



FUMBALLY LANE APARTHOTEL

Reddy Architecture + Urbansim
Architectural Design Statement
March 2026

PROJECT INFORMATION



RECEIVED: 10/04/2026

SITE ADDRESS

Fumbally Estate, Fumbally Lane, Merchants Quay, D08

CLIENT

Civic Projects One Partnership L.P.



DESIGN TEAM

Architect: Reddy Architecture + Urbanism

Planning Consultant: Brady Shipman Martin

Engineer (Civil & Structural): Barrett Mahony

Engineer (Mechanical & Electrical): SEHA

Fire Consultant: Maurice Johnson & Partners

DAC Consultant: Maurice Johnson & Partners

Conservation Architect: Fergal McGirl Architects

Landscape Architect: Mitchell's Landscape Architects

Waste Management: AWN Consultants

Acoustic Consultant: Amplitude Acoustics



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01 Vision



1.0 MASTERPLAN STRATEGY

Reddy Architecture + Urbanism have been commissioned by Civic Projects One Partnership L.P. to prepare a planning application for the change of use of the buildings comprising Fumbally Square and Fumbally Court from mixed office use to an aparthotel, operated by Bob W, a Finnish hotel operator.

The subject site is located on Fumbally Lane and comprises four distinct buildings arranged between Fumbally Square and Fumbally Court. The overall site incorporates a mix of contemporary and historic fabric, including protected structures. Fumbally Square is a purpose-built office development constructed in 2007, whereas Fumbally Studio, Mews and Court are former malting buildings that have been adapted for office use, with residential use on the second and third floor of the Studio. At the entrance to Fumbally Square are protected stone gates and stone setts (RPS Ref. 3001), and a protected stone warehouse is located to the east of Fumbally Court (RPS Ref. 3000).

The proposed development seeks to sensitively repurpose the existing buildings across both sites in two phases to accommodate an aparthotel. This will be supported by ancillary amenities at ground-floor level, including a wellness studio, upgraded cafe, and sauna facilities, which will be open to the public. The proposed change of use will be implemented in two phases. Phase One will be undertaken within the West Court and Square buildings. Phase Two will relate to works within the Studio, Mews, and East Court buildings and will be the subject of a separate planning application. No increase in building height or building footprint is proposed, and the existing external architectural character of the buildings will be retained. It is also noted that the residential units located on the second and third floors of Fumbally Studio will not be affected by the proposed development, in either phase.

The proposed redevelopment seeks to deliver a viable and sustainable reuse of the existing building stock, enhancing the character of the area while contributing positively to the surrounding urban environment.



1.1 PHASE 1 APPLICATION



Application Description

This application seeks planning permission for a change of use of two adjacent complexes from office to hotel use at Fumbally Lane. The first site comprises Fumbally Square, located on the north side of Fumbally Lane, consisting of a five-storey building with an associated basement car park. The second site comprises the western range of a former maltings complex at Fumbally Court on the south side of Fumbally Lane. This includes a three-storey multi-bay structure, an external courtyard, a three-storey carriage entrance block fronting Fumbally Lane, and a three-storey entrance block addressing Malpas Terrace.

The proposed development includes the construction of a five-storey atrium within Fumbally Square, the provision of a new fire escape staircase from the basement to the external courtyard, and the reconfiguration of the basement to accommodate service areas supporting the proposed apart-hotel use.

The proposal also provides for a new landscape design for the courtyard at Fumbally Court and enhancements to the public realm within Fumbally Square, as well as a publicly accessible wellness studio at ground floor level within Fumbally Square, which will complement the existing café use in the courtyard.

Facade Intervention

Limited façade interventions are proposed to facilitate the new use: Within the Square, the existing courtyard will be enclosed with a new glazed facade incorporating entrance doors and ground level and a glazed canopy at roof level, forming the atrium lobby space. Several thoughtfully positioned window openings are also proposed within the Square building to provide natural light to new bedrooms.

Within the West Court, a number of closed up windows are proposed to be reinstated, and several new windows are proposed that follow the size and rhythm of the existing building. All existing window to be replaced for Part L compliance, with new units to match existing. All works will be carried out in a manner consistent with the architectural style and materials of the existing building.

1.2 WELLNESS PROGRAMME

Overall Vision for Wellness

As part of the wider aparthotel development, the project seeks to establish a strong wellness-focused amenity offering that benefits both guests and the surrounding community. The vision is to create an integrated ecosystem of movement, nutrition and recovery, positioning the estate as a vibrant destination that promotes healthy, active lifestyles while enhancing the overall guest experience of the aparthotel. The proposed wellness facilities will also provide valuable amenities for nearby residents and workers, supporting regular activity and social interaction throughout the day.

Complementary programming such as occasional outdoor yoga sessions, community running clubs, wellness markets and neighbourhood wellbeing events will further animate the square and strengthen connections between the development and the wider community. In doing so, the wellness concept contributes to the creation of an active and welcoming environment while generating employment opportunities and reinforcing the vitality of the public realm.

Phasing and Scope of the Proposed Wellness Facilities

The Wellness Centre facility is proposed as part of the current application and will occupy the southwest corner ground floor unit within Fumbally Square, forming an active frontage onto the square and introducing a visible, accessible fitness amenity within the first phase of the aparthotel scheme. This studio will provide instructor-led classes and a structured programme of daily activity, encouraging consistent use of the space from early morning through evening and contributing positively to the animation and passive supervision of the public realm.

As the wider aparthotel development progresses, Phase 2 will include further wellness-related enhancements, including improvements to the existing café within Fumbally Studio, which is intended to evolve into a health-focused social refuel hub, as well as the introduction of sauna and contrast therapy facilities within the east range of Fumbally Court. Together, these elements will support a comprehensive wellness offering across the estate, enhancing the amenity provision for aparthotel guests while also delivering community-facing facilities that support employment and the continued activation of the public realm.



1.3 OPERATOR OVERVIEW

BOB W.

Bob W is a European hospitality operator delivering a contemporary hybrid that combines the quality and reliability of a hotel with the flexibility and functionality of fully serviced apartments. Founded in 2018 in Helsinki, Bob W. currently has over 30 properties across 17 cities across Europe.

Central to the Bob W operating model is the provision of high-quality communal amenities that serve both guests and the wider public. Shared lounges, co-working spaces, wellness facilities and social areas are intentionally designed as vibrant, open environments that encourage interaction between visitors and the local community. By activating ground-floor spaces and promoting permeability and engagement, this approach contributes to a lively street presence, strengthens the public realm, and positions the building as an integrated social destination as well as a place of accommodation.

Bob W encourages buildings which respond to their urban context, with each property reflecting the character and materials of its neighbourhood, developed in collaboration with local artists and designers. Rather than using a standard model, schemes are tailored to the city to support local identity and create a strong sense of place.

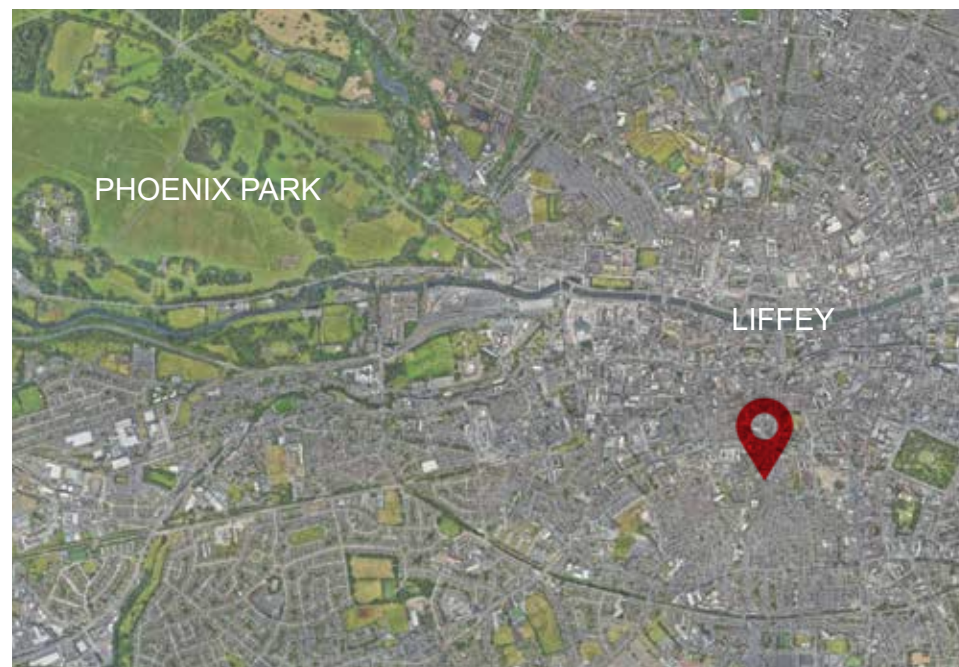


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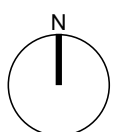
02 Site Context & Analysis

2.0 SITE LOCATION

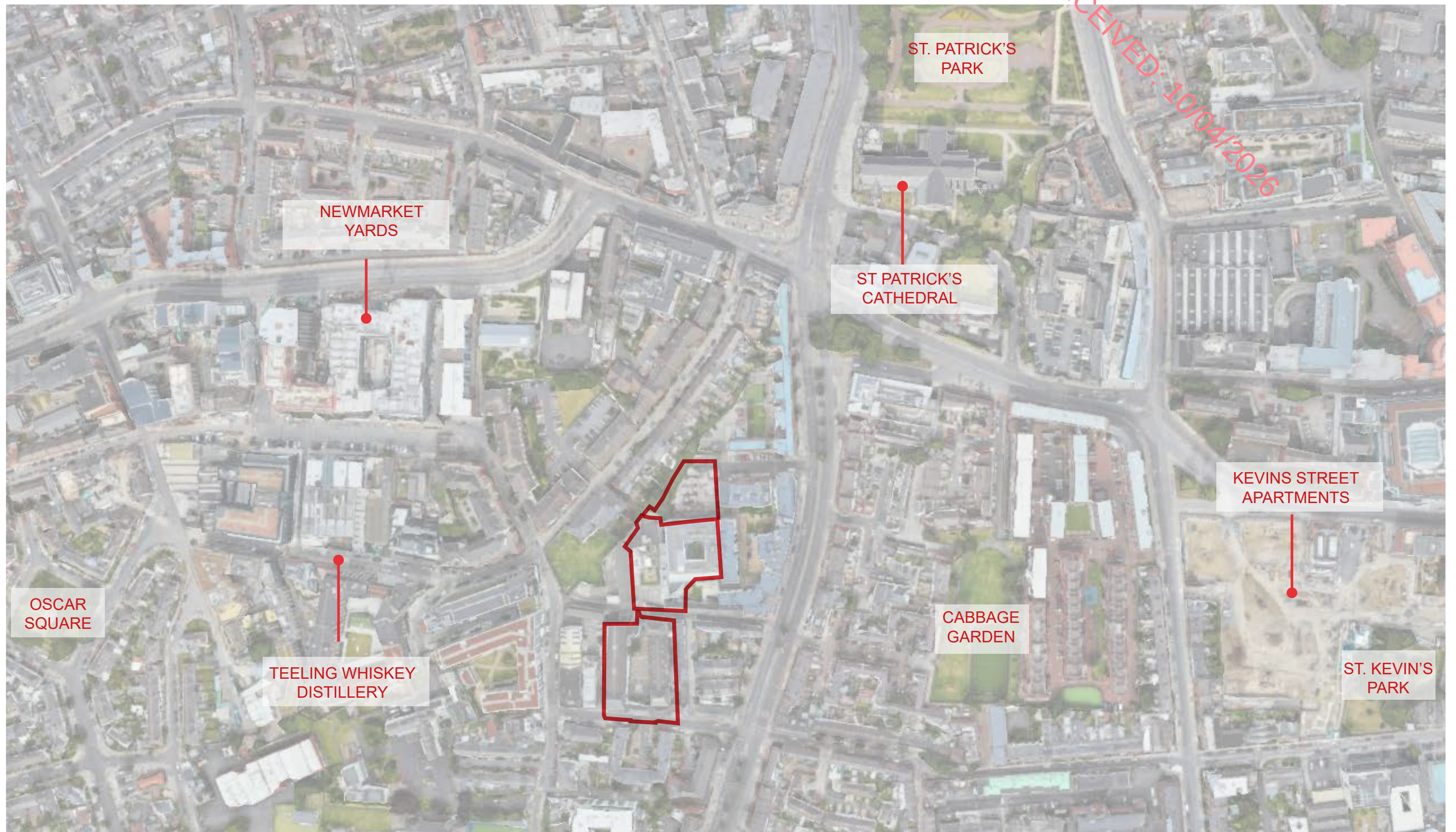
Fumbally Square and Fumbally Court are located on Fumbally Lane, a quiet historic street in the Liberties area of south inner-city Dublin. The site lies to the west of Clanbrassil Street and to the south of Thomas Street, within a well-established urban quarter characterised by a mix of commercial, residential, cultural and light industrial uses. The surrounding area is noted for its rich industrial heritage, fine-grain street pattern and proximity to Dublin city centre, with St Patrick's Cathedral, Newmarket Square and the wider Liberties regeneration area located nearby. The site benefits from strong public transport connectivity and access to local amenities, while remaining integrated within the distinctive historic



Site location map



2.0 SITE LOCATION - CONTEXT



2.1 PLANNING CONTEXT

Land-Use Zoning

Objective Z6: To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

Objective Z6 Open for Consideration Uses: Hotel

Planning History

The Fumbally Estate has a planning history shaped by its long-standing designation as Z6 – Employment/Enterprise under successive Dublin City Development Plans. Historically developed for industrial and commercial uses, the estate has evolved through a series of planning permissions that facilitated the refurbishment of older industrial buildings and the construction of office accommodation. Planning decisions for the site have generally supported office use, however, the Z6 zoning objective also allows for consideration of a hotel use where it can be demonstrated that it supports employment creation and does not affect the overall enterprise character of the area.

Office use within the wider zoning area has effectively fallen away, particularly following leasing challenges in the years post-pandemic. In addition to this, part of the Fumbally site is currently left in a compromised position, having been partially constructed for a temporary accommodation use that was halted mid-construction, leaving the building vacant and effectively unlettable in its current form.

