The development will include a single level basement under Blocks B2, B3 & C1, a single level basement under Block D2 and a podium level and single level basement under Block A1 to accommodate car parking spaces, bicycle parking, storage, services and plant areas. To facilitate the proposed development the scheme will involve the demolition of a number of existing structures on the site.

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

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

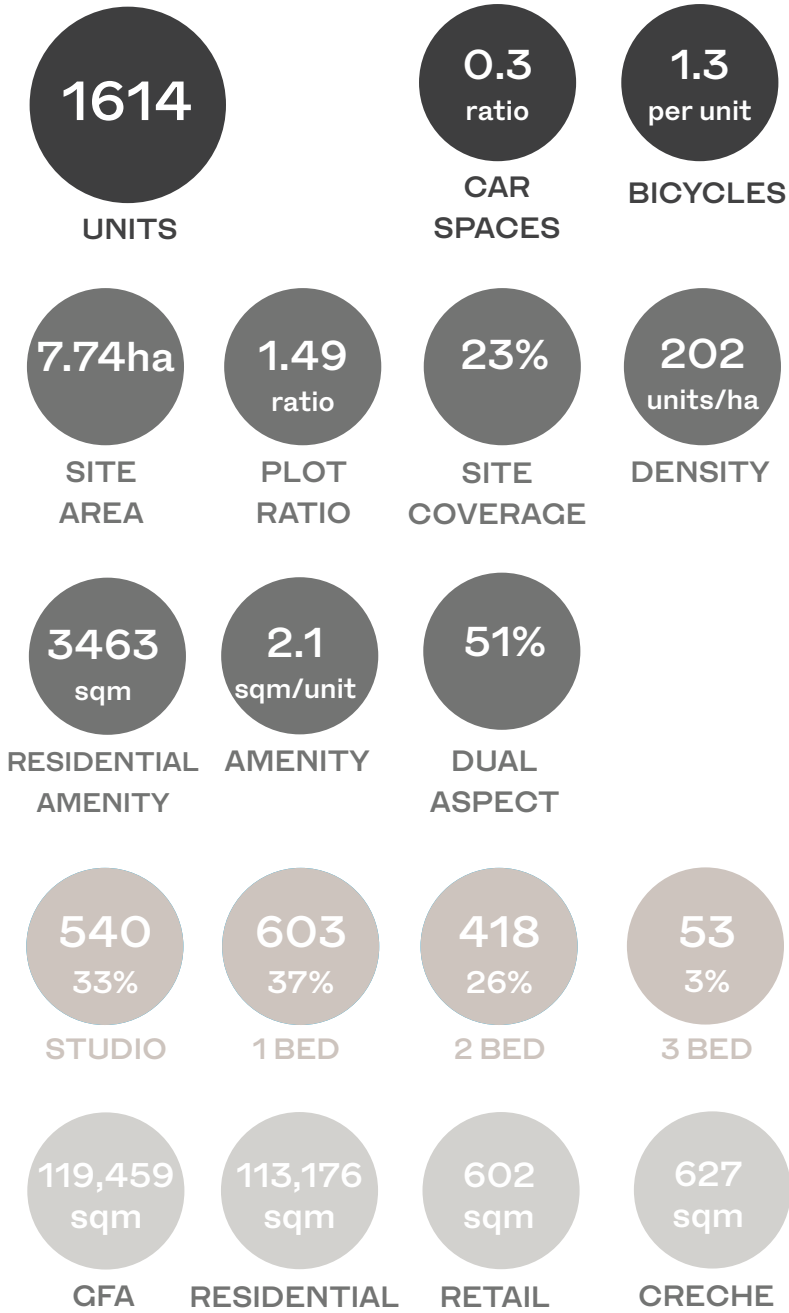
The residential buildings are arranged around a number of proposed public open spaces and routes throughout the site with extensive landscaping and tree planting proposed. Communal amenity spaces will be located adjacent to residential buildings and at roof level throughout the scheme. To facilitate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

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



CGI View - Formal Green towards Seminary

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

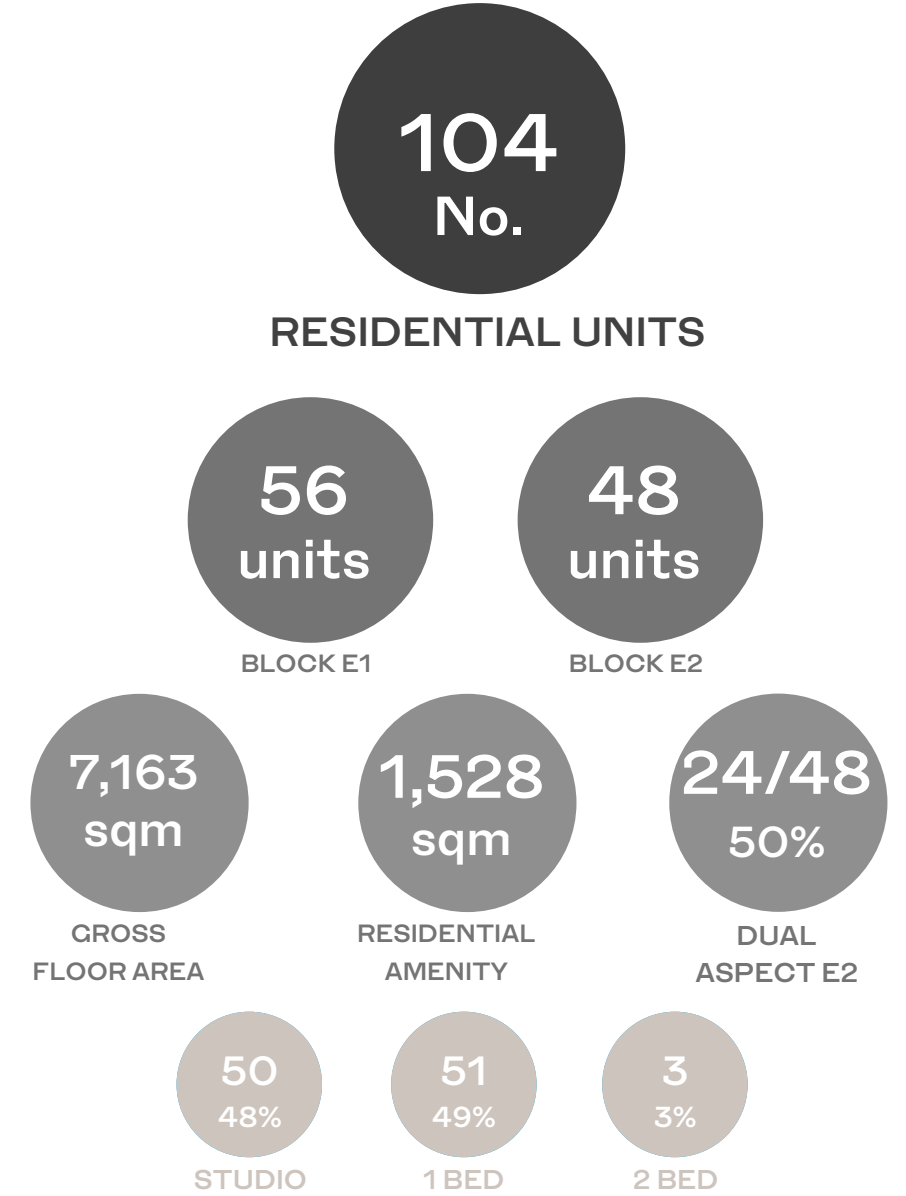


1.2 FOCUS OF ARCHITECTURAL STATEMENT

This report has been prepared by McCullough Mulvin 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 Pleanala for a project at the former Holy Cross College, Clonliffe Road, Dublin 3 & Drumcondra Road, Dublin 9.

This design statement, to be read as part of a schedule of design statements as set out in Section 1.0 above, provides an overview of the key approaches of the design of Blocks E1, E2, E3, and E4.



1.3 INTRODUCTION

This document presents two residential blocks consisting of **104** residential units which form part of an overall proposal for the provision of a high quality Build-to-Rent Scheme consisting of **1614** residential units arranged as studio, one bed and two bed apartments. The development has been designed to comply with “Sustainable Urban Housing: Design Standards for New Apartments December 2020” and follows best international practices.

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

As part of the masterplan for the Clonliffe Road scheme this Architectural Design Statement presents Blocks E1, E2 and Residential Amenity Blocks E3 & E4 (McCullough Mulvin Architects).

Located adjacent to the McCullough Mulvin proposed residential blocks is the residential building, Block B1. For further information on this proposal, please refer to the Henry J Lyons planning documentation and architectural design statement.

Design Framework

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

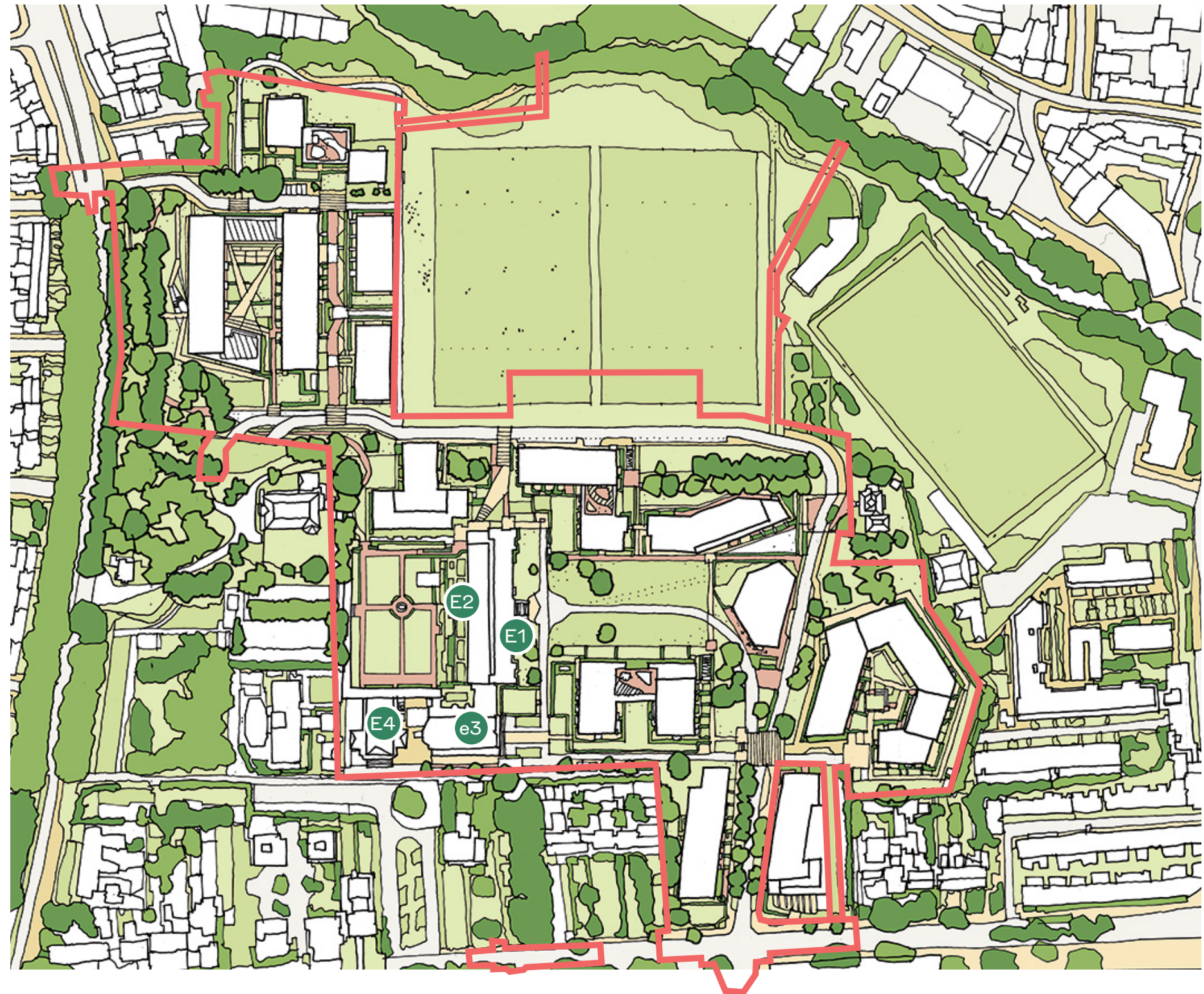
The Guidelines, are designed to encourage the provision of an increased output of higher density apartment development particularly, in urban areas.

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

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

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

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



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

1.4 SUSTAINABLE RESIDENTIAL DEVELOPMENTS IN URBAN AREAS

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

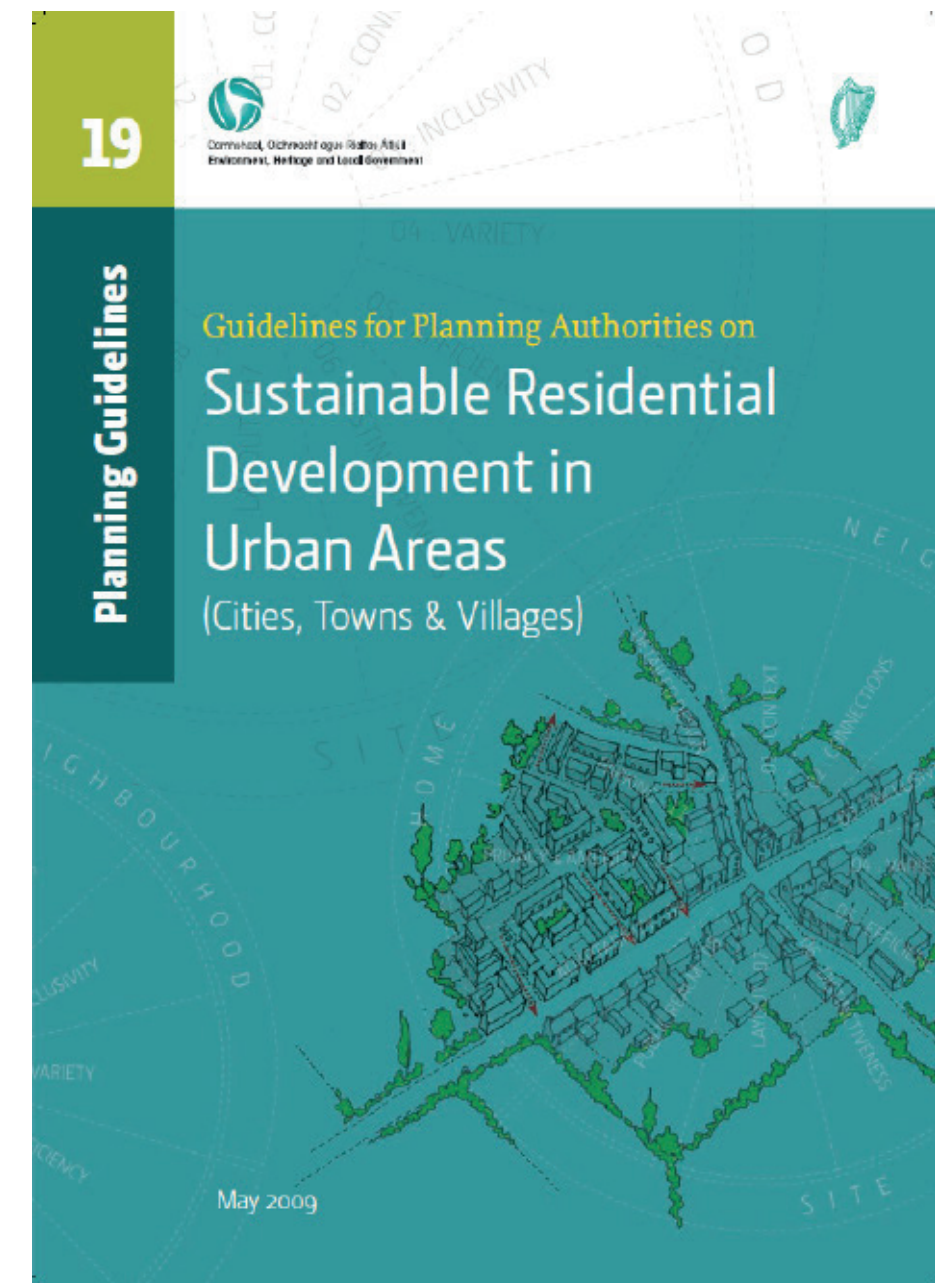
There are limited sites in the Dublin City Council functional area that can accommodate development of the scale proposed in this case. It is critically important that this valuable land is developed to maximise the efficiency of the site and contribute positively to housing supply.

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

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

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

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





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

1.5 Introduction to Practice

PROFILE

McCullough Mulvin Architects is a Dublin-based practice working both internationally and in Ireland. Our projects express a deeply held belief that one of the purposes of architecture is to explore place and time in context, whether that context is a city, a site, or an existing building. Our understanding of and respect for history is evident in a portfolio of work rich with story, and in a bravely contemporary approach to shape-making.

Valerie Mulvin and Niall McCullough founded McCullough Mulvin Architects in 1986, since then they have been joined by fellow directors Ruth O’Herlihy in 2006, and by Corán O’Connor in 2017. Together with other long-term collaborators, they work at a range of scales on including housing projects, office buildings, hotels, cultural buildings, libraries, healthcare, schools and university buildings, with a particular focus on place-making, context and innovative conservation.



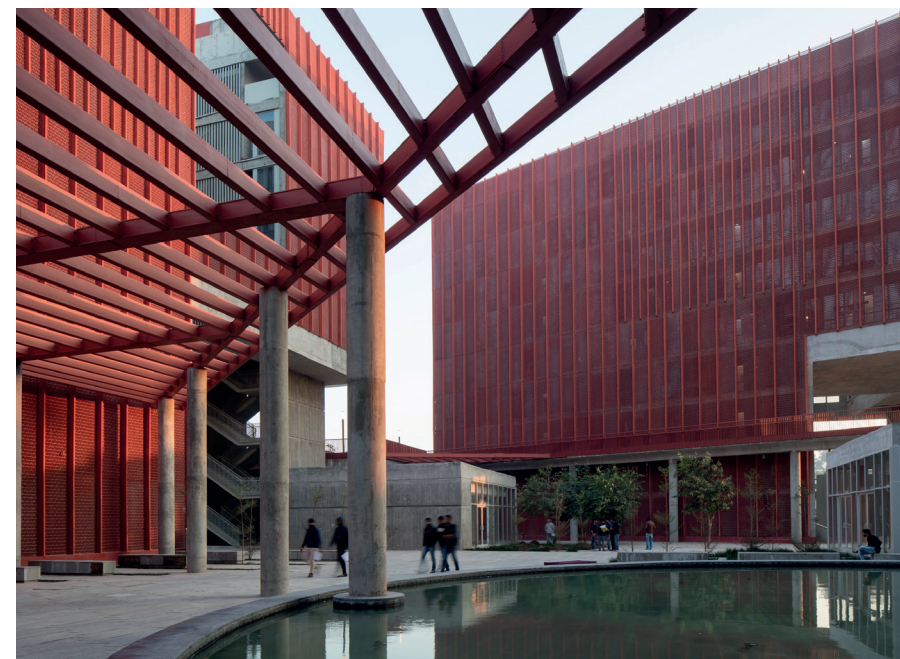
Trinity Long Room Hub

ETHOS

McCullough Mulvin’s approach is thoughtful, our way of building applicable in any culture and society. Combining contemporary insight with highly developed conservation skills, we create innovative projects that fully integrate old buildings with new architecture.

We believe architecture remains focused on the evolving needs of individuals and communities. It’s about being open-minded and generous in spirit - making spaces for people, thinking intelligently about human space for living/working/thinking in specific climates and cultures.

We also have a long-term commitment to sustainability and designing to the highest standards specified, including NZEB, BREEAM and LEED standards. All of our buildings are designed to be fully accessible and inclusive to all.



Thapar University Student Residence One

AWARDS

Architecture MasterPrize Winner - 2020 Thapar University Learning Laboratory

The Plan Awards, Italy, Finalist - 2020 Cathal Brugha Barracks

Mies van der Rohe Prize Shortlist - 2019 Medieval Mile Museum

Architecture MasterPrize Winner - 2019 Medieval Mile Museum

World Architecture Festival Finalist - 2018 Thapar University Student Residence One

RIAI Awards Best International Building - 2018 Thapar University Student Residence One

The Plan Awards, Italy, Finalist - 2018 Medieval Mile Museum

American Architecture Prize Winner - 2017 Beaufort Maritime Energy and Research Laboratory, UCC

Our practice is highly collaborative and open in its dialogues; clients form part of the team with the end result reflecting that dynamic exchange.



Printing House Square, Trinity College Dublin



CGI View - Formal Green towards Seminary





BUILDING HISTORY

2.0 BUILDING HISTORY

2.1 Summary of the Proposed Development

This statement refers to proposed conservation and extension works at Holy Cross College, Clonliffe Road, Dublin including:

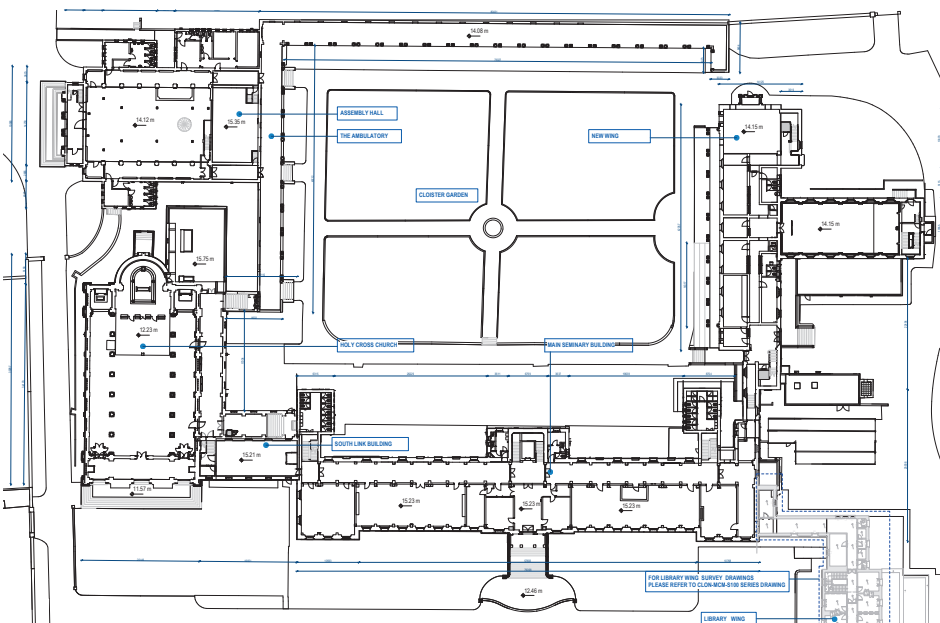
- 1) Old Seminary (PS ref: 1901)
- 2) Link Building (PS ref: 1901)
- 3) Holy Cross Church (PS ref: 1901)
- 4) Assembly Building/Library (PS ref: 1901).
- 5) Cloister Garden including colonnade to North and central green space (PS ref: 1901)
- 6) Library Wing (East Wing - to be demolished)

These form a focal point of the larger masterplan for the Clonliffe Quarter. It is proposed to convert and add to 1) the old Seminary and 2) the link building to provide new residential use; buildings 3) and 4) will be converted for a mix of tenant amenity, with a gym and ancillary services (bin store/bicycle storage); a new lift will be located adjacent to the sacristy space between the church and the assembly building. Building 5) -the cloister garden -will also be restored for circulation, café and amenity use; the courtyard garden will be re-designed and re-planted as a part of the scheme. It is proposed that Building 6)- the Library wing (or East wing) and connecting corridors to the Old Seminary will be demolished; new buildings on that site are not included in this design statement. Any fittings that can be salvaged from these blocks will be surveyed, their location noted, and re-used in the conservation and restoration works in the Seminary.

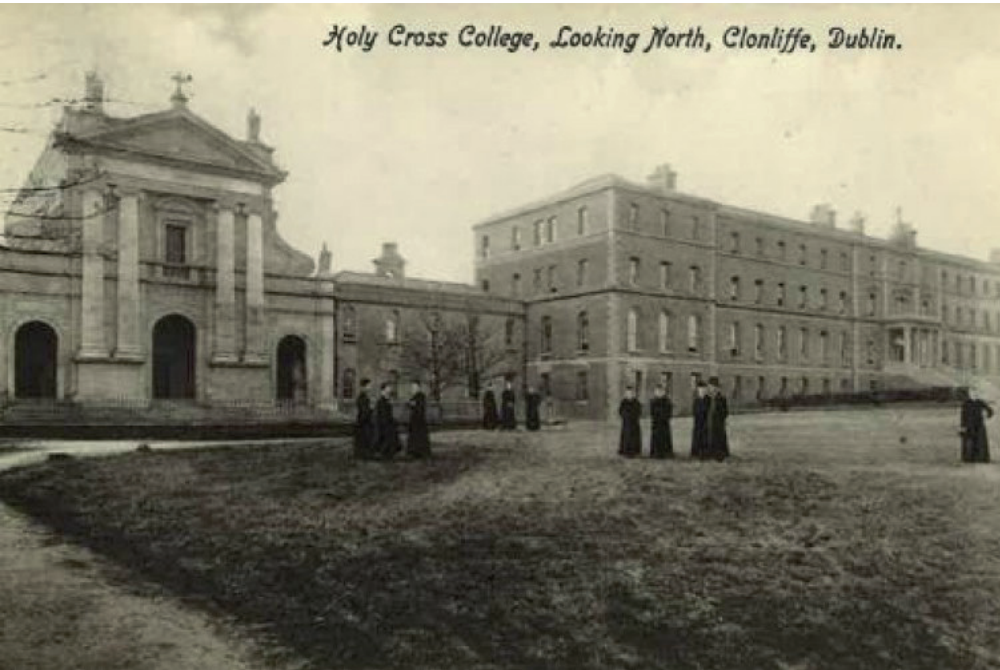
It is proposed that the buildings noted, which are Protected Structures (DCC Protected Structures reference: 1901) will be conserved to the highest standards, with alterations and adjustments carried out in a sensitive way; contemporary interventions will be made which are contextually appropriate yet clearly defined from the existing work in line with the Venice Charter. New work will be related to the core idea of the existing complex. The resolution should be appreciative of the existing meaning and context of the buildings, but not be afraid to move forward in an appropriate way with contemporary interventions that enhance it.

2.2 Building History

In the original layout of the Clonliffe campus, the seminary and cloister garden were – with Clonliffe House- the focal point of an extensive area of grounds off Clonliffe Road in North Inner Dublin. The seminary and grounds- which were surrounded by walls- worked in unison to provide a quiet space for learning and contemplation, with long walks and views between buildings. In terms of building sequence, the seminary- the main diocesan seminary for Dublin- was designed by JJ McCarthy . Please refer to Conservation Report for Detailed Building History.



Site Plan - Holy Cross College, Clonliffe Road



Historic Photo - Holy Cross College, Clonliffe Road



Aerial View - Holy Cross College, Clonliffe Road



THE SEMINARY

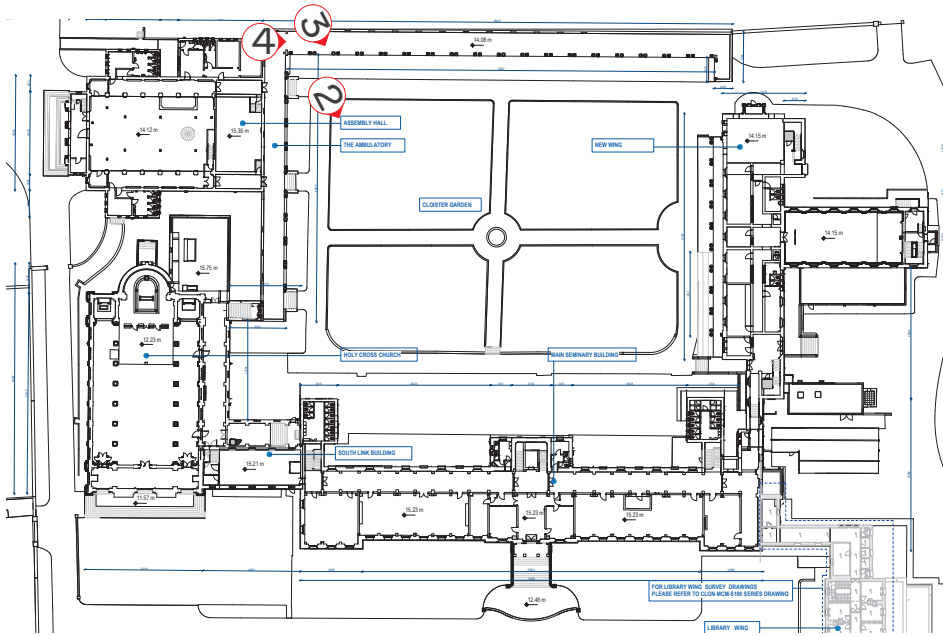


Image Location Plan - Holy Cross College, Clonliffe Road



THE SEMINARY



Aerial View of the Seminary Building

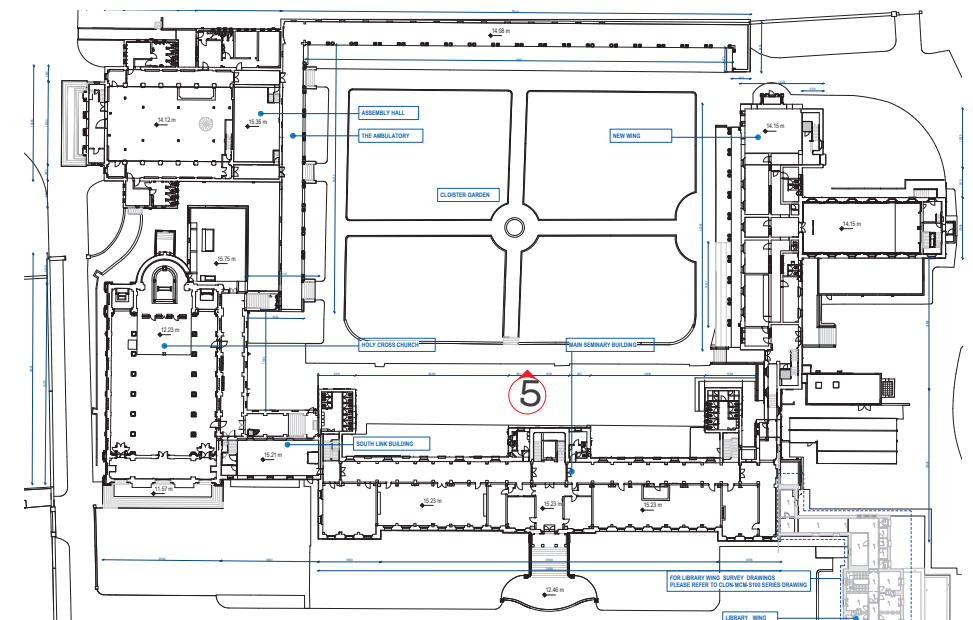


Image Location Plan - Holy Cross College, Clonliffe Road



RENOVATION WORKS IN THE 1960'S





RENOVATION WORKS IN THE 1960'S





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11

THE ASSEMBLY BUILDING

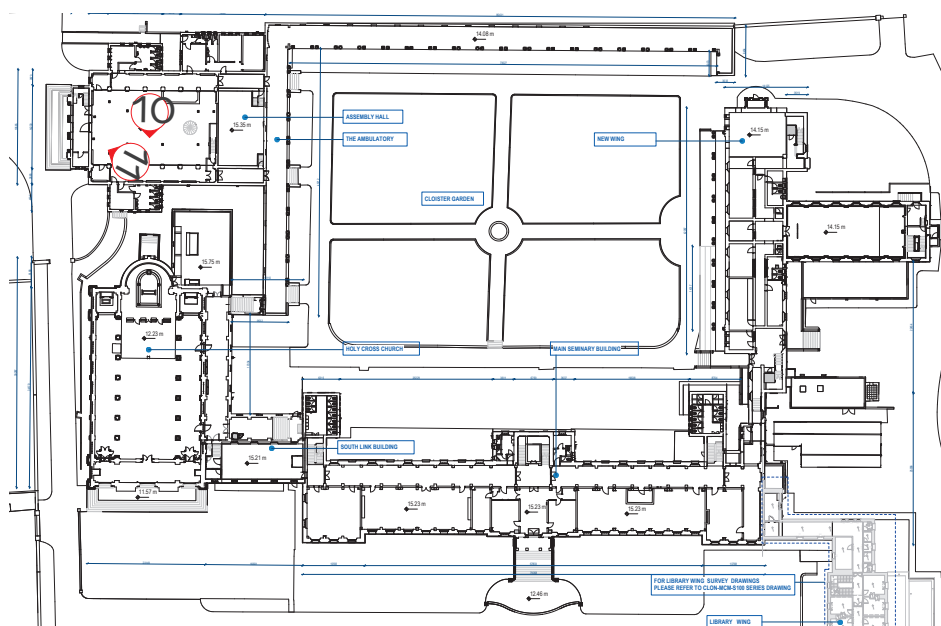


Image Location Plan - Holy Cross College, Clonliffe Road



HOLY CROSS CHURCH

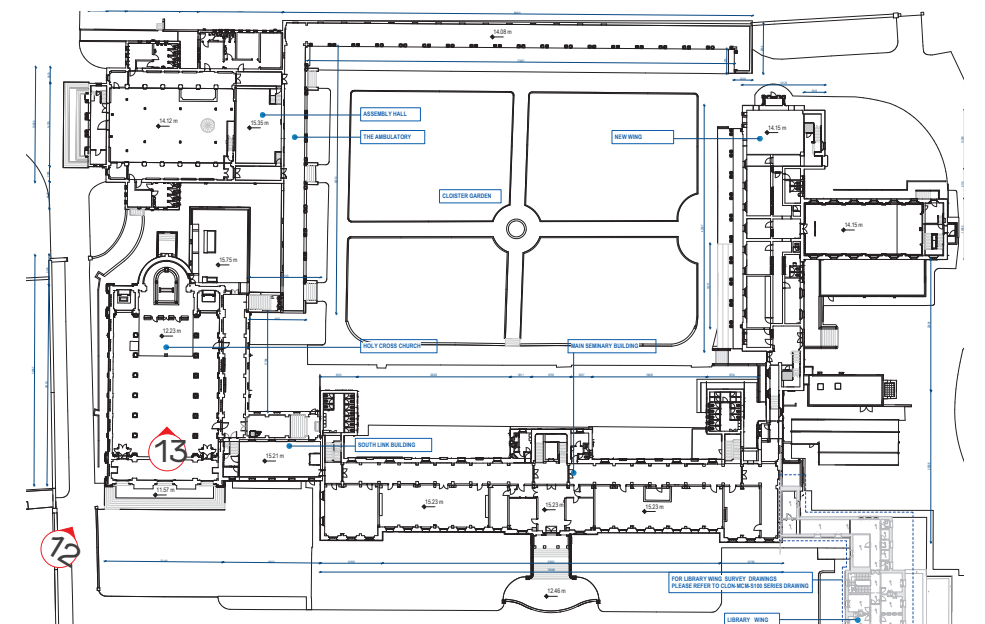
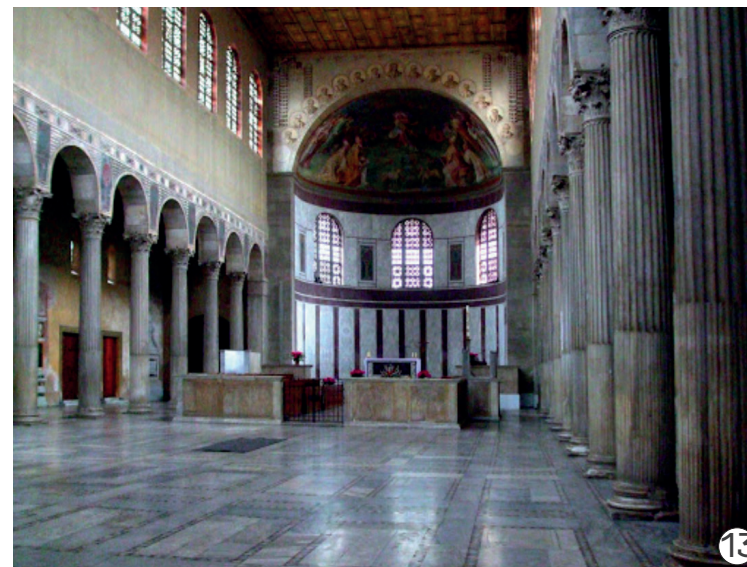
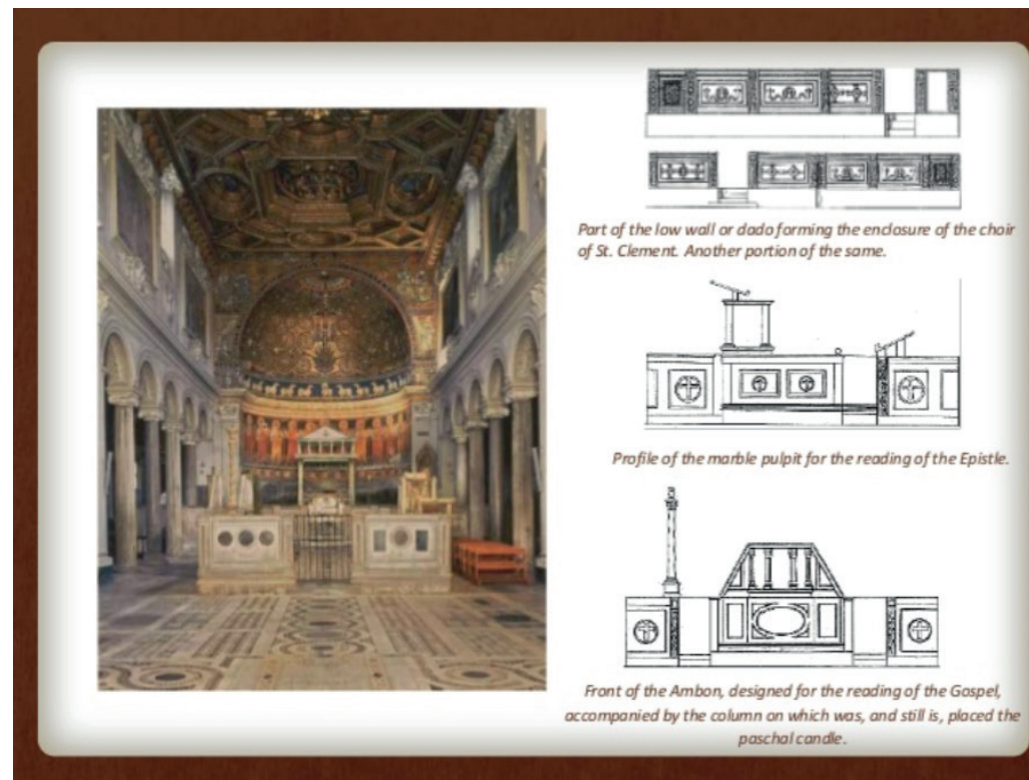


