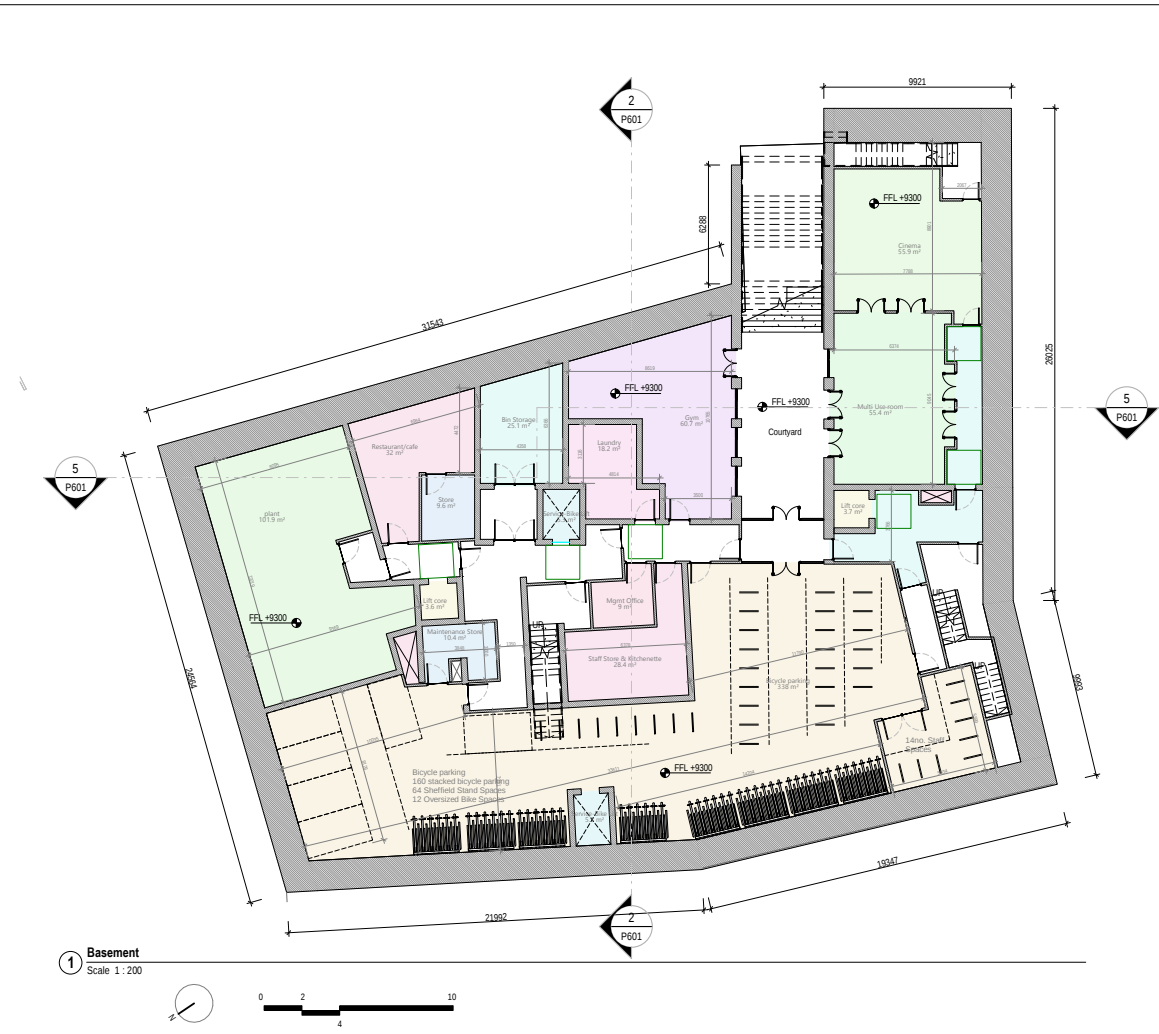
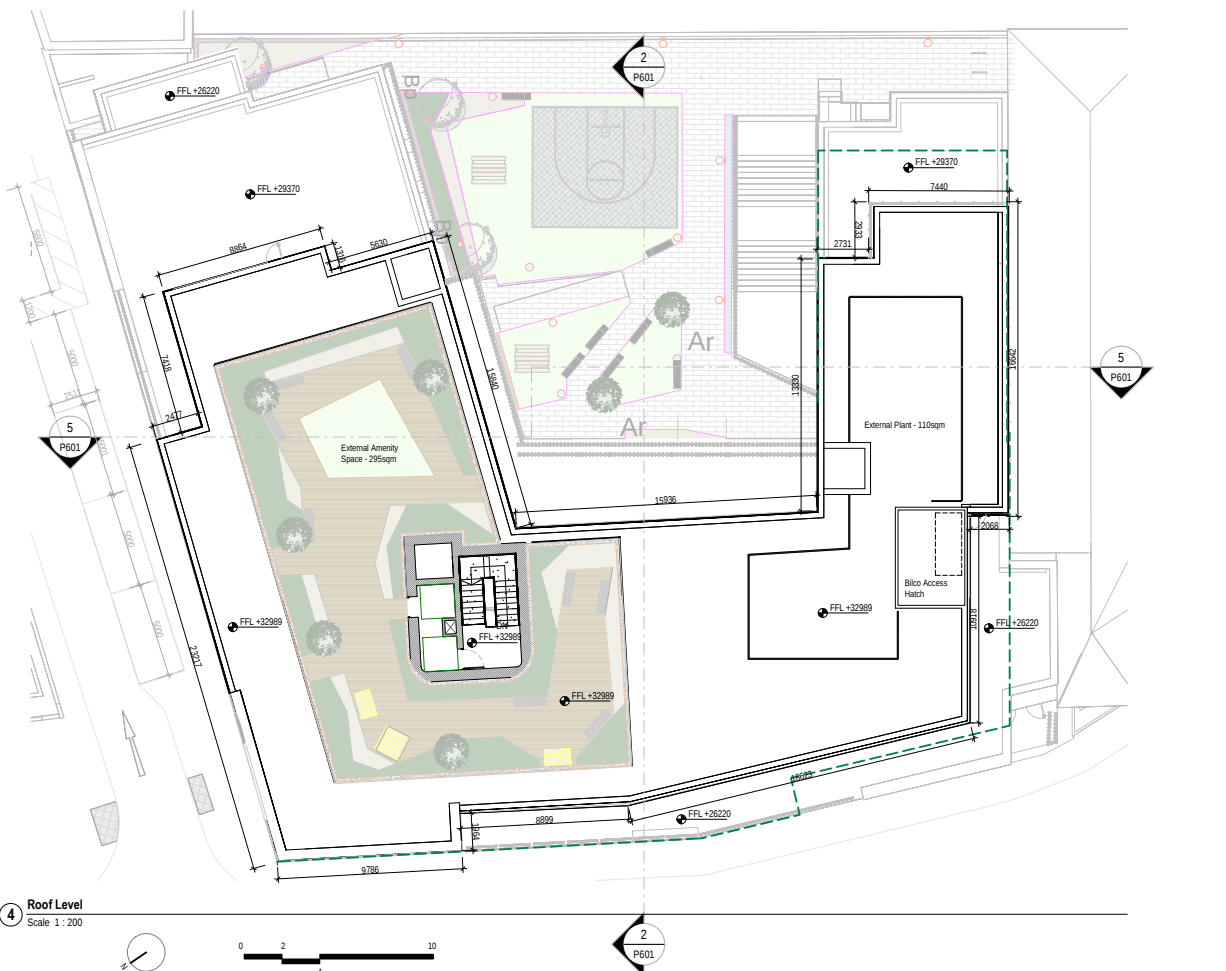




