

3.3 General Arrangement of the Development Proposal

BASEMENT LEVEL

Both Independent House and Emerald Chambers have an existing basement level. Our approach generally with regard to the existing buildings and the new proposal is to create a flow between the spaces, at basement level we propose to introduce a link corridor between Independent House and Emerald Chambers allowing these spaces to be predominantly used as student amenity space.

The basement rooms in Independent House will benefit from the existing courtyard lightwell which will bring light into these spaces and provide external amenity space for students at this level.

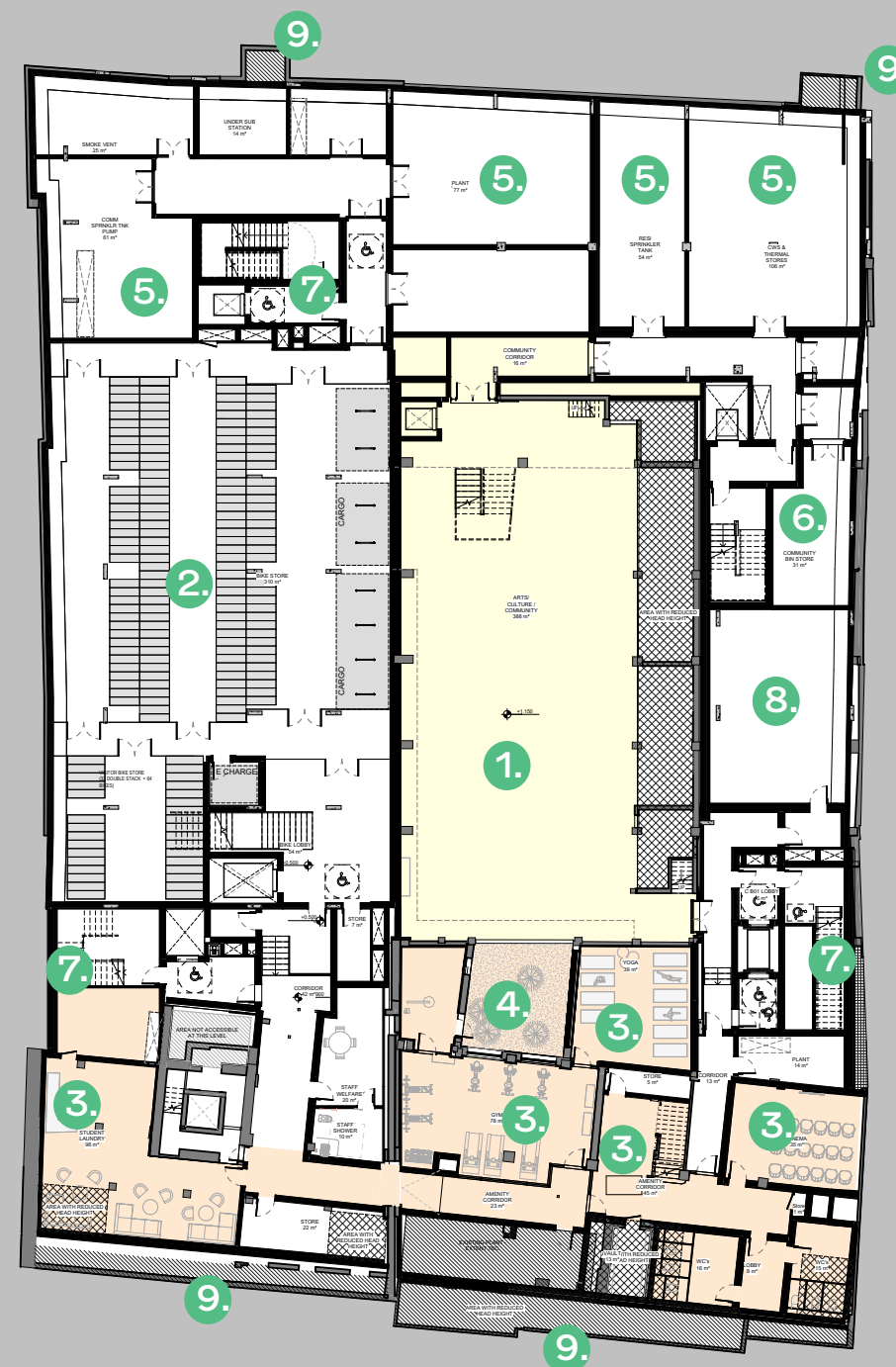
The retained and restored Printing Hall space will be reimagined for Community Cultural Arts use with the main floor of the double storey volume located at basement level.