Fumbally Court

3912/07 - Change of use from retail to office (2007)

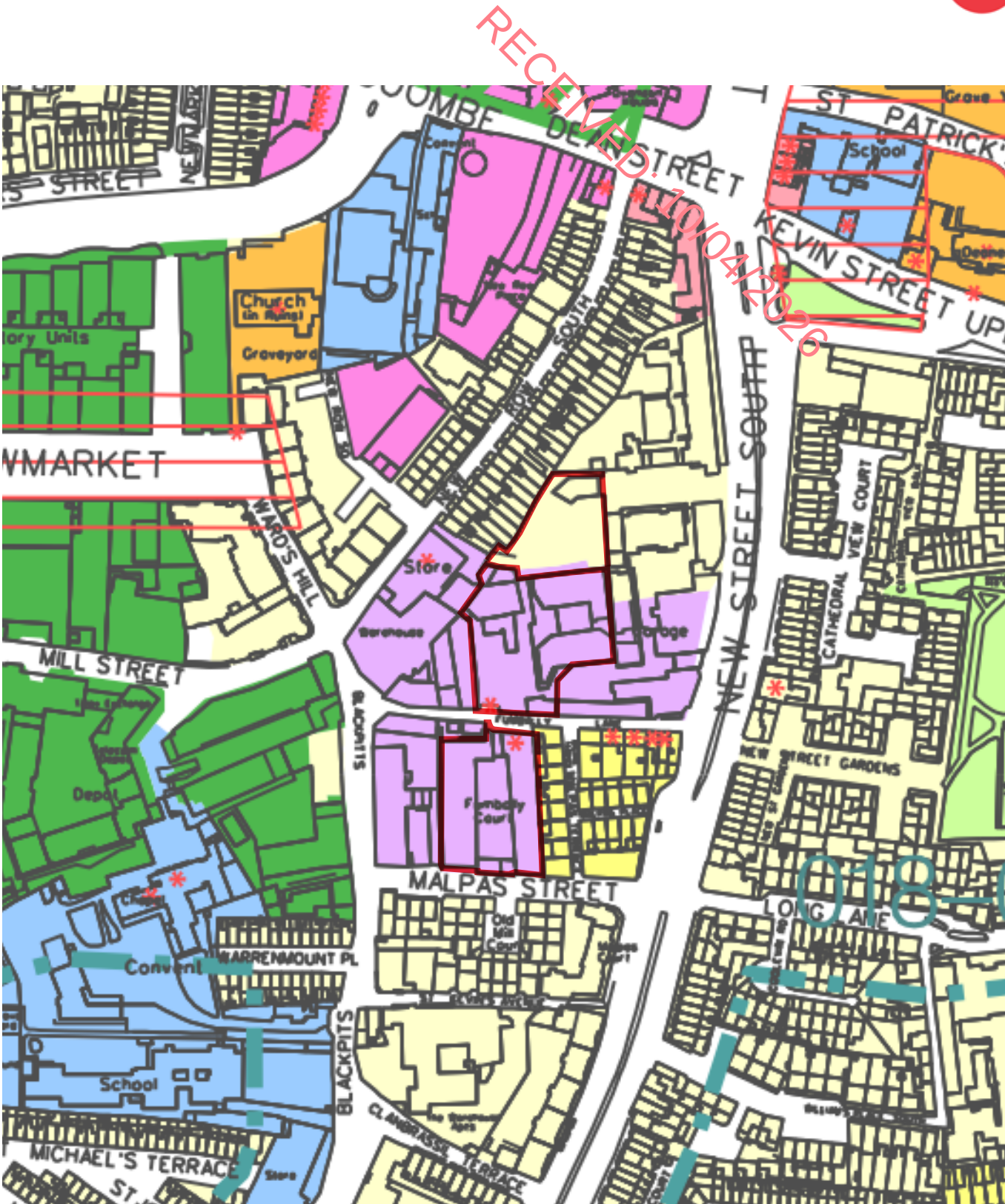
2957/16 - Amalgamation of existing offices (2016)

0377/24 - Temporary change of use from office to Class-F accommodation (2024)

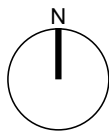
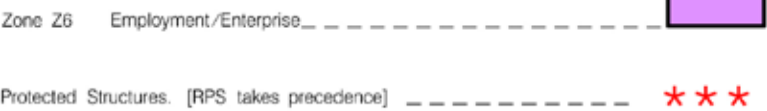
Fumbally Square

2188/01/x1 - Construction of a new five storey office building (2007)

0383/24 - Temporary change of use from office to Class-F accommodation (2024)



PRIMARY LAND USE ZONING CATEGORIES⁴



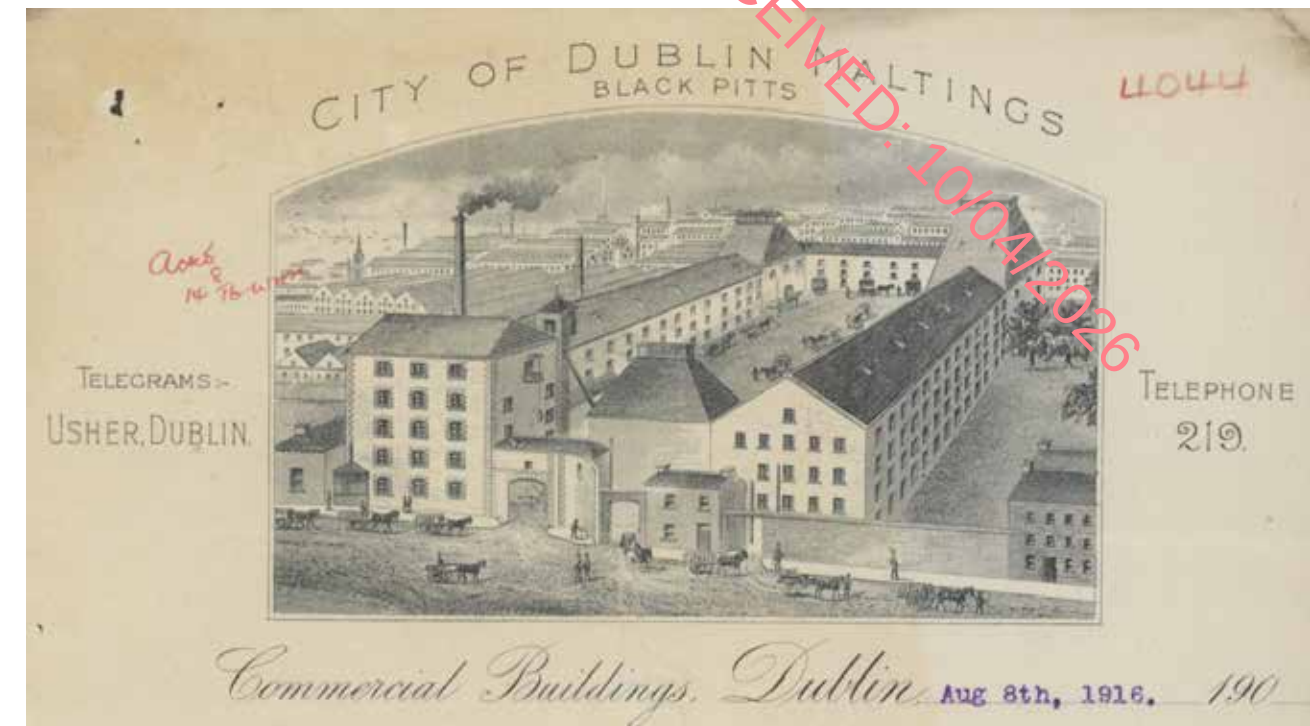
2.2 SITE HISTORY

Fumbally Lane lies at the southern border of Dublin's historic Liberties, which from the early medieval period developed as an important industrial quarter for milling, tanning, brewing and distilling. By the eighteenth century the Liberties had become one of Dublin's principal centres of industry, characterised by a dense mix of workshops, warehouses, yards and modest housing. Fumbally Lane emerged in the early eighteenth century during this expansion and is thought to take its name from the Huguenot skinner David Fombella (Fonvielle), reflecting the presence of immigrant craft communities who contributed significantly to the area's economic life. Early mapping shows industrial buildings along the lane, and over time many original Residential plots were replaced or adapted for expanding industrial uses.

From the late eighteenth and early nineteenth centuries, brewing and distilling became the dominant activities on the site. Brewing was established in the area before the complex was converted to a distillery in the early nineteenth century and later expanded under new ownership, including the construction of a substantial four-storey stone distillery building with vaulted floors and a cast-iron rooftop water tank typical of industrial distillery architecture. In the later nineteenth century, the premises formed part of a wider brewing and malting complex operated by the City of Dublin Brewery, reflecting the concentration of brewing and related industries in the Liberties. As the century progressed the site accommodated a variety of industrial functions, including maltings, hop-food production, tanning, textile manufacturing and chemical works, while residential occupation continued on surrounding streets.

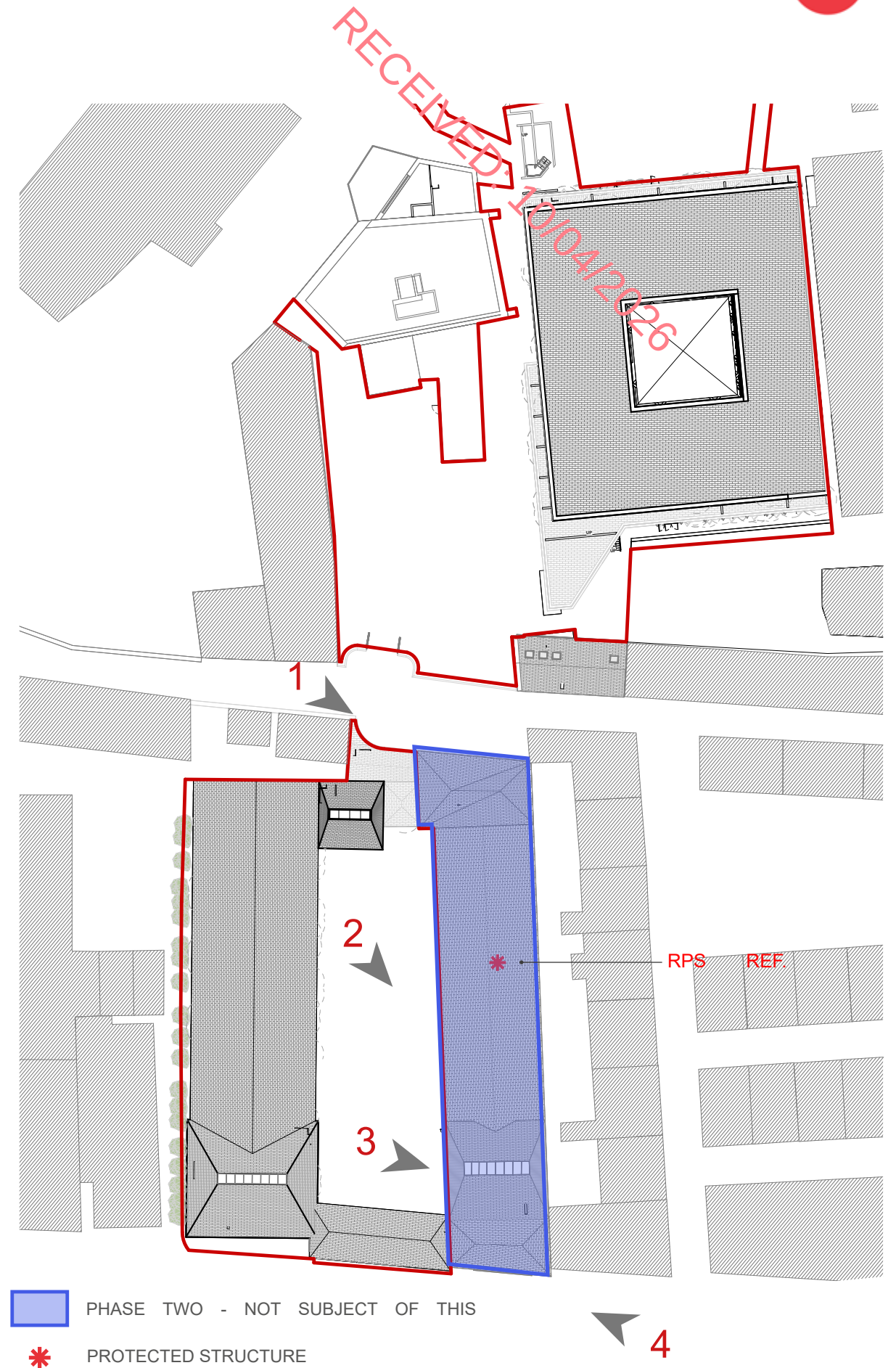
During the twentieth century the traditional industries of the Liberties declined as production consolidated into larger facilities elsewhere, and many smaller premises fell into disuse. By the mid- to late twentieth century the complex had fragmented into smaller commercial uses and parts of the site became derelict. Significant demolition occurred around 1990 when much of the historic Fumbally Square complex was removed following fire damage and long-term vacancy. Surviving elements include the principal former distillery building with its rooftop water tank, sections of boundary walls and entrance structures, a cobbled forecourt and ancillary outbuildings, which together remain an important reminder of the area's long association with brewing and distilling in the Liberties.

Fumbally Lane represents a rare surviving fragment of the Liberties' historic mixed industrial-residential character. Despite losses through road-widening and redevelopment in the late 20th century, the site retains important architectural and industrial heritage value reflecting Dublin's brewing and distilling history.



OSI 25inch Map

2.3 PROTECTED STRUCTURE - FUMBALLY COURT



RPS Ref. No. 3000 - No. 09 Fumbally Lane, Dublin 8 - Stone Warehouse

2.3 PROTECTED STRUCTURE - ENTRANCE TO FUMBALLY SQUARE

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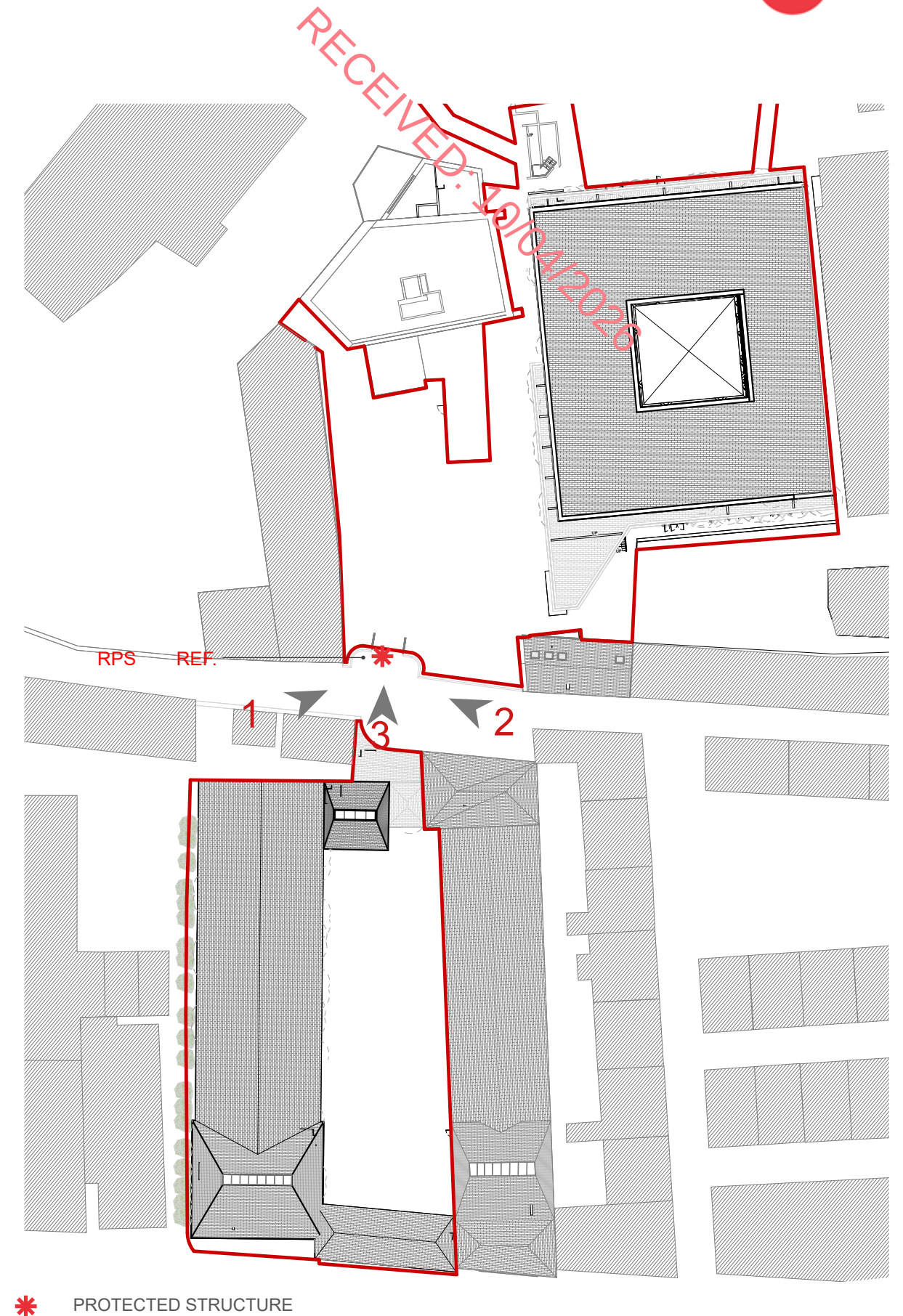


RPS Ref. No. 3001 - No. 12 Fumbally Lane, Dublin 8
- Curved entrance walls to lane, and courtyard setts

3



At the entrance to Fumbally Square are protected stone gates and stone setts (RPS Ref. 3001). There are no proposed changes to these gates in either phase of this development. A discreet accessible route is proposed through the existing cobbled courtyard to improve universal access in accordance with Part M of the Building Regulations. Refer to landscaping design on p28. The existing historic cobbles will be retained and protected. The path will be formed using granite pavers selected to complement the colour and character of the courtyard while providing a smooth, stable surface suitable for wheelchair users and people with reduced mobility. The intervention is designed to be minimal and reversible, with any disturbed cobbles carefully lifted and retained on site for potential reinstatement.

