PBSA Site and Capacity Study

MTU, Bishopstown Campus, Cork

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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 Munster Technological University (MTU), Bishopstown Campus, Cork.
- The Bishopstown Campus was formerly Cork Institute of Technology, and was merged to form MTU in 2021. MTU is a multi-campus technological university with six campuses across the South-West region in Cork and Kerry, and a student body of 18,000.
- The site lies within the existing MTU Bishopstown Campus boundary.
- Around half of the site is currently used as surface car parking, however a surplus of car parking has been identified on campus. The other half of the site is currently vacant overgrown land.
- This capacity study analyses the wider site context, opportunities and constraints, and explores development options for PBSA on the site.
- This report is divided into two sections: Section 1 appraises the existing site conditions, opportunities and constraints. Section 2 sets out the potential site capacity for PBSA development based on the MTU and HEA brief.



Aerial view of the Bishopstown campus identifying the approx. extents of the capacity study site

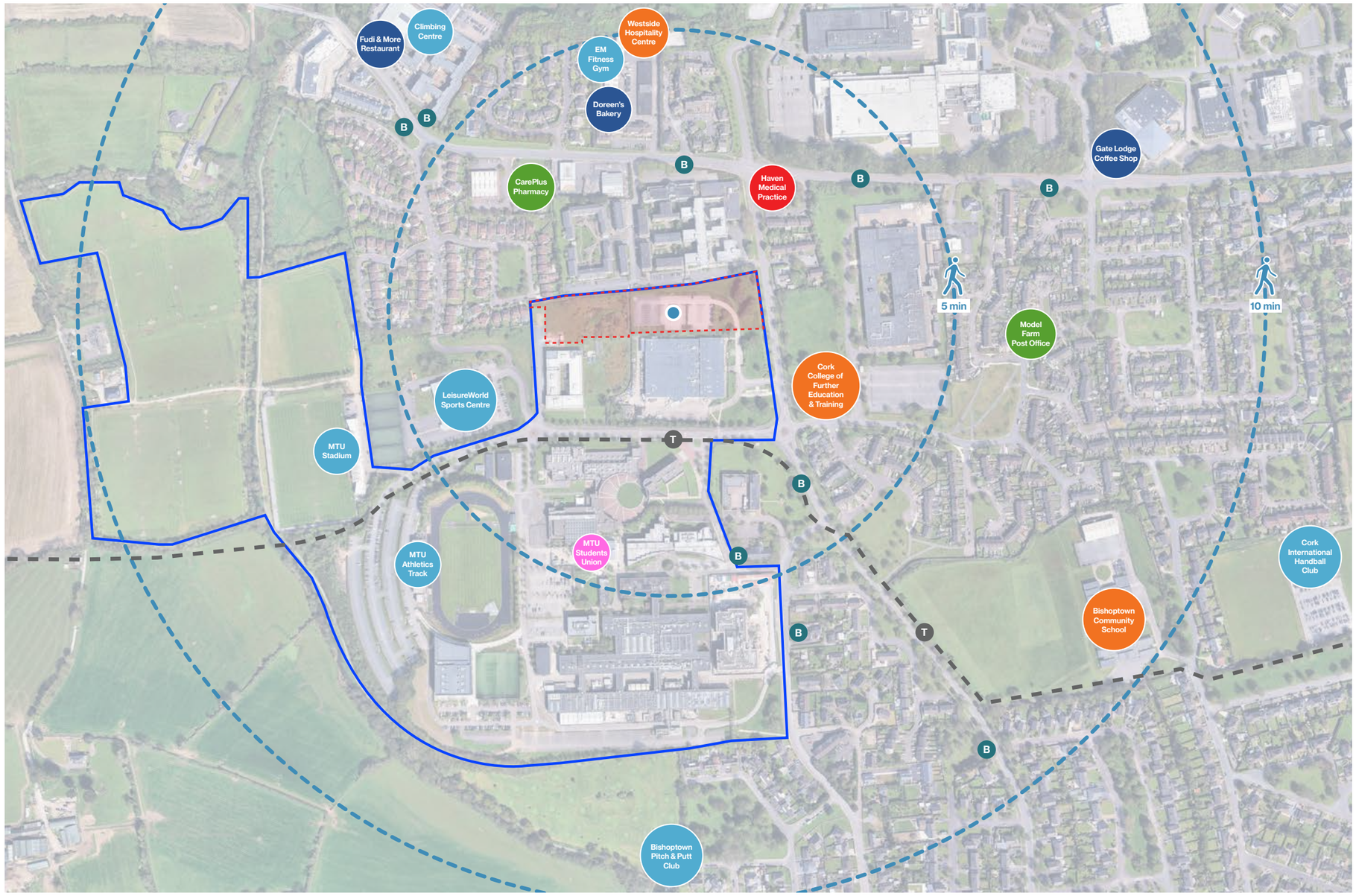
Site Analysis.

1.

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1.1 Urban context

- The site is located within the MTU Bishopstown Campus, situated in the western suburbs of Cork approximately 5km from the City Centre.
- The suburbs of Bishopstown and Wilton are predominantly residential with local shops, restaurants and community facilities. The campus is also adjacent to Leisureworld Sports Centre, which includes gym and swimming pool facilities.
- The city centre is accessible via regular bus services.
- Within the campus, the Student's Union is the main focus for student amenities, and includes a common room, restaurant, meeting rooms, supermarket, and various student support services.



KEY

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

1.2 Planning context

- The key planning reference document is the **Cork City Development Plan 2022 – 2028**, which sets out the strategic policies and objectives for the development of the City over the plan period**.**
- Strategic Objective 3.25 b of the Plan (Third-Level Education and Further Education) states an objective to:

  "support Munster Technological University in delivering the MTU Masterplan Review 2021".

- The **Land use and Specific Objectives Map** (opposite) highlights the location of the campus within the ZO 1 'Sustainable Residential Neighbourhoods' zone.
- Section ZO 1.4 of the Cork City Development Plan outlines the Zoning Objective for ZO 1, and states the following:

  "Uses that contribute to sustainable residential neighbourhoods are also acceptable in principle in this zone provided they do not detract from the primary objective of protecting residential amenity and do not conflict with other objectives of this Development Plan. Such uses include but are not limited to: small-scale local services including local convenience shops; community facilities; cultural facilities; hotels and hostels; live-work units, service stations (petrol filling stations); local medical services; third level education institutes; community based enterprise or social enterprises, health facilities including hospitals.".

- This indicates that re-zoning will not be a requirement, subject to confirmation with the Planning Authority.
- Policies 3.38-3.46 of the Cork City Development Plan cover Purpose-Built Student Accommodation (PBSA). This sets out key priorities including:
- The attractiveness and potential growth of MTU is supported by the appropriate provision of student accommodation.
- Indicative targets for PBSA bedspaces over the Plan period (see table below), (noting that a significant quantum are in development).
- PBSA should be developed to the highest standards to ensure that schemes meet the needs of residents and local service needs, where appropriate. Developments should incorporate cluster flats, studios, and accessible flats with appropriate size variations.
- PBSA should provide adequate functional living space and layout for occupants, including shared communal external and internal spaces in accordance with Placemaking guidance.
- The Council will make reference to the 'Guidelines on Residential Developments for Third Level Students' (2005), the 'National Student Accommodation Strategy' (2017), 'Circular PL 8/2016 APH2/2016', and any new or updated PBSA guidance.

Provider	2022	2023	2024	2025	2026	2027	2028	Total
UCC	125	250	250	250	250	250	125	1500
MTU	115	230	230	230	230	230	115	1400
Private	50	100	100	100	100	100	50	600
Total	**290**	**580**	**580**	**580**	**580**	**580**	**290**	**3500**

Indicative Purpose Built Student Bedspace Targets.

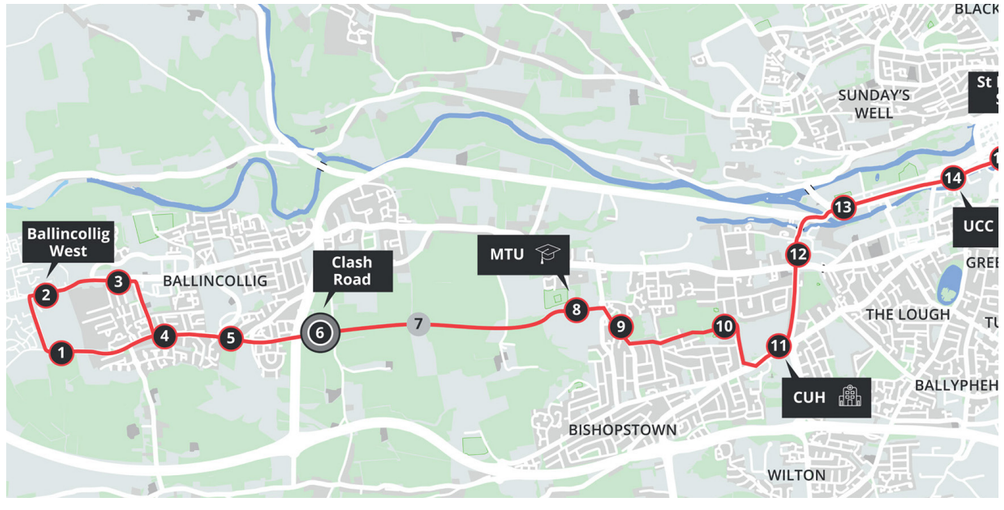


Cork City Development Plan 2022-2028 - Land use and Specific Objectives Map Extract

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1.3 Public transit context

- MTU Bishopstown Campus is connected to the City Centre and existing public transit network via high-frequency buses from Rossa Avenue (service 205). Additional bus services run on the nearby Model Farm Road.
- Proposals for LUAS Cork east-west light rail line would connect the MTU campus to city centre, improving journey times and reliability.
- Public consultation for the Preferred Route was completed in June 2025. This included proposed details of the route and stop locations.
- The proposed MTU LUAS stop location is adjacent to the Melbourn Building, which further highlights the importance of north-south pedestrian connectivity through the capacity study site (linking Model Farm Road to the LUAS line).
- The next steps for LUAS Cork are design development and the production of a Preliminary Business Case.



