

also provided for on each level from the 3rd floor up which react to the neighbouring apartment buildings. A communal roof terrace is provided at the top of the building for the enjoyment of all the building's occupants.

In line with the building's form, the materiality also takes its cues from the local architecture which are predominantly red brick with stone or render detailing in the form of banding or whole portions of the facade. As such, red brick is the predominant material in this design which is complimented by red sandstone detailing in the form of horizontal banding at each floor level and a red sandstone colonnade at street level. The set back entrance on the corner of site is given further prominence by using a complimentary green faïence tile facade. The windows throughout utilise this green colour and faïence detailing reappears on the upper levels to breakdown the form. The setback upper floors are then given a contrasting material treatment in the form of grey-beige brick with concrete banding which gives these levels a lighter appearance. The materiality as well as the decisions which informed the design will be discussed in more detail over the coming pages.



Proposed Second/Third Floor Plan | NTS



Proposed Section A-A | NTS



Proposed Blackpitts Elevation | NTS

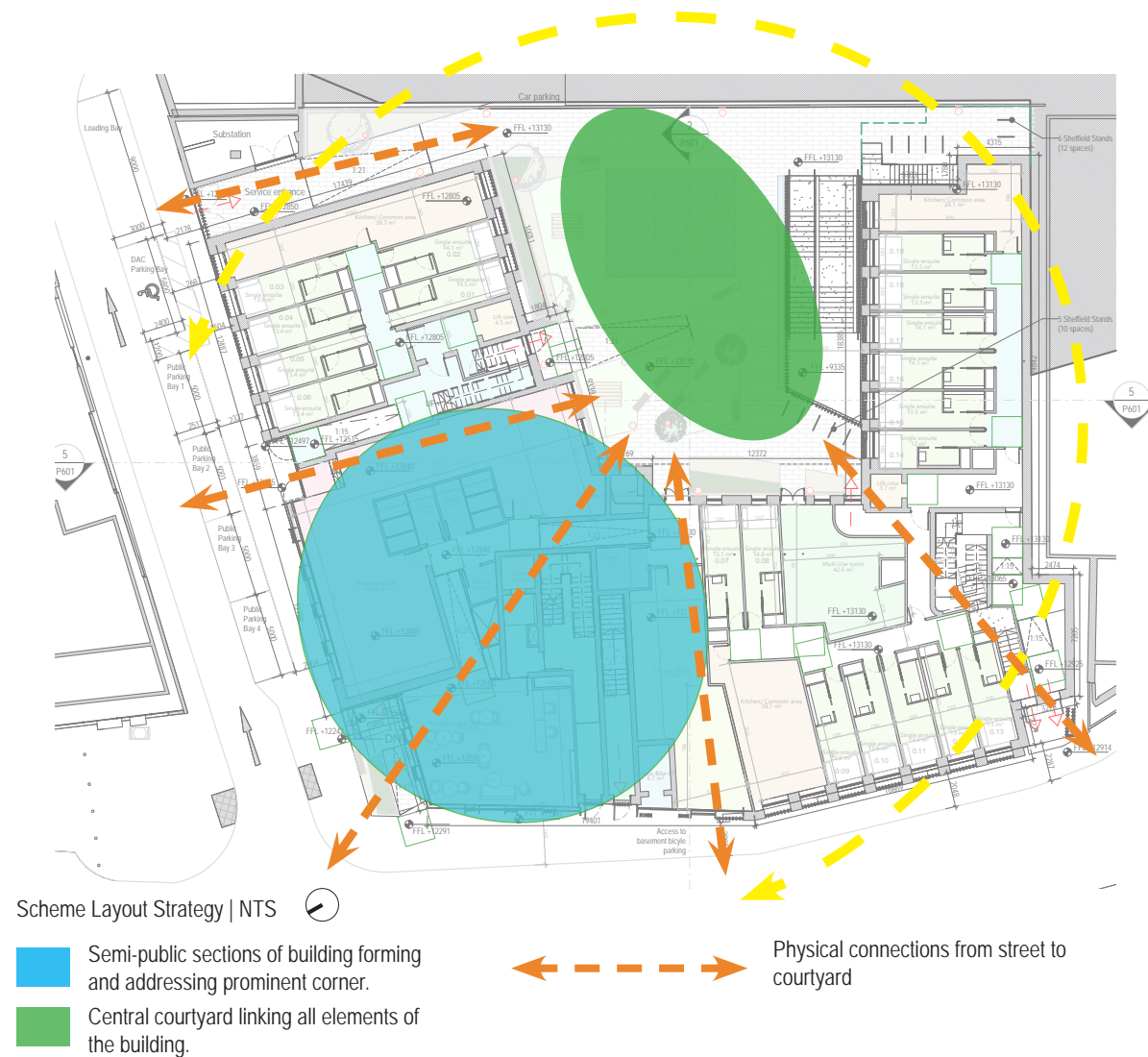


Proposed Donovan Lane Elevation | NTS

11.0 Scheme Layout & Massing

Given the larger plot size and proximity to the commercial areas of Clanbrassil Street Lower and Mill Street, a higher density development is deemed appropriate for this site. The proposed initial massing is informed by the surrounding medium to large-scale residential buildings, both existing and planned. Although there is a gradient from Clanbrassil Street Lower to the site, nearby residential blocks range from 13 to 17 meters in height. Notably, the recently approved residential scheme for the new Blackpitts Mosque development, measuring 23 meters and seven stories high, is situated 45 meters north of the site. The proposed massing will create a well-defined edge to the street, completing the broken site boundary. The existing warehouse is set back from the street by approximately 16 meters to accommodate the current car park. In conclusion, this student housing proposal is thoughtfully designed to integrate seamlessly with the local architectural context while providing much-needed housing for students. The strategic massing and landscaping will enhance the area's aesthetic and functional appeal, fostering a vibrant and cohesive community.

The existing apartments to the east of the site have a limited outlook, with



Apartment building and 2 storey houses on Clarence Mangan Road



Blackpitts Mosque as approved under Reg. Ref. 2654/20



Scheme Layout Strategy | NTS

- Aloft Hotel
4-8 storeys in height
- Yugo New Mill Student Accommodation
4-7 storeys in height.
- Yugo The Tannery Student Accommodation
4-7 storeys in height.
- The Warehouse
4-5 storeys in height.
- Blackpitts Mosque
Granted under Reg. Ref.2654/20
- Site subject of Application 21-23 Blackpitts
1-7 storeys in height
- St. Patrick's Court
3-5 storeys in height.