Image Location Plan - Holy Cross College, Clonliffe Road



HOLY CROSS CHURCH

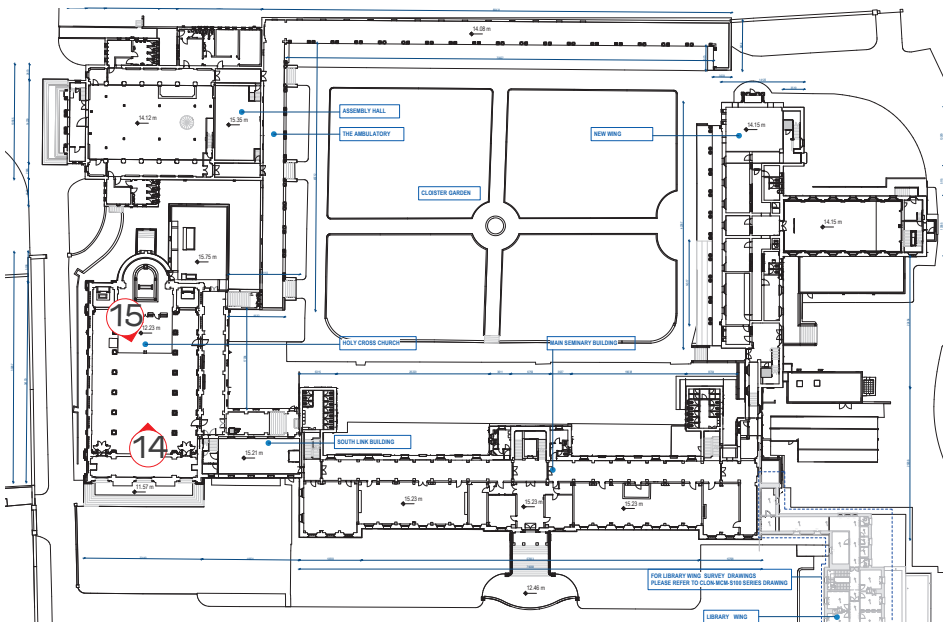


Image Location Plan - Holy Cross College, Clonliffe Road



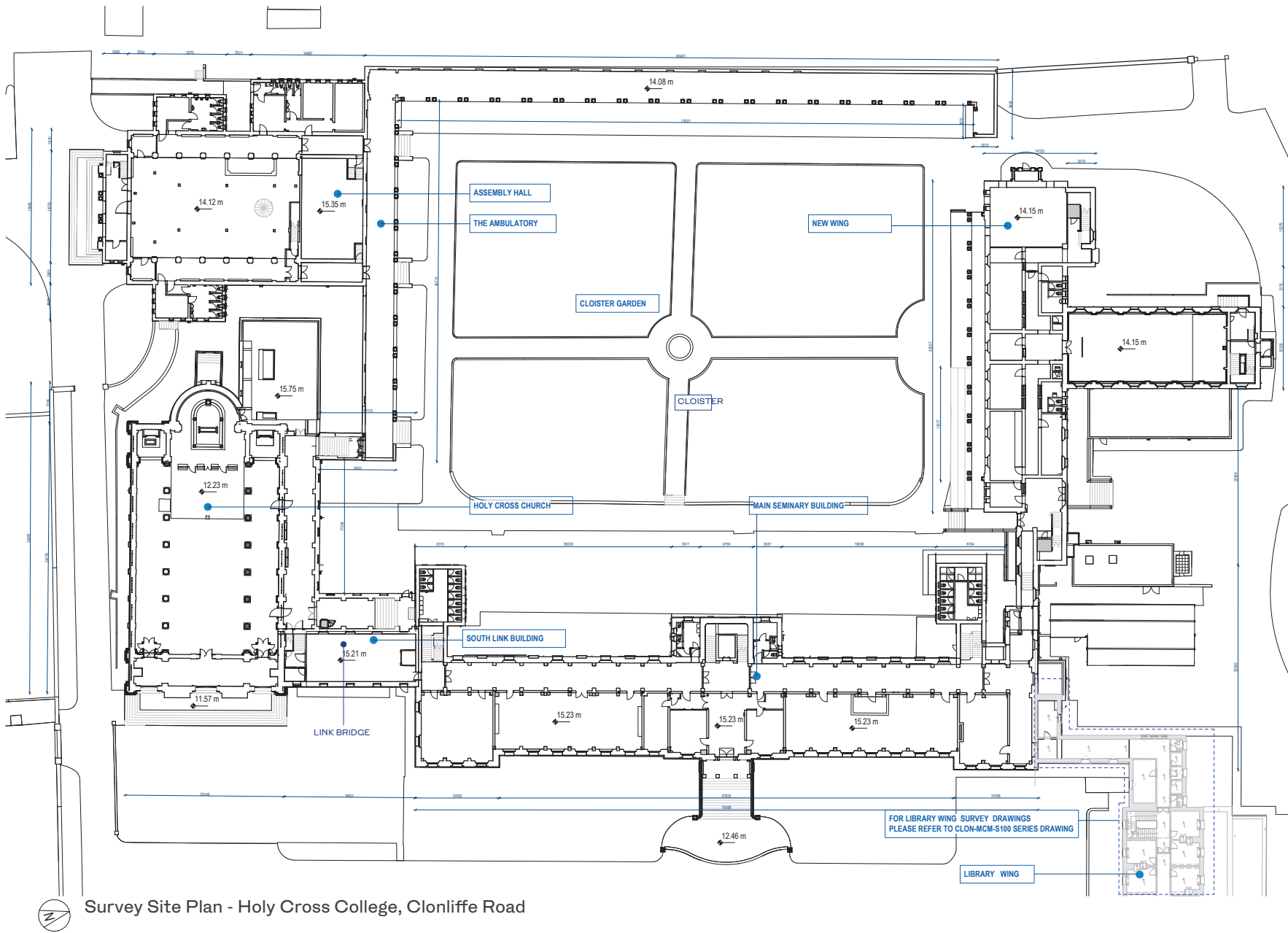
CONSERVATION AND HISTORIC APPRAISAL



3.0 CONSERVATION AND HISTORICAL APPRAISAL

3.1 Conservation and Historic Appraisal

The conservation approach to the project will be governed by the principles of the Venice and Burra Charters. Conservation is an holistic discipline which requires a very careful assessment of ‘place’ and history as well as fabric, establishing a hierarchy of importance within the given context; it includes determining sustainable uses. The form and character of the existing buildings takes precedence; there will be a careful conservation, repair and restitution of the historic fabric. Following survey and assessment, there will be a selective removal of later add-ons to the original fabric to make space for more interesting and architecturally appropriate interventions. Comments below should be read in conjunction with the DS Conservation Architects submission.



3.1.1 Seminary

The seminary was laid out as a typical Victorian institutional building, a long 'Classical' façade with a central frontispiece with a pediment, portico and front steps to first floor level; there are two projecting end bays; floors are divided by string courses. Windows in the frontispiece and end bays are given additional emphasis. Stone is used sparingly for string courses and window surrounds, with plaster render between. There is a hipped, slated roof and a very small number of chimneys. The rere elevation is more roughly rendered and very spare- with a projecting central staircase with Venetian windows; the main part is made up of lines of windows, those on the main first/entrance floor have round heads- alternating windows with blank panels. The ground level of the Seminary is a full height, barely recessed on the front elevation; land to the rere (West) rises up beyond an area approx. 2m to the cloister garden.

While the external walls appear to be original, the interior of the building appears to date to a reconstruction in the 1960's, when the interior was effectively removed and replaced with a concrete structure; some internal walls remain at the central hallway and adjacent to the projecting bays at either end of the main block. The layout comprises a large corridor to the rere on the lower ground and ground floor giving access to a series of refectories, kitchens, meeting and state rooms; the corridor is located in the centre of the plan on the upper two levels- where they served bedrooms with windows to the front and rere elevation. Large gathering spaces are provided in the plan at the junction of the Seminary and the North block to allow for assembly and procession. The roof is hipped and slated with copper gutters behind parapets. Large additional staircase and WC blocks were added to the rere elevation in the second half of the 20th century.



View of Seminary Building - East Elevation

3.1.2 Holy Cross Church Appraisal

Holy Cross Church, completed in 1876 (JJ McCarthy architect) has a façade modelled on the church of San Francesco Romana in Rome; the original is rendered, while the Dublin copy has a granite façade with rendered side and rere elevations; the rere elevation is apsed, with the tomb of Cardinal Cullen (1803-1878) located in a crypt under the altar and accessed from the rere (West) facade; the roof is slated; the front elevation screens a narthex similar to the original. The interior of the church is a fine basilica of generally Roman appearance, one of the finest and least altered Catholic church interiors in Dublin. The church has a standard section with lower aisles and a high central nave with a flat coffered roof terminating in the apse; columns carrying a rounded arcade; there is a gallery at the Western end with double organs. Windows light both sides of the nave and aisles; the outer wall of the aisles is also arcaded. The interior is generally painted; there is a tile floor which is integral to the church design and a raised marble altar section. Quote: The interior of the church is in the style of a Roman Basilica-a nave culminating in an apsidal sanctuary-and separated from the nave aisles by seven bays of semi-circular arches resting on red marble pillars 15 feet high. These pillars are each cut out of a single block and came from Italy wrapped in cotton wool, packed in straw, and enclosed in wooden cases. The Ionic capitals are of white marble, the sub plinths being of black Galway marble.

3.1.3 Link Building

The two-story rendered link building contains a staircase and a single large room on each level lit from both sides; the upper level contains an organ case. Appraisal: These rooms retain original ceiling plasterwork and joinery. There is a corridor at one end on both levels accessing the original seminary; there is an original staircase at the other end with access from the cloister.

3.1.4 Assembly Building/Library

The Assembly Hall comprises a two- story hall. The front façade (with steps and a projecting porch) is orientated towards Clonliffe Avenue at 90 degrees to the rere of Holy Cross Church, with its back gable rising over the cloister colonnade. Appraisal: Finished in a dark cement render, the Assembly Hall has simple gables and detailing; there is a vaguely cruciform plan, with a higher central space, and lower side aisles; WC blocks project on either side. Lit by ranges of windows in the central space and aisles, the central space has a plaster vaulted ceiling; there is an internal wall with a blocked- up proscenium arch, and a stage area beyond; this has one raised floor level and a basement under. A new gallery was installed in the main space to provide additional library space.



Aerial View of Holy Cross Church and Seminary Building

3.1.5 Cloister Garden

All of these buildings are linked by a cloister colonnade around two sides of a central garden; there is a part section of the colonnade on the North side and an indented (enclosed) section directly outside Holy Cross Church; the fourth (East) side is completed by the rere elevation of the seminary. Appraisal: The colonnade, set with mosaic panels laying out the names of seminarians, is arcaded with a flat roof; the garden level is lower and reached by steps. Most of the cloister is level; there is a change of level within the enclosed section outside the church, with steps rising from the level of the Holy Cross Church floor to the cloister; the garden space to the South between the church and the assembly building is at the lower level.

The buildings around the cloister court generally relate to one another- the windows to the rear of the staircase hall on the seminary relate to the window on the gable of the assembly building.

3.1.6 New Wing (North Building)

Three story rendered T-shaped Classical composition to the North of the cloister; this building is linked to the seminary by a series of very narrow full height screen corridors. The screen corridors are included in the demolition phase of this part of the scheme; the North Building is separately described.

3.1.7 Library Wing (East Wing or 1960's Building)

Three story rendered Classical composition to the East of the main seminary façade. Not included in this section.



Aerial View of Cloister Garden





PLOT LOCATION & LAYOUT

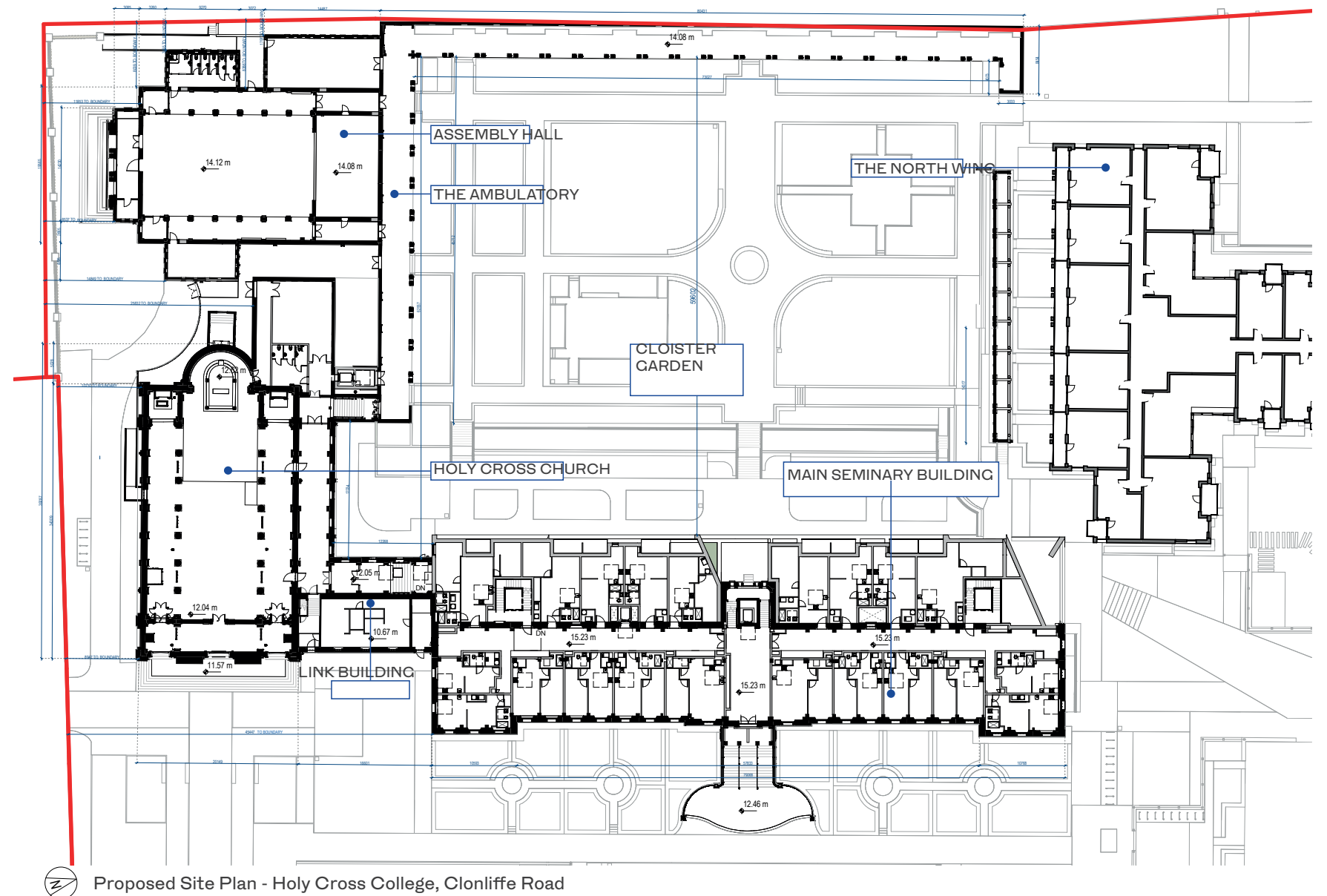
4.0 PLOT LOCATION AND LAYOUT

4.1 Existing Plot layout

Blocks E1 and E2 The proposal relates to the original seminary buildings at Clonliffe- the Seminary, Cloister Garden, Assembly and Holy Cross Church as well as the Link Building. These buildings are Protected Structures. New works include an extension to the rere of the Seminary, with smaller interventions to the Link Building, Holy Cross Church, Assembly Building and Cloister.

4.2 Masterplan/Compliance with Masterplan

Importance of the seminary in the wider scheme. The seminary complex forms the heart of the present College; it will form the core of the new urban quarter. All of the geometries in the wider masterplan refer to the original; the creation of a new court in front of the seminary will focus on the main elevation. In some ways, the new urban plan is the realization of the idea of a University in the manner of Trinity College, with a series of consecutive courtyards. In all of the new construction, the quality of age in form and materials in the older buildings will gain in importance; the different kinds of space in the seminary complex will offer a welcome counterbalance to the remainder.



This complex is one of the core features that will be remembered by a visitor to the new Clonliffe; it is of critical importance that it is managed correctly as an historic entity, and that new uses and new additions are daring and innovative, but also based on a clear understanding of the form and meaning of the existing. The regeneration of the seminary should be seen as the next stage in the development of the complex, building on what is there and bringing it forward in an appropriate way.

The seminary as an entity. The development of so much residential accommodation in and around the seminary, the introduction of many new residents and visitors, is to be welcomed; it will create pressures for linkage and circulation which are well addressed in the masterplan. The overall design concept for the seminary treats it as a single entity, as a series of buildings around a garden; this garden is the 'opposite' of the great open court in front of the main elevation- a secret garden, a quiet place of seating and planting, a place to be discovered. At the same time, this cloister garden will become animated with new use, harnessing the structure of what is there to provide a series of opportunities for work, play and simply circulation and enjoyment.

Constructing a new block approximately on the site of the North Block is also appropriate in the context of the enclosure of the cloister garden. The new block here will have an harmonious relationship with the new façade at the back of the seminary, sharing parapet heights and an approach to materials.

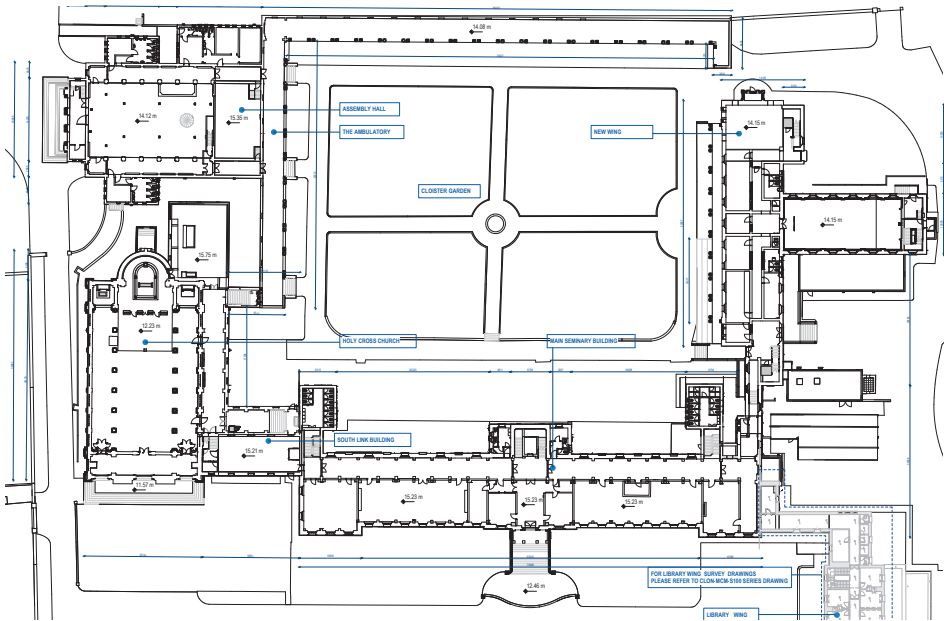


CGI- North-West corner of Seminary and B2 Block

4.3 Urban Design

Making connections.

On the plan, new lines and opes make subtle changes that will radically alter the use of the cloister, while leaving its basic structure intact; this approach to work- where old things are quietly but effectively changed to provide innovative new spaces and new functions- is at the heart of the Cloniffe scheme. The assembly building will open into the cloister garden, the church- transformed to public use- will address it; the cloister itself-providing the kind of generous covered space which suits Ireland’s weather- but is so seldom built- will have small cafes under its roof.



Survey Site Plan - Holy Cross College, Clonliffe Road



CGI- North-West corner of Seminary and B2 Block

Providing connections into this space from the wider development will be essential. Three main approaches are proposed- one, restricted to tenants, will be the ability to enter the front door of the seminary, go down the stairs and exit into the cloister garden. The second is via a carefully made new ope in the link building beside Holy Cross Church- a ‘secret door’ that will lead out into the cloister garden. The third- main- access point is between the North end of the seminary and the new block (noX); the North block steps back; the apartments at the rere of the Seminary provide a covered colonnade; an intriguing – and very unusual- urban space is created- visible from the front of the cloister garden, entering, turning a corner, space opening sideways under the seminary extension.



CGI- Cloister Garden looking toward E2 Block

4.4 Landscape Design

Refer to Landscape Design Statement as prepared by NMP



CGI- landscaped gardens to front of Holy Cross Church



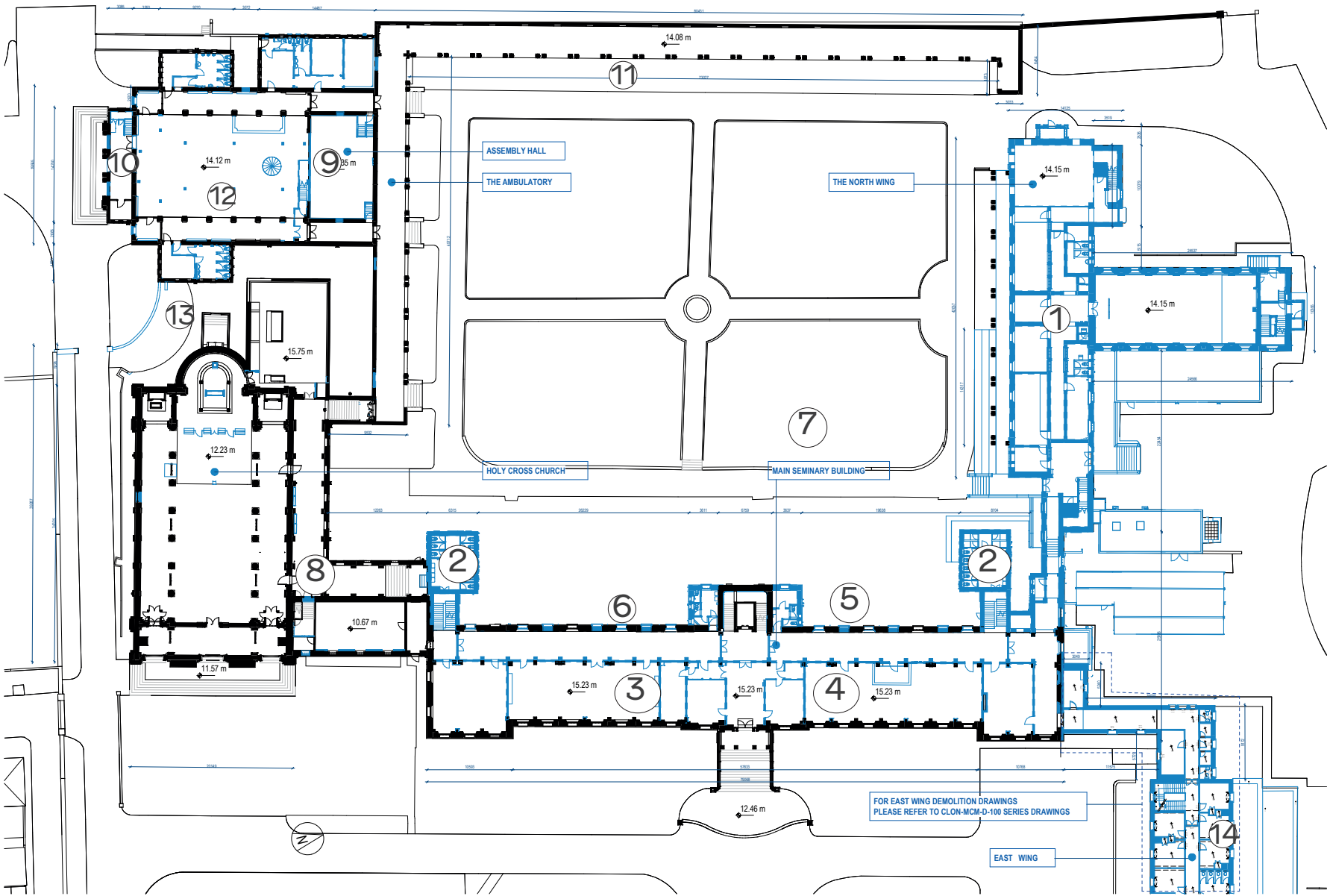
BUILDING DESIGN IN DETAIL

5.0 BUILDING DESIGN IN DETAIL

5.1 DEMOLITION

To make the scheme work in an appropriate way some demolition within and between the existing buildings will be required. These include:

- 1. Removal of North block and linking corridors
- 2. Removal of secondary staircases and WC blocks to rere of seminary
- 3. Removal of 1960's interior to existing seminary
- 4. Removal of original internal walls to existing seminary
- 5. Opening of selected windows to form doors on the North and South elevations of the Seminary
- 6. Opening of selected opes to the rere elevation of the seminary
- 7. Alterations to existing garden and planting levels within the garden
- 8. Opening of new ope to make new door in link building
- 9. Removal of internal partitions sacristy and low rooms to West of the Assembly Hall
- 10. Removal of furniture and floor to sacristy; new opes to external walls
- 11. Removal of selected mosaic panels to cloister
- 12. Removal of raised stage level Assembly Building
- 13. Temporary removal and re-arrangement of railings in zone between church and Library/Assembly.
- 14. Removal of the East Wing



Demolition Site Plan - Holy Cross College, Clonliffe Road

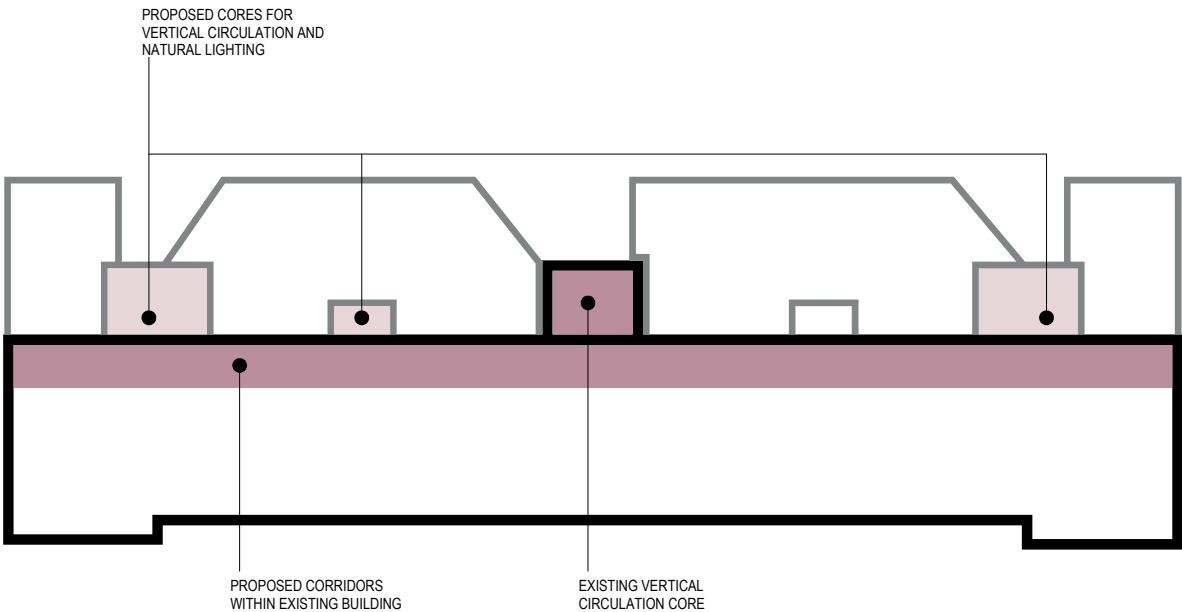
5.2 DESIGN INTENT

5.2.1 Seminary

The existing buildings at Clonliffe College present strong clear concepts of religious faith and learning typical of 19th century Irish seminaries, but on a somewhat larger scale; the buildings – even by their essential Classicism- refer to Rome and Catholicism; they stand in a very large walled garden suitable for exercise and contemplation away from the adjacent city. There are, however, nuances in the plan which offer architectural opportunities for consideration. When first constructed, the Seminary appears to have been essentially a stand-alone building with a central staircase to the rere and a Classically composed front elevation; internally, it had a single-loaded corridor plan at the two lower levels and a central corridor plan at the two upper levels.

This Classical composition is typical of Irish seminary design (ref St Mel’s Longford/ Carlow Seminary); when the Holy Cross Church was added to one side, it was, via the lower link building, presented as a Palladian composition with ‘wings’; old photographs of the front show a balancing link building on the Northern side. It was only after this initial statement that the complex was re-invented as a cloister, with a cloister walkway added behind, giving access to the side of the church and, over time, the Assembly Hall and the North building. In this expression, the original rere elevation of the seminary became the ‘front’ elevation of the internalized cloister, but, beyond the addition of escape staircases and WC blocks, no attempt was made to adjust it to become an appropriate focal point.

In this context, it is considered architecturally appropriate to propose a new façade on the cloister side, which will finally address this lack in the evolutionary character of Clonliffe. The quadrangle is a potential focal space in the scheme, and the proposal suggests that the seminary become a building with two faces rather than one, the original elevation facing out over the main square of the masterplan, and a new elevation with units behind facing out over the quadrangle at the rere. This new elevation would match the height and



CGI - View of Block E2 and Block B1 looking toward North West

proportion of the seminary to the front; it would use a serious and appropriate architectural expression commensurate with the importance of the site; it would create an architectural resonance that will let the quadrangle work as it was intended for the first time. This is to create a 'world' focused on the seminary complex which will be different from the rest of the spaces in the masterplan, creating a density of experience in the Clonliffe project.

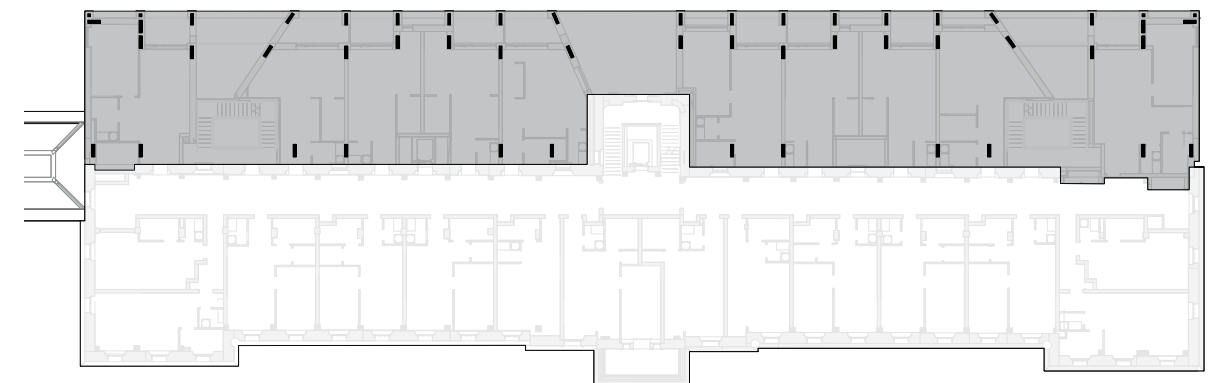
The East (main) façade of the Seminary remains almost exactly as it is, with local repair to stone, render, windows and doors. The plan proposes a new line of apartments attached on to the rere of the seminary building, retaining and using the existing central staircase; the architecture towards the garden is serene, serious and appropriate to the context-

not simply a lightweight 'add-on'. It provides the new 'front' elevation that the seminary building never had towards the cloister- the janus-like 'other face' to the internal world. This section of the building is five stories in height; the lower floors carry across the existing floor levels in the seminary, allowing the screen to express the relative height differences on the elevation; the uppermost level is accessed via a new corridor in the valley of the original roof. Vents will be set into the rere pitch of the existing seminary roof. The ground floor units face a private garden at a lower level than the main cloister garden.

