PBSA Site and Capacity Study

IADT Campus, Dún Laoghaire

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

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Version 1.1. October 2026

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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 Institute of Art, Design and Technology (IADT), Dún Laoghaire.

IADT was established in 1997 and incorporated the former Dún Laoghaire College of Art and Design as its School of Creative Arts. The institute is located on Kill Avenue, about two kilometres west of Dún Laoghaire, and is around 10km south-east of Dublin City Centre. IADT offers a range of art, design and creative technological courses, and is home to approx. 3000 students. This population is projected to grow to 3500 by the 2027/28 academic year.

The site (outlined in red on the aerial view opposite) lies within the existing IADT campus boundary. The site is currently vacant, and was identified for future development within the IADT masterplan.

This capacity study analyses the wider site context, opportunities and constraints, and explores development options for PBSA on the site.

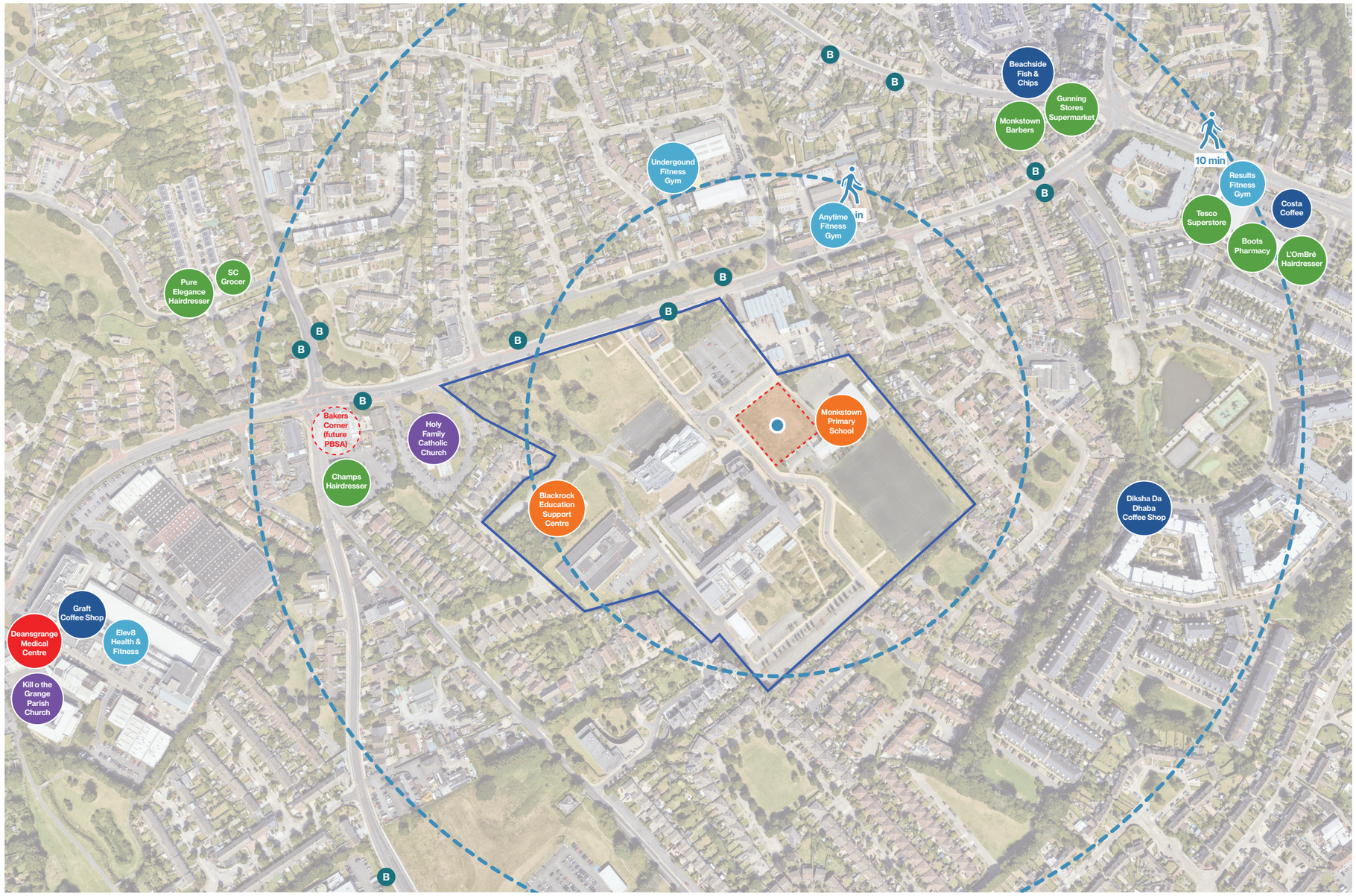


Site Analysis.

1.

1.1 Urban context

- The site is located within the IADT Dún Laoghaire campus, situated in the southern suburbs of Dublin approximately 11km from the City Centre.
- The surrounding area is characterised by a mix of low-rise residential neighbourhoods alongside key civic and educational infrastructure, including a local Fire Station, Church, and the Blackrock Education Centre. The wider range of local amenities is highlighted on the map opposite.
- The campus fronts onto Kill Avenue, which serves as a primary vehicular and public transport corridor, providing regular bus services that connect the institute with Dún Laoghaire town centre and the wider Dublin region.
- Historically, the campus is rooted in the 18th-century Carriglea estate. Today, the Media Cube business incubation centre and recently completed Digital Media Building establishes a prominent frontage at the main entrance to the campus, directly adjacent to the capacity study site.
- Within the wider neighbourhood there are more recent 4-storey apartment developments including on Rose Park and Claremont Avenue. There are also proposals with planning approval to redevelop the Bakers Corner pub site on Rochestown Avenue into PBSA.



KEY

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

1.2 Planning context

The key planning reference document is the **Dún Laoghaire-Rathdown (DLR) County Council Development Plan 2022 – 2028**, which sets out the strategic policies and objectives for the development of the County over the plan period**.**

Section 13.1 of the DLR Development Plan outlines the Land Use Zoning Objectives for IADT (Objective 'TLI'), and states the following zoning objective:

'To facilitate, support and enhance the development of third level education institutions'.

The following uses are permitted in principle under Objective TLI:

Community Facility, Childcare Service, Cultural Use, Doctor, Dentist etc., Education, Enterprise Centre, Health Centre, Healthcare Facility, Office less than 1000 sq.m., Open Space, Public House, Public Services, Restaurant, Science and Technology Based Industry, Shop Neighbourhood, Sports Facility, and **Student Accommodation**.

This indicates that re-zoning will not be a requirement, subject to confirmation with the Planning Authority.

Section 14.1 of the DLR Development Plan outlines the Specific Local Objective (Policy 30) for IADT, and states the following:

"To facilitate, support and enhance the development of the Dún Laoghaire Institute of Art, Design and Technology including all associated and supporting facilities. A range of uses will be facilitated on the campus lands to encourage and foster strong links between education, community, and the business sector in the County.".

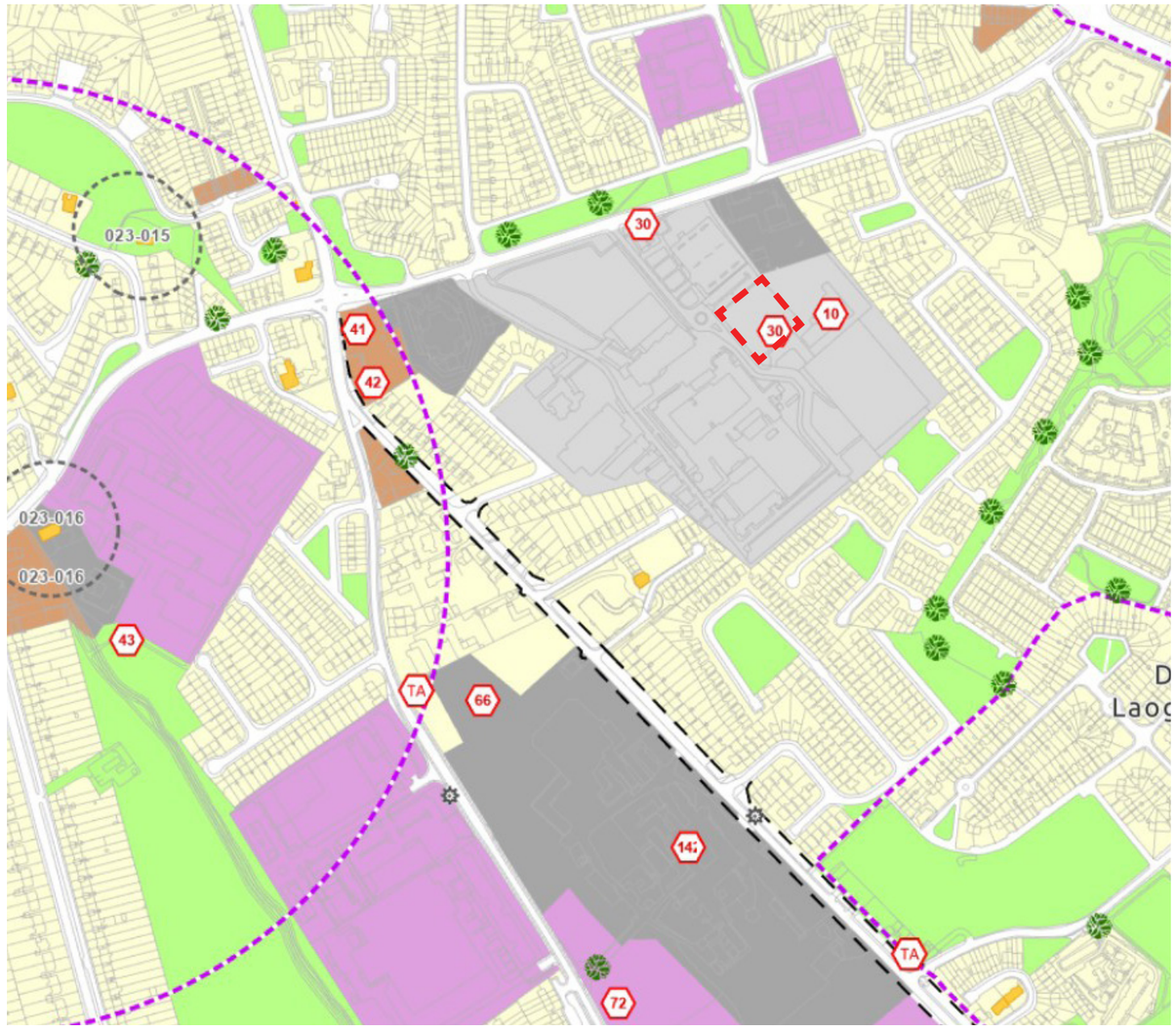
The DLR development plan also provides specific development objectives for the provision of student housing in policy PHP29: Provision of Student Accommodation:

"It is a Policy Objective to facilitate increased provision of high-quality, purpose built and professionally managed student accommodation in line with the provisions of the National Student Accommodation Strategy (2017).