View 16 from VIA- Current Proposal

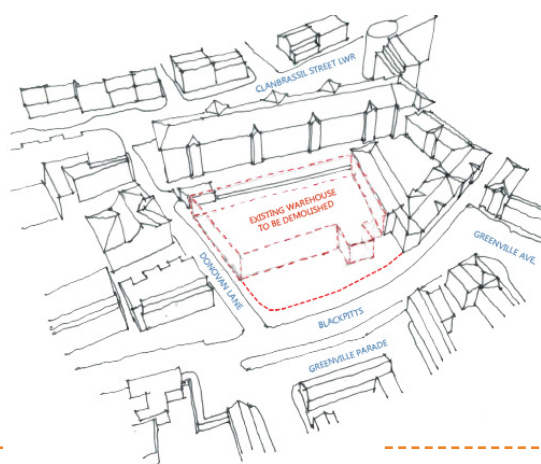


View 17 from VIA- Current Proposal

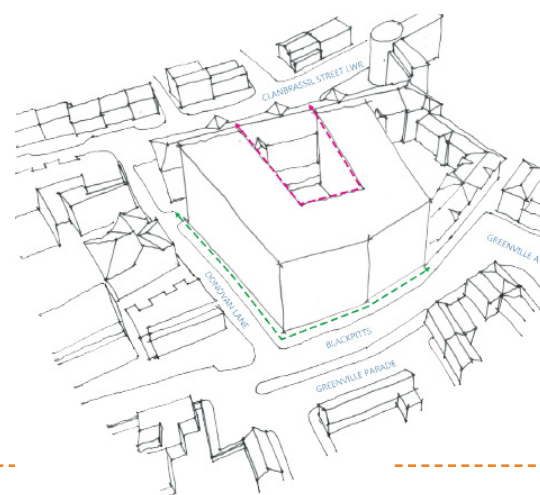


View 12 from VIA- Current Proposal

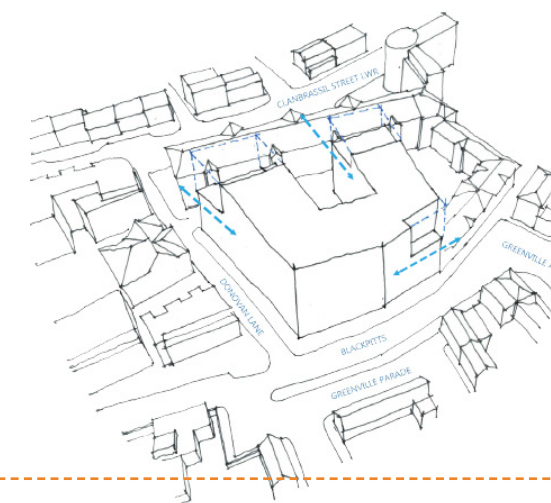
their shared private space bordered by a hard landscaped car park and the industrial facade of the warehouse. To address this and provide essential amenity space for the student housing, a central “green lung” has been created within the proposed structure. This landscaped area will offer a visually appealing and direct connection for both the student residents and the neighboring apartments, fostering a passive yet meaningful link between the two communities. Additionally, the end facades of the proposed student housing will be designed without windows to ensure privacy while incorporating intricate details to enhance visual appeal. Its edges, ensuring the structure harmonizes with its surroundings. To further address the scale of adjacent apartments, the proposed structure has been strategically recessed. At the rear and east, the Greenville Place apartments on Donovan Lane stand at 17-18 meters. To improve the relationship between these buildings and the new development, three floors have been removed from a section, creating a setback of 4.5 meters. On the front facade and west side, adjacent to the Blackpitts area, the Greenville Place apartments range from 12-13 meters in height. To match this, the proposed building’s mass has been reduced to align with the neighboring roofline, with 3 storeys removed locally and a setback of 2 meters implemented.



1 The existing building is to be demolished to allow for a more sustainable and adaptable structure to be formed on the site. See the demolition justification report from Passive Dynamics for further detail.



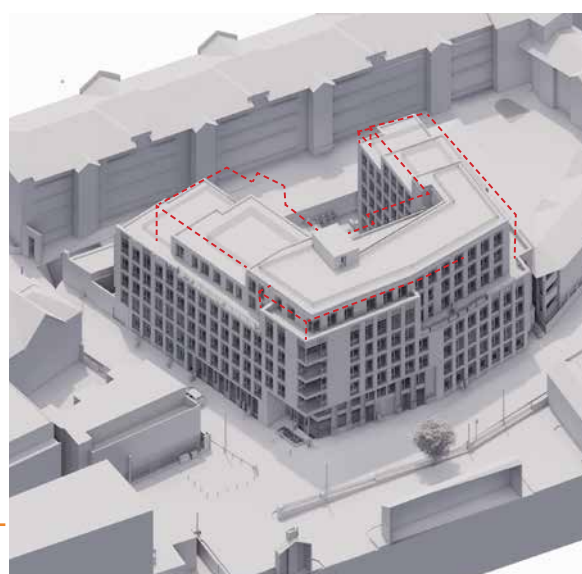
2 Initial massing extruded to fill the site and correspond with emerging heights in the Blackpitts and Newmarket areas. Central courtyard cut out of form.



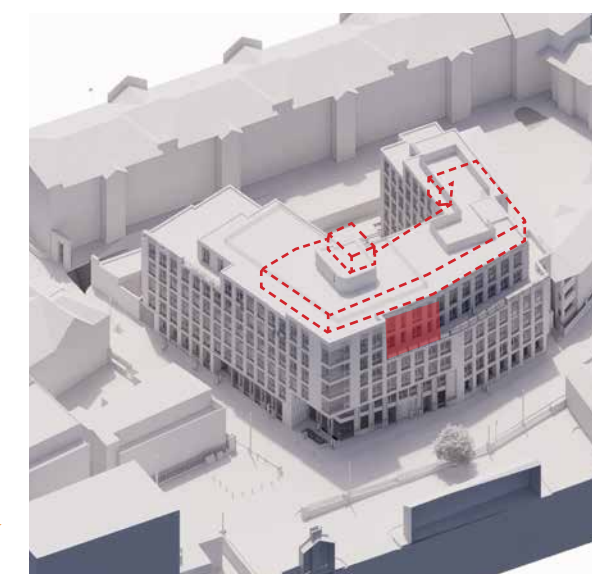
3 Block is initially set back at each end and at corner of Blackpitts and Greenville Avenue.



4 Fenestration added to scheme with further setback along Donovan Lane. This was the scheme as presented at LRD Stage 1 meeting



5 Further setbacks added on 4th, 5th & 6th floor level along with other reductions in the mass following feedback from the Stage 1 LRD meeting.



6 Removal of 6th floor level along with reductions in mass along Blackpitts following feedback from Stage 2 LRD Meeting.

12.0 Facade, Form & Materials

The design of the facade, overall form and selected materials have been carefully considered to complement the surrounding buildings and local area. A photographic study was carried out of the neighbouring buildings, the predominant material was brick and a variety of colours and tones were found. These buildings then incorporated banding, detailing or whole portions of the facade in stone.

The proposal takes its cues from these, utilising a red brick as the predominant material with a red sandstone banding along the facade which forms a colonnade at street level. The entrance and semi public facilities of the development are found at the corner of Blackpitts and Donovan Lane, this has been defined by a 2 storey set back facade at ground level and is treated in a green ceramic faience to differentiate from the rest of the building. The windows throughout utilise this green colour and faience detailing reappears on the upper levels to breakdown the form. The setbacks at the 4th & 5th floor levels have been given a contrasting material to the lower levels but still using the same architectural language. In these areas, a light grey/beige brick and a concrete banding are utilised to lighten the appearance of the upper levels and give prominence to the red brick elements of the facade which as already noted aligns closely with the existing local architecture.



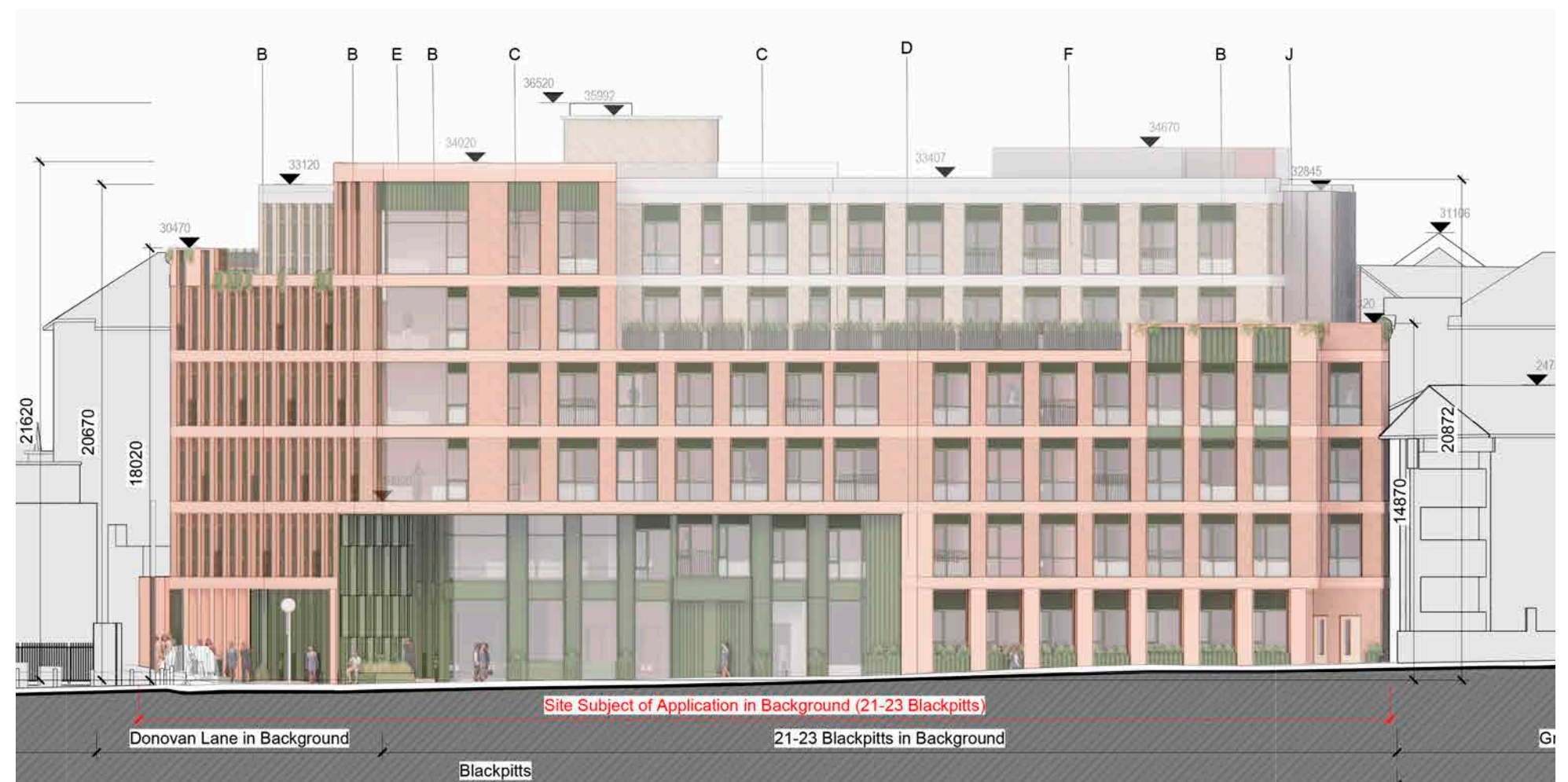
View 8 from VIA- Proposal with LRD Stage 2 outlined in blue