- Area subject of planning application
- Existing Structure
- Proposed Structure
- Demolition

PLANNING

A	25.07.02	Planning Drawings Issued
REV.	DATE	DETAILS
PROJECT:	Blackpitts Student Housing	
ADDRESS:	Blackpitts, Dublin 8	
STAGE:	Planning - LRD Stage 3	
SHEET TITLE:	Proposed Floor plans (1 of 2)	
DRAWN BY:	MW	SCALE As indicated
CHECKED BY:	CDB	
FILE NAME:	675-HRA-XX-ZZ-DR-A-P401-S3-A	
CODING	VOLUME	TYPE
COMPANY	LEVEL	NO.
horan rainsford architects		
38 Main Street, Blackrock, Dublin A94 E8H1		
t 01 7842404, info@horanrainsford.ie, www.horanrainsford.ie		



- Area subject of planning application
- Existing Structure
- Proposed Structure
- Demolition

PLANNING

REV	DATE	DETAILS
A	25.07.02	Planning Drawings Issued
PROJECT: Blackpitts Student Housing		
ADDRESS: Blackpitts, Dublin 8		
STAGE: Planning - LRD Stage 3		
SHEET TITLE: Proposed Floor Plans (2 of 2)		
DRAWN BY: MW SCALE: As indicated		
CHECKED BY: CDB		
FILE NAME:		
675-HRA-XX-ZZ-DR-A-P402-S1-A		



2 Blackpitts Elevation



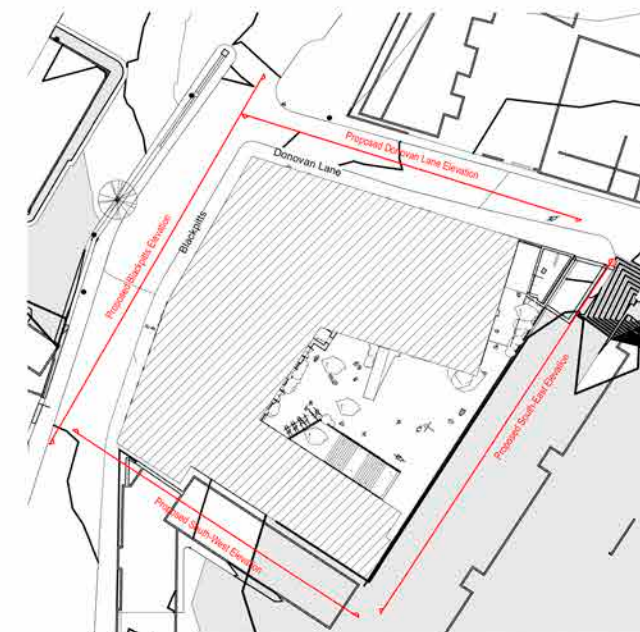
3 Donovan Ln Elevation



5 Proposed South Elevation



4 Proposed West Elevation



6 Key plan



- Area subject of planning application
- Existing Structure
- Proposed Structure
- Demolition

PLANNING

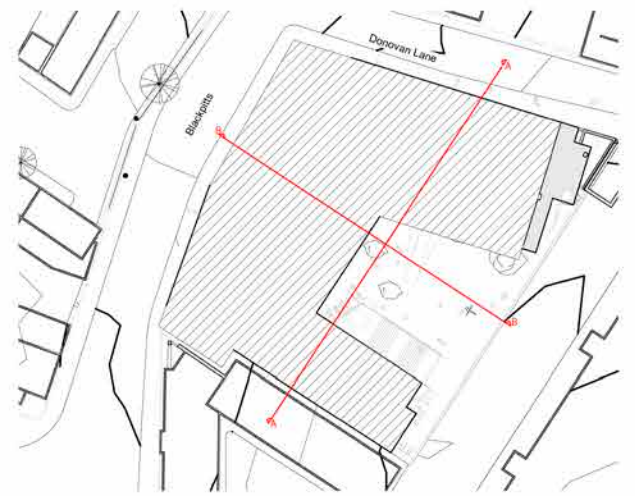
MATERIALS	
Key Value	Keynote Text
A	Proposed Double/Triple Glazed Windows with Aluminium Cills to selected RAL
B	Proposed Green Faience Facade
C	Proposed Light Red Brick to be selected
D	Proposed Terracotta / Sandstone tile facade
E	Proposed Terracotta / Sandstone Banding/Capping
F	Proposed Light Grey / Buff Brick to be selected
G	Proposed Cast Concrete Banding / Capping
H	Proposed Metal Balustrade, RAL to match Faience
J	Proposed Dark Grey Zinc Façade, RAL to be selected
K	Proposed Green Metalwork Planters, RAL to match Faience

REV.	DATE	DETAILS
PROJECT	Blackpitts Student Housing	
ADDRESS	Blackpitts, Dublin 8	
STAGE	Planning - LRD Stage 3	
SHEET TITLE	Proposed Elevations	
DRAWN BY	MW	SCALE As indicated
CHECKED BY	CdB	
FILE NAME	675-HRA-XX-ZZ-DR-A-P501-S1-	
horan rainsford architects 34 Main Street Blackpitts Dublin A04 E0H1 01 7642404 info@horanrainsford.ie www.horanrainsford.ie		



2 Proposed Section B-B

Scale 1:200



6 Key plan Copy 1

Scale 1:500



5 Proposed Section A-A

Scale 1:200



PLANNING

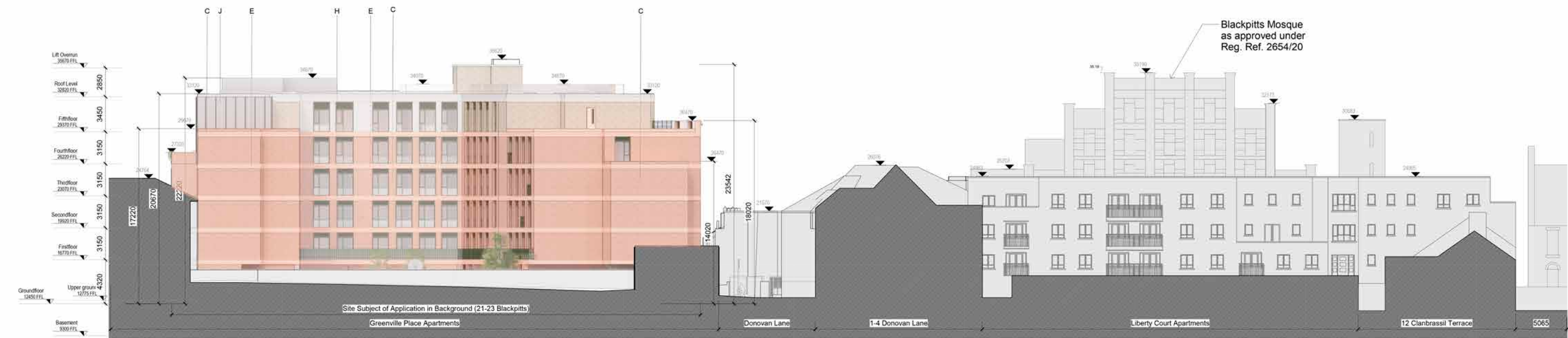
MATERIALS

Key Value	Keynote Text
A	Proposed Double/Triple Glazed Windows with Aluminium Cills to selected RAL
B	Proposed Green Faience Facade
C	Proposed Light Red Brick to be selected
D	Proposed Terracotta / Sandstone tile facade
E	Proposed Terracotta / Sandstone Banding/Capping
F	Proposed Light Grey / Buff Brick to be selected
G	Proposed Cast Concrete Banding / Capping
H	Proposed Metal Balustrade, RAL to match Faience
J	Proposed Dark Grey Zinc Fiaçade, RAL to be selected
K	Proposed Green Metalwork Planters, RAL to match Faience