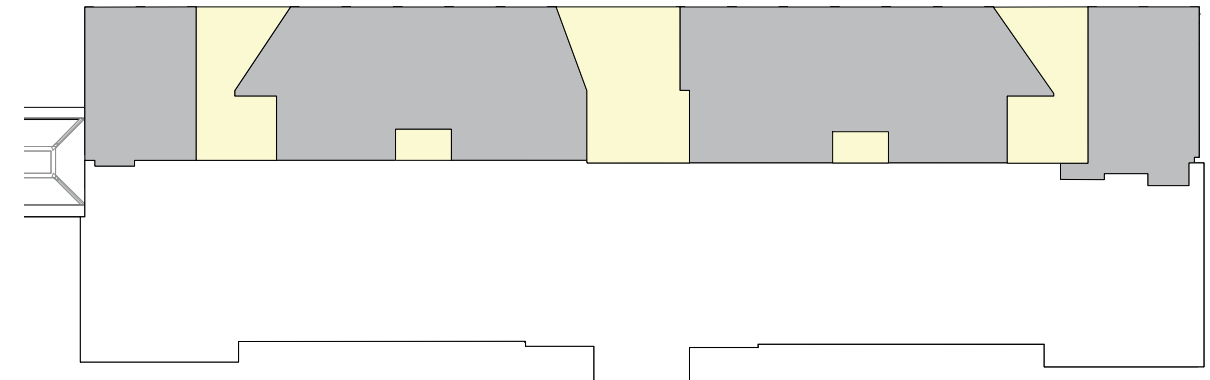
This new elevation runs the full length of the seminary rere elevation, matching its scale exactly; one section is open at ground floor to provide an entrance from the new apartments to the garden. The façade is designed as a strongly vertical composition of piers; between the piers are located windows or balconies for apartments, with some blank panels between. The space of the new build is cut back to reveal parts of the original façade. A section in the centre splays out to frame the rere of the main staircase, allowing the original architectural features on that staircase to relate to those on the gable of the assembly building; two lateral recesses cut into other views.

The side elevations develop an architectural language of new against old; a strong shadow gap separates the two. To the North, the ground floor of the side elevation provides a double height access route into the garden. Lined in brick, this has a dramatic series of opposing walls and piers. Side windows to apartments over are composed with some brick screen patterning. Two small windows in the side elevation of the existing Seminary in this location are re-configured to match the scale and finish of the standard unit. The side elevation to the South links through to the existing elevation by the provision of a canted brick bay addressing the junction between them.

Internally, the character of the seminary is retained as a part of the transformation to residential use; the cue of the large corridors in the lower levels of the existing is taken- all circulation is now made along corridors in this location on all levels; units are placed within the existing seminary towards the front elevation- new units to the rere also access off this corridor. Spaces and new circulation are set within the new zone to bring light to the corridor and allow a view of sections of the original rere elevation, avoiding standardized 'atrium' type spaces. Everywhere you stand in the retained corridor, there is a mixture of light, shade and view, new architecture blending with old; there is also visual penetrability between the corridor and the cloister garden, with ways through from the front door of the seminary to the garden, and views from selected areas of the corridor directly, including a view from the top level corridor to the garden past a new lift housing. A small existing link corridor connects the cloister the ground floor central corridor of the seminary.



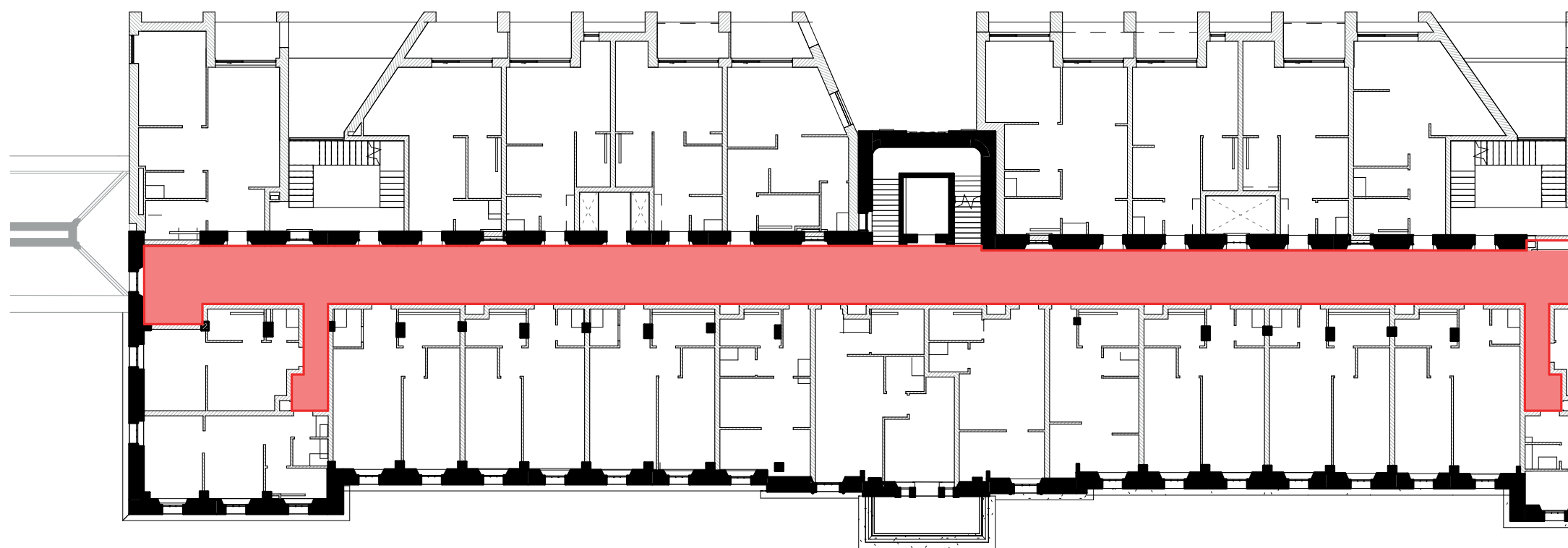
STRUCTURE



LIGHTWELLS



UNIT TYPES



KEEPING THE CIRCULATION STRUCTURE OF THE EXISTING SEMINARY

5.2.2 Holy Cross Church

Externally, the church will be subject to local repair, renewal and redecoration. New works include - ramp to side wall/new access to crypt at rere subject to final planning/fire comment.

Internally, the church will be re-purposed as a tenant amenity space (meeting/ cinema/ work); to achieve this, it is left essentially as a single volume. The building envelope will be repaired and repainted; and new loose furniture and bespoke seating will be provided within the central space. Minimal interventions comprise of a new ramp to resolve the level change to the altar; and the provision of services. This is achieved via one trench from the adjacent cloister- which will be cut through the existing floor finish to provide services to workspaces; allowing servicing to take place without disturbing the fabric. The existing floor tiles in the location of the trench will be surveyed, numbered, raised and relocated in position on completion of the works. Existing radiators will also be re-used. A new roll-down cinema screen will be located in a painted housing on the West wall.

All other fittings and fixtures will be properly surveyed, and, if removed, their final location and context agreed in writing. List to follow.

5.2.3 Link Building

This small building will be maintained with local repairs and redecoration only. A new door will be opened in the South end of the East elevation to provide access to the garden behind. The single rooms on ground and first floor level will be converted to apartments; kitchens and bathrooms will be carefully inserted as sculptural pods within it, leaving the walls and ceilings with their original decoration and timber work intact. Doors to the staircase at both levels will be blocked, leaving the existing door and frame intact.

5.2.4 Library / Assembly Hall

The Assembly Hall is a Protected Structure within the Clonliffe complex, but is a relatively plain and simple structure capable of intelligent intervention and re-use. The regeneration of the cloister court will turn the focus of the building from its front elevation to the rere. It is intended to conserve and restore the outside of the building in its current form, with local repair and restoration only. Changes will include a new door for access to a bicycle store and vent will be located on the existing roof. The projecting WC blocks East and West of the main elevation will be retained. A small block of space North of the Western WC block will be re-purposed as a bike store; the existing access ramp will be retained.

Internally, alterations are made to provide for a gym, while the gallery floor (a new installation in the main space to provide additional space for the library) will be demolished to return the building to its original single internal volume. The current raised stage area will be removed; a new floating floor will be made as an intervention into the space, set away from the external walls to maintain a sense of distance between new and old. The proscenium arch and most of the dividing wall between hall and stage will be retained.



CGI - Holy Cross College, Clonliffe Road

5.2.5 Lift

A new lift and lift shaft will be introduced in the space between the former sacristy and the cloister corridor.

5.2.6 Cloister Garden

The Cloister will be refurbished and re-used, with new opes opened from the surrounding buildings. The internal section of the cloister outside the church will be retained as an internal space; existing windows will be replaced with windows to match with clear glass infill. The floor of this section will be replaced by a timber floor. In the external section of the cloister, the existing mosaic panels will be removed in the location where new opes are made; in this context, the panels will be surveyed, carefully removed, laid on palettes and retained on site. The remainder of the panels will be covered in a painted hardwood panel acting as a base for a light fitting.

5.2.7 Former sacristy/Garden between Holy Cross Church/Assembly

The sacristy will be re-purposed as a WC block with an adjacent bin store. The existing fitted furniture will be removed; the timber floor will be replaced by a concrete floor. A new door and ope will be provided in the cloister wall leading to a concrete staircase from cloister level to the same level as the sacristy. The zone between the Church and the Assembly Building will be re-purposed. The existing railings piers and gates in this area will be demounted; a new semi-circular turning circle with tarmac finish will be established; the existing railings, gates and piers will be re-positioned to edge this new area. A new concrete ramp with retaining wall and steps down to crypt level will be established.



ARTIST'S IMPRESSION VIEW



FACADE & MATERIALITY

6.0 FACADE AND MATERIALITY

6.1 Materials

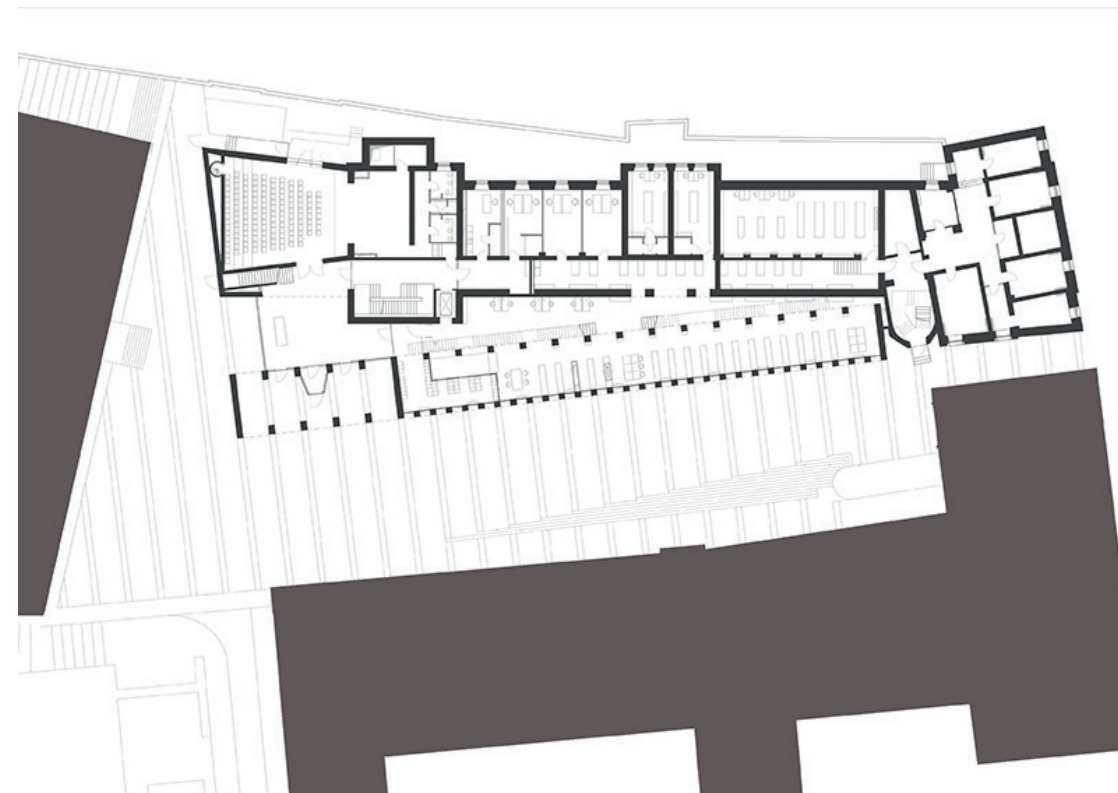
Overall approach to the Cloister Garden finishes. The new and old architecture around the cloister will share the same general approach to finishes- hues and shades of yellow grey brickwork; warmth will be established by a careful use of secondary colours. The garden, with its paving and planting, will be an important part of this design. It is proposed that the front elevation of the seminary towards the garden will be finished in a warm grey/yellow brick with a light mortar; the new block to the North will match this brick colour. The inner wall of the cloister court will be painted a new and warmer colour; the rooms seen through new opes (in the assembly hall) will be painted with strong colours.



*CaixaForum, Madrid, Spain
Herzog & de Meuron*



*Unterlinden Museum, Alsace, France
Herzog & de Meuron*



*Cathedral Square Münster, Germany
Peter Bohm*

6.2 Elevation Study





MODEL VIEWS



MODEL VIEWS



MODEL VIEWS



ARTIST'S IMPRESSION VIEW



ARTIST'S IMPRESSION VIEW



MODEL VIEWS





RESIDENTIAL AMENITY & QUALITY

7.0 RESIDENTIAL QUALITY

7.1 Residential Quality

This chapter provides an overview of compliance with requirements under The Sustainable Urban Housing, Design Standards for new Apartments (2020).

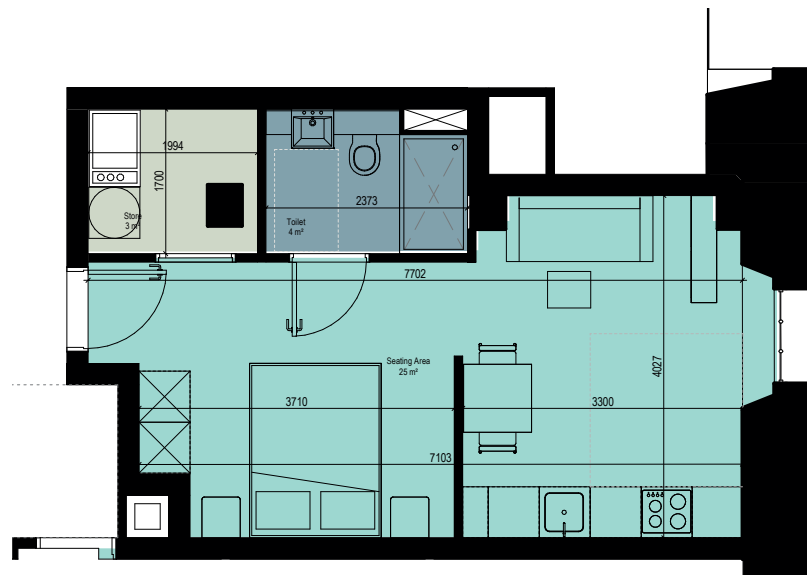
7.1.2 Apartment design

The Residential Accommodation in the Seminary Building, South Link setting within the fabric of the protected structures on the site. The high-quality residential accommodation will benefit from original period features, and are light-filled apartments with generous floor to ceiling heights of up to 4.1 metres.

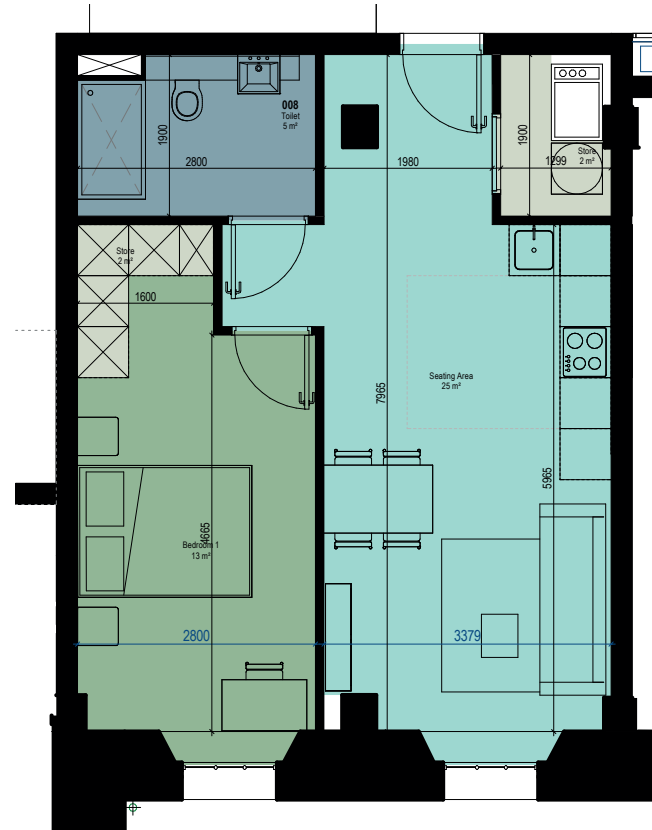
The eccentricities of the existing fabric was exploited to create comfortable living spaces and generous accommodation.

We note that a limited number studio apartments in the existing buildings are marginally less than the Minimum Floor Areas set out in Appendix 1 of the Apartment Standards. The layout of the apartments in the existing building are informed by the existing fabric, which has resulted in a loss in area in certain studio apartments. It is our opinion that the significant quality of the existing spaces which these apartments will enjoy - such as tall floor to ceiling heights and generous sash windows - will compensate for this minor reduction in area. In this regard, we reference section 3.15 of the Apartment Standards which states the following; *"For building refurbishment schemes on sites of any size... it (minimum floor area standard) shall generally apply, but in order to allow for flexibility, may be assessed on a case-by-case basis and if considered appropriate, reduced in part of a whole, subject to overall design quality".*





Plan - Studio Unit



Plan - 1 bed Unit



Plan - 2 bed Unit

Average
floor
Area

39.6
sqm

STUDIO

55.5
sqm

1 BED

80
sqm

2 BED

Units per
Core

3
units

Min.

8
units

Max.

Floor to
Ceiling

4.1
metres

Typical Floor

2.7
metres

Fourth floor

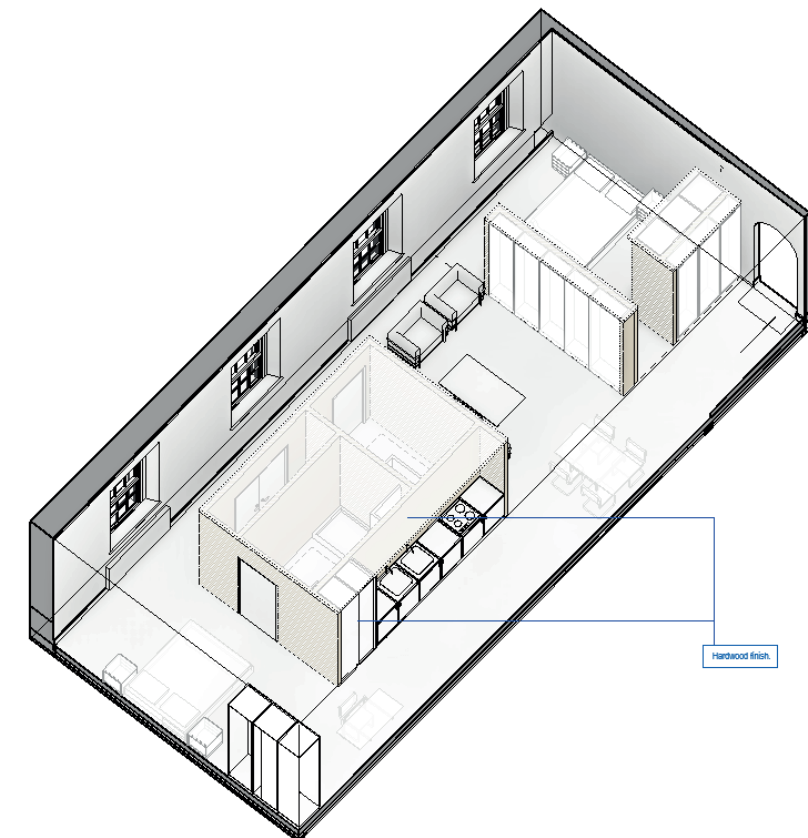


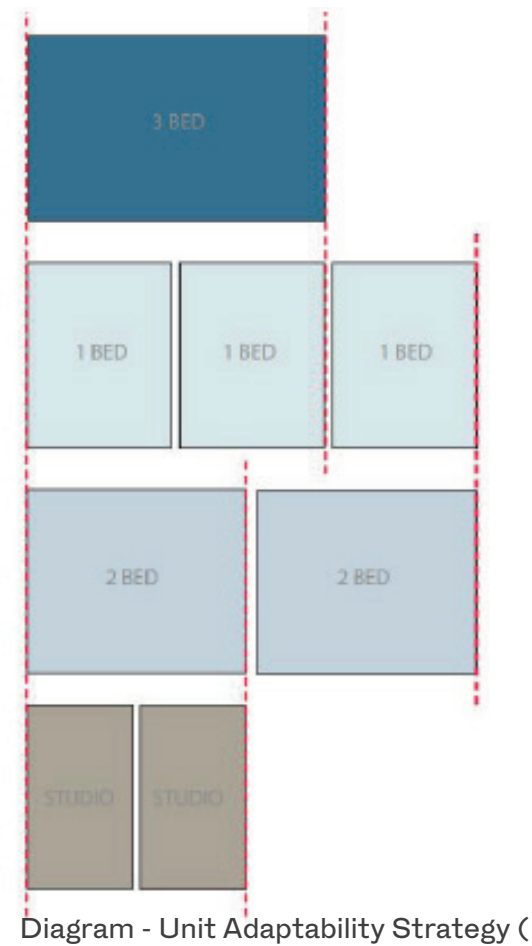
Diagram - South Link Apartments

7.1.2 Future Adaptability

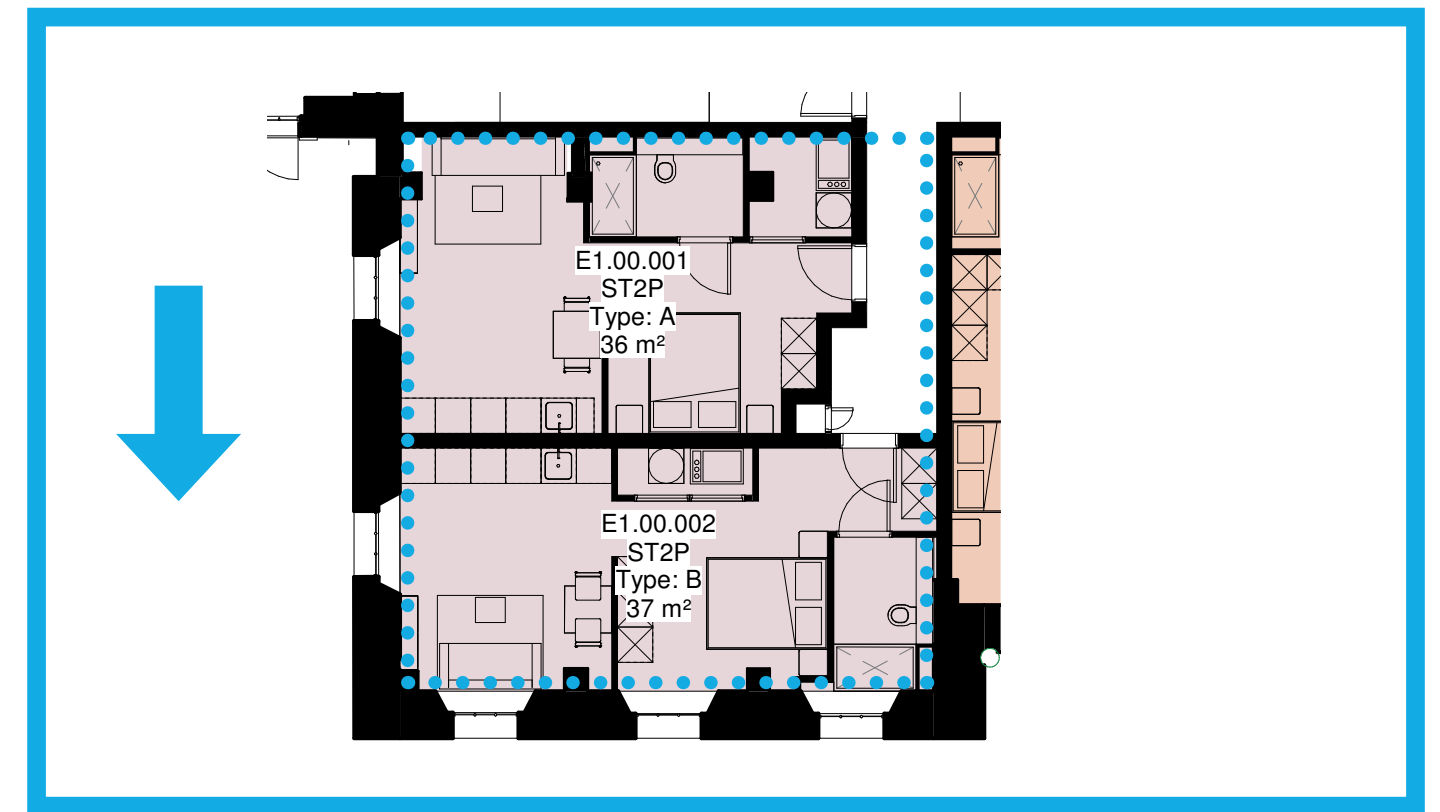
To ensure flexibility in the scheme allows for retrofitting of the units to meet future rental market demands, the apartment layouts within the existing Seminary building allows for future adaptability as required.

2 x studios converted into a 2-bed

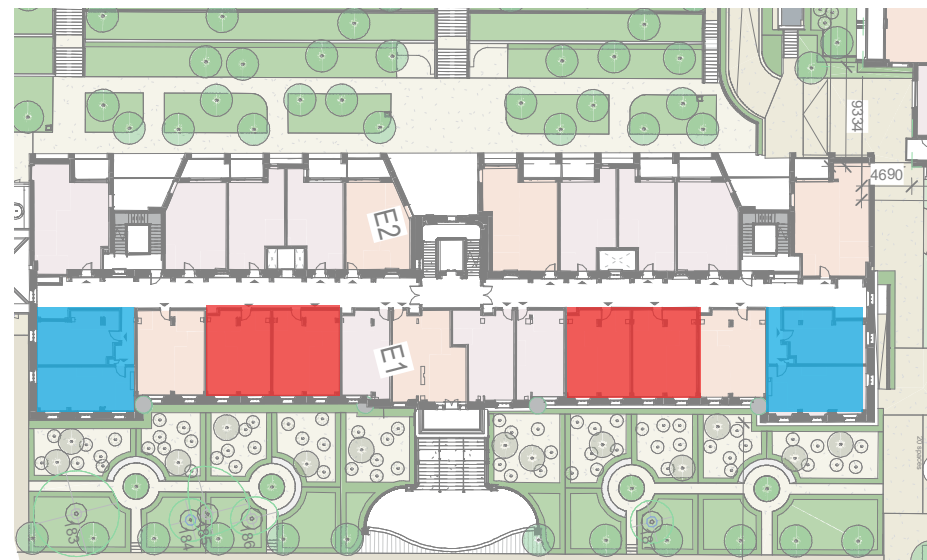
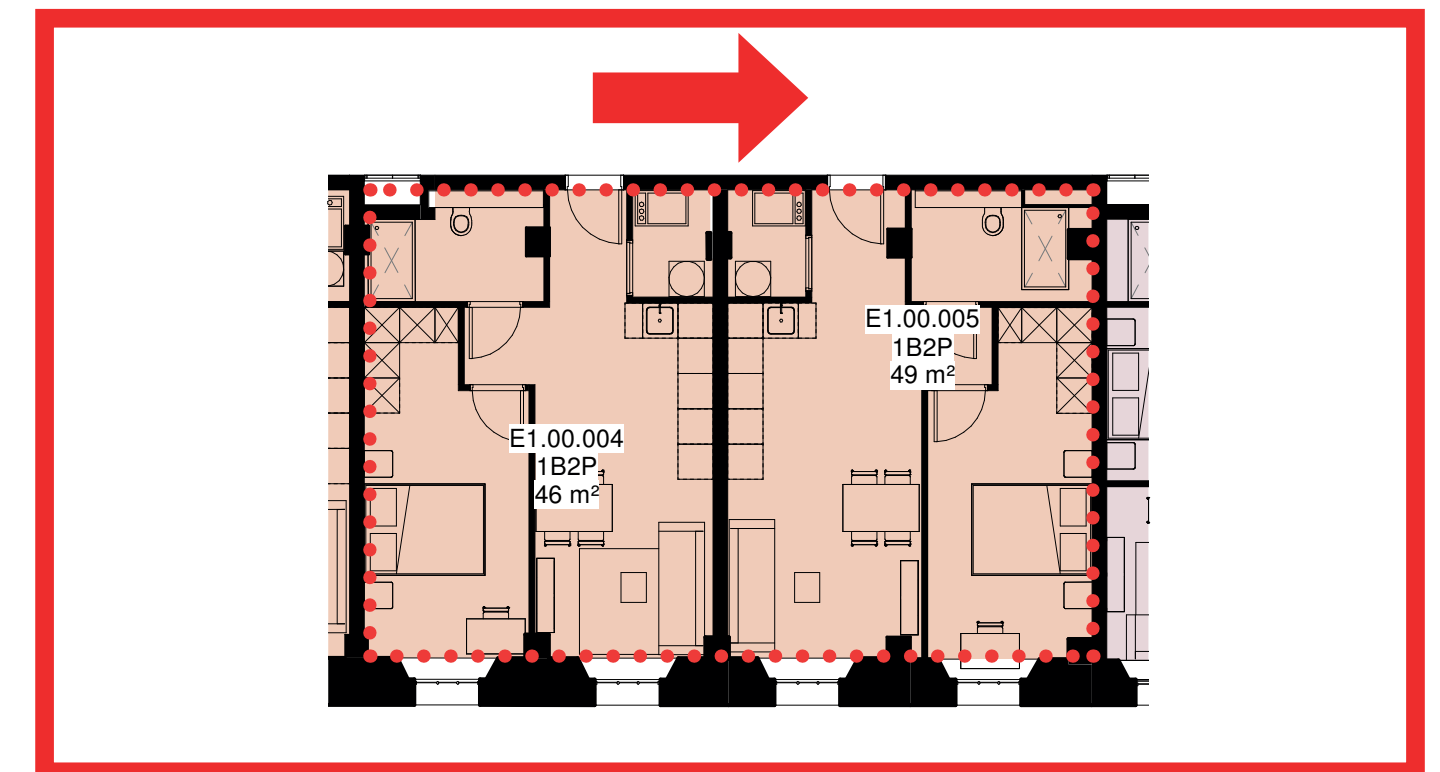
2 x 1-bed converted to a 3-bed



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



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

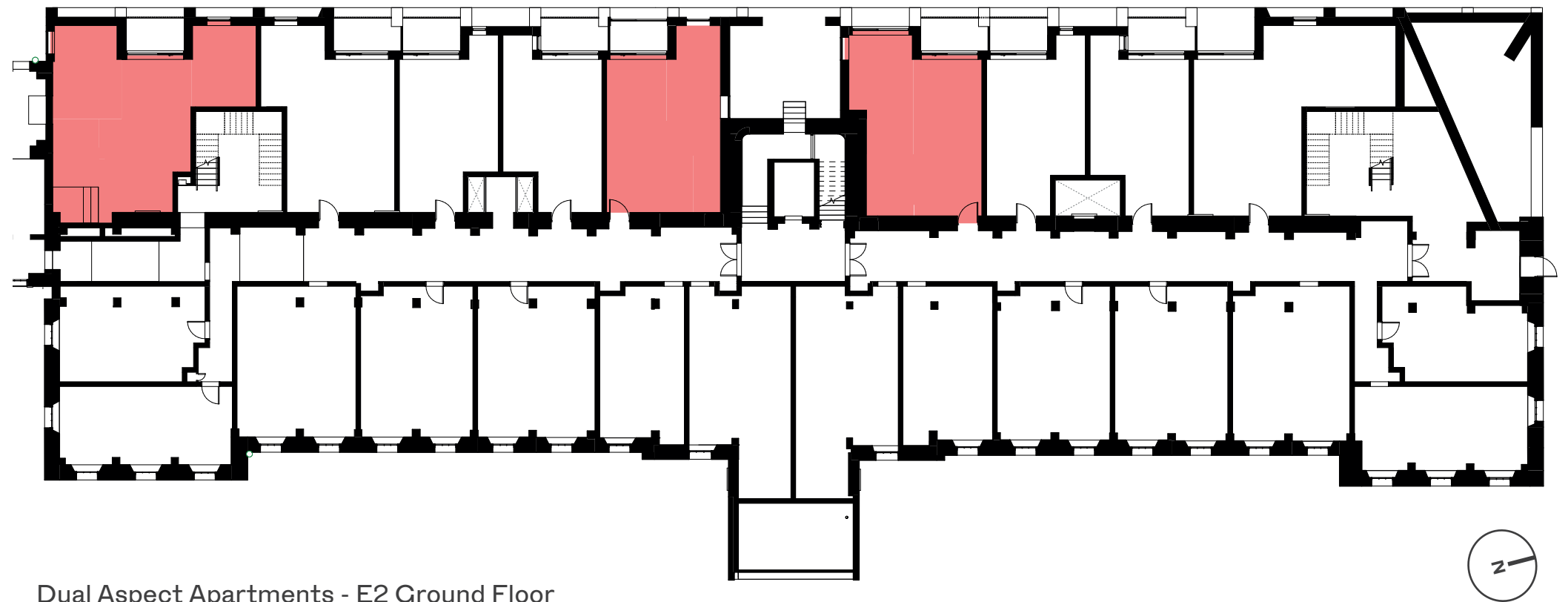


E1 - TYPICAL FLOOR PLAN SHOWING FUTURE ADAPTABILITY

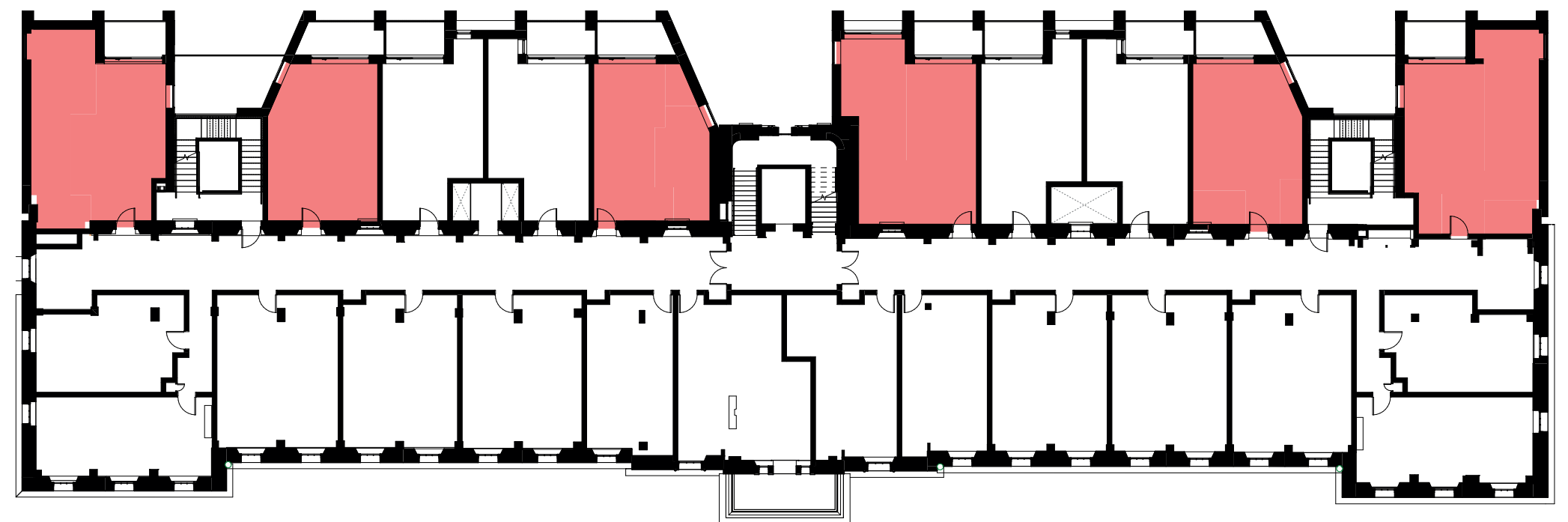
7.2 Dual Aspect ratio

The apartment typology in blocks E1 is constrained by the existing buildings. However a dual aspect of 50% is achieved in blocks E2.