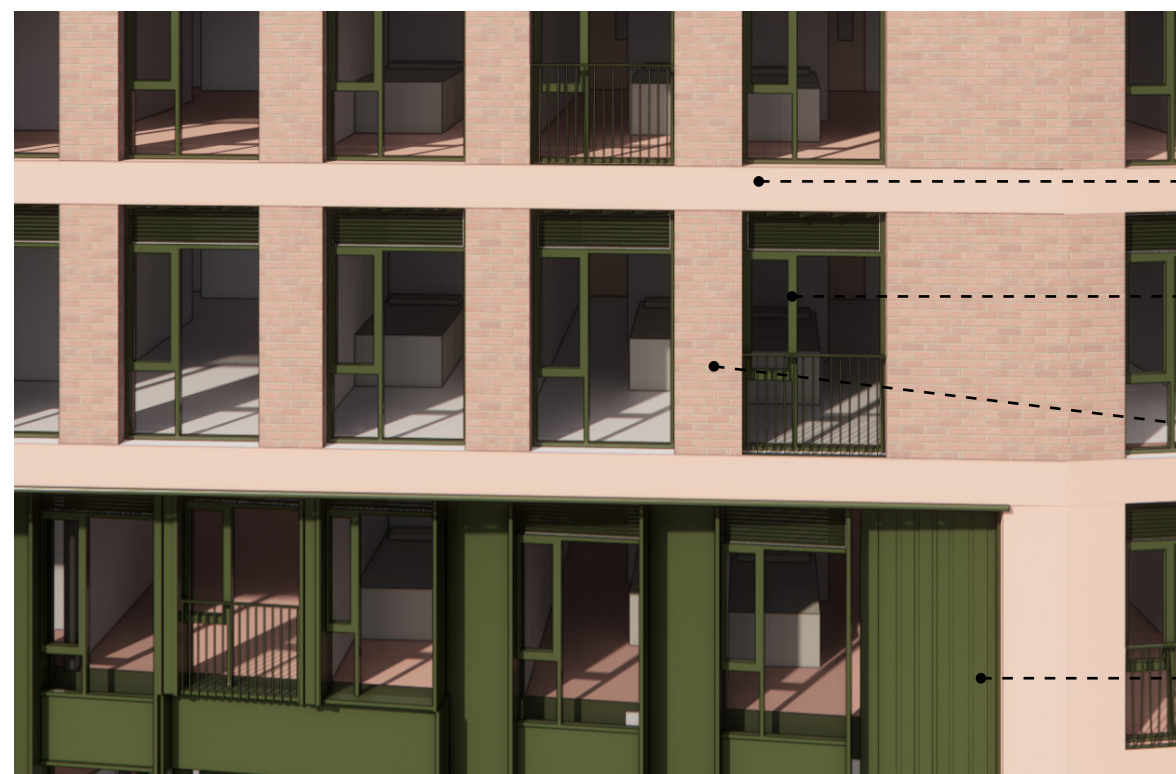
Blackpitts Elevation - Two Storey Setback Facade and Green Faience defining Entrance | Not to Scale



View 10 from VIA- Current Proposal



Blackpitts Elevation | Not to Scale



- Light grey/buff brickwork
- Concrete banding to upper level setback floors.
- Terracotta / sandstone tile to form banding between levels and larger portions of facade.
- Deep green aluminium windows to complement red/pink/beige hues of brickwork and banding.
- Light red brick to be selected.
- Powdercoated aluminium balustrades to match RAL of window and faience elements.
- Deep green faience facade to match detailing at ground floor entrance.
- Deep green faience facade with matching aluminium windows to form portion of ground floor facade demarcating the main entrance.



Blackpitts Elevation - Lower Levels | Not to Scale

Blackpitts Elevation - Upper Levels | Not to Scale



Light Red Brick



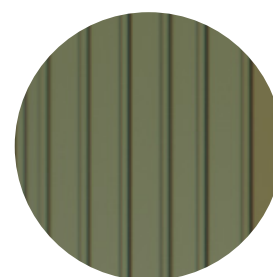
Terracotta / Sandstone



Light Grey / Buff Brick



Cast Concrete



Green Faience



Red brick buildings with stone/contrasting brick detailing make up the majority of the adjacent buildings. Our proposal takes its cues from these.



View 13 from VIA- Proposal with LRD Stage 2 outlined in blue

13.0 Car/Cycle Parking

Under the Dublin City Development Plan 2022-2028, it is outlined that 1 bicycle space per bedspace is required along with 1 visitor space per every five bedspaces (50% at surface level). As such, 260no. bike spaces are required. 160no. bike spaces have been allowed for at basement level in stacked, two tier bike racks along with 78no. sheffield stands and 12no. enlarged bike spaces as per the NTA Cycle Design Manual (2023), Section 6.3. These will be accessed via 2no. dutch style cycle ramp along the sides of the stairs in the courtyard or via 2no. bike lifts, one within the courtyard and the other along the Blackpitts facade. A further 22no. visitor spaces at ground level within the courtyard. A total of 272no. bike spaces have been provided.

According to google maps, the site is a mere 17 minute walk to Stephen's Green and an 18 minute walk to Harcourt Street Luas Stop. The site also borders Clanbrassil Street Lower which is serviced by the 49 and 54a buses. As such and in accordance with the guidelines noted above, we do not feel it is necessary or appropriate to provide car parking for the development.

14.0 Bin Storage & Servicing

1no. bin storage space has been provided within the development at basement level. This will be accessed via a service lift that exits in the courtyard. On collection days, the bins will be brought up to ground level to the service entrance where they will be collected by the selected service provider.

15.0 Height & Visual Impact

A comprehensive study of the building height and visual impact of the emerging design has been undertaken. The height, scale and mass of the proposal has taken into account both the existing height of the surroundings and some of the emerging heights in the area that have been granted planning permission.

A series of verified view photo montages have been carried out and are set out in the following pages.

16.0 Sustainability

The client's ambition is for the development to be LEED Platinum while achieving or exceeding Part L's nZEB requirements. The newly constructed building will not only allow the building to achieve this but also provide a new structure that can be adapted and reused long into the future. Please see Passive Dynamic's Demolition Justification Report and JJC's Input into Demolition Justification Report.

