PBSA Site and Capacity Study

ATU, Crowley Park, Galway

HEA | An tÚdarás um Ard-Oideachas
The Higher Education Authority

PBSA Site and Capacity Study

ATU, Crowley Park , Galway

Please note that all of the information provided within this Site Capacity Report is provided strictly on a non-reliance, unwarranted basis, and with no liability accepted for its accuracy or completeness (either by the Authorities, Atlantic Technological University or by the consultants or advisors who prepared the underlying Report). No warranty or representation whatsoever is being made in respect of the content of the Report by any person. The information is provided by the Authorities purely to enable Interested Parties to give more tailored feedback as part of the Expression of Interest (EOI) and may be used for no other purposes whatsoever (and for the avoidance of doubt may not be relied upon by Interested Parties in any future stage of the proposed delivery of PBSA as envisaged by this EOI). The Report is provided with preliminary assessment of potential, and therefore Interested Parties need not be confined by the information therein and Interested Parties may wish to suggest alterations to e.g. configurations, bed numbers etc where they may improve commercial viability.

Version 1.1. October 2026

Contents.

Scope and Purpose of Study 4
Site Analysis. 5
1.1 Urban context 6
1.2 Planning context 7
1.3 Public transit context 8
1.4 Neighbourhood and campus context 9
1.5 Historic Context 10
1.6 Flood risk 11
1.7 Campus development and masterplan proposals 12
1.8 Site boundary and ownership 14
1.9 Existing access and movement 15
1.10 Existing topography and building heights 16
1.11 Existing landscape and environmental conditions 17
1.12 Key views 18
1.13 Existing utilities and infrastructure 19
1.14 Additional site surveys and site investigation reports 20
Site Capacity. 21
2.1 Development brief and key metrics 22
2.2 Typical bedspace layouts 23
2.3 Typical cluster layouts 24
2.4 Proposed Site strategy 25
2.5 Summary of Development Scenarios 27
2.6 Development scenario 1a - Higher Density 28
2.7 Development scenario 1b - Alternate Mix 29
2.8 Development scenario 2 - Lower Density 30
2.9 Illustrative aerial view in context 31

Scope and Purpose of Study

- The HEA, on behalf of the Higher Education Institutions Student Accommodation Programme (HSAP), have appointed architectural advisors to undertake this site analysis and capacity study for the potential development of Purpose Built Student Accommodation (PBSA) at the Atlantic Technological University (ATU), Galway campus.
- ATU is a multi-campus technological university situated in the west and north-west of Ireland, delivering over 600 undergraduate and doctoral programs programmes to more than 30,000 students. The University is distributed across four main campuses: Donegal, Sligo, Mayo, and Galway.
- The site on Dublin Road, known as 'Crowley Park', is currently utilised by Galwegians Rugby Club for their playing field, clubhouse and training facility. It has been identified in the ATU masterplan for future development.
- This capacity study analyses the wider site context, opportunities and constraints, and explores development options for PBSA on the site. The focus of the study is the eastern portion of the site, which has been identified as being more suited to development (refer to Section 1.8 for details). For the purposes of this study it is assumed that the remainder of the site would be retained as playing fields, with shared vehicular and pedestrian access to the proposed site..



Site Analysis.

1.

HEA | An tÚdarás um Ard-Oideachas
The Higher Education Authority

1.1 Urban context

- The site lies approximately 3 km from Galway city centre, with good connectivity via public transport (bus) routes.
- It is understood that Galway City Council, through the Bus Connects scheme, is introducing a new bus stop at the site, alongside upgraded pedestrian and cycle infrastructure.
- The surrounding area is characterised by a mix of low-rise residential neighbourhoods, alongside educational facilities, commercial uses, and healthcare services, including the Bon Secours Hospital. The range of local amenities is highlighted on the map opposite.
- Historically the site has been home of Galwegians Rugby Football Club since 1963, Crowley Park has served as an important recreational and social facility within Galway's eastern suburbs.
- The site lies in close proximity to the main Galway campus to the east, but is separated by a residential cul-de-sac and hotel.



KEY

Site (approx. extents) · Campus Boundary · Retail & Local Services · Community & Faith Facilities · Healthcare · Sports & Leisure · Education · Student Facilities · Bus Stops

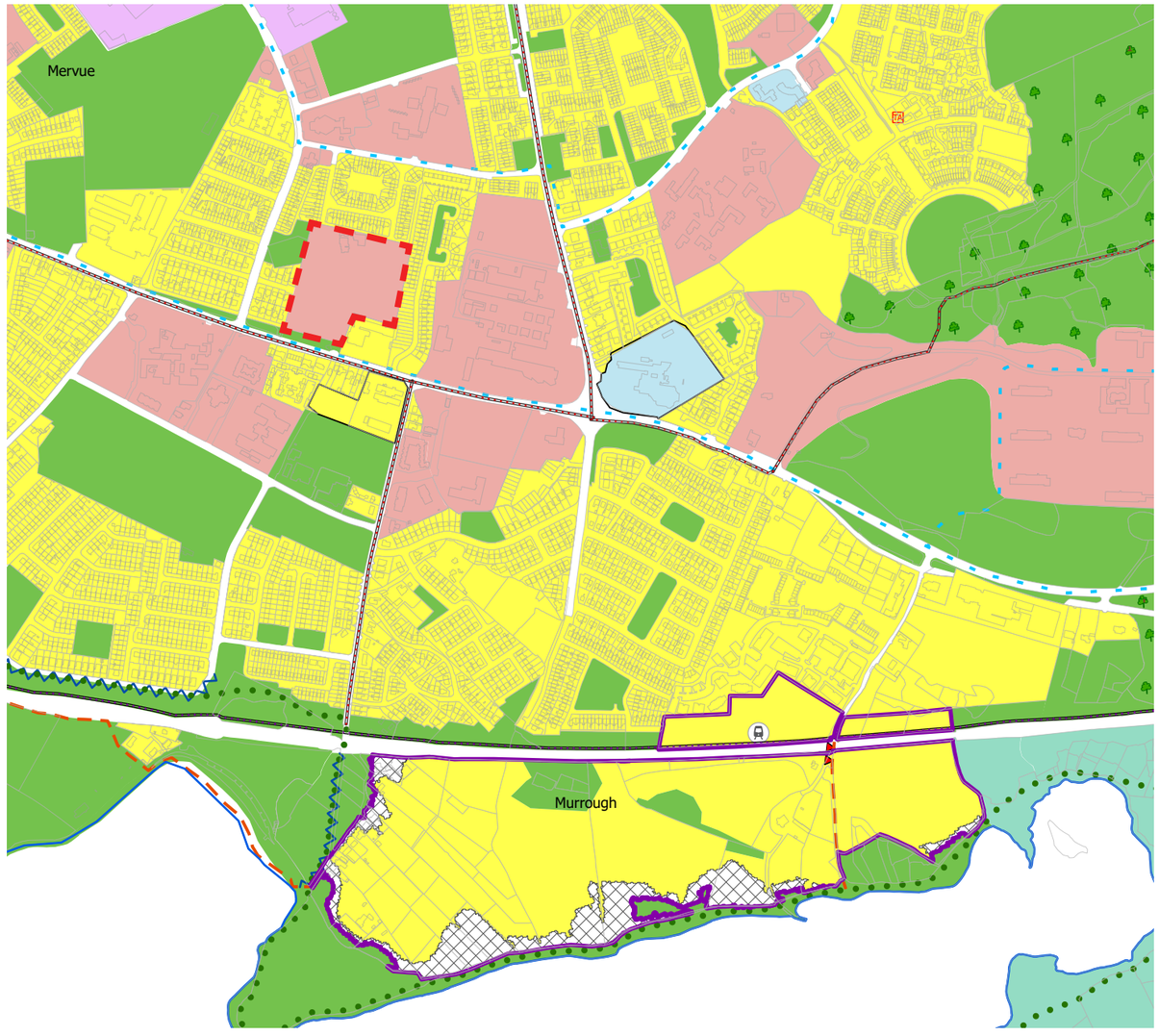
1.2 Planning context

- The key planning reference document is the **Galway City Development Plan 2023 – 2029**, which sets out the strategic policies and objectives for the development of the City over the plan period**.**
- Section 11.2.1 of the Galway City Development Plan 2023 – 2029 outlines the Zoning Objective for the site, and states the following:

  "Additional uses, which are allied to/or have an established supporting relationship with the primary use on lands in the University of Galway and ATU campus such as collaborative activities with industry and student accommodation".

- This indicates that re-zoning will not a requirement, subject to confirmation with the Planning Authority.
- Based on recent engagement between ATU and Galway City Council it is understood that, should an application for developing PBSA at this site come from a developer or third-party, the supporting relationship with ATU could be demonstrated in the form of a supporting letter.
- The **Land use and Specific Objectives Map** (opposite) also highlights the proximity of the new train station and significant residential development at Murrough, which is approximately 20 minutes walk from the ATU campus.
- In addition, the Housing Strategy (Policy 3.1 bullet 17) states the objective to:

  "Support the development of high quality and high standard PBSA at appropriate locations and of appropriate design (including adequate communal facilities and external communal space) to meet the demand for student housing in accordance with the National Student Accommodation Strategy (2017) and any subsequent updates."



Galway City Development Plan 2023 – 2029 - Land use and Specific Objectives Map Extract

ATU Capacity study site

KEY

Land Use Zoning Objective

City Centre	CC
Residential	R
Residential R2	R2
Community Culture and Institutional	CF
Enterprise, Light Industry and Commercial	CI
Enterprise, Industry and Related Uses	I
Recreation and Amenity	RA
Urban Village Centre	UVC
Agriculture	A
Agriculture and High Amenity	G
Murrough Reserved Master Plan	RMP

SPECIFIC OBJECTIVES

- Regeneration and Opportunity Sites
- Ardaun Boundary
- Murrough Boundary
- N6 Galway City Ring Road (N6 GCCR)
- Bus Routes
- Primary Cycle Network
- Indicative Greenway Cycle Network
- RA Greenway
- Public Transportation Corridor
- Multi-Modal Corridor
- New Bridge
- New Road
- Road Improvements
- Indicative New Road
- Local Centre
- Car Parking
- New Train Station
- Village Envelope
- Traveller Accommodation
- Existing Woodland
- Proposed Woodland
- Views and Prospects
- City Boundary
- City Boundary Coast

NOTE:
(i) Map to be read in Conjunction with Written Statement
(ii) Specific Objectives where shown are generally indicative
(iii) Additional detail with respect to certain Land Use Zonings and Specific Objectives is included in Written Statement

June 2026

1.3 Public transit context

- The site is well-served by existing high-frequency bus routes due to its location close to the ATU campus (noted as GMIT on the transit map) and Bon Secours Hospital. Bus travel times into Galway City Centre are approximately 15 minutes.
- It is understood that Galway City Council, through the Bus Connects scheme, is introducing a new bus stop at the site, alongside upgraded pedestrian and cycle infrastructure.
- As noted on the Planning Context section, there are proposals to develop a new train station at Murrough, which is approximately 20 minutes walk from the Galway campus.
- A Light Rail Feasibility Study was carried out in 2024 to better understand the general feasibility for light rail in Galway, and to investigate potential indicative alignments. This study identified Dublin Road as a potential alignment to the east of the city, which would take light rail adjacent to the site.