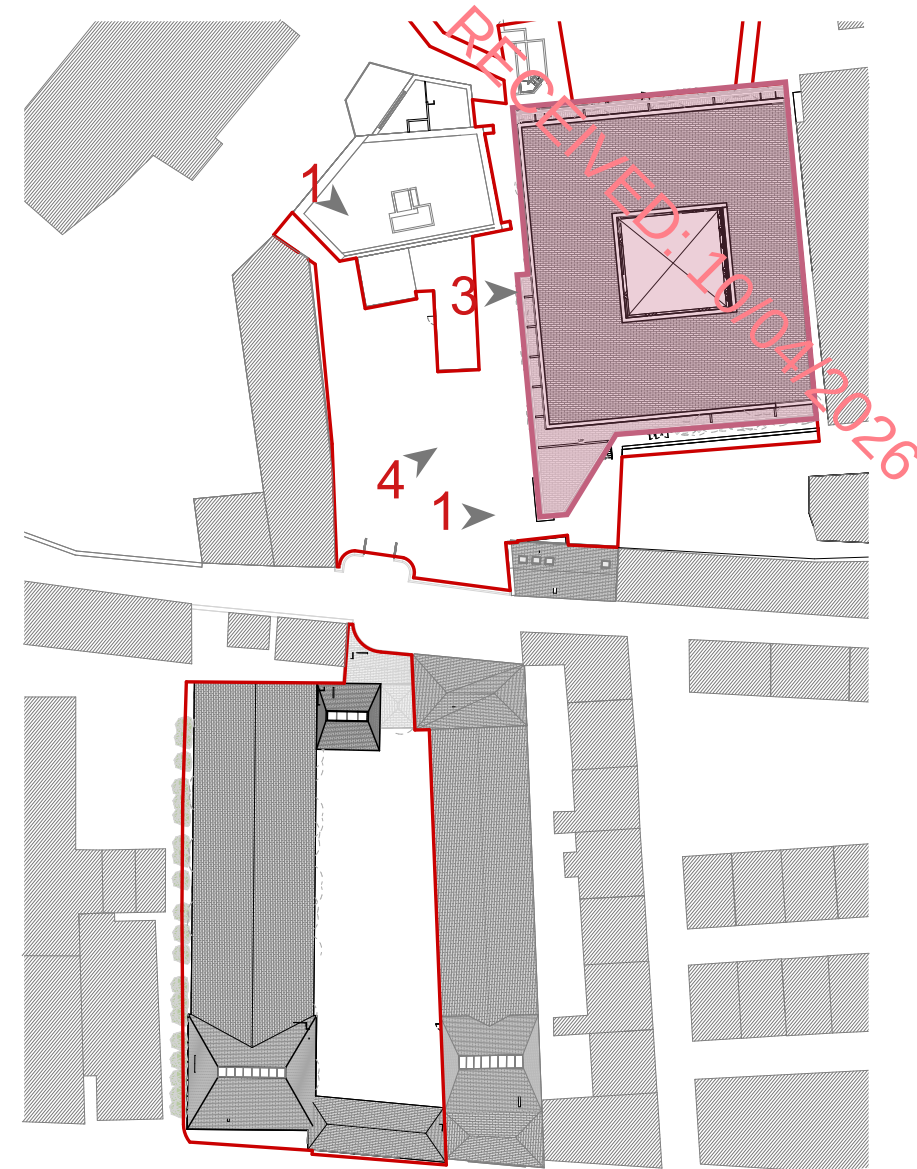


2.4 EXISTING BUILDINGS

Fumbally Square - Modern Office Block (Phase 1)

The building is a five-storey, purpose-built Grade A office block, designed in a restrained contemporary style to complement the adjacent nineteenth-century warehouse and distillery buildings. It has a regular, rectilinear form with a fully glazed façade system incorporating high-performance curtain walling, including solar-control glass, to maximise daylight while minimising solar gain. The block provides approximately 4,000 m² (c.44,000 sq ft) of office space arranged over five floors, above a basement housing parking and building services.

The internal layout features efficient open-plan floorplates, modern building services, and vertical circulation cores served by lifts. Architecturally, the building adopts a contemporary aesthetic while responding to the scale and rhythm of the surrounding historic context. Within the wider Fumbally Lane development, the modern office block forms a clear visual contrast to the adaptively reused cut-stone warehouse buildings, establishing a balance between contemporary design and the retention of the industrial character of the site.



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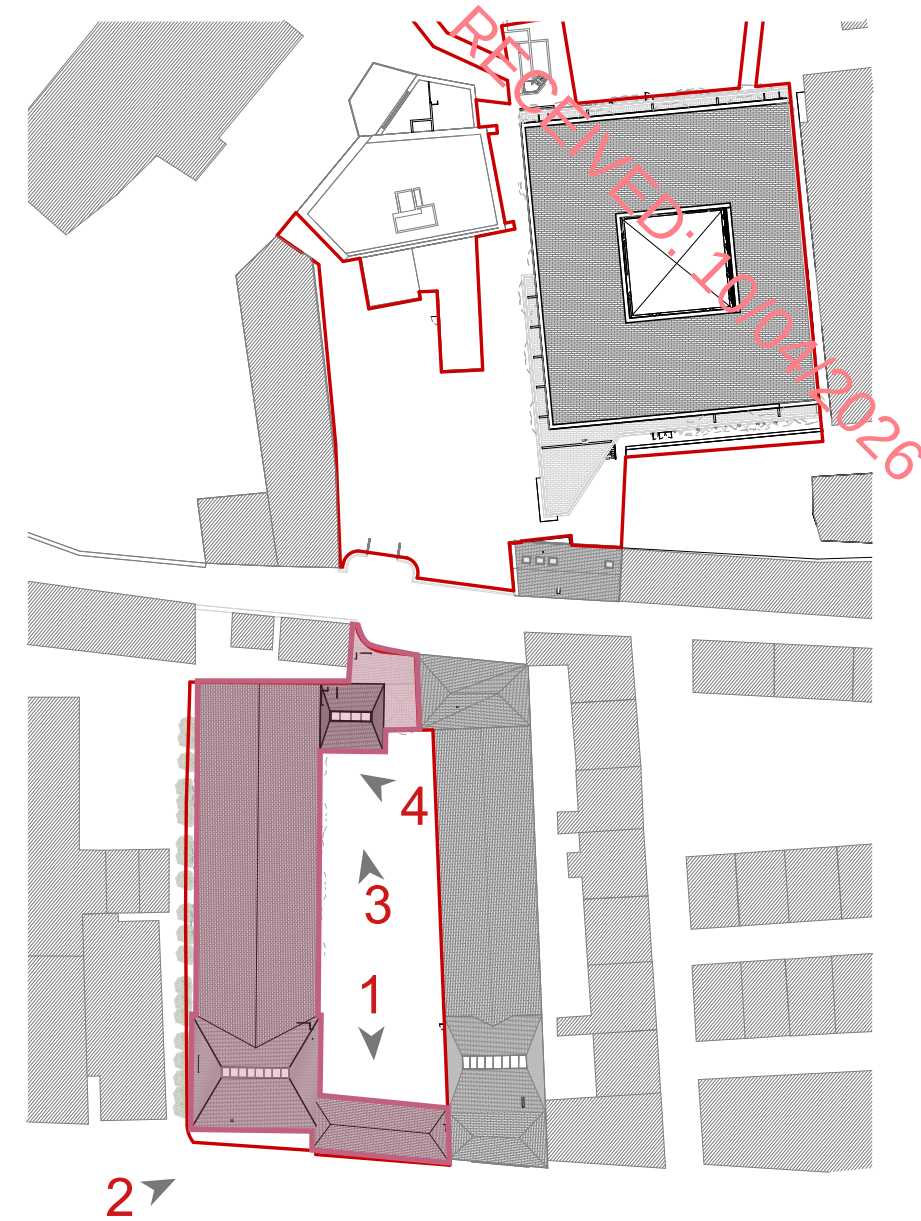
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2.4 EXISTING BUILDINGS

Fumbally Court – West Range and Link Blocks (Phase 1)

The west range forms part of the former Fumbally Court maltings complex arranged around a central courtyard but has been significantly altered and is not included on the Dublin City Council Record of Protected Structures. The original masonry shell survives, though much of the internal fabric has been removed or replaced.

Upper floor structures have been replaced with in-situ concrete slabs supported on a steel structural framework within the retained walls. Areas of historic masonry and plaster survive locally at upper levels, while many internal surfaces have been rendered or dry-lined. Timber roof trusses remain visible beneath a vaulted plastered ceiling in parts of the building. The southern kiln block has been adapted for office accommodation beneath the pyramid-shaped roof, with timber trusses supplemented by steel tension ties. Link blocks connecting the ranges contain modern circulation elements.



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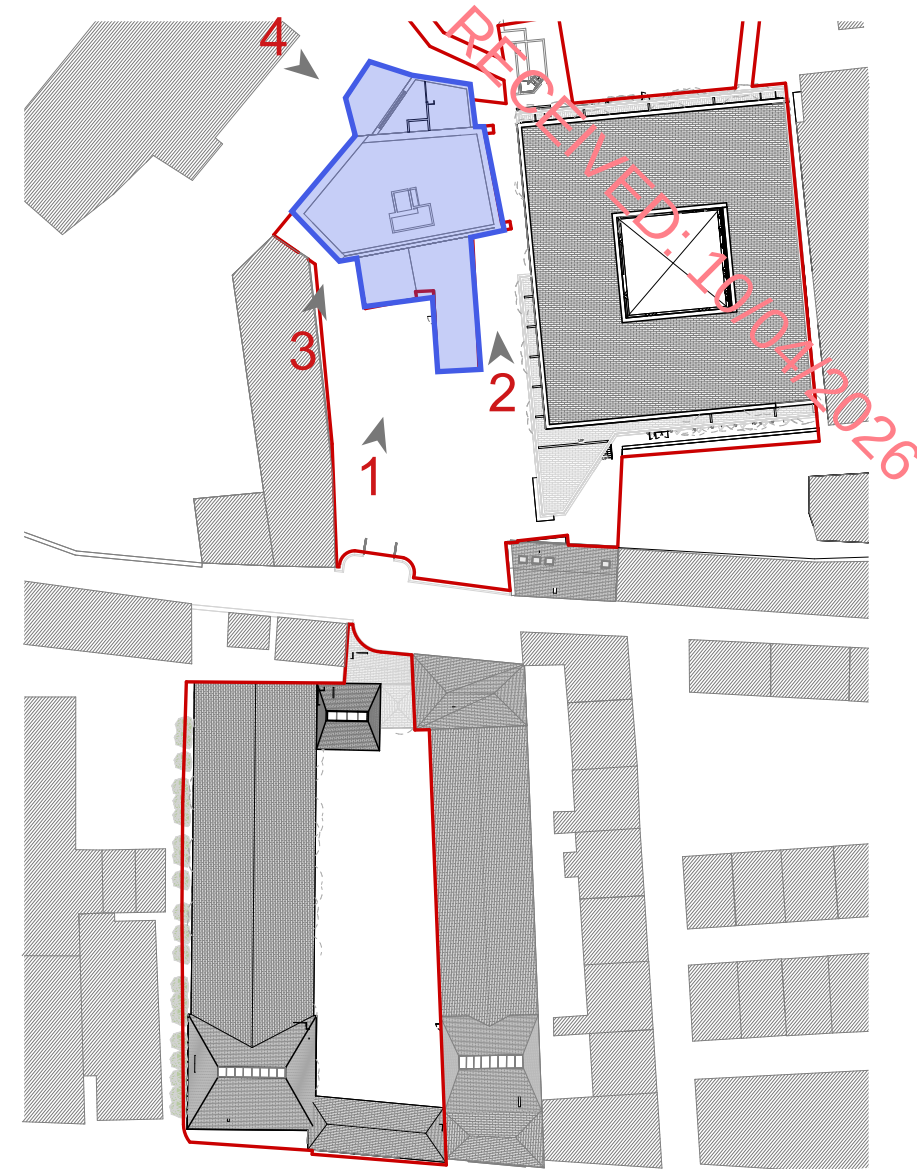
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2.4 EXISTING BUILDINGS

Fumbally Studio, Fumbally Square (Phase 2)

Fumbally Studio was constructed c.1789 around the same time as the wider complex on the site, later converted to a distillery building in c.1824-1826. The building is a five-bay, four-storey rubble calp limestone structure with limestone ashlar quoins, brick surrounds to openings and granite sills. A cast-iron water tank historically located at roof level bore the inscription “JB 1836”. The building historically formed part of a wider distillery complex including warehouse ranges and a courtyard arrangement.

The structure was refurbished c. 2006 with the insertion of modern window units and contemporary extensions, including a flat-roofed extension to the north and a glazed reception and café extension projecting into Fumbally Square. Internally, the ground and first floors retain elements of the original industrial structure including brick vaulted ceilings supported on iron rail beams carried on circular cast-iron columns, with exposed masonry walls and camber-arched openings. The ground and first floor of the main Studio building are in use as office space, with a modern cafe addition to the south of the building at ground floor. The second and third floor of the Studio building are currently in use as residential, and will not be included in either phase of the change of use.



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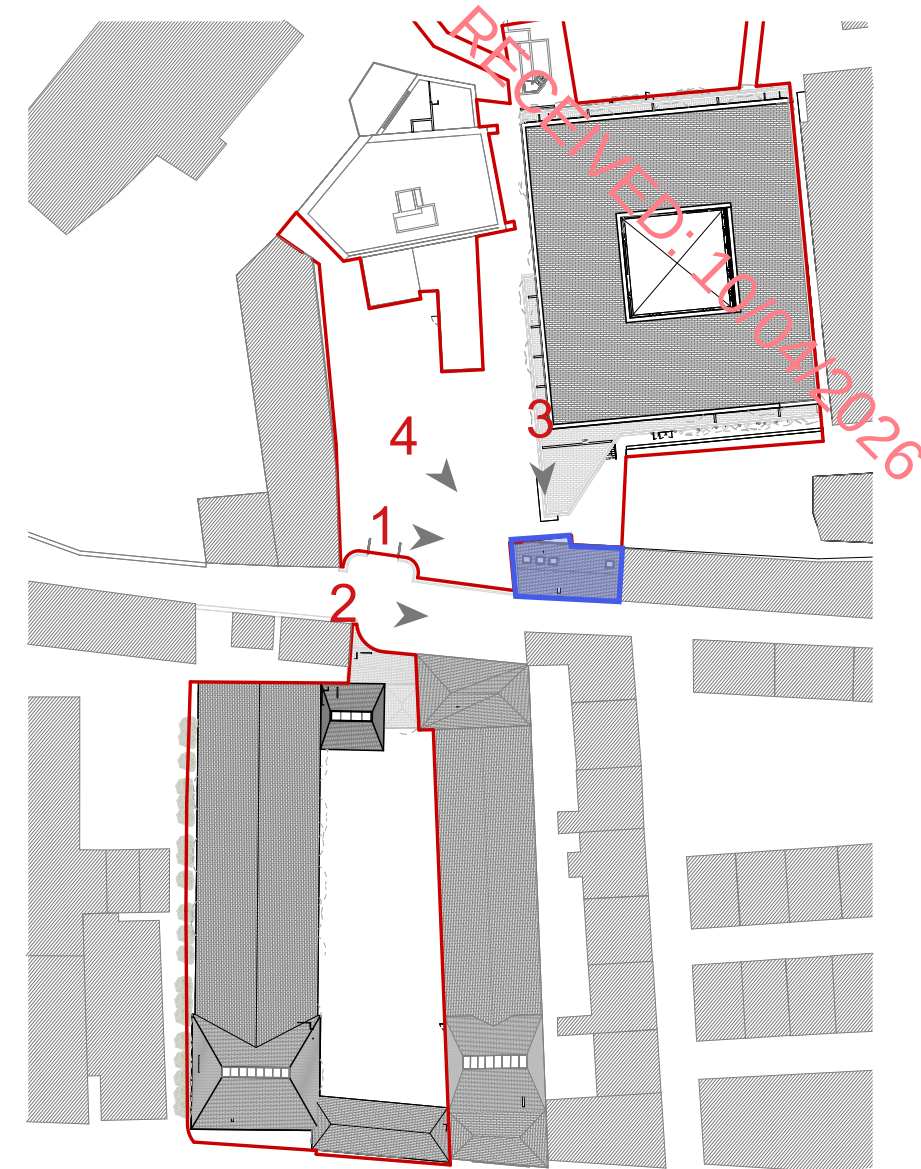
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2.4 EXISTING BUILDINGS

Fumbally Mews, Fumbally Lane (Phase 2)

Fumbally Mews forms part of a two-storey rubble stone range with pitched slate roofs fronting Fumbally Lane. The buildings likely functioned historically as ancillary structures associated with the distillery complex, possibly including grain stores or stabling, and are characterised by simple utilitarian construction with limited original window openings.

