

SPRING 2021

DEVELOPMENT UPDATE

Clonliffe College Development Newsletter



Hines

Welcome to the Hines Clonliffe College development newsletter.

As a follow-on from our information evenings in July 2020 and April 2021, and particularly in light of the ongoing Covid 19 pandemic, we hope to keep the communication lines open and we continue to welcome all comments and queries in relation to the development at Dublin.Information@hines.com

This newsletter aims to summarise the information that was presented during the information evening on the 8th April 2021.

FREQUENTLY ASKED QUESTIONS

During the information evening on the 8th April 2021 we received a number of queries in relation to the development, and while we did not have time to answer them all on the evening, we would like to supply you with answers to the most frequently asked questions we have received.

The answers have been uploaded to our website:
www.hinesopenday-drumcondra.com

THE PROPOSED MASTERPLAN

The overall site is approximately 14.5 hectares. Hines has acquired approximately 7.74 hectares while 5.12 hectares is owned by the GAA with the balancing 1.64 hectares, including the Archbishop's House, retained by the Dublin Archdiocese.

HOMES

Hines plan to develop a residential-led community with ancillary and supporting uses with up to 1,614 new homes for rent, all professionally managed in-house by Hines. It is proposed that these new apartments will be supported by 3,504 sq m of dedicated residential amenity space and will include spaces such as gyms, co-working areas, lounges, entertainment rooms and lots more.



20% of these new apartments are proposed to be social and affordable housing. Procedurally, the exact location and unit mix for Part V housing is agreed post-planning and will be a matter for Dublin City Council and the approved housing agency appointed to the development. There are no plans for student housing or co-living across this development.

SHOPS, CAFÉ, FORMAL GARDENS AND A CRECHÉ

The Hines proposal also includes 602 sq m of retail space, a 627 sq m creche and over 20% of the Hines site has been retained as accessible public open space with the continued enjoyment of the lands by the neighbouring public at the forefront of the development intent. This open space will be delivered as a continuous green loop around the site or a 'necklace' of public open spaces each with different character areas which have been established across the site over time, and will be fully accessible to the wider community.



THE SEMINARY BUILDING, HOLY CROSS CHURCH, ARCHBISHOP'S HOUSE, ASSEMBLY HALL AND AMBULATORY BUILDINGS

The Hines site contains a number of protected structures including The Seminary Building, Holy Cross Chapel, South Link Building, The Assembly Hall and The Ambulatory while the wider Holy Cross College lands also includes protected structures including The Red House and the Archbishop's House. The Hines application proposes the renovation and extension of the Seminary Building and South Link Building to accommodate new apartments and the renovation of the existing Holy Cross Chapel and Assembly Hall buildings for use as resident amenity spaces.

The apartments in the Seminary Building and South Link Building will be quite unique due to their setting within the fabric of the protected structures on the site. These high-quality apartments will benefit from original period features and will be light-filled spaces with generous floor-to-ceiling heights of up to 4.1 metres.

THE PROPOSED MASTERPLAN



BLUE BOUNDARY LINE INDICATES HINES PORTION OF THE DEVELOPMENT

NUMBERS REPRESENT BUILDING FLOOR HEIGHTS

DESIGN STANDARDS

The apartments are designed to maximise space, offer consistent quality and make the most of the surrounding views. The proposed scheme's typical apartment is open plan with a central living space which combines the living area and kitchen, maximising the amount of daylight that can get into the apartment and ensuring the spaces are well-lit during the day. The design team have carefully considered the importance of natural daylight and have provided each of the apartments with large glazed windows. The majority of apartments will also have private balconies or terraces.

CREATING ARCHITECTURAL INTEREST

The proposed scheme promotes the creation of a new urban development, the design and layout of which is safe and suitable for a variety of age groups, family units, abilities and incomes and is consistent with national and local development management standards. The proposed designs have been developed by 4 award-winning architecture firms, Henry J Lyons, O'Donnell + Tuomey, McCullough Mulvin and O'Mahony Pike Architects.

The size of the site, its proximity to the built environment, the extensive tree cover across the site and topographical conditions, means the proposed development has an ability to absorb taller buildings

at certain locations to create an interesting and architecturally attractive urban form, avoiding monotony.

National policy in Ireland requires that any site in excess of 2 hectares, in our major cities, is designed in a manner that optimises density. However, the use of height in any design proposal is subject to being able to meet a set of "development management" qualitative tests as detailed in the 2018 Urban Development and Building Heights Guidelines. The proposal has been designed strictly in line with these qualitative tests.

The height profile of the site steps down along Drumcondra Road, rising towards the playing pitches before dropping down towards Clonliffe Road. The majority of the buildings will be between 3-8 storeys in height, with two buildings being above 8 storeys. These taller buildings will be 13 storeys and 18 storeys respectively and will be positioned approximately between 82m to 142m away from the edge of the site so as to avoid overshadowing of the surrounding streets and houses.

To learn more about the proposed architecture for the site visit our website: www.hinesopenday-drumcondra.com

FORMAL GARDENS, WOODLAND WALKS AND MORE

Over 20% of the Hines site will be retained as accessible public open space and the continued enjoyment of the lands by the neighbouring public is at the forefront of the development intent. This will be delivered as a continuous 1.5km green loop of public open spaces, including formal gardens and woodland walks, around the site which is proposed to be open to the public 24/7.

These safe, active routes will be appropriately-lit and overlooked to ensure passive surveillance. Exercise stations are proposed to be dotted along the various walking and jogging loops, as are sculptures, picnic tables and BBQ areas as well as areas for yoga, meditation or quiet contemplation to read a book on a bench.

The public open spaces will be easily accessible to everyone through a number of entry routes to the site via the Clonliffe Road and the Drumcondra Road, and pedestrian/cyclist access to these spaces will not be restricted in any way.



WOODLAND WALK



CLOISTER GARDEN



SEMINARY WALK



TIMELINE

(Subject to change)

► Q2 2021

Planning Expected to be Lodged

► Q3 2021

Planning Decision Date

► Q1 2022

Target Start Date

ACCESS

PROPOSED VEHICLE ACCESS

- CARPARK ACCESS
- VEHICULAR ROUTE
- INDICATIVE BASEMENT OUTLINE
- SURFACE PARKING
- ACCESS POINTS

JOINT DEVELOPMENT BOUNDARY



PROPOSED PUBLIC PEDESTRIAN AND CYCLIST ACCESS

- PRIMARY CYCLE ROUTE
- PRIMARY PEDESTRIAN ROUTE
- LEISURE ROUTE
- ROUTES TO CITY CENTRE
- POTENTIAL FUTURE CONNECTION TO GRACEPARK ROAD
- BUS STOP
- TRAIN STATION