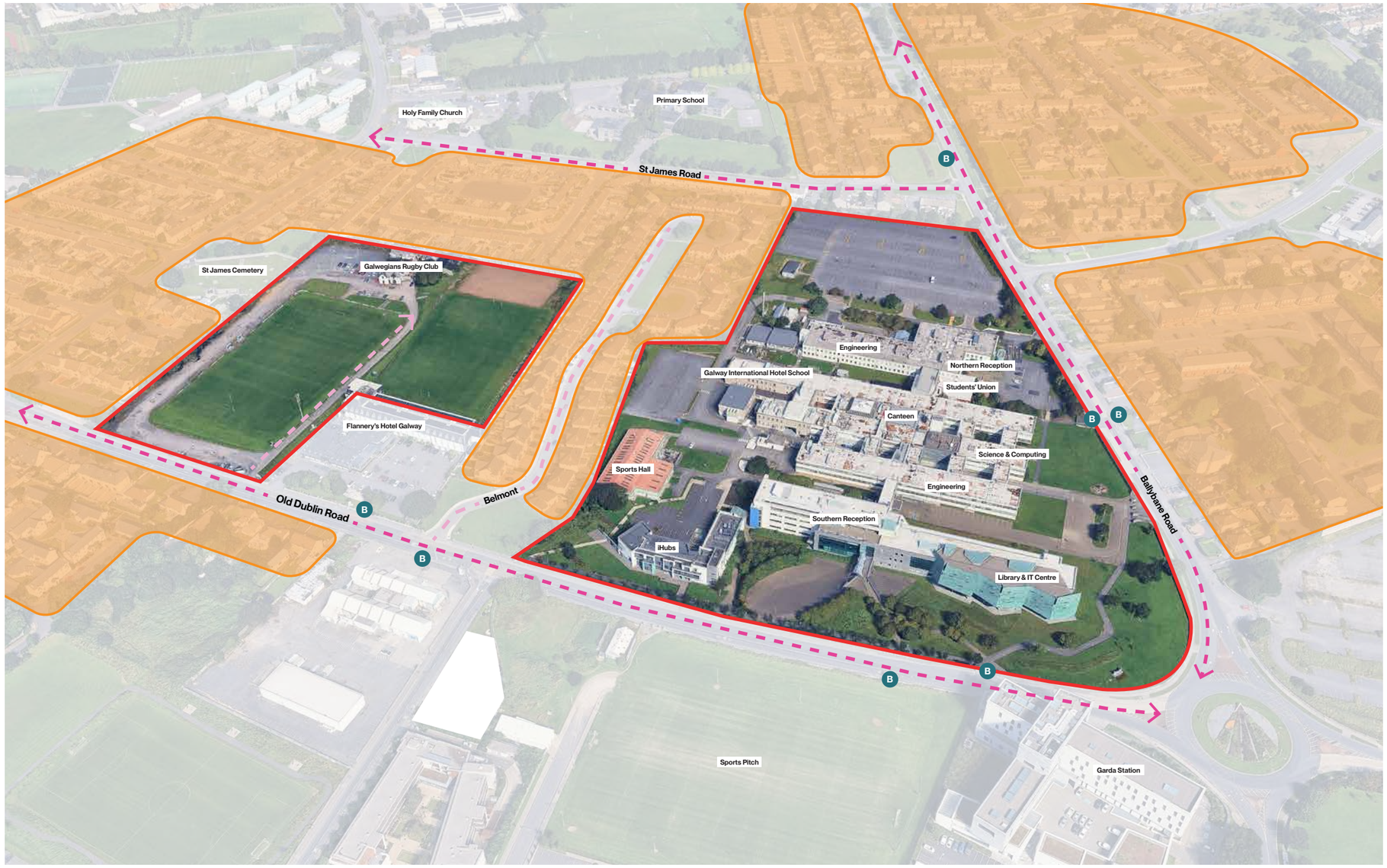


Galway City Public Transport Map

ATU Capacity study site

1.4 Neighbourhood and campus context

- The immediate context of the site is defined by a mix of residential housing, civic infrastructure like the Garda station and Bon Secours Hospital, and local secondary schools.
- The site and wider ATU campus fronts onto Dublin Road, which is a primary traffic and bus route connecting the city centre with the eastern suburbs.
- The existing campus has a strong presence on Dublin Road, with key buildings including the library block, establishing a prominent urban landmark within the neighbourhood.



KEY

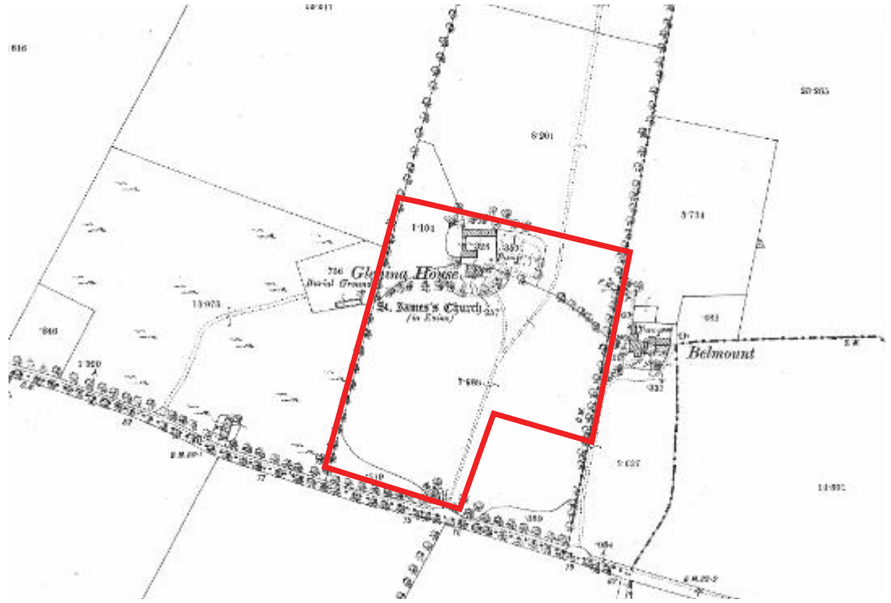
- Campus Boundary
- Low-rise residential area
- Primary vehicular road
- Primary vehicular road
- Bus Stops

1.5 Historic Context

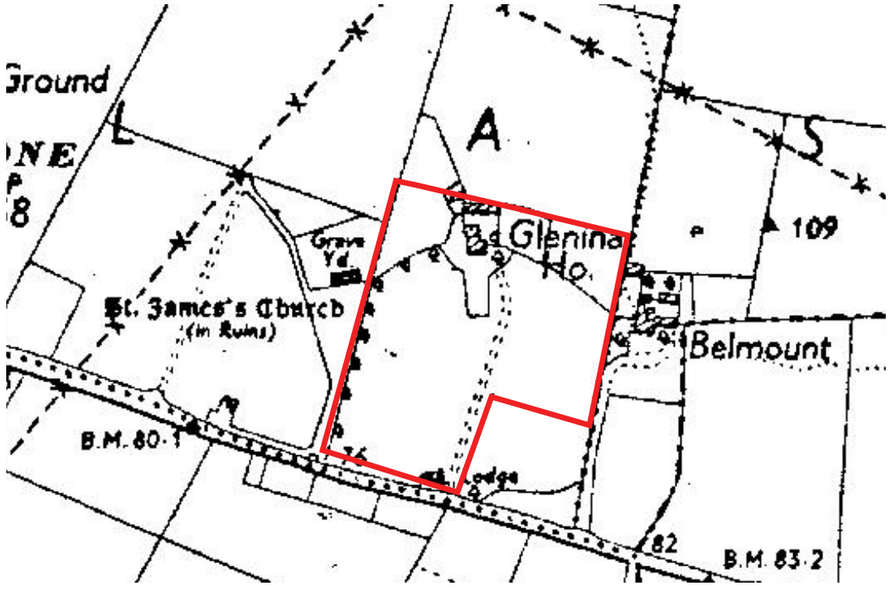
- The historic maps opposite (source: National Irish Historic Maps Dashboard) illustrate the history of the Crowley Park site. The approximate current site boundary has been overlaid.
- The key historic feature within the site is Glenina House, a Victorian-era villa. The building is not on the Record of Protected Structures, but is recorded in the National Inventory of Architectural Heritage (NIAH).
- The NIAH assessment notes that Glenina House and its associated boundary wall and former entrance gates remain important elements of the historic setting.
- In the mid-20th century Glenina House was re-purposed for use as a clubhouse for the Galwegians Rugby Club.
- St James Church and graveyard lies directly adjacent to the site, with a boundary wall to the west of the site. The ruins of the church are still accessible within the cemetery.
- The relationship between any new development and existing heritage assets will require further appraisal at the next stage of the design. Further heritage and archaeological assessments will also be required as part of any future planning application.