LUAS Cork Consultation Route Map

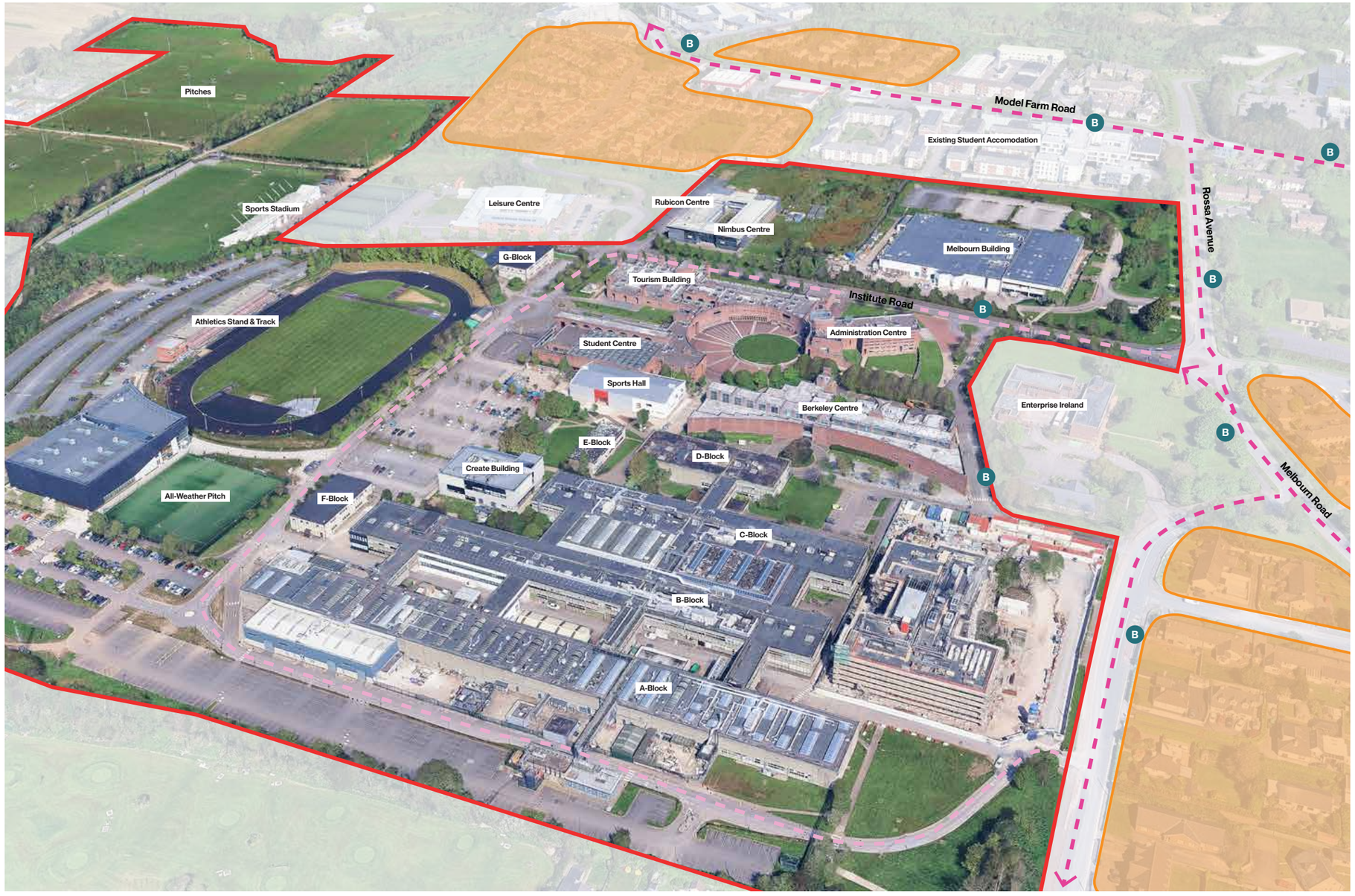


LUAS Cork Consultation Map - Proposed MTU stop and Landscape Proposals

MTU Capacity study site

1.4 Neighbourhood and campus context

- The immediate context of the campus is predominately low-rise residential to the east and south-east.
- To the north of the campus there is a PBSA village consisting of 3-5 storey blocks, including the recently developed 'Yugo Melbourn Point'.
- The west and south-western boundary of the campus is defined by an area of high-value landscape, open playing fields, and the Curraheen River.
- The main frontage of the campus is onto Rossa Avenue, which serve as a key route for buses connecting the Bishopstown Campus with Cork city centre. However, the campus buildings are generally set back from Rossa Avenue with a buffer of green and mature trees.
- The Bishopstown campus is defined by a number of distinctive buildings, including the library, IT building and Student Centre. These buildings were designed by de Blacam and Meagher Architects in the 1990s-2000s and have distinctive brick facades and strong geometric plan forms.
- Adjacent to the site is the Melbourn Building - a former industrial building that has been re-purposed to house teaching accommodation.
- The campus is situated adjacent to the Leisureworld Bishopstown, a large swimming pool and gym facility that attracts a range of external users to the site.