REV. DATE DETAILS

PROJECT:	Blackpitts Student Housing
ADDRESS:	Blackpitts, Dublin 8
STAGE:	Planning - LRD Stage 3
SHEET TITLE:	Proposed Site Sections
DRAWN BY:	MW
CHECKED BY:	CDB
SCALE:	As indicated

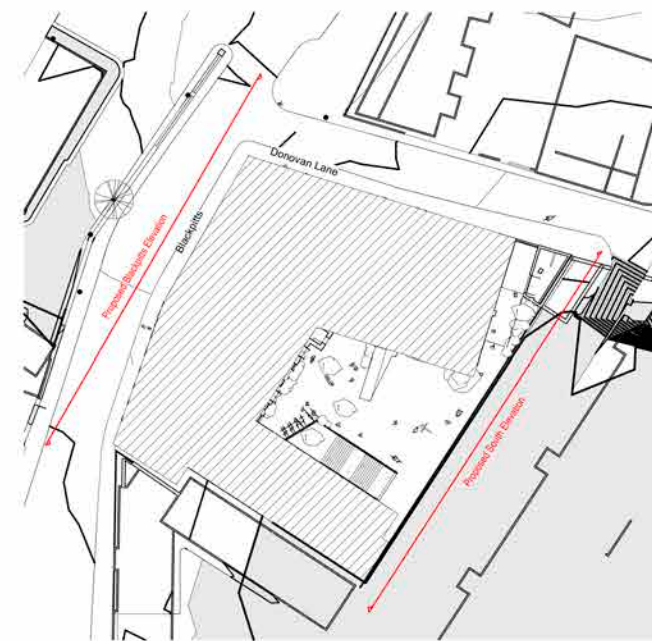
FILE NAME: 675-HRA-XX-ZZ-DR-A-P601-S1-
DATE: 10/10/2023



1 Proposed South Elevation Copy 1



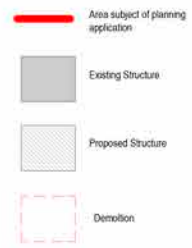
2 Proposed Contiguous Blackpitts Elevation



6 Key Plan



MATERIALS	
Key Value	Keynote Text
A	Proposed Double/Triple Glazed Windows with Aluminium Clits to selected RAL
B	Proposed Green Faience Facade
C	Proposed Light Red Brick to be selected
D	Proposed Terracotta / Sandstone tile facade
E	Proposed Terracotta / Sandstone Banding/Capping
F	Proposed Light Grey / Buff Brick to be selected
G	Proposed Cast Concrete Banding / Capping
H	Proposed Metal Balustrade, RAL to match Faience
J	Proposed Dark Grey Zinc Façade, RAL to be selected
K	Proposed Green Metalwork Planters, RAL to match Faience



PLANNING

REV: DATE DETAILS

PROJECT: Blackpitts Student Housing

ADDRESS: Blackpitts, Dublin 8

STAGE: Planning - LRD Stage 3

SHEET TITLE: Proposed Contiguous Elevations

DRAWN BY: MW SCALE: As indicated

CHECKED BY: CdB

FILE NAME: 675-HRA-XX-ZZ-DR-A-P502-S1-

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101 7942404

Appendix-2: Area Schedules & Housing Quality Assessment

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Blackpitts, Dublin 8

Student Accomodation

file ref: 675.03_250717

Area Schedule

17.07.2025

Rev.: -

Overall Building Areas	Area (m ²)
Proposed Building Area (GIFA)	7675
Proposed Building Footprint	1144
Existing Building Area (GIFA)	2140
Existing Building Footprint	1066

Site Area	Area (m ²)	Ha
Overall Site Area	2410	0.24
Total Net Site Area*	1945	0.19
Total No. of Bedspaces	217	
Density No. Dwelling per Hectare (4 Bedspace = 1 Dwelling)	285	

Proposed Plot Ratio	3.95:1
Existing Plot Ratio	1.1:1

Proposed Site Coverage	59%
Existing Site Coverage	55%

Site Area	Required Area (m ²)	Provided Area (m ²)
Outdoor Communal Open Space		673
Indoor Communal Open Space		512.2
Total Communal Open Space	1065	1185.2

Car Parking		Provided
Accessible Space		1 (on street)

Bike Parking	Required	Provided
1 Bike per Bedspace (Long-term)	217	238
1 Bike per 5 Bedspace (Short-term)	43	44
Total	260	272

Enlarged Spaces (5% of Long-term)	11 of 217	12 of 238
Dedicated Spaces for Staff		14 of 238

Universal Accessible Bedspace	Required	Provided
1 Universal Accessible Bedspace per 20 Bedspaces	11	14

Proposed Scheme - Areas & Bedroom Count

Level	Bedroom Count	Existing GIA (sqm)	Proposed GIA (sqm)	Total GIA (sqm)
-------	---------------	--------------------	--------------------	-----------------

001. Lower Ground Floor	-	-	995	995
00. Ground Floor	19	1066	1144	1144
01. First Floor	42	1074	1168	1168
02. Second Floor	43	-	1209	1209
03. Third Floor	43	-	1209	1209
04. Fourth Floor	38	-	1086	1086
05. Fifth Floor	28	-	864	864

Total	213	2140	7675	7675
-------	-----	------	------	------

Extend & Renovate

Level	Bedroom Count	Existing GIA (sqm)	Extend & Renovate GIA (sqm)	Total GIA (sqm)
-------	---------------	--------------------	-----------------------------	-----------------