First Edition 6-inch (1829-1841)



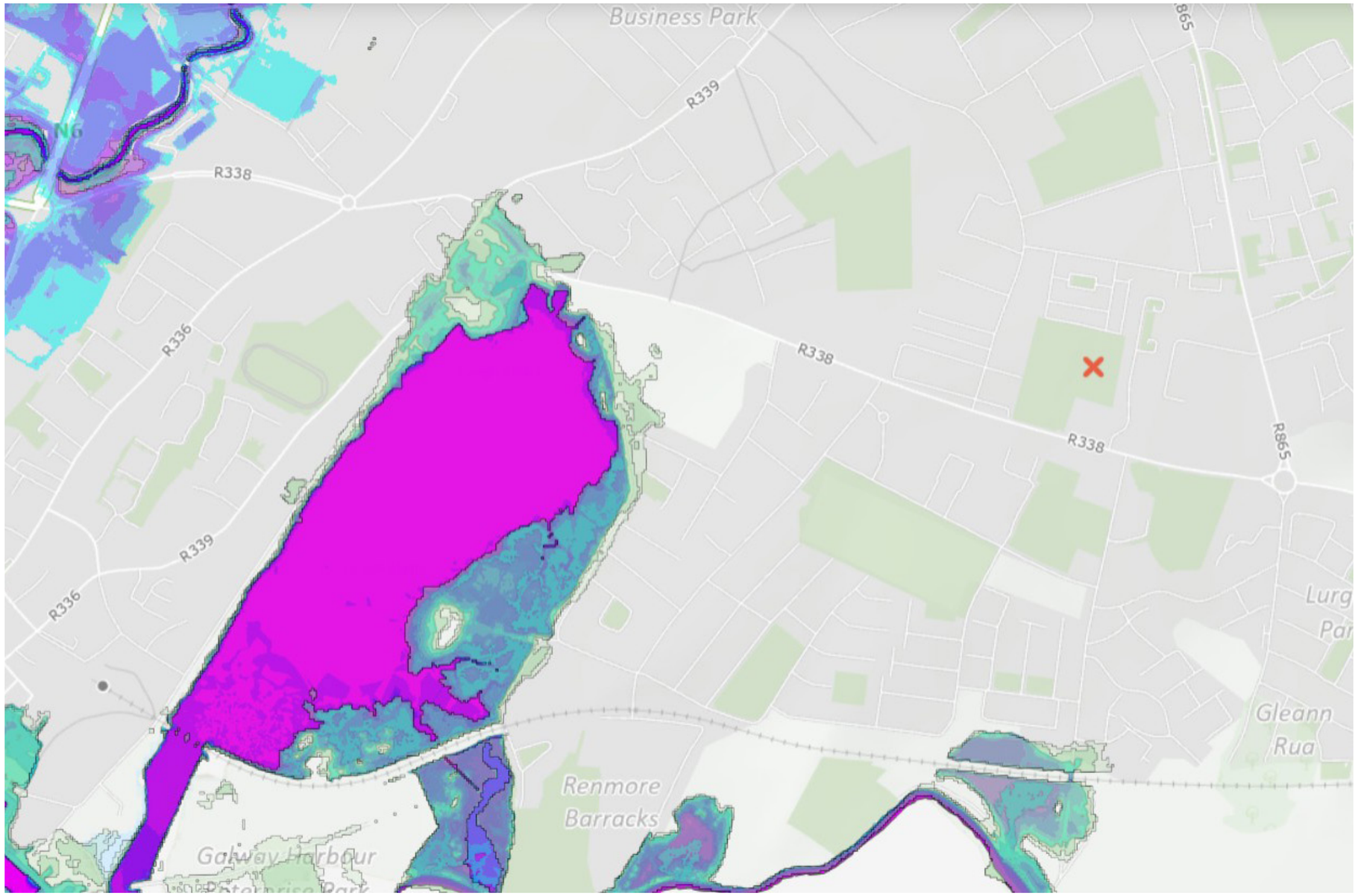
First Edition 25-inch (1888-1913)



Last Edition 6-inch (1920s)

1.6 Flood risk

- The map opposite (via *floodinfo.ie*) highlights the fluvial and coastal flood risk to the local area. The map highlights that the site (marked with a red cross) is not affected.
- Surface water flood risk management is beyond the scope of this report - surface water management and drainage strategy will be required at the next design stage, including the relevant Civil Engineering input and engagement with statutory authorities.



OPW Flood risk map extract (via floodinfo.ie)

1.7 Campus development and masterplan proposals

- A masterplan for Galway - Mayo Institute of Technology, now ATU, was produced in 2022.
- The masterplan identified a significant and urgent shortfall of teaching, research, and support space at the Northern Site of the Galway City Campus.
- The Crowley Park site was purchased by ATU (formerly GMIT) in December 2021.
- The 2022 campus masterplan notes that the acquisition of this site: *"secures the long-term growth potential of the campus while providing much needed sports facilities, and in turn provides the flexibility across the various sites to allow existing functions to decant and priority development zones to be realised."*
- The 2022 masterplan identified the Crowley Park as a potential location for new ATU teaching and research buildings.
- Subsequently this site has been identified as a potential location for Purpose Built Student Accommodation (PBSA) to help address the significant shortfall of accommodation in the city.



Galway Campus Masterplan

Campus development and masterplan proposals (cont.)

- The masterplan proposes a phased approach to development on the Crowley Park site.

Short Term - 0-7 years

- In the immediate term the site ensures that the college has the potential to grow and develop in its current location and reinforces the college's commitment and infrastructure in this part of the city.

- The existing infrastructure will continue to provide sporting activities for rugby, changing, car parking, with the development of all-weather facilities.

Medium Term - 1-15 years

- The development of Crowley Park for multi-use playing facilities incorporating rugby, soccer and gaelic, together with smaller scale floodlit all-weather infrastructure and college parking requirement.

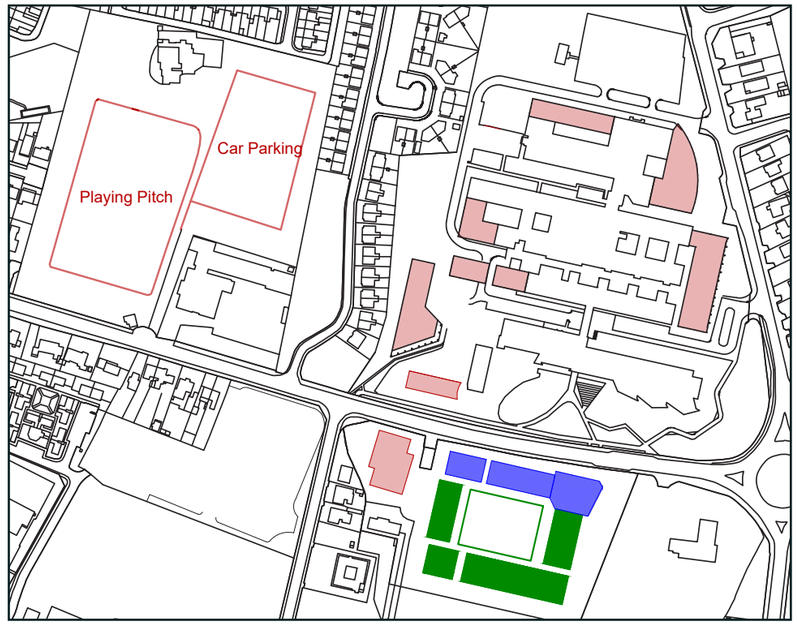
Long Term - 15+ years

- In the longer term, as the lands at Murrough are developed and accessibility improved, the sporting focus will decant to Murrough allowing the Crowley Park site to provide academic or supporting activities.

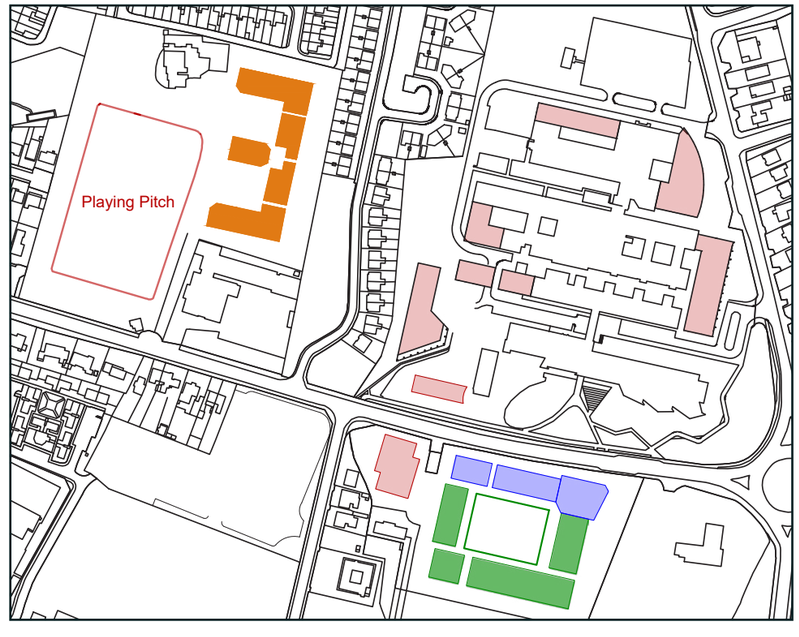
- It is envisaged that this development will commence on the Eastern edge of the site closest to the Northern campus and move Westward over time as required.

- This landbank therefore allows the college the flexibility to develop, adapt and evolve to meet the long-term progression of the college.

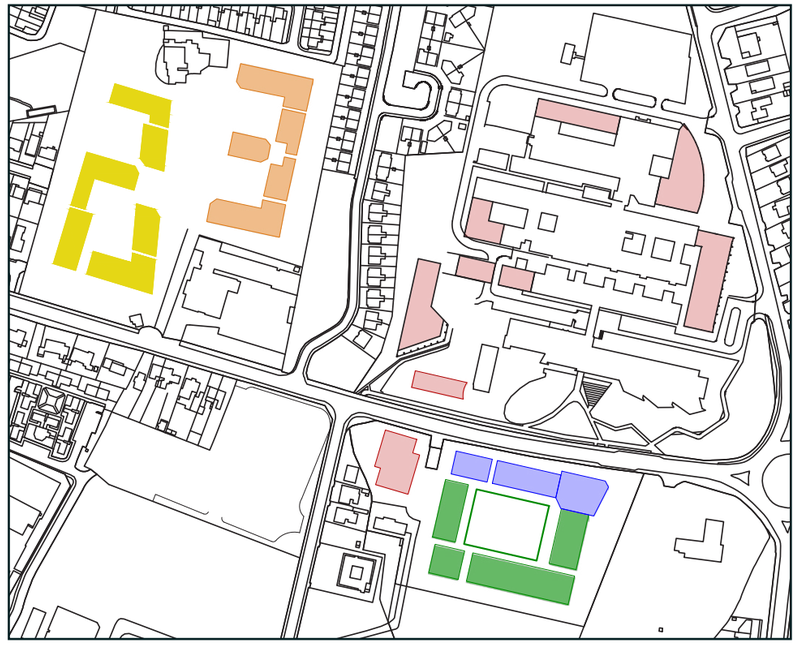
- The masterplan study estimated that in the long-term the Crowley Park site could provide circa 20,000 to 25,000 sq metres of University infrastructure or accommodation.