Refer to Volume 04 for Additional Information



Dual Aspect Apartments - E2 Ground Floor



Dual Aspect Apartments - E2 Typical Floor

7.3 Private open space provision

The apartments in the new E2 accommodation block are provided with private external space in the form of balconies or terraces with direct access from the apartment interior. The balconies are fully recessed and West facing, with the benefit of privacy and evening sunlight. Due to the constraints of the existing Seminary Building and it's status as a Protected Structure, residents of the E1 block without private balconies, will have access to communal open space areas adjacent to the building.

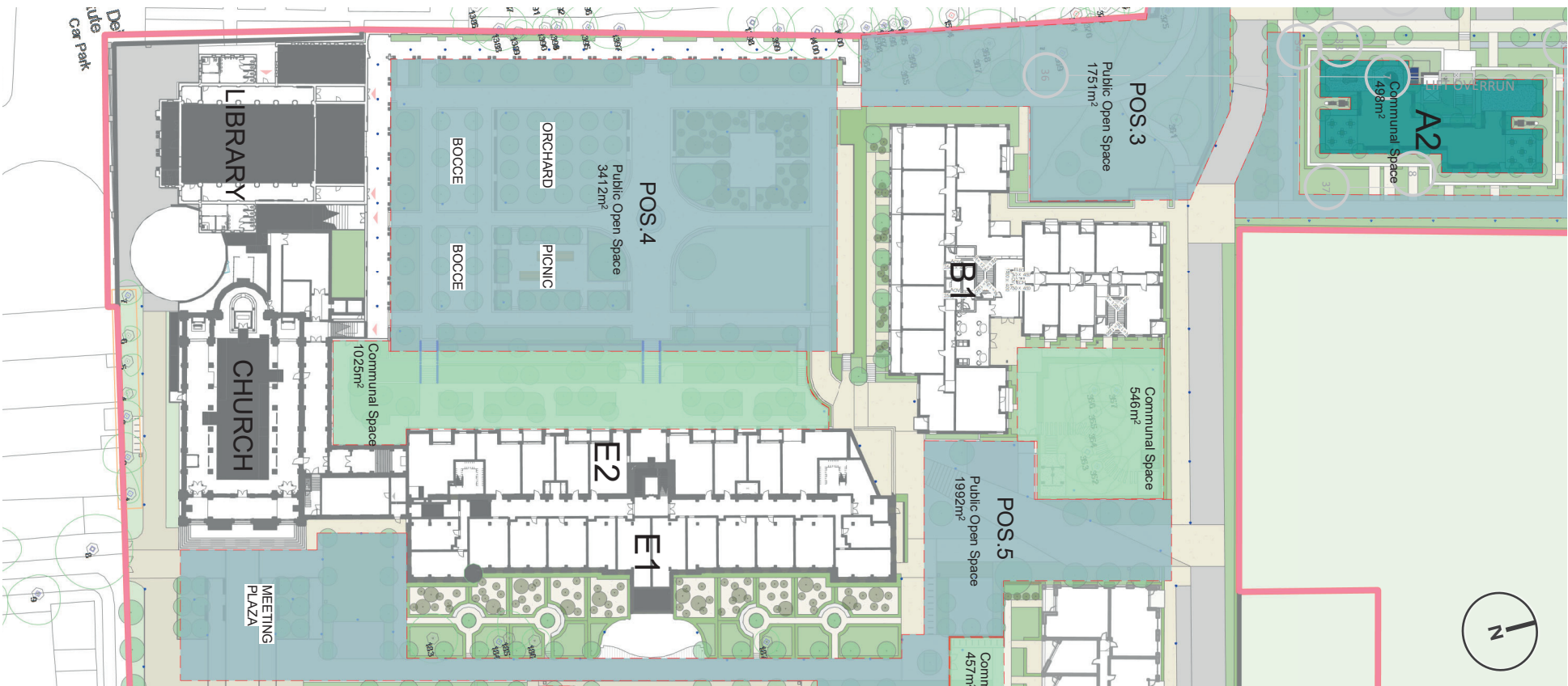
The accompanying HQA report and schedule (Volume O5)assesses the residential units of the proposed development against the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)

7.4 Communal open space provision, location and area

Refer to adjacent plan showing 1025m2 of communal open space for E1 and E2 blocks. Please refer to Niall Montgomery & Partner Landscape Report for further details

Daylight,sunlight and overshadowing study

7.5 Please refer to ARUP Report for further details



Communal Open Space Provision



CGI View - Private Amenity Space - Block C1 Balconies



CGI View - indicating communal amenity space for E1 and E2 Blocks

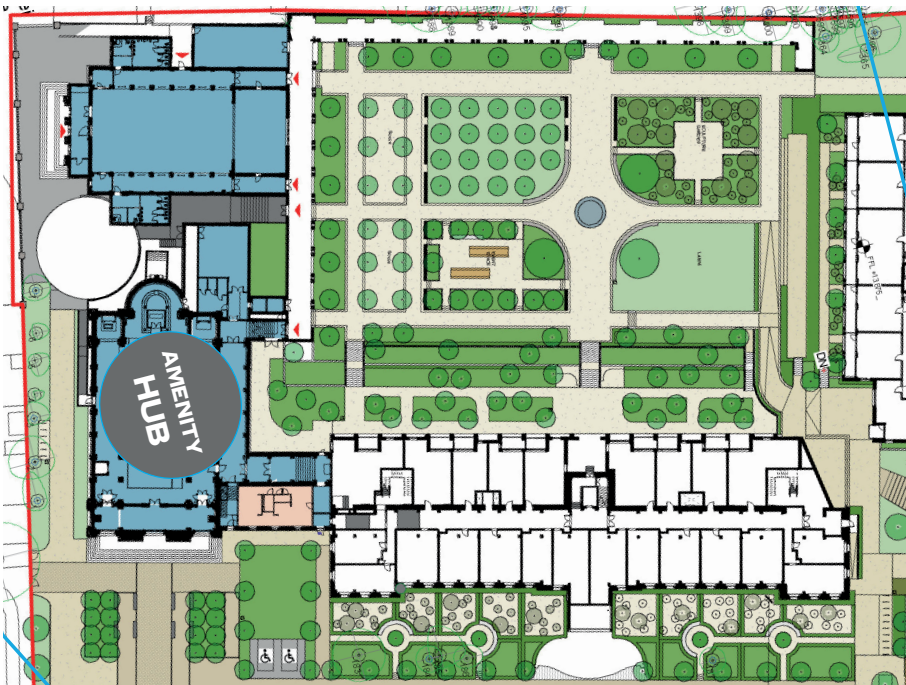
7.6 RESIDENTIAL AMENITY

Communal and Residential Amenity Facilities

The Church and Assembly Building will form part of an Amenity Hub within the Masterplan. Amenity hubs have been carefully located across the site with a visual and physical link to the primary public external spaces.

Internally, the church will be re-purposed as a tenant amenity space (meeting/cinema/work); to achieve this, it is left essentially as a single volume, with careful interventions of loose bespoke furniture.

The Assembly building will be repurposed as a gym.



Residential Amenity

1,528
sqm

RESIDENTIAL
AMENITY

(Assembly Hall & Church Amenity Hub)



CGI - Church will be repurposed as Tenant Amenity

Bicycle Parking

The scheme provides 130 secure storage for tenant bicycles within the ground floor existing extension to the Assembly Building.

Additional bike parking is located alongside the perimeter of the Church.

There is further provision for a number of visitor bicycle spaces located at various locations across the site.

Car Parking

Part M parking is located to the front of the South Link building as shown.

Residential / Landlord Storage

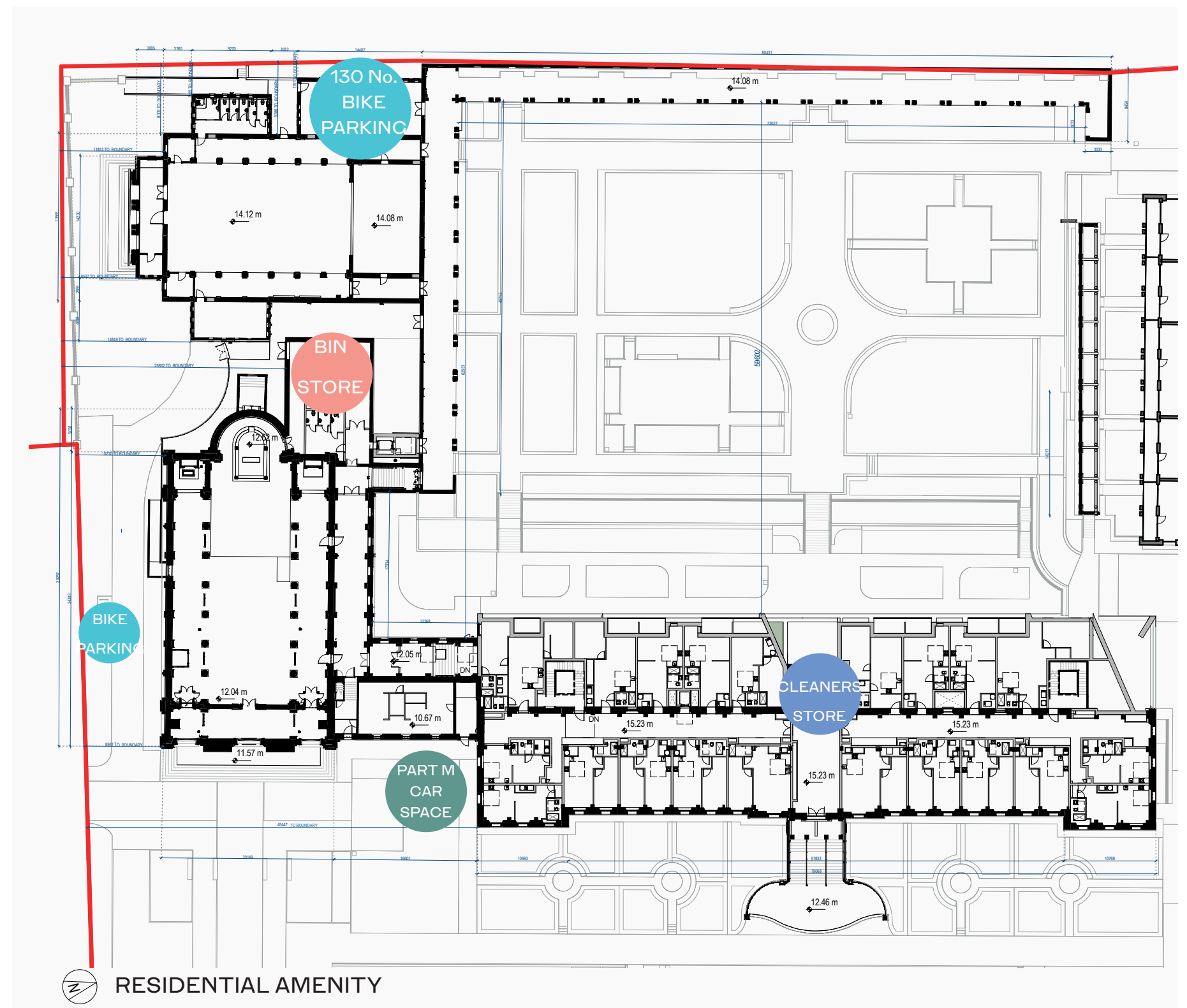
The cleaners Store is located under existing Seminary Staircase.

Waste Storage

Operational Waste Management Plan has been completed by

AWN. The waste storage rooms is located in the Former sacristy at ground level in the Church.

The waste bins will be collected at allotted times during the week with grey, green and brown bins collected on different days. The bins will be brought up the ramp to the area adjacent to the Assembly building for collection.





CGI - View from Cloister Garden towards Block B1





VISUALISATIONS















APPENDICES

9.1 Appendix O1

SCHEDULE OF ACCOMMODATION

Job Name:CLONLIFFE LANDS

Schedule:RESIDENTIAL MIX & DENSITIES

Date:13.04.21

Revision:MASTER SCHEDULE

LVL.							Mix - Apartments						Dual Aspect	Amenity
							Per Level	Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed	Total (%)	Total (SQM)
BLOCK E2	0	594	594				9	4	4	1			3	
	1	588	588				9	4	4	1			3	
	2	570	570				10	6	4				6	
	3	575	575				10	6	4				6	
	4	617	617				10	6	4				6	
	Subtotal	2,944	2,944	-			48	26	20	2			24	0
SEMINARY (E1)	0	1,058	1058				15	6	9					
	1	1,052	1052				13	4	8		1			
	2	985	985				14	7	7					
	3	983	983				14	7	7					
	4	141	141				0	0	0					
	Subtotal **	4,219	4219	0			56	24	31	0	1	0		0
CHURCH (E3)	0	914	0	64										850
	1	82	0	0										
	Subtotal	996	0	64			0	0	0	0	0	0		850
Assembly Hall (E4)	0	766	0	88										678
	Subtotal	766	0	88			0	0	0	0	0	0		678
TOTAL								Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed	Total (%)	
								48%	49%	2%	1%	0%	24	
							104	50	51	2	1	0	50%	1,528

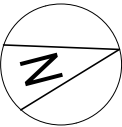
Tenant Amenity				
Total				1,528

9.2 Appendix 02

HOUSING QUALITY ASSESSMENT UNIT TYPES



1 Apartment A
Scale - 1 : 50



Apartment Type A		
Name	Area	Area Percentage
Seating Area	25 m²	69%
Toilet	5 m²	12%
Store	3 m²	7%
Seating Area	2 m²	5%
Seating Area	1 m²	2%
Store	1 m²	2%
M&E	1 m²	2%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

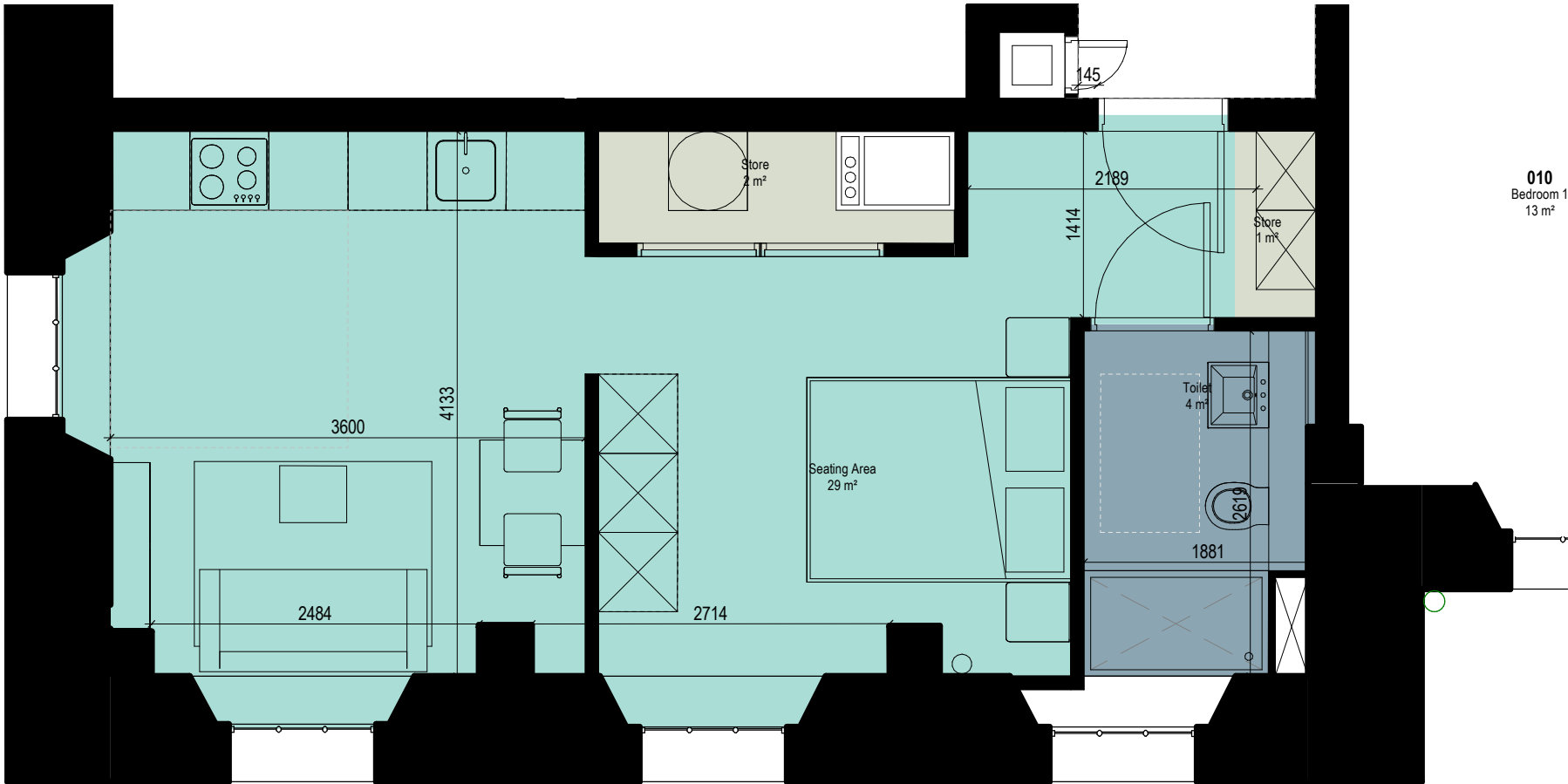
LOCATION

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

DRAWING

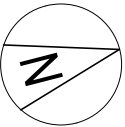
Unit A Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-E1-P-170	P2	



Apartment Type B		
Name	Area	Area Percentage
Seating Area	29 m²	81%
Toilet	4 m²	12%
Store	2 m²	5%
Store	1 m²	2%
Store	Not Placed	0%
Seating Area	Not Placed	0%

1 Unit Type B Area Plan
Scale - 1 : 50



P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

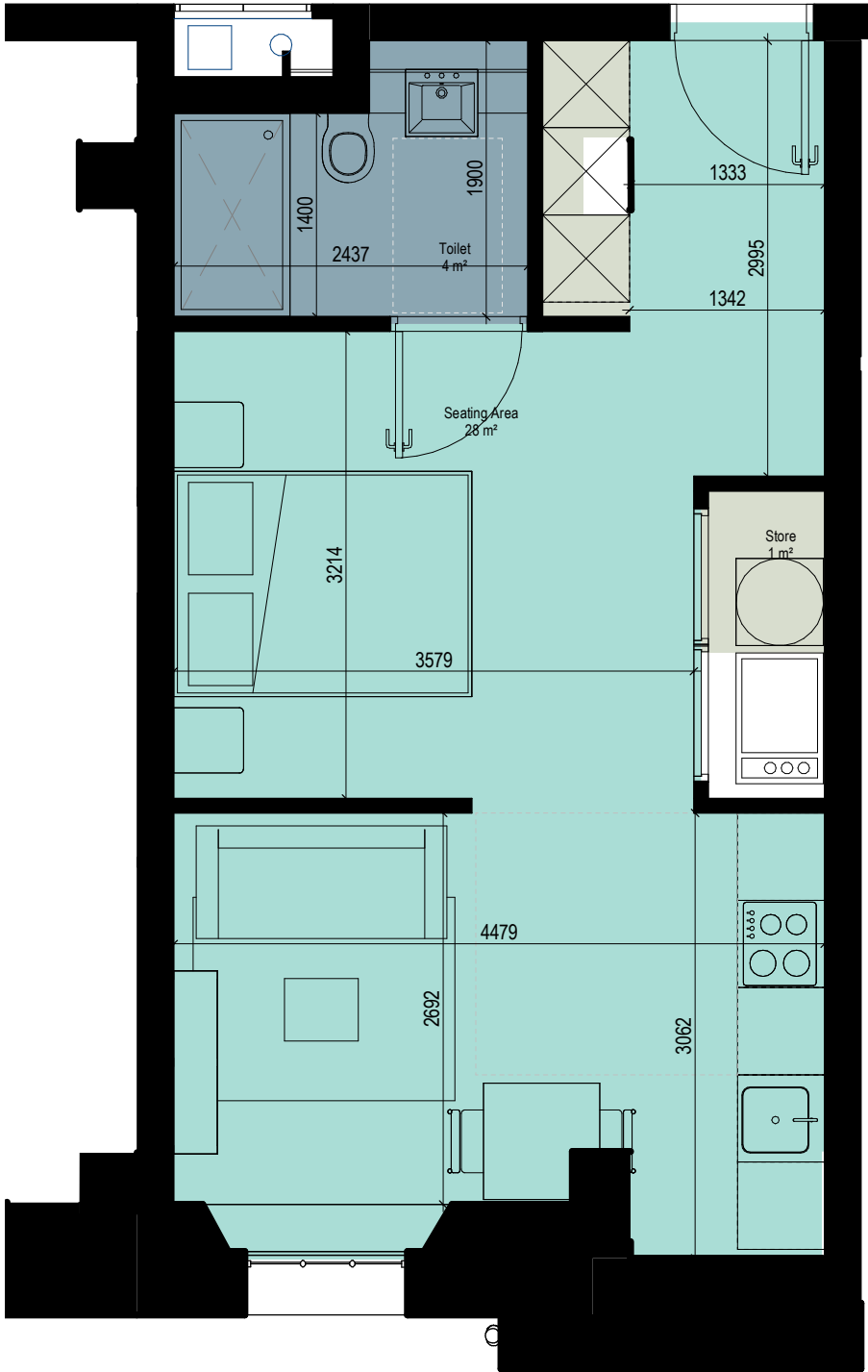
LOCATION

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

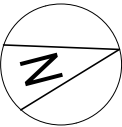
DRAWING

Unit B Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-E1-P-171	P2	



1 Unit Type C Area Plan
Scale - 1 : 50



Apartment Type C		
Name	Area	Area Percentage
Seating Area	28 m²	83%
Toilet	4 m²	12%
Store	1 m²	3%
Store	1 m²	3%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

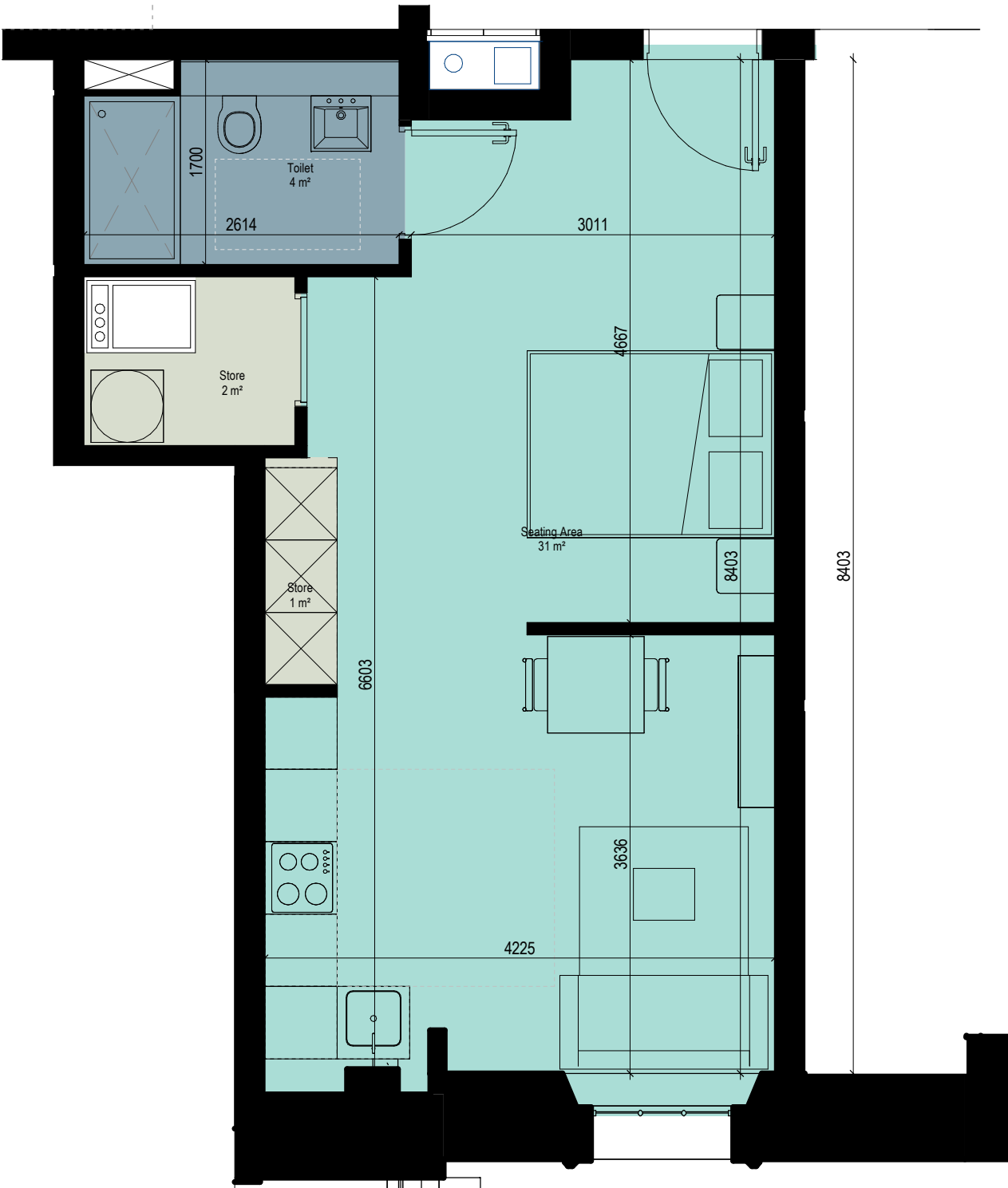
LOCATION

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

DRAWING

Unit C Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER		REVISION
A1	CLN-MCM-E1-P-172		P2



Apartment Type D		
Name	Area	Area Percentage
Seating Area	31 m²	81%
Toilet	4 m²	11%
Store	2 m²	5%
Store	1 m²	3%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

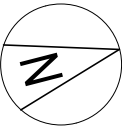
LOCATION

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

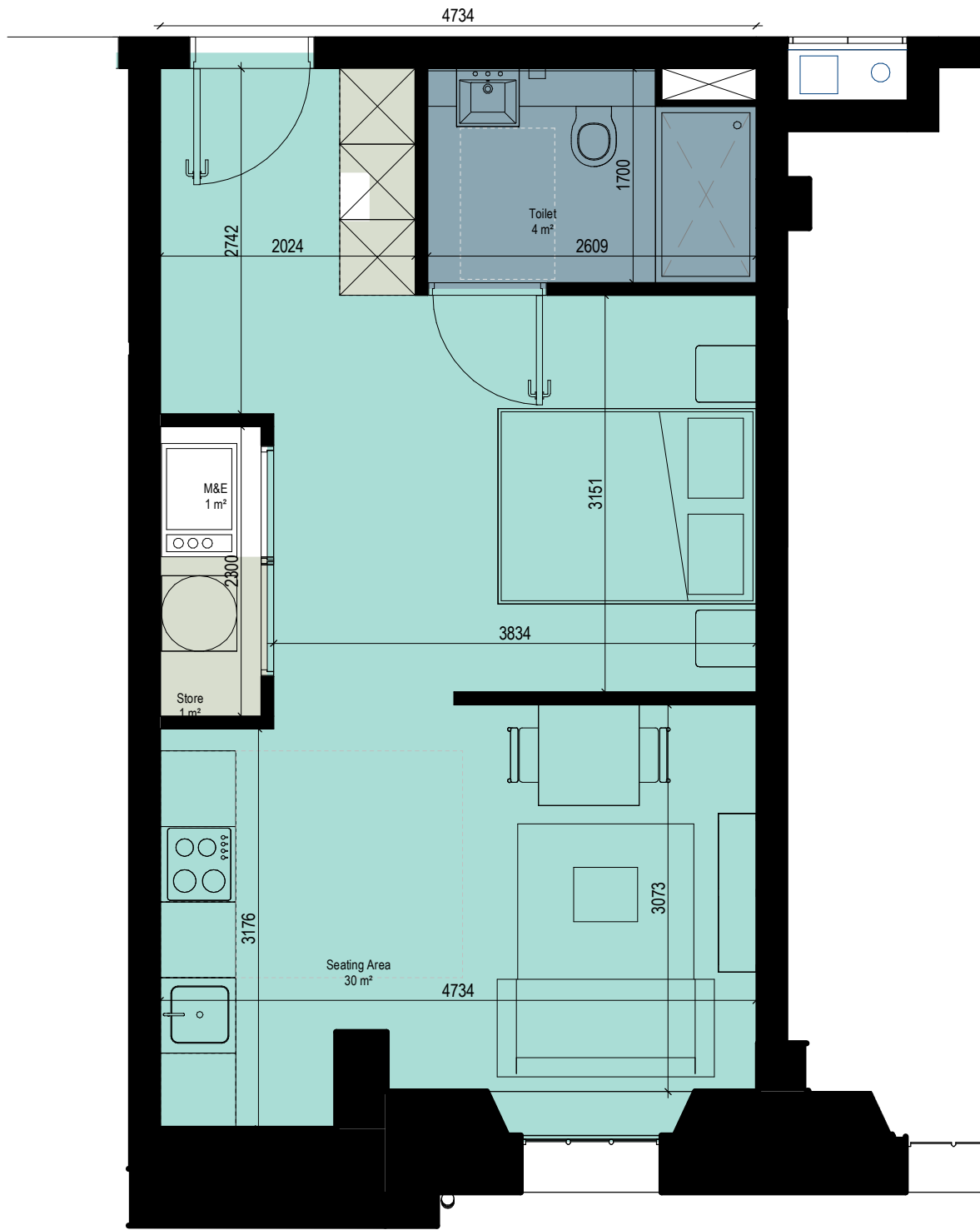
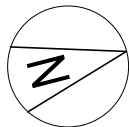
DRAWING

Unit D Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-E1-P-173	P2	



1 Unit Type D Area Plan
Scale - 1 : 50



1 Unit Type E Area Plan
Scale - 1 : 50

Apartment Type E		
Name	Area	Area Percentage

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

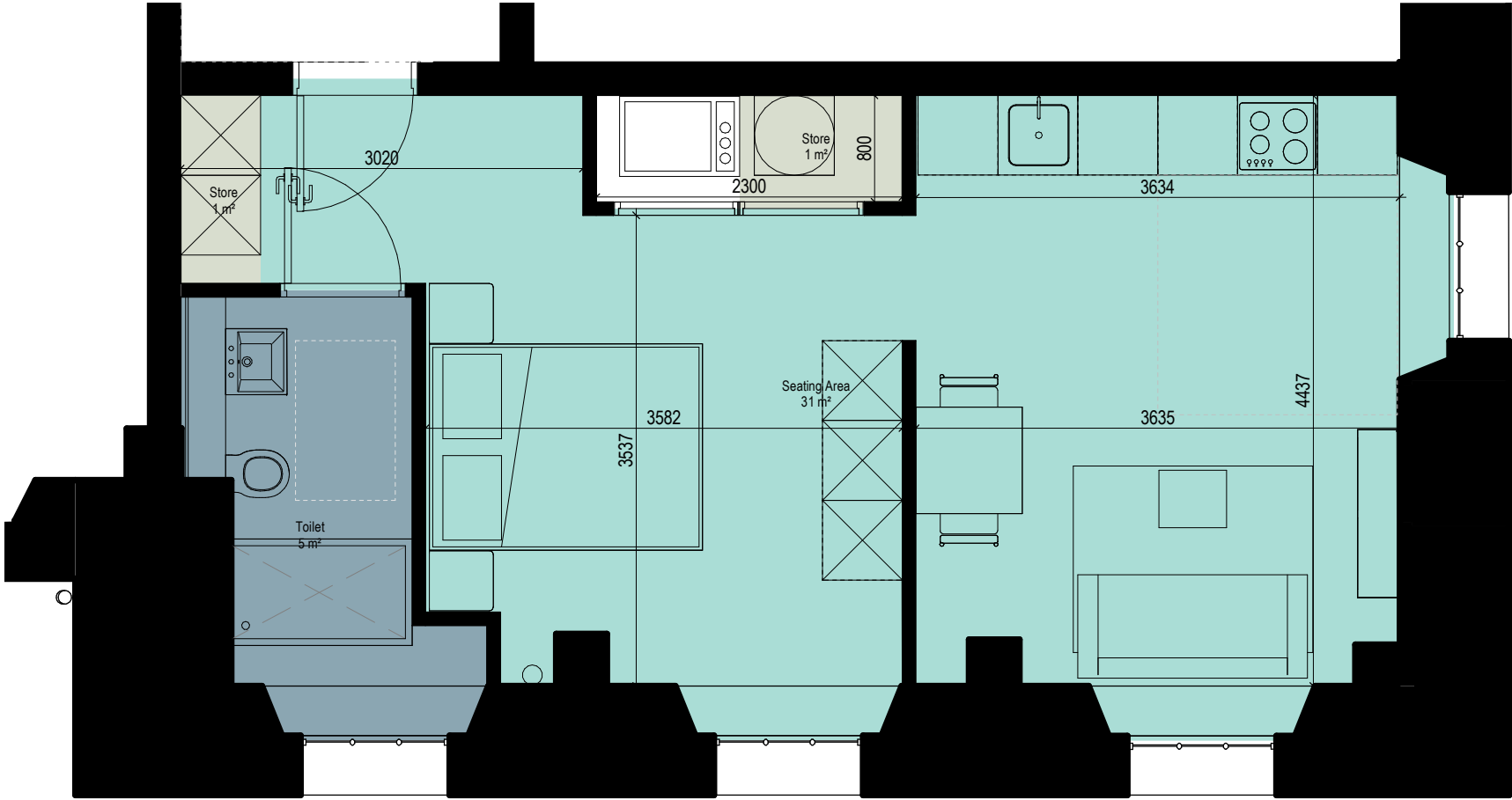
LOCATION

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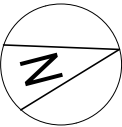
DRAWING