00. Ground Floor	16	1066	1035	1035
01. First Floor	27	1074	1039	1039
Total	43	2140	2074	2074

HOUSING QUALITY ASSESSMENT

BLOCK	LEVEL	UNIT NUMBER	APARTMENT TYPE	CEILING HEIGHT	En Suite	AGGREGATE FLOOR AREA			COMMUNAL AMENITY SPACE																		
						[AREA]			LEVEL	SPACE	AREA (SQM)																
						MIN. REQ. (sqm)	PROVIDED (sqm)	OVER MIN. REQ.																			
	Ground Floor	0.01	Single	2.5	Yes	12	14.5	Yes	Basement	Gym	60.7																
		0.02	Single	2.5	Yes	12	14.1	Yes	Basement	Laundry	18.2																
		0.03	Single	2.5	Yes	12	13.9	Yes	Basement	Multi-Use Room	55.4																
		0.04	Single	2.5	Yes	12	13.4	Yes	Basement	Cinema	55.9																
		0.05	Single	2.5	Yes	12	13.4	Yes	Basement	External Courtyard	42																
		0.06	Single	2.5	Yes	12	13.4	Yes	Ground Floor	Café - Restaurant	144.6																
		Common Area - Kitchen				24	39.7	Yes	Ground Floor	Library	63.5																
		0.07	Single	2.5	Yes	12	15.1	Yes	Ground Floor	Multi-Use Room	42.6																
		0.08	Single	2.5	Yes	12	14.8	Yes	Ground Floor	Reception	71.3																
		0.09	Single	2.5	Yes	12	13.6	Yes	Ground Floor	External Courtyard	336																
		0.1	Single	2.5	Yes	12	13.6	Yes	Roof Level	External Terrace	295																
		0.11	Single	2.5	Yes	12	13.6	Yes	Total1185.2 Min. Req.1085																		
		0.12	Single	2.5	Yes	12	13	Yes																			
		0.13	Single	2.5	Yes	12	13	Yes	BICYCLE PARKING <table><tr><th>TYPE & LOCATION</th><th>REQUIRED</th><th>PROVIDED</th></tr><tr><td>Basement - Sheffield</td><td rowspan="2">217</td><td>78 (14 for staff)</td></tr><tr><td>Basement - Stacked</td><td>160</td></tr><tr><td>Basement - Enlarged</td><td>11 (5% of 217)</td><td>12</td></tr><tr><td>Visitor - Sheffield (22 at surface level)</td><td rowspan="4">43</td><td>22 at GF, 24 at Basement</td></tr><tr><td colspan="2"> Total260272 </td></tr></table>			TYPE & LOCATION	REQUIRED	PROVIDED	Basement - Sheffield	217	78 (14 for staff)	Basement - Stacked	160	Basement - Enlarged	11 (5% of 217)	12	Visitor - Sheffield (22 at surface level)	43	22 at GF, 24 at Basement	Total260272	
		TYPE & LOCATION	REQUIRED	PROVIDED																							
		Basement - Sheffield	217	78 (14 for staff)																							
		Basement - Stacked		160																							
		Basement - Enlarged	11 (5% of 217)	12																							
		Visitor - Sheffield (22 at surface level)	43	22 at GF, 24 at Basement																							
		Total260272																									
		Common Area - Kitchen				28	38.7	Yes																			
		0.14		Single	2.5	Yes	12	12	Yes																		
		0.15	Single	2.5	Yes	12	13.5	Yes																			
		0.16	Single	2.5	Yes	12	14.1	Yes																			
0.17	Single	2.5	Yes	12	14.1	Yes																					
0.18	Single	2.5	Yes	12	13.5	Yes	Total260272																				
0.19	Single	2.5	Yes	12	13.5	Yes																					
Common Area - Kitchen				24	26.1	Yes																					
		1.01	Single	2.5	Yes	12				14	Yes																
		1.02	Single	2.5	Yes	12				14.5	Yes																
		1.03	Single	2.5	Yes	12				12.7	Yes																
		1.04	Single	2.5	Yes	12				14.6	Yes																
		1.05	Single	2.5	Yes	12	14.8	Yes																			
		1.06	Single	2.5	Yes	12	15	Yes																			
		1.07	Single	2.5	Yes	12	14.7	Yes																			
		1.08	Single	2.5	Yes	12	14.1	Yes																			
		Common Area - Kitchen				32	32.1	Yes																			
		1.09	Single	2.5	Yes	12	15.2	Yes																			
		1.1	Single	2.5	Yes	12	14.1	Yes																			

First Floor	1.1	Single	2.5	Yes	12	14.1	Yes
	1.11	Single	2.5	Yes	12	14.1	Yes
	1.12	Single	2.5	Yes	12	14.1	Yes
	1.13	Single	2.5	Yes	12	14.1	Yes
	1.14	Single	2.5	Yes	12	14.3	Yes
	1.15	Single	2.5	Yes	12	14.9	Yes
	1.16	Single	2.5	Yes	12	15.2	Yes
	Common Area - Kitchen				32	35.8	Yes
	1.17	Single	2.5	Yes	12	14.2	Yes
	1.18	Single	2.5	Yes	12	14.2	Yes
	1.19	Single	2.5	Yes	12	12.3	Yes
	1.2	Single	2.5	Yes	12	16.9	Yes
	1.21	Single	2.5	Yes	12	13.9	Yes
	Common Area - Kitchen				20	22.1	Yes
	1.22	Single	2.5	Yes	12	13.7	Yes
	1.23	Single	2.5	Yes	12	13.8	Yes
	1.24	Single	2.5	Yes	12	18.1	Yes
	1.25	Single	2.5	Yes	12	14.9	Yes
	1.26	Single	2.5	Yes	12	14.2	Yes
	1.27	Single	2.5	Yes	12	14.2	Yes
Second Floor	1.28	Single	2.5	Yes	12	14.2	Yes
	1.29	Single	2.5	Yes	12	13.8	Yes
	Common Area - Kitchen				32	32.1	Yes
	1.3	Single	2.5	Yes	12	16.6	Yes
	1.31	Single	2.5	Yes	12	18.3	Yes
	1.32	Single	2.5	Yes	12	14.6	Yes
	1.33	Single	2.5	Yes	12	14.7	Yes
	1.34	Single	2.5	Yes	12	14.7	Yes
	1.35	DAC	2.5	Yes	12	21.6	Yes
	1.36	Single	2.5	Yes	12	12.2	Yes
	Common Area - Kitchen				28	28.1	Yes
	1.37	Single	2.5	Yes	12	13.1	Yes
	1.38	Single	2.5	Yes	12	14.6	Yes
	1.39	Single	2.5	Yes	12	15.2	Yes
	1.4	Single	2.5	Yes	12	15.2	Yes
	1.41	Single	2.5	Yes	12	14.6	Yes
	1.42	Single	2.5	Yes	12	14.6	Yes
	Common Area - Kitchen				24	31.5	Yes
	2.01	Single	2.5	Yes	12	14	Yes
Second Floor	2.02	Single	2.5	Yes	12	14.5	Yes
	2.03	Single	2.5	Yes	12	12.7	Yes
	2.04	Single	2.5	Yes	12	14.6	Yes
	2.05	Single	2.5	Yes	12	14.8	Yes
	2.06	Single	2.5	Yes	12	15	Yes
	2.07	Single	2.5	Yes	12	14.7	Yes
	2.08	Single	2.5	Yes	12	14.1	Yes
	Common Area - Kitchen				32	32.1	Yes
	2.09	Single	2.5	Yes	12	15.2	Yes
	2.1	Single	2.5	Yes	12	14.1	Yes
	2.11	Single	2.5	Yes	12	14.1	Yes
	2.12	Single	2.5	Yes	12	14.1	Yes
	2.13	Single	2.5	Yes	12	14.1	Yes
	2.14	Single	2.5	Yes	12	14.3	Yes
	2.15	Single	2.5	Yes	12	15.2	Yes
	2.16	Single	2.5	Yes	12	15.2	Yes
	Common Area - Kitchen				32	35.8	Yes
	2.17	Single	2.5	Yes	12	14.2	Yes
	2.18	Single	2.5	Yes	12	14.2	Yes
	2.19	Single	2.5	Yes	12	14.5	Yes
	2.2	Single	2.5	Yes	12	14.5	Yes
	2.21	Twin DAC	2.5	Yes	12	30.3	Yes
	2.22	Single	2.5	Yes	12	13	Yes
	Common Area - Kitchen				24	26.3	Yes
	2.23	Single	2.5	Yes	12	14.7	Yes
	2.24	Single	2.5	Yes	12	14.7	Yes
	2.25	Single	2.5	Yes	12	18.5	Yes
	2.26	Single	2.5	Yes	12	15	Yes
	2.27	Single	2.5	Yes	12	14.2	Yes
	2.28	Single	2.5	Yes	12	14.2	Yes
	2.29	Single	2.5	Yes	12	14.2	Yes
	2.3	Single	2.5	Yes	12	13.8	Yes
	Common Area - Kitchen				32	32.1	Yes
	2.31	Single	2.5	Yes	12	16.6	Yes
	2.32	Single	2.5	Yes	12	18.8	Yes
	2.33	Single	2.5	Yes	12	14.6	Yes
	2.34	Single	2.5	Yes	12	14.7	Yes
	2.35	Single	2.5	Yes	12	14.7	Yes
	2.36	DAC	2.5	Yes	12	21.6	Yes
	2.37	Single	2.5	Yes	12	12.2	Yes