Central courtyard and Administration Centre

KEY

Campus Boundary

Low-rise residential area

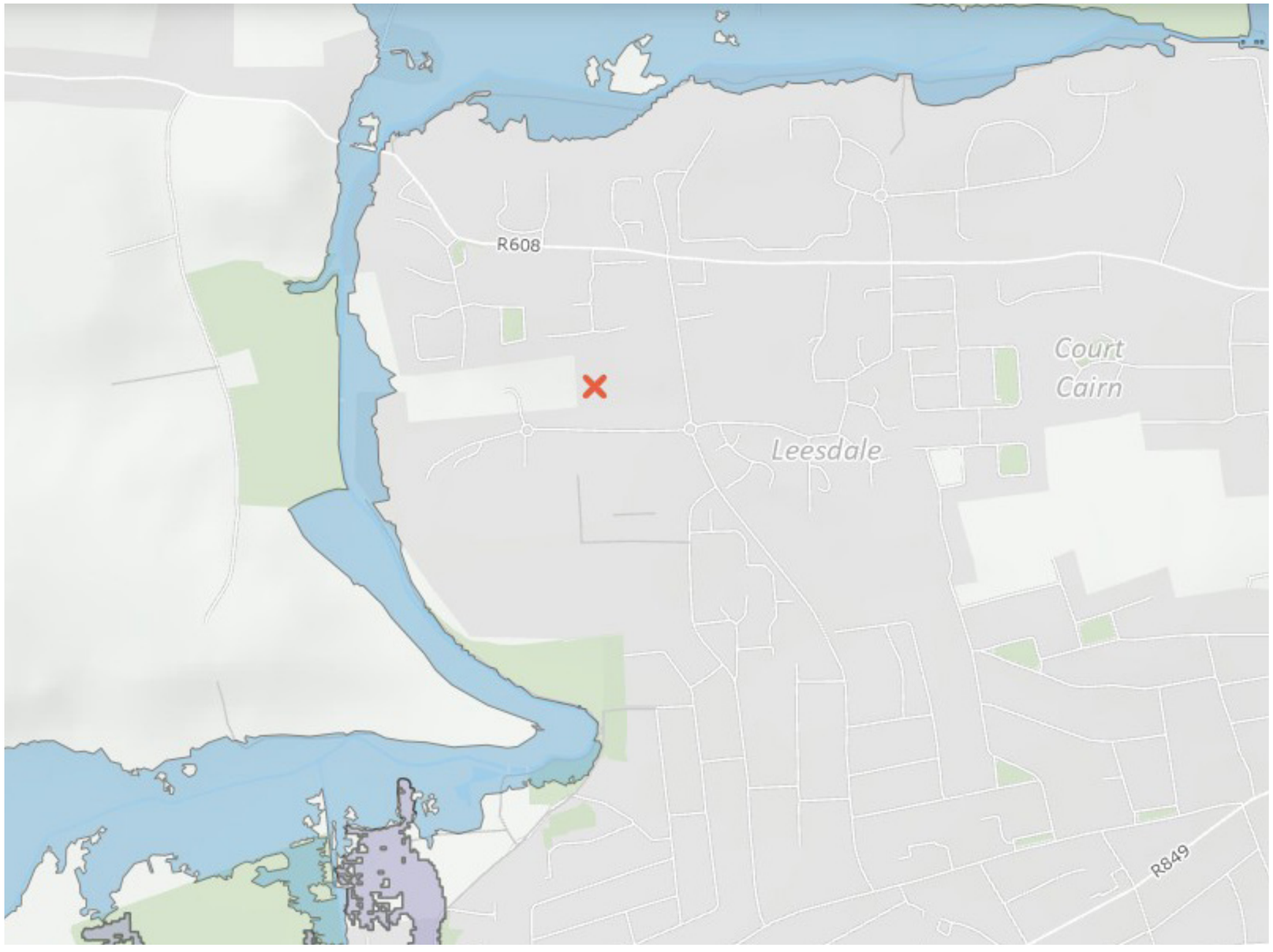
Primary vehicular road

Primary vehicular road

B Bus Stops

1.5 Flood risk

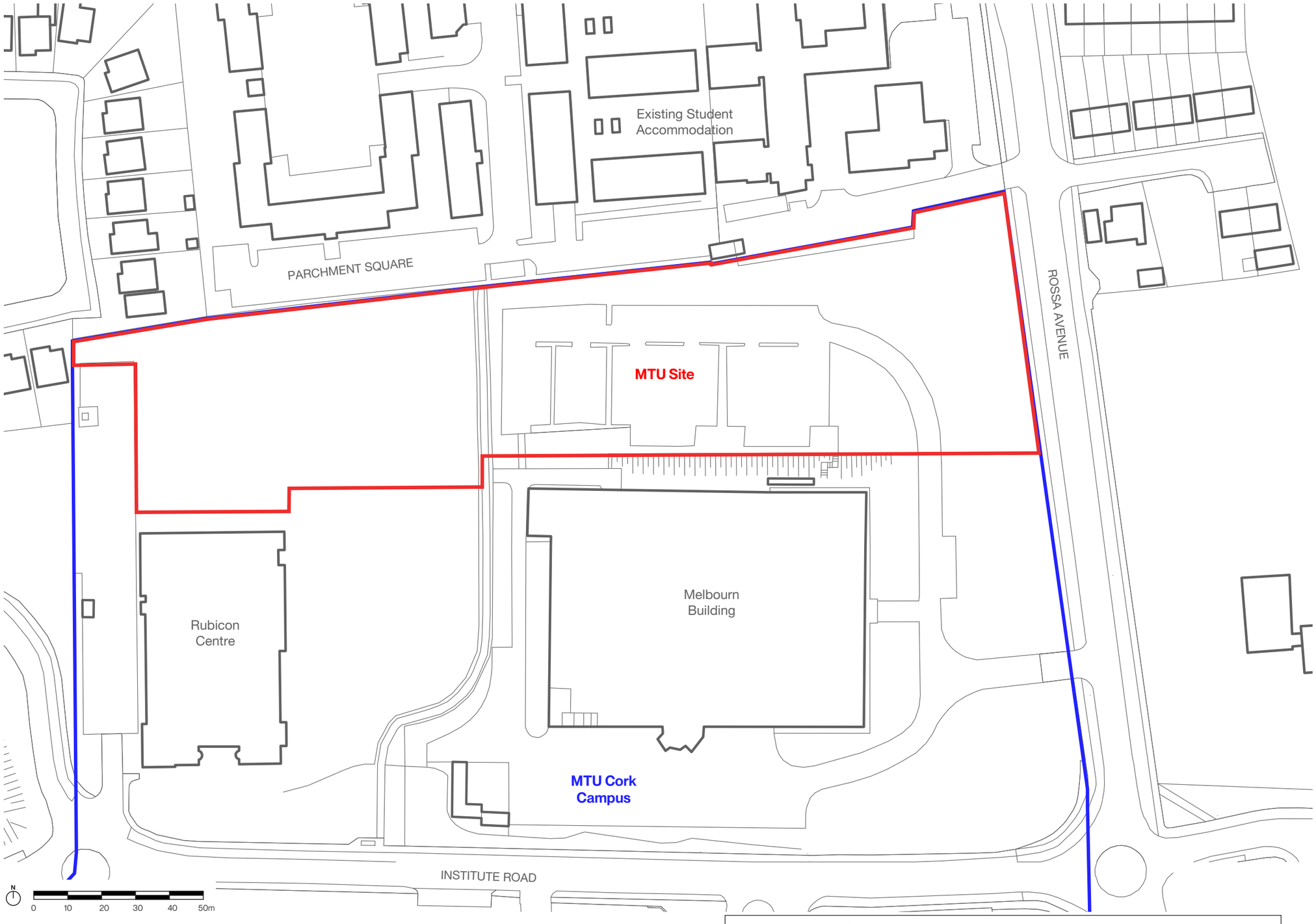
- The map opposite (via *floodinfo.ie*) highlights the fluvial flood risk to the local area, which is predominately associated with the Curragheen River. The map highlights that the site (marked with a red cross) is not affected.
- Surface water flood risk management is beyond the scope of this report, however the raised topography of the site means that surface water flood risk is likely to be low.
- Further investigation of 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)

1.6 Site boundary and ownership

- The capacity study site lies wholly within the existing MTU campus boundary.
- The site area is approximately 1.56 ha.
- This capacity study focuses on the development of the existing car park and adjacent parcel of vacant land.
- The car park currently accommodates approximately 165 parking spaces (but is deemed surplus to requirements).



KEY

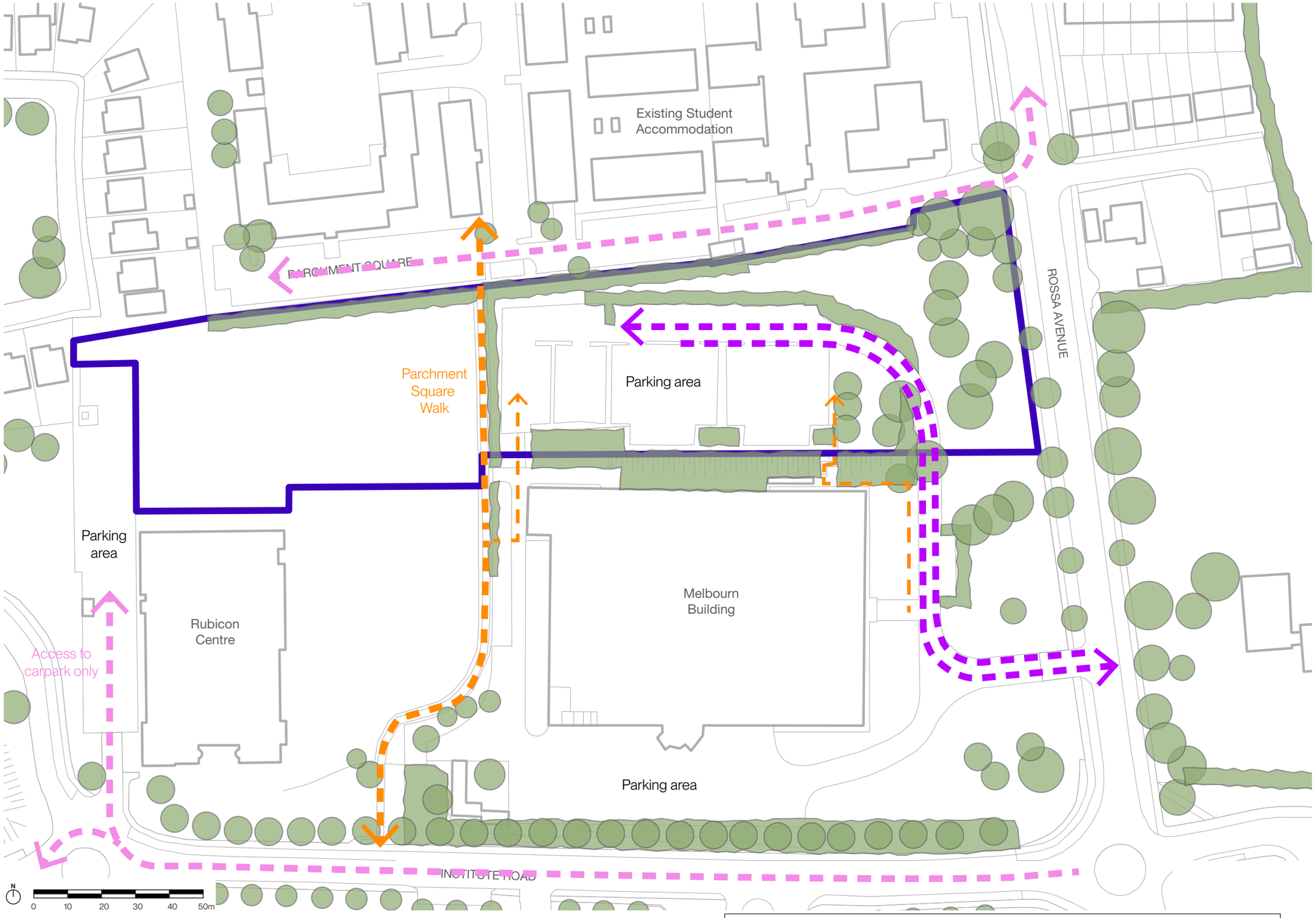
- Capacity study boundary
- Campus boundary

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1.7 Existing access and movement

- Vehicular access to the eastern portion of the site is primarily provided via the junction with Rossa Avenue, with two lane in and out access road that slopes up around the eastern edge of the Melbourn Building.
- A key north-south pedestrian route (Parchment Square Walk) crosses the site, linking the existing student village to the north and the campus to the south.
- There is no access at present to the western portion of the site. This would need to be provided - either via the Rubicon Centre car park or via a new access road to the immediate west of the Melbourn Building.
- 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 MTU, relevant stakeholders, and the Local Authority.



KEY

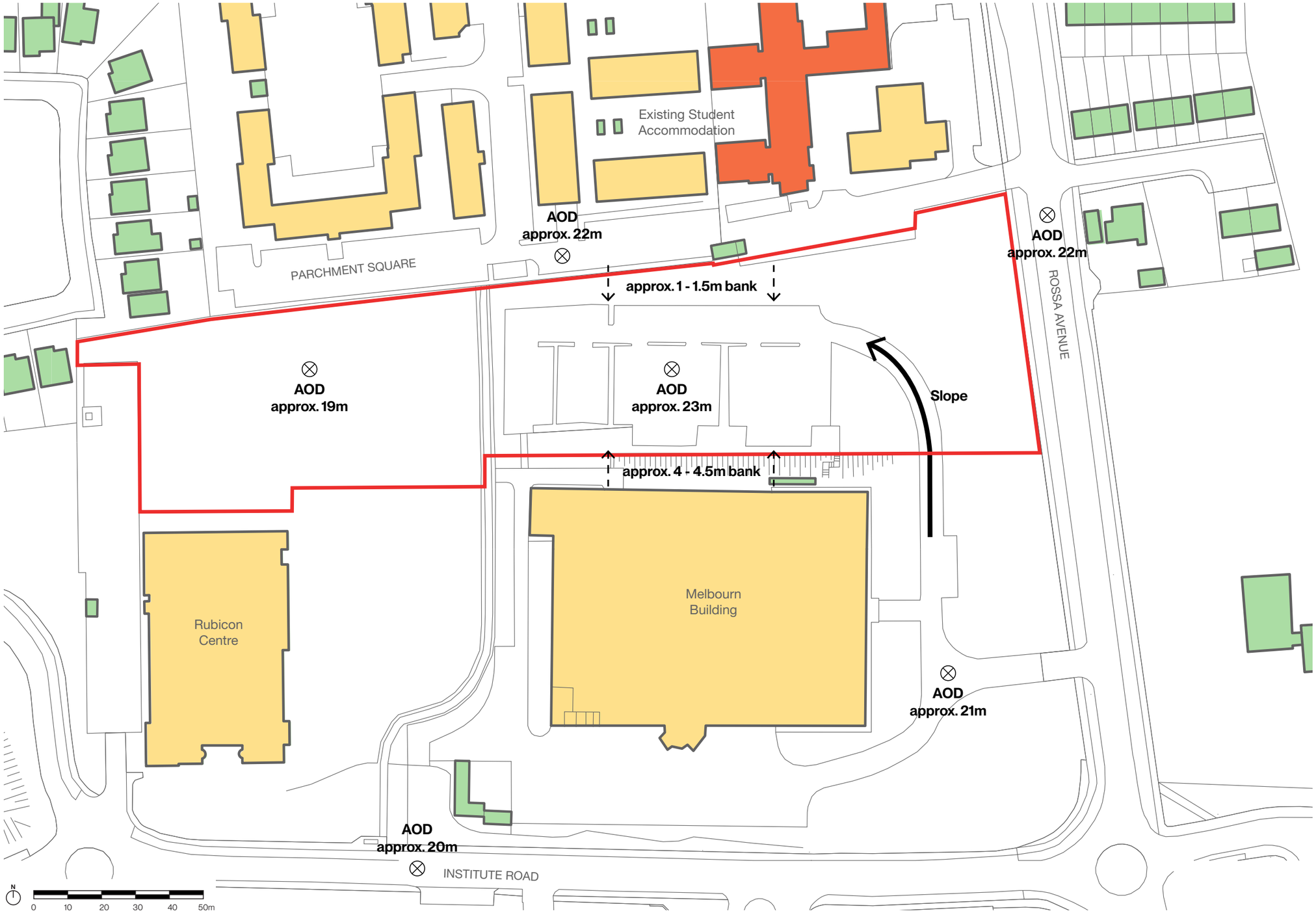
- Existing vehicular access route
- Existing pedestrian access route
- Capacity study boundary
- Existing established boundary fence / wall

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1.8 Existing topography and building heights

- The campus massing is typically 3-4 storeys in height, with taller landmark structures such as the Administration Centre.
- The site is bordered to the south by the industrial Melbourn Building (equivalent to 3-4 storeys) and to the north by existing 3-4 and 5-6 storey student accommodation units.
- The scale of neighbouring residential properties is typically low rise (2 storeys). There are number of residential properties in very close proximity to the north-west corner of the site.
- The site rises approx. 4m from the lower part to the west towards Rossa Avenue.
- There are significant changes in level at the boundaries of the site:
  - An approx. 4 m bank and retaining wall to the south between the site and Melbourn Building.
  - Approx. 1 m bank to the north.
- A full topographic survey and site investigation report will be required to fully understand the potential constraints and risks to access and construction.