Purpose built student accommodation should be provided on campus or in suitable locations which have convenient access to Third Level colleges (particularly by foot, bicycle and high quality and convenient public transport) in a manner compatible with surrounding residential amenities avoiding over-provision of student accommodation in any one area."

In the Development Plan it is also stated that DLR County Council will '*work with educational institutions such as IADT to enable for the development of student accommodation in accordance with Policy Objective PHP29*'.

The **Land use and Specific Objectives Map** (opposite) also highlights the proximity to the Local Centre of Deansgrange for which a Local Area Plan will be prepared.



DLR County Development Plan 2022-2028 - Land use and Specific Objectives Map Extract

IADT Capacity study site

Boundary Plan Areas

Type

- Boundary of lands for which a Local Area Plan will be prepared
- Cherrywood Planning Scheme
- Local Area Plan
- Urban Framework Plan

Boundary of Objective Area

Land Use Zoning

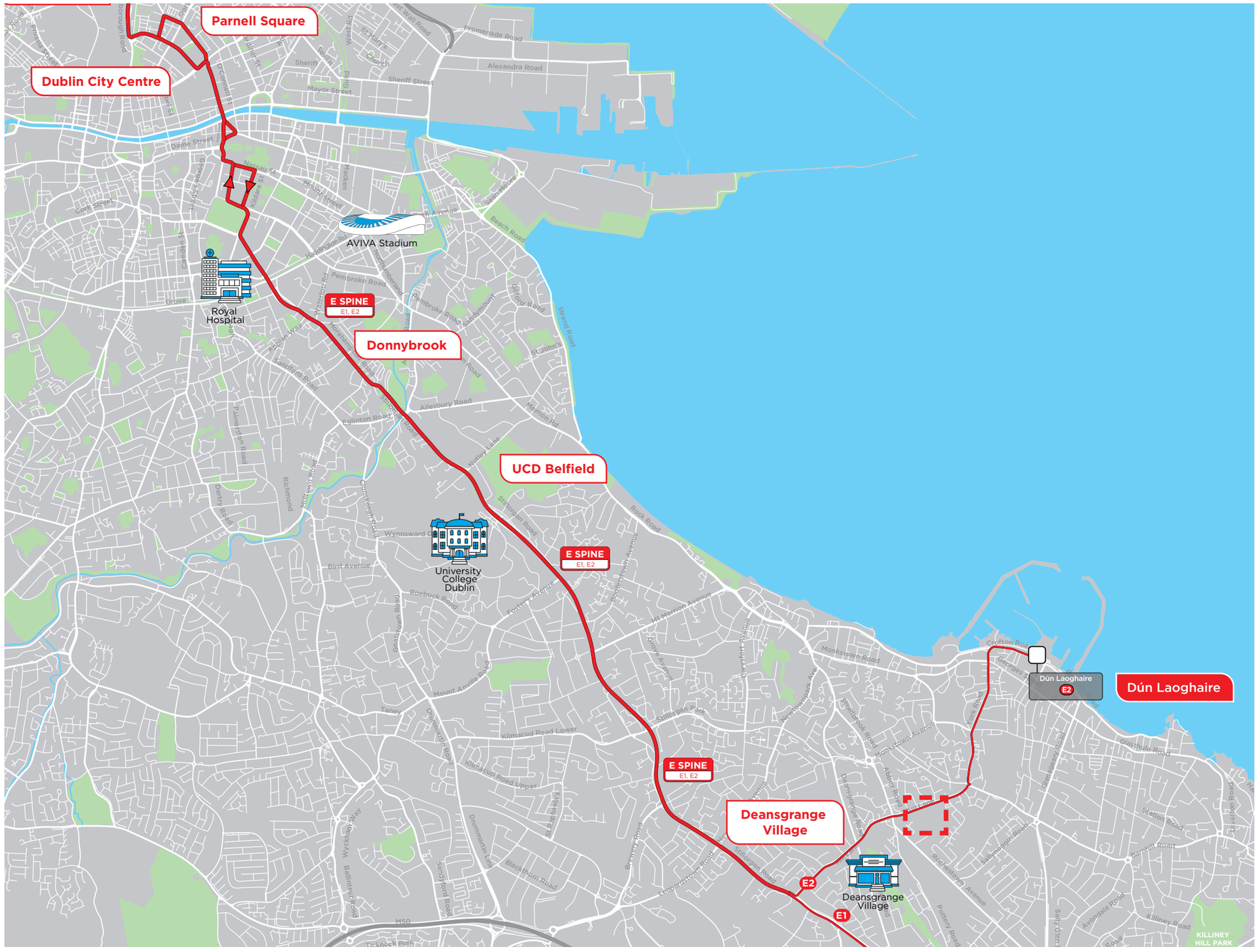
Zoning Objective

- Objective A
- Objective A1
- Objective A2
- Objective B
- Objective DC
- Objective E
- Objective F
- Objective G
- Objective GB
- Objective LIW
- Objective MIC
- Objective MOC
- Objective MTC
- Objective NC
- Objective OE
- Objective SNI
- Objective TLI
- Objective W

County Boundary

1.3 Public transit context

- The campus and site are well-connected to the public transit network.
- The site is a 2.2km from Salthill and Monkstown train station, with regular DART services into Dublin.
- The campus is served by the 24-hour Spine E2 bus service, which has a 10-minute frequency during peak daytime hours.



E2 Spine Bus Route Map (*via www.transportforireland.ie*)

1.4 Neighbourhood and campus context

- The immediate context of the IADT campus is predominately low-rise residential, alongside civic and educational infrastructure.
- The Monkstown Primary School is located within the IADT campus, with access past the capacity study site to the school turning loop.
- Other nearby civic buildings include the Blackrock Education Centre, Dún Laoghaire Fire Station, and the Holy Family Church.
- The campus fronts onto Kill Avenue, which serves as the primary traffic and access route for the campus, connecting the institute with public transport nodes and the wider Dún Laoghaire area.
- The campus has a distinctive presence within the neighbourhood; key landmark buildings include the Media Cube business incubation centre and recently constructed Digital Media Building (not shown on the aerial opposite).





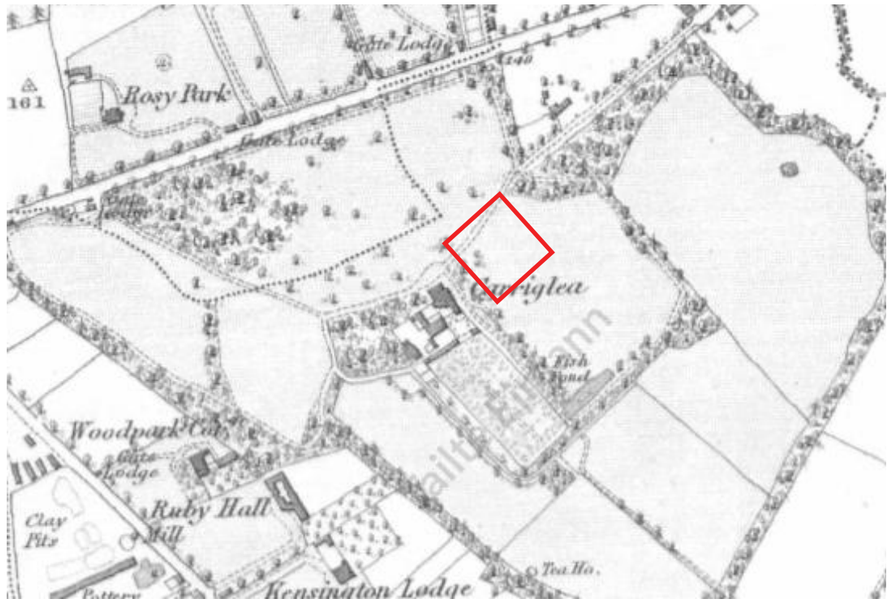
IADT Digital Media Building

KEY

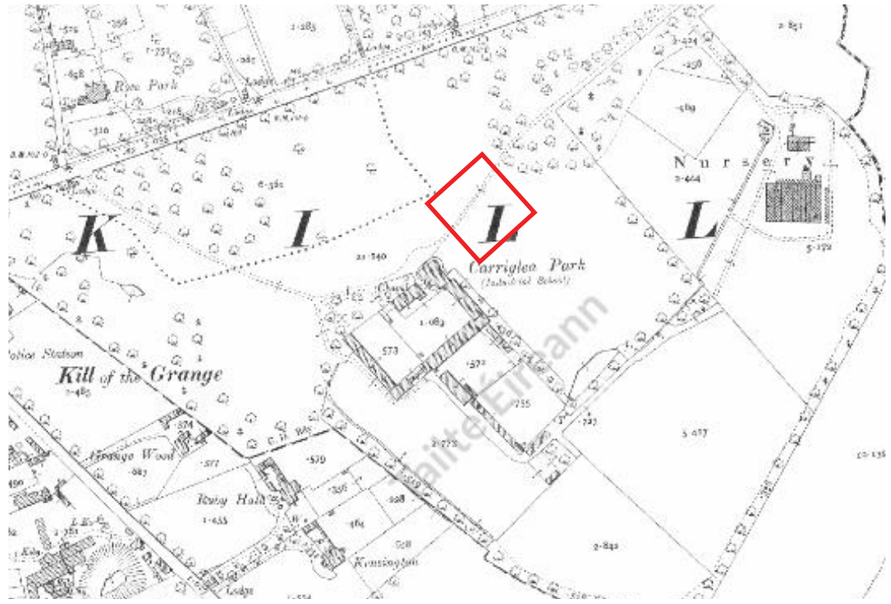
- Campus Boundary
- Capacity Study Site
- Primary vehicular road
- Primary vehicular road
- Bus Stops
- Residential area