Short term (to 2029)



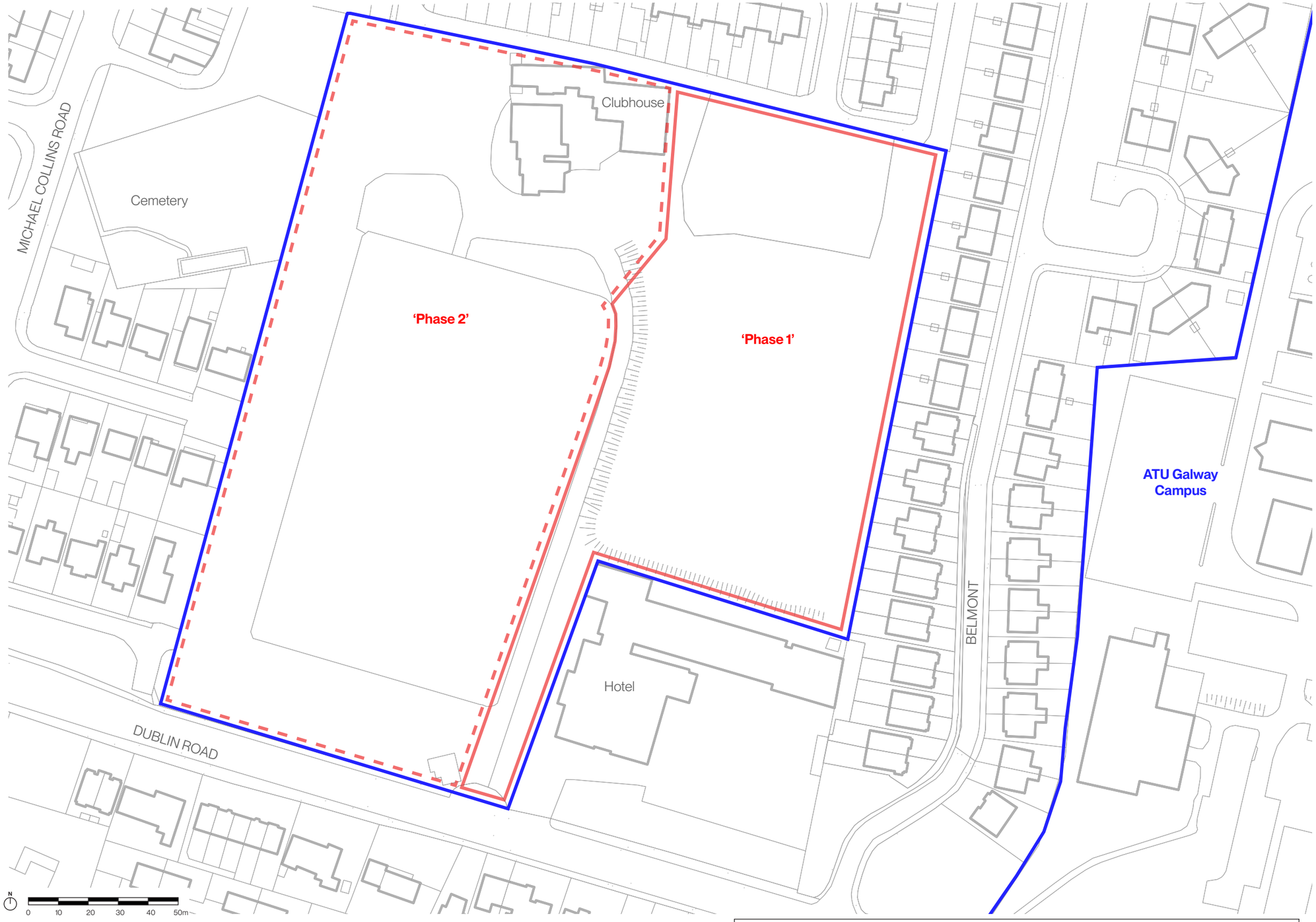
Medium term (2029 to 2037)



Long Term (2037 to 2052)

1.8 Site boundary and ownership

- The total Crowley Park site area is approximately 3.78 ha.
- This capacity study focuses on the eastern portion of the site including the access road. This portion of the site, noted as 'phase 1' on the plan opposite, is approximately 1.41 ha.
- For the purposes of this capacity study, it is assumed that the 'Phase 2' portion of the site, including the existing clubhouse buildings, will be retained for sports use in the short-to-medium term.



KEY

- Capacity study boundary
- Campus boundary

Base mapping © Tailte Éireann, 2026. All rights reserved.

Any unauthorised reproduction infringes Tailte Éireann copyright. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

1.9 Existing access and movement

- Vehicular access is primarily provided via the junction with Dublin Road, with a one-way route that runs around the perimeter of the western pitch. There is shared vehicular and pedestrian access between the playing fields and the proposed site.
- This junction is the principal pedestrian entrance to the site, resulting in a shared access point that may give rise to conflicts between vehicles and pedestrians.
- The existing vehicular junction and access route will require review and potential redesign by a suitably qualified Highways Engineer to provide safe access and visibility.
- There is also potential to explore a secondary (e.g. emergency) access from the north of the site via St James Crescent.
- Any changes to the existing site access would need to be verified by a suitably qualified highways consultant at the next stage of design, in consultation with ATU, relevant stakeholders, and the Local Authority.



KEY

- Existing vehicular access route
- Existing pedestrian access route
- Capacity study boundary
- Existing established boundary fence / wall

Base mapping © Tailte Éireann, 2026. All rights reserved.

Any unauthorised reproduction infringes Tailte Éireann copyright. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

1.10 Existing topography and building heights

- The campus massing currently steps down in scale at its perimeter to address the domestic scale of neighbouring residential properties.
- The site is overlooked by Flannery's Hotel Galway, a 4 storey building with an additional 5th-storey plant level.
- There is an approx. 2m bank between the main rugby pitch to the west and training pitch to the east. This levelling of the training pitch is likely to be formed of 'made ground', which presents potential risks in terms of stability, foundation design and ground contamination.
- A full topographic survey and site investigation report will be required to fully understand the potential constraints and risks to access and construction.



KEY

- 1-2 storeys
- 3-4 storeys
- 5-6 storeys
- 7+ storeys

Base mapping © Tailte Éireann, 2026. All rights reserved.

Any unauthorised reproduction infringes Tailte Éireann copyright. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

1.11 Existing landscape and environmental conditions

- The site's current use is sporting facilities with associated clubhouse and car parking. A stone wall establishes the site boundary, with a number of mature trees along western boundary.
- The site is largely unsheltered and exposed to prevailing south-western winds. The building design should respond to these prevailing winds.
- The primary source of external noise is traffic from Dublin Road, however this primarily impacts the western portion of the site. A noise impact assessment will be required at future design stages to assess the impact on development.
- Noise-sensitive residential uses are located around the site perimeter, including Flannery's Hotel Galway and neighbouring residential properties.
- Adjacent uses will require consideration in terms of overlooking (privacy), noise and overshadowing impacts in any future development proposals.



KEY

- Existing greenspace
- Existing trees (approx size/ locations)
- Existing hedges
- Source of noise
- Noise-sensitive area
- Prevailing wind
- Key views

Base mapping © Tailte Éireann, 2026. All rights reserved.

Any unauthorised reproduction infringes Tailte Éireann copyright. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

1.12 Key views



View looking north-east from Dublin Road



View looking north-west from Dublin Road (over hotel forecourt)



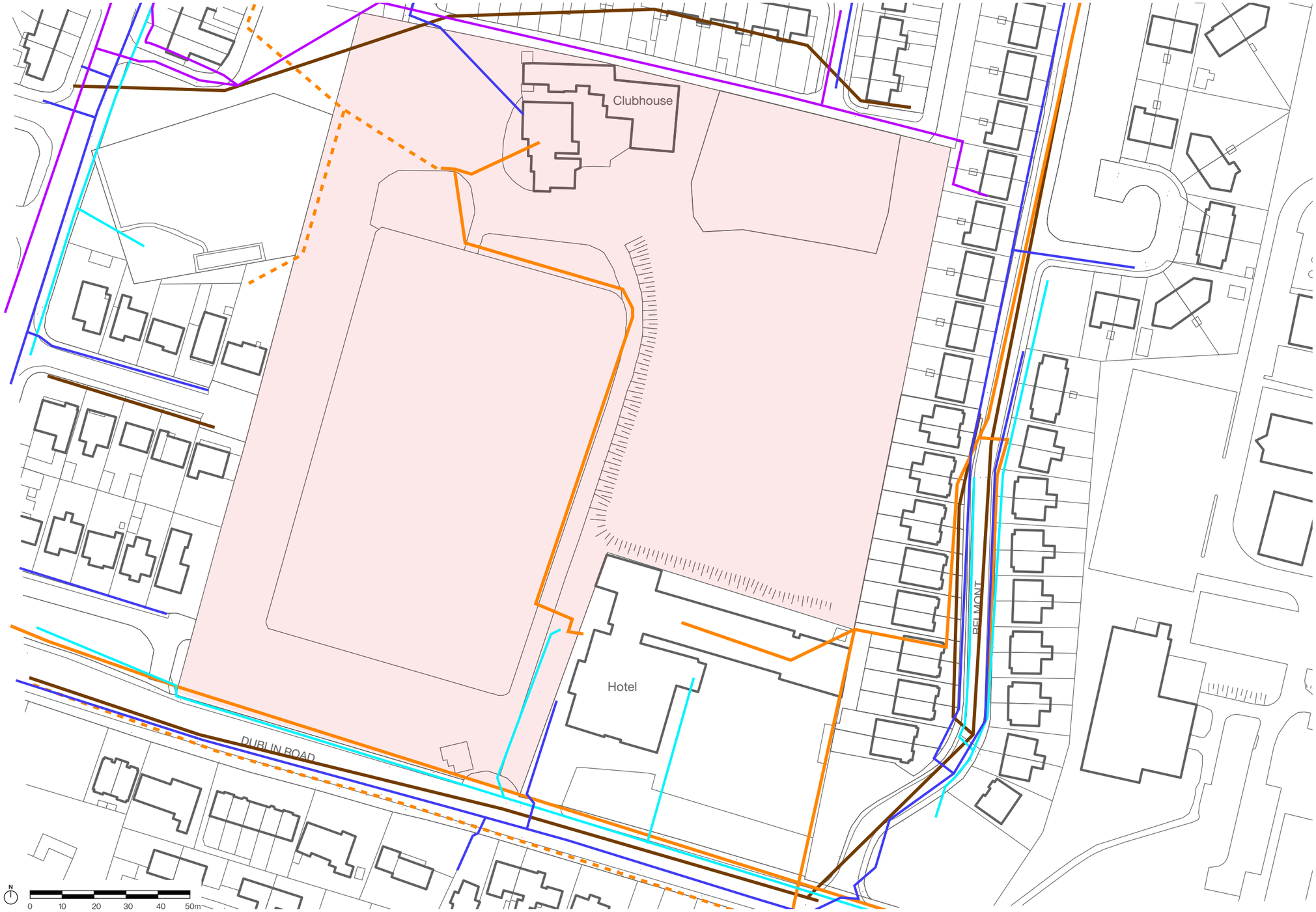
View of north boundary wall from St James Crescent



View looking east from Michael Collins Road (over cemetery)

1.13 Existing utilities and infrastructure

- The site can easily be serviced with ESB, Telecoms (Eir + Virgin Media), Mains Water and Drainage from the Dublin Road.
- There are Gas Networks Ireland mains gas available if required.
- The ESB supply to Flannerys Hotel runs around the Galwegians Rugby Club grounds, so this will have to be avoided during construction works.