The subject building has been substantially altered, including the insertion of multiple openings to the Fumbally Lane elevation and the creation of a glazed break-out element facing Fumbally Square. Internally, the structure has been reconfigured to accommodate office use with mezzanine floors and contemporary finishes. Surviving historic fabric appears largely confined to portions of the original external masonry walls.



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2.4 EXISTING BUILDINGS

Fumbally Court – East Range (Phase 2)

The east range forms part of the former Fumbally Court maltings complex, constructed c.1870–1880, and is included on the Dublin City Council Record of Protected Structures (RPS Ref. 3000). The building is arranged around a central courtyard and historically accommodated grain storage, germination, and kiln operations. It is constructed in rubble calp limestone with brick surrounds to openings and granite sills, reflecting the robust industrial character of late nineteenth-century maltings architecture.

The range retains key structural elements, including brick vaulted ceilings at first-floor level supported on iron rail beams and a central masonry spine wall. Ground-floor camber-arched openings and vaulting indicate the original layout of germination and drying floors, while the southern kiln block forms a taller volume with queen-post trusses and a rooflight marking the former kiln ventilation cowl. Timber roof trusses and rafters are expressed within the first-floor spaces, some reinforced with steel tie bars. Despite adaptation for office use, the building retains substantial masonry, vaulted elements, and roof structures, which contribute to its industrial and architectural heritage significance. Works to this building are proposed to be carried out during Phase 2 of the project and will be addressed under a separate planning application.



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2.5 ANALYSIS SUMMARY

Opportunities & Constraints

Fumbally Square and Fumbally Court occupy a historically rich and strategically located site within the Liberties, characterised by a fine-grain urban structure and a strong legacy of industrial use, particularly brewing and distilling. The site retains important elements of architectural and industrial heritage, including protected structures and surviving historic fabric, which contribute significantly to its character and identity.

The site is located within a Z6 zoning, which supports employment-generating uses and permits hotel development where it reinforces the enterprise function of the area. The buildings at Fumbally Court have been in office use since the early 1990s; however, in the post-Covid context, demand for traditional office accommodation has declined significantly, calling into question the continued viability of this use. At the same time, co-working has become fully integrated into the mainstream office market, with a substantial supply now available across the city, including within the Georgian core. In this context, the retention of office use on the site does not represent a sustainable or effective long-term strategy. Coupled with the presence of partially completed and underutilised buildings, this gives rise to a clear and timely opportunity for sensitive adaptive reuse.

The existing built fabric ranges from well-preserved historic structures to more recent interventions of varying quality, necessitating a careful and layered design response. Any redevelopment must balance the protection and conservation of the historic fabric with the need to secure a viable and sustainable use, while also addressing modern requirements for access and functionality. A key challenge lies in ensuring that necessary interventions do not undermine the character, integrity, or legibility of the heritage assets.

Accordingly, the site presents both a significant opportunity and a clear set of constraints: to deliver an appropriate employment-generating use in line with zoning objectives, to secure the long-term conservation of the historic buildings, and to sensitively integrate the development within the wider regeneration of the Liberties.



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03 Proposed Design

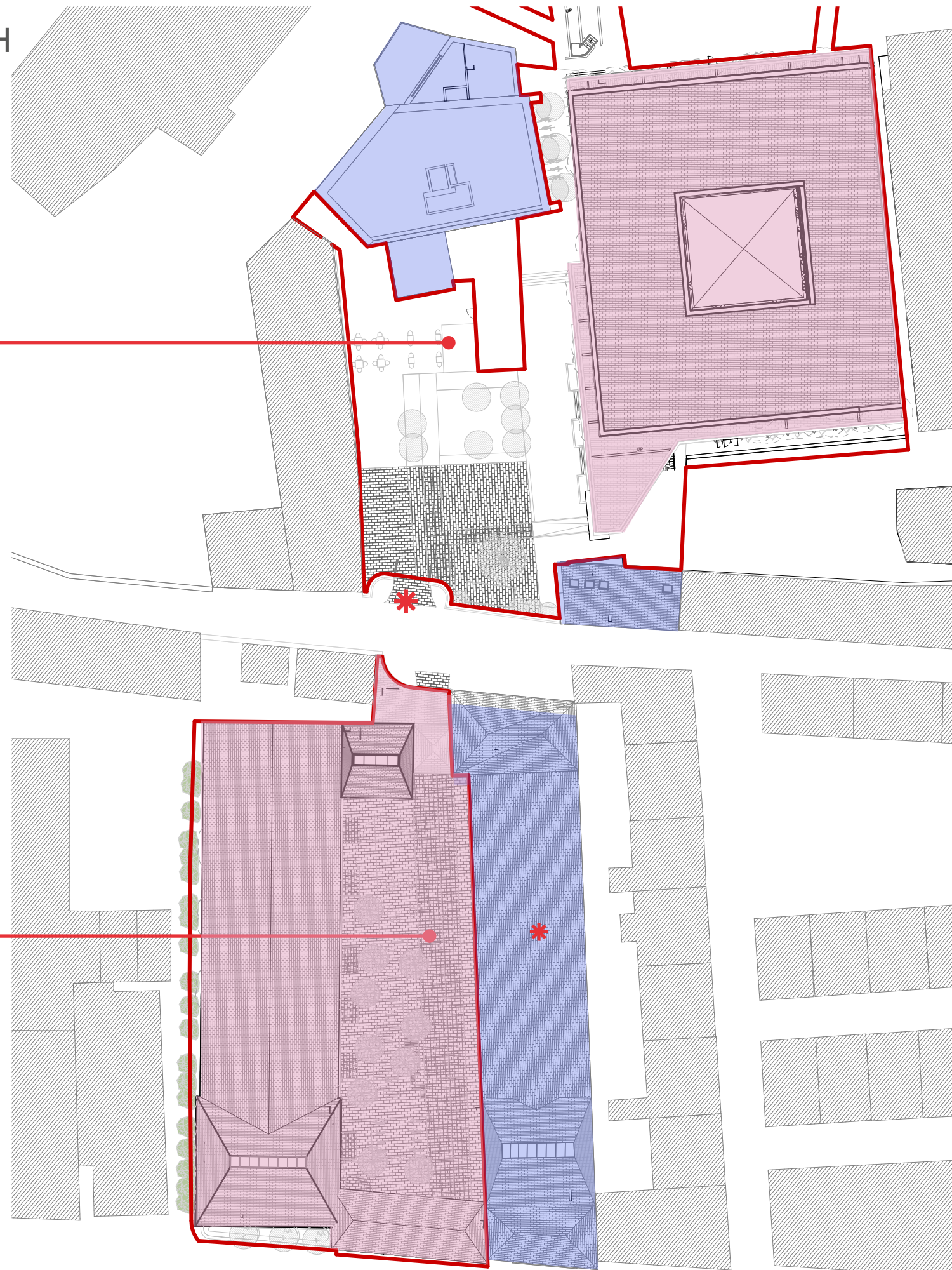
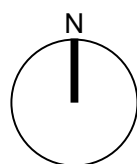
3.0 SITE APPROACH

FUMBALLY SQUARE

- Phase One: 119 rooms
- Phase One: 5577 sqm (GIFA)
- * RPS Ref. 3001

FUMBALLY COURT

- Phase One: 53 rooms
- Phase One: 2026 sqm (GIFA)
- * RPS Ref. 3000



Proposed Development - Sustainability

The proposed development adopts a sustainable approach by prioritising the retention and reuse of the existing buildings on the site. The repurposing of the Fumbally Square modern office building provides a significant environmental benefit by retaining much of the existing structural fabric, thereby avoiding the substantial embodied carbon associated with demolition and new construction. Reusing the building also minimises construction waste and makes efficient use of materials and energy already invested in the structure.

The building is already compliant with Part L of the Building Regulations and therefore performs to modern energy efficiency standards. Its adaptation allows for further improvements where appropriate while avoiding the environmental impact of constructing a new building of comparable scale.

The continued use and conservation of the historic buildings and protected structures on the site also represents a sustainable development strategy. Retaining these buildings preserves the embodied energy within their traditional construction while ensuring their ongoing maintenance and active use. Overall, the proposals support sustainability by reducing demolition, conserving embodied carbon, and extending the life of both the modern and historic buildings on the site.

- PHASE ONE - SUBJECT OF THIS APPLICATION
- PHASE TWO - NOT SUBJECT OF THIS

3.0 SITE APPROACH

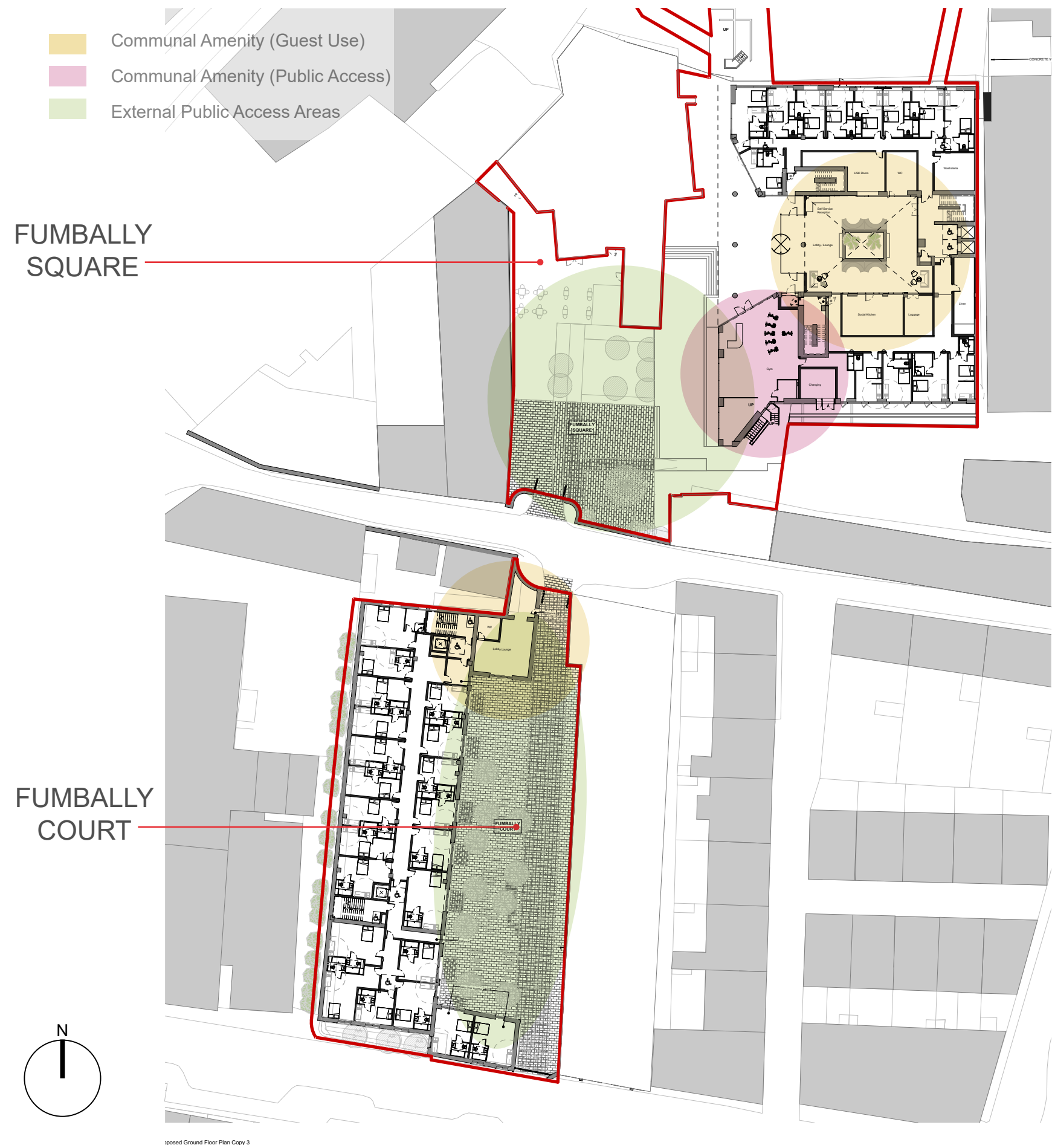


Conservation-Led Project Phasing

The project has been carefully phased to balance operational needs with the conservation of heritage assets. Phase 1 focuses on repurposing the modern Fumbally Square office block, along with the western block and link buildings of Fumbally Court, which have been identified as less historically sensitive. The redevelopment of the Fumbally Square building will also provide sufficient parking, vehicle charging facilities and bicycle storage to support the wider development from day one. This phase also includes landscaping for both Fumbally Square and the Fumbally Court warehouse areas, as well as the establishment of site infrastructure and improvements in locations where the impact on historic fabric is minimal.

Phase 2 addresses the redevelopment of Fumbally Studio, Fumbally Mews, and the east range of Fumbally Court (a designated protected structure). These buildings are considered more sensitive from a heritage perspective. Phasing this work allows additional time for detailed studies, regulatory compliance planning, and consultation with local authorities, ensuring that interventions are carefully managed and that the historic character of these significant structures is fully preserved.

3.1 AMENITY AREAS & BICYCLE PARKING



Amenity Areas

The ground floor of the proposed development will provide a range of amenity spaces designed to support both hotel guests and the wider public, while activating the existing courtyard areas. A newly built wellness studio will also be provided on the ground floor of Fumbally Square and will be accessible to both hotel guests and members of the public. Collectively, these spaces will create an active and welcoming ground-floor environment that supports the aparthotel use while maintaining a strong connection with the surrounding community.

In Fumbally Square, the existing courtyard and established café will be maintained as an important social space within the development, continuing to serve both guests and the public. In Fumbally Court, the existing courtyard will be refurbished and landscaped to enhance its function as an outdoor amenity space.

A series of internal lounge and communal seating areas will be provided at ground-floor level for hotel guests, including a large new atrium lounge within Fumbally Square, designed as a central social and gathering space. A smaller more intimate lounge space will be provided at the Fumbally Court entrance in the form of the West Court Lounge.

Bicycle Parking

Bicycle parking is provided at basement and surface levels, with secure long-stay spaces for staff and convenient short-stay spaces for visitors at Fumbally Court and Fumbally Square. The provision has been designed in accordance with relevant planning standards for the proposed uses, with full details set out in the accompanying table.

Table 2.2: Minimum Bicycle Parking Provision allowed under the DCC Development Plan 2022-2028

Unit Type	No. of Staff	DCC DP 2022-2028 Minimum Requirement Long Stay	Number Required Long Stay	DCC DP 2022-2028 Minimum Requirement Short stay	Number required Short Stay	Minimum Total	Total Provided
Aparthotel	10	1 per 5 staff	2	-	-	2	30
Café	4	1 per 5 staff	1	1 per 10 seats	2	3	10
Wellness Centre	3	1 per 5 staff	1	1 per 50 sq. m. GFA	3	4	10
Total	17		4		5	9	50

3.2 COMMUNAL AMENITY (PUBLIC ACCESS) - LOOK & FEEL

Wellness Studio

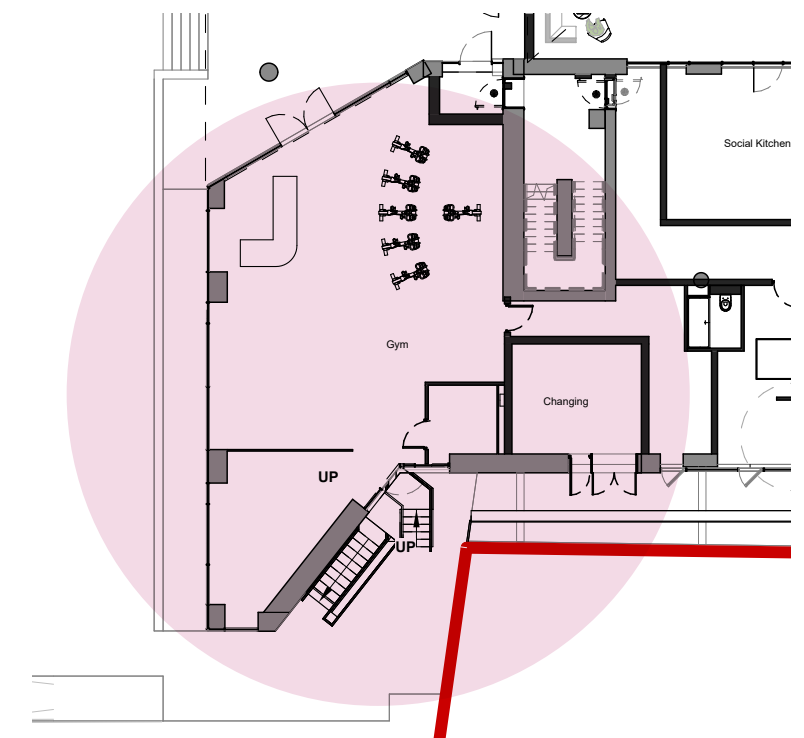
The proposed Wellness Studio will provide a high-quality fitness amenity for local residents, workers and aparthotel guests, introducing an active, health-led use within the estate. Occupying a prominent ground floor location at Fumbally Square, the studio will create a visible and accessible community-facing facility while contributing to the vitality and animation of the public realm.