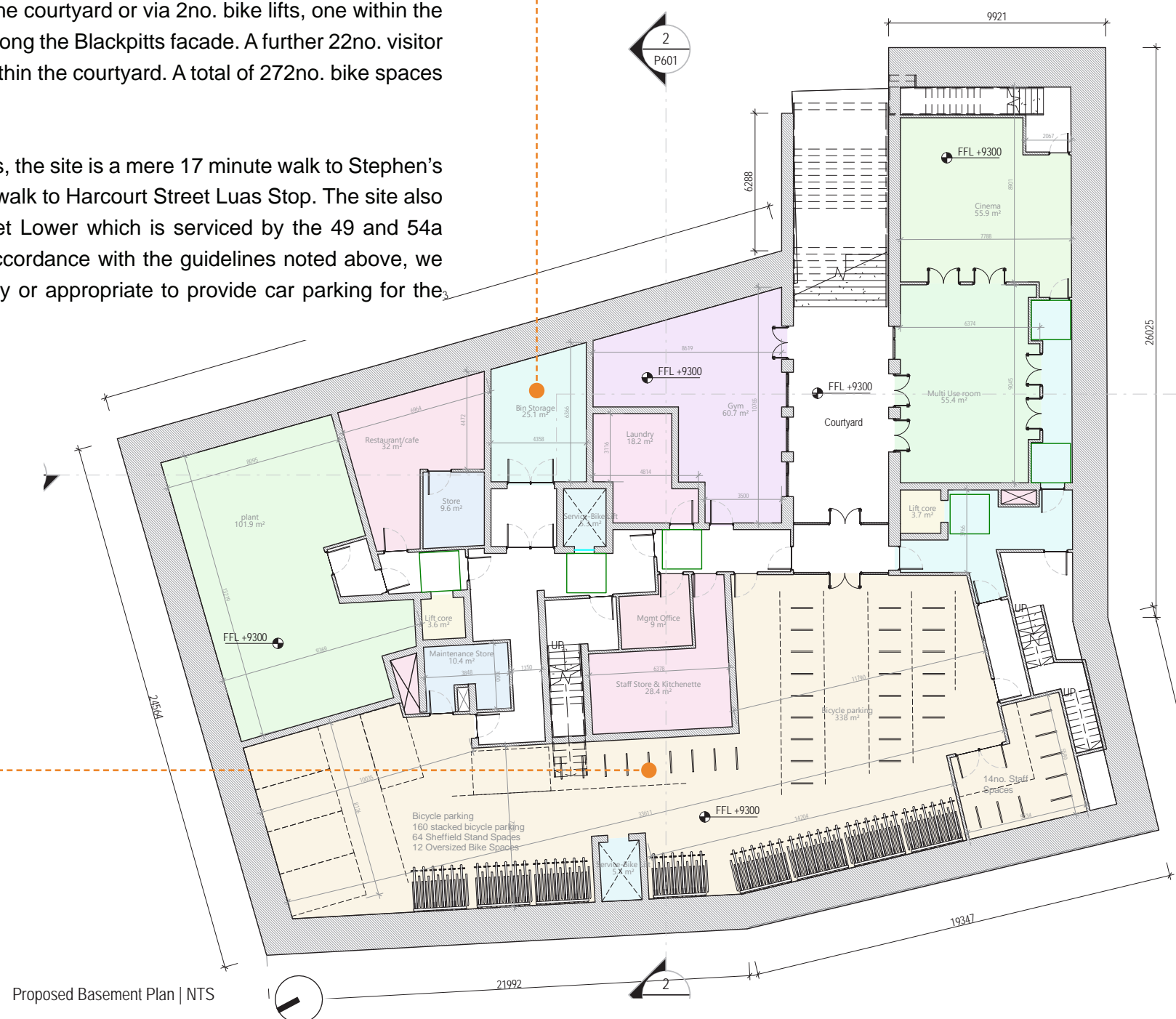
17.0 AA Screening

An appropriate assessment screening for the proposed development was carried out by Altermar. Please see refer to their report for the Stage 1 appropriate assessment screening for the proposed development.

18.0 Daylight /Sunlight

A comprehensive daylight / sunlight analysis of the development and the neighbouring building has been carried out by Modelworks.

In relation to the existing buildings, Modelworks found that from the 76 windows that "were assessed for sunlight with 75% meeting the Annual Probable Sunlight Hours target and 92% meeting the Winter Probable Sunlight Hours target.". Modelworks also carried out a daylight analysis of the windows on the existing neighbouring buildings. The results for 3 of



the 4 buildings were minor, minor and moderate with the 4th, Greenville Place seeing a major impact. Modelworks note that “the baseline condition experienced by the apartments is very favourable, therefore, to reflect a more typical urban environment, we carried out a supplementary assessment where we placed a mirrored of the Greenville Place apartments on the proposal site, equidistant from the boundary.” This approach is noted within the BRE Guide and “In this scenario 92% of the assessed windows of Greenville Place would meet the BRE criteria, resulting in an impact assessment of Minor.” They conclude that “given the urban setting and Dublin City Development Plan’s objective to increase densification, the impacts would be considered consistent with the change expected in an urban environment over time.”

With regards sunlight exposure in the proposed building, the overall percentage of rooms meeting the BRE criteria for sunlight is 49%. However, if we exclude the predominantly north facing windows, 92% of the rooms which have the potential to receive 1.5 hrs of sunlight, meet the BRE threshold.” The development performs extremely well in terms of daylight, where “89% of all rooms achieve compliance with BRE target for daylight.”

There are 2no. amenity spaces in the development, totalling c. 628sqm; a courtyard to the rear and a roof top terrace. The “roof terrace performs particularly well with 99% of its area meeting the threshold”. The ground floor courtyard is enclosed by the proposed building “but the setbacks at the upper floors increase the sun reaching the ground and ensure its compliance (53%).”

Please refer to their report for a full analysis of the scheme and results achieved.

19.0 Verified Views

We have prepared a series of verified views to accompany this submission. Please see the VIA document for these images comparing the existing and proposed conditions. Modelworks have prepared a TVIA, please refer to their report and assessment.



View 5 from VIA- Proposal with LRD Stage 2 outlined in blue



View 11 from VIA- Proposal with LRD Stage 2 outlined in blue

20.0 Case Studies & Exemplars

11-19 Jane Street, New York | David Chipperfield

A residential located on the north western edge of the Greenwich Village Historic District. The design utilises a restrained palette of red brick and pigmented concrete to echo the surrounding brick town houses.

This particular exemplar was highlighted in the LRD stage 2 opinion noting/ concluding that a “5 storey would be much more preferable in this site context”

We would note that although 11–19 Jane Street is five storeys in height. As evidenced by the adjacent four-storey brick building, each floor within 11–19 Jane Street has significantly greater floor-to-ceiling heights. While 11–19 Jane Street presents as five storeys, a building of equivalent overall height could readily accommodate seven to eight storeys if designed with standard residential floor-to-ceiling heights, as seen in the adjacent structure. In comparison, the proposed scheme at Blackpitts has been designed as a six-storey building with more conventional floor-to-ceiling dimensions.

Lee Point Student Accommodation | Scott Tallon Walker Architects

A development consisting of two linked offices totalling 45,000m² which is set in Dublin’s historic Georgian core. The design cleverly negotiates the scale, height and massing of the surrounding Georgian buildings while adding an extra 25% floor area over the existing office development. The design utilises materials which reflect the Georgian character of the site, these are of more contemporary composition on the rear.

Printing House Square, Dublin | McCullough Mulvin Architects

Located off Pearse Street on the Trinity College Campus. The Building reflects the existing architectural language of the college, providing a new square and increasing links between the city and campus. Cluster apartments surround the square and provide passive overlooking, avoiding dead spaces and facades.

Highfield Park, Dublin | Derek Tynan Architects (DTA)

An infill development set behind the building line off North Circular Road. Red brick represents the student accommodation adjacent to the existing red brick housing, grey brick for the student communal blocks and larger apartment blocks running towards the more industrial surroundings to the south and east of the site.