1.5 Historic context

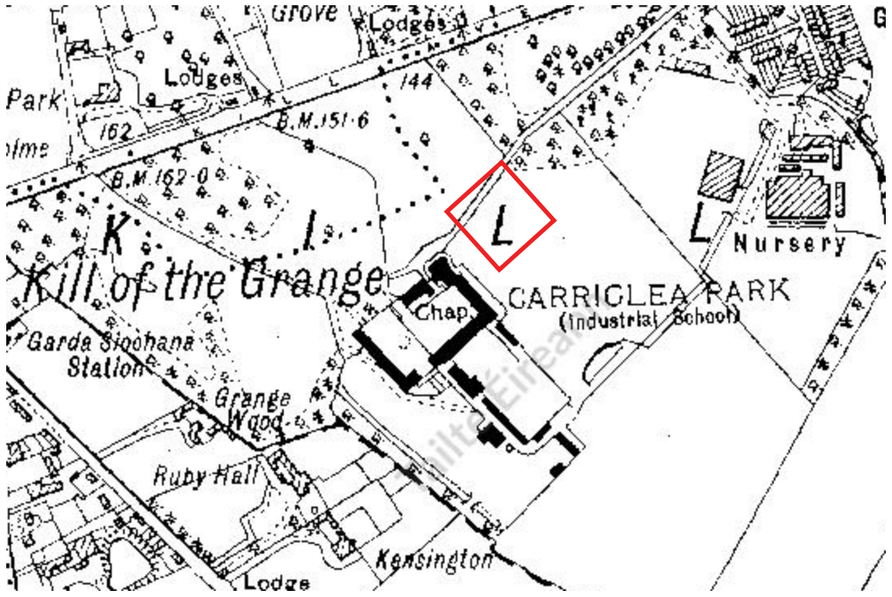
- The historic maps opposite (*source: National Irish Historic Maps Dashboard*) illustrate the history of the IADT campus site. The approximate capacity study site boundary has been overlaid.
- IADT occupies the historic Carriglea estate, which dates back to the late eighteenth century. The oldest surviving part of the campus is the Georgian house now known as Róisín Hogan House, which forms the historic heart of what is today called the Quadrangle Building.
- Róisín Hogan House is a protected structure in the Dún Laoghaire–Rathdown County Council's Record of Protected Structures (RPS).
- From the historic maps and satellite imagery it appears that the capacity study site itself has not historically been developed.
- 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.



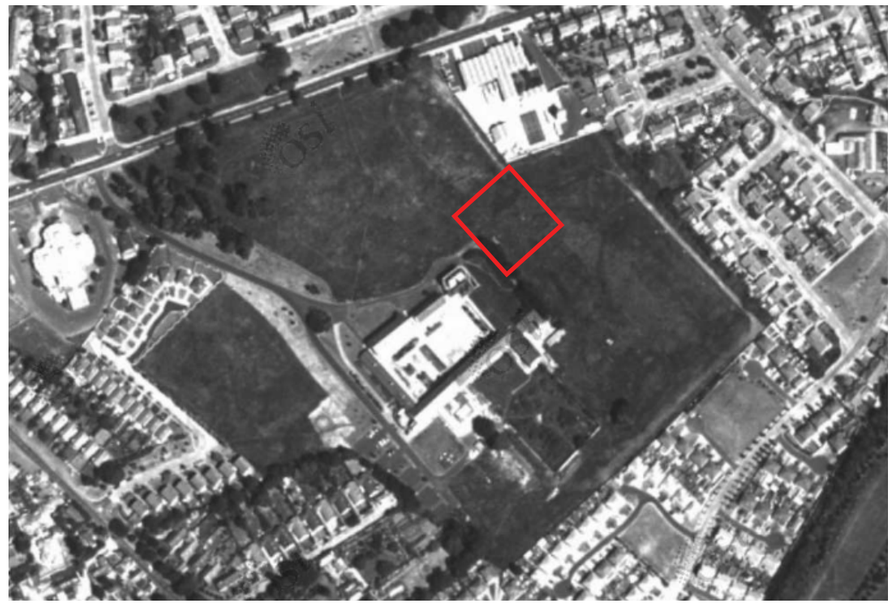
First Edition 6-inch (1829-1841)



First Edition 25-inch (1888-1913)



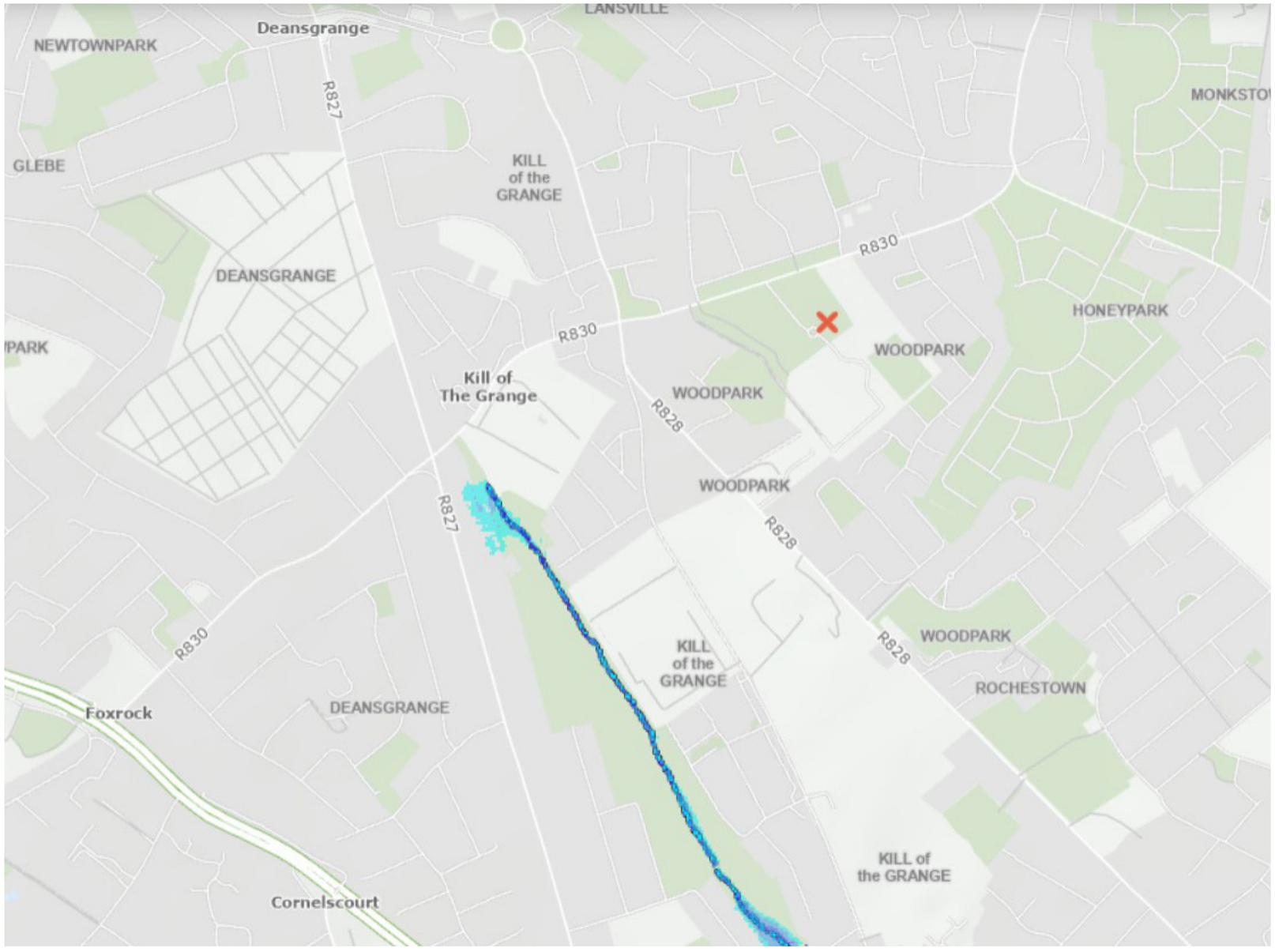
Last Edition 6-inch (1930s)



Satellite imagery (1990s)

