

Blackpitts, Dublin 8

Student Accommodation

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Area Schedule

17.07.2025

Rev.: -

Overall Building Areas	Area (m²)
Proposed Building Area (GIFA)	7675
Proposed Building Footprint	1144
Existing Building Area (GIFA)	2140
Existing Building Footprint	1066

Site Area	Area (m²)	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 (m²)	Provided Area (m²)
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

<i>Level</i>	<i>Bedroom Count</i>	<i>Existing GIA (sqm)</i>	<i>Proposed GIA (sqm)</i>	<i>Total GIA (sqm)</i>
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

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