Highfield Park, Dublin



Printing House Square, Dublin



Lee Point Student Accommodation, Cork



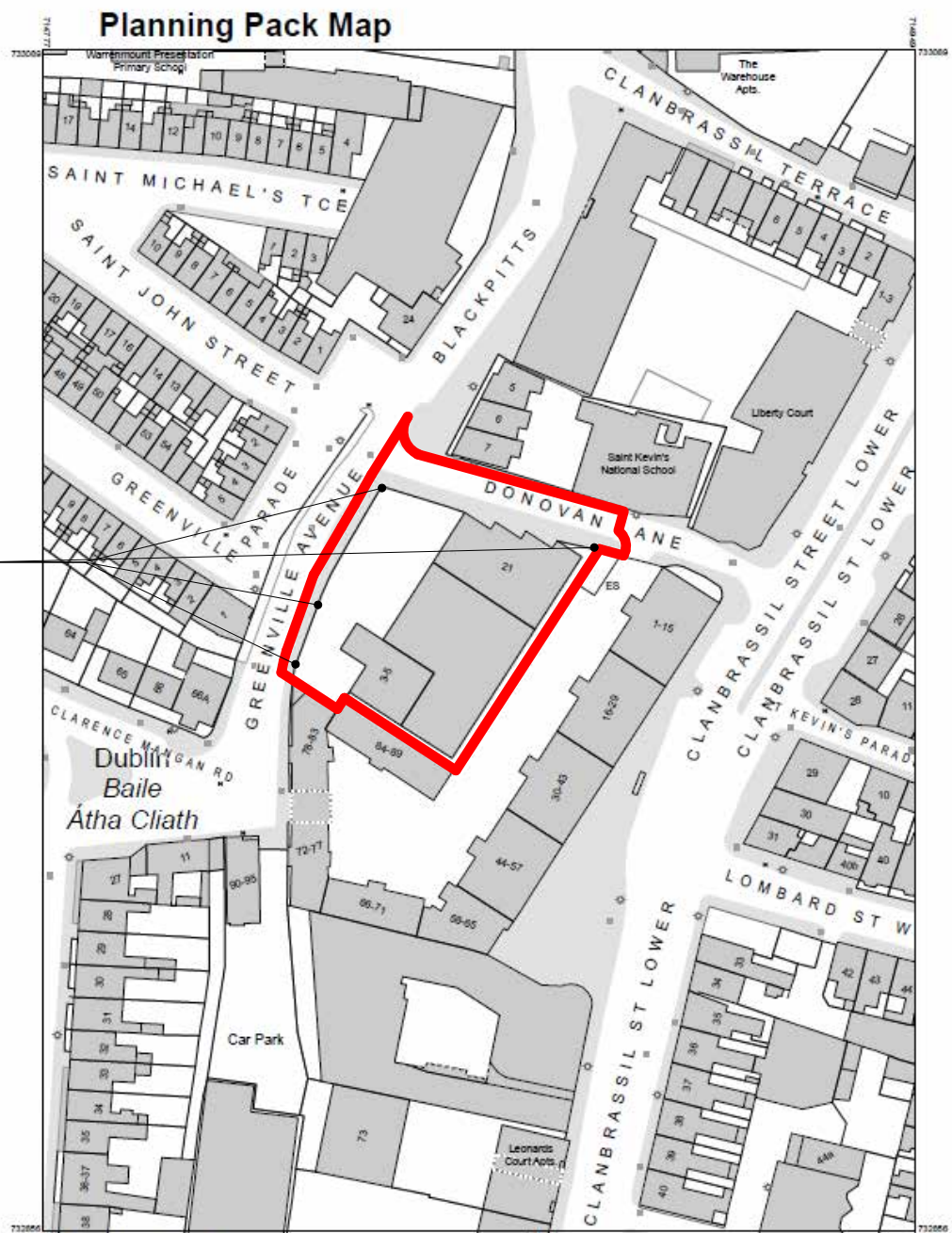
11-19 Jane Street, New York



Lee Point Student Accommodation, Cork

Appendix-1: Architectural Drawings

Location
of Site
Notices



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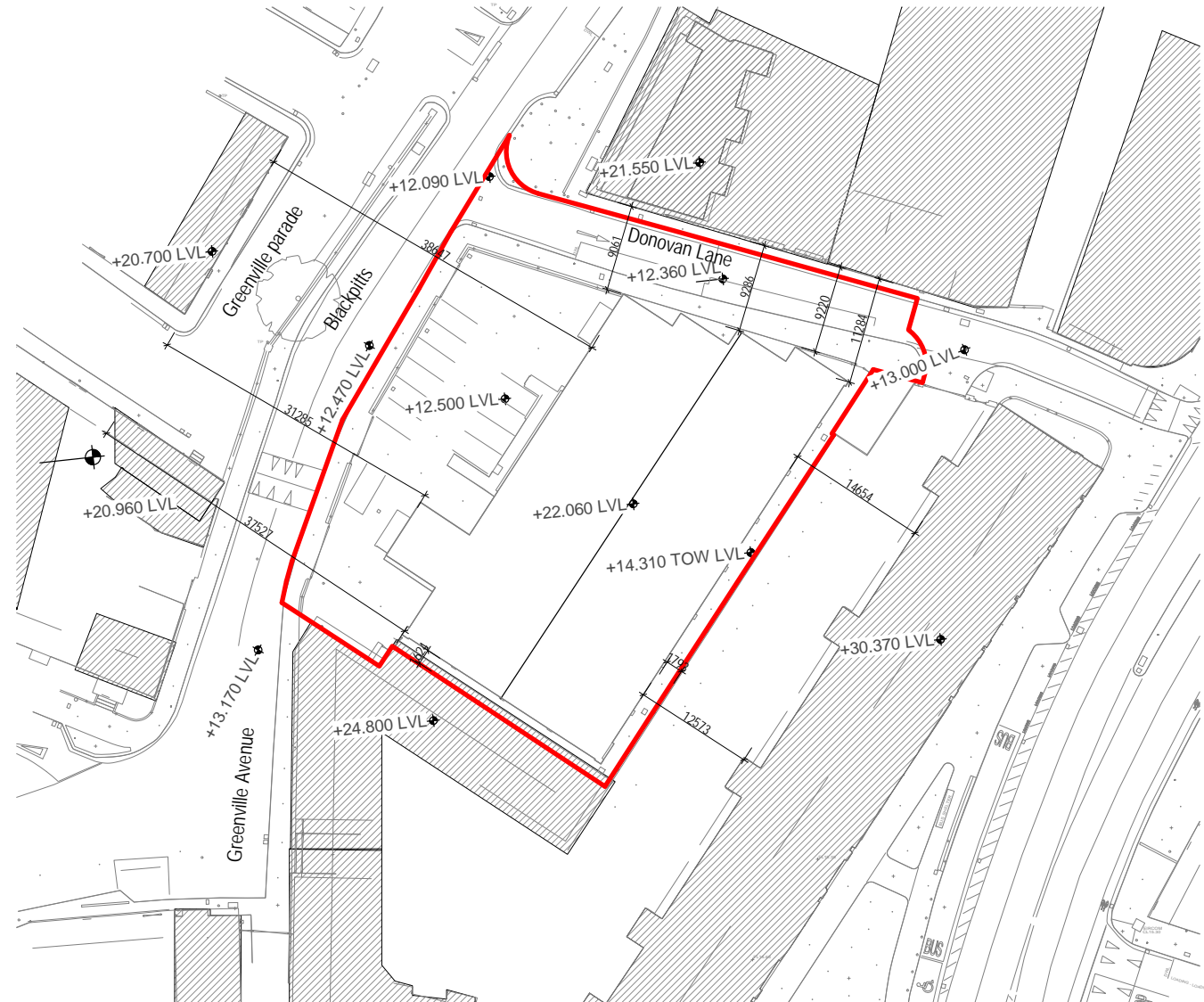
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COMPANY	LEVEL	ROLE
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36 Main Street Blackrock Dublin A94 E8H1		
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- Area subject of planning application
- Existing Structure
- Proposed Structure
- Demolition



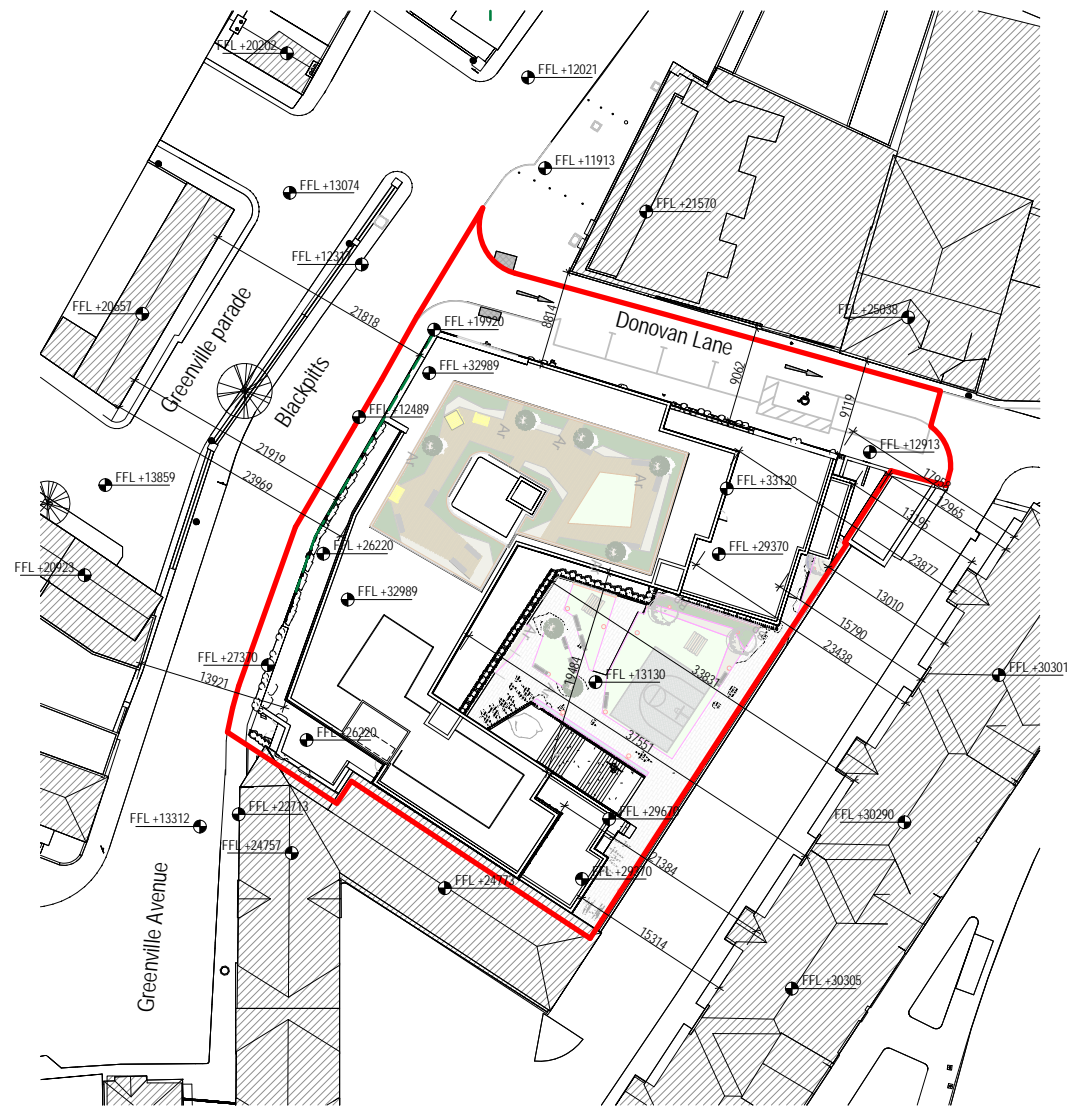
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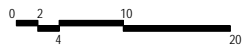
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3 Proposed Site Layout Plan
Scale 1:500