Unit E Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER		REVISION
A1	CLN-MCM-P-174		P2



1 Unit Type F Area Plan
Scale - 1 : 50



Apartment Type F		
Name	Area	Area Percentage
Seating Area	31 m²	82%
Toilet	5 m²	13%
Store	1 m²	3%
Store	1 m²	2%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

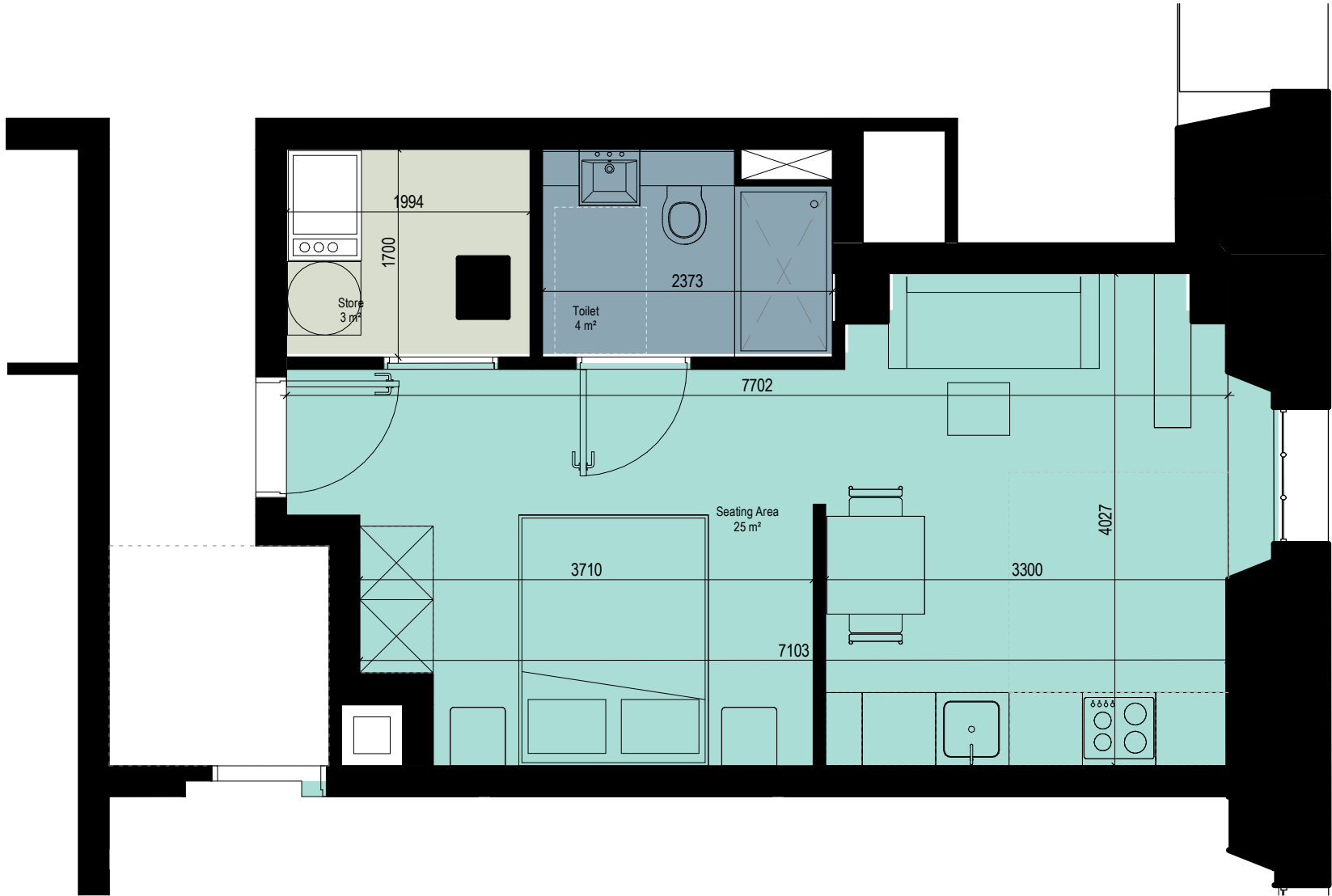
LOCATION

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

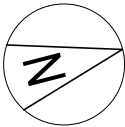
DRAWING

Unit F Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-P-175	P2	



1 Unit Type G Area Plan
Scale - 1 : 50



Apartment Type G		
Name	Area	Area Percentage
Seating Area	25 m²	80%
Toilet	4 m²	12%
Store	3 m²	8%
Store	Not Placed	0%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

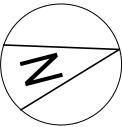
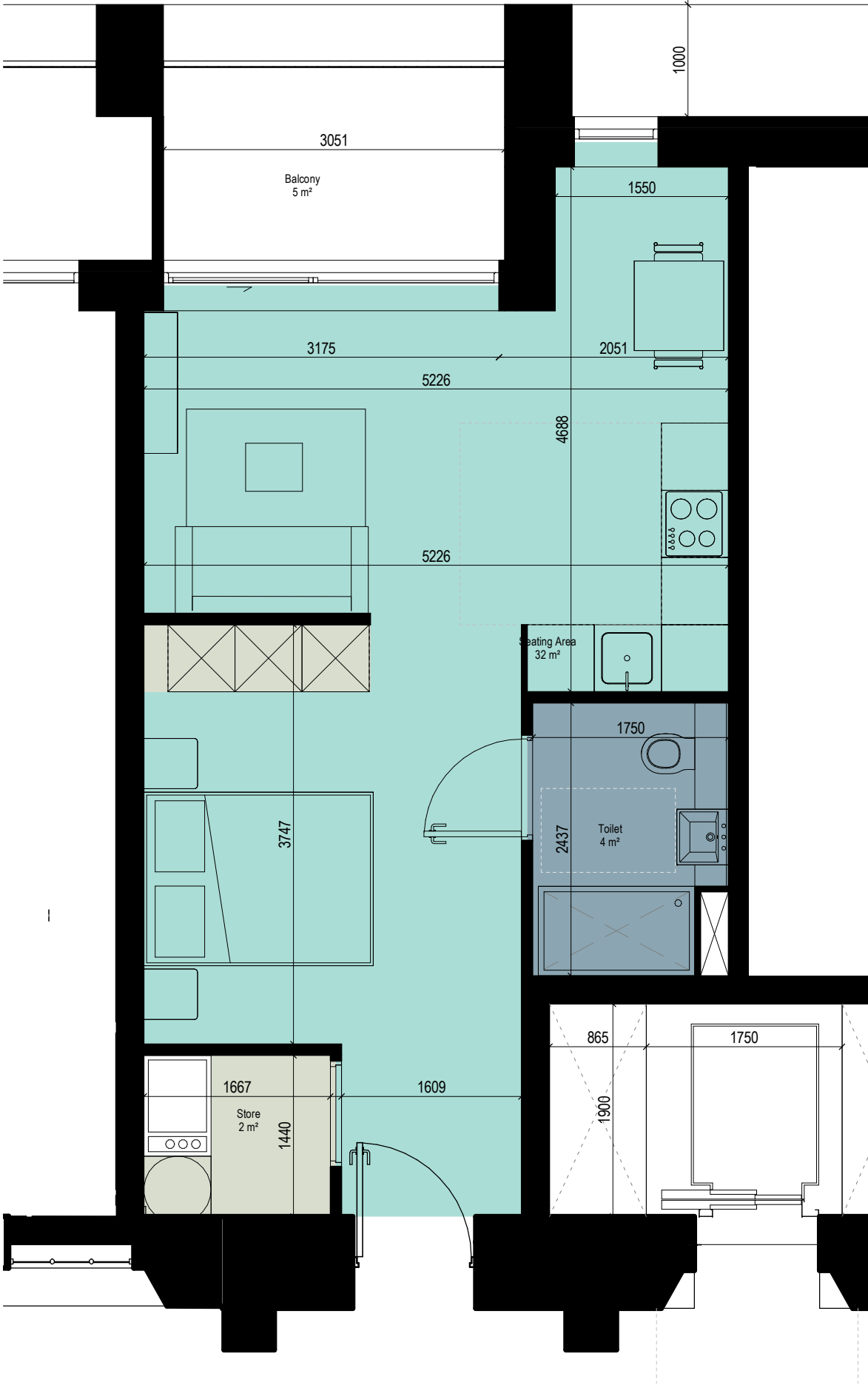
LOCATION

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

DRAWING

Unit G Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-P-176	P2	



1 Unit Type H Area Plan
Scale - 1 : 50

Apartment Type H		
Name	Area	Area Percentage
Seating Area	32 m²	71%
Balcony	5 m²	12%
Toilet	4 m²	9%
Store	2 m²	4%
Store	1 m²	3%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

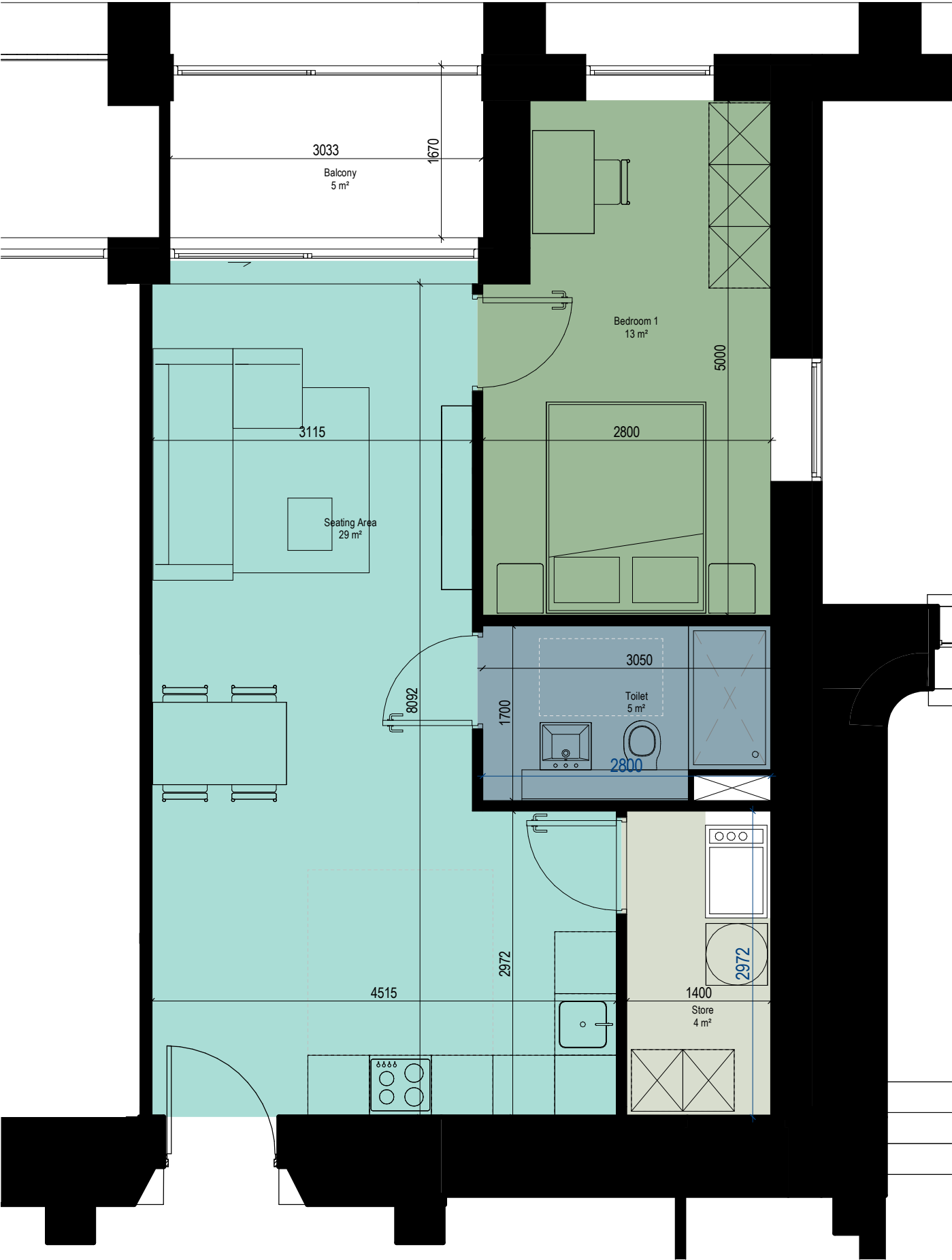
LOCATION

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

DRAWING

Unit H Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-P-177	P2	



1 Unit Type I Area Plan
Scale - 1 : 50

Apartment Type I		
Name	Area	Area Percentage
Seating Area	29 m²	53%
Bedroom 1	13 m²	24%
Toilet	5 m²	8%
Balcony	5 m²	9%
Store	4 m²	6%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit I Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-P-178	P2	



1 Unit Type K Area Plan
Scale - 1 : 50

Apartment Type K		
Name	Area	Area Percentage
Seating Area	32 m²	70%
Balcony	6 m²	14%
Toilet	4 m²	10%
Store	2 m²	4%
Store	1 m²	3%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

LOCATION

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

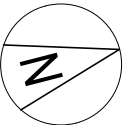
DRAWING

Unit K Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-P-180	P2	



1 Unit Type L Area Plan
Scale - 1 : 50



Apartment Type L		
Name	Area	Area Percentage
Seating Area	25 m²	53%
Bedroom 1	13 m²	28%
Toilet	5 m²	11%
Store	2 m²	4%
Store	2 m²	4%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit L Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-P-181	P2	



Apartment Type N		
Name	Area	Area Percentage
Seating Area	24 m²	52%
Bedroom 1	13 m²	28%
Toilet	5 m²	12%
Store	2 m²	4%
Store	2 m²	4%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

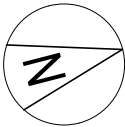
LOCATION

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

DRAWING

Unit N Area Plan

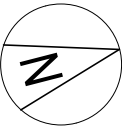
PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER		REVISION
A1	CLN-MCM-P-183		P2



1 Unit Type N Area Plan
Scale - 1 : 50



1 Unit Type P Area Plan
Scale - 1 : 50



Apartment Type P		
Name	Area	Area Percentage
Seating Area	27 m²	54%
Bedroom 1	15 m²	30%
Toilet	5 m²	10%
Store	3 m²	6%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

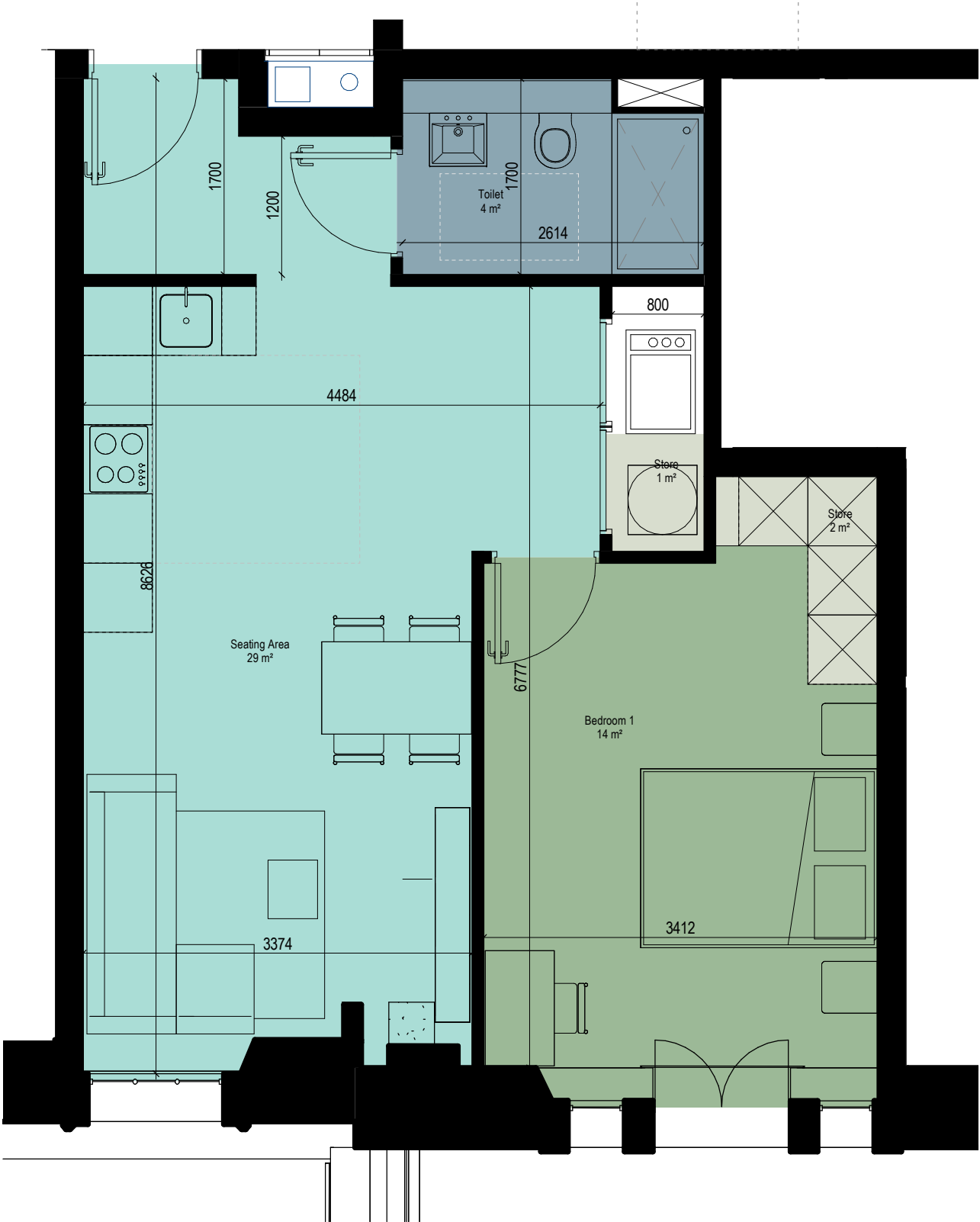
LOCATION

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

DRAWING

Unit P Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER		REVISION
A1	CLN-MCM-P-185		P2



1 Unit Type Q Area Plan
Scale - 1 : 50

Apartment Type Q		
Name	Area	Area Percentage
Seating Area	29 m²	58%
Bedroom 1	14 m²	29%
Toilet	4 m²	9%
Store	2 m²	3%
Store	1 m²	2%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

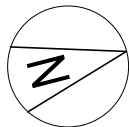
LOCATION

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

DRAWING

Unit Q Area Plan

PROJECT NUMBER		DATE	
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STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-P-186	P2	



1 Unit Type T Area Plan
Scale - 1 : 50

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

A3

Apartment Type T		
Name	Area	Area Percentage
Seating Area	31 m²	52%
Bedroom 1	15 m²	25%
Balcony	6 m²	11%
Toilet	4 m²	6%
Store	2 m²	4%
Store	1 m²	2%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

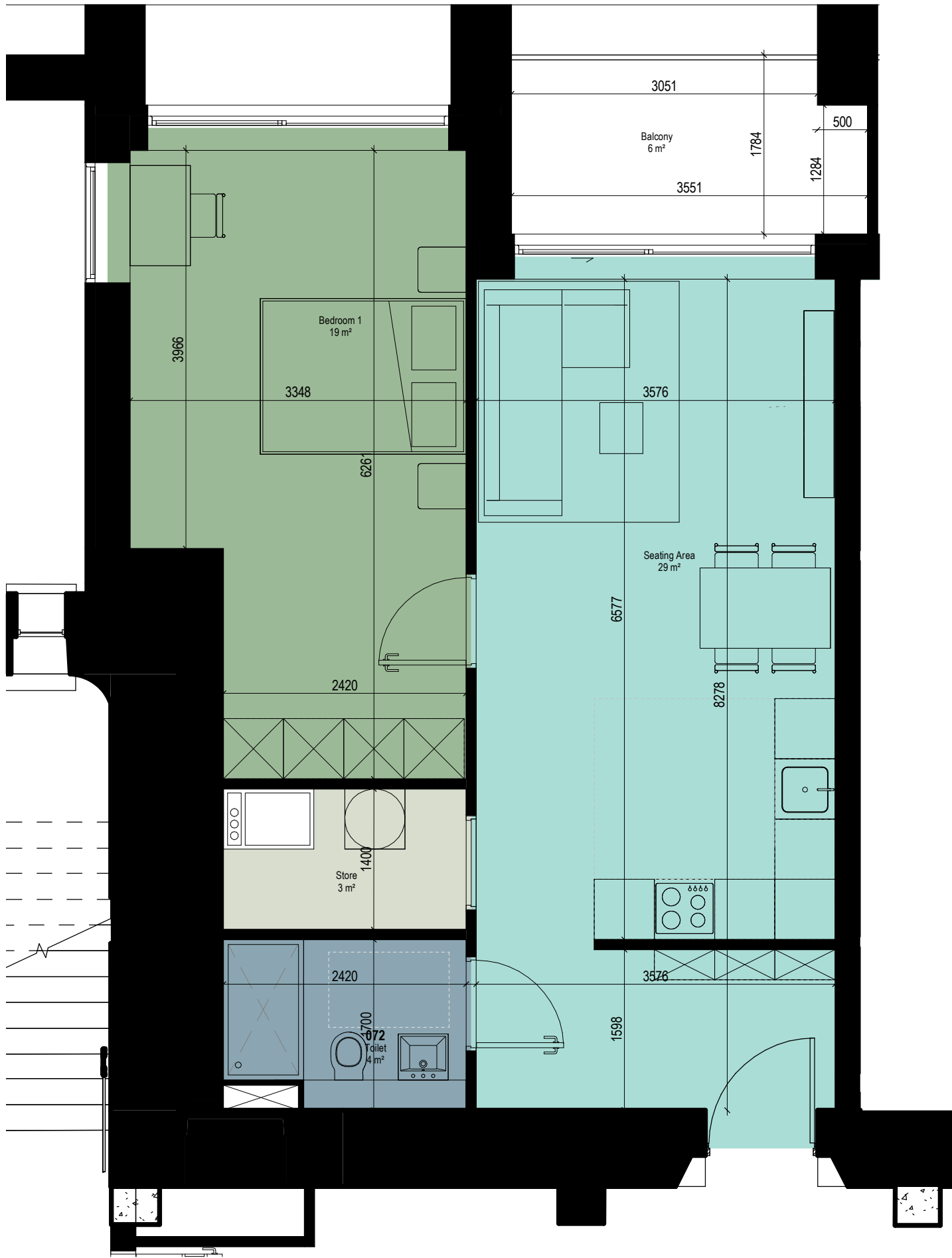
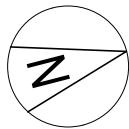
APPLICANT NAME

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

Holy Cross College SHD
LOCATION

Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9
DRAWING
Unit T Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER		REVISION
A1	CLN-MCM-P-189		P2



1 Unit Type U Area Plan
Scale - 1 : 50

Apartment Type U		
Name	Area	Area Percentage
Seating Area	29 m²	48%
Bedroom 1	19 m²	31%
Balcony	6 m²	10%
Toilet	4 m²	6%
Store	3 m²	5%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit U Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-P-190	P2	



Apartment Type V		
Name	Area	Area Percentage
Seating Area	43 m²	61%
Bedroom 1	19 m²	27%
Toilet	4 m²	6%
Store	3 m²	4%
Store	2 m²	2%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit V Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-P-191	P2	

1 Unit Type V Area Plan
Scale - 1 : 50



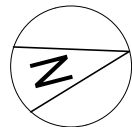
Apartment Type W		
Name	Area	Area Percentage
Seating Area	34 m²	41%
Bedroom 2	16 m²	20%
Bedroom	13 m²	16%
Balcony	6 m²	7%
Toilet	4 m²	5%
Toilet	4 m²	5%
Store	2 m²	2%
Store	1 m²	1%
Store	1 m²	2%
Store	1 m²	1%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

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

PROJECT NUMBER		DATE
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker
STATUS CODE:	DRAWING NUMBER	REVISION
A1	CLN-MCM-P-192	P2



1 Unit Type X Area Plan
Scale - 1 : 50

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

A3

Apartment Type X		
Name	Area	Area Percentage
Seating Area	29 m²	36%
Bedroom	18 m²	23%
Bedroom	13 m²	16%
Balcony	6 m²	7%
Toilet	4 m²	5%
Toilet	4 m²	5%
Store	3 m²	3%
Store	1 m²	2%
Store	1 m²	1%
Store	1 m²	1%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

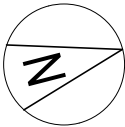
Holy Cross College SHD
LOCATION

Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9
DRAWING
Unit X Area Plan

PROJECT NUMBER	DATE
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50	DRAWN/CHECKED: 10/09/20 Author/ Checker

STATUS CODE: DRAWING NUMBER REVISION

A1 CLN-MCM-P-193 P2



1 Unit Type Y Area Type
Scale - 1 : 50

Apartment Type Y		
Name	Area	Area Percentage
Seating Area	32 m²	49%
Bedroom 1	18 m²	28%
Balcony	6 m²	9%
Toilet	4 m²	7%
Store	4 m²	6%
Store	1 m²	2%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

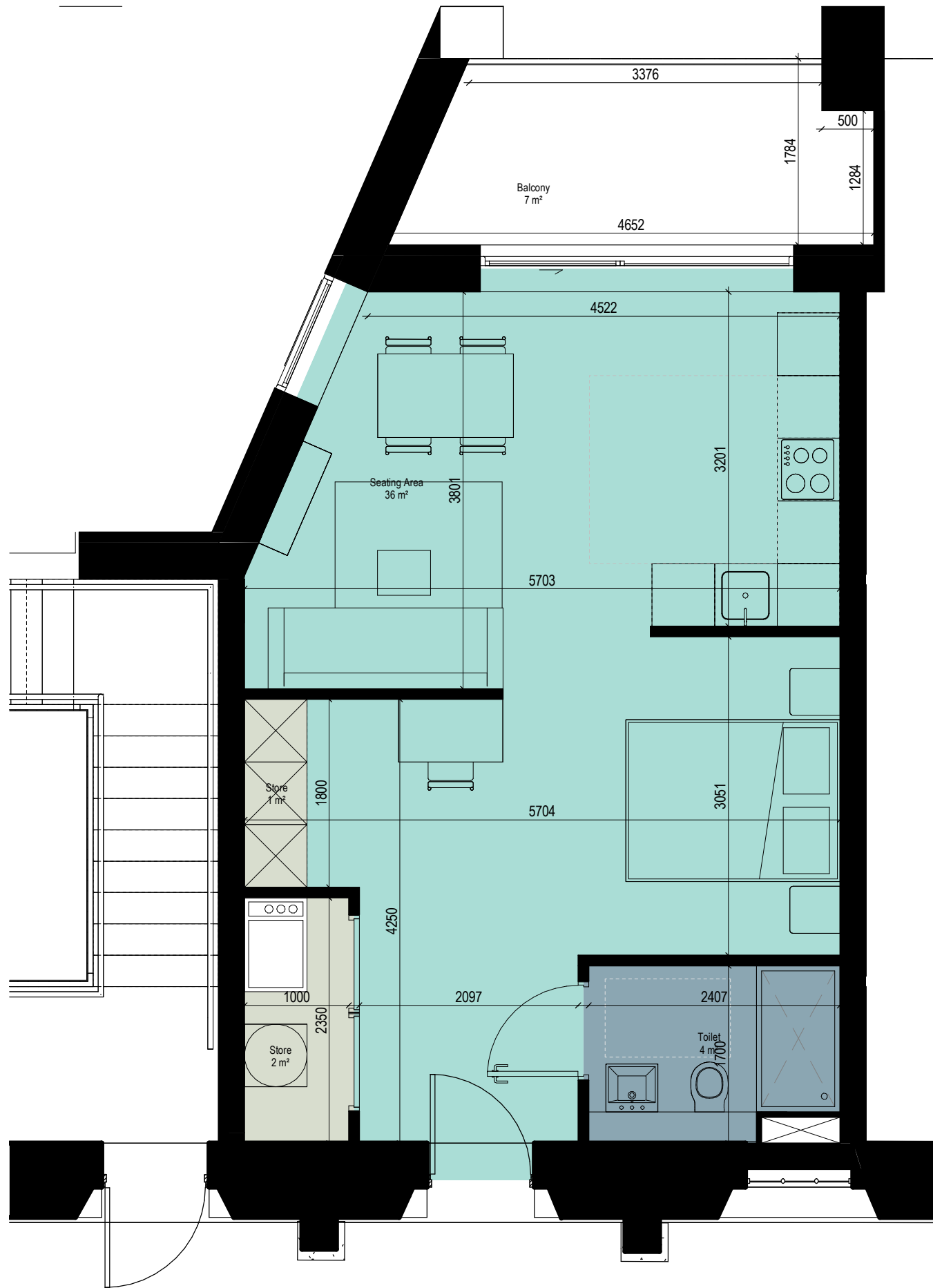
APPLICANT NAME

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

Holy Cross College SHD
LOCATION

Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9
DRAWING
Unit Y Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER		REVISION
A1	CLN-MCM-P-194		P2



1 Unit Type Z Area Plan
Scale - 1 : 50

Apartment Type Z		
Name	Area	Area Percentage
Seating Area	36 m²	72%
Balcony	7 m²	15%
Toilet	4 m²	8%
Store	2 m²	4%
Store	1 m²	2%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

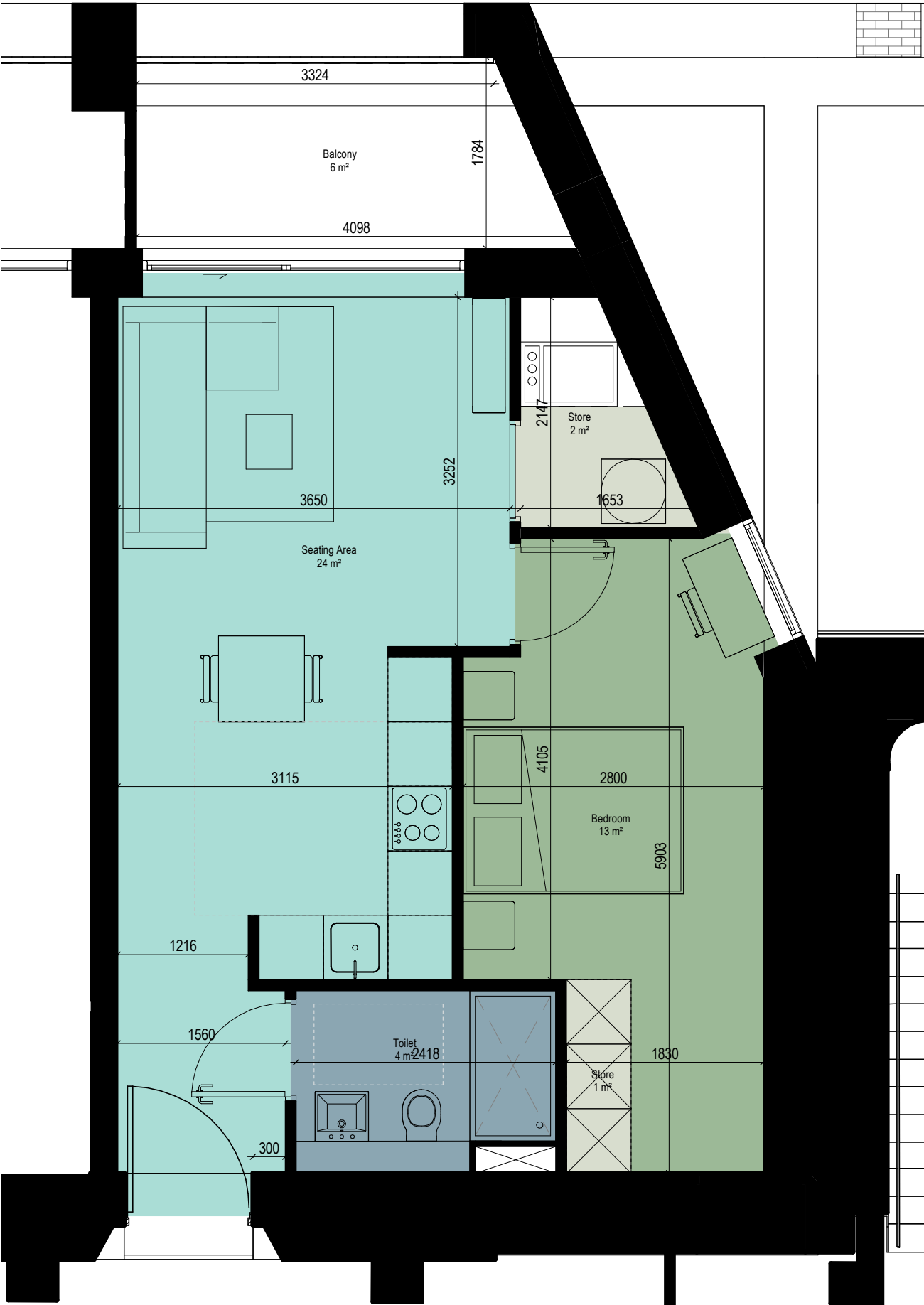
APPLICANT NAME

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

Holy Cross College SHD
LOCATION

Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9
DRAWING
Unit Z Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-P-195	P2	



1 Unit Type AA Area Plan
Scale - 1 : 50

Apartment Type AA		
Name	Area	Area Percentage
Seating Area	24 m²	48%
Bedroom	13 m²	26%
Balcony	6 m²	13%
Toilet	4 m²	8%
Store	2 m²	3%
Store	1 m²	2%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