The existing curtain wall façade will be modified to incorporate new entrance doors with level access at the top of the existing ramp, together with a dedicated service entrance on the south side of the unit, allowing the facility to operate independently from the aparthotel. Internally, the studio will include a reception area, Spin Studio, multi-functional training space with integrated screen, yoga studio, showers, changing areas and an accessible WC. The facility will host daily instructor-led spin and circuit training classes, bookable via a mobile app, encouraging regular participation and convenient local access.

Inspired by successful urban studio models such as SAINT Studios, the space is designed as a bright, contemporary environment featuring a modern, minimal aesthetic and high-quality natural materials, including timber finishes and planting. The proposal will activate the ground floor frontage, provide a new public-facing wellness amenity in an area with limited immediate fitness provision, and generate employment opportunities for trainers, front-of-house and operational staff.

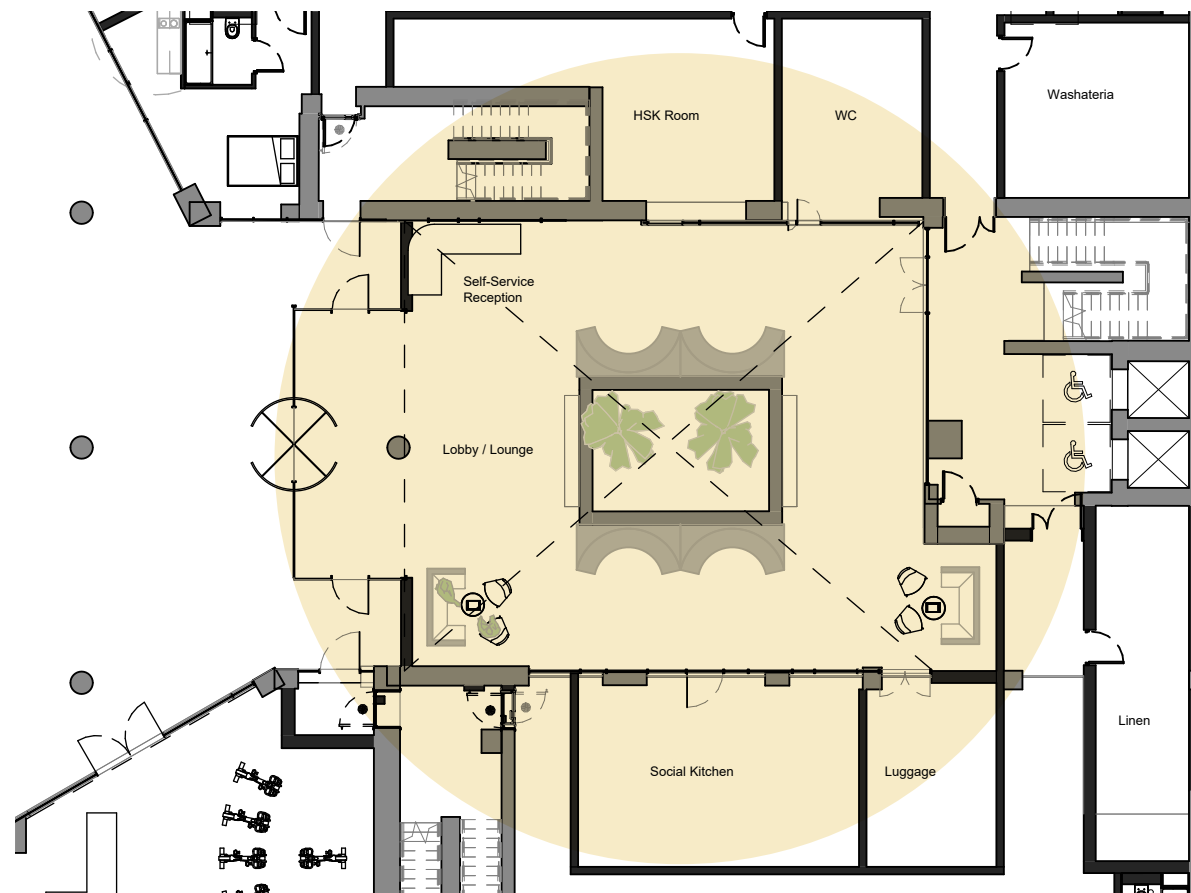


Wellness Studio Reference Photos



Ground Floor Part-Plan - Wellness Studio

3.3 COMMUNAL AMENITY (GUEST USE) - LOOK & FEEL



Atrium Lobby / Lounge

A series of internal lounge and communal seating areas will be provided at ground-floor level for hotel guests within Fumbally Square, including a large new atrium lounge designed to function as the principal social and gathering space for residents and visitors. The atrium will be enclosed at ground-floor level with a full height glass façade, increasing visibility of the hotel lobby and contributing to a more animated and welcoming frontage. This façade will incorporate a revolving entrance door to support energy efficiency, together with emergency escape doors provided in accordance with the building's escape strategy.

At roof level above the atrium, a new glazed canopy will be introduced to enclose the existing courtyard. The canopy will comprise a proprietary aluminium-framed glazing system supported by a structural framework of glulam beams, allowing continued penetration of natural daylight into the heart of the building. The existing gated pedestrian walkway serving the adjacent apartments will also be enclosed with a new boundary wall, as the current external courtyard is reconfigured to form an internal atrium lounge and lobby space serving the aparthotel.



Atrium Reference
Photo



Atrium Reference
Photo

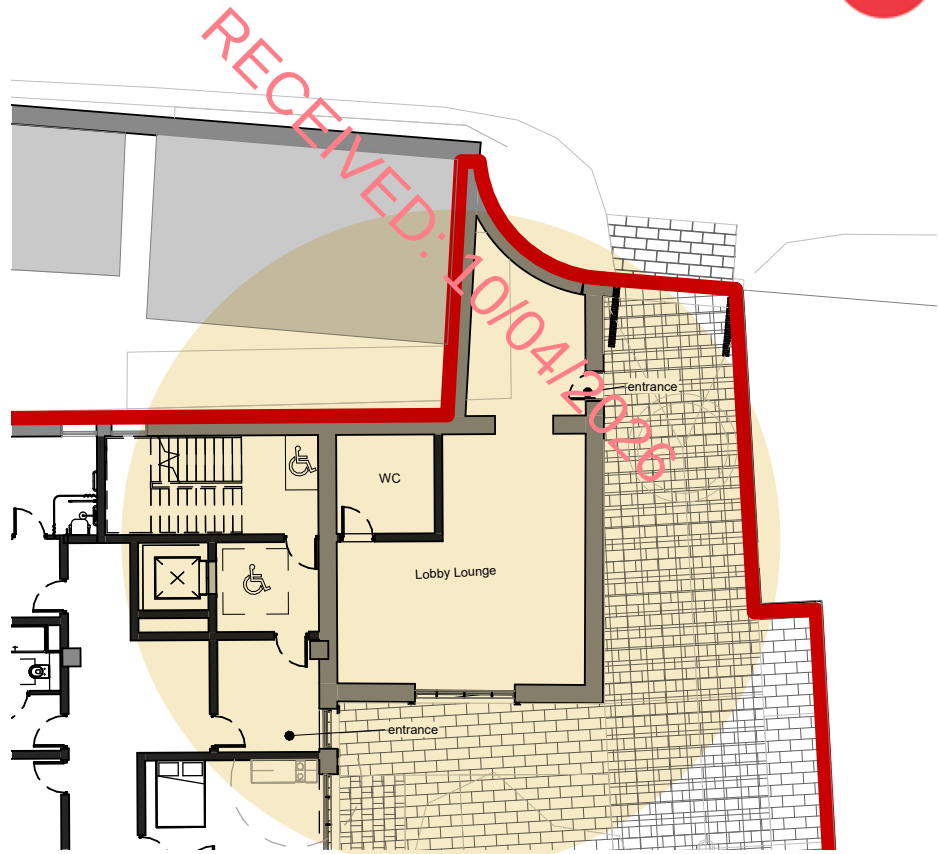
3.3 COMMUNAL AMENITY (GUEST USE) - LOOK & FEEL



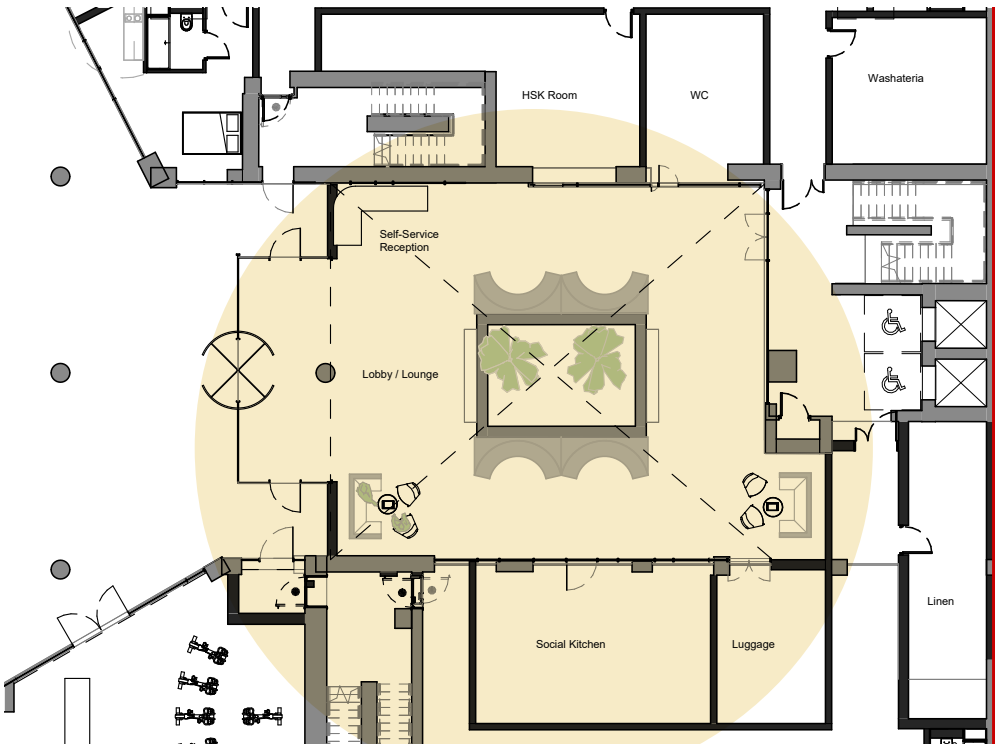
Bob W. Lounge
Reference



Bob W. Lounge
Reference



Ground Floor Part-Plan - West Court Lounge



Ground Floor Part-Plan - Atrium Lounge



Bob W. Social Kitchen Reference



Bob W. Lounge
Reference

3.4 EXTERNAL AREAS (PUBLIC ACCESS)

Fumbally Square - Improvements to Existing Landscape



Fumbally Square - Proposed Landscape Plan



Fumbally Square Courtyard - Existing Condition



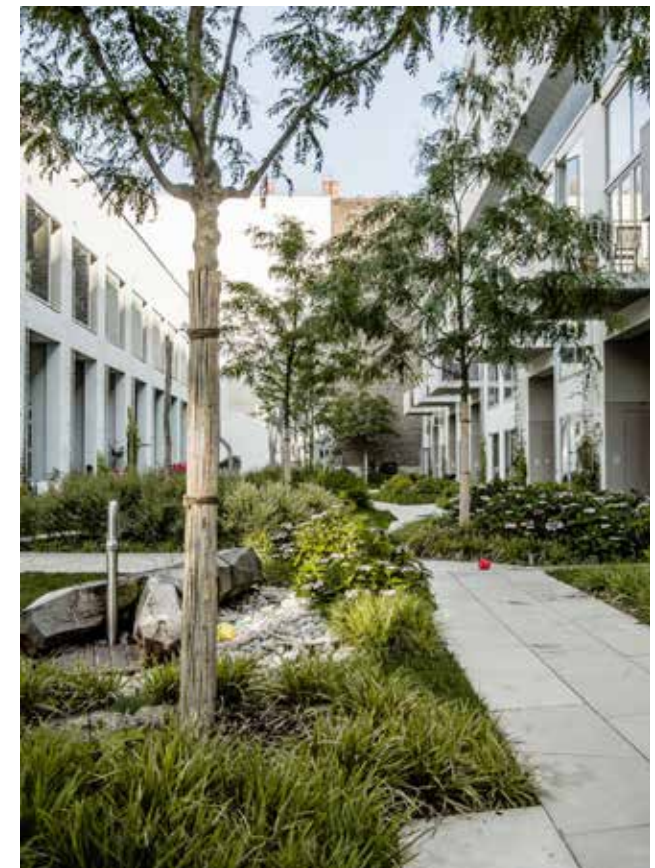
Fumbally Square Courtyard - Existing Condition

3.4 EXTERNAL AREAS (PUBLIC ACCESS)

Fumbally Court - Proposed Courtyard Landscaping



Fumbally Court Landscape Plan



Fumbally Court Reference Images

3.5 TYPICAL FLOOR LAYOUT

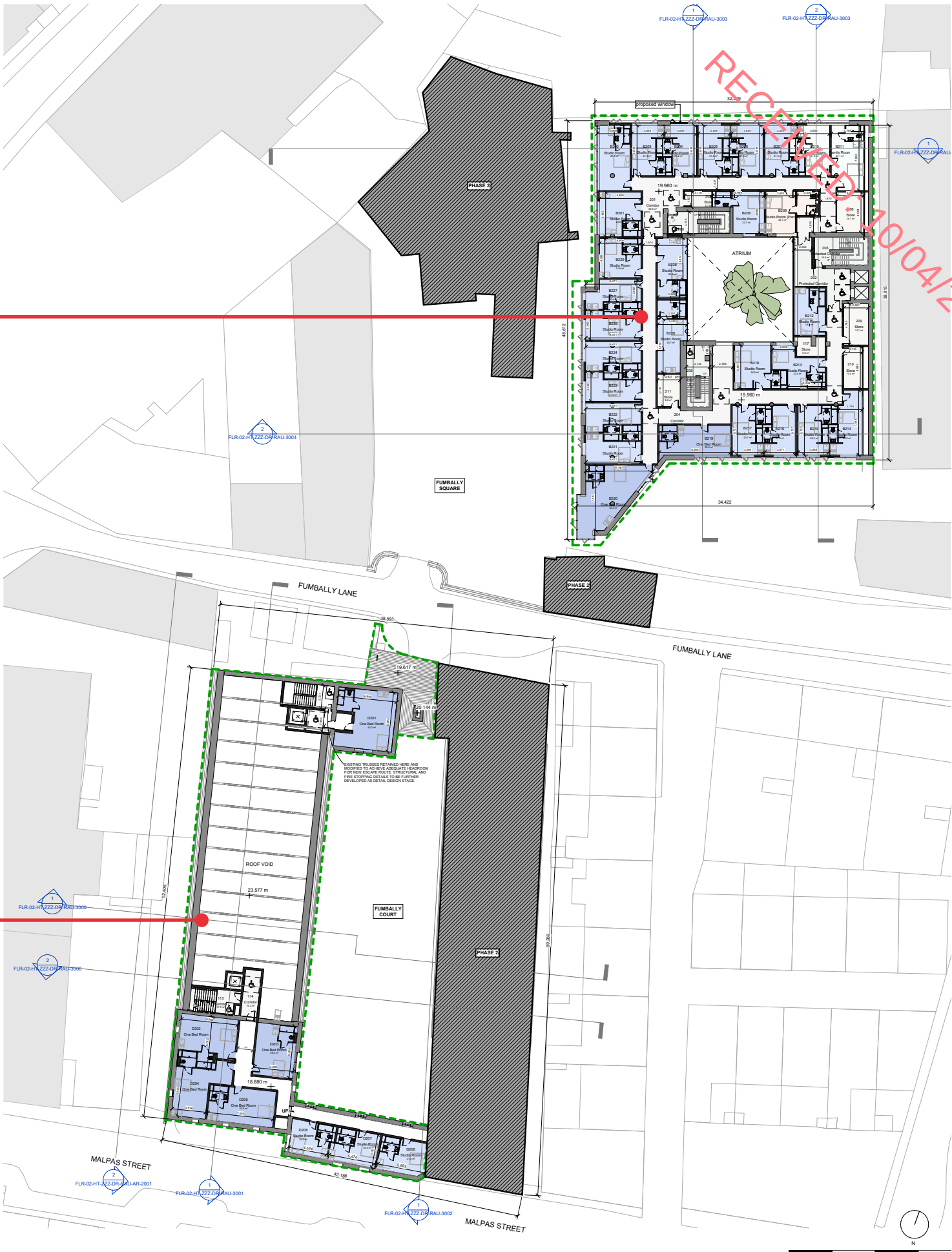
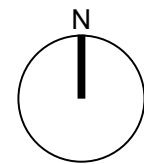