KEY

- Site (approx. extents)
- Foul sewer (Irish Water)
- Combined sewer (Irish Water)
- Unknown sewer type
- Water main (Irish Water)
- Water main (non-Irish Water)
- Electricity (LV) - buried
- Electricity (LV) - overhead
- SS Electricity Substation
- Telecomms / Fibre (EIR) - buried
- Telecomms / Fibre (Virgin Media) - buried

Base mapping © Tailte Éireann, 2026. All rights reserved.

Any unauthorised reproduction infringes Tailte Éireann copyright. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

1.14 Additional site surveys and site investigation reports

Engineering, ecological and archaeological assessments of the site are outside of the scope of this capacity study report.

The following surveys will be required in order to assess and inform civil, structural, and other development risks associated with the capacity study site:

- Topographical Survey (including GPR to record accurate utilities and buried services locations)
- Preliminary Environmental Impact Assessment (EIA)
- Preliminary Traffic Assessment - evaluation of potential traffic impacts and road safety implications before formal planning submission.
- C+S Engineering Services Assessment Report - testing the existing site and capacity of the existing services (e.g. drainage) to service the proposed development.
- Phase 1 Site Investigation (SI) Report - ground and soil conditions, geo-technical properties and ground contamination.
- Aboricultural (tree) survey.
- Archaeological Impact Assessment (AIA).

The following additional surveys are required should the existing clubhouse buildings or outbuildings be included within the scope of the development:

- Measured building survey
- Condition survey
- Asbestos survey (refurbishment and demolition)

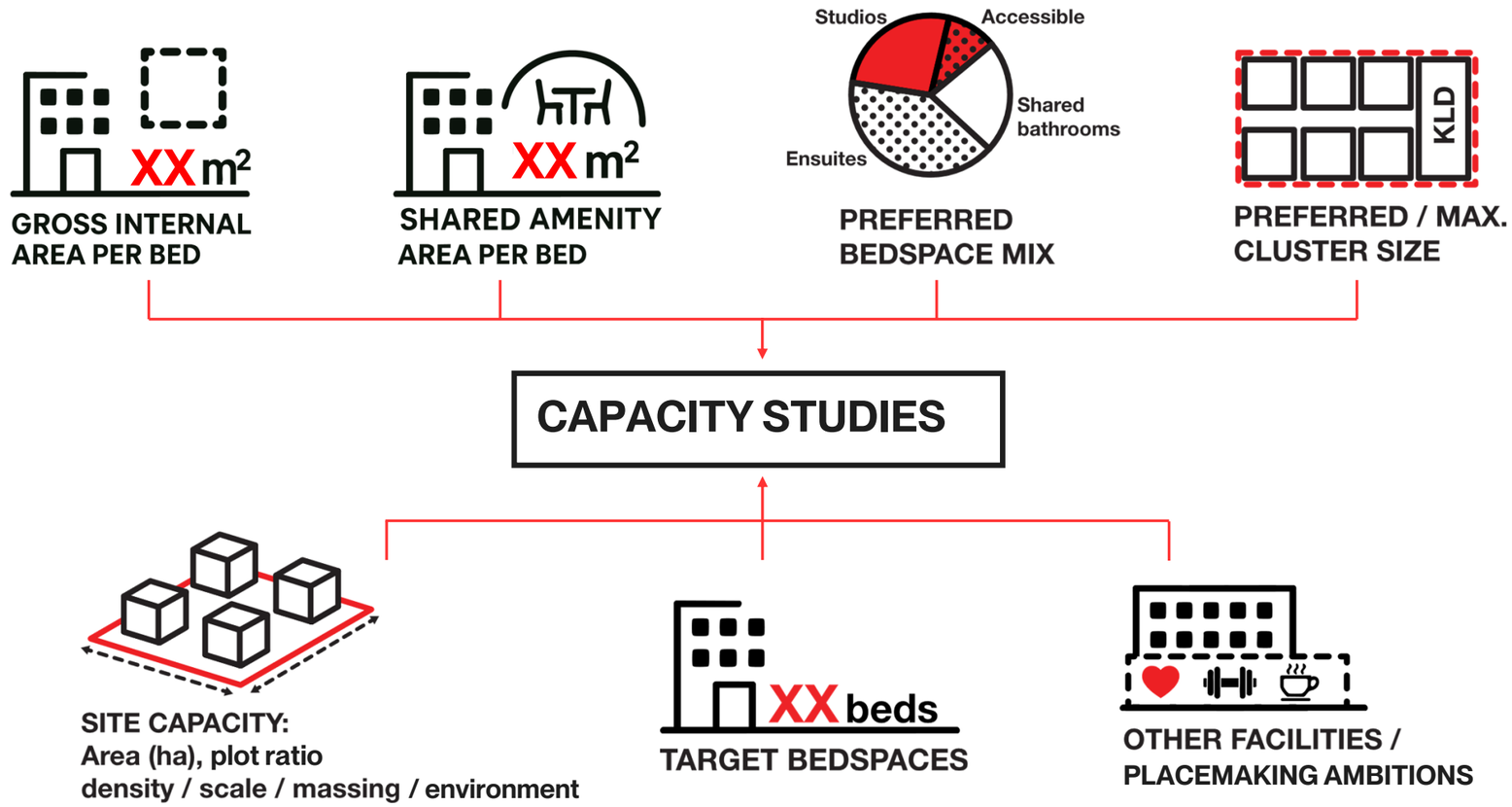
Site Capacity.

2.

HEA | An tÚdarás um Ard-Oideachas
The Higher Education Authority

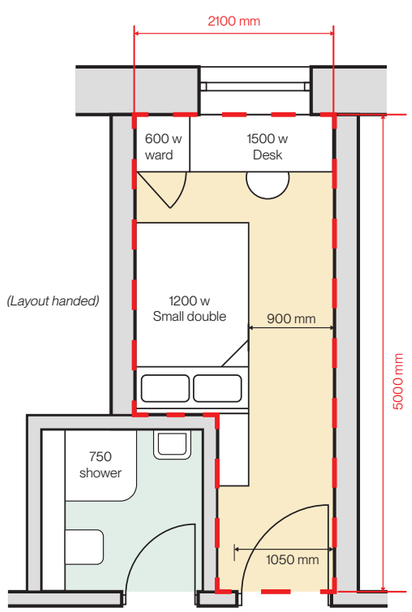
2.1 Development brief and key metrics

- The outline development brief has been established via discussion with representatives of ATU and informed by input from the HEA. ATU have also noted that there has been recent, initial engagement with Galway City Council on the capacity study site.
- Based on the HEA Design Guide and market research, the following principles have been followed for the purposes of this capacity study:
  - *A 'light touch' provision of shared amenity space, equating to approximately 1 m² per bedspace. Shared amenity space to be typically provided at ground floor level and comprise of:*
  - *Entrance, reception, and parcel store.*
  - *Common room and shared study space.*
  - *Laundry.*
  - *Staff facilities (where required for PBSA operation).*
  - *A target GIA per bedspace of 25-28 m².*
  - *A focus on ensuite rooms and larger cluster sizes (8-bed) to maintain efficiency, whilst avoiding the largest clusters (10-12 bed).*
- Typical bedspace layouts, room sizes, and cluster sizes are described on the following page. These are based on the HEA Design Guide (v1.0 2025).
- An overarching site strategy has been developed to overlay orientate potential PBSA blocks based on the site opportunities and constraints.
- Three 'scenarios' have been developed using the site strategy and typical room and cluster types. The scenarios vary the overall height of development and the unit mix (proportion of studios vs ensuite clusters). Each scenario includes a development schedule with overall unit numbers and areas.

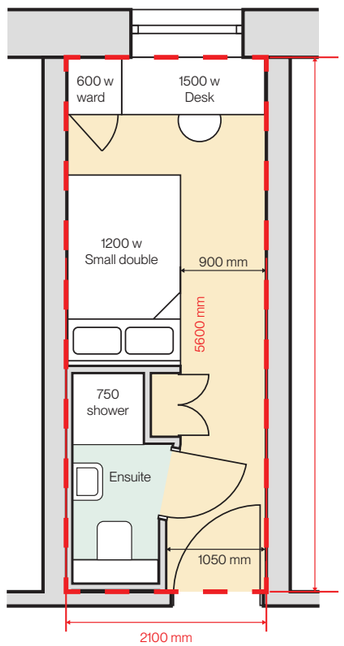


2.2 Typical bedspace layouts

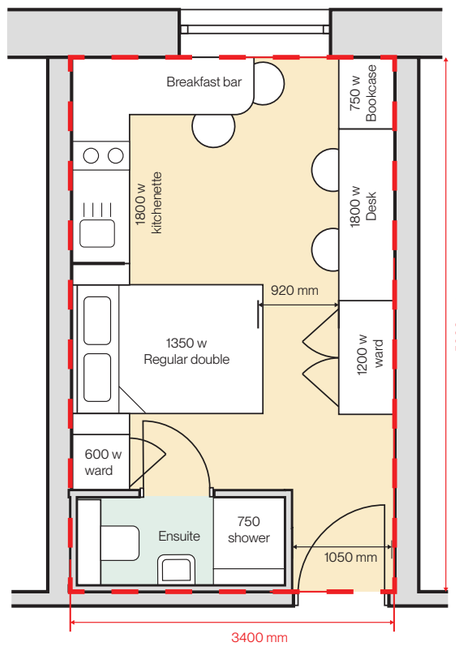
- Typical room and cluster layouts have been developed using the HEA Design Guide (v 1.0 May 2025) as a basis for target areas.
- The typical Ensuite Room (single occupancy) layout has been adapted from the HEA Design Guide to increase the size of the standard bed.
- A study room with shared bathroom has been included for comparison.
- Two typical studio layouts (single and dual occupancy)) have been developed in response to the brief to include a proportion of self-contained studios within some of the capacity options.
- It should be noted that the 19.0m² layout has been adopted for the purposes of this capacity study as it provides greater flexibility alongside the Ensuite Room layout (same overall depth @ 5.6m).