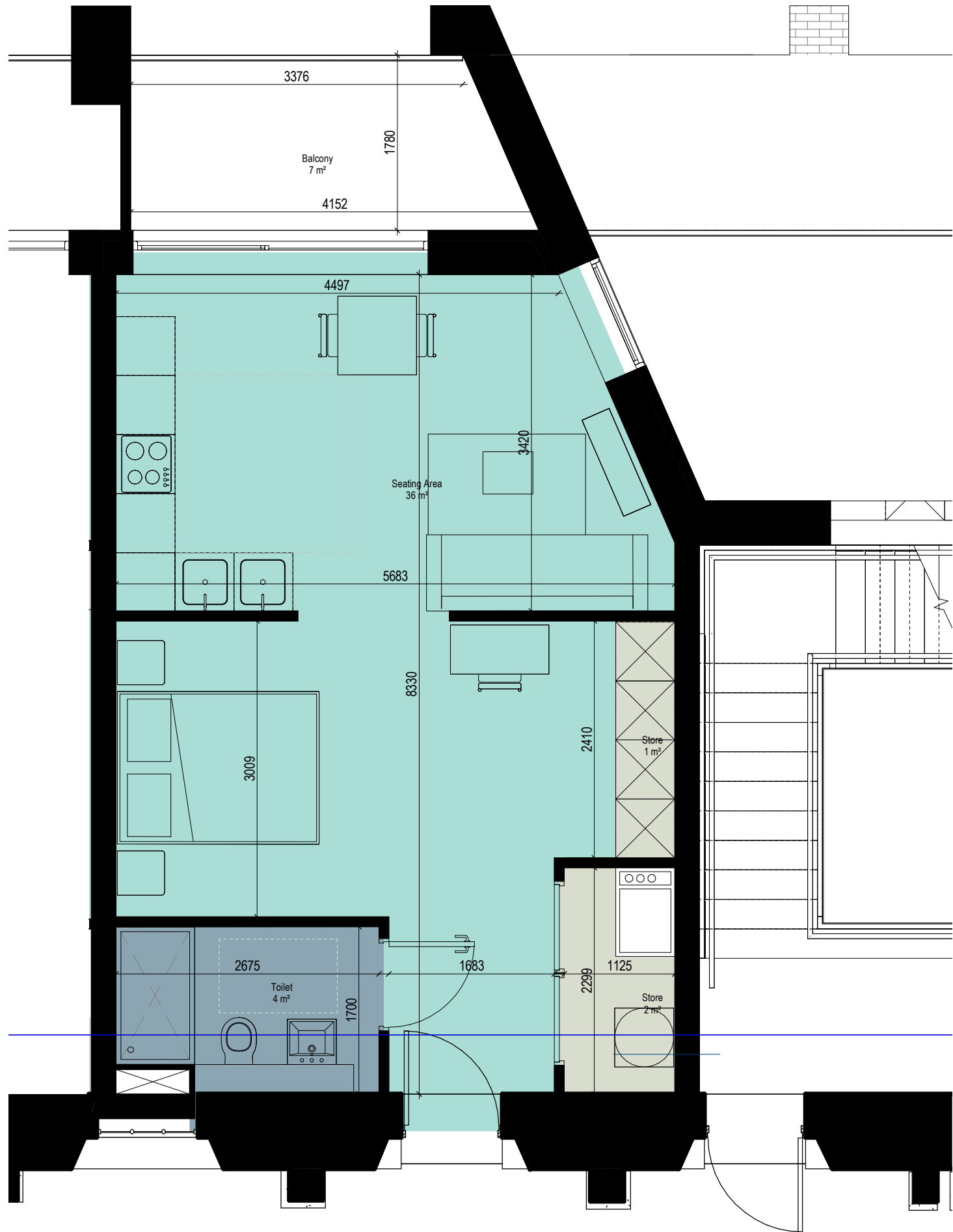
LOCATION

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

DRAWING

Unit AA Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-P-196	P2	



1 Unit Type AB Area Plan
Scale - 1 : 50

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

A3

Apartment Type AB		
Name	Area	Area Percentage
Seating Area	36 m²	71%
Balcony	7 m²	13%
Toilet	4 m²	9%
Store	2 m²	4%
Store	1 m²	3%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit AB Area Plan

PROJECT NUMBER	DATE
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50	DRAWN/CHECKED: 10/09/20 Author/ Checker

STATUS CODE: DRAWING NUMBER REVISION

A1 CLN-MCM-P-197 P2



1 Unit Type AC Area Type
Scale - 1 : 50

Apartment Type AC		
Name	Area	Area Percentage
Seating Area	32 m²	47%
Bedroom 1	21 m²	31%
Balcony	6 m²	8%
Toilet	4 m²	6%
Store	3 m²	5%
Store	2 m²	3%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

LOCATION

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

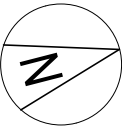
DRAWING

Unit AC Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/09/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-P-198	P2	



1 Unit Type AF Are Plan
Scale - 1 : 50



Apartment Type AF		
Name	Area	Area Percentage
Seating Area	27 m²	47%
Bedroom 1	17 m²	30%
Balcony	6 m²	10%
Toilet	4 m²	7%
Store	2 m²	4%
Store	1 m²	3%

P2	APR 21	Issued for Planning	DT	SP
P1	NOV 20	Issued for Pre-Application Consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

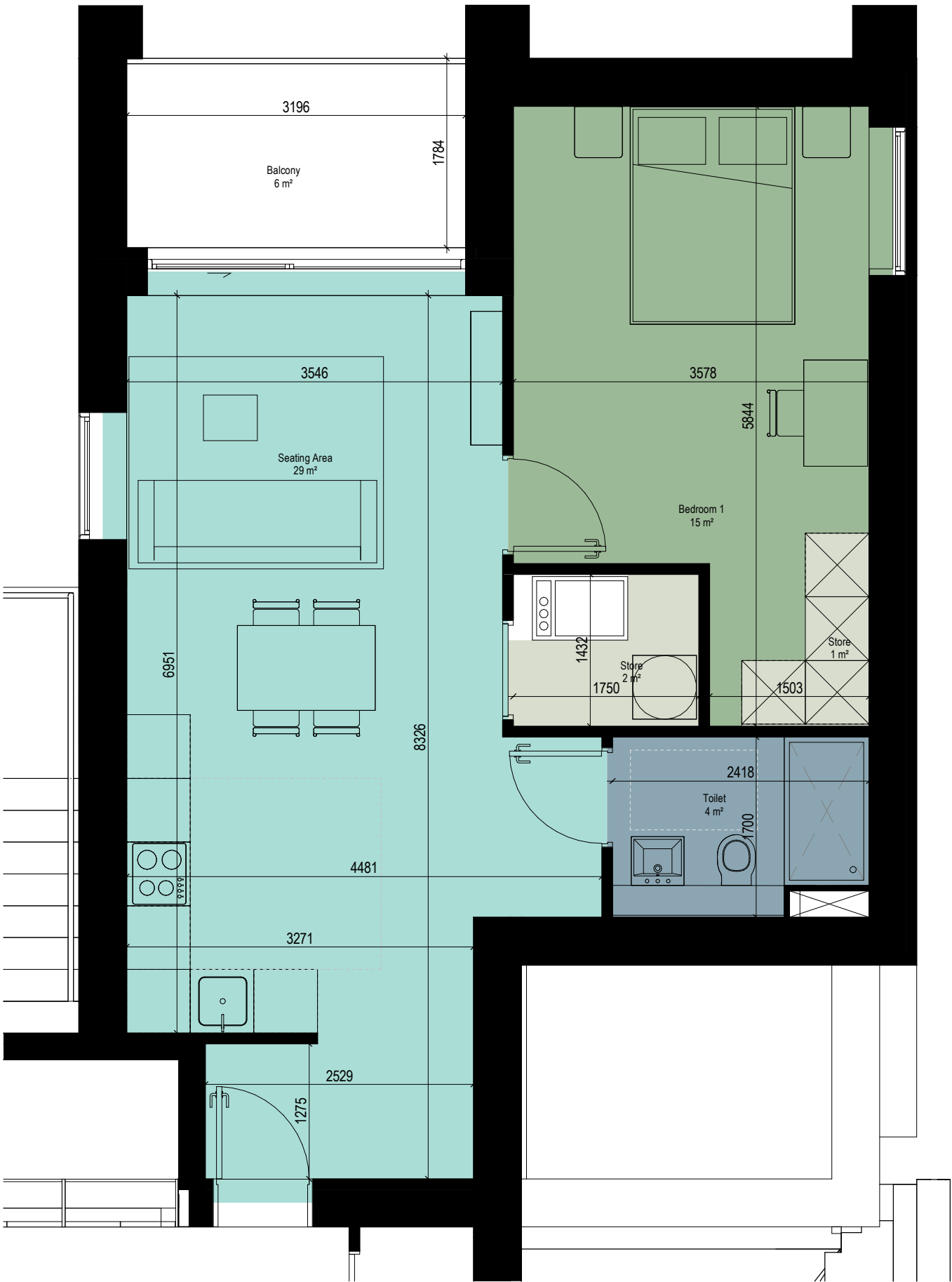
LOCATION

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

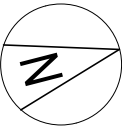
DRAWING

Unit AF Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/12/20 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-P-201	P2	



1 Unit Type A1
Scale - 1 : 50



Apartment Type A1		
Name	Area	Area Percentage
Seating Area	29 m²	51%
Bedroom 1	15 m²	27%
Balcony	6 m²	10%
Toilet	4 m²	7%
Store	2 m²	3%
Store	1 m²	3%

P1	APR 21	Issued for Planning	DT	SP
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

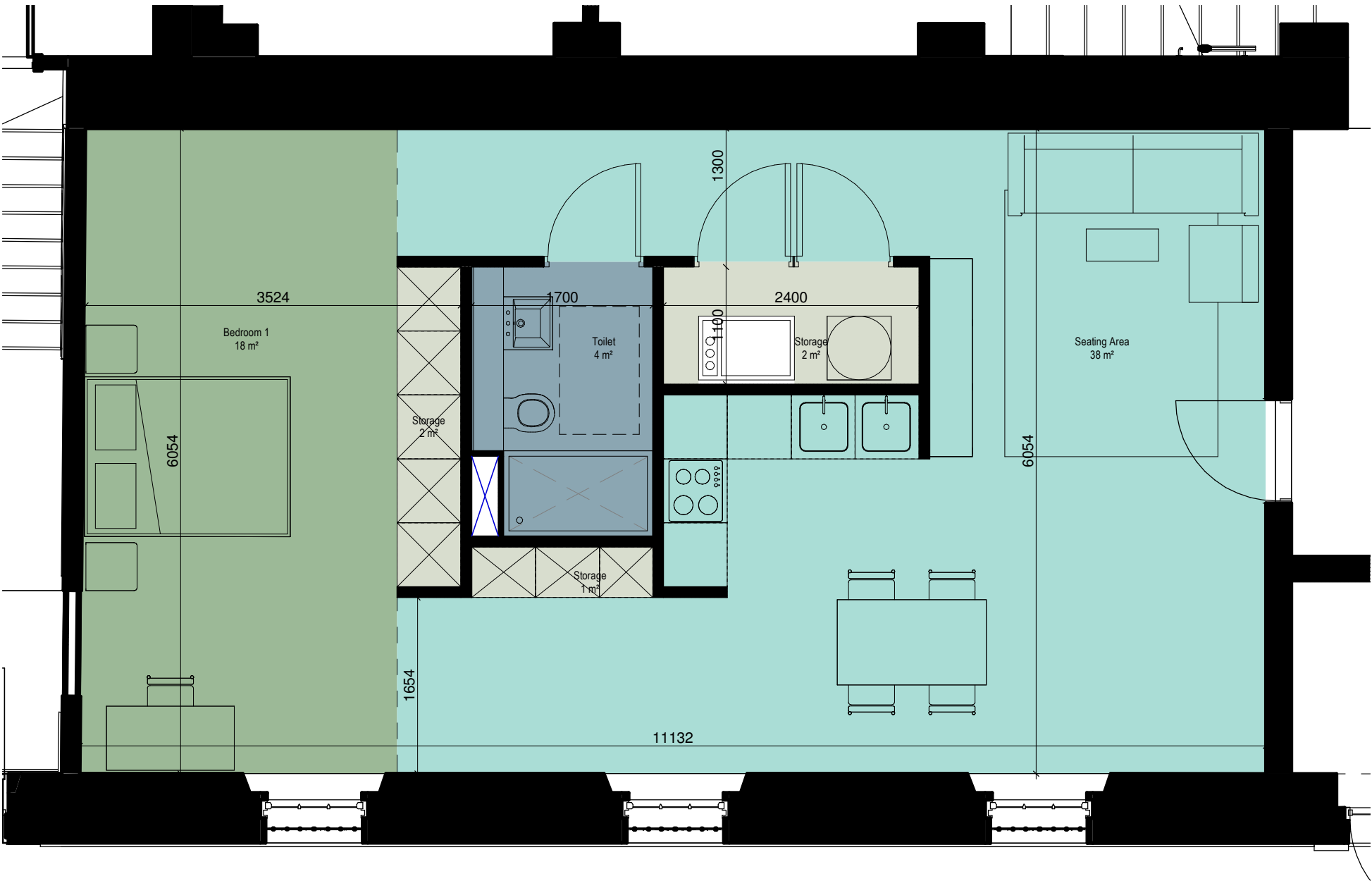
LOCATION

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

DRAWING

Unit A1 Area Plan

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 05/04/21 Author/ Checker	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	P-202	P1	



1 Unit Type AG Area
Scale - 1 : 50

Apartment Type AG		
Name	Area	Area Percentage
Seating Area	38 m²	59%
Bedroom 1	18 m²	28%
Toilet	4 m²	6%
Storage	2 m²	3%
Storage	2 m²	3%
Storage	1 m²	1%

P1	NOV 20	Issued for Pre Application consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

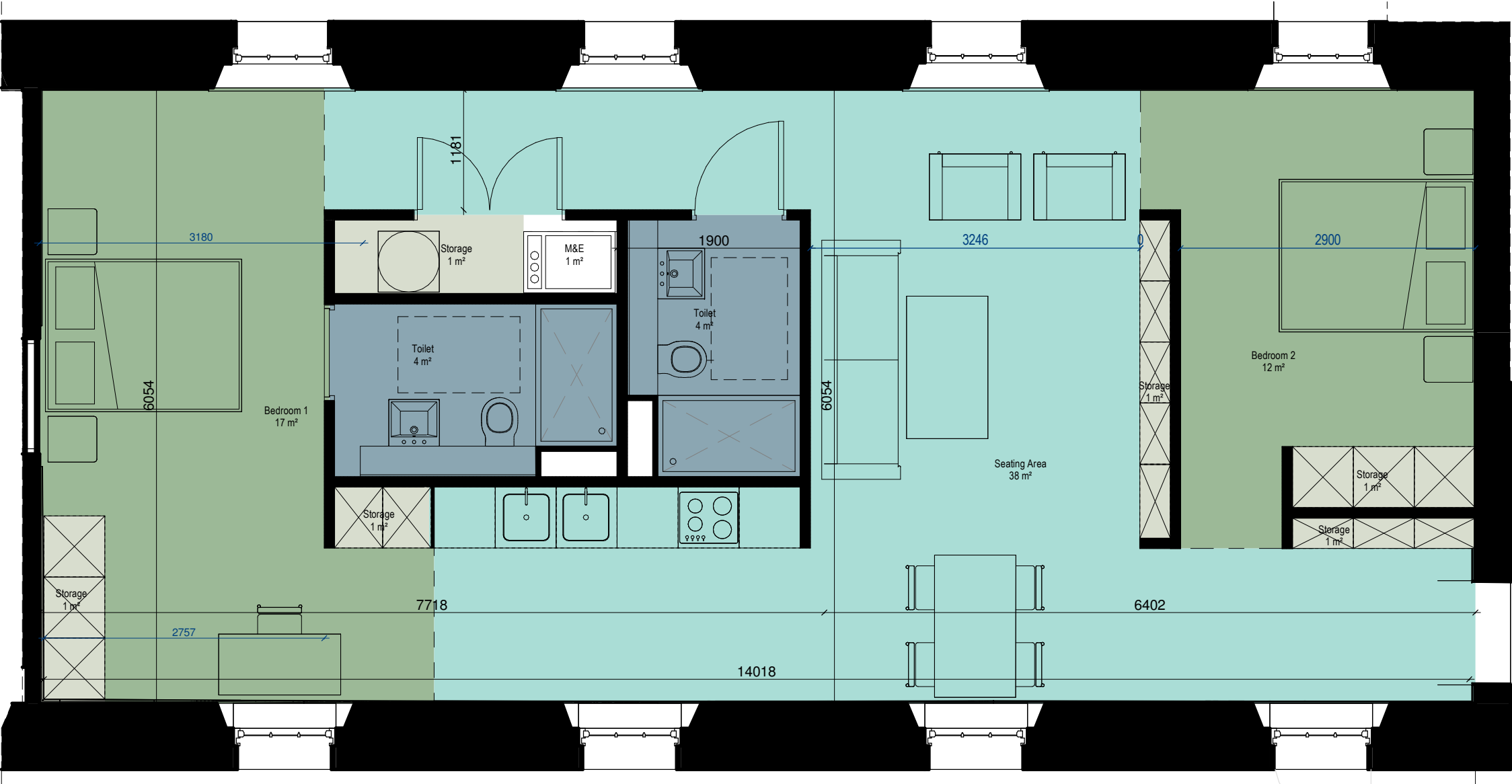
LOCATION

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

DRAWING

Unit AG

PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/12/20 FG/ ROC	
STATUS CODE:	DRAWING NUMBER	REVISION	
A1	CLN-MCM-E3-ZZ-DR-A-P-202	P1	



1 Unit Type AH Area
Scale - 1 : 50

Apartment Type AH		
Name	Area	Area Percentage
Seating Area	38 m²	46%
Bedroom 1	17 m²	21%
Bedroom 2	12 m²	14%
Toilet	4 m²	5%
Toilet	4 m²	5%
Storage	1 m²	2%
Storage	1 m²	1%
Storage	1 m²	1%
M&E	1 m²	1%
Storage	1 m²	1%
M&E	1 m²	1%
Storage	1 m²	1%
Storage	1 m²	1%

P1	NOV 20	Issued for Pre Application consultation	DT	IB
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME

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

PROJECT NAME

Holy Cross College SHD

LOCATION

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

DRAWING

Unit AH

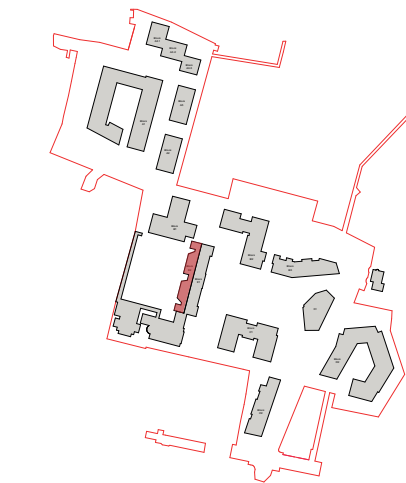
PROJECT NUMBER		DATE	
SCALE@ A3: CLN-MCM-00-ZZ-M3-A-C0003 1 : 50		DRAWN/CHECKED: 10/12/20 FG/ ROC	
STATUS CODE:	DRAWING NUMBER		REVISION
A1	CLN-MCM-E3-ZZ-DR-A-P-203		P1

9.3 Appendix 03

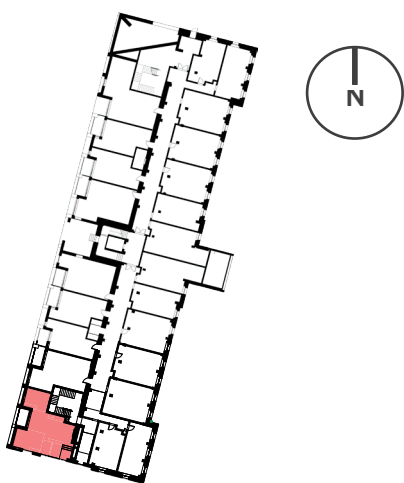
DUAL ASPECT DRAWINGS & UNIT TYPOLOGIES

Dual Aspect Unit Analysis - Block E2

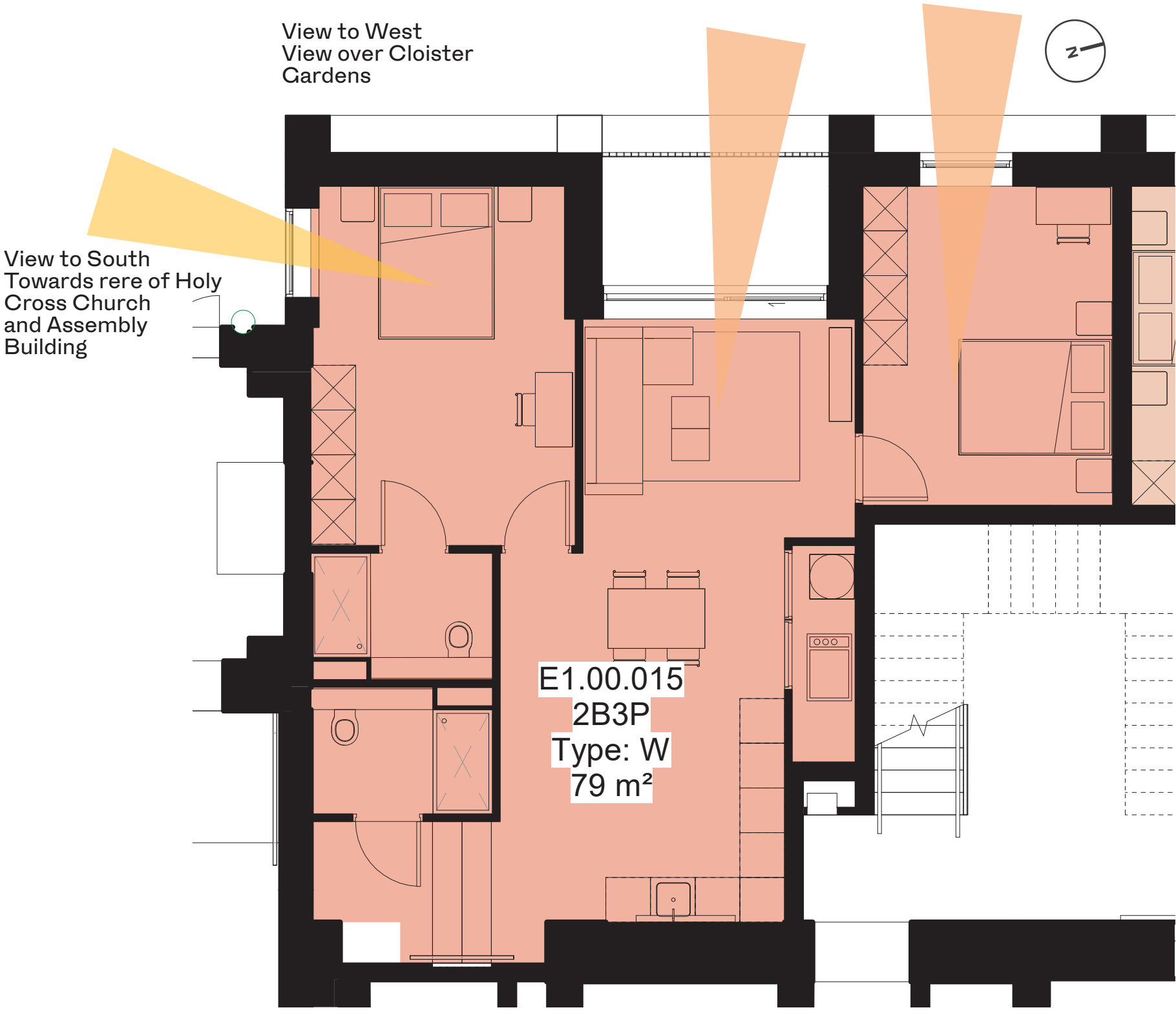
Design Principle	Parameters Achieved
Unit Type	MCM-Type W (2 bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) South South West
View	Unobstructed open view over the Cloister Gardens
Return Depth	>3m
Window Size + Area (1) Aspect 1 (2) Aspect 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



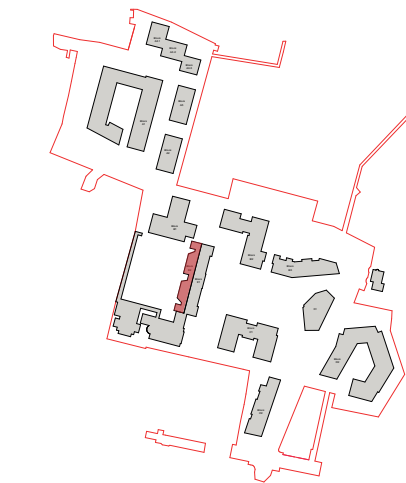
Plan - Block E1 + E2 Keyplan



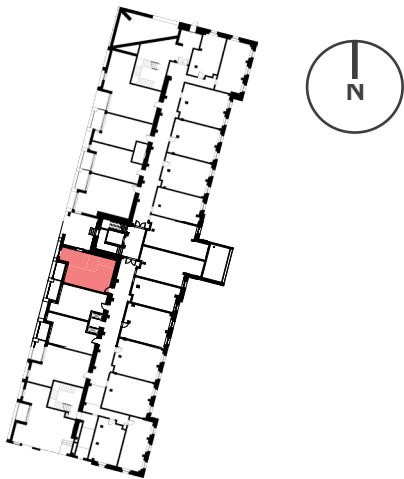
- (1) Aspect 1
- (2) Aspect 2

Dual Aspect Unit Analysis - Block E2

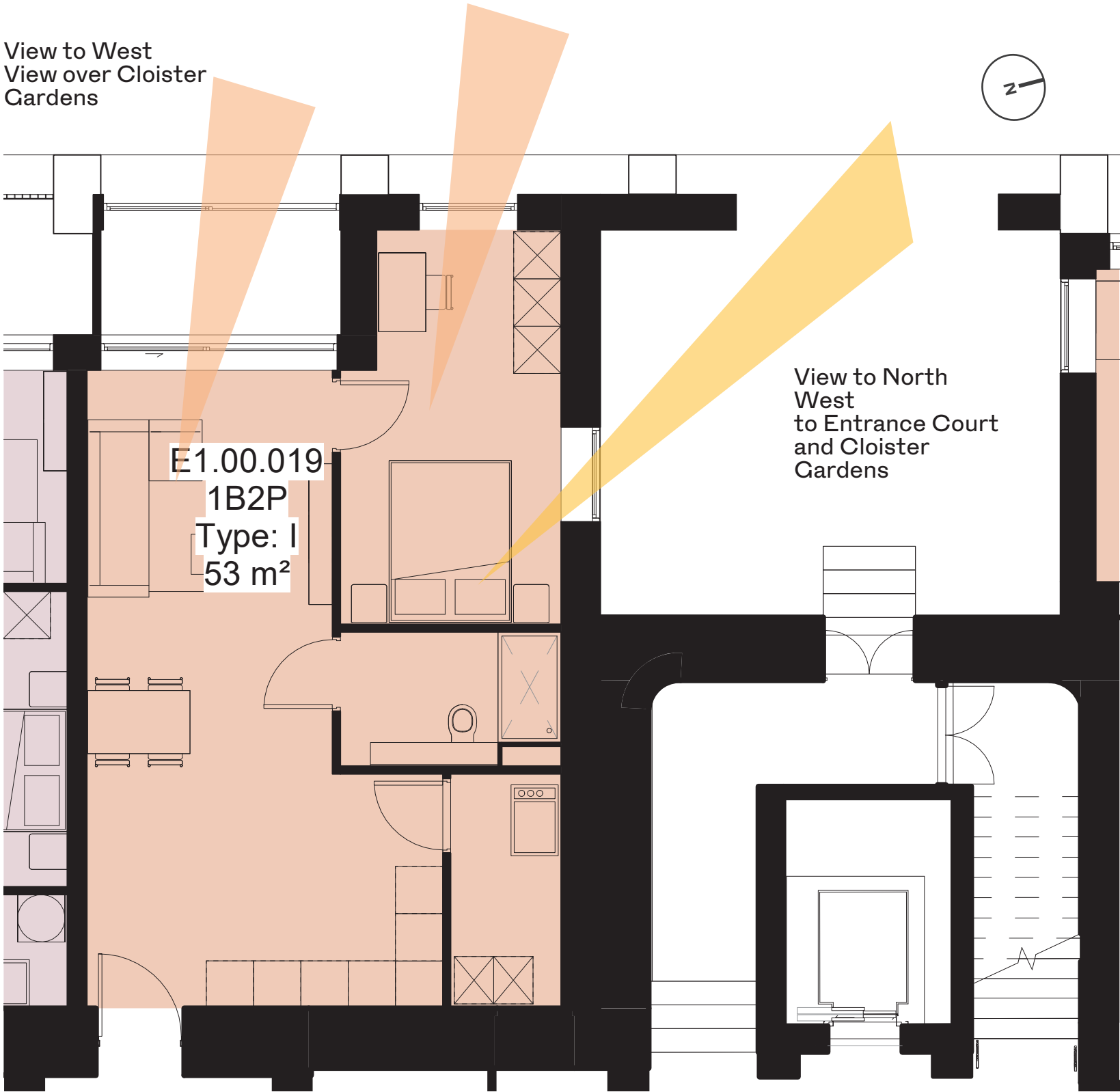
Design Principle	Parameters Achieved
Unit Type	MCM-Type I (1bed)
Aspect	West North West / North North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North West
View	Unobstructed open view over the Cloister Gardens
Return Depth	>3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(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%
Cross Ventilation	(Y)
Opposing windows	(N)



Plan - Site Keyplan



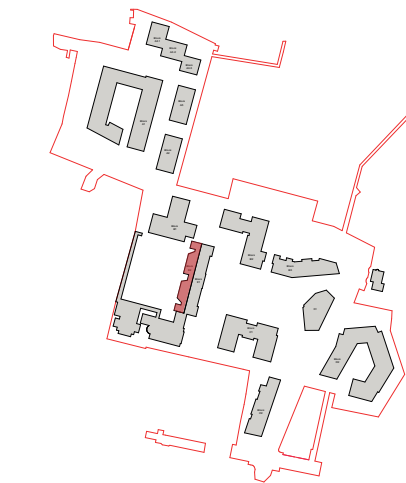
Plan - Block E1 + E2 Keyplan



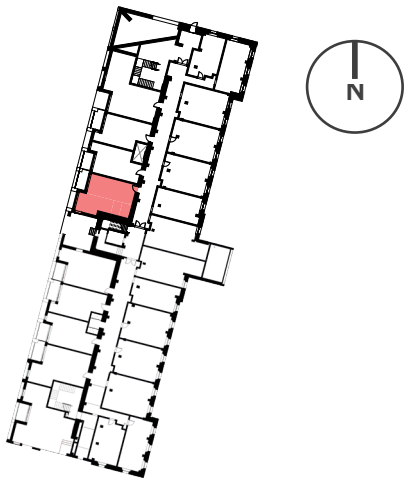
- (1) Aspect 1
- (2) Aspect 2

Dual Aspect Unit Analysis - Block E2

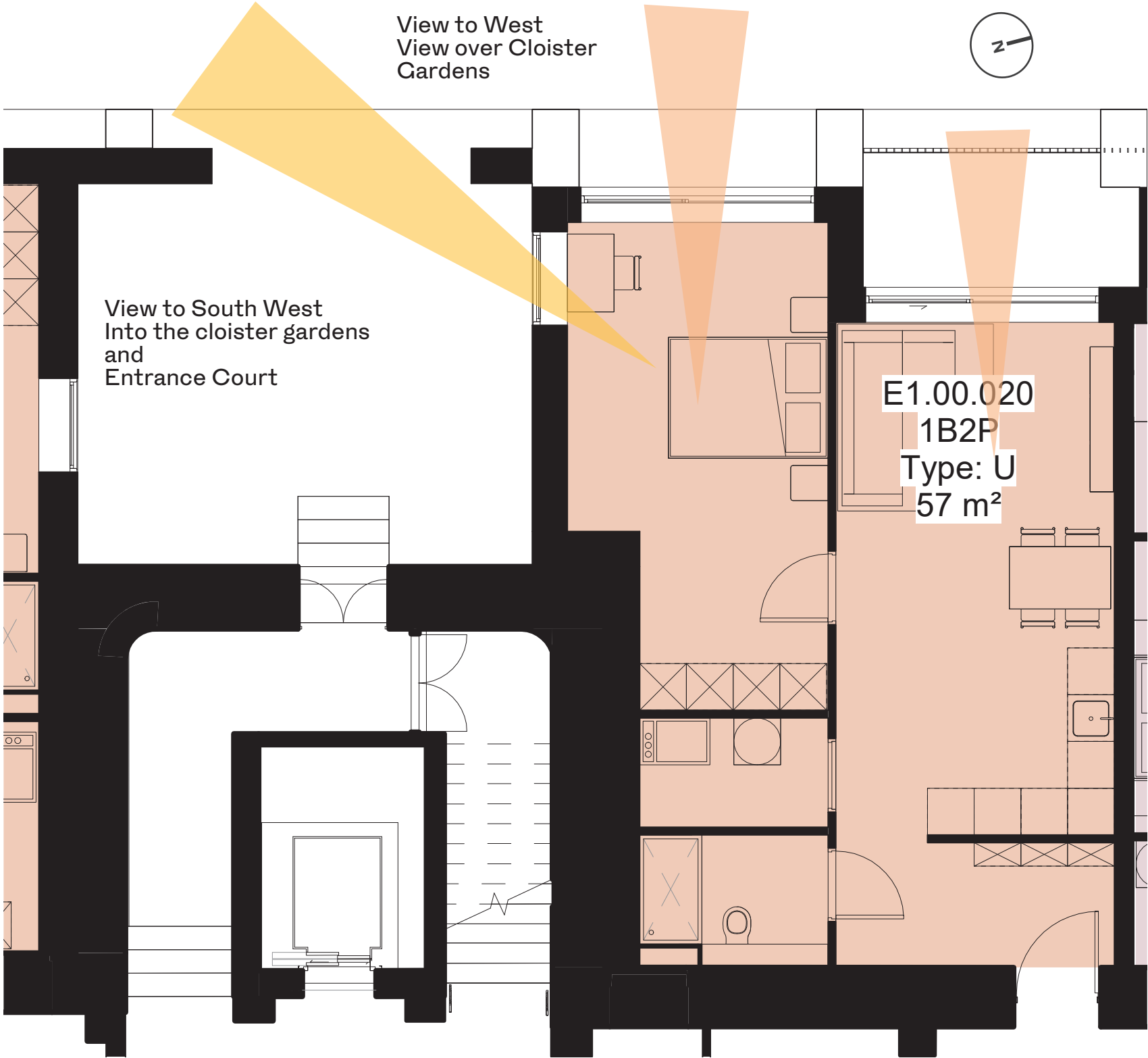
Design Principle	Parameters Achieved
Unit Type	MCM-Type U (1 bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) South South West
View	Unobstructed open view over Cloister Garden
Return Depth	>3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 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)
Opposing windows	(N)