1.6 Flood risk

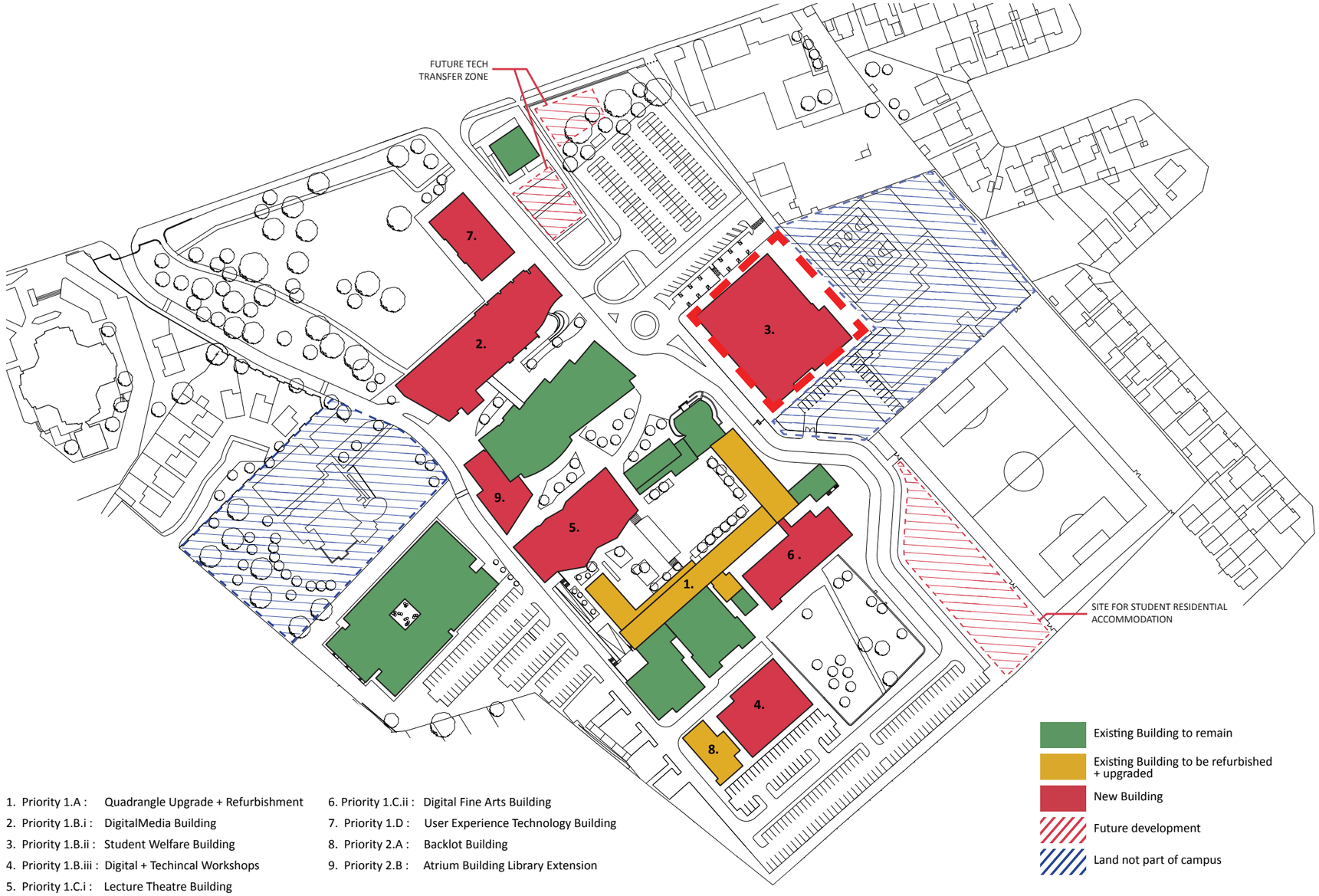
- The map opposite (via *floodinfo.ie*) highlights the fluvial and coastal flood risk to the local area. The map highlights that the site (marked with a red cross) is not affected.
- Surface water flood risk management is beyond the scope of this report - surface water management and drainage strategy 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)*

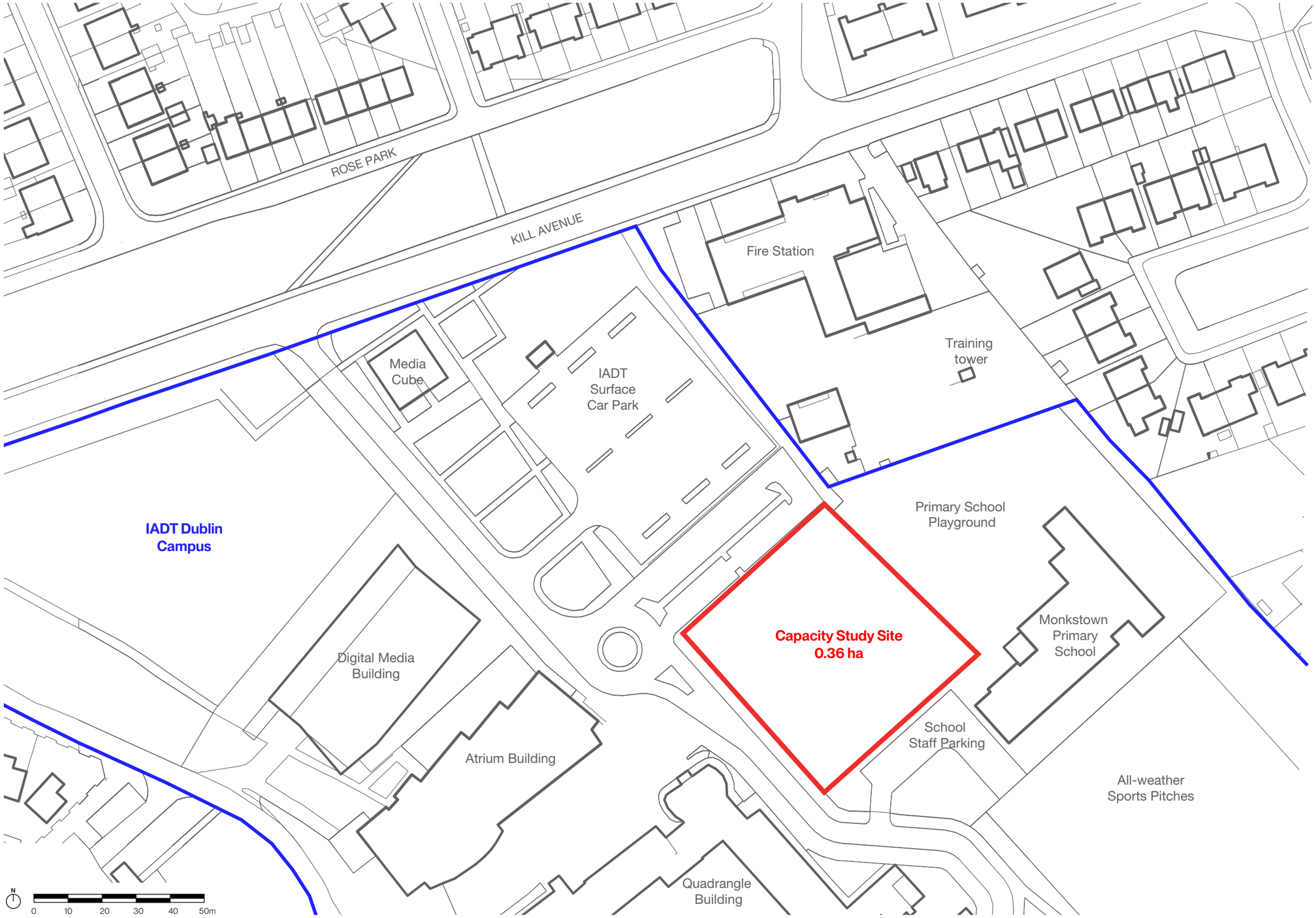
1.7 Campus development and masterplan proposals

- An IADT campus masterplan was produced by Henry J Lyons Architects in 2017. Since the production of masterplan, the new Digital Media building has been delivered on Plot 2 (Priority 1.B.i).
- The identified capacity study site, which is currently vacant, lies within the IADT campus. The 2017 campus masterplan identified this site as Plot 3 for the future development of a Student Welfare Building (Priority 1.B.ii).
- An alternative site was identified in the masterplan for student housing. This site is to the south-east boundary adjacent to the all-weather sports pitch.
- IADT have subsequently reviewed their development requirements and development sites, and provided the following feedback to the HEA:
  - *The site identified now as the capacity study site is surplus to requirements, as student welfare facilities are to be provided elsewhere on campus.*
- *The site identified now as the capacity study site is deemed to be preferable to the site previously identified for PBSA in the masterplan for the following reasons:*
  - *It is in a more centralised location on the Campus, with greater access and visibility. The recent delivery of the Digital Media Building and landscaping has further enhanced this part of the campus.*
  - *It offers a larger plot (approx. 0.36 ha vs 0.23 ha), which offers more flexibility for design and build.*
  - *It is further from adjacent neighbours in regards to overlooking and disruption during construction.*
  - *It has less impact on the existing all-weather pitch operations.*



1.8 Site boundary and ownership

- The scope of this capacity study is the vacant plot of land adjacent to the Quadrangle Building and Monkstown Primary School Playground. This lies within the IADT campus and ownership.
- The site area is approximately 0.36 ha.



KEY

- Capacity study boundary
- Campus boundary

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1.9 Existing access and movement

- Vehicular access is provided via the junction with Kill Avenue, with a singular in-and-out route that runs past the Media Cube building and roundabout at the centre of the IADT campus.
- Pedestrian and cycle access is provided via a designated path that connects from Kill Avenue and also runs past the Media Cube towards the IADT All-weather pitches.
- A new vehicular junction and access point would be required to access the site, most likely at the southern corner off the campus road.
- To the north of the site, the Primary School turning and parking loop (pink dashed arrows) is required to be retained. A key pedestrian access to the Primary School (yellow dashed arrows) is also required to be retained.
- The existing site boundaries with the school are formed with security fencing. This secure boundary would need to be retained and/ or enhanced as part of future any development.



KEY

- Existing vehicular access route
- Existing pedestrian and cycle access route
- Existing pedestrian access to Primary School
- Capacity study boundary
- Existing established boundary fence / wall

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1.10 Existing topography and building heights

- The tallest development on the campus is the Media Cube - a recent 5 storey building that serves as a prominent landmark at the campus entrance.
- To the north, the site is bordered by the Fire Station, a low-rise 1-2 storey building that establishes a transition in scale between the campus and adjacent housing.
- To the west, the campus architectural scale increases, including the 4-storey Atrium Building (equivalent of 5 storeys of residential) and the recently-completed 4-storey Digital Media Building.
- The historic Quadrangle Building is two storeys but with significant storey heights, making it the equivalent of 3 storeys of residential.
- The capacity study site slopes down from the campus road towards the school, with an approx. change in level of 2m.