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- Existing Structure
- Proposed Structure
- Demolition

PLANNING

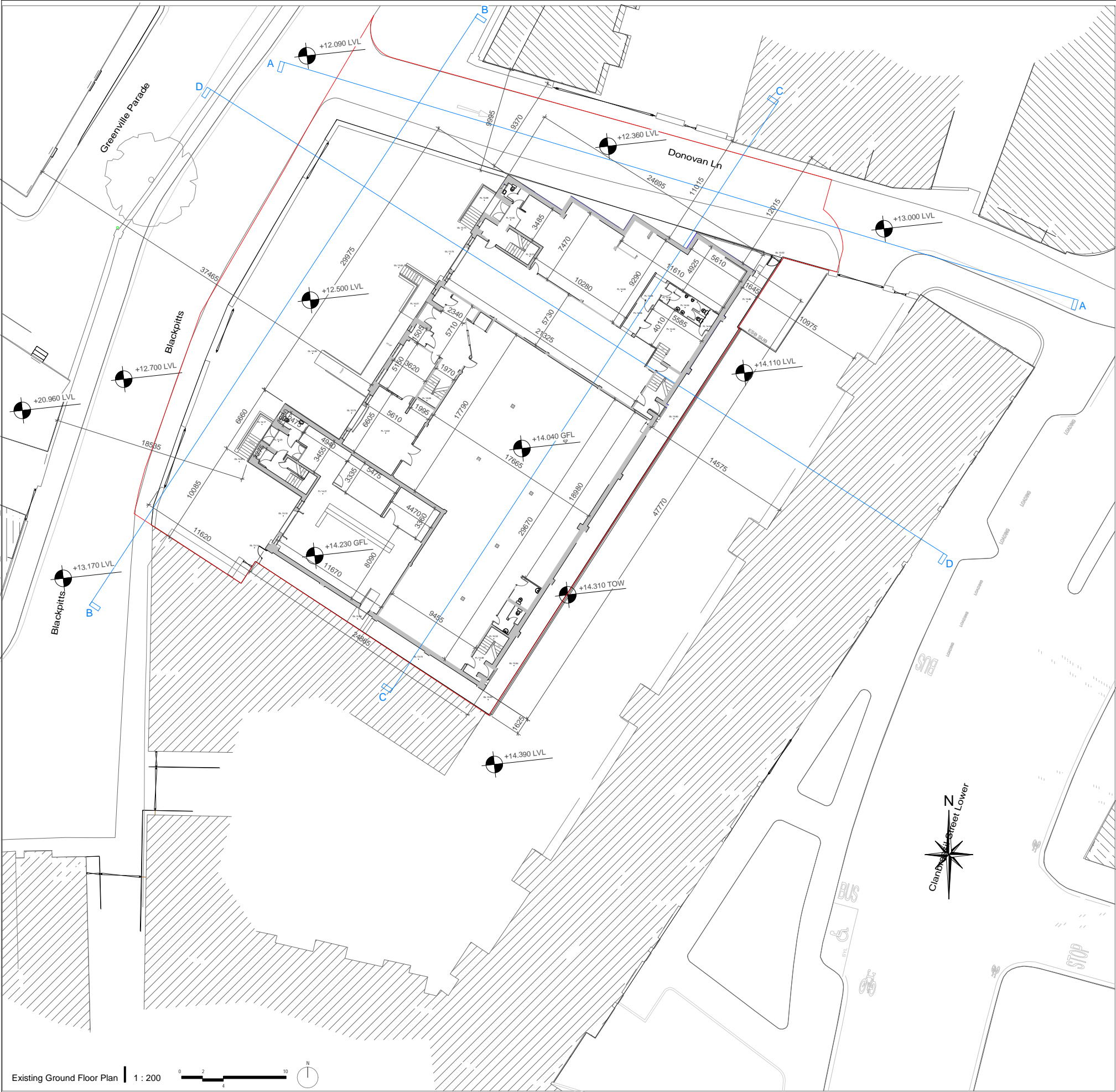
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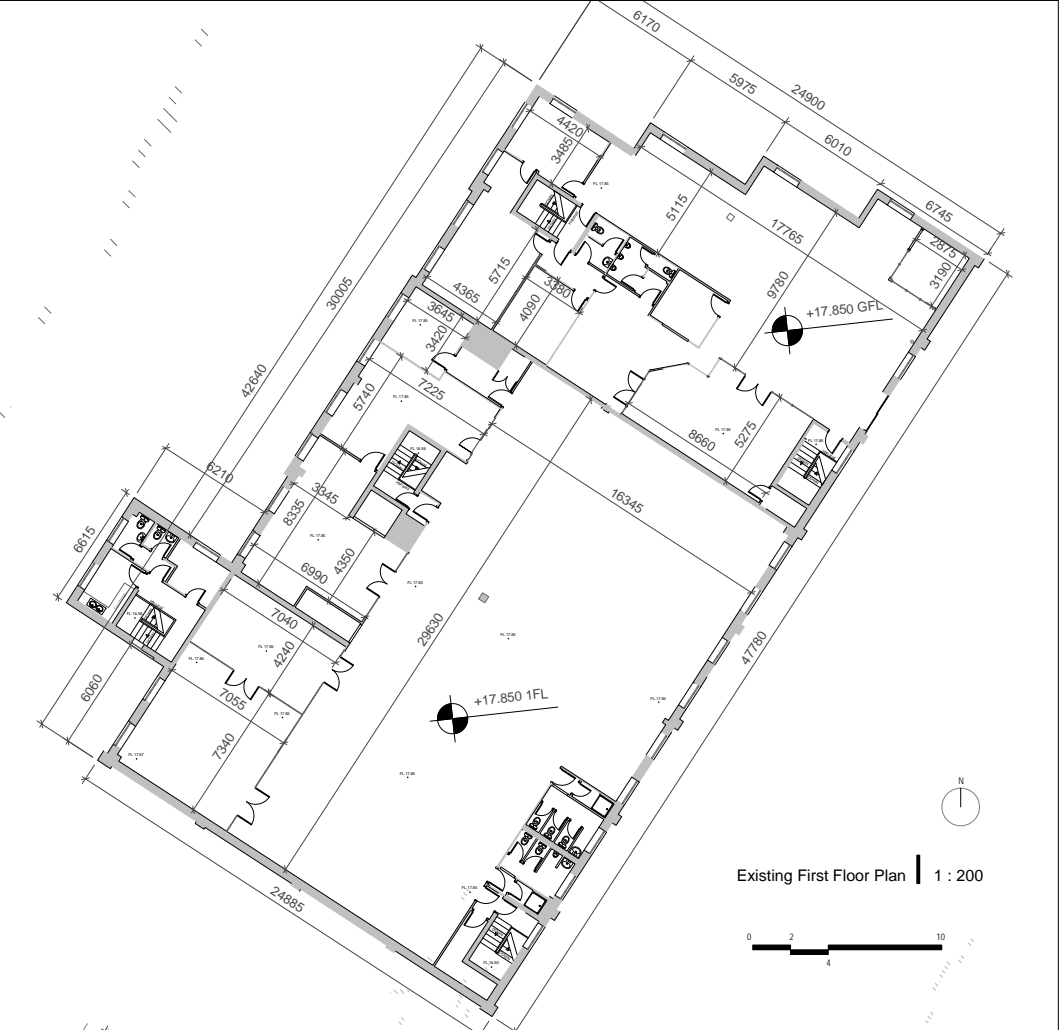
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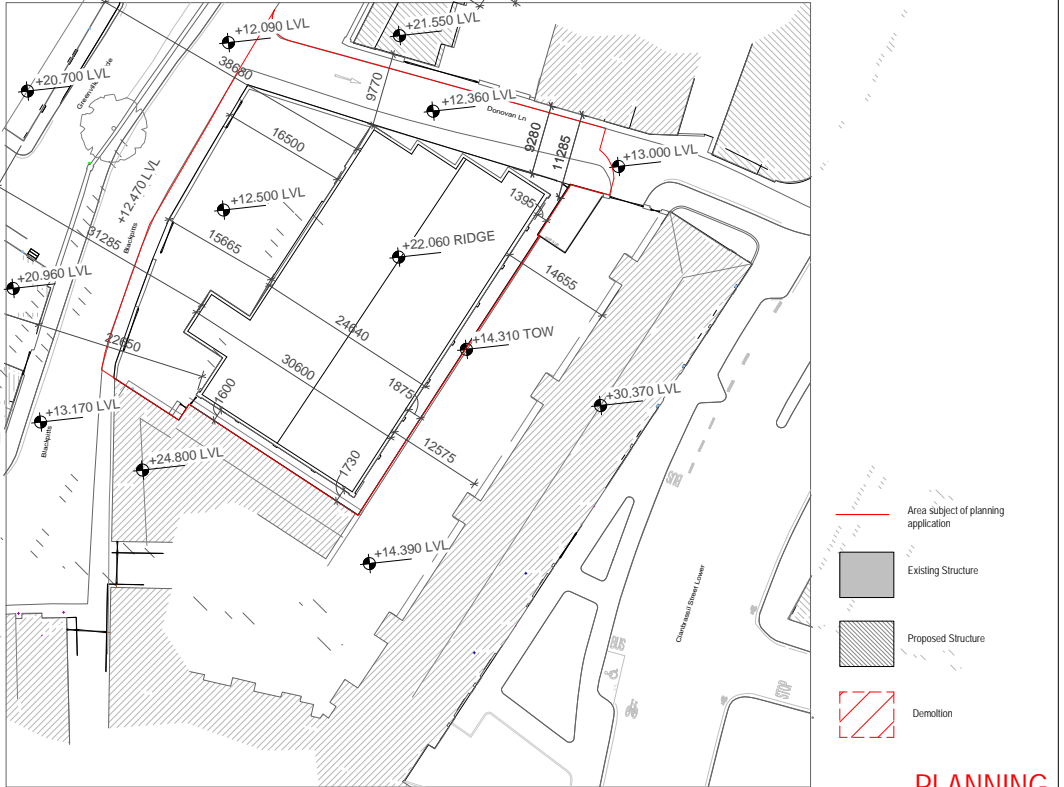
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Existing Ground Floor Plan | 1 : 200