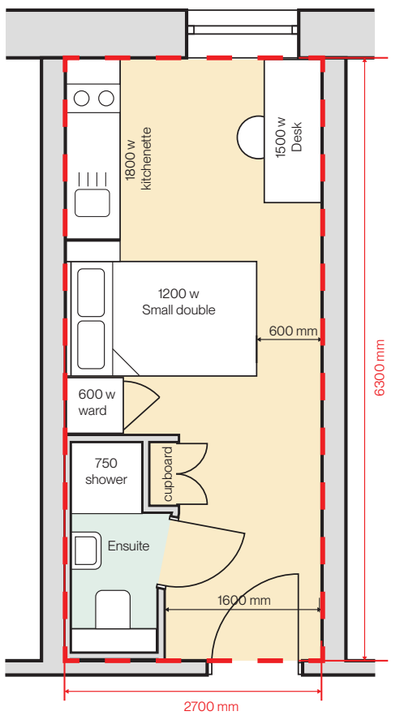
8.9 m² Study Room
Single Occupancy with Shared Bathroom



11.8 m² Ensuite Room
Single Occupancy



19.0 m² Studio
Dual Occupancy

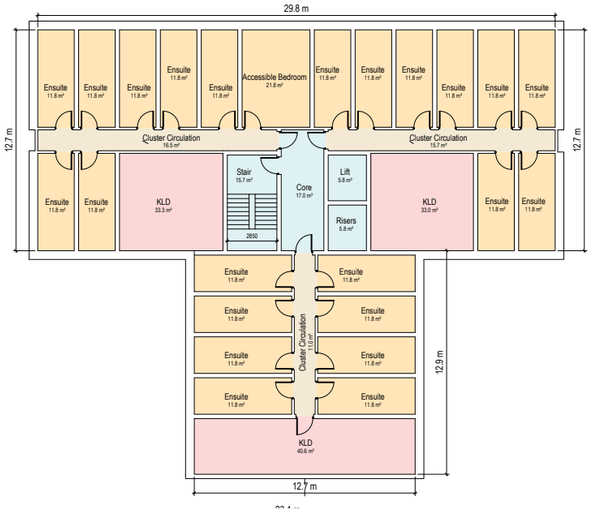


17.0 m² Studio
Single Occupancy

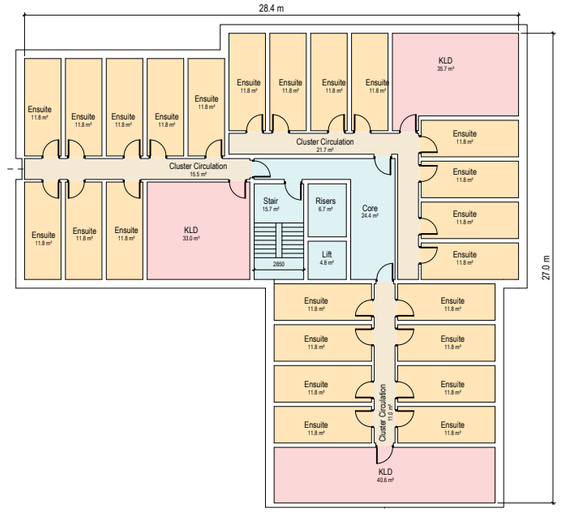
Note - layouts illustrative only and not to scale

2.3 Typical cluster layouts

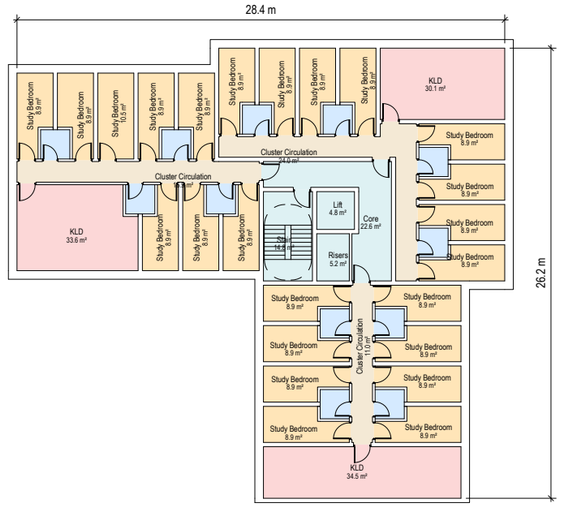
- The capacity studies are based on the principle of an 8-bed ensuite cluster and the 11.8 m² ensuite layout on the previous page. Cluster KLDs are sized at a minimum of 4m² per bedspace in line with HEA Design Guide.
- Should further GIA efficiency be required, 8.9 m² study rooms with shared bathrooms could be used as an alternative. This produces similar length cluster layouts, with narrower legs.
- The area efficiency saving of study bedrooms with shared bathrooms (compared to ensuite rooms) is approx. 12 m² GIA per 8-bed cluster.
- Cluster layouts have been developed on the principle of low-to-medium rise development (max. 5 storeys), with single stair and lift cores serving 2-3 clusters. This gives a net:gross ratios of approx.:
  - 72% net:gross for arrangements with two clusters per core.
  - 74% net:gross for arrangements with three clusters per core.
  - *(net areas include bedrooms and KLDs, but exclude cores and cluster corridors).*
- Core and escape arrangements will require input and verification from a suitably qualified fire engineering consultant at the next design stage.



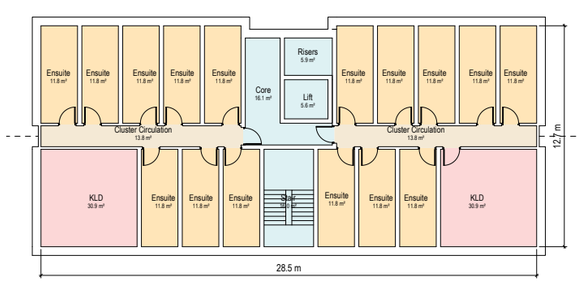
T-shaped 8-bed ensuite cluster layout
3 clusters per core (not to scale)



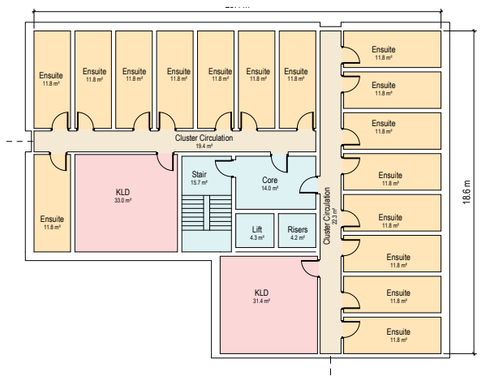
L-shaped 8-bed ensuite cluster layout
3 clusters per core (not to scale)



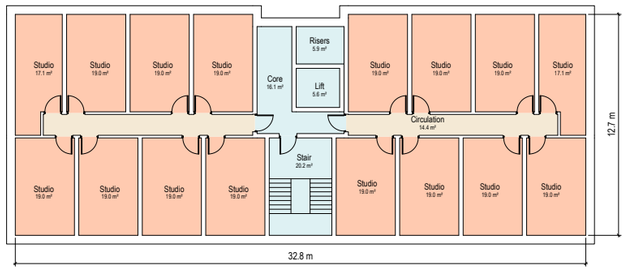
L-shaped 8-bed shared bathroom cluster layout
3 clusters per core (not to scale)



Linear 8-bed ensuite cluster layout
2 clusters per core (not to scale)



L-Shaped 8-bed ensuite cluster layout
2 clusters per core (not to scale)

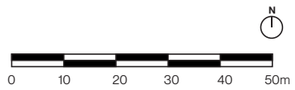


Linear studio layout
16 studios per core (not to scale)

2.4 Proposed Site strategy

- A proposed site strategy has been developed by analysing the site opportunities and constraints.
- The development is proposed as two distinct blocks to enable potential phasing.
- Block heights are tallest towards the west (overlooking the retained sports pitch) and step down towards the existing residential use, with suitable offsets from the boundary to respect privacy and avoid overshadowing. All proposed block heights are subject to engagement with the Planning Authority.
- The indicative blocks have been shown as 'C-shaped' to avoid development along the eastern boundary overlooking existing residential gardens.
- The existing road junction and access route would require widening and improvement to allow construction on the site alongside operation of the sports pitches.
- Some remodelling of the existing levels and banking would be required to provide vehicular service access.





KEY

Capacity Study Site (approx. extents - boundary TBC)

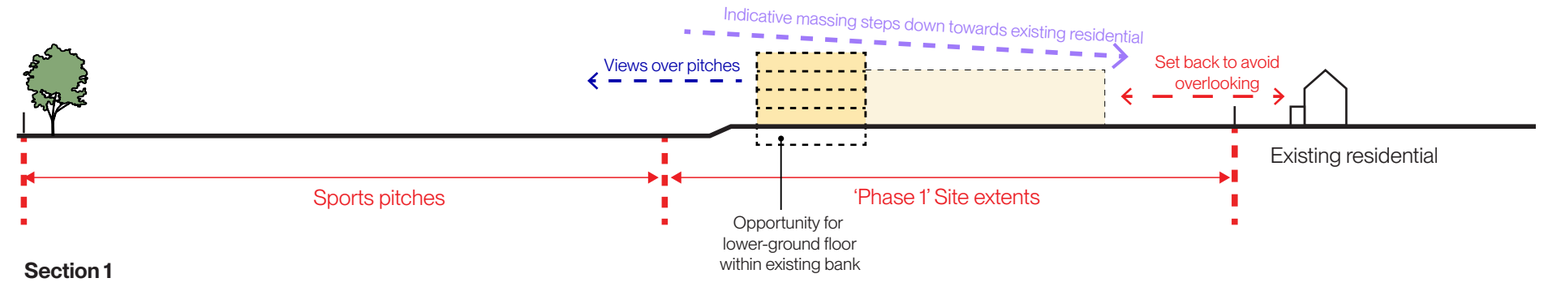
Future Phase

Base mapping © Tailte Éireann, 2026. All rights reserved.