KEY

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

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1.11 Existing landscape and environmental conditions

- The site is currently vacant.
- The primary sources of external noise are traffic from Kill Avenue and the nearby Primary School. A noise impact assessment will be required at future design stages to assess the impact on development.
- The site is sheltered from Kill Avenue by substantial tree planting. To the south and west the site is more exposed, and future building designs must respond to these prevailing environmental conditions.
- Adjacent uses and routes will require consideration in terms of overlooking (privacy) impacts in any future development proposals, particularly the pedestrian access route serving the Primary School, which runs along the north-eastern boundary.



KEY

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

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1.12 Key views

- Refer to previous section (1.11) for view locations.



1. View towards from the centre of the site towards the IADT Campus



2. View looking towards site from the Monkstown Primary School turning loop (*image via Google Streetview*).



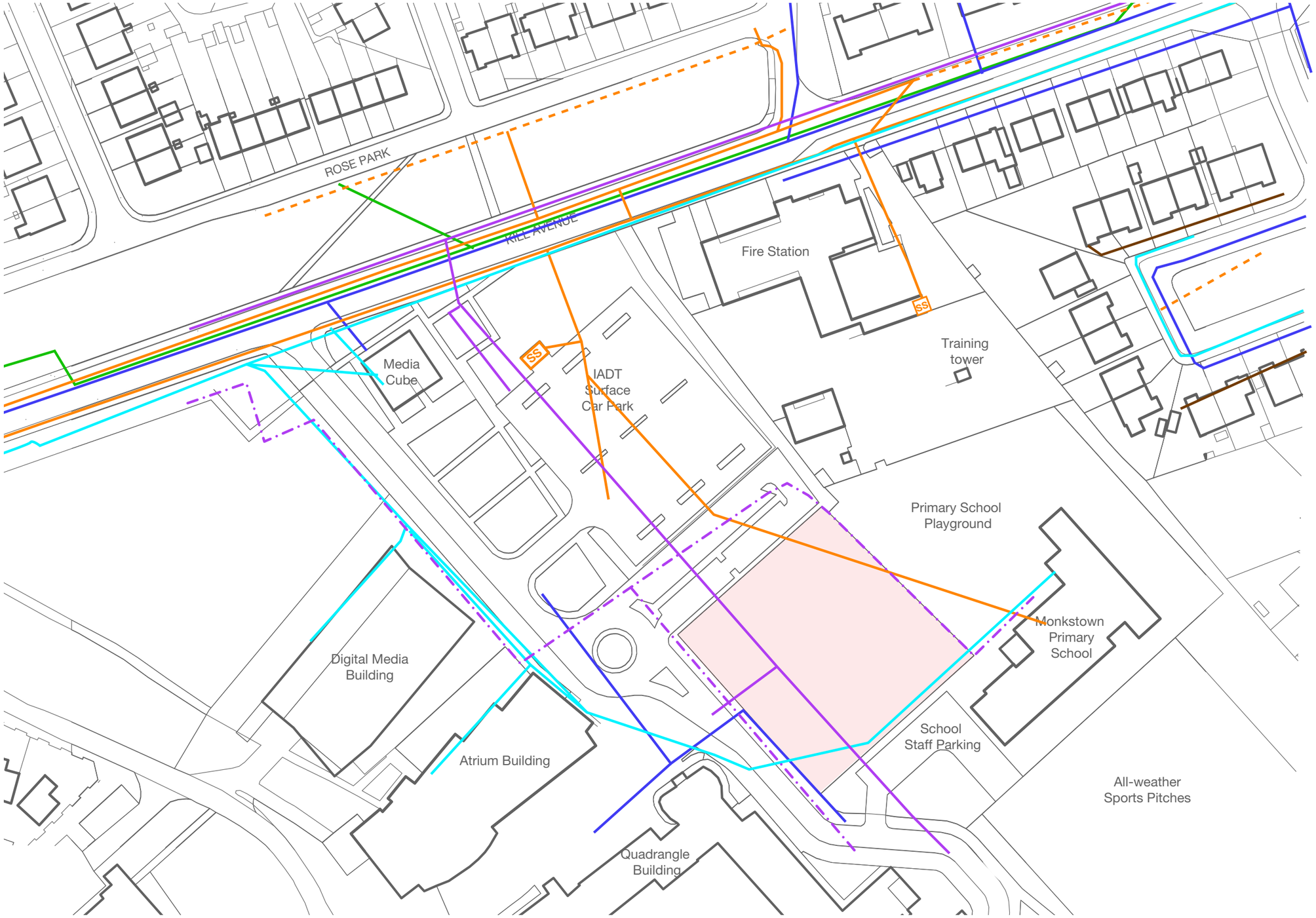
3. View looking from roundabout in front of IADT Atrium Building (*image via Google Streetview*).



4. View of the site from the campus road to the south (*image via Google Streetview*).

1.13 Existing utilities and infrastructure

- The site can easily be serviced with ESB, Telecoms (Eir), Mains Water and Drainage from Kill Avenue. There is also Gas Networks Ireland mains gas available if required.
- The ESB supply to the Monkstown Educate Together Primary school crosses the northern corner of the site, which will be likely to require diverting.
- A GNI low pressure gas main crosses through the centre of the site, which will be likely to require diverting.
- GNI medium pressure gas mains run near to the site's north-east and south-west boundaries, and future development will need to be set back from these (utilities provider to confirm distances).
- There is a Telecomms duct crossing the southern part of the site, which will be likely to require diverting.



KEY

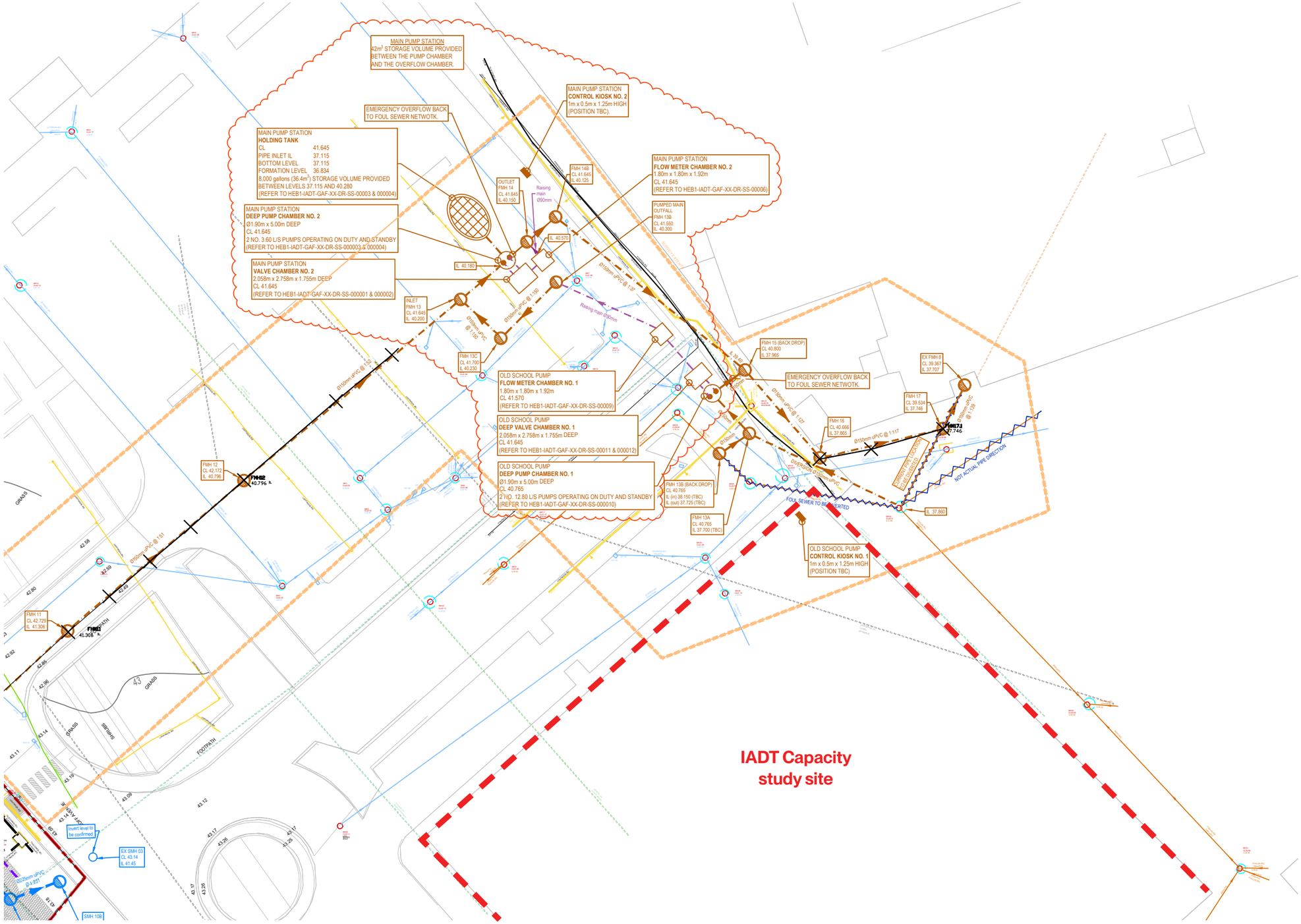
- Site (approx. extents)
- Foul sewer
- Combined sewer
- Water main
- Gas distribution pipe - low pressure
- Gas distribution pipe - medium pressure
- Electricity (LV) - buried
- Electricity (LV) - overhead
- SS Electricity Substation
- Telecomms / Fibre (EIR) - buried

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Existing utilities and infrastructure (cont.)

- IADT have provided details of the foul drainage sump chamber and attenuation tank to the east of the car park, which deals with the foul drainage for the wider campus.
- The storage and pump capacity of this drainage infrastructure is a potential constraint on future PBSA development on the campus - this requires verification by a suitably qualified engineer.