Existing First Floor Plan | 1 : 200



Existing Site Plan / Roof Plan | 1 : 500

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ADDRESS:	Blackpitts, Dublin 8	
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CHECKED BY:	CDB	
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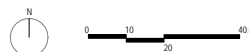
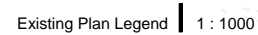
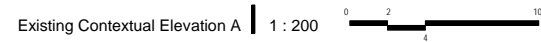
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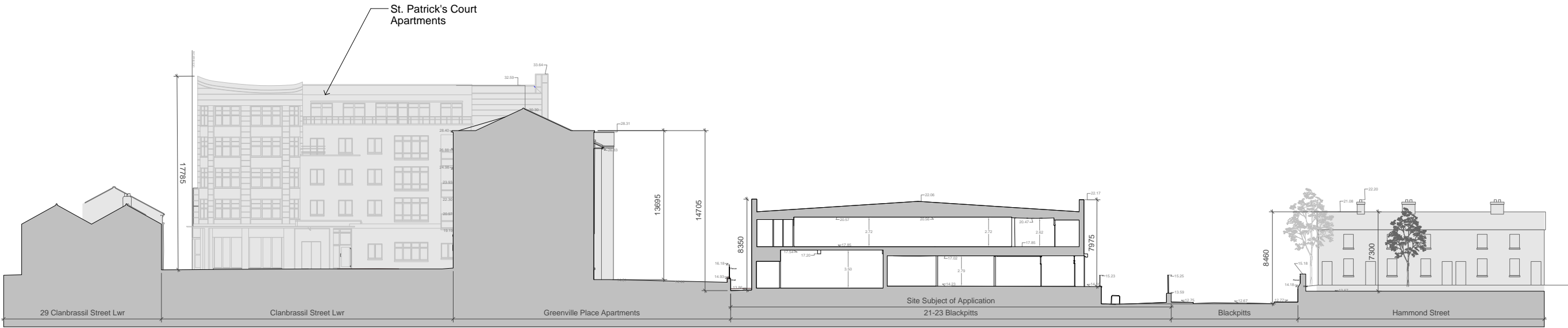
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DESCRIPTION EXISTING ELEVATION	DATE 2019	AUTHOR MM



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Existing Contextual Elevation D | 1 : 200

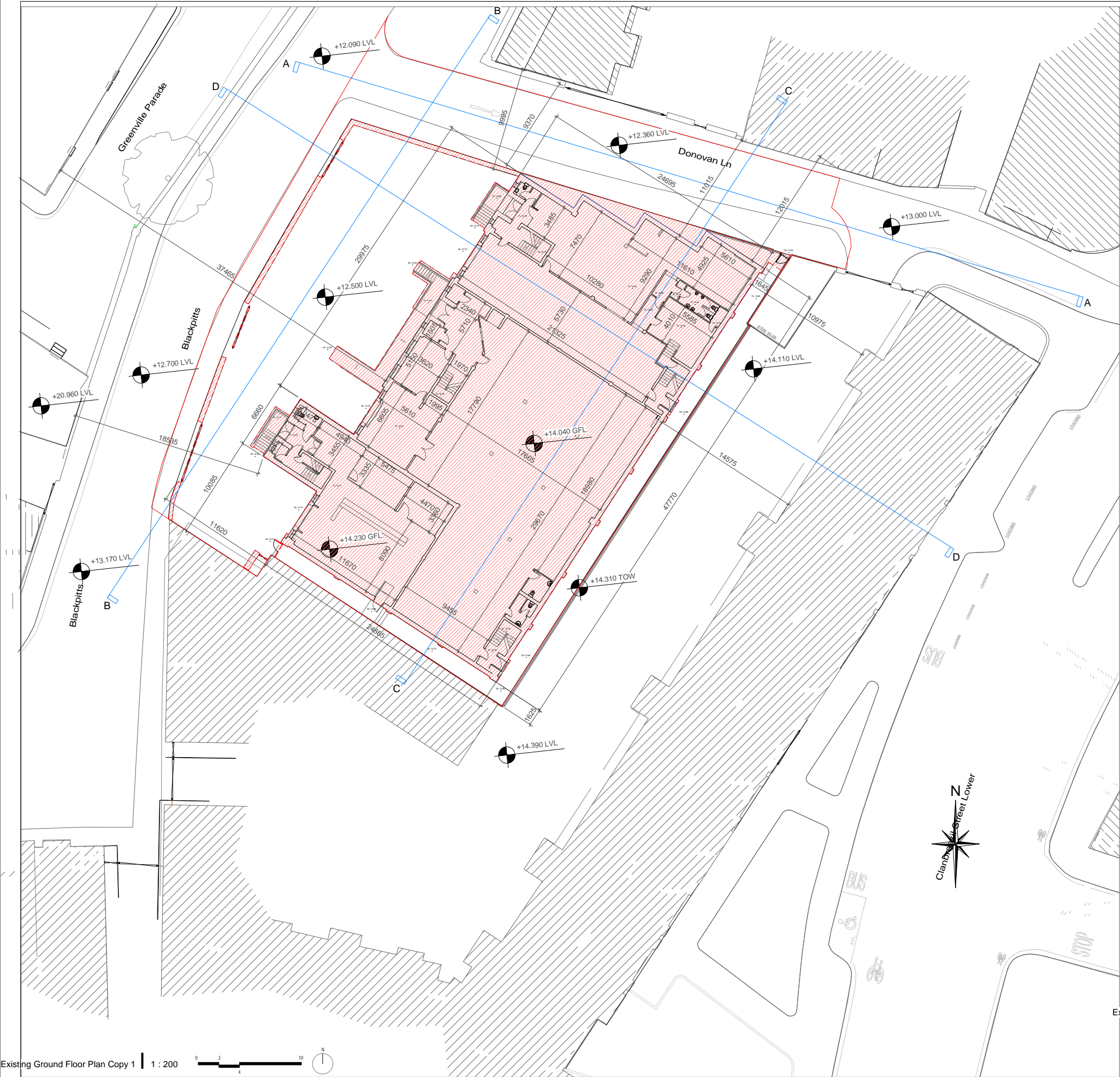


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PLANNING

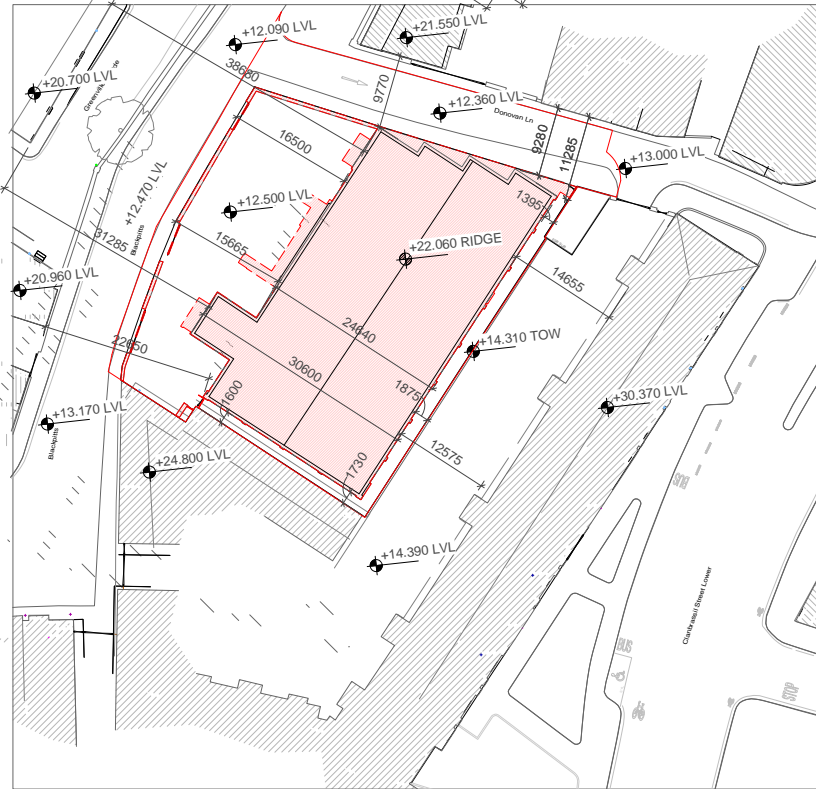
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	NOTE	SUSTAINABILITY
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Existing Ground Floor Plan Copy 1 | 1 : 200