Plan - Site Keyplan



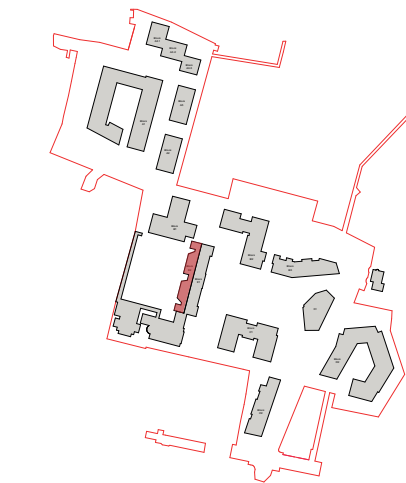
Plan - Block E1 + E2 Keyplan



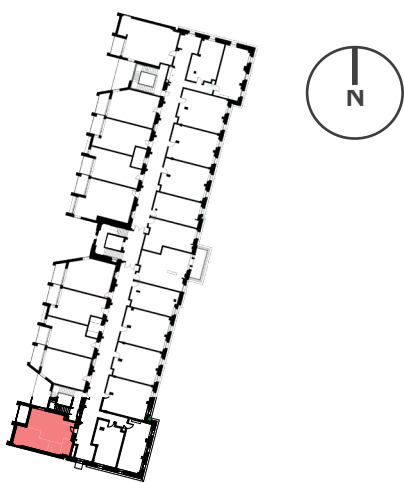
- (1) Aspect 1
- (2) Aspect 2

Dual Aspect Unit Analysis - Block E2

Design Principle	Parameters Achieved
Unit Type	MCM-Type 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%
Cross Ventilation	(Y)
Opposing windows	(N)



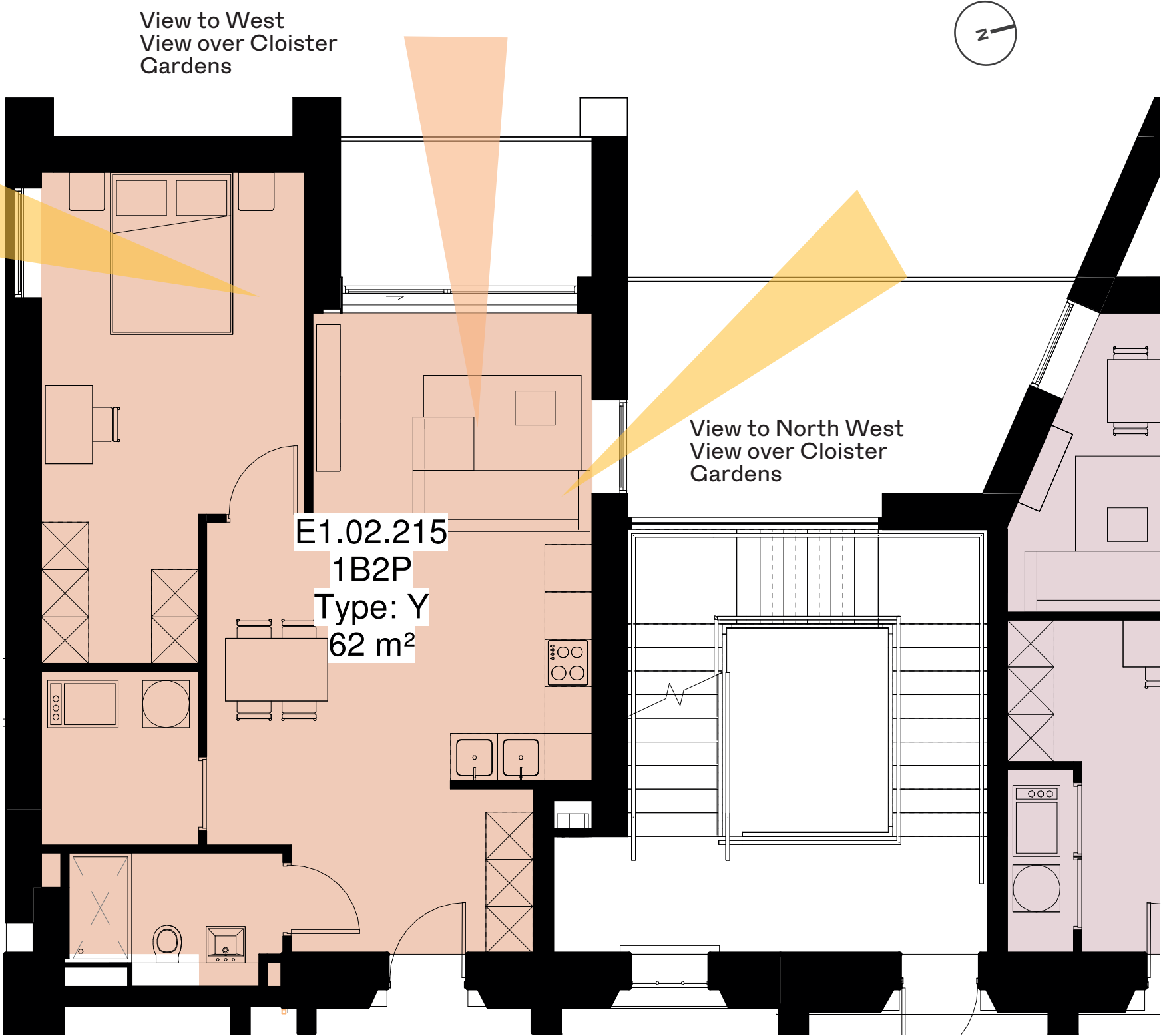
Plan - Site Keyplan



Plan - Block E1 + E2 Keyplan



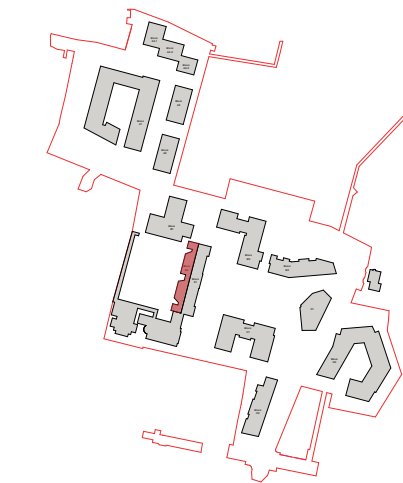
View to South Of
rere elevation of Holy
Cross Church and
Assembly Building



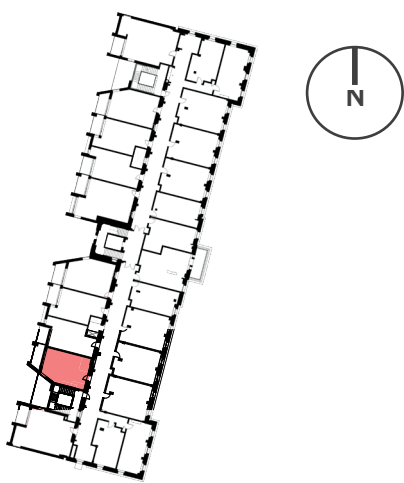
- (1) Aspect 1
- (2) Aspect 2

Dual Aspect Unit Analysis - Block E2

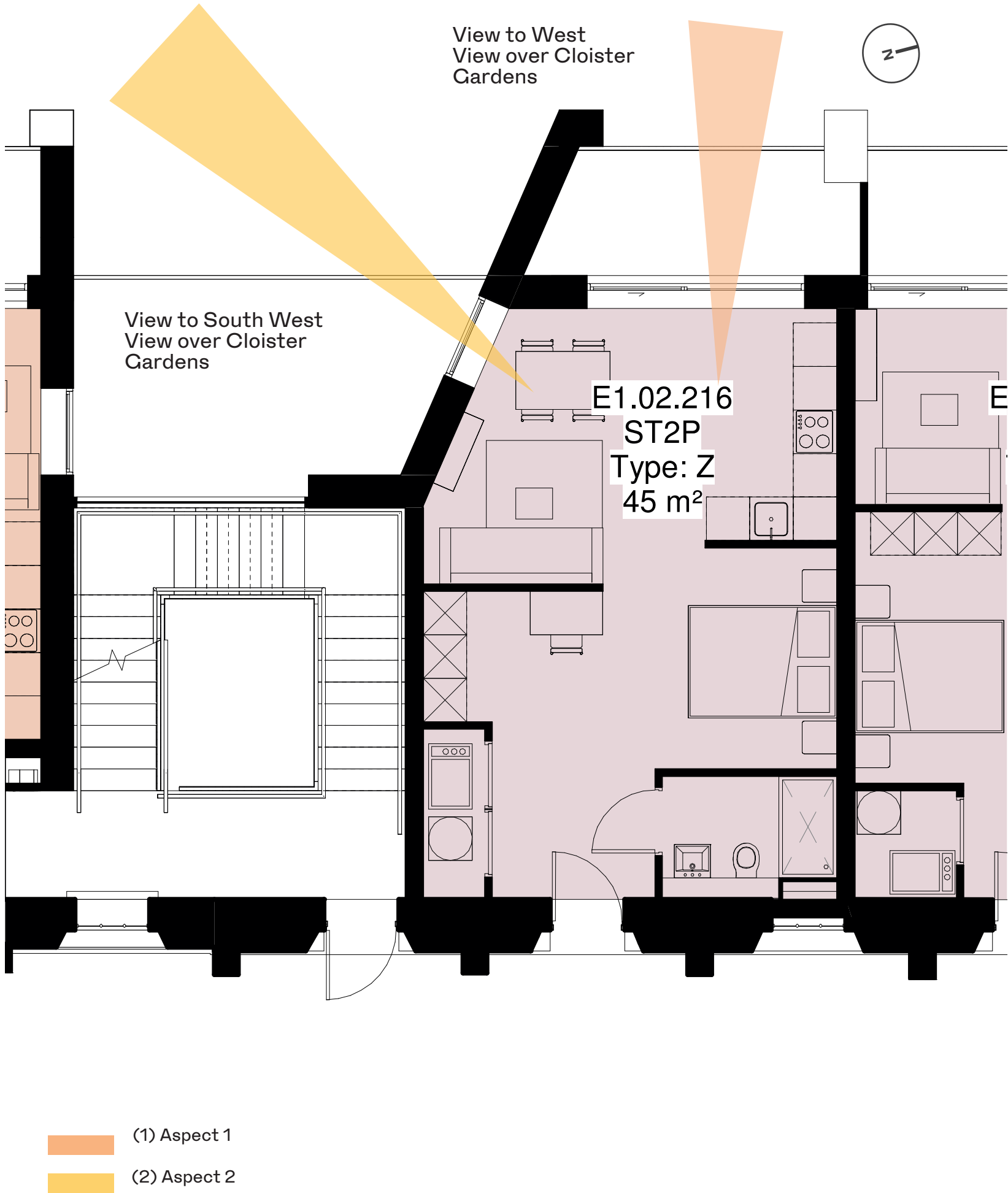
Design Principle	Parameters Achieved
Unit Type	MCM-Type Z (studio)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) South South West
View	Unobstructed open view over the Cloister Gardens
Return Depth	>3m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.4m (h) X 3.00m (w); 7.2sqm (2) 2.4m (h) X 1.20m; 2.88sqm
Enhanced ADF	E1.02.216 Living ADF 3.7% ADF without Western window 2.9%
Cross Ventilation	(Y)
Opposing windows	(N)



Plan - Site Keyplan

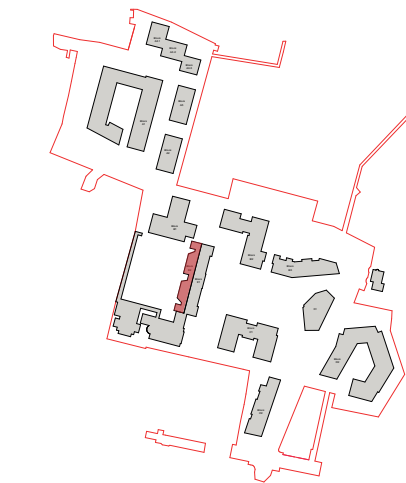


Plan - Block E1 + E2 Keyplan

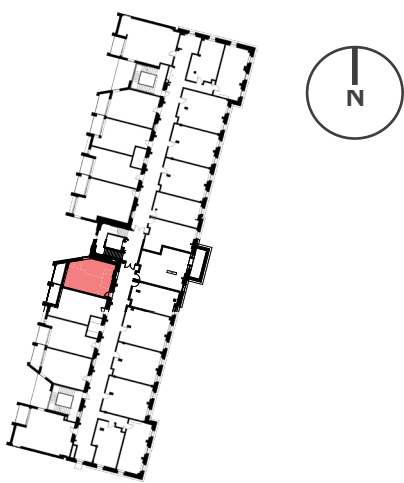


Dual Aspect Unit Analysis - Block E2

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)
Opposing windows	(N)



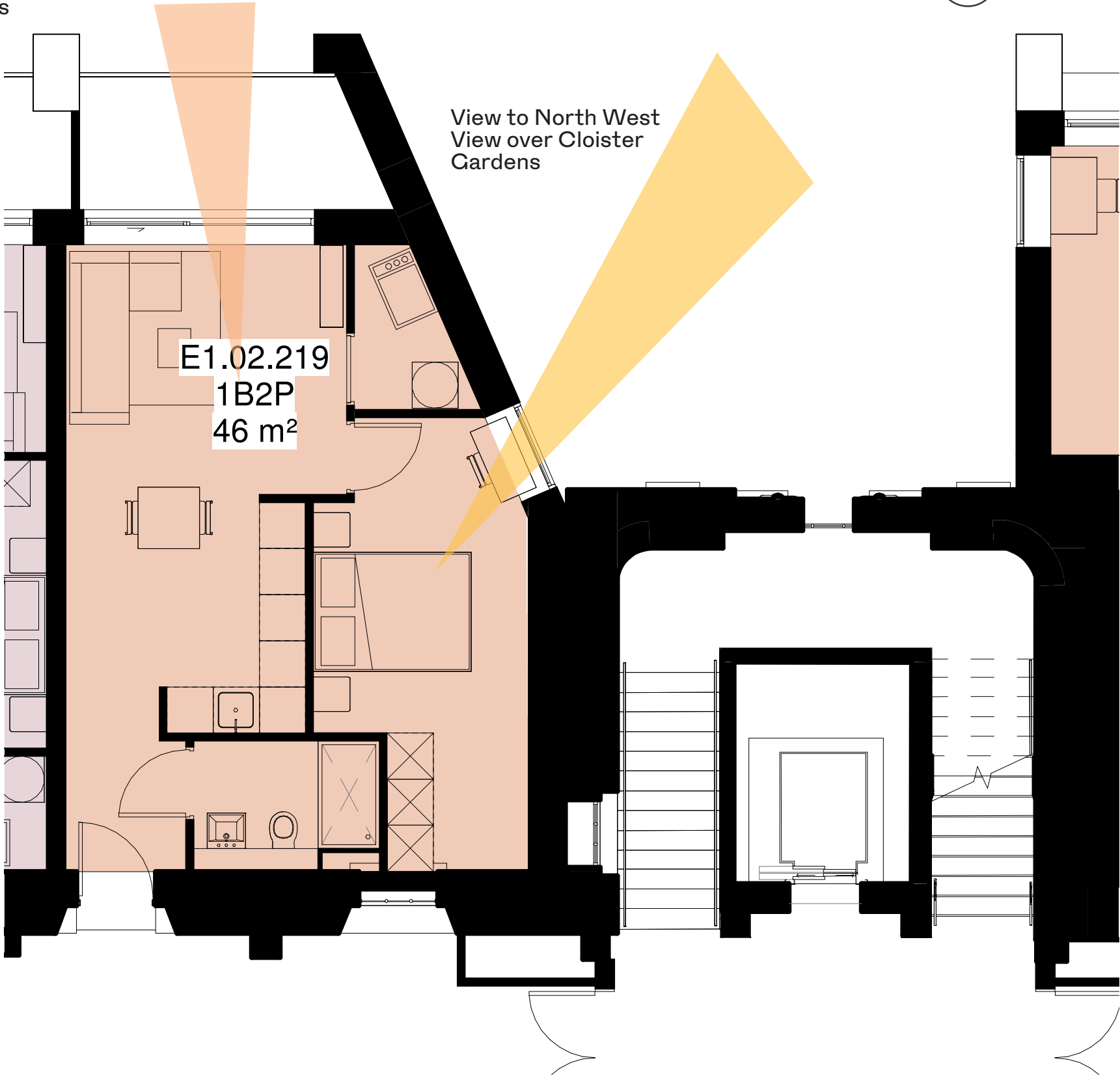
Plan - Site Keyplan



Plan - Block E1 + E2 Keyplan



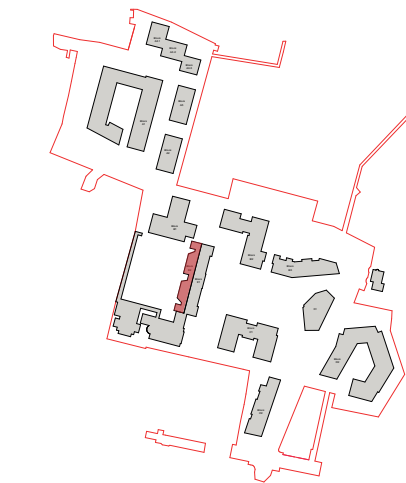
View to West
View over Cloister
Gardens



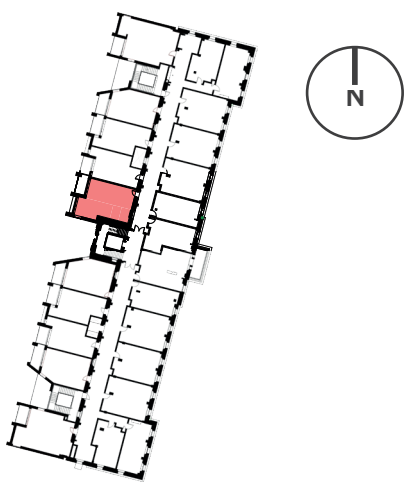
- (1) Aspect 1
- (2) Aspect 2

Dual Aspect Unit Analysis - Block E2

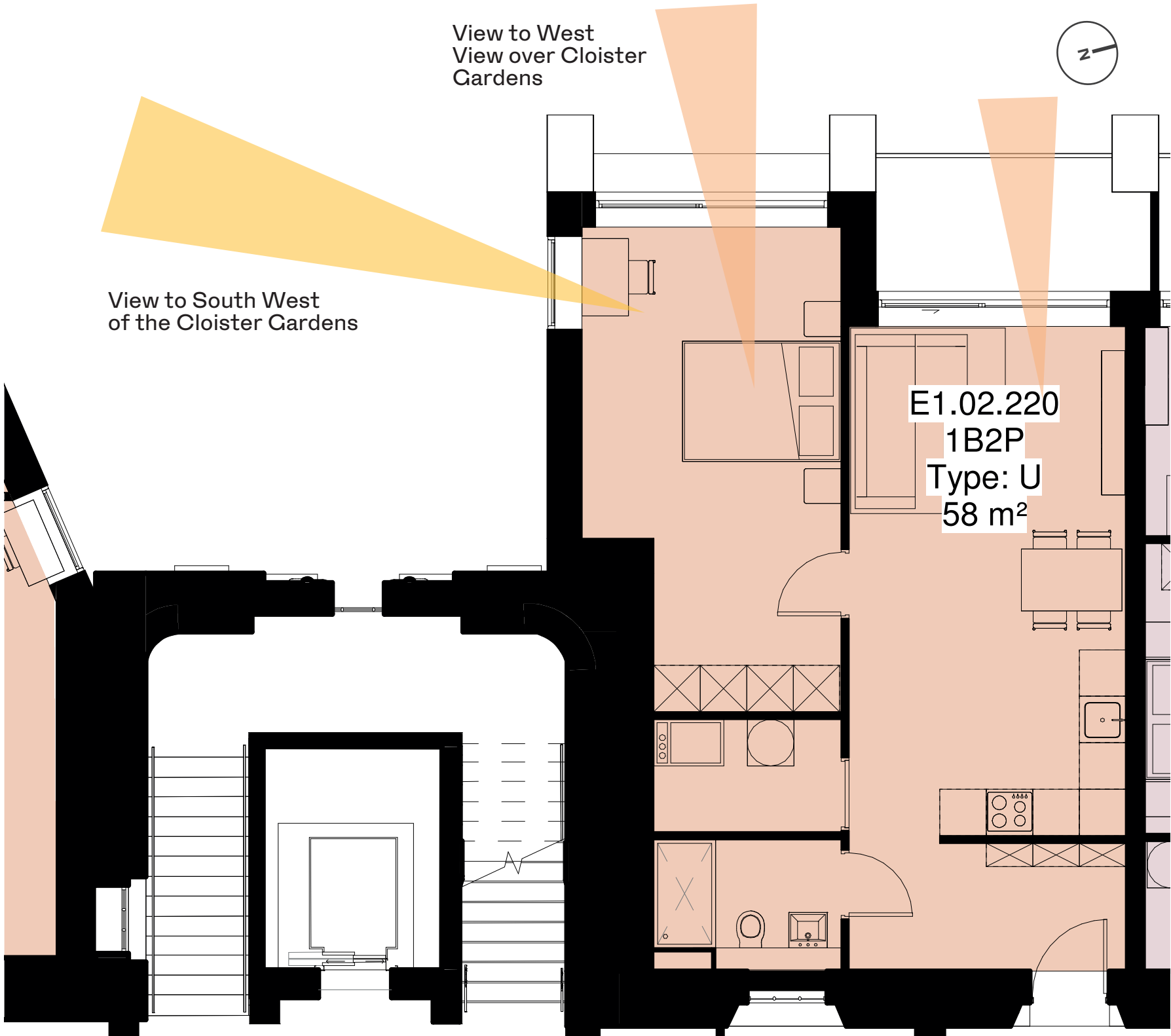
Design Principle	Parameters Achieved
Unit Type	MCM-Type U (1 bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) South South West
View	Unobstructed open view over the Cloister Gardens
Return Depth	>3m
Window Size + Area (1) Aspect 1 (2) Aspect 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
Cross Ventilation	(Y)
Opposing windows	(N)



Plan - Site Keyplan



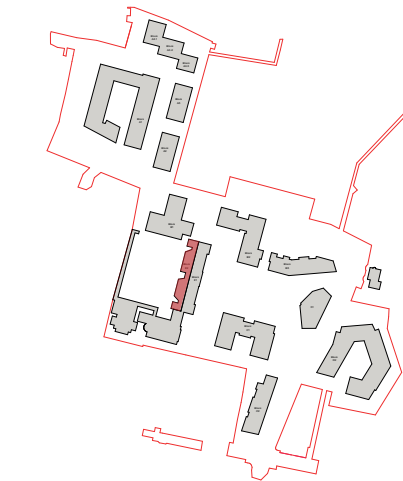
Plan - Block E1 + E2 Keyplan



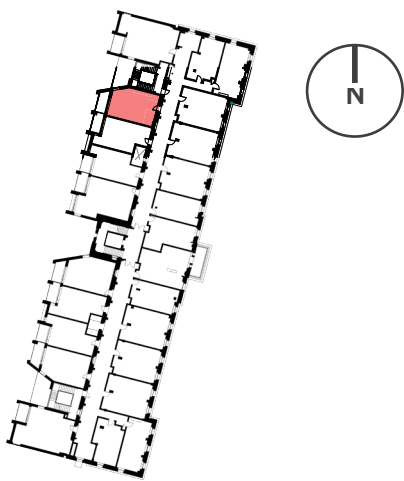
- (1) Aspect 1
- (2) Aspect 2

Dual Aspect Unit Analysis - Block E2

Design Principle	Parameters Achieved
Unit Type	MCM-Type 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%
(2) Aspect 2	(Y)
Opposing windows	(N)

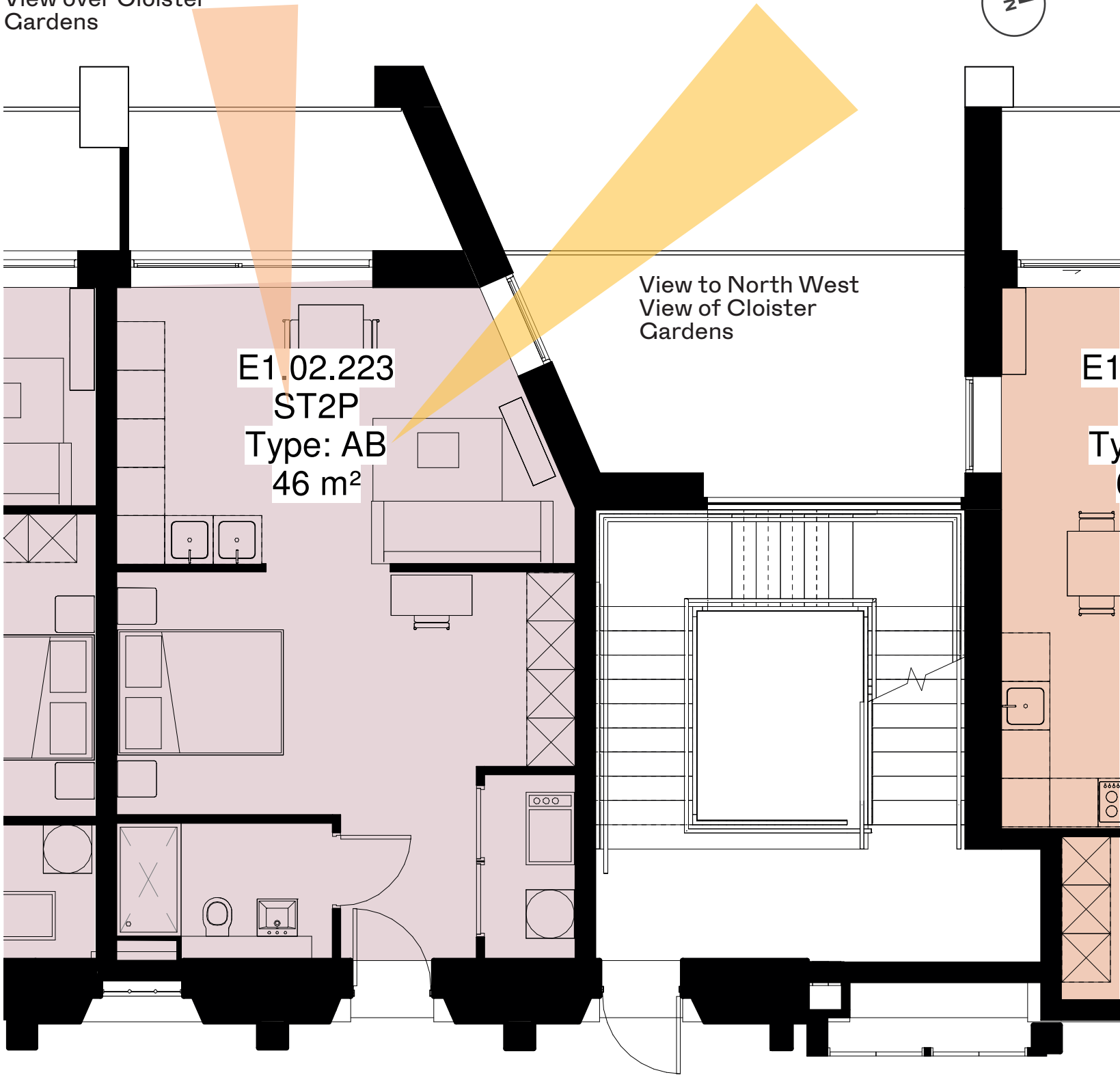


Plan - Site Keyplan



Plan - Block E1 + E2 Keyplan

View to West
View over Cloister
Gardens



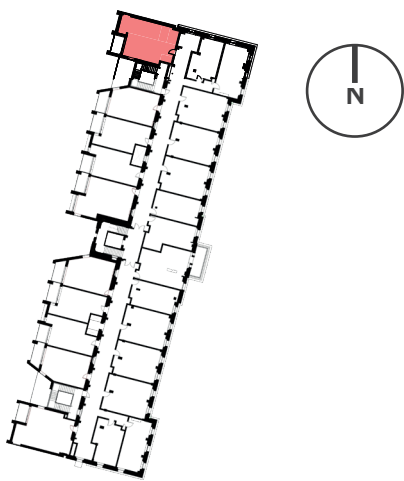
- (1) Aspect 1
- (2) Aspect 2

Dual Aspect Unit Analysis - Block E2

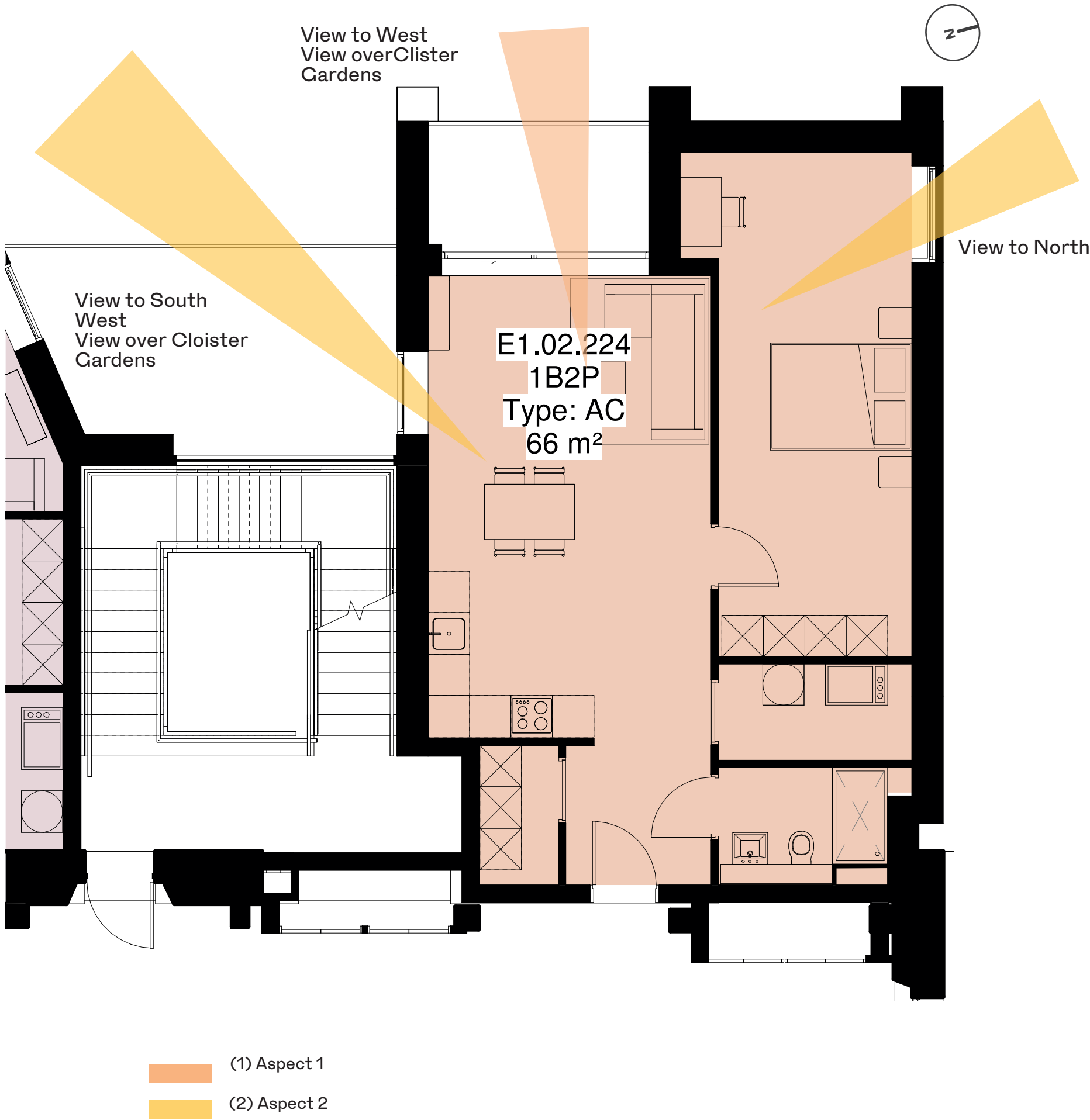
Design Principle	Parameters Achieved
Unit Type	MCM-Type AC (1 bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2 (3) Aspect 3	(1) West North West (2) South South West (3) North North West
View	Unobstructed open view over the Cloister Gardens
Return Depth	>3m
Window Size + 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
Cross Ventilation	(Y)
Opposing windows	(N)



Plan - Site Keyplan



Plan - Block E1 + E2 Keyplan



9.4 Appendix O4

PRE-APPLICATION CONSULTATION

Overview

Summary of issues raised in by DCC during pre-application consultation request.

General response to planning issued raised. The points raised in the ABP pre-application consultation have been addressed with the DCC Conservation Officer. Item 12 and 13 below have not been addressed by separate correspondence as this represents a general view on the overall project approach. The submissions have been acknowledged by the Conservation Officer, but no confirmations have been received.

SEMINARY BUILDING

Issue Raised: Wide corridor to rear - clarification required on how this is achieved in structural terms.

Reponse: Detailed plans submitted showing existing structural plan for the Seminary with intermediate column; plan of apartments submitted showing intermediate column embedded within rooms.

Issue Raised: Clarify whether existing concrete floors will be removed or retained in the proposed works.

Response: Structural plan submitted; confirmed that the concrete floors will be retained. Photographs of reconstruction of interior of the Seminary 1960's submitted.

Issue Raised: Rear elevation of the Protected Structure is almost completely subsumed and dominated by the new building, which is just below the height of the ridge, but significantly higher than the existing parapet height of the Protected Structure.

Response: See note above. This point has been addressed in all discussions on the project with DCC/ ABP. The design approach was integral to the alteration of the Seminary for residential use- with the proposal that the existing arrangement with cloister behind the main elevation was an unrealized opportunity and that adding a new façade which specifically addressed it was a significant and positive intervention. Discussions on the relationship of new elements to existing in terms of height and bulk are constant and vary considerably from architect to architect. It was proposed that this extension had a good relationship with the existing building, that it 'completed' its architecture by providing a new façade to the courtyard, that it was well modulated in its material and architectural relationship, and was set out so that it was only very slightly visible from the front façade.

Issue Raised: Loss of historic (albeit replacement) floor plan of the central corridor and cellular rooms on the upper two levels.

Response: See note above. This point has been addressed in all discussions on the project with DCC/ ABP. The design approach was based on using the generous rere corridor on the lower two levels and extending this throughout the building, with windows at either end. Given the relatively modern character of the interior, this was proposed as a valid change and a significant improvement on the existing situation.

Issue Raised: Conservation officer requires a greater sense from the internal elevations of the architectural character of the rear wall of the building, which will provide access into the new rear extension through former window.