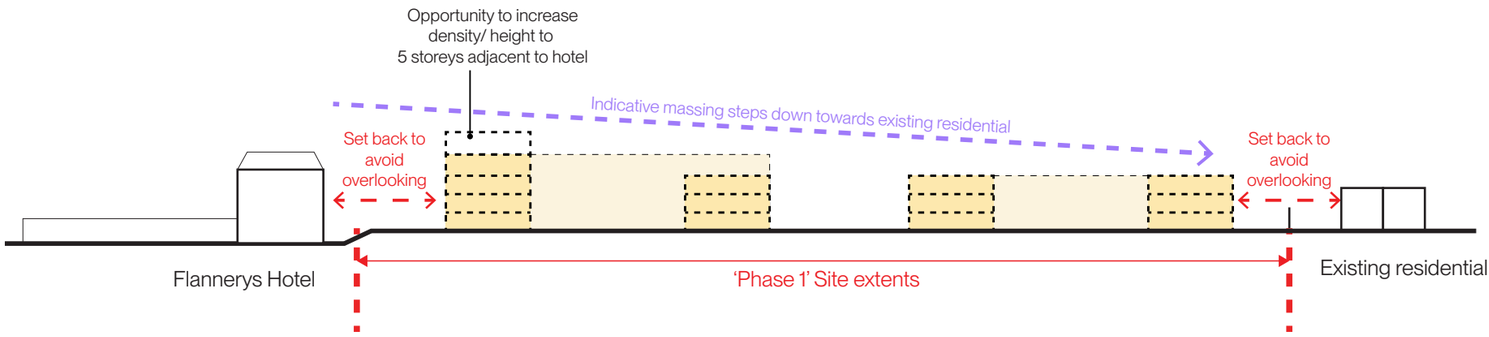
Any unauthorised reproduction infringes Tailte Éireann copyright. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

Proposed site strategy - sections

- The two illustrative sections opposite describe the relationship between the illustrative massing proposals, the site topography, and surrounding context.
- The proposed strategy sections are based on the key principle of setting back and stepping down towards existing lower-rise (2-3 storey) residential uses around the boundary.
- A set back from the adjacent hotel is also required for privacy and overlooking, however the larger scale of the hotel (4-5 storeys) suggests potential to step up the scale of the PBSA towards the southern boundary with the hotel.
- The existing banking and approx. 2-metre change in level presents potential opportunities to use a lower-ground floor strategy. This could include refuse, plant, or lower-ground floor active frontage.



Section 1

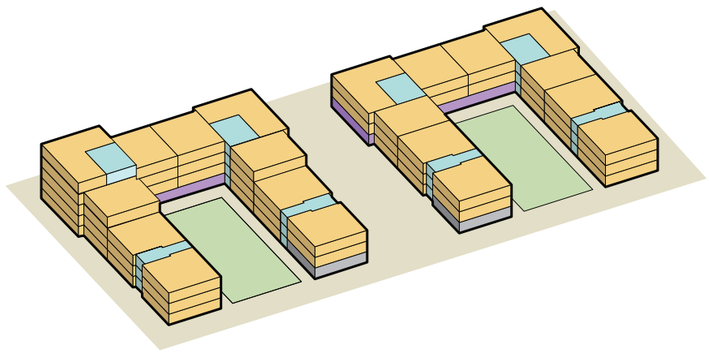


Section 2



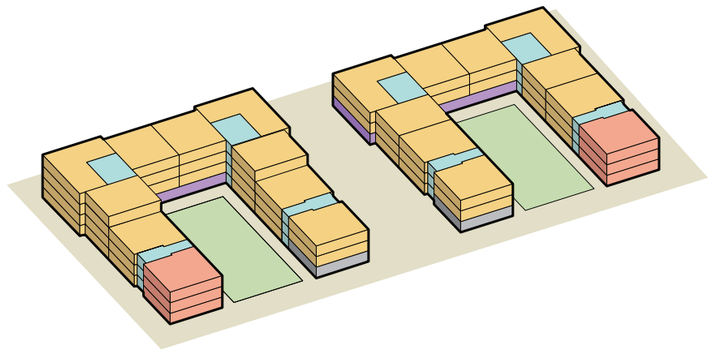
Key Plan

2.5 Summary of Development Scenarios



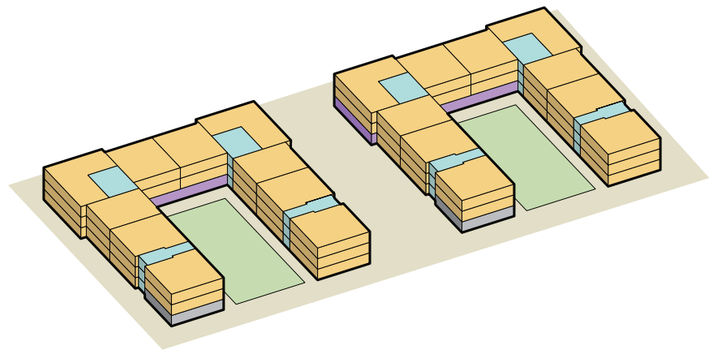
Scenario 1a - Higher Density

- 5 storeys at south-west corner, stepping down to 3-4 storeys
- 100% 8-bed ensuite clusters
- Total bedspaces: 472
- Gross internal area: 12,290 m².
- GIA per bedspace: 26.0 m²



Scenario 1b - Medium density, alternate Mix

- 4 storeys, stepping down to 3 storeys
- 10% studios included in bedspace mix.
- Total bedspaces: 464.
- Gross internal area: 12,396 m².
- GIA per bedspace: 26.7 m²



Scenario 2 - Lower Density

- Both blocks limited to 3 storeys.
- Total bedspaces: 416.
- Gross internal area: 10,950 m².
- GIA per bedspace: 26.3 m²

2.6 Development scenario 1a - Higher Density

- **100% 8-bed ensuite clusters**
- **Total bedspaces: 472.**
- **Gross internal area: 12,290 m². GIA per bedspace: 26.0 m²**

Assumptions:
- 100% 8-bed ensuite clusters
- 11.8 m2 ensuite rooms as standard
- 35 m2 KLD per cluster (4.4m2 per bedspace)
- 1.0 m2 Shared amenity per bedspace + 0.2 m2 BOH/ staff area per bedspace
- 2% of GIA allowance for internal plant
- Refuse/ cycle storage to be provided via external stores

SITE

	Area (ha)	
RLB (full site)	3.80	
'Phase 1' RLB	1.48	
Building footprint	0.41	
Site coverage %	28%	(excludes external stores)

BLOCK 1	GIA (m2)	Shared amenity + BOH / staff (m2)	Plant (m2)	Net residential (bedspaces + KLDs) (m2)	Ensuite Rooms	GIA per bedspace
Level 00	1825	465	150	778	48	-
Level 01	1825			1296	80	-
Level 02	1825			1296	80	-
Level 03	1110			778	48	-
Level 04	230			130	8	
Total	**6815**	**465**	**150**	**4278**	**264**	**25.8**

BLOCK 2	GIA (m2)	Shared amenity + BOH / staff (m2)	Plant (m2)	Net residential (bedspaces + KLDs) (m2)	Ensuite Rooms	GIA per bedspace
Level 00	1825	465	150	778	48	-
Level 01	1825			1296	80	-
Level 02	1825			1296	80	-
Total	**5475**	**465**	**150**	**3370**	**208**	**26.3**

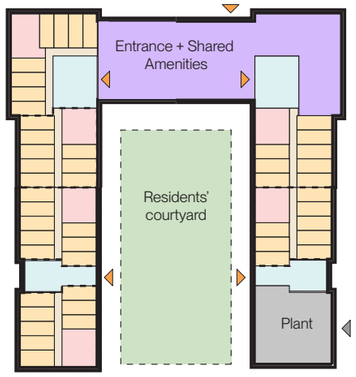
TOTAL	**12290**	**930**	**300**	**7648**	**472**	**26.0**

Notes

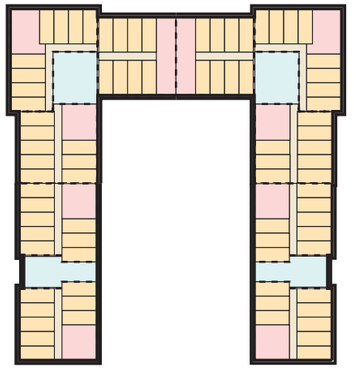
All areas given are approximate and relate to the likely areas of the building as indicated on these plans.
Any decisions to be made on the basis of these predictions should include due allowance for the increases and decreases inherent in the design process. Factors that could influence both the GIA and the NIA of the scheme include the following:

- *Planning Authority requirements, especially relating to conservation matters, building heights, etc.*
- *Archaeology*
- *Civil and Structural Engineering design of new / existing substructure and superstructure.*
- *Building Services Engineering design, Statutory Undertakers plant, distribution of incoming services, substations, plant rooms etc.*
- *Building Inspector and/or Fire Officer requirements, especially relating to means of escape.*
- *Rights of Light assessment*

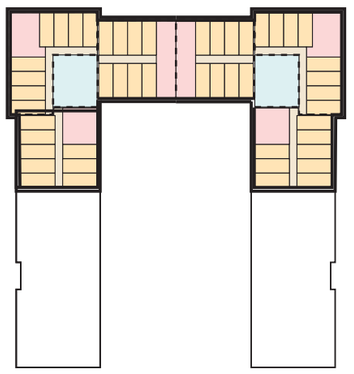
Block 1



Level 00

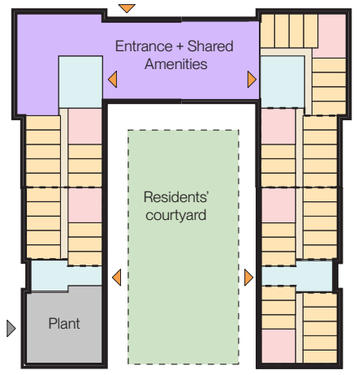


Level 01-02

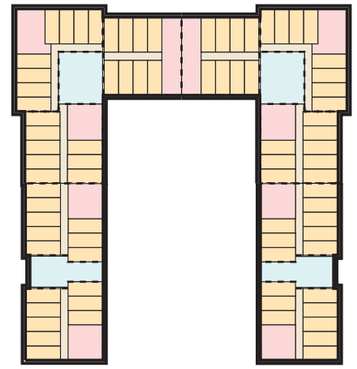


Level 03

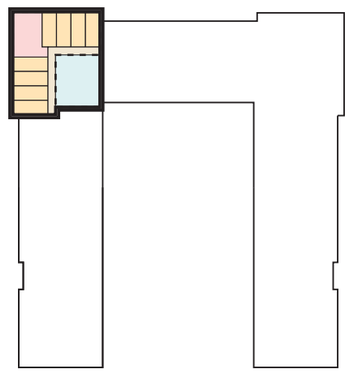
Block 2



Level 00



Level 01-02



Level 04

KEY

- Shared amenities
- Plant
- Stair/ lift core
- Ensuite cluster KLD
- Ensuite room
- Studio
- Residents' entrance
- Service entrance