		Common Area - Kitchen				28	28	Yes
		2.38	Single	2.5	Yes	12	13.1	Yes
		2.39	Single	2.5	Yes	12	14.6	Yes
		2.4	Single	2.5	Yes	12	15.2	Yes
		2.41	Single	2.5	Yes	12	15.2	Yes
		2.42	Single	2.5	Yes	12	14.6	Yes
		2.43	Single	2.5	Yes	12	14.6	Yes
		Common Area - Kitchen				24	31.5	Yes
Third Floor		3.01	Single	2.5	Yes	12	14	Yes
		3.02	Single	2.5	Yes	12	14.5	Yes
		3.03	Single	2.5	Yes	12	12.7	Yes
		3.04	Single	2.5	Yes	12	14.6	Yes
		3.05	Single	2.5	Yes	12	14.8	Yes
		3.06	Single	2.5	Yes	12	15	Yes
		3.07	Single	2.5	Yes	12	14.7	Yes
		3.08	Single	2.5	Yes	12	14.1	Yes
		Common Area - Kitchen				32	32.1	Yes
		3.09	Single	2.5	Yes	12	15.2	Yes
		3.1	Single	2.5	Yes	12	14.1	Yes
		3.11	Single	2.5	Yes	12	14.1	Yes
		3.12	Single	2.5	Yes	12	14.1	Yes
		3.13	Single	2.5	Yes	12	14.1	Yes
		3.14	Single	2.5	Yes	12	14.3	Yes
		3.15	Single	2.5	Yes	12	14.9	Yes
		3.16	Single	2.5	Yes	12	15.2	Yes
		Common Area - Kitchen				32	35.8	Yes
		3.17	Single	2.5	Yes	12	14.2	Yes
		3.18	Single	2.5	Yes	12	14.2	Yes
		3.19	Single	2.5	Yes	12	14.5	Yes
		3.2	Single	2.5	Yes	12	14.5	Yes
		3.21	Twin DAC	2.5	Yes	18	30.3	Yes
		3.22	Single	2.5	Yes	12	13	Yes
		Common Area - Kitchen				24	26.3	Yes
		3.23	Single	2.5	Yes	12	14.7	Yes
		3.24	Single	2.5	Yes	12	14.7	Yes
		3.25	Single	2.5	Yes	12	18.6	Yes
		3.26	Single	2.5	Yes	12	15	Yes
		3.27	Single	2.5	Yes	12	14.2	Yes

		3.28	Single	2.5	Yes	12	14.2	Yes
		3.29	Single	2.5	Yes	12	14.2	Yes
		3.3	Single	2.5	Yes	12	13.8	Yes
		Common Area - Kitchen				32	32	Yes
		3.31	Single	2.5	Yes	12	16.6	Yes
		3.32	Single	2.5	Yes	12	18.8	Yes
		3.33	Single	2.5	Yes	12	14.6	Yes
		3.34	Single	2.5	Yes	12	14.7	Yes
		3.35	Single	2.5	Yes	12	14.7	Yes
		3.36	DAC	2.5	Yes	12	21.6	Yes
		3.37	Single	2.5	Yes	12	12.2	Yes
		Common Area - Kitchen				28	28	Yes
		3.38	Single	2.5	Yes	12	13.1	Yes
		3.39	Single	2.5	Yes	12	14.6	Yes
		3.4	Single	2.5	Yes	12	15.2	Yes
		3.41	Single	2.5	Yes	12	15.2	Yes
		3.42	Single	2.5	Yes	12	14.6	Yes
		3.43	Single	2.5	Yes	12	14.6	Yes
		Common Area - Kitchen				24	31.5	Yes
		4.01	Single	2.5	Yes	12	13.4	Yes
		4.02	Single	2.5	Yes	12	14.5	Yes
		4.03	Single	2.5	Yes	12	12.7	Yes
		4.04	Single	2.5	Yes	12	14.6	Yes
		4.05	Single	2.5	Yes	12	15	Yes
		4.06	Single	2.5	Yes	12	14.7	Yes
		4.07	Single	2.5	Yes	12	14.1	Yes
		Common Area - Kitchen				28	35.2	Yes
		4.08	Single	2.5	Yes	12	15.2	Yes
		4.09	Single	2.5	Yes	12	14.1	Yes
		4.1	Single	2.5	Yes	12	14.1	Yes
		4.11	Single	2.5	Yes	12	14.1	Yes
		4.12	Single	2.5	Yes	12	14.1	Yes
		4.13	Single	2.5	Yes	12	14.3	Yes
		4.14	Single	2.5	Yes	12	14.9	Yes
		4.15	Single	2.5	Yes	12	15.2	Yes
		Common Area - Kitchen				32	35.8	Yes
		4.16	Single	2.5	Yes	12	14.2	Yes
		4.17	Single	2.5	Yes	12	14.2	Yes

Fourth Floor	4.18	Single	2.5	Yes	12	14.5	Yes
	4.19	Single	2.5	Yes	12	14.5	Yes
	4.2	Twin DAC	2.5	Yes	18	30.1	Yes
	4.21	Single	2.5	Yes	12	12.4	Yes
	Common Area - Kitchen				24	24.1	Yes
	4.22	Single	2.5	Yes	12	12.4	Yes
	4.23	Single	2.5	Yes	12	12.6	Yes
	4.24	Single	2.5	Yes	12	12.3	Yes
	4.25	Single	2.5	Yes	12	14.2	Yes
	4.26	Single	2.5	Yes	12	14.2	Yes
	4.27	Single	2.5	Yes	12	14.2	Yes
	Common Area - Kitchen				24	24.7	Yes
	4.28	Single	2.5	Yes	12	14.5	Yes
	4.29	Single	2.5	Yes	12	14.5	Yes
	4.3	Single	2.5	Yes	12	14.6	Yes
	4.31	DAC	2.5	Yes	12	24.4	Yes
	4.32	Single	2.5	Yes	12	17.7	Yes
	Common Area - Kitchen				20	22.5	Yes
	4.33	Single	2.5	Yes	12	13.1	Yes
	4.34	Single	2.5	Yes	12	14.6	Yes
	4.35	Single	2.5	Yes	12	15.2	Yes
	4.36	Single	2.5	Yes	12	13.8	Yes
	4.37	Single	2.5	Yes	12	14.6	Yes
	4.38	Single	2.5	Yes	12	14.6	Yes
	Common Area - Kitchen				24	31.5	Yes
	5.01	Single	2.5	Yes	12	15.1	Yes
	5.02	Single	2.5	Yes	12	13.7	Yes
	5.03	Single	2.5	Yes	12	14	Yes
	5.04	Single	2.5	Yes	12	14.9	Yes
	5.05	Single	2.5	Yes	12	14	Yes
	5.06	Single	2.5	Yes	12	15.2	Yes
	5.07	Single	2.5	Yes	12	14.1	Yes
	5.08	Single	2.5	Yes	12	14.3	Yes
	Common Area - Kitchen				28	35.8	Yes
	5.09	Single	2.5	Yes	12	14.2	Yes
	5.1	Single	2.5	Yes	12	14.2	Yes
	5.11	Single	2.5	Yes	12	14.5	Yes
	5.12	Single	2.5	Yes	12	14.5	Yes