IADT Capacity study site

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.
- Civil and Structural Engineering Services Assessment Report - testing the existing site and capacity of the existing services (e.g. surface water and foul drainage) to service the proposed development.
- Phase 1 Site Investigation (SI) Report - ground and soil conditions, geo-technical properties and ground contamination.
- Archaeological Impact Assessment (AIA).

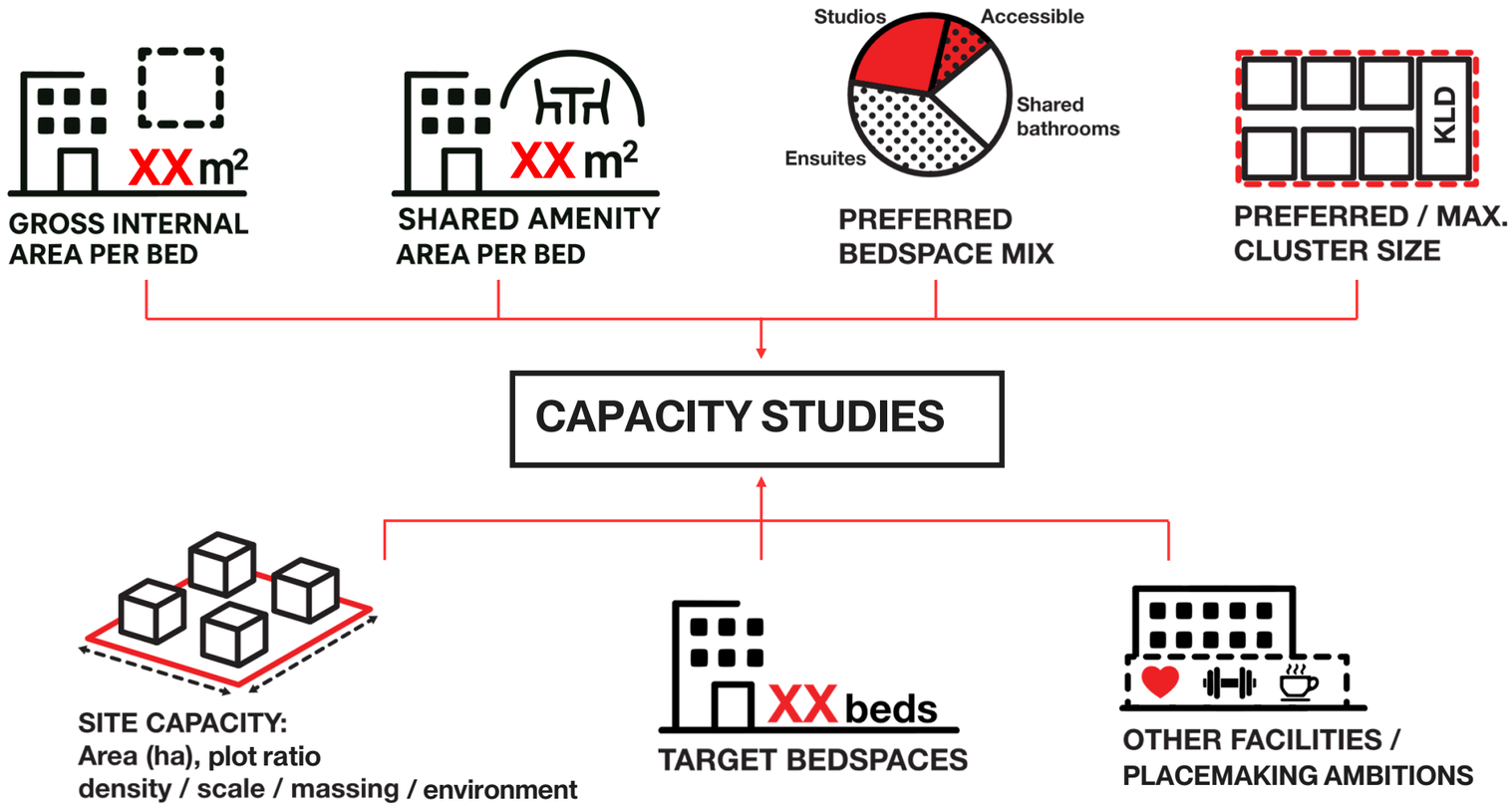
Site Capacity.

2.

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The Higher Education Authority

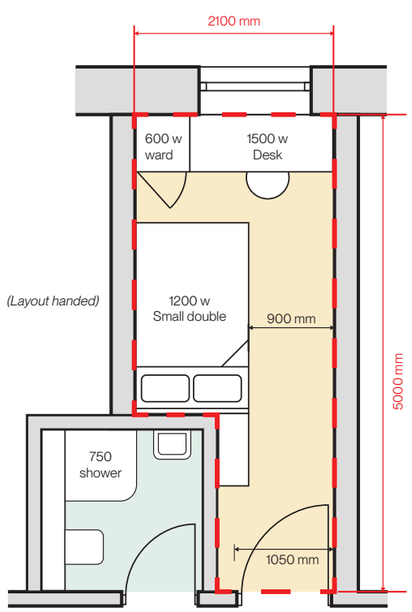
2.1 Development brief and key metrics

- The outline development brief has been established via discussion with representatives of IADT and informed by input from the HEA:
  - *IADT have estimated that their bedspace requirements for the site are in the region of 250-300 bedspaces, subject to capacity testing.*
  - *IADT have highlighted their national and international profile, as part of the National Film School (NFS) and Film EU, which may influence the bedspace mix.*
  - *IADT have outlined that additional campus-facing student amenities may be considered with PBSA scheme developer.*
- Based on the HEA Design Guide and market research, the following principles have been followed for the purposes of this capacity study:
  - *A relatively '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 to operate the PBSA).*
  - *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).
- Three development scenarios have been developed using the site strategy and typical room and cluster types. The scenarios vary the overall height and density of development and the unit mix (proportion of studios vs ensuite clusters). Each scenario includes a development schedule with overall unit numbers and areas.

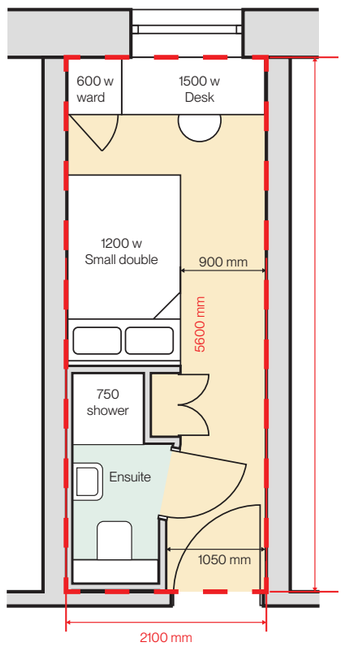


2.2 Typical bedspace layouts

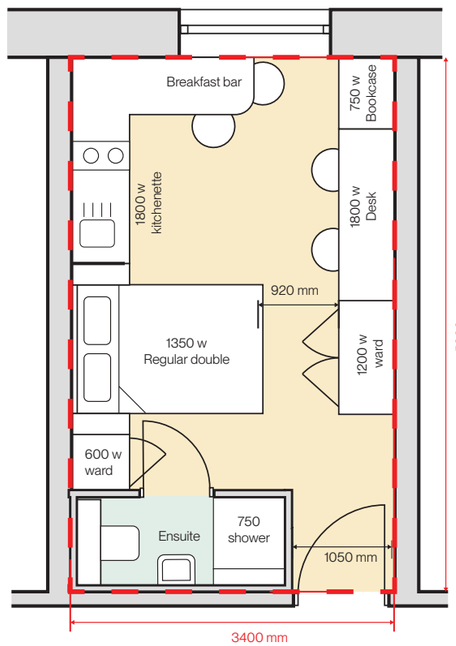
- Typical room and cluster layouts have been developed using the HEA Design Guide (v 1.0 May 2025) as a basis for target areas.
- The typical Ensuite Room (single occupancy) layout has been adapted from the HEA Design Guide to increase the size of the standard bed.
- A study room with shared bathroom 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).



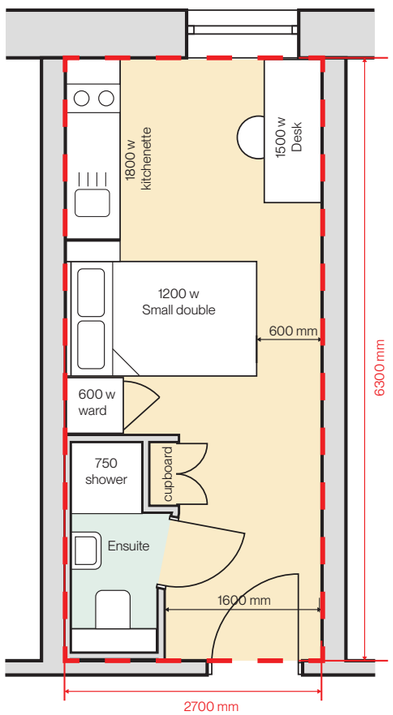
8.9 m² Study Room
Single Occupancy with Shared Bathroom
Note - layouts illustrative only and not to scale