KEY

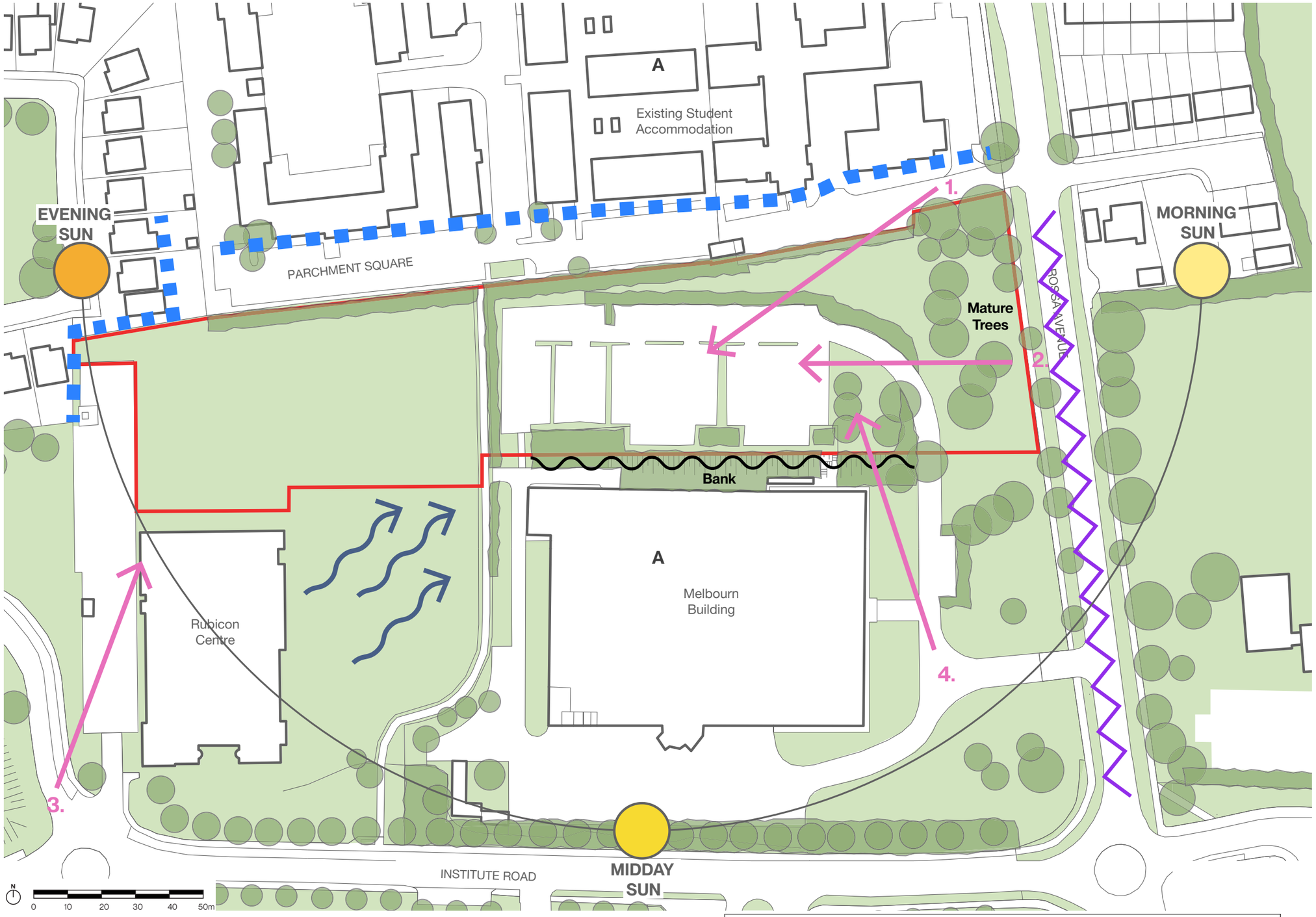
- 1-2 storeys
- 3-4 storeys
- 5-6 storeys
- 7+ storeys

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1.9 Existing landscape and environmental conditions

- The site's current use is split, with the eastern portion serving as a surface car park and the western portion currently vacant overgrown land.
- The northern site boundary is formed of existing hedgerows.
- The southern boundary is partially formed of an existing bank and retaining structures between the site and the Melbourn Building.
- The primary source of external noise is traffic from Rossa Avenue, although the eastern portion of the site is partially sheltered by existing mature trees. A noise impact assessment will be required at future design stages to assess the impact on development.
- Noise-sensitive uses are located around the north and north-west of the site, including existing student accommodation and neighbouring residential properties.
- Due to its elevated topography, the south and western edges of the site are relatively exposed with solar access and views back towards the campus.



KEY

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

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1.10 Key views

- Refer to previous section (1.10) for view locations.



1. View towards site from existing student accommodation



2. View looking towards site from Rossa Avenue



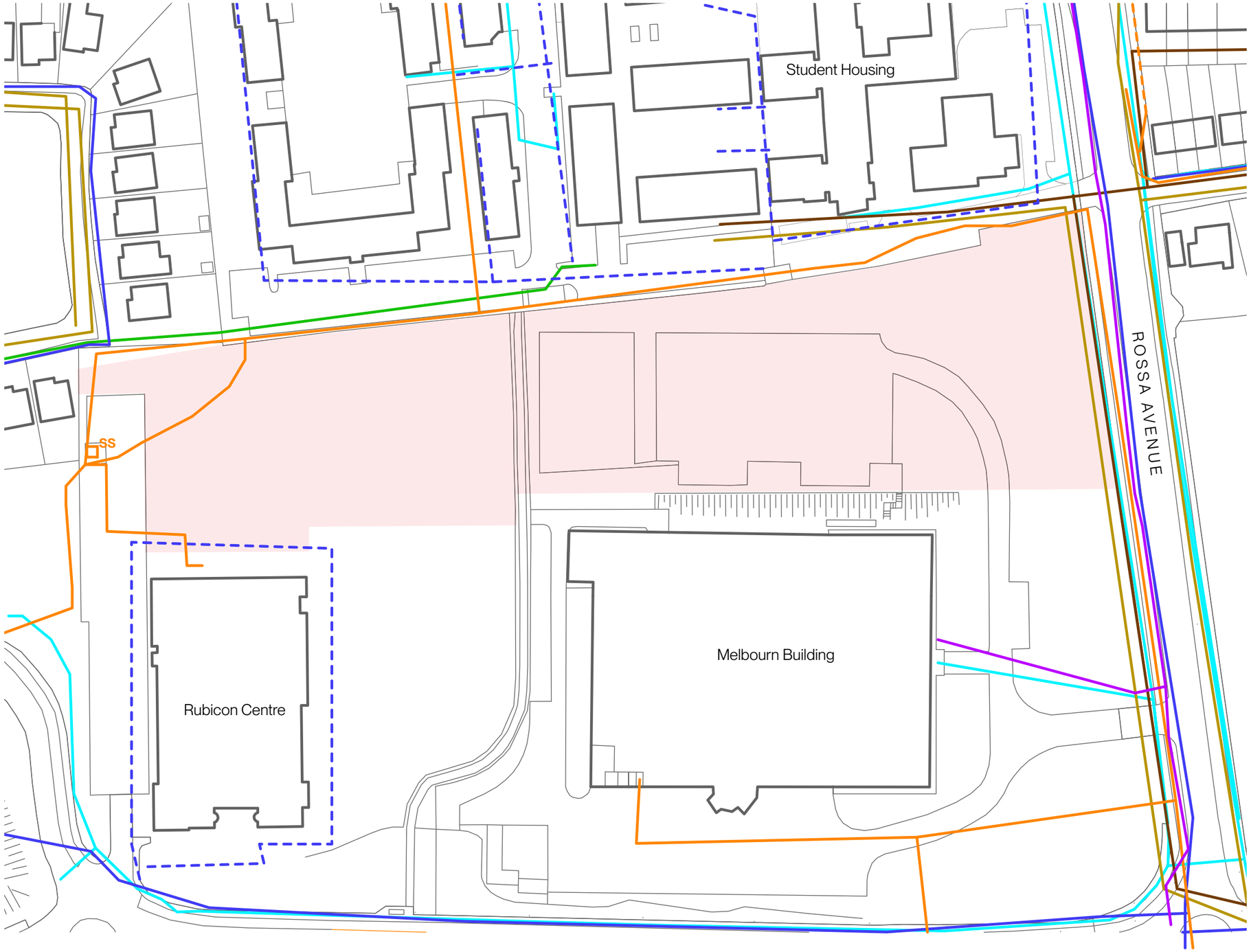
3. View from access road beside the Melbourn Building



4. View from access road beside Rubicon Building

1.11 Existing utilities and infrastructure

- The site can easily be serviced with ESB, Telecoms (Eir), Mains Water and Drainage from either Parchment Square or Rossa Avenue. There is also Gas Networks Ireland mains gas available if required.
- There is an underground ESB cable crossing the north-west corner of the proposed site which would need to be diverted in order to maximise the development capacity of the site.



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

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1.12 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.
- Archaeological Impact Assessment (AIA).
- Aboricultural (tree) survey.