Fifth Floor	5.13	Twin DAC	2.5	Yes	18	29.8	Yes
	5.14	Single	2.5	Yes	12	12.3	Yes
	Common Area - Kitchen				24	24.1	Yes
	5.15	Single	2.5	Yes	12	14	Yes
	5.16	Single	2.5	Yes	12	14.2	Yes
	5.17	Single	2.5	Yes	12	14.2	Yes
	5.18	Single	2.5	Yes	12	14.2	Yes
	5.19	DAC	2.5	Yes	12	24	Yes
	Common Area - Kitchen				20	24.7	Yes
	5.2	Single	2.5	Yes	12	14.5	Yes
	5.21	Single	2.5	Yes	12	14.5	Yes
	5.22	Single	2.5	Yes	12	17.7	Yes
	5.23	Single	2.5	Yes	12	14.6	Yes
	5.24	DAC	2.5	Yes	12	24.4	Yes
	Common Area - Kitchen				20	22.5	Yes
	5.25	Single	2.5	Yes	12	13.1	Yes
	5.26	Single	2.5	Yes	12	14.6	Yes
	5.27	Single	2.5	Yes	12	15.2	Yes
	5.28	Single	2.5	Yes	12	15.3	Yes
	Common Area - Kitchen				16	16.9	Yes

Total No. Student Rooms	213
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Total No. Bedspaces	217
---------------------	-----

Appendix-3: Input for Demolition Justification Report

DEMOLITION JUSTIFICATION

The re-use of the existing structure and building is not possible for the following reasons;

- The structure is a portal frame and it will not have the capacity to extend upwards. A whole new structure will be required to extend the footprint vertically.
- The depth of the plan means that the student accommodation rooms become long and narrow. They will likely have poor lighting and are an inefficient use of space in terms of the plan's density. This could be altered, but it would require extensive work to the structure and building overall.
- Current window arrangement will not work to create functional or viable student accommodation. Heavy alteration of facade required to create new opes as outlined on plans and sections.
- The quantum of student bedrooms the existing structure can house is not viable.
- The existing building is a warehouse, and the levels have been designed to cater to loading and unloading trucks and lorries. These levels make accessibility extremely challenging.
- Stairs are currently not Part M compliant.
- Additional lifts and stairs required to cater to the new use.

GROUND FLOOR

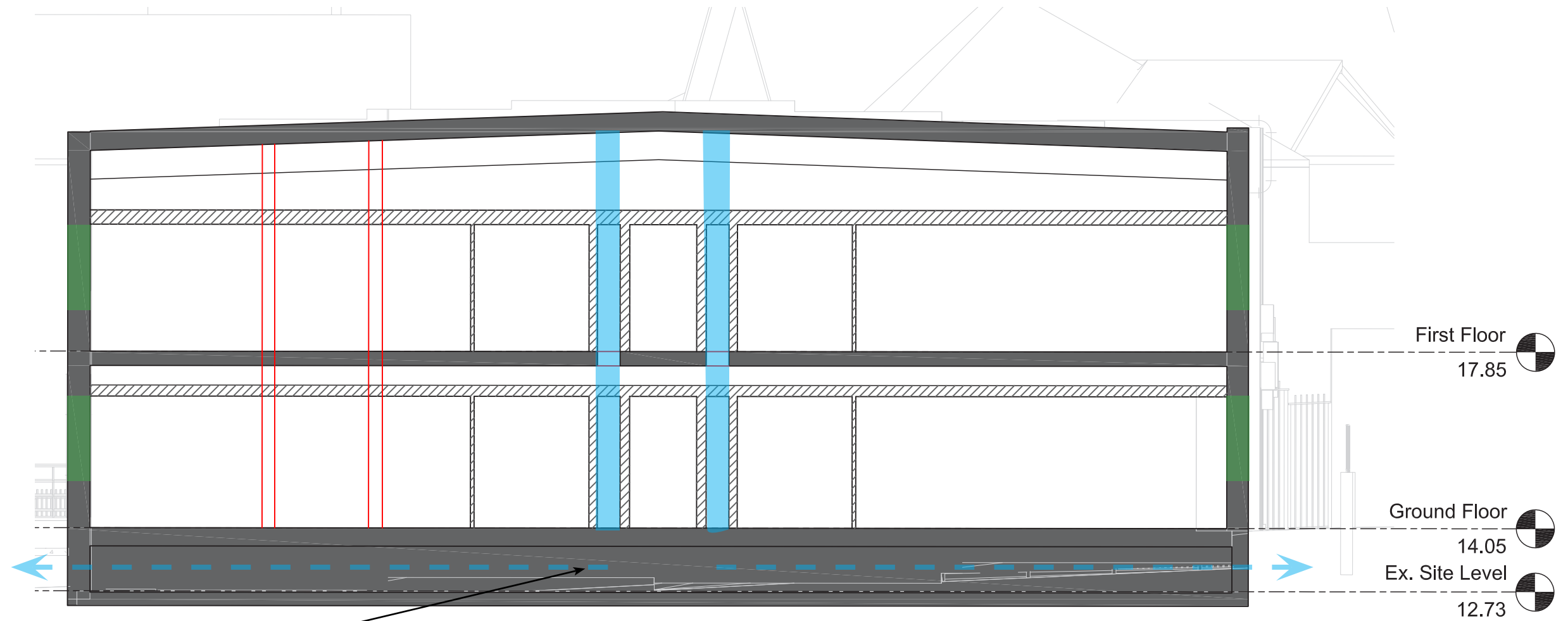
1:200





CROSS SECTION

- New Window Operes
- Existing Window to be Infilled
- New service risers penetrating existing floor



New drainage runs required at ground floor level to cater for service risers

Area Schedule

01.04.2025 Rev.: -

Item	Area (m2)
TOTAL SITE AREA	2410
TOTAL NET SITE AREA*	1945
FLOOR AREA OF EXISTING BUILDINGS TO BE RETAINED	0
FLOOR AREA OF NEW BUILDINGS PROPOSED WITHIN DEVELOPMENT	7675
TOTAL FLOOR AREA OF PROPOSED DEVELOPMENT (I.E. NEW AND RETAINED)	7675
FLOOR AREA OF BUILDINGS TO BE DEMOLISHED	2140
EXISTING PLOT RATIO	1.10
PROPOSED PLOT RATIO	3.95
EXISTING SITE COVERAGE	0.55
PROPOSED SITE COVERAGE	0.59

*excludes area of works to public footpaths and road (letter of consent from DCC)

Level	Bedroom Count	Existing GIA (sqm)	Proposed GIA (sqm)	Total GIA (sqm)
001. Lower Ground Floor	-	-	995	995
00. Ground Floor	19	1066	1144	1144
01. First Floor	42	1074	1168	1168
02. Second Floor	43	-	1209	1209
03. Third Floor	43	-	1209	1209
04. Fourth Floor	38	-	1086	1086
05. Fifth Floor	28	-	864	864
Total	213	2140	7675	7675