FUMBALLY SQUARE

- Phase One: 119 total rooms

FUMBALLY COURT

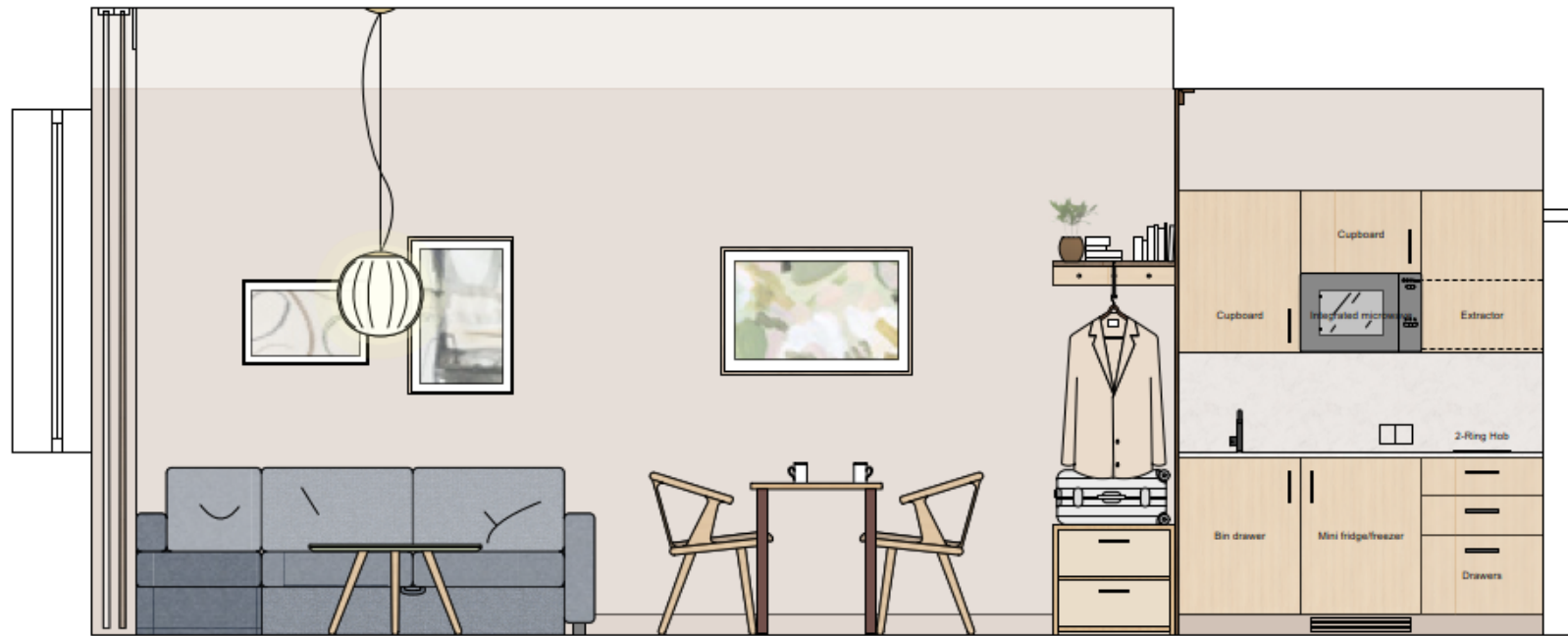
- Phase One: 53 total rooms



3.6 BEDROOM LAYOUT

Standard Studio Room - Bob W.

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Elevation A



Elevation B

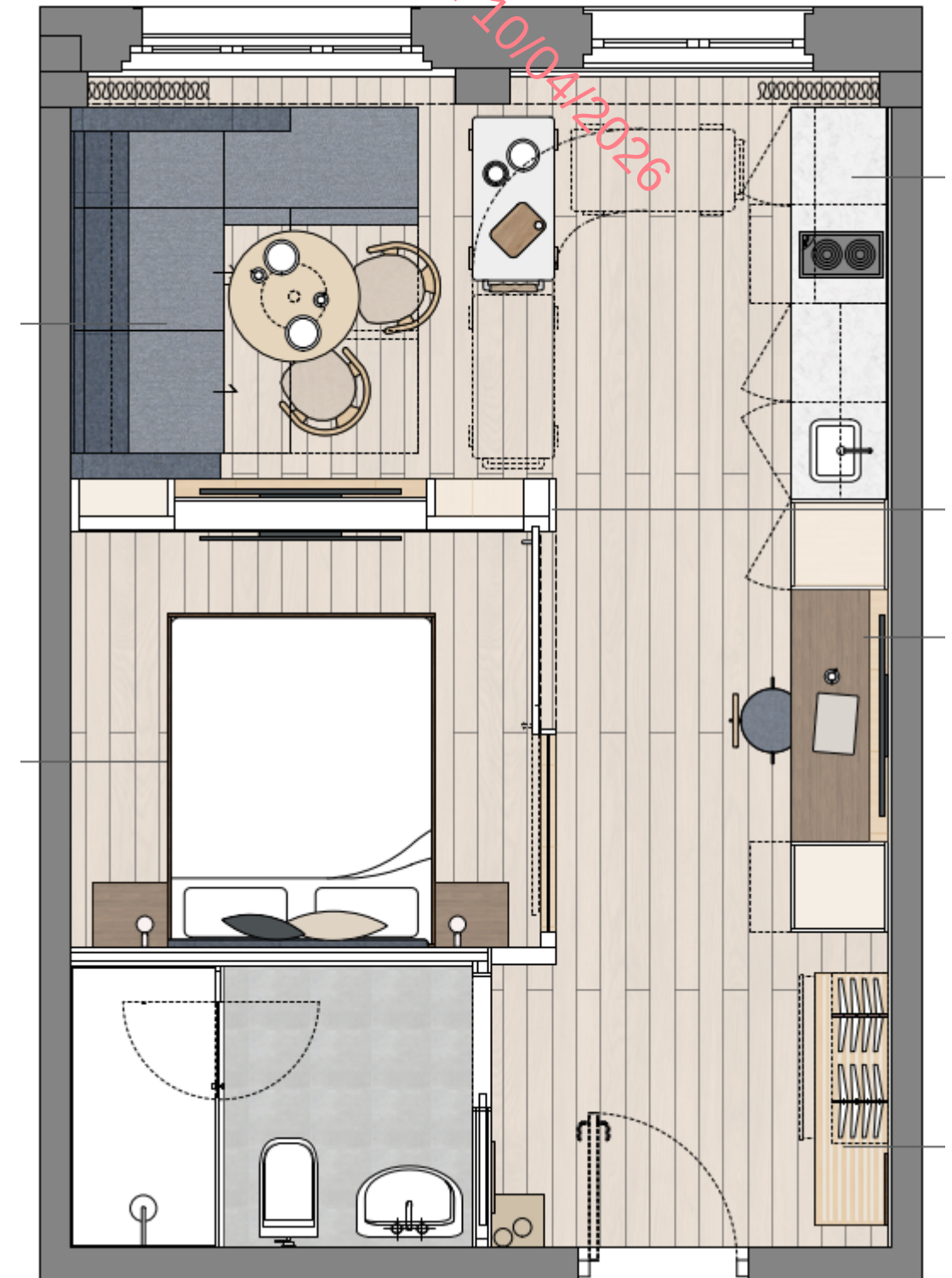
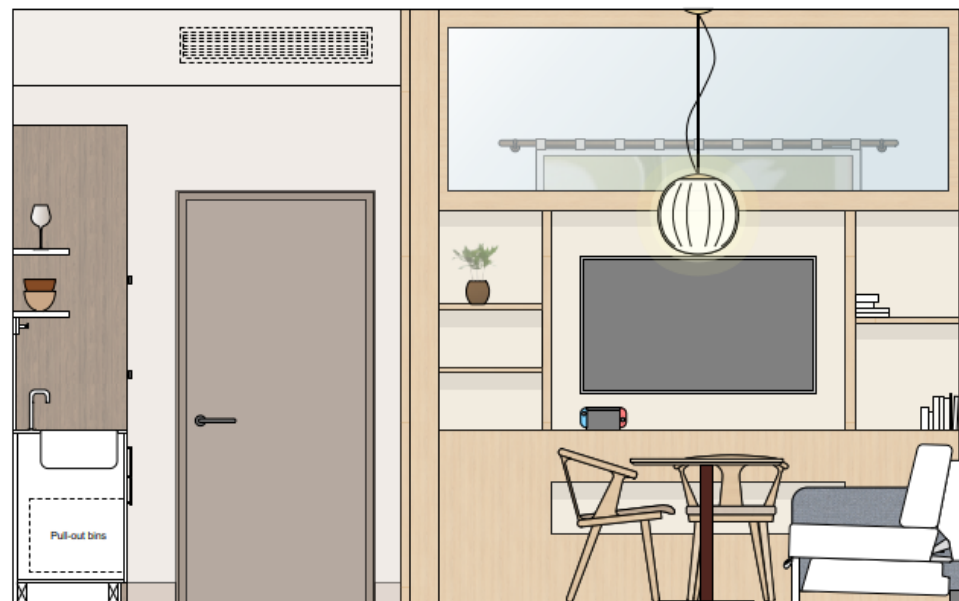


3.6 BEDROOM LAYOUT

Standard One Bed Room - Bob W.



Elevation A



3.6 BEDROOM LAYOUT

Bob W. - Look and Feel

RECEIVED: 10/04/2026



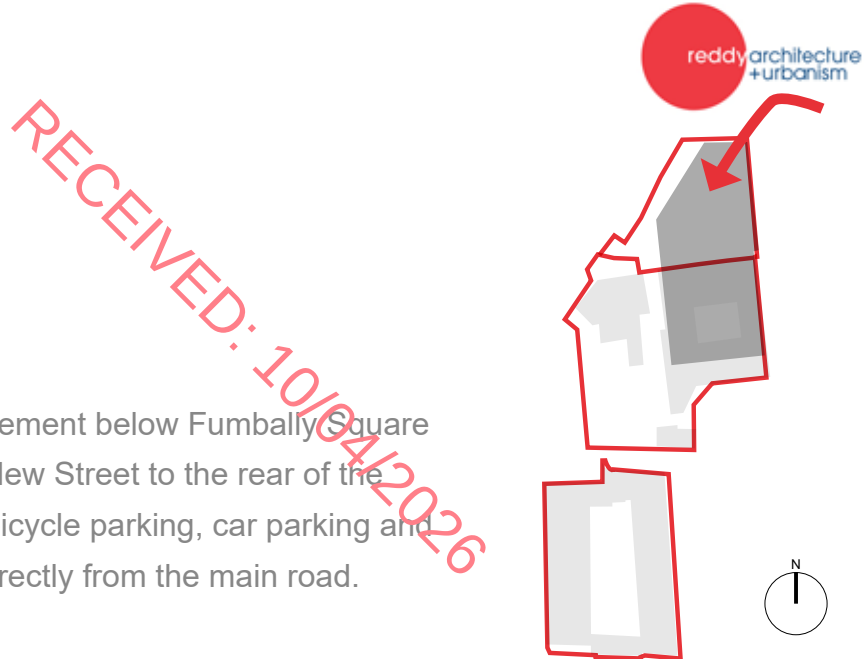
3.7 SERVICES & DELIVERIES



Access to the basement below Fumbally Square is provided from New Street to the rear of the site, allowing for bicycle parking, car parking and delivery access directly from the main road.

BOB W. HOTEL MANAGEMENT PLAN

Requirement	Arrival Period	Durati on	Frequency	Natureof delivery	Daily deliveries	Weekly deliveries
Laundry collection and delivery	9am - 10am	10-15 mins	7 days per week	Cages	1	8 <i>(includes allowance for urgent pick-ups)</i>
Stationary	10am - 12pm	10-15 mins	Once per month	Boxes	N/A	N/A
General supplies	10am - 12pm	10-15 mins	5 days per week	Boxes	1	5
Waste collection (Non- recyclable, recyclable, organic, glass)	7am - 12pm	10-15 mins	3 days per week	1100 litre / 240 litre bins	1	3
Waste collection (Other)	7am - 12pm		As required	Various		
Maintenance visits	Non-peak hours	Varies - parking will be in public carpark	Weekly	N/A	NA	1
				Total	3	17



3.8 PHASE TWO OUTLINE

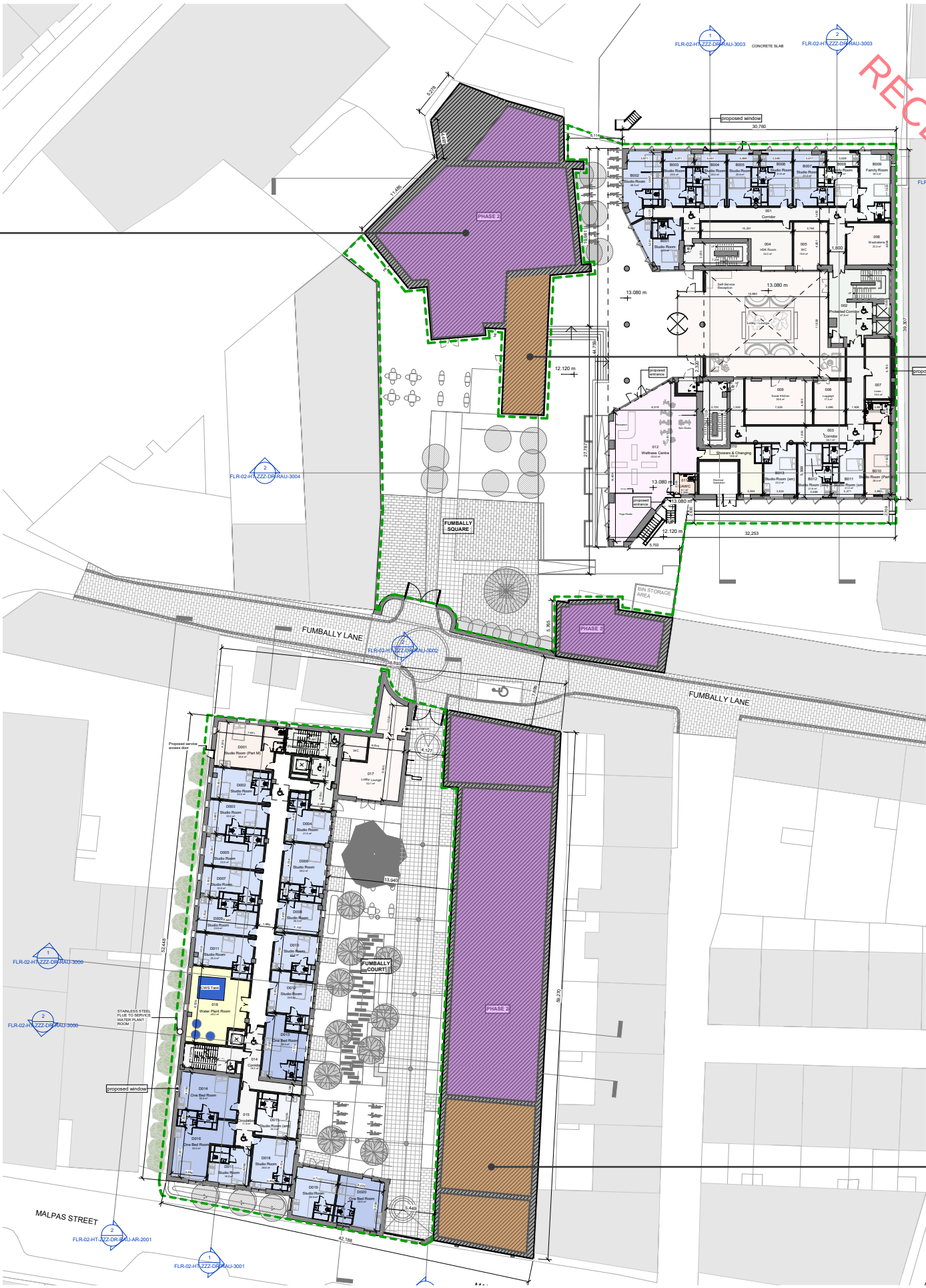
HOTEL ROOMS WITHIN
STUDIO ON GROUND
FLOOR AND FIRST FLOOR
ONLY

UPGRADED CAFE (As per
3.8)

SAUNA (As per
3.8)



- Hotel Bedrooms
- Communal Amenity (Public Use)



3.8 PHASE TWO OUTLINE - FUTURE COMMUNAL AMENITY
(PUBLIC USE)

Sauna, Ice Bath and Longevity Suite, Fumbally Court

At Fumbally Court, the proposed sauna and ice bath facilities will extend the estate’s wellness offer into recovery, contrast therapy and longevity-focused experiences. This reflects a wider international shift in wellness culture, where sauna use is increasingly moving beyond traditional spa settings and becoming a more social, community-based and health-conscious activity. Recent reporting from the Global Wellness Summit identifies a global “renaissance” in sauna culture, and increasing demand for healthier, alcohol-free social experiences.