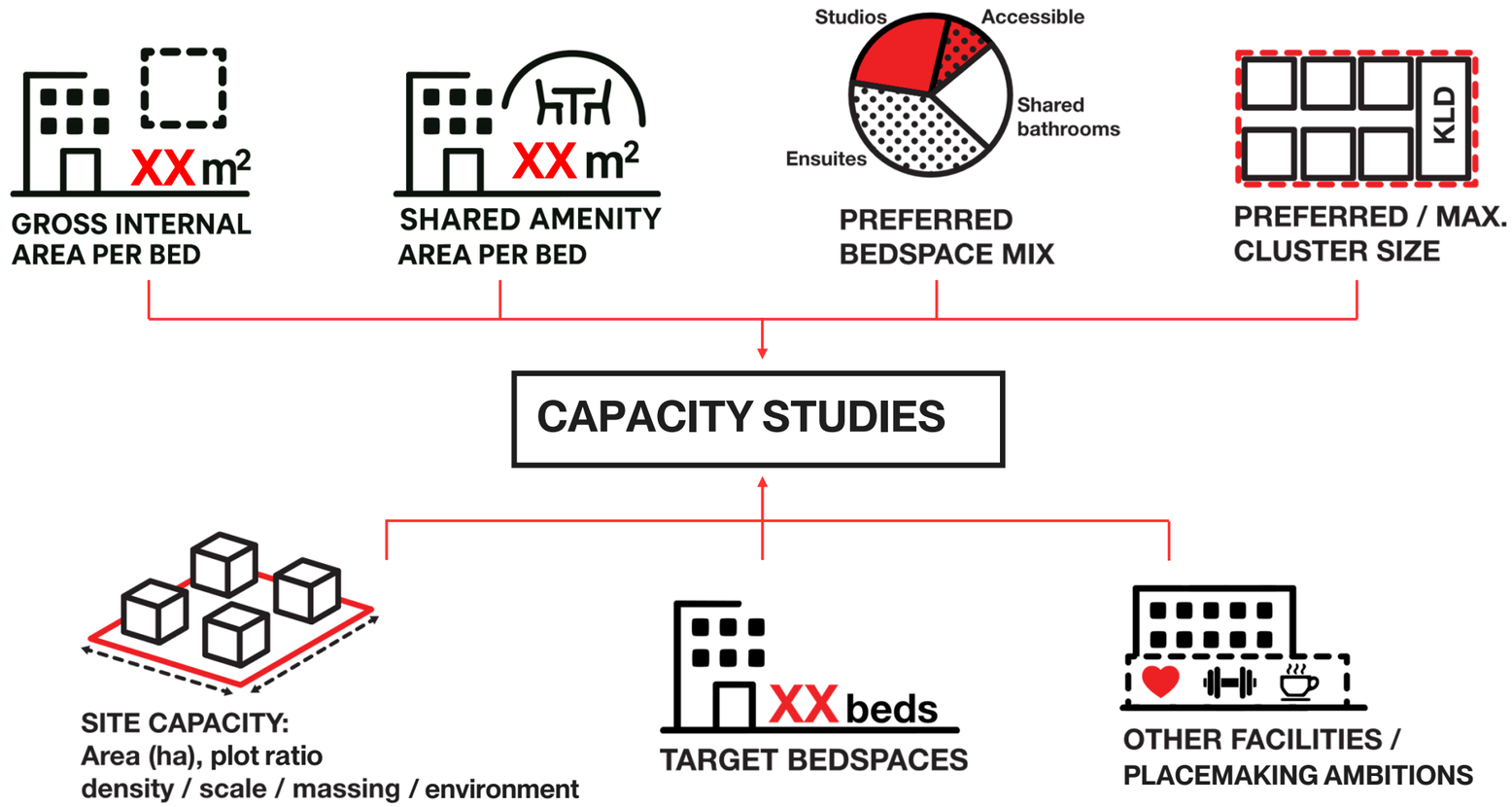
Site Capacity.

2.

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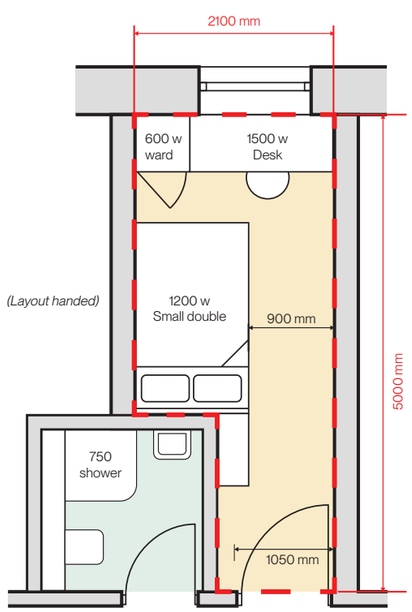
2.1 Development brief and key metrics

- The outline development brief has been established via discussion with representatives of MTU and informed by input from the HEA:
  - *The brief has been informed by the 2023 capacity study. This was based on a mix of units (3 – 8 bed clusters) and 4-6 storey massing, giving a potential bedspace capacity of 931 beds.*
  - *MTU highlighted that there is a potential requirement for further bedspaces (up to 1,500 beds).*
  - *MTU outlined that there is no appetite for twin bedrooms, with a preference is for 100% single bedrooms with either en-suite or shared bathroom facilities.*
- 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).
- 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. Each scenario includes a development schedule with overall unit numbers and areas.

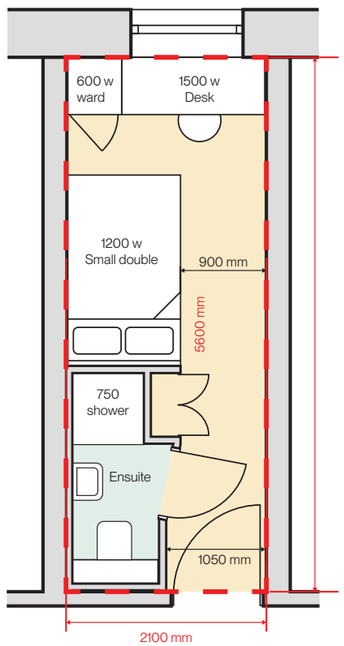


2.2 Typical bedspace layouts

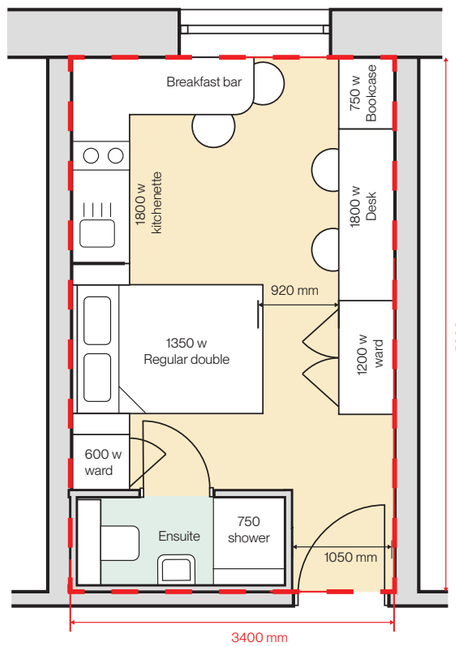
- Typical room and cluster layouts have been developed using the HEA Design Guide (v 1.0 May 2025) as a basis for target areas.
- The typical Ensuite Room (single occupancy) layout has been adapted from the HEA Design Guide to increase the size of the standard bed.
- A study room with shared bathroom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



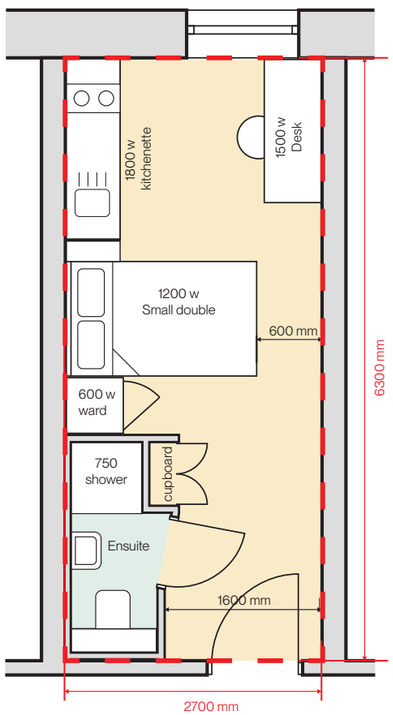
8.9 m² Study Room
Single Occupancy with Shared Bathroom



11.8 m² Ensuite Room
Single Occupancy



19.0 m² Studio
Dual Occupancy



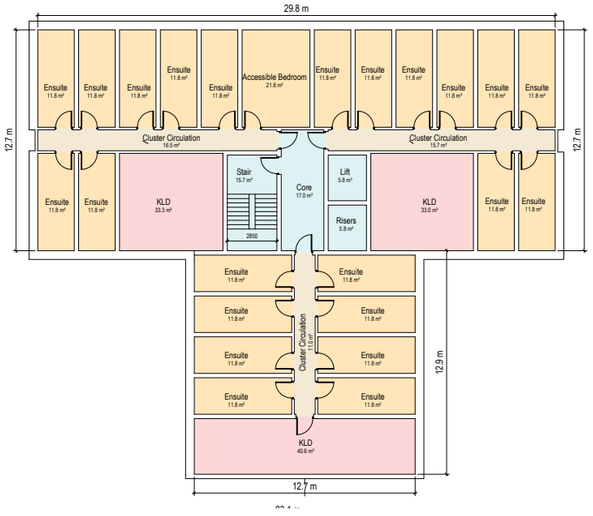
17.0 m² Studio
Single Occupancy

Note - layouts illustrative only and not to scale

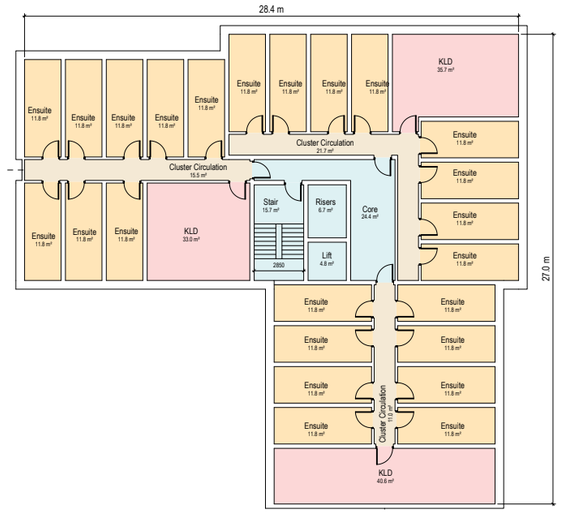
2.3 Typical cluster layouts

- 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.