Existing First Floor Plan Copy 1 | 1 : 200

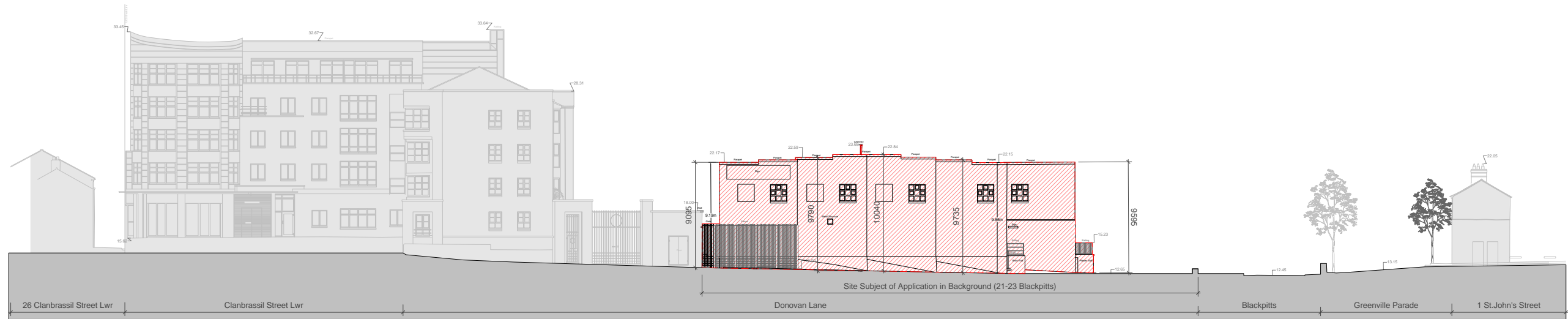


Existing Site Plan / Roof Plan Copy 1 | 1 : 500

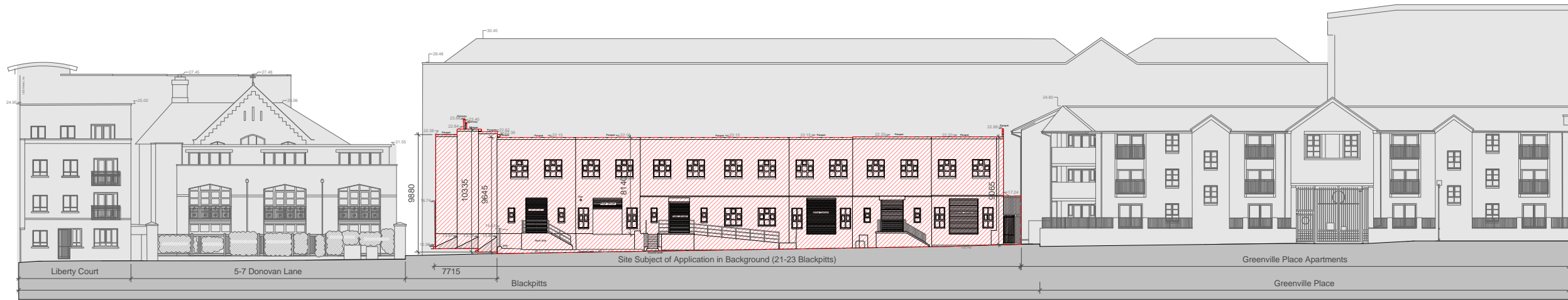
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- Existing Structure
- Proposed Structure
- Demolition

PLANNING

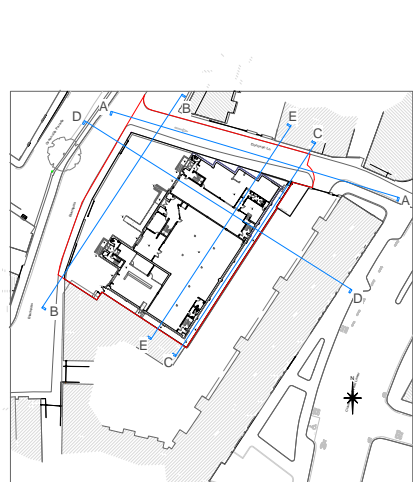
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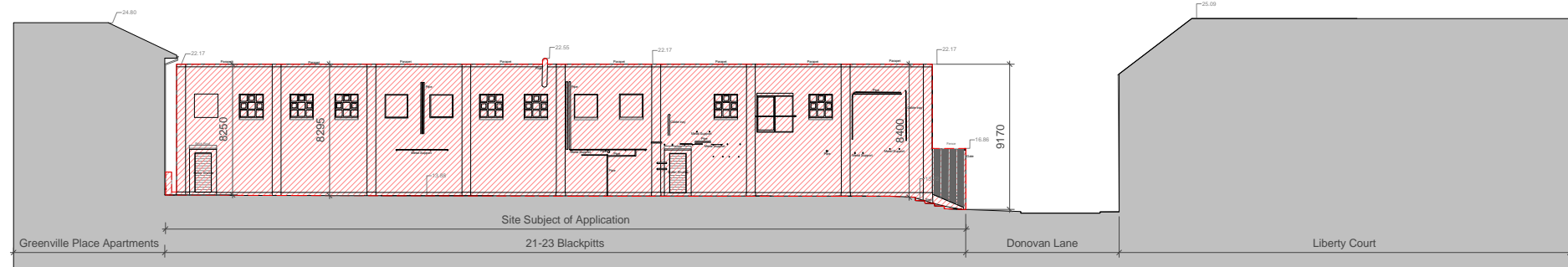
Demolition Contextual Elevation A | 1 : 200



Demolition Contextual Elevation B | 1 : 200



Existing Plan Legend Copy 1 | 1 : 1000

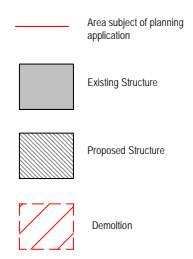
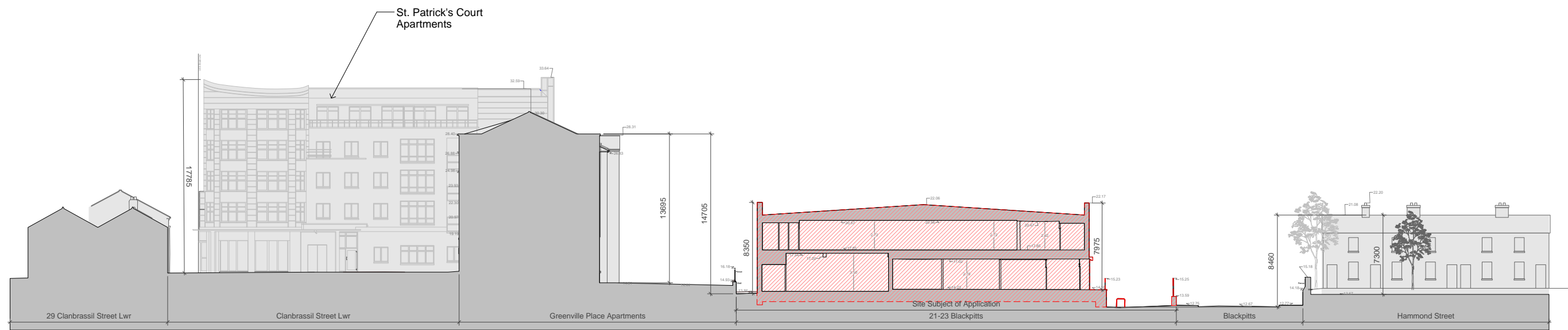


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- Existing Structure
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CODE COMPANY	VOLUME LEVEL	TYPE NOEL	SHEET SATISFACTORY	REVISION
675-HRA-XX-ZZ-D-R-A-P107-S3-				
<div><div><div>horan rainsford</div><div>architects</div><div>36 Main Street Dublin D04 E9H1</div></div><div><div><div>Practice Group 4</div><div>RIAL</div></div><div><div>E01: 7642404 info@horanrainsford.ie www.horanrainsford.ie</div></div></div></div>				