Response: Drawings submitted showing a more detailed exploration of the opes on the rere wall of the existing Seminary. This showed means of access to the apartments and how the existing opes would be used in conjunction with lightwells.

Issued Raised: A crane location is indicated in the middle of the former Seminary/Block E1/E2 on BM Drawing CLA-BMD-00-ZZ-DR-C-3005 PL1 – I have serious concerns about the potential adverse impacts this would have on the Protected Structure and recommend that this is reconsidered.

Response: This was noted as a mistake; confirmed that no crane will be located within the Seminary block.

HOLY CROSS CHURCH

Issue Raised: The tabernacle and altar are indicated in blue on the demolition drawing (signifying removal?) and a new timber clad enclosure is indicated beneath the baldachino, with a timber ramp in front; this shall be clarified.

Response: This comment lead to a meeting with the Church authorities and a clarification both of the fittings that were staying in the church, and a list of those that were proposed to be removed to a new setting. The Conservation Officer wanted clarity on each item, where it was going, method statements for its removal and storage etc. There were three additional items which the Church did not wish to take, but which had to be moved within the scheme; these were also set out on a drawing (removal of cross to main elevation, moving of organ in FF link building to church, re-use of sacristy furniture in Library).

Following consultation with the Church- who were engaged in a process of finding new locations for items, and were finding difficulty in the current COVID conditions in getting the relevant craftspeople and removal companies to site- MCMA/David Slattery Conservation Architects requested that the Conservation Officer accept a clear draft submission on this subject, with a view to conditioning full descriptions and method statements in any permission.

Drawings were prepared showing the location of each item; method statements by David Slattery Conservation Architects and Historic Buildings Consultants. The new intervention within the church and the new room under the baldachino have now been removed; revised drawings of this have not yet been presented to the Conservation Officer.

Issue Raised: Potential impacts of the proposed new sweep/curved wall to the rear of the church to facilitate vehicular turning circle – it seriously reduces the amount of circulation space around the apse of the church.

Response: New drawings submitted showing this space in more detail in plan and section. A new stairs/ramp fire escape at the side of the church was included in the submission.

Issue Raised; It is proposed that most of the mosaic panels will remain in place, and will be concealed by a hardwood panel. If this is the case, the panel should be openable, to facilitate inspection or viewing if required. Consideration may be given to leaving one of the panels exposed, as these mosaics are an intrinsic part of the Ambulatory, albeit their historic function is no longer relevant in the proposed new use.

Response: Mosaics to be retained in situ and covered. New drawings submitted showing new casing with opening section around mosaic panels.

Further Responses and Queries received Wednesday 24 March 2021 09:32

Issue Raised: On reflection, I am not happy about the removal of the cross from the apex of the Church – it is an intrinsic part of the building, as are the statues that flank it either side.

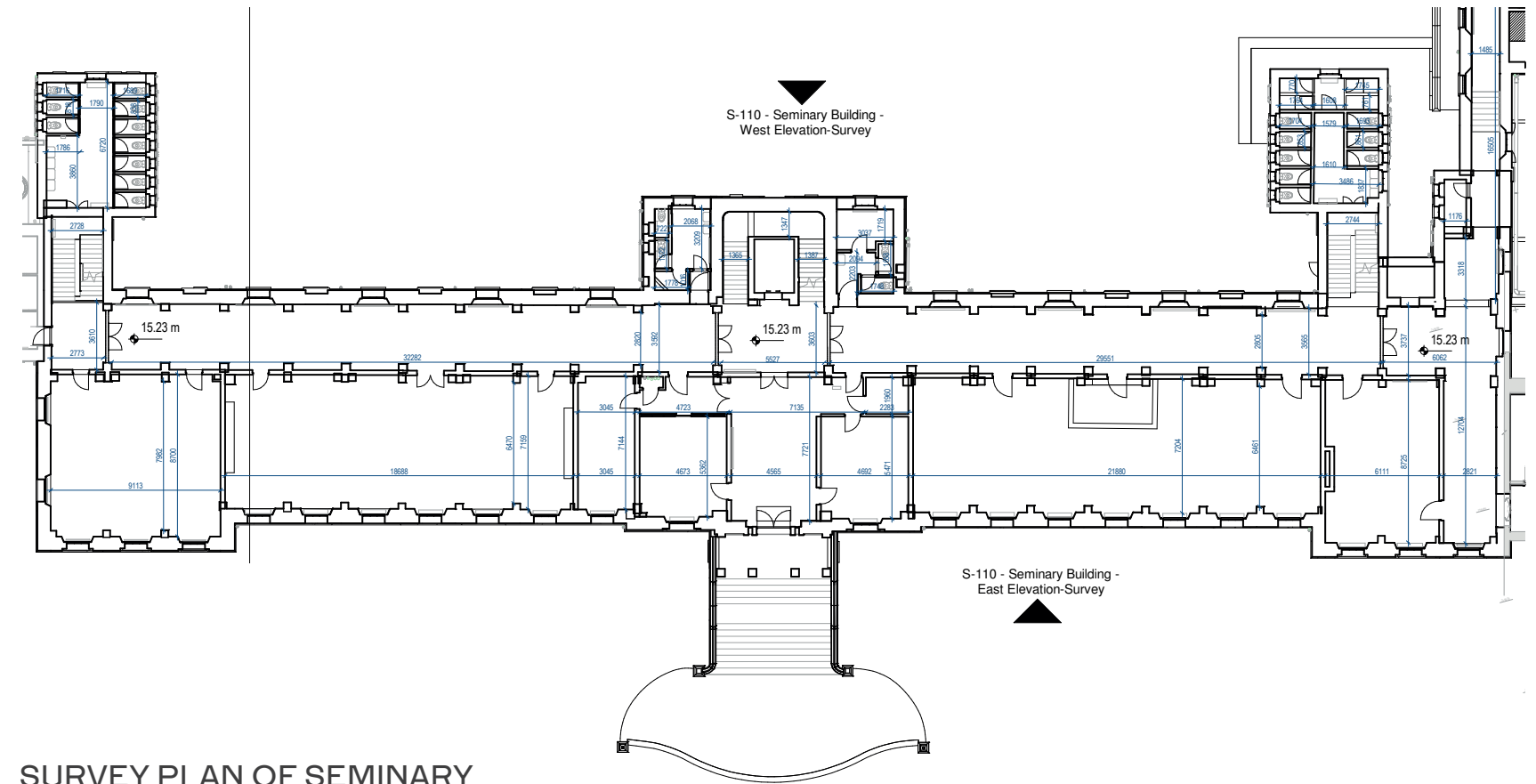
Response: It is not intended to remove the cross off the church and this has been confirmed in writing. Please note only the Seminary Cross will be removed.

Issue Raised: Proposed removal/relocation of the historic organ from the link building to be placed in the main church area. This will remove it entirely from its context within which it has been carefully positioned and place it in an environment where it will have no meaning and may be vulnerable in what will be a secular amenity space.

Response: In our view, the solution of moving it into the church is a good one. Leaving the organ in its original setting in the Link Block will completely compromise the apartment unit.

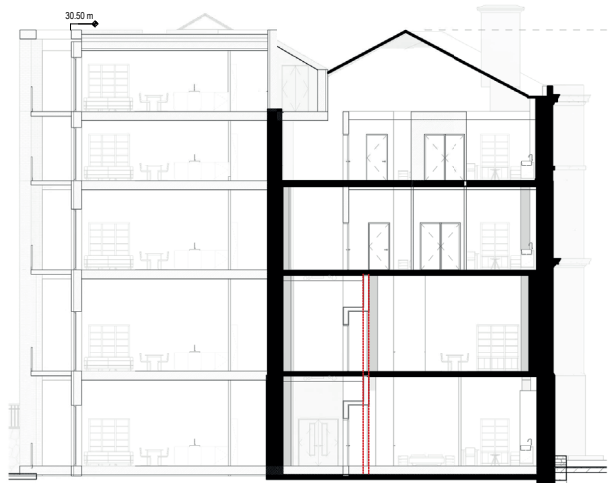
Issue raised: AS previously advised, the removal of the other sacred items such as the altars, which are a very important part of the character of this church, could only be permitted on the basis that they are being placed in an appropriate receiving environment, with full details of dismantling, protection, transportation, and reinstatement all to be detailed by means of survey drawings of existing, methodology for dismantling/reinstatement and detailed drawings of what will be left in position when these items are removed. I recommend that a level of interpretative information should be provided where items will be removed – this would form part of the detailing of what is to remain in place. These items will be conditioned in the planning application, if the details are not available at the time of lodging. I fully acknowledge the difficulties that COVID has placed on seeking the input of specialist contractors, but this information will be required.

Response: Refer to David Slattery Conservation Architects and Historic Buildings Consultants Documentation and Reports for Method Statements



SURVEY PLAN OF SEMINARY

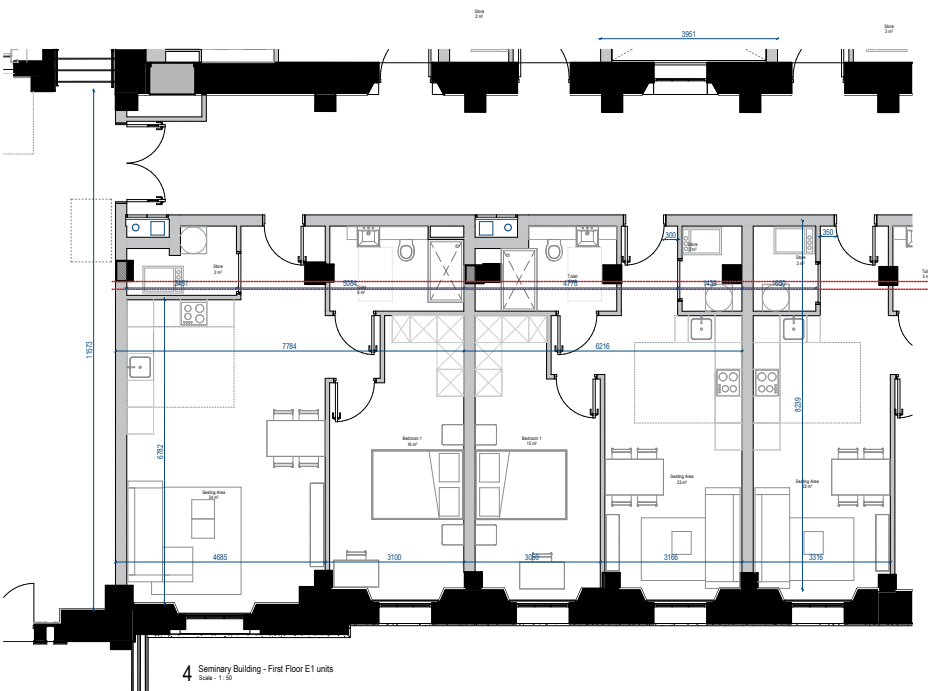




1 Seminary Building - Proposed Section DD2
Scale: 1:100

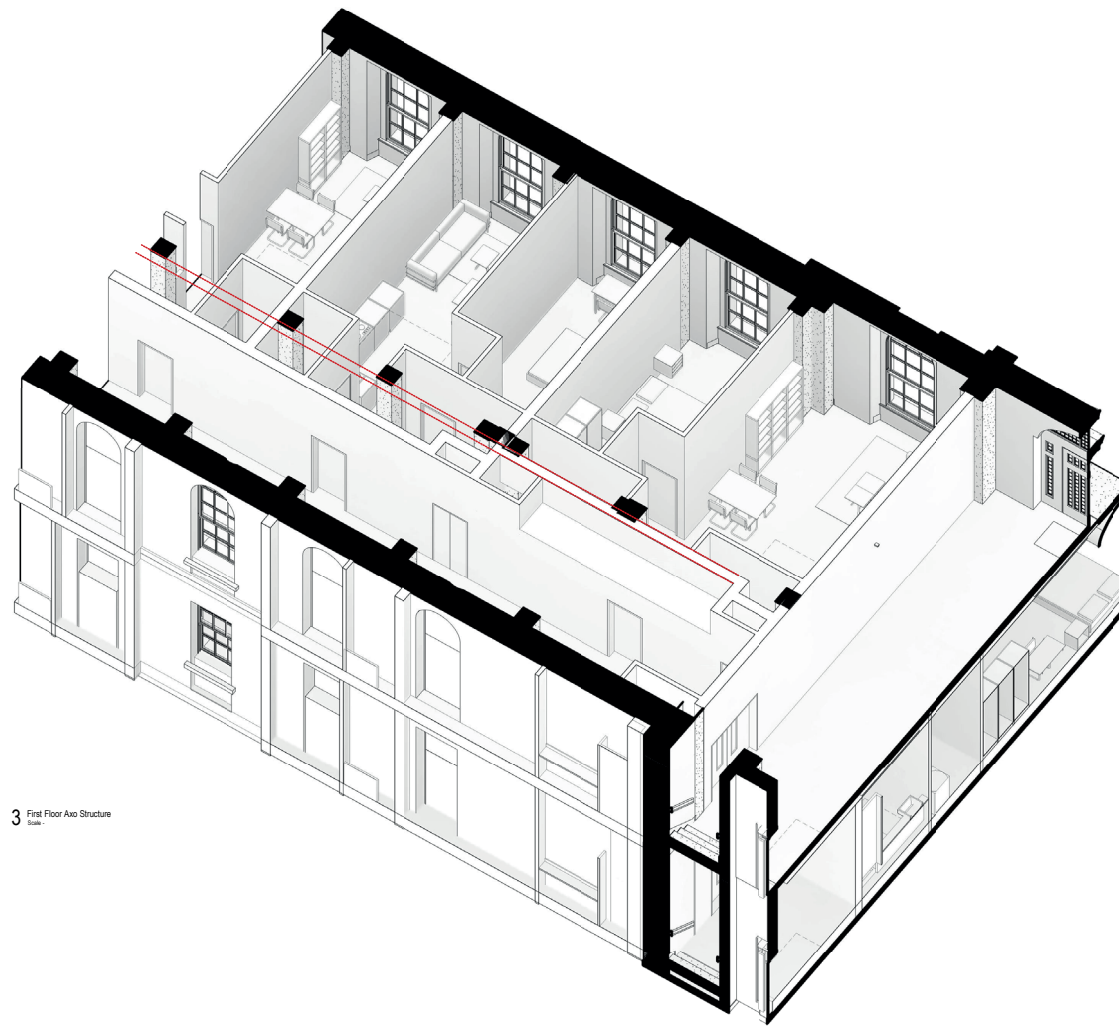


2 Seminary Building - Proposed Section DD3
Scale: 1:100



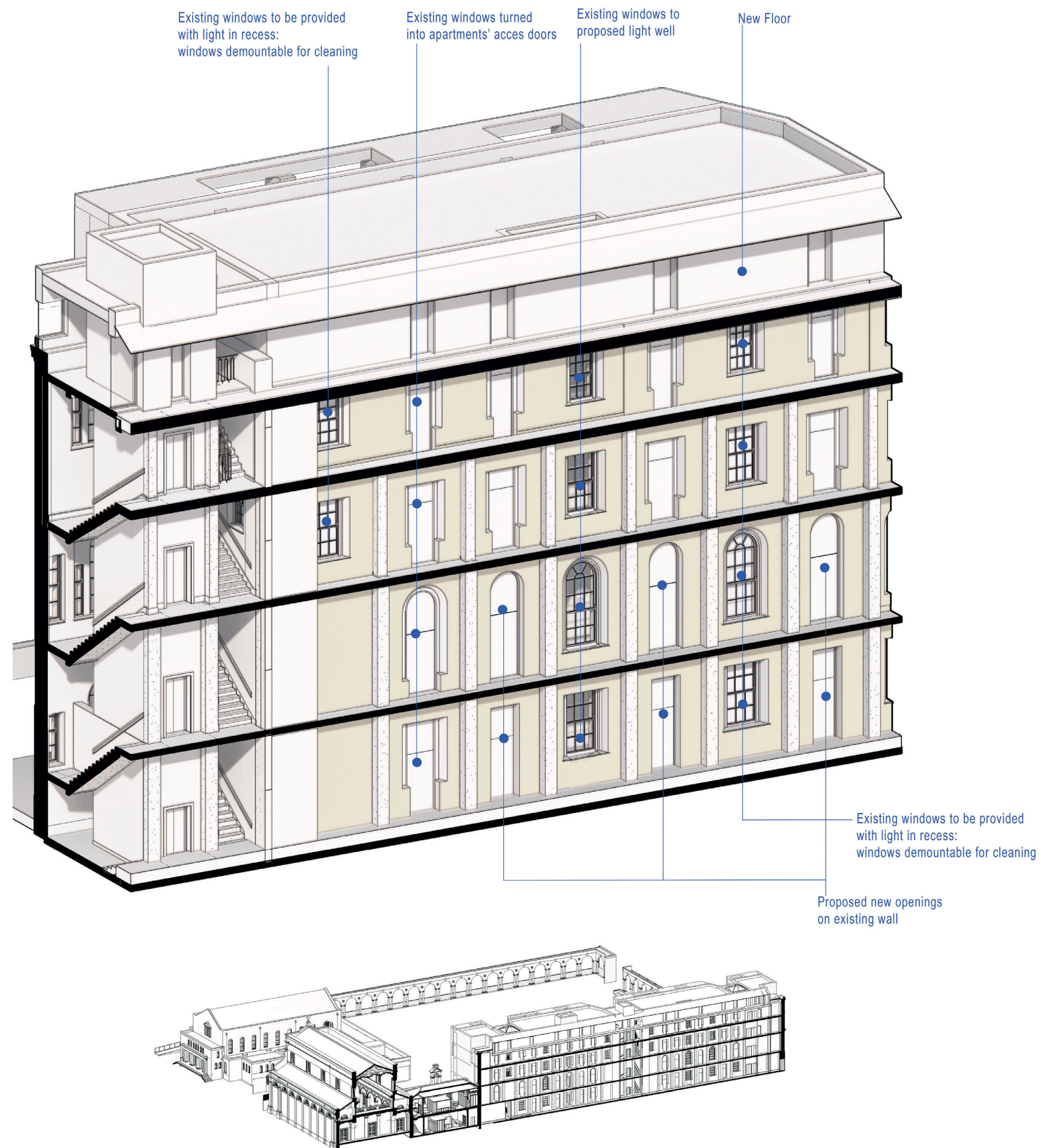
4 Seminary Building - First Floor E1 units
Scale: 1:50

Existing Wall

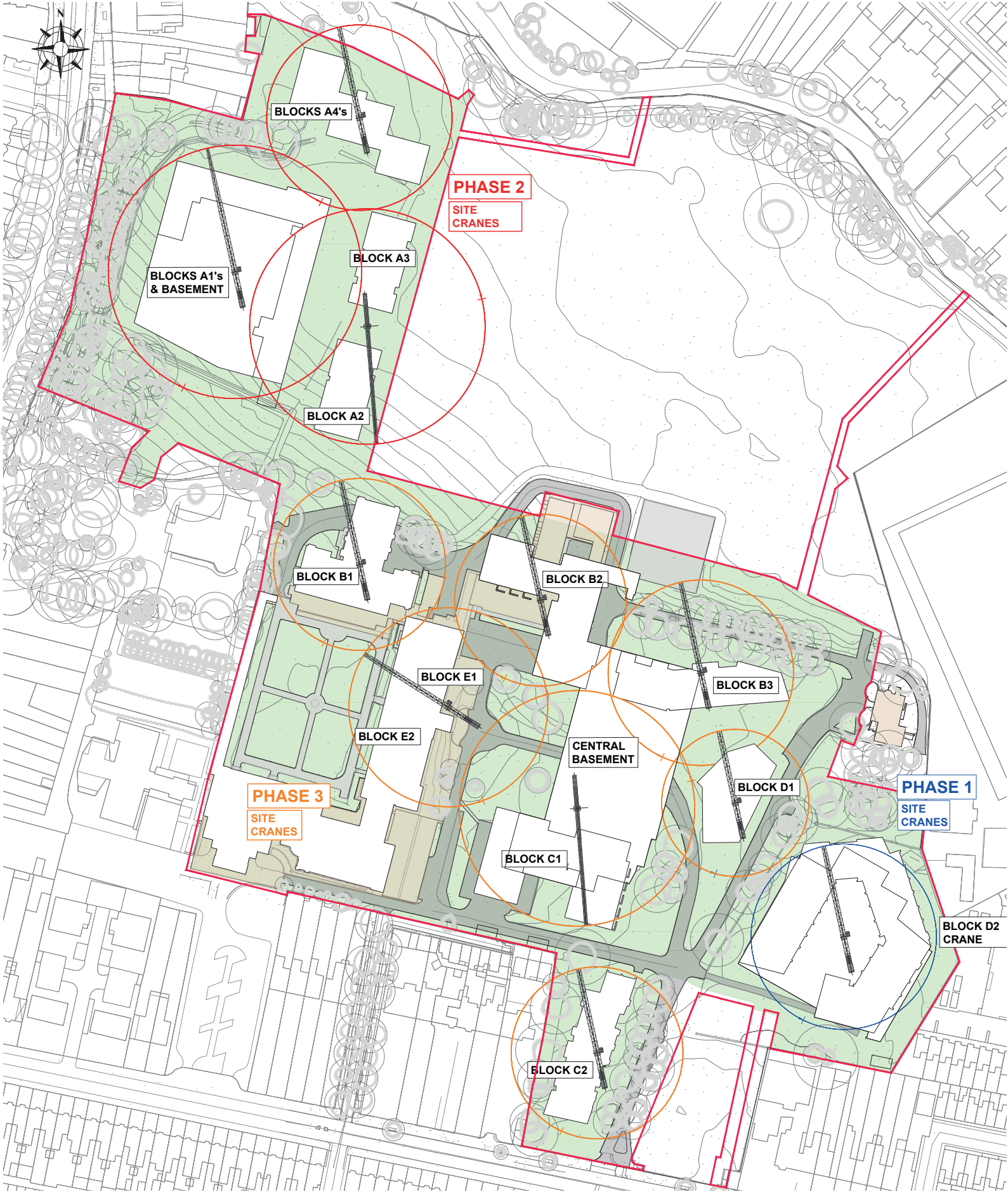


3 First Floor Aso Structure
Scale: 1:50





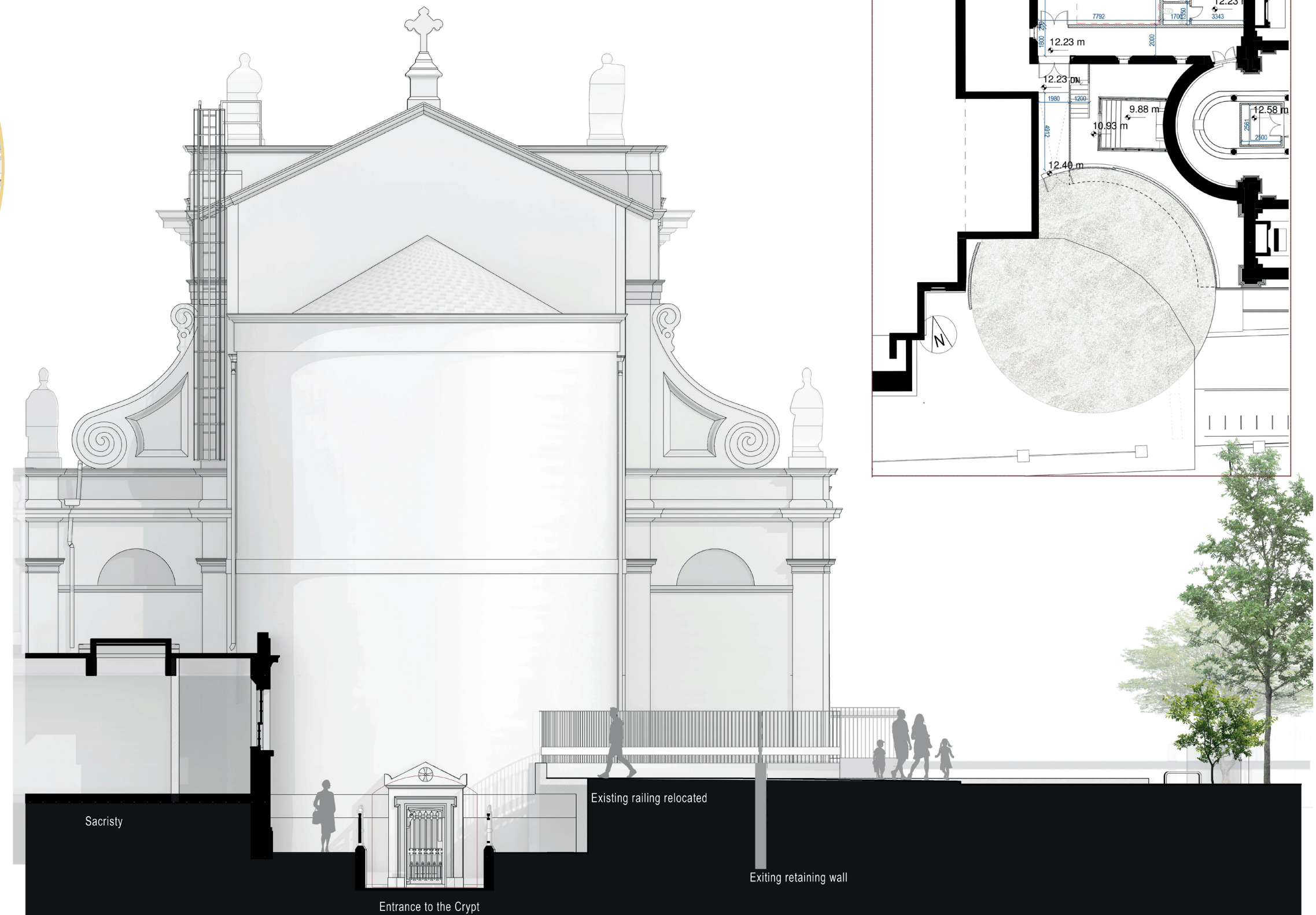
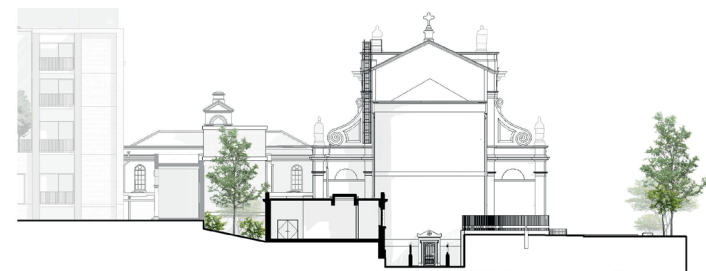
CRANE LOCATION





05

VEHICULAR TURNING CIRCLE



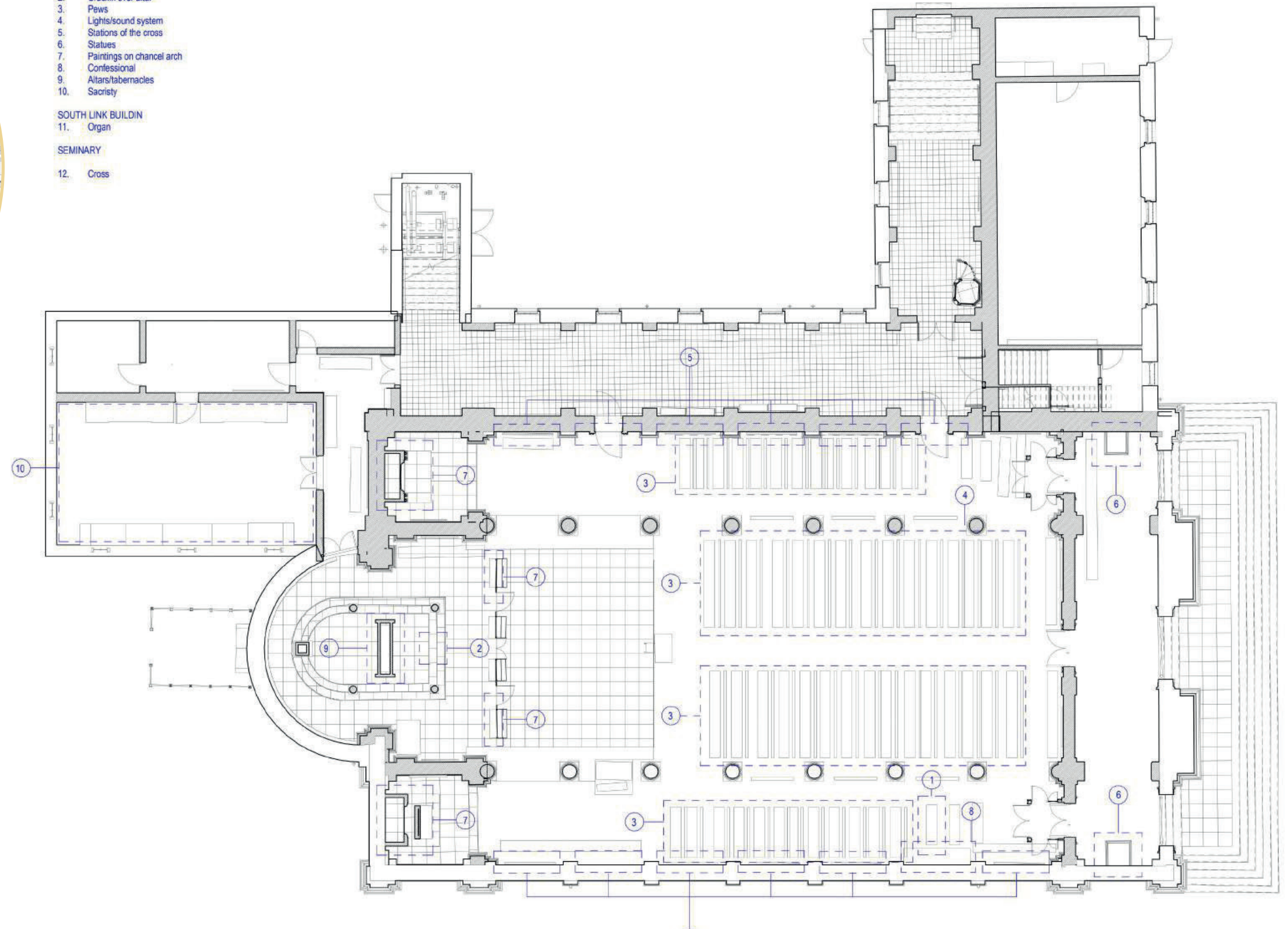
EGRESS RAMP TO CHURCH



HOLY CROSS CHURCH - ITEMS TO BE RELOCATED

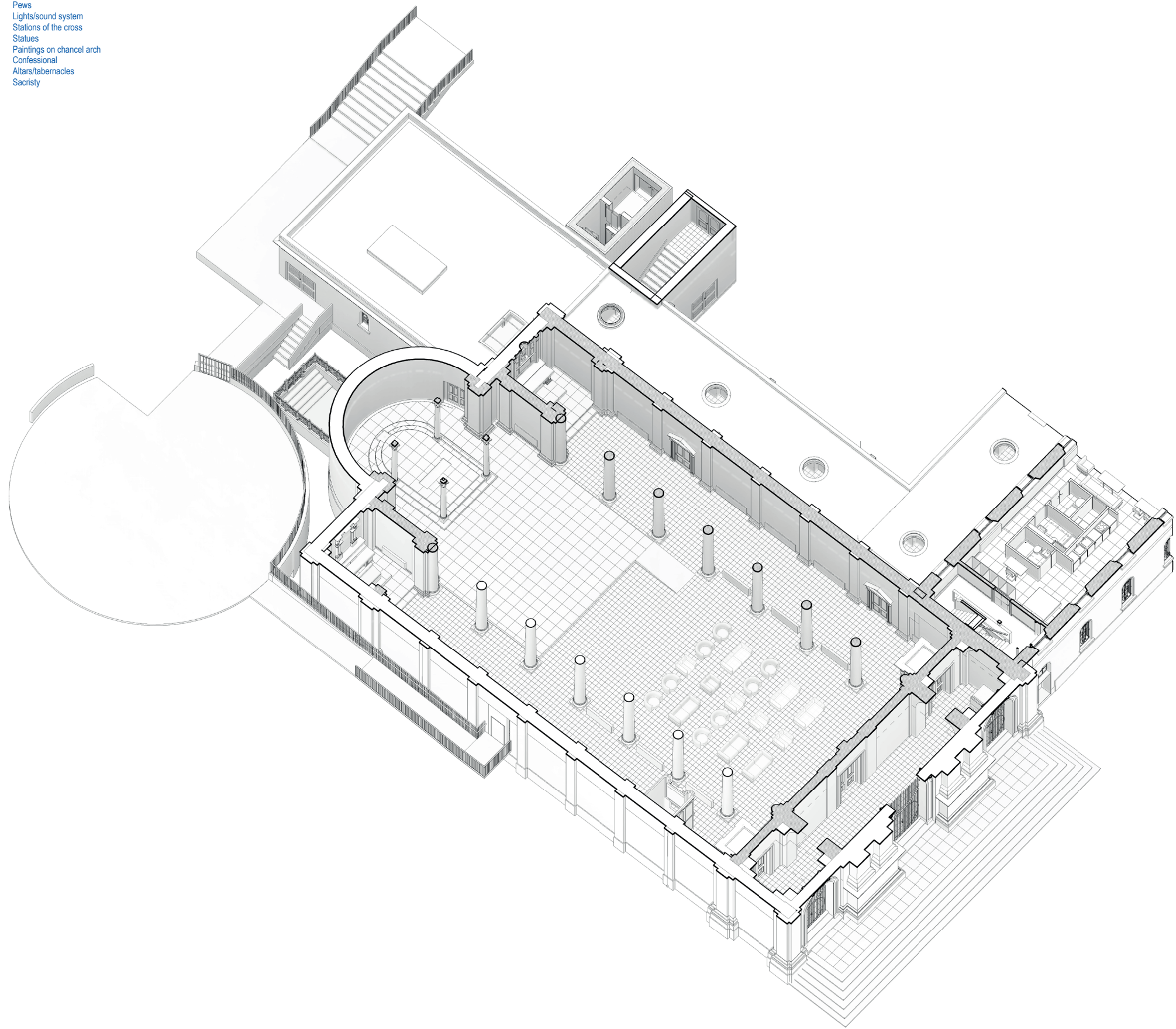


- CHURCH**
1. Small organ
 2. Crucifix over altar
 3. Pews
 4. Lights/sound system
 5. Stations of the cross
 6. Statues
 7. Paintings on chancel arch
 8. Confessional
 9. Altars/tabernacles
 10. Sacristy
- SOUTH LINK BUILDING**
11. Organ
- SEMINARY**
12. Cross



CHURCH

- A. Small organ
- B. Crucifix over altar
- C. Pews
- D. Lights/sound system
- E. Stations of the cross
- F. Statues
- G. Paintings on chancel arch
- H. Confessional
- I. Altars/tabernacles
- J. Sacristy



SEMINARY/SOUTH LINK BUILDING - ITEMS TO BE RELOCATED