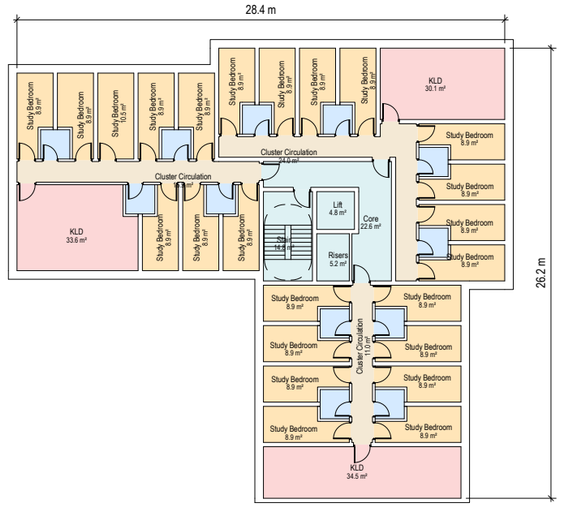
  Net areas include bedrooms and KLDs, but exclude cores and cluster corridors).
- Core and escape arrangements will require input and verification from a suitably qualified fire engineering consultant at the next design stage.



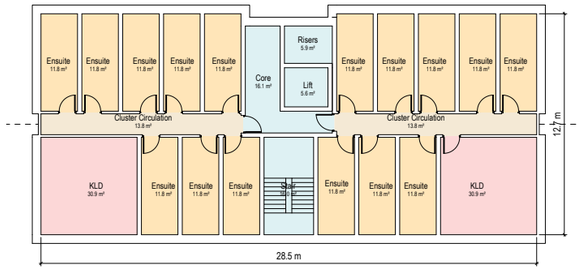
T-shaped 8-bed ensuite cluster layout
3 clusters per core (not to scale)



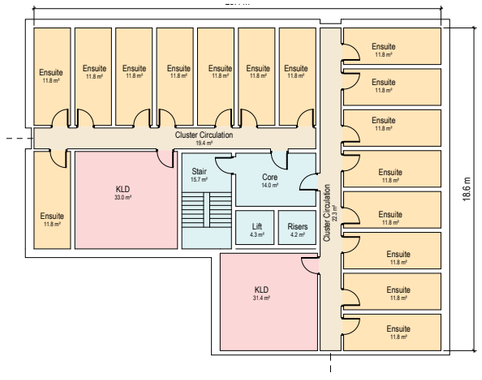
L-shaped 8-bed ensuite cluster layout
3 clusters per core (not to scale)



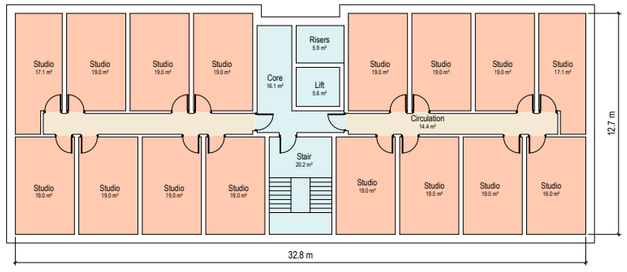
L-shaped 8-bed shared bathroom cluster layout
3 clusters per core (not to scale)



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)

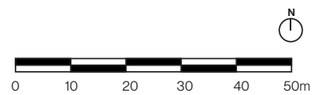


Linear studio layout
16 studios per core (not to scale)

2.4 Proposed site strategy

- A proposed site strategy has been developed by analysing the site opportunities and constraints.
- The development is proposed as three blocks to enable potential phased delivery. The block heights are notionally 4-6 storeys in height (subject to engagement with the Planning Authority).
- The indicative blocks have been shown as 'C-shaped' to open up for views and additional daylight towards the south.
- The existing vehicular access into the eastern part of the site would be retained, a second vehicular access would be required to serve the western part of the site, potentially utilising the access to the Rubicon Building car park.
- There is potential to improve the existing pedestrian route that connects the existing student village (and Model Farm Road) down to the campus. This route could be activated by creating shared amenities fronting onto an area of new public realm. In future this would link to the MTU LUAS stop.
- MTU are developing a new all-weather sports pitch adjacent to the Rubicon Centre, which impacts on the site access and alignment of the pedestrian route.





KEY

- Capacity Study Site (approx. extents - boundary TBC)
- Area site with existing mature tre retained as greenspace (TBC)
- MTU Campus Boundary

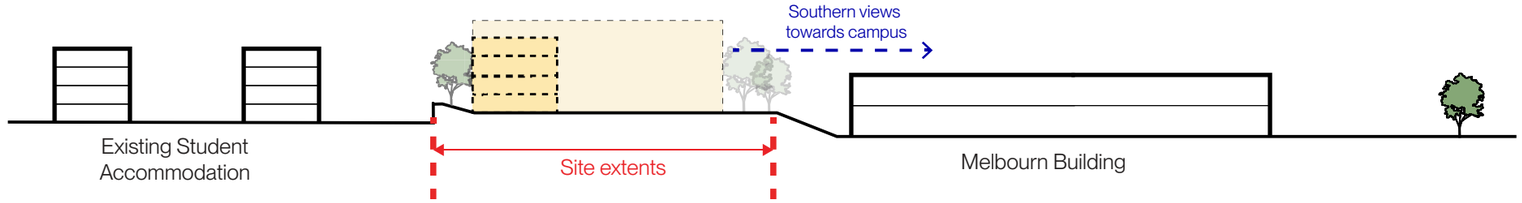
HEA | An tÚdarás um Ard-Oideachas The Higher Education Authority

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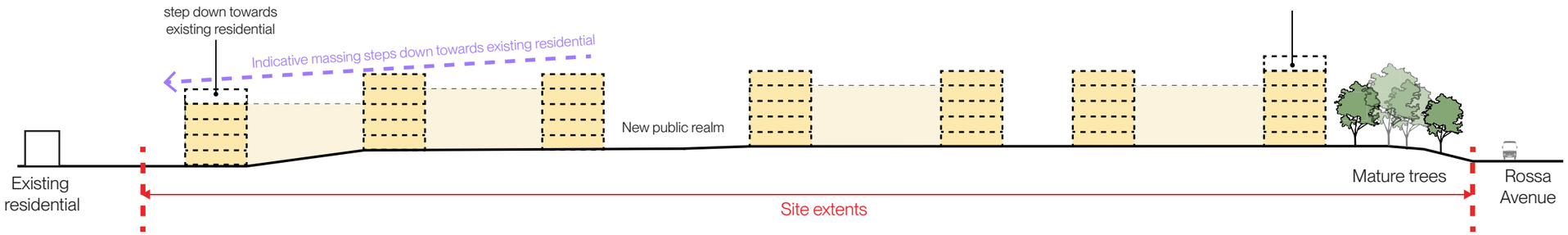
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Proposed site strategy - sections

- The two illustrative sections opposite describe the relationship between the illustrative massing proposals, the site topography, and surrounding context.
- The significant change in level from west-east (shown in illustrative section 2) presents potential opportunities to use a lower-ground floor strategy to effectively step down the massing towards the existing residential.
- All massing and illustrative development heights are subject to consultation with the Planning Authority.
- The proximity of new development towards the northern boundary will need consideration in relation to the existing bank and retaining wall.



Illustrative section 1

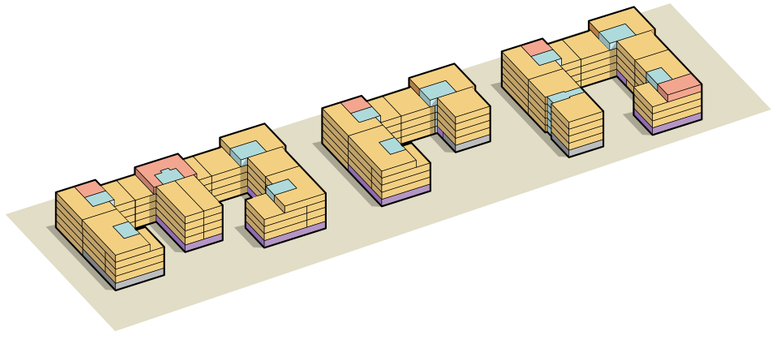


Illustrative section 2



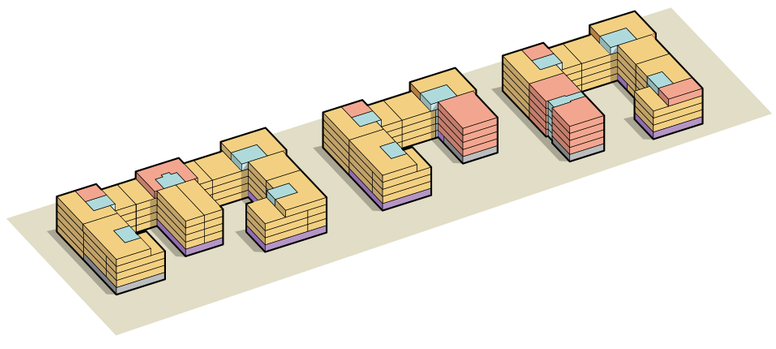
Key Plan

2.5 Summary of development scenarios



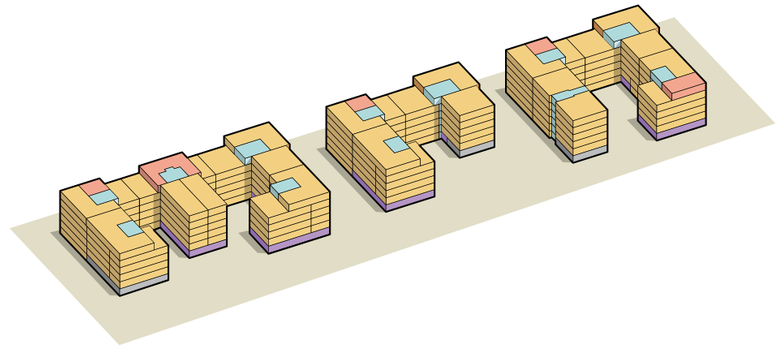
Scenario 1 - Baseline

- 4-5 storey massing
- 93% 8-bed ensuite clusters
- 5% 6-bed ensuite clusters
- 2% studios
- Total bedspaces: 956
- Gross internal area: 25,316 m²
- GIA per bedspace: 26.5 m²



Scenario 2 - Alternate Mix

- 4-5 storey massing
- 83% 8-bed ensuite clusters
- 5% 6-bed ensuite clusters
- 12% studios
- Total bedspaces: 940
- Gross internal area: 25,446 m²
- GIA per bedspace: 27.1 m²



Scenario 3 - Higher density

- 5-6 storey massing
- 93% 8-bed ensuite clusters
- 5% 6-bed ensuite clusters
- 2% studios
- Total bedspaces: 1184
- Gross internal area: 30,630 m².
- GIA per bedspace: 25.9 m²