The proposal creates a distinctive recovery and longevity amenity within the estate by combining sauna and ice bath facilities in a contemporary, design-led setting. It complements the Fumbally Square Wellness Studio as part of a broader, estate-wide wellness ecosystem, strengthening the overall health and wellbeing offer of the development. The facility is designed to attract both public users and aparthotel guests, broadening its appeal and activating the space throughout the day. In addition, it contributes to local economic activity by generating further employment and operational roles linked to the estate’s wellness offering.



Fumbally Court Sauna - Reference Photos



Fumbally Court Ground Floor Part-Plan - Sauna Location

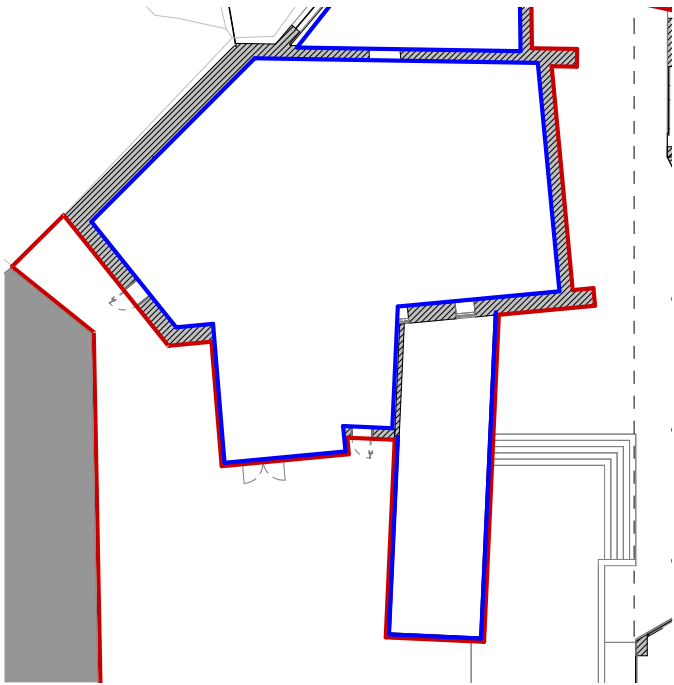
3.8 PHASE TWO OUTLINE - FUTURE COMMUNAL AMENITY
(PUBLIC USE)

RECEIVED: 10/04/2026

Healthy Cafe and Social Refuel Hub, Fumbally Square

Alongside the wellness studio, the existing café at Fumbally Square will be enhanced into a wellness-focused food and beverage offer that supports both the studio and the wider community. The aim is to create a healthy, sociable destination, giving local residents, workers and guests a place to meet, refuel and spend time before and after classes.

The proposal upgrades the existing café into a wellness-led destination, featuring a healthy menu centred on protein shakes, smoothies, coffee, matcha and functional, fitness-orientated meals curated around performance nutrition. It encourages greater social use of the square before and after classes, helping to create a more active and welcoming environment for visitors and users of the wellness facilities. The enhanced café also generates additional employment in hospitality and service roles while helping to animate the public realm with a healthier, more community-oriented daytime offer.



3.8 PHASE TWO OUTLINE - SIGNAGE AND BRAND IDENTITY



Bob W., Munich

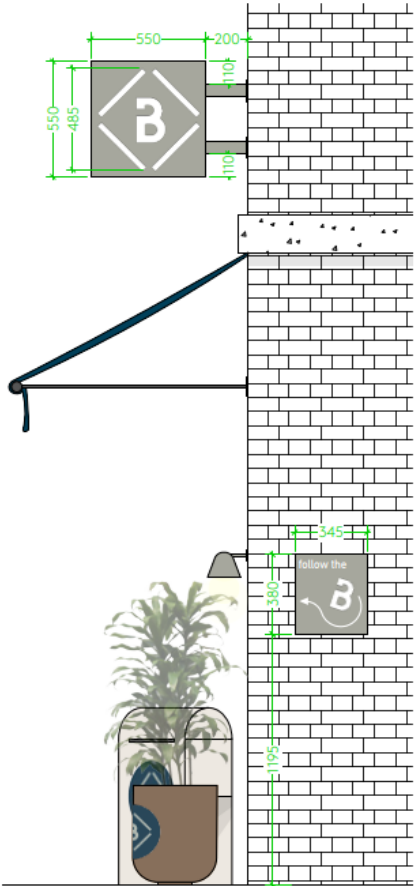
External Signage Style References



External Signage Strategy



Sample Front Elevation



Sample Side Elevation



Bob W., Helsinki

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04 Appendix

4.0 GENERAL ARRANGEMENT PLANS

Site Plan - Ground Floor



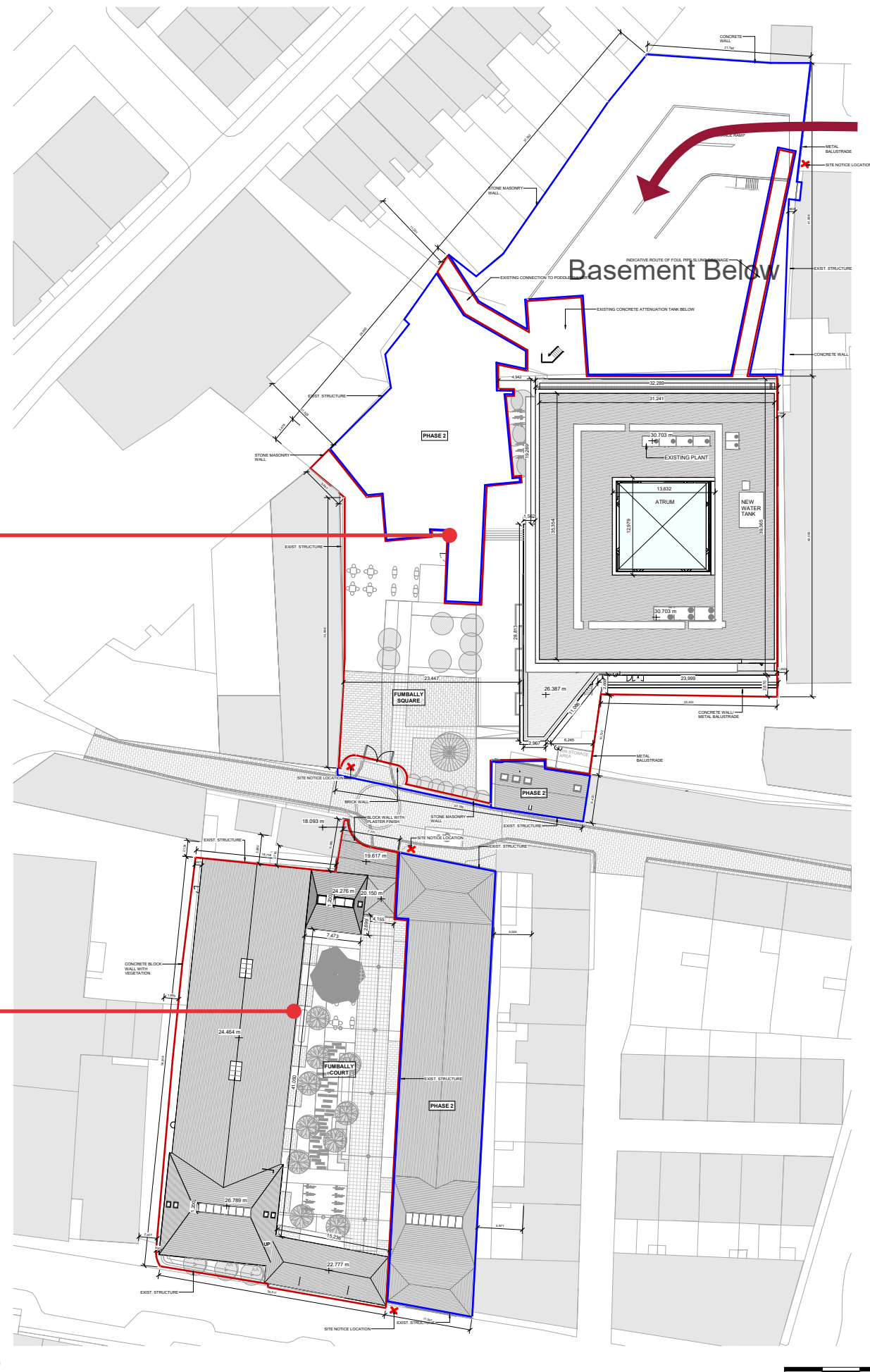
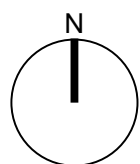
RECEIVED: 10/04/2026

■ Basement Access

LOCATION

FUMBALLY
SQUARE

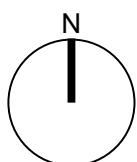
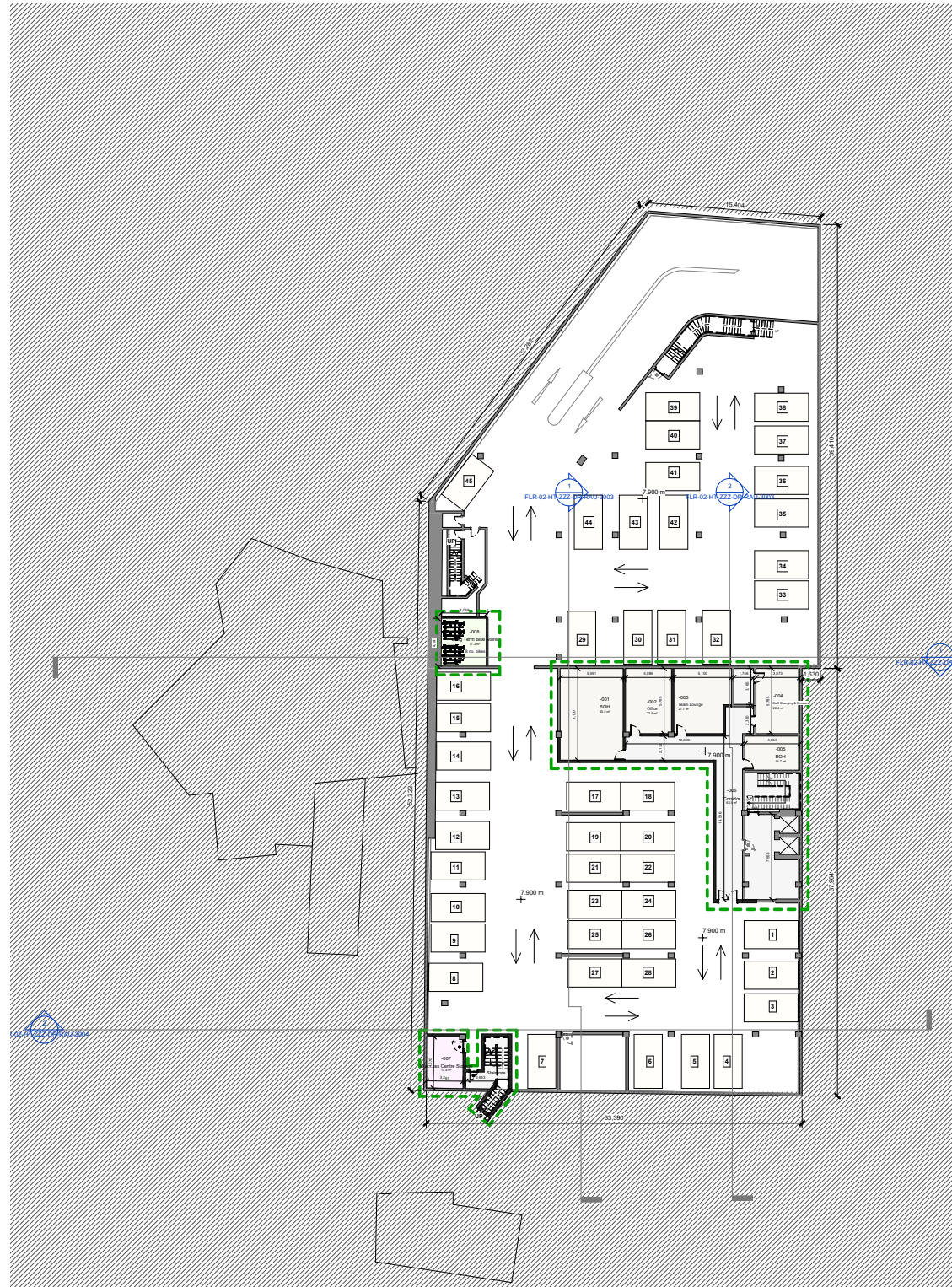
FUMBALLY
COURT