Extend & Renovate

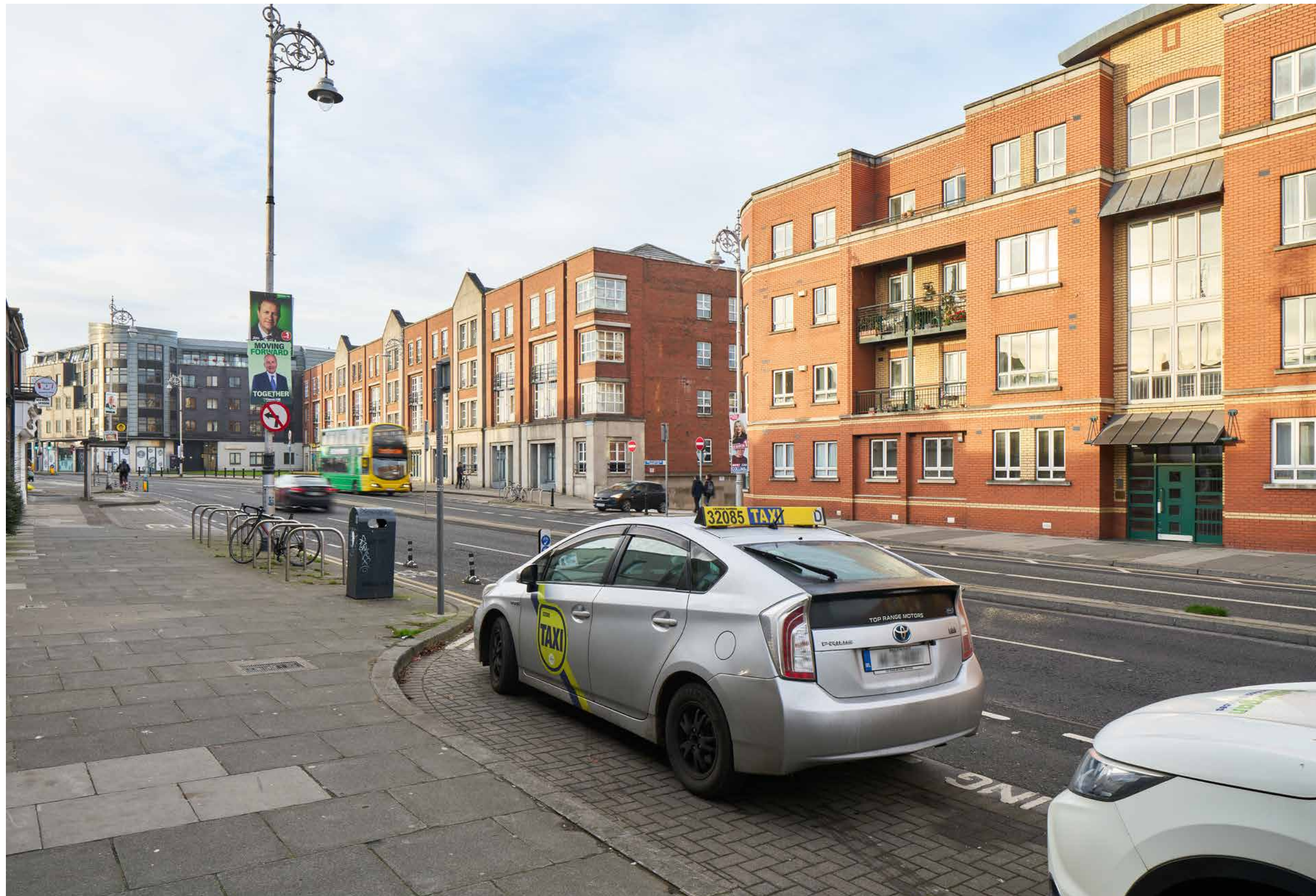
Level	Bedroom Count	Existing GIA (sqm)	Extend & Renovate GIA (sqm)	Total GIA (sqm)
00. Ground Floor	16	1066	1035	1035
01. First Floor	27	1074	1039	1039
Total	43	2140	2074	2074

Appendix-4: VIA Images - Current Proposal & Stage 2 Submission



View Locations | NTS



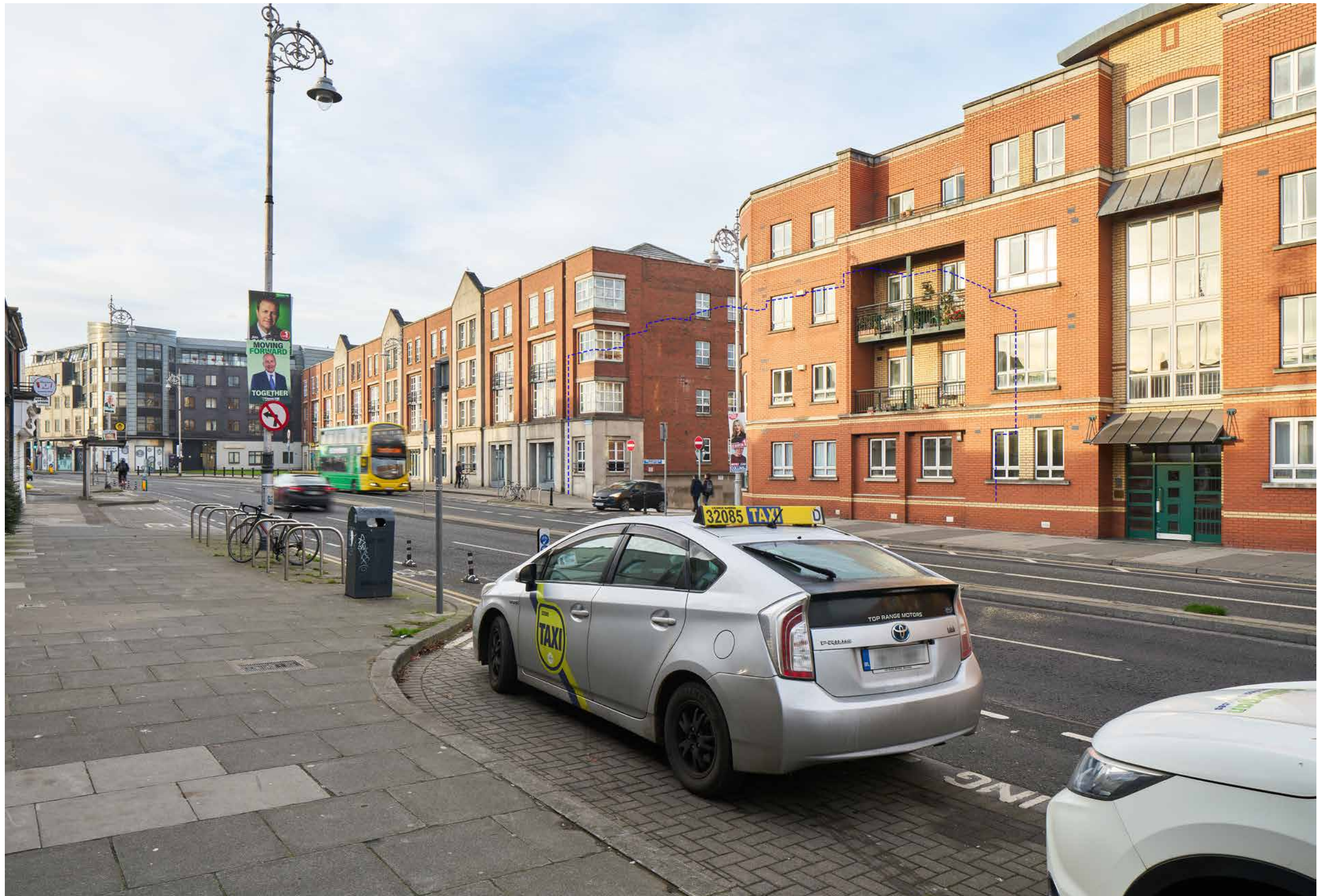


Existing

Camera: Sony ILCE-7RM2
Lens: f/16, 1/10 sec, ISO-100
Focal Length: 24mm

Photography: Artur Sikora
Photomontage: Horan Rainsford Architects
Date: 03/12/2024, 09:47