2.6 Development scenario 1 - Baseline

- **4-5 storey massing**
- **93% 8-bed ensuite clusters**
- **5% 6-bed ensuite clusters**
- **2% studios**

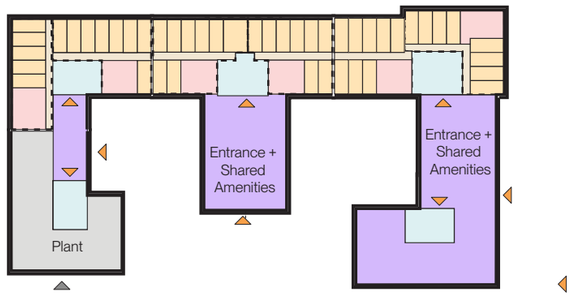
  Block 1: 411 bedspaces

  Block 2: 234 bedspaces

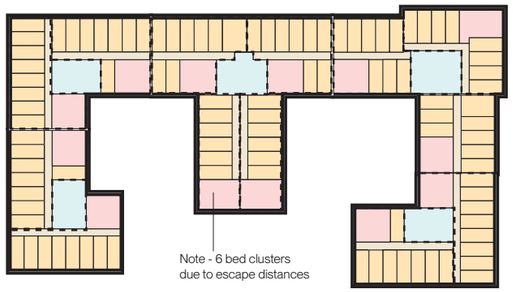
  Block 3: 311 bedspaces

  Total: 956 bedspaces
- **Gross internal area: 25,316 m²**
- **GIA per bedspace: 26.5 m²**

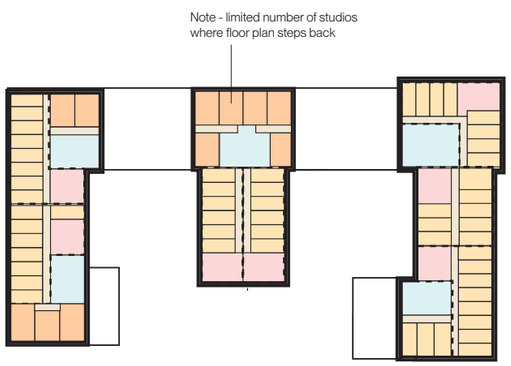
Block 1



Level 00

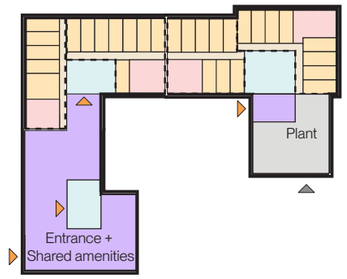


Level 01-03
(13 no. 8-bed clusters)



Level 04

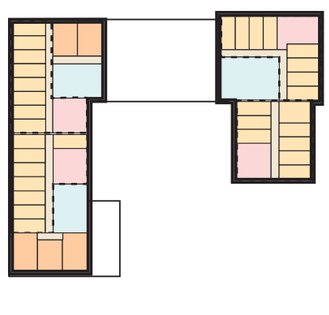
Block 2



Level 00

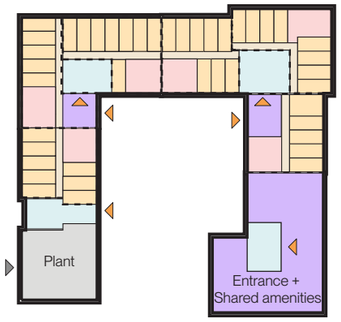


Level 01-03

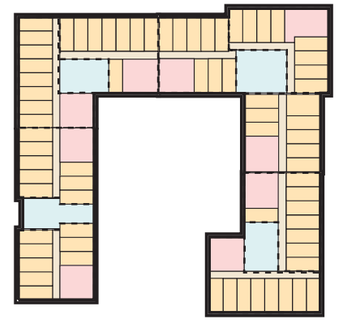


Level 04

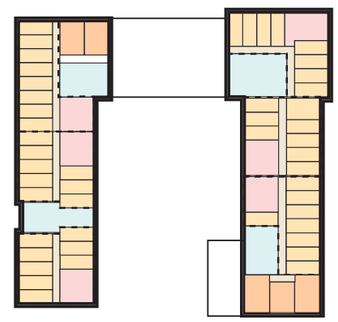
Block 3



Level 00



Level 01-03



Level 04

Development scenario 1 - Baseline (cont.)

SITE

	Area (ha)	
RLB (full site)	1.58	
RLB excluding greenspace to east	1.38	
Building footprints (total)	0.58	
Site coverage %	37%	(excludes external stores)

BLOCK 1	GIA (m2)	Shared amenity + BOH / staff (m2)	Plant (m2)	Net residential (bedspaces + KLDs) (m2)	Ensuites	Studios	Bedspaces	GIA per bedspace	Amenity per bedspace (m2)
Level 00	2,344	747	325	729	45	0	45	-	-
Level 01	2,344			1,620	100	0	100	-	-
Level 02	2,344			1,620	100	0	100	-	-
Level 03	2,344			1,620	100	0	100	-	-
Level 04	1,930			1,100	55	11	66	-	-
Total	**11,306**	**747**	**325**	**6,689**	**400**	**11**	**411**	**27.5**	**1.82**
Bedspace Mix %	-	-	-	-	**97%**	**3%**	**100%**	-	-

BLOCK 2	GIA (m2)	Shared amenity + BOH / staff (m2)	Plant (m2)	Net residential (bedspaces + KLDs) (m2)	Ensuites	Studios	Bedspaces	GIA per bedspace	Amenity per bedspace (m2)
Level 00	1,305	360	165	470	29	0	29	-	-
Level 01	1,305			907	56	0	56	-	-
Level 02	1,305			907	56	0	56	-	-
Level 03	1,305			907	56	0	56	-	-
Level 04	885			613	32	5	37	-	-
Total	**6,105**	**360**	**165**	**3,804**	**229**	**5**	**234**	**26.1**	**1.54**
Bedspace Mix %	-	-	-	-	**98%**	**2%**	**100%**	-	-

BLOCK 3	GIA (m2)	Shared amenity + BOH / staff (m2)	Plant (m2)	Net residential (bedspaces + KLDs) (m2)	Ensuites	Studios	Bedspaces	GIA per bedspace	Amenity per bedspace (m2)
Level 00	1,665	325	154	680	42	0	42	-	-
Level 01	1,665			1,166	72	0	72	-	-
Level 02	1,665			1,166	72	0	72	-	-
Level 03	1,665			1,166	72	0	72	-	-
Level 04	1,245			873	48	5	53	-	-
Total	**7,905**	**325**	**154**	**5,051**	**306**	**5**	**311**	**25.4**	**1.05**
Bedspace Mix %	-	-	-	-	**98%**	**2%**	**100%**	-	-

TOTAL	**25,316**	**1432**	**644**	**15,544**	**935**	**21**	**956**	**26.5**	**1.50**
Bedspace Mix %	-	-	-	-	**98%**	**2%**	**100%**	-	-

Assumptions:

- Typcally 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 approx. 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

Notes

- *All areas given are approximate and relate to the likely areas of the building as indicated on the illustrative 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.*

2.7 Development scenario 2 - Alternate mix

- **4-5 storey massing**
- **83% 8-bed ensuite clusters**
- **5% 6-bed ensuite clusters**
- **12% studios**

Block 1: 411 bedspaces

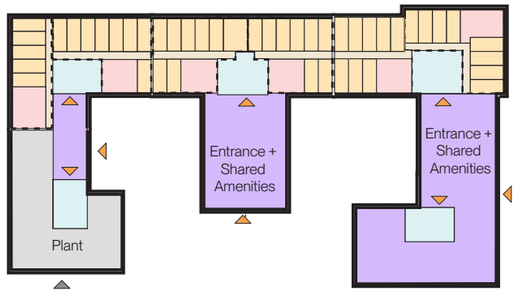
Block 2: 234 bedspaces

Block 3: 295 bedspaces

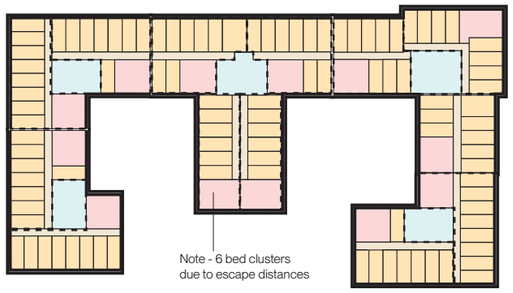
Total: 940 bedspaces

- **Gross internal area: 25,446 m²**
- **GIA per bedspace: 27.1 m²**

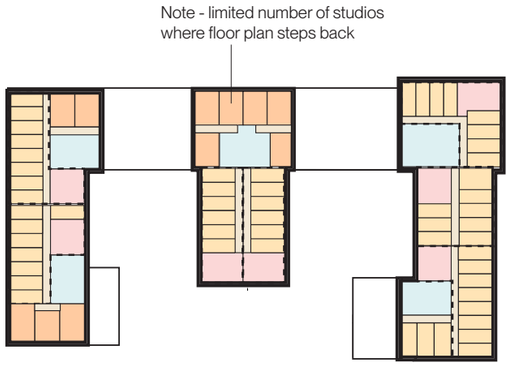
Block 1



Level 00

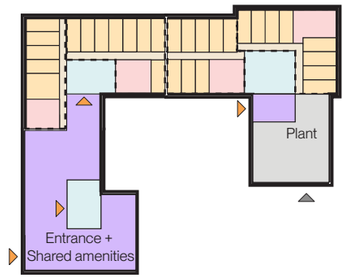


Level 01-03
(13 no. 8-bed clusters)



Level 04

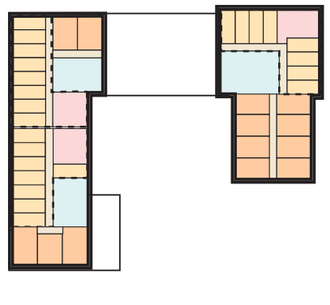
Block 2



Level 00

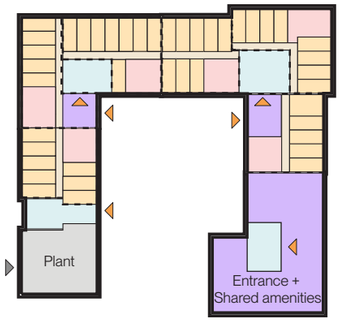


Level 01-03

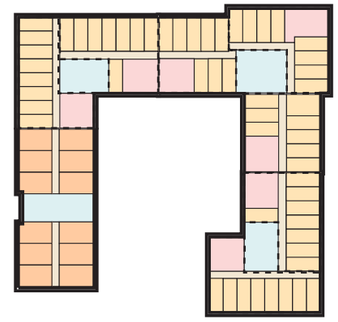


Level 04

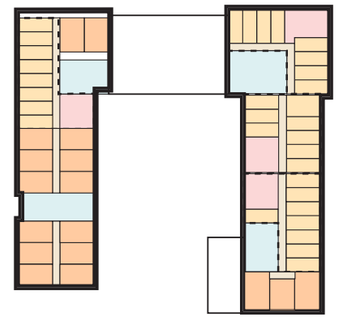
Block 3



Level 00



Level 01-03



Level 04

Development scenario 2 - Alternate mix (cont.)