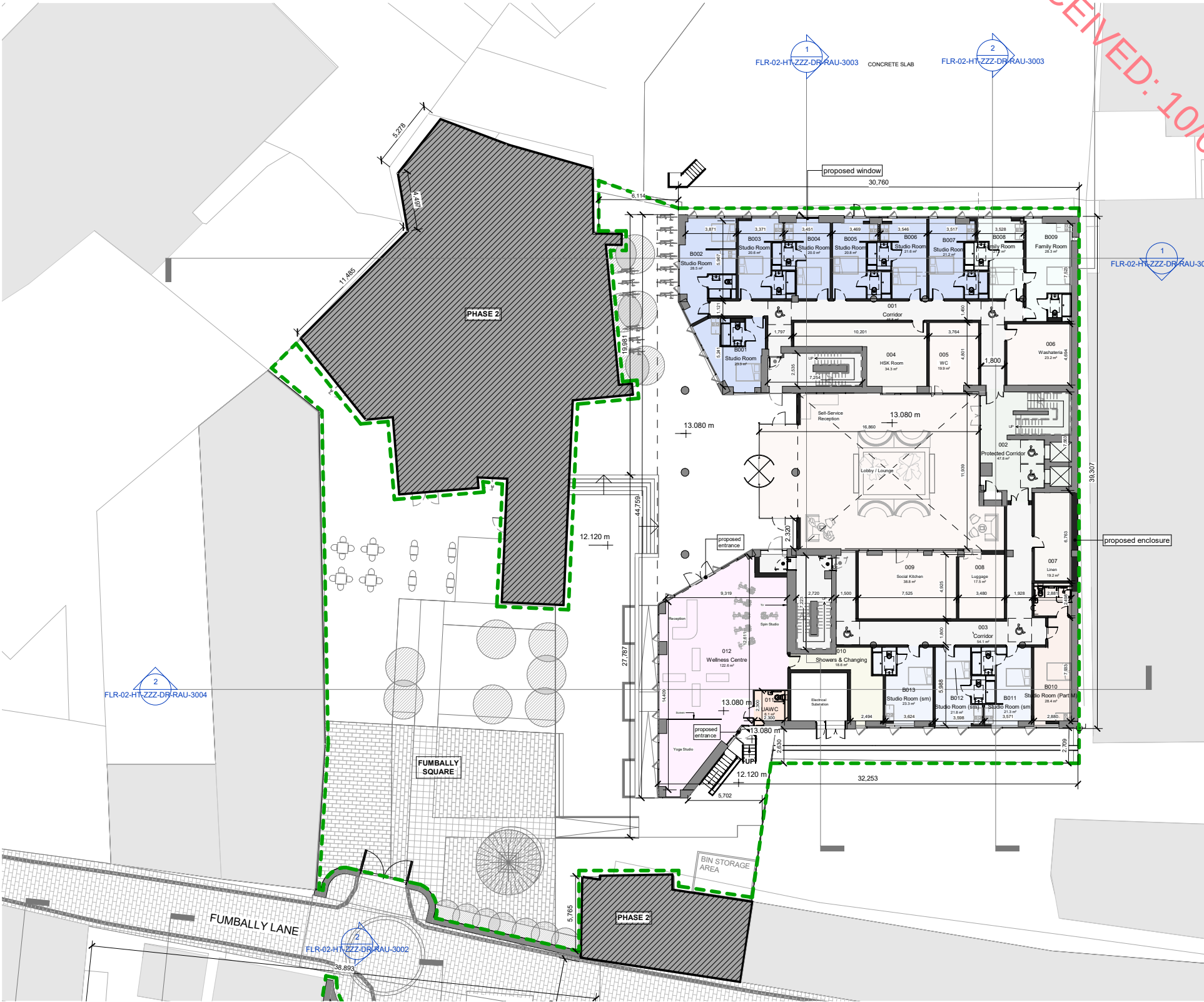
4.0 GENERAL ARRANGEMENT PLANS

Site Plan - Basement

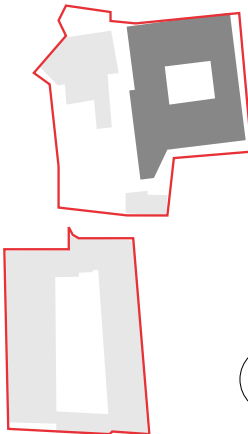
RECEIVED: 10/04/2026



4.0 GENERAL ARRANGEMENT
PLANS
Fumbally Square - Ground Floor



RECEIVED: 10/04/2026

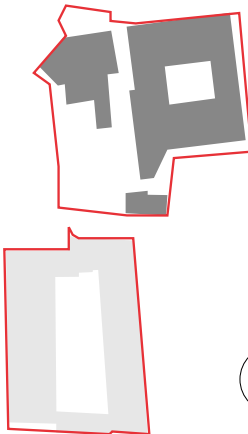


- Studio Room
- One Bed Room
- Front of House
- Back of House
- Circulation

4.0 GENERAL ARRANGEMENT
PLANS
Fumbally Square - First Floor



RECEIVED: 10/04/2026

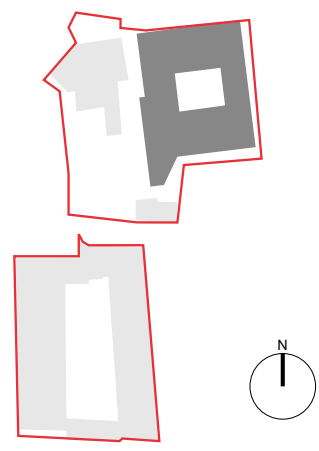
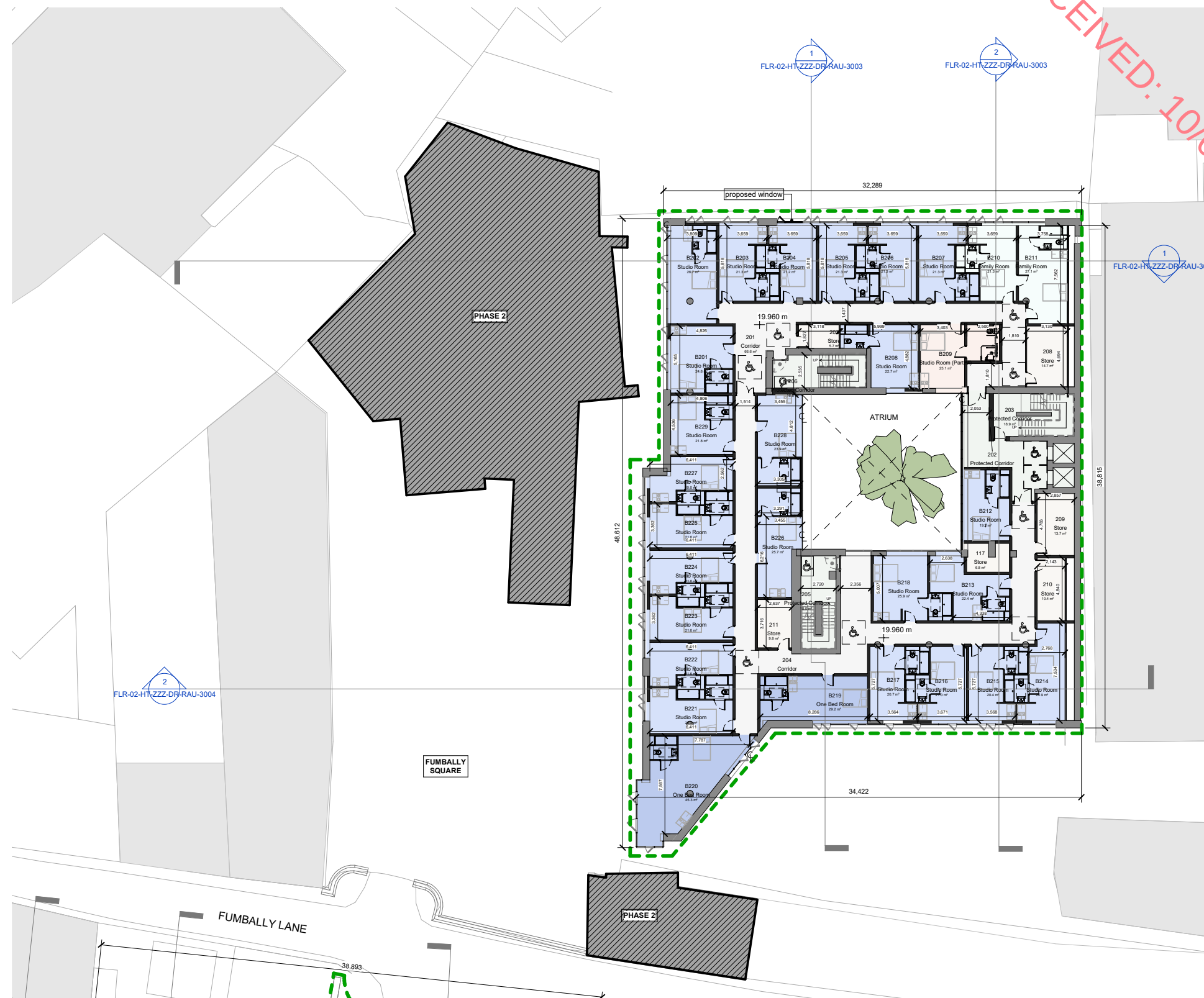


- Studio Room
- One Bed Room
- Family Room
- Front of House
- Back of House
- Circulation

4.0 GENERAL ARRANGEMENT
PLANS
Fumbally Square -Second & Third Floor



RECEIVED: 10/04/2026



- Studio Room
- One Bed Room
- Family Room
- Front of House
- Back of House
- Circulation

4.0 GENERAL ARRANGEMENT PLANS

Fumbally Square - Fourth Floor

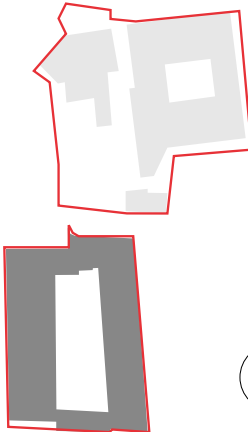
RECEIVED: 10/04/2026



4.0 GENERAL ARRANGEMENT
PLANS
Fumbally Court - Ground Floor



RECEIVED: 10/04/2026

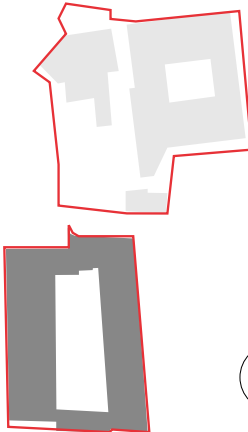


- Studio Room
- One Bed Room
- Family Room
- Front of House
- Back of House
- Circulation

4.0 GENERAL ARRANGEMENT
PLANS
Fumbally Court - First Floor



RECEIVED: 10/04/2026

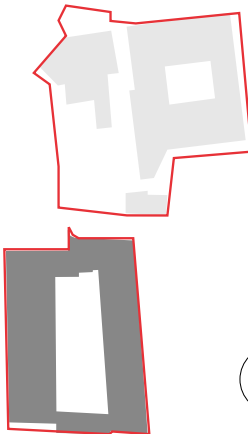


- Studio Room
- One Bed Room
- Family Room
- Front of House
- Back of House
- Circulation

4.0 GENERAL ARRANGEMENT
PLANS
Fumbally Court - Second Floor



RECEIVED: 10/04/2026



- Studio Room
- One Bed Room
- Family Room
- Front of House
- Back of House
- Circulation

4.1 SCHEDULE OF ACCOMMODATION



Schedule Of Accommodation				RECEIVED: 10/04/2026 reddy a+u			
Client: Civic Projects One Partnership L.P. Drawing Series: PLANNING							
Fumbally Square				Fumbally Court West			
Level	Name	Hotel Bedrooms	NET Area (m2)	Level	Name	Hotel Bedrooms	NET Area (m2)
Basement Level	Corridor	0	63.5				
	Staff Changing & Showers		22.4				
	Office		23.5				
	Back of House		45.4				
	Core 01		49.5				
	Escape Stair		15.0				
	Wellness Centre Storage		14.8				
	Long Stay Bicycle Store		17.3				
	Team Lounge		27.7				
Floor Total			279.1				
L00 - Ground Floor	Lobby / Lounge	13	192.7	L00 - Ground Floor	Lobby / Lounge	20	53.1
	Social Kitchen		38.8		WC		7.3
	Luggage Store		17.5		Corridor		102.4
	WC		19.9		Core 01		28.8
	Washateria		23.2		Core 02		21.3
	Wellness Centre		122.6		Water Plant Room		49.2
	Changing Room		18.6		Room D001		35.6
	UAWC		6.1		Room D002		22.5
	HSK Room		34.3		Room D003		23.2
	Linen Store		19.2		Room D004		21.0
	Corridor		100.9		Room D005		23.2
	Core 01		48.0		Room D006		26.2
	Core 02		17.5		Room D007		22.6
	Core 03		17.9		Room D008		20.3
	Room B001		23.3		Room D009		23.9
	Room B002		28.5		Room D010		21.3
	Room B003		20.6		Room D011		25.4
	Room B004		20.0		Room D012		23.6
	Room B005		20.8		Room D013		28.4
	Room B006		21.6		Room D014		32.6
	Room B007		21.2		Room D015		22.2
	Room B008		21.2		Room D016		33.0
	Room B009		28.3		Room D017		18.5
	Room B010		28.4		Room D018		26.6
	Room B011		21.3		Room D019		25.9
	Room B012		21.8		Room D020		28.0
	Room B013		23.3				
Floor Total			977.5	Floor Total			
L01 - First Floor	Corridor	23	144.5	L01 - First Floor	Corridor	25	125.5
	Core 01		58.7		Core 01		28.8
	Core 02		17.5		Core 02		21.3
	Core 03		17.9		Room D101		35.6
	Store		9.0		Room D102		22.5
	Store		6.8		Room D103		23.2
	Store		13.8		Room D104		18.4
	Store		13.5		Room D105		23.3
	Store		17.2		Room D106		18.4
	Room B101		23.5		Room D107		24.0
	Room B102		27.3		Room D108		18.2
	Room B103		20.8		Room D109		22.4
	Room B104		19.7		Room D110		18.1
	Room B105		20.7		Room D111		23.9
	Room B106		20.0		Room D112		18.3
	Room B107		21.5		Room D113		22.5

4.1 SCHEDULE OF ACCOMMODATION



	Room B108		23.1		Room D114		19.1
	Room B109		25.4		Room D115		27.0
	Room B110		21.6		Room D116		33.8
	Room B111		23.8		Room D117		32.6
	Room B112		19.2		Room D118		28.3
	Room B113		23.1		Room D119		33.7
	Room B114		20.9		Room D120		31.5
	Room B115		21.5		Room D121		18.4
	Room B116		21.3		Room D122		26.5
	Room B117		22.9		Room D123		27.5
	Room B118		25.9		Room D124		18.5
	Room B119		23.9		Room D125		26.8
	Room B120		26.6		Store		1.9
	Room B121		22.3				
	Room B122		23.3				
	Room B123		27.6				
Floor Total			824.8	Floor Total			790.0
L02 - Second Floor	Corridor	29	175.9	L02 - Second Floor	Corridor	8	48.6
	Core 01		65.0		Core 01		28.8
	Core 02		17.5		Core 02		21.3
	Core 03		17.9		D201		42.3
	Store		12.5		D202		32.9
	Store		14.7		D203		32.0
	Store		13.7		D204		29.0
	Store		10.4		D205		33.6
	Store		9.8		D206		20.4
	Room B201		24.8		D207		20.0
	Room B202		26.7		D208		21.2
	Room B203		21.3				
	Room B204		21.2				
	Room B205		21.3				
	Room B206		21.3				
	Room B207		21.3				
	Room B208		22.7				
	Room B209		25.1				
	Room B210		21.3				
	Room B211		27.1				
	Room B212		19.2				
	Room B213		22.4				
	Room B214		24.9				
	Room B215		20.4				
	Room B216		21.0				
	Room B217		20.7				
	Room B218		25.9				
	Room B219		29.2				
	Room B220		45.3				
	Room B221		22.3				
	Room B222		21.6				
	Room B223		21.6				
	Room B224		21.6				
	Room B225		21.6				
	Room B226		25.7				
	Room B227		20.0				
	Room B228		23.9				
	Room B229		21.8				

4.1 SCHEDULE OF ACCOMMODATION



Floor Total				1020.6	Floor Total				330.1
L03 - Third Floor	Corridor	29	175.9	L03 - Third Floor					
	Core 01		65.0						
	Core 02		17.5						
	Core 03		17.9						
	Store		12.5						
	Store		17.5						
	Store		12.8						
	Store		10.2						
	Store		9.8						
	Room B301		24.8						
	Room B302		26.7						
	Room B303		21.3						
	Room B304		21.2						
	Room B305		21.3						
	Room B306		21.3						
	Room B307		21.3						
	Room B308		22.7						
	Room B309		25.0						
	Room B310		21.2						
	Room B311		27.2						
	Room B312		19.2						
	Room B313		22.4						
	Room B314		21.5						
	Room B315		20.4						
	Room B316		21.0						
	Room B317		20.4						
	Room B318		25.9						
	Room B319		29.6						
	Room B320		45.3						
	Room B321		22.2						
	Room B322		21.6						
	Room B323		21.6						
	Room B324		21.6						
	Room B325		21.6						
	Room B326		25.7						
	Room B327		19.9						
	Room B328		23.9						
	Room B329		21.8						
Floor Total				1018.7	Floor Total				0.0
L04 - Fourth Floor	Corridor	25	185.2	L04 - Fourth Floor					
	Core 01		65.0						
	Core 02		17.5						
	Core 03		17.9						
	Store		5.5						
	Store		13.8						
	Store		20.0						
	Store		11.7						
	Store		6.8						
	Store		6.1						
	Room B401		24.2						
	Room B402		29.4						
	Room B403		21.1						
	Room B404		20.2						
	Room B405		21.0						
	Room B406		20.3						
	Room B407		22.6						
	Room B408		24.8						
	Room B409		21.3						
	Room B410		26.7						
	Room B411		19.2						
	Room B412		22.4						
	Room B413		25.3						
	Room B414		22.4						
	Room B415		22.2						
	Room B416		25.9						
	Room B417		21.9						

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4.1 SCHEDULE OF ACCOMMODATION



	Room B418		24.4				
	Room B419		24.2				
	Room B420		18.5				
	Room B421		24.0				
	Room B422		17.7				
	Room B423		23.9				
	Room B424		18.0				
	Room B425		23.8				
Floor Total			914.9	Floor Total			0.0
Total NIA			5035.6				1886.2
Room Total		119				53	

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