11.8 m² Ensuite Room
Single Occupancy



19.0 m² Studio
Dual Occupancy



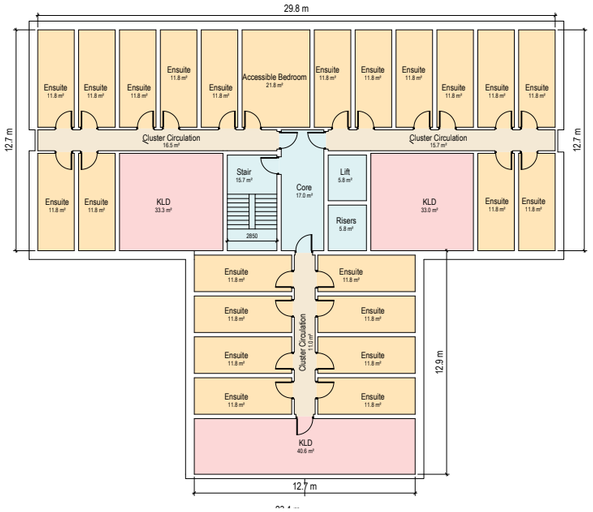
17.0 m² Studio
Single Occupancy

2.3 Typical cluster layouts

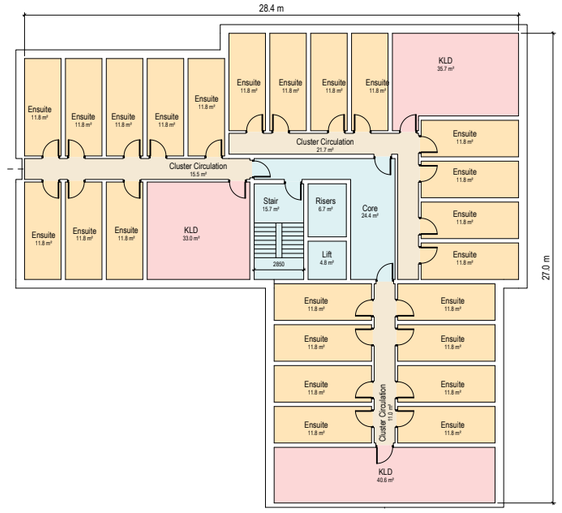
- The capacity studies are based on the principle of an 8-bed ensuite cluster and the 11.8 m² ensuite layout on the previous page. Cluster KLDs are sized at a minimum of 4m² per bedspace in line with HEA Design Guide.
- Should further GIA efficiency be required, 8.9 m² study rooms with shared bathrooms 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 core 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).

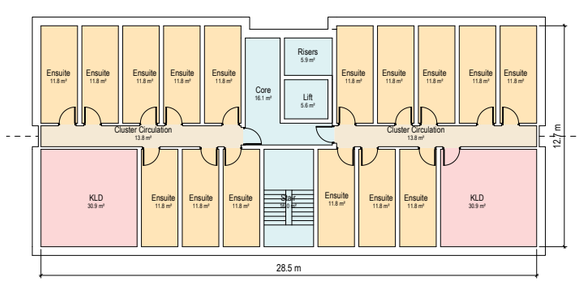
- Core arrangements, horizontal and vertical escape arrangements will require input and verification from a suitably qualified fire engineering consultant at the next design stage.



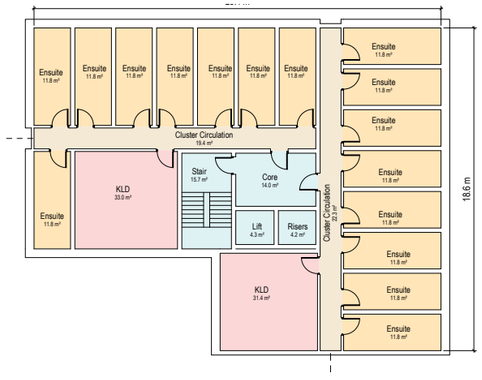
T-shaped 8-bed ensuite cluster layout
3 clusters per core (not to scale)



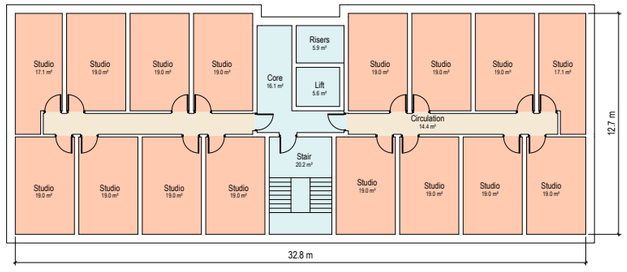
L-shaped 8-bed ensuite cluster layout
3 clusters per core (not to scale)



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)

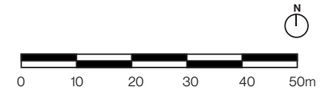


Linear studio layout
16 studios per core (not to scale)

2.4 Proposed site strategy

- A proposed site strategy has been developed by analysing the site opportunities and constraints.
- The development is proposed as a single block, notionally 4-6 storeys in height (subject to engagement with the Planning Authority and Architectural Conservation Officers).
- The indicative block has been shown as 'C-shaped' to open up the courtyard for daylight and to reduce overlooking of the adjacent Primary School.
- Active frontages are located to face onto the area of the existing pedestrian routes. The development zone is shown as set back to create a wider area of public realm. This part of the development could also potentially accommodate campus-facing amenities.
- A new service access is likely to be required, with a potential location shown towards the south of the site.
- It is assumed that any accessible car parking requirements could be provided within the nearby existing IADT surface car park.





KEY

Capacity Study Site
(approx. extents - boundary TBC)

IADT Campus Boundary

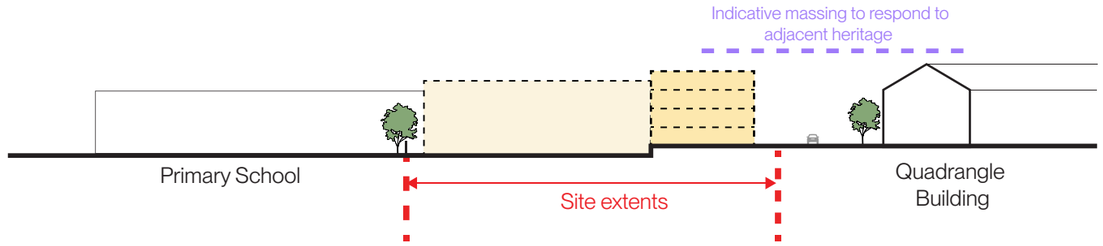
HEA | An tÚdarás um Ard-Oideachas
The Higher Education Authority

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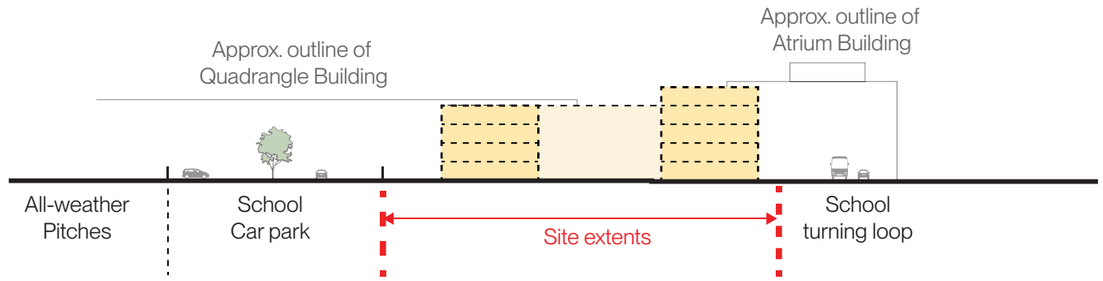
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Proposed site strategy - illustrative sections

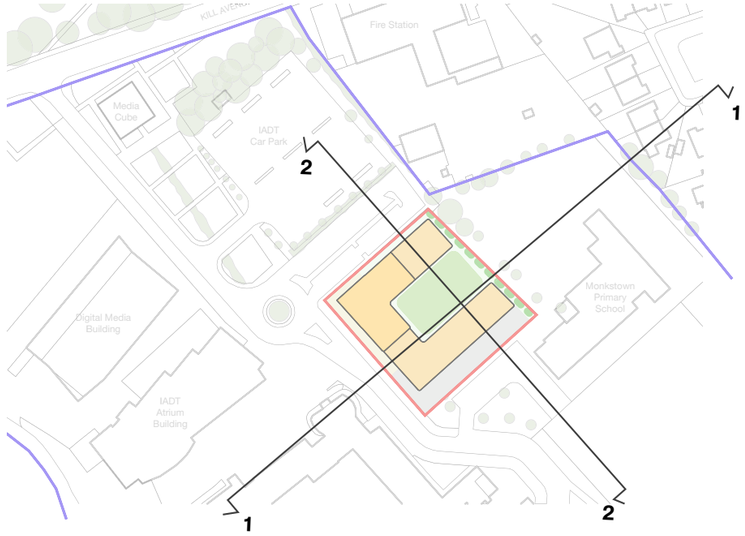
- The two illustrative sections opposite describe the relationship between the illustrative massing proposals, the site topography, and surrounding context.
- The approx. 2m change in level from south-west to north-east (illustrated in Illustrative Section 1) presents potential challenges. However, this level change could used by the PBSA designer to step the massing down towards the primary school.
- The proximity and scale of new development in relation to the Quadrangle Building and protected Róisín Hogan House will require consideration and engagement with the Planning Authority and Architectural Conservation Officers.