SITE

	Area (ha)	
RLB (full site)	1.58	
RLB excluding greenspace to east	1.38	
Building footprints (total)	0.58	
Site coverage %	37%	(excludes external stores)

BLOCK 1	GIA (m2)	Shared amenity + BOH / staff (m2)	Plant (m2)	Net residential (bedspaces + KLDs) (m2)	Ensuites	Studios	Bedspaces	GIA per bedspace	Amenity per bedspace (m2)
Level 00	2,344	747	325	729	45	0	45	-	-
Level 01	2,344			1,620	100	0	100	-	-
Level 02	2,344			1,620	100	0	100	-	-
Level 03	2,344			1,620	100	0	100	-	-
Level 04	1,930			1,100	55	11	66	-	-
Total	**11,306**	**747**	**325**	**6,689**	**400**	**11**	**411**	**27.5**	**1.82**
Bedspace Mix %	-	-	-	-	**97%**	**3%**	**100%**	-	-

BLOCK 2	GIA (m2)	Shared amenity + BOH / staff (m2)	Plant (m2)	Net residential (bedspaces + KLDs) (m2)	Ensuites	Studios	Bedspaces	GIA per bedspace	Amenity per bedspace (m2)
Level 00	1,331	360	165	470	29	0	29	-	-
Level 01	1,331			930	48	8	56	-	-
Level 02	1,331			930	48	8	56	-	-
Level 03	1,331			930	48	8	56	-	-
Level 04	911			636	24	13	37	-	-
Total	**6,235**	**360**	**165**	**3,896**	**197**	**37**	**234**	**26.6**	**1.54**
Bedspace Mix %	-	-	-	-	**84%**	**16%**	**100%**	-	-
								-	

BLOCK 3	GIA (m2)	Shared amenity + BOH / staff (m2)	Plant (m2)	Net residential (bedspaces + KLDs) (m2)	Ensuites	Studios	Bedspaces	GIA per bedspace	Amenity per bedspace (m2)
Level 00	1,665	325	154	703	34	8	42	-	-
Level 01	1,665			1,135	56	12	68	-	-
Level 02	1,665			1,135	56	12	68	-	-
Level 03	1,665			1,135	56	12	68	-	-
Level 04	1,245			841	32	17	49	-	-
Total	**7,905**	**325**	**154**	**4,949**	**234**	**61**	**295**	**26.8**	**1.10**
Bedspace Mix %	-	-	-	-	**79%**	**21%**	**100%**	-	-

TOTAL	**25,446**	**1432**	**644**	**15,534**	**831**	**109**	**940**	**27.1**	**1.52**
Bedspace Mix %	-	-	-	-	**88%**	**12%**	**100%**	-	-

Assumptions:

- Typcally 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 approx. 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

Notes

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- *Factors that could influence both the GIA and the NIA of the scheme include the following:*
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- *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.*

2.8 Development scenario 3 - Higher density

- 5-6 storey massing
- 93% 8-bed ensuite clusters
- 5% 6-bed ensuite clusters
- 2% studios

Block 1: 511 bedspaces

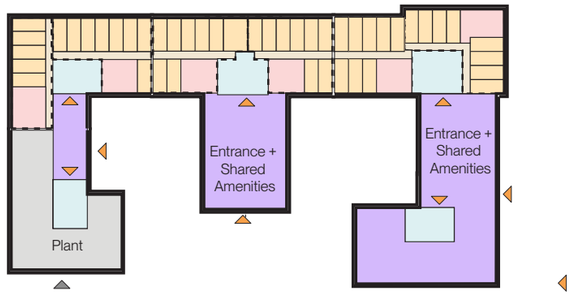
Block 2: 290 bedspaces

Block 3: 383 bedspaces

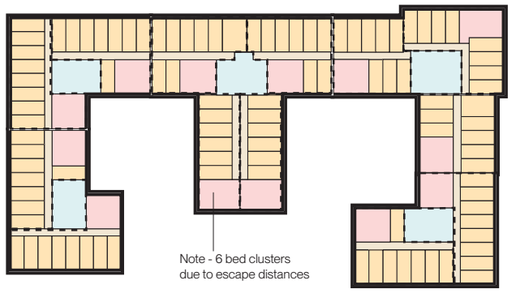
Total: 1184 bedspaces

- Gross internal area: 30,630 m²
- GIA per bedspace: 25.9 m²

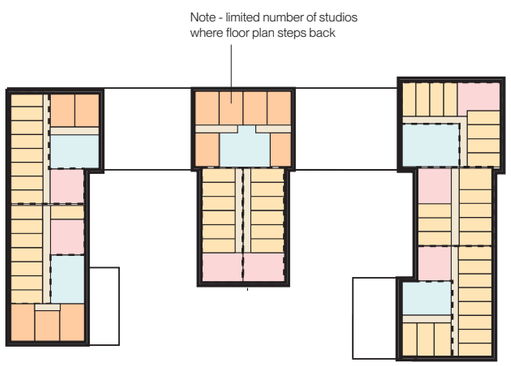
Block 1



Level 00

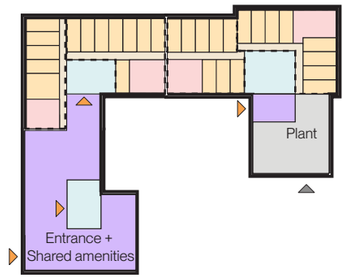


Level 01-03
(13 no. 8-bed clusters)



Level 04

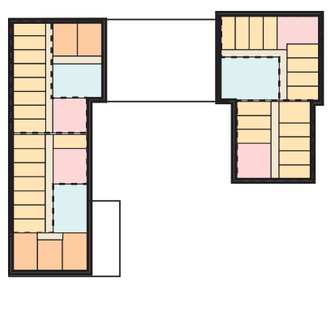
Block 2



Level 00

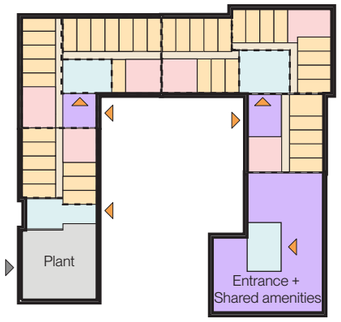


Level 01-03

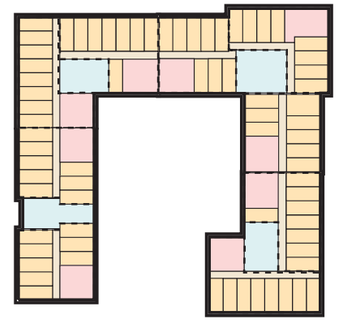


Level 04

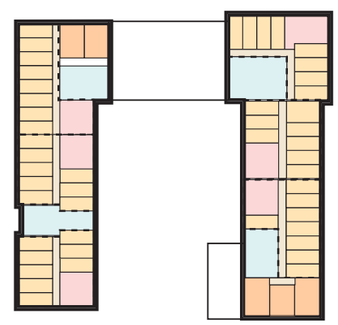
Block 3



Level 00



Level 01-03



Level 04

Development scenario 3 - Higher density (cont.)

SITE

	Area (ha)	
RLB (full site)	1.58	
RLB excluding greenspace to east	1.38	
Building footprints (total)	0.58	
Site coverage %	37%	(excludes external stores)

BLOCK 1	GIA (m2)	Shared amenity + BOH / staff (m2)	Plant (m2)	Net residential (bedspaces + KLDs) (m2)	Ensuites	Studios	Bedspaces	GIA per bedspace	Amenity per bedspace (m2)
Level 00	2,344	747	325	729	45	0	45	-	-
Level 01	2,344			1,620	100	0	100	-	-
Level 02	2,344			1,620	100	0	100	-	-
Level 03	2,344			1,620	100	0	100	-	-
Level 04	2,344			1,620	100	0	100	-	-
Level 05	1,930			1,100	55	11	66	-	-
Total	**13,650**	**747**	**325**	**8,309**	**500**	**11**	**511**	**26.7**	**1.46**
Bedspace Mix %	-	-	-	-	**98%**	**2%**	**100%**	-	-

BLOCK 2	GIA (m2)	Shared amenity + BOH / staff (m2)	Plant (m2)	Net residential (bedspaces + KLDs) (m2)	Ensuites	Studios	Bedspaces	GIA per bedspace	Amenity per bedspace (m2)
Level 00	1,305	360	165	470	29	0	29	-	-
Level 01	1,305			907	56	0	56	-	-
Level 02	1,305			907	56	0	56	-	-
Level 03	1,305			907	56	0	56	-	-
Level 04	1,305			907	56	0	56	-	-
Level 05	885			613	32	5	37	-	-
Total	**7,410**	**360**	**165**	**4,711**	**285**	**5**	**290**	**25.6**	**1.24**
Bedspace Mix %	-	-	-	-	**98%**	**2%**	**100%**	-	

BLOCK 3	GIA (m2)	Shared amenity + BOH / staff (m2)	Plant (m2)	Net residential (bedspaces + KLDs) (m2)	Ensuites	Studios	Bedspaces	GIA per bedspace	Amenity per bedspace (m2)
Level 00	1,665	325	154	680	42	0	42	-	-
Level 01	1,665			1,166	72	0	72	-	-
Level 02	1,665			1,166	72	0	72	-	-
Level 03	1,665			1,166	72	0	72	-	-
Level 04	1,665			1,166	72	0	72	-	-
Level 05	1,245			873	48	5	53	-	-
Total	**9,570**	**325**	**154**	**6,217**	**378**	**5**	**383**	**25.0**	**0.85**
Bedspace Mix %	-	-	-	-	**99%**	**1%**	**100%**	-	-

TOTAL	**30,630**	**1432**	**644**	**19,237**	**1163**	**21**	**1184**	**25.9**	**1.21**
Bedspace Mix %	-	-	-	-	**98%**	**2%**	**100%**	-	-

Assumptions:

- Typcally 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 approx. 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

Notes

- *All areas given are approximate and relate to the likely areas of the building as indicated on the illustrative 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 1) in context