2.7 Development scenario 1b - Alternate Mix

- **10% studios included in bedspace mix.**
- **Total bedspaces: 464.**
- **Gross internal area: 12,396 m². GIA per bedspace: 26.7 m²**

Assumptions:
- Typically 8-bed ensuite clusters
- 11.8 m2 ensuite rooms as standard
- 35 m2 KLD per cluster (4.4m2 per bedspace)
- 19.0 m2 studios as standard
- 1.0 m2 Shared amenity per bedspace + 0.2 m2 BOH/ staff area per bedspace
- 2% of GIA allowance for internal plant
- Refuse/ cycle storage to be provided via external stores

SITE

	Area (ha)	
RLB (full site)	3.80	
'Phase 1' RLB	1.48	
Building footprint	0.41	
Site coverage %	28%	(excludes external stores)

BLOCK 1	GIA (m2)	Shared amenity + BOH / staff (m2)	Plant (m2)	Net residential (bedspaces + KLDs) (m2)	Studios	Ensuites	Total Bedspaces	GIA per bedspace
Level 00	1881	465	150	800	8	40	48	-
Level 01	1881			1318	8	72	80	-
Level 02	1881			1318	8	72	80	-
Level 03	1110			778	0	48	48	-
Total	**6753**	**465**	**150**	**4214**	**24**	**232**	**256**	**26.4**
Bedspace Mix %	-	-	-	-	9%	91%	100%	-

BLOCK 2	GIA (m2)	Shared amenity + BOH / staff (m2)	Plant (m2)	Net residential (bedspaces + KLDs) (m2)	Studios	Ensuites	Total Bedspaces	
Level 00	1881	465	150	800	8	40	48	-
Level 01	1881			1318	8	72	80	-
Level 02	1881			1318	8	72	80	-
Total	**5643**	**465**	**150**	**3436**	**24**	**184**	**208**	**27.1**
Bedspace Mix %	-	-	-	-	12%	88%	100%	-

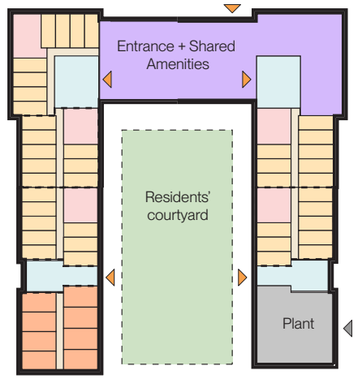
TOTAL	**12396**	**930**	**300**	**7650**	**48**	**416**	**464**	**26.7**
Bedspace Mix %	-	-	-	-	10%	90%	100%	-

Notes

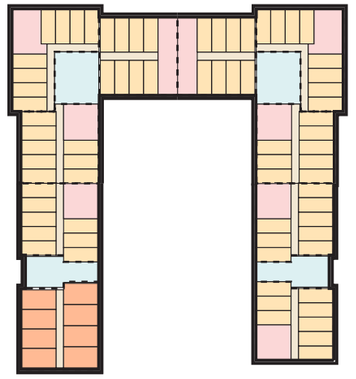
All areas given are approximate and relate to the likely areas of the building as indicated on these plans.
Any decisions to be made on the basis of these predictions should include due allowance for the increases and decreases inherent in the design process. Factors that could influence both the GIA and the NIA of the scheme include the following:

- *Planning Authority requirements, especially relating to conservation matters, building heights, etc.*
- *Archaeology*
- *Civil and Structural Engineering design of new / existing substructure and superstructure.*
- *Building Services Engineering design, Statutory Undertakers plant, distribution of incoming services, substations, plant rooms etc.*
- *Building Inspector and/or Fire Officer requirements, especially relating to means of escape.*
- *Rights of Light assessment*

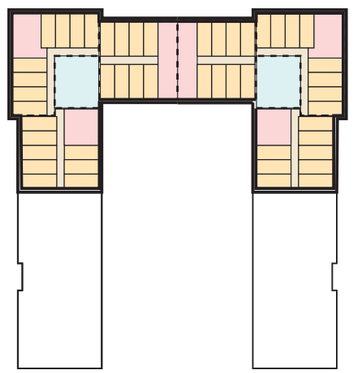
Block 1



Level 00

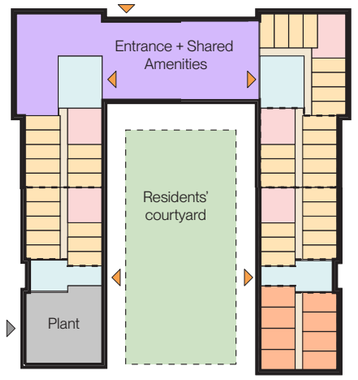


Level 01-02

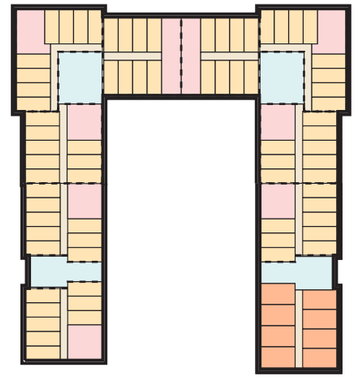


Level 03

Block 2



Level 00



Level 01-02

KEY

- Shared amenities
- Plant
- Stair/ lift core
- Ensuite cluster KLD
- Ensuite room
- Studio
- Residents' entrance
- Service entrance

2.8 Development scenario 2 - Lower Density

- **Blocks 1 & 2 limited to 3 storeys.**
- **Total bedspaces: 416.**
- **Gross internal area: 10,950 m². GIA per bedspace: 26.3 m²**

Assumptions:
- 100% 8-bed ensuite clusters
- 11.8 m2 ensuite rooms as standard
- 35 m2 KLD per cluster (4.4m2 per bedspace)
- 1.0 m2 Shared amenity per bedspace + 0.2 m2 BOH/ staff area per bedspace
- 2% of GIA allowance for internal plant
- Refuse/ cycle storage to be provided via external stores

SITE

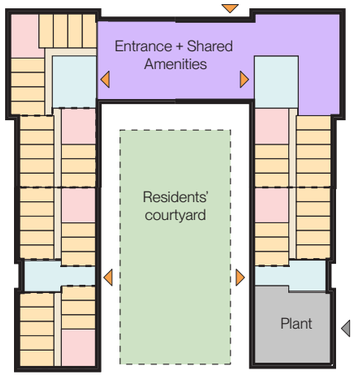
	Area (ha)	
RLB (full site)	3.80	
'Phase 1' RLB	1.48	
Building footprint	0.41	
Site coverage %	28%	(excludes external stores)

BLOCK 1	GIA (m2)	Shared amenity + BOH / staff (m2)	Plant (m2)	Net residential (bedspaces + KLDs) (m2)	Bedspaces	GIA per bedspace
Level 00	1825	465	150	778	48	-
Level 01	1825			1296	80	-
Level 02	1825			1296	80	-
Total	**5475**	**465**	**150**	**3370**	**208**	**26.3**

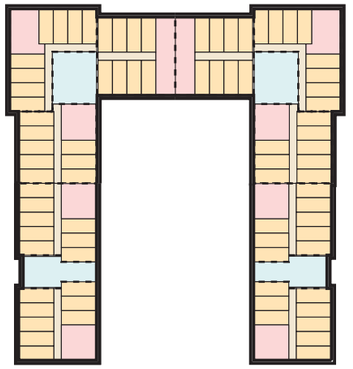
BLOCK 2	GIA (m2)	Shared amenity + BOH / staff (m2)	Plant (m2)	Net residential (bedspaces + KLDs) (m2)	Bedspaces	GIA per bedspace
Level 00	1825	465	150	778	48	-
Level 01	1825			1296	80	-
Level 02	1825			1296	80	-
Total	**5475**	**465**	**150**	**3370**	**208**	**26.3**

TOTAL	**10950**	**930**	**300**	**6740**	**416**	**26.3**

Block 1

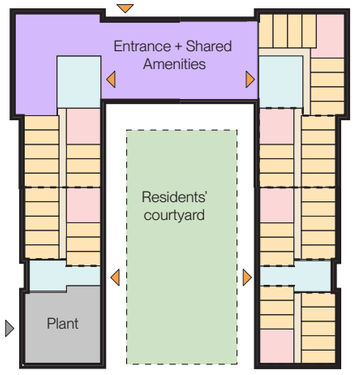


Level 00

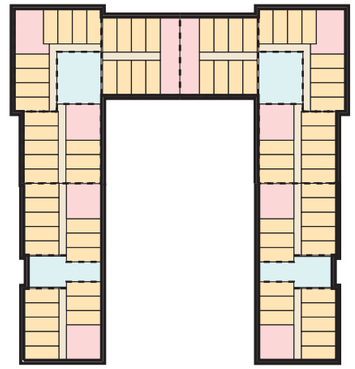


Level 01-02

Block 2



Level 00



Level 01-02

KEY

- Shared amenities
- Plant
- Stair/ lift core
- Ensuite cluster KLD
- Ensuite room
- Studio
- Residents' entrance
- Service entrance

Notes

All areas given are approximate and relate to the likely areas of the building as indicated on these plans.
Any decisions to be made on the basis of these predictions should include due allowance for the increases and decreases inherent in the design process. Factors that could influence both the GIA and the NIA of the scheme include the following:

- *Planning Authority requirements, especially relating to conservation matters, building heights, etc.*
- *Archaeology*
- *Civil and Structural Engineering design of new / existing substructure and superstructure.*
- *Building Services Engineering design, Statutory Undertakers plant, distribution of incoming services, substations, plant rooms etc.*
- *Building Inspector and/or Fire Officer requirements, especially relating to means of escape.*
- *Rights of Light assessment*

2.9 Illustrative aerial view in context



Illustrative aerial view of the proposed massing (Scenario 1a) in context