Illustrative section 1

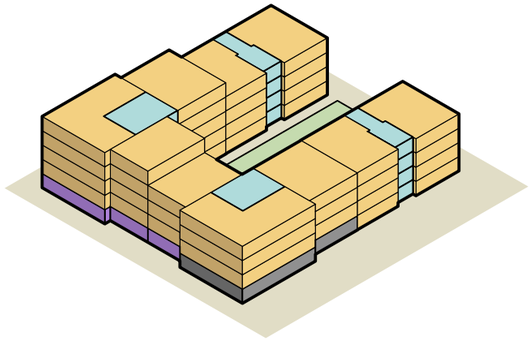


Illustrative section 2



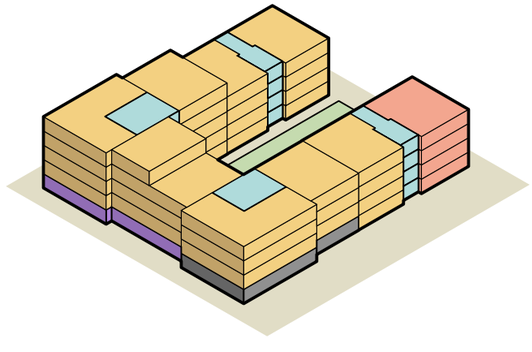
Key Plan

2.5 Summary of development scenarios



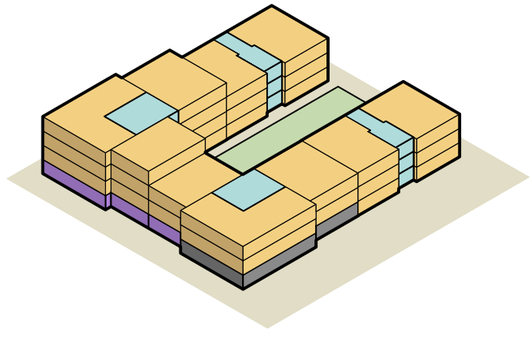
Scenario 1 - Higher density

- 100% ensuite rooms (mix of 6 and 8-bed clusters)
- Total bedspaces: 258
- Gross internal area: 7,025 m²
- GIA per bedspace: 27.2 m²



Scenario 2 - Alternate Mix

- 9% studios included in bedspace mix.
- Total bedspaces: 276
- Gross internal area: 7,037 m².
- GIA per bedspace: 25.5 m²



Scenario 3 - Lower density

- 100% ensuite rooms (mix of 6 and 8-bed clusters)
- Total bedspaces: 190
- Gross internal area: 5,395 m²
- GIA per bedspace: 28.4 m²

2.6 Development scenario 1

- **5 storey development**
- **Total bedspaces: 258 (100% ensuites)**
- **Gross internal area: 7,025 m²**
- **GIA per bedspace: 27.2 m²**

Assumptions:
- 6 and 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
- Approx. 2% of GIA allowance for internal plant
- Approx. 2% of GIA allowance for refuse storage
- Cycle storage to be provided via external stores

SITE

	Area (ha)	
RLB (full site)	0.36	
Building footprint	0.18	
Site coverage %	50%	(excludes external stores)

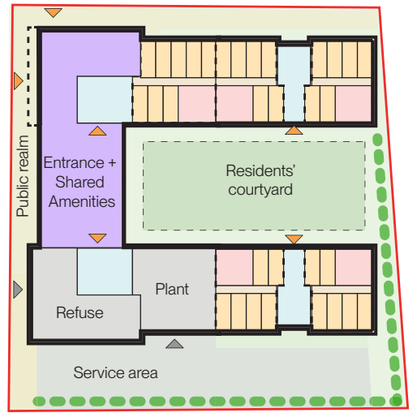
BLOCK 1

	GIA (m2)	Shared amenity + BOH / staff (m2)	Refuse and plant (m2)	Net residential (bedspaces + KLDs) (m2)	6-bed clusters	8-bed clusters	Ensuite Rooms	GIA per bedspace
Level 00	1630	392	320	518	4	1	32	-
Level 01	1630			1102	6	4	68	-
Level 02	1630			1102	6	4	68	-
Level 03	1630			1102	6	4	68	-
Level 04	505			356	1	2	22	
Total	**7025**	**392**	**320**	**4180**	**23**	**15**	**258**	**27.2**

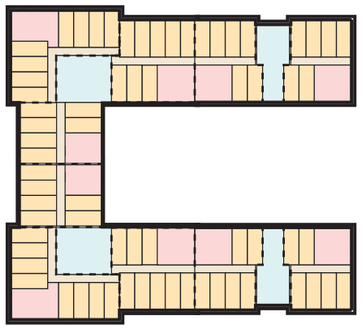
Notes:

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:

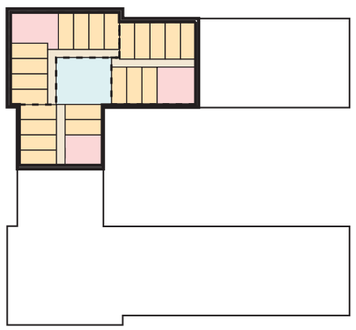
- *Planning Authority requirements, especially relating to conservation matters, building heights, etc.*
- *Archaeology*
- *Civil and Structural Engineering design of new / existing substructure and superstructure.*
- *Building Services Engineering design, Statutory Undertakers plant, distribution of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



Level 00



Level 01-03



Level 04

KEY

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

2.7 Development scenario 2

- **5 storey development**
- **Total bedspaces: 276 (91% ensuites, 9% studios)**
- **Gross internal area: 7,037 m²**
- **GIA per bedspace: 25.5 m²**

Assumptions:
- 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
- Approx. 2% of GIA allowance for internal plant
- Approx. 2% of GIA allowance for refuse storage
- Cycle storage to be provided via external stores

SITE

	Area (ha)	
RLB (full site)	0.36	
Building footprint	0.18	
Site coverage %	50%	(excludes external stores)

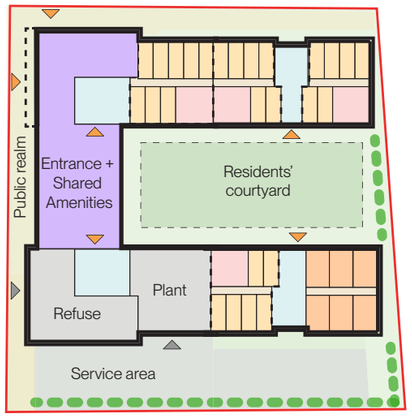
BLOCK 1

	GIA (m2)	Shared amenity + BOH / staff (m2)	Refuse and plant (m2)	Net residential (bedspaces + KLDs) (m2)	Studios	6-bed clusters	8-bed clusters	Ensuite Rooms	Total Bedspaces	GIA per bedspace
Level 00	1633	392	320	535	6	3	1	26	32	-
Level 01	1633			1216	6	6	4	68	74	-
Level 02	1633			1216	6	6	4	68	74	-
Level 03	1633			1216	6	6	4	68	74	-
Level 04	505			356	0	1	2	22	22	
Total	**7037**	**392**	**320**	**4538**	**24**	**22**	**15**	**252**	**276**	**25.5**
Bedspace Mix %		-		-	**9%**	-	-	**91%**	**100%**	-

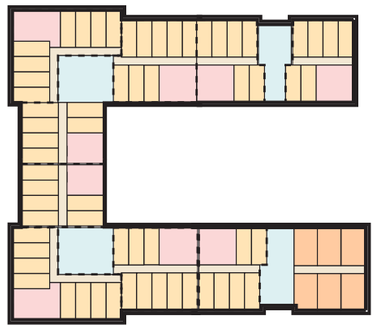
Notes:

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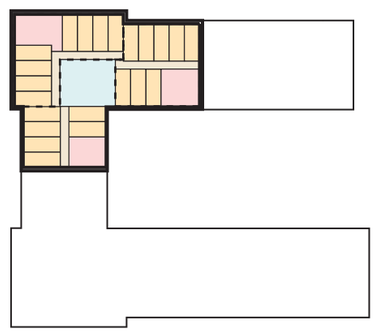
- *Planning Authority requirements, especially relating to conservation matters, building heights, etc.*
- *Archaeology*
- *Civil and Structural Engineering design of new / existing substructure and superstructure.*
- *Building Services Engineering design, Statutory Undertakers plant, distribution of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



Level 00



Level 01-03



Level 04

KEY

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

2.8 Development scenario 3

- **4 storey development**
- **Total bedspaces: 190 (100% ensuites)**
- **Gross internal area: 5,395 m²**
- **GIA per bedspace: 28.4 m²**

Assumptions:
- 6 and 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
- Approx. 2% of GIA allowance for internal plant
- Approx. 2% of GIA allowance for refuse storage
- Cycle storage to be provided via external stores

SITE

	Area (ha)	
RLB (full site)	0.36	
Building footprint	0.18	
Site coverage %	50%	(excludes external stores)

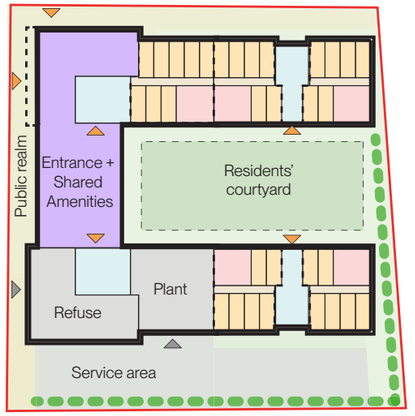
BLOCK 1

	GIA (m2)	Shared amenity + BOH / staff (m2)	Refuse and plant (m2)	Net residential (bedspaces + KLDs) (m2)	6-bed clusters	8-bed clusters	Ensuite Rooms	GIA per bedspace
Level 00	1630	392	320	518	4	1	32	-
Level 01	1630			1102	6	4	68	-
Level 02	1630			1102	6	4	68	-
Level 03	505			356	1	2	22	
Total	**5395**	**392**	**320**	**3078**	**17**	**11**	**190**	**28.4**

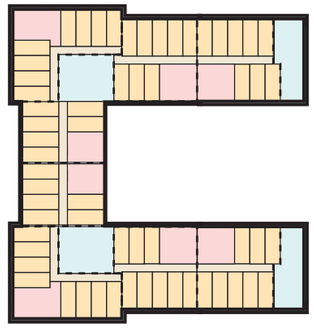
Notes:

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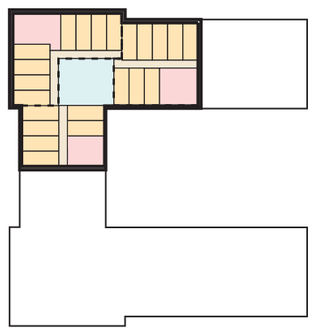
- *Planning Authority requirements, especially relating to conservation matters, building heights, etc.*
- *Archaeology*
- *Civil and Structural Engineering design of new / existing substructure and superstructure.*
- *Building Services Engineering design, Statutory Undertakers plant, distribution of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



Level 00



Level 01-02



Level 03

KEY

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

2.9 Illustrative aerial view in context



Illustrative aerial view of the proposed massing (Scenario 2) in context