View 1



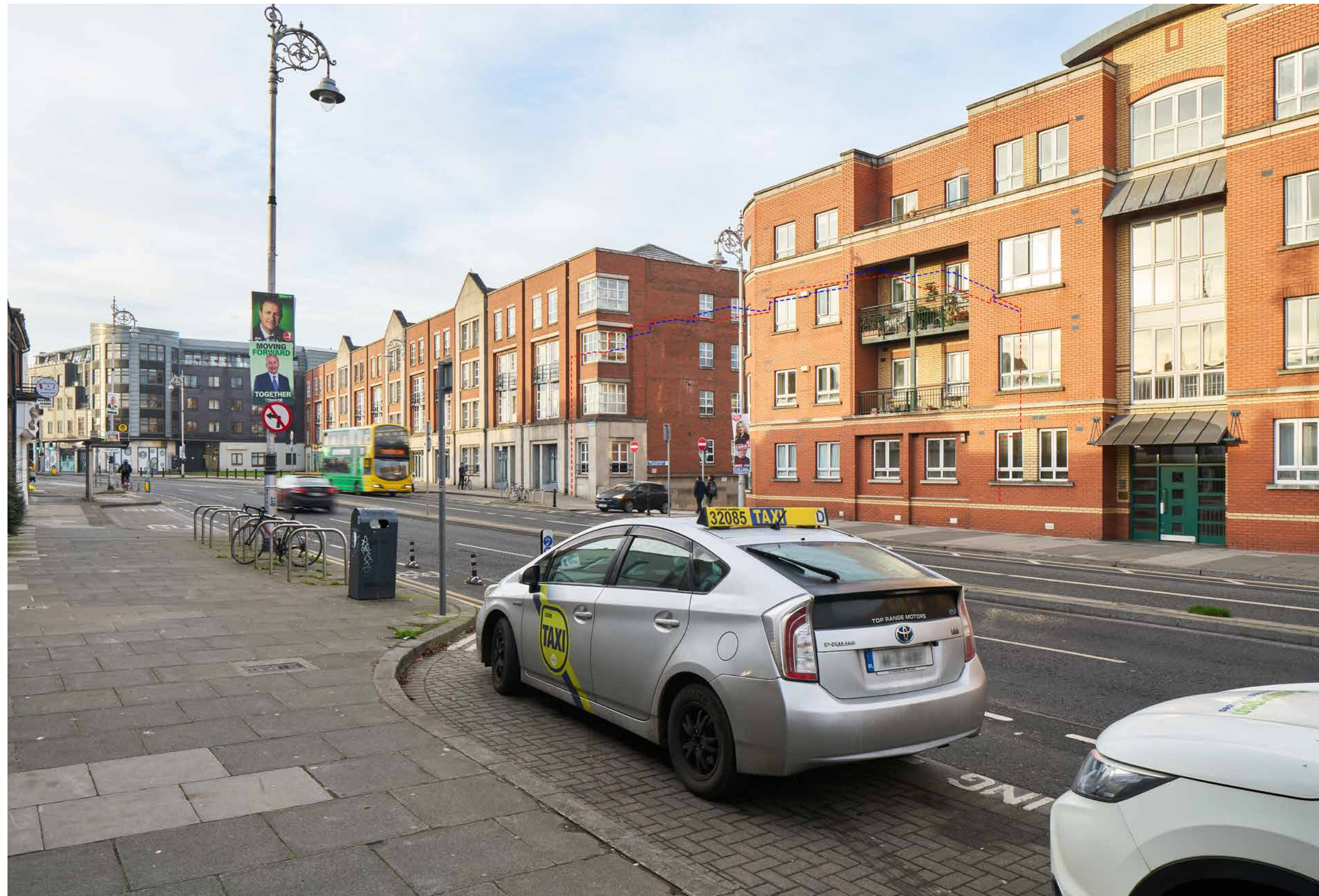
LRD Stage 2 Proposal

Camera: Sony ILCE-7RM2
Lens: f/16, 1/10 sec, ISO-100
Focal Length: 24mm

Photography: Artur Sikora
Photomontage: Horan Rainsford Architects
Date: 03/12/2024, 09:47

----- Outline of Proposal at LRD Stage 2

View 1



Current Proposal

Camera: Sony ILCE-7RM2
Lens: f/16, 1/10 sec, ISO-100
Focal Length: 24mm

Photography: Artur Sikora
Photomontage: Horan Rainsford Architects
Date: 03/12/2024, 09:47

--- Outline of Proposal at LRD Stage 2
--- Outline of Current Proposal, hidden by existing buildings

View 1



Existing

Camera: Sony ILCE-7RM2
Lens: f/16, 1/15 sec, ISO-100
Focal Length: 24mm

Photography: Artur Sikora
Photomontage: Horan Rainsford Architects
Date: 03/12/2024, 09:49

View 2



LRD Stage 2 Proposal

Camera: Sony ILCE-7RM2
Lens: f/16, 1/15 sec, ISO-100
Focal Length: 24mm

Photography: Artur Sikora
Photomontage: Horan Rainsford Architects
Date: 03/12/2024, 09:49

----- Outline of Proposal at LRD Stage 2

View 2



Current Proposal

Camera: Sony ILCE-7RM2
Lens: f/16, 1/15 sec, ISO-100
Focal Length: 24mm

Photography: Artur Sikora
Photomontage: Horan Rainsford Architects
Date: 03/12/2024, 09:49

--- Outline of Proposal at LRD Stage 2
--- Outline of Current Proposal, hidden by existing buildings

View 2



Existing

Camera: Sony ILCE-7RM2
Lens: f/16, 1/5 sec, ISO-100
Focal Length: 24mm

Photography: Artur Sikora
Photomontage: Horan Rainsford Architects
Date: 03/12/2024, 09:39

View 3



LRD Stage 2 Proposal

Camera: Sony ILCE-7RM2
Lens: f/16, 1/5 sec, ISO-100
Focal Length: 24mm

Photography: Artur Sikora
Photomontage: Horan Rainsford Architects
Date: 03/12/2024, 09:39

--- Outline of Proposal at LRD Stage 2
--- Outline of Current Proposal, hidden by existing buildings

View 3



Current Proposal

Camera: Sony ILCE-7RM2
Lens: f/16, 1/5 sec, ISO-100
Focal Length: 24mm

Photography: Artur Sikora
Photomontage: Horan Rainsford Architects
Date: 03/12/2024, 09:39

--- Outline of Proposal at LRD Stage 2
--- Outline of Current Proposal, hidden by existing buildings

View 3



Existing

Camera: Sony ILCE-7RM2
Lens: f/16, 1/5 sec, ISO-100
Focal Length: 24mm

Photography: Artur Sikora
Photomontage: Horan Rainsford Architects
Date: 03/12/2024, 09:43

View 4



LRD Stage 2 Proposal

Camera: Sony ILCE-7RM2
Lens: f/16, 1/5 sec, ISO-100
Focal Length: 24mm

Photography: Artur Sikora
Photomontage: Horan Rainsford Architects
Date: 03/12/2024, 09:43

----- Outline of Proposal at LRD Stage 2

View 4