Other support spaces such as plant, sprinkler tanks, bin stores and bicycle parking will be accommodated in new basement areas constructed to the East, West and North of the site.

The proposal is to exceed the provision of 1 space per bedroom (total 320 spaces provided for). This is enclosed and secure, located at basement level with independent access via. dedicated bicycle lift on William's Lane. It is proposed to provide 64 no. short stay bicycle parking spaces at basement level for visitor use. A further 10 staff bicycle parking spaces will be provided at ground floor level (refer to Appendices section 6.5 on Bicycle Parking)

We also would note that there are existing short stay bicycle parking stands on Middle Abbey Street and also short stay bicycle parking stands on Prince's Street North together with short stay motorcycle parking.

There is also a Dublin Bike station on Prince's Street North.



1. Community, Culture, Arts Space
2. Bicycle Store
3. Student Amenity
4. External Courtyard Retained
5. Plant Rooms
6. Community Bin Store
7. Circulation Core
8. Storage
9. Existing area of low head height under Middle Abbey Street & Prince's Street North.

LEGEND

	Five Bed Cluster
	Six Bed Cluster
	Eight Bed Cluster
	Studio Accom.
	Student Amenity
	Commercial Use
	Community, Cultural, Arts
	Ancillary / Support Use
	Reduced Head Height

Basement Floor Plan

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GROUND FLOOR LEVEL

Key to the proposal is retention of four significant conservation elements of the existing structures; Emerald Chambers, Independent House, part of the Printing Hall and five bays of the Prince's Street North Elevation.

The main student entrance is through the original main entrance to Independent House located beneath the art deco-style clock on Middle Abbey Street.

Existing stepped access to Independent House and Emerald Chambers will be removed to allow for new universally accessible entrances in proposed locations. The existing steps at Independent House entrance will be salvaged and re-used internally in the proposed Main Student Entrance.

Our approach generally with regard to the existing buildings and the new proposal is to create a flow between the spaces. At Ground Floor level we propose to introduce a link between Independent House and Emerald Chambers allowing these spaces to be used as student amenity space.

Retail and Cafe / Restaurant use is proposed at the key corners of Prince's Street, William's Lane and Middle Abbey Street to activate these streets, introducing passive surveillance and drawing pedestrians through these currently underutilised streets and laneways.

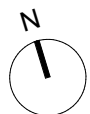
The Community Cultural Arts entrance is located on Prince's Street within the retained façade. This entrance leads to a mezzanine space from which the main Printing Hall space can be accessed via stair or lift.

There are separate, secure and well ventilated waste / bin stores for both student accommodation use and Community, Cultural, Arts use. Both of these bin stores are accessed from Prince's Street North. The proposed Retail and Cafe / Restaurant units will have their own bin store internal to the unit and will be responsible to take out their own waste on designated collection days. Waste would be brought directly to Prince's Street North for collection.



Ground Floor Plan

3.3 General Arrangement of the Development Proposal



TYPICAL FLOOR

- Student bedroom clusters and studios are arranged around a central lightwell that houses the retained Printing Hall structure.
- Two fire-fighting stair & lift cores are located behind the two protected structures on Middle Abbey Street and facilitate connections between the variant floor levels. A third fire-fighting core is located in the North East corner.
- A single five-bed cluster per floor level is proposed in Emerald Chambers
- A series of individual Student studio rooms are proposed in Independent House
- It is proposed to retain as much original fabric as possible within the Protected Structures. Internal timber and glazed screens are scheduled for removal as they cannot be certified to meet Fire Regulation Requirements of a residential accommodation scheme.
- Refer to AHIA prepared by the Conservation Architect for conservation methodologies.

Given the set-backs at upper floor levels the total number of bedspaces proposed within the development, including the studios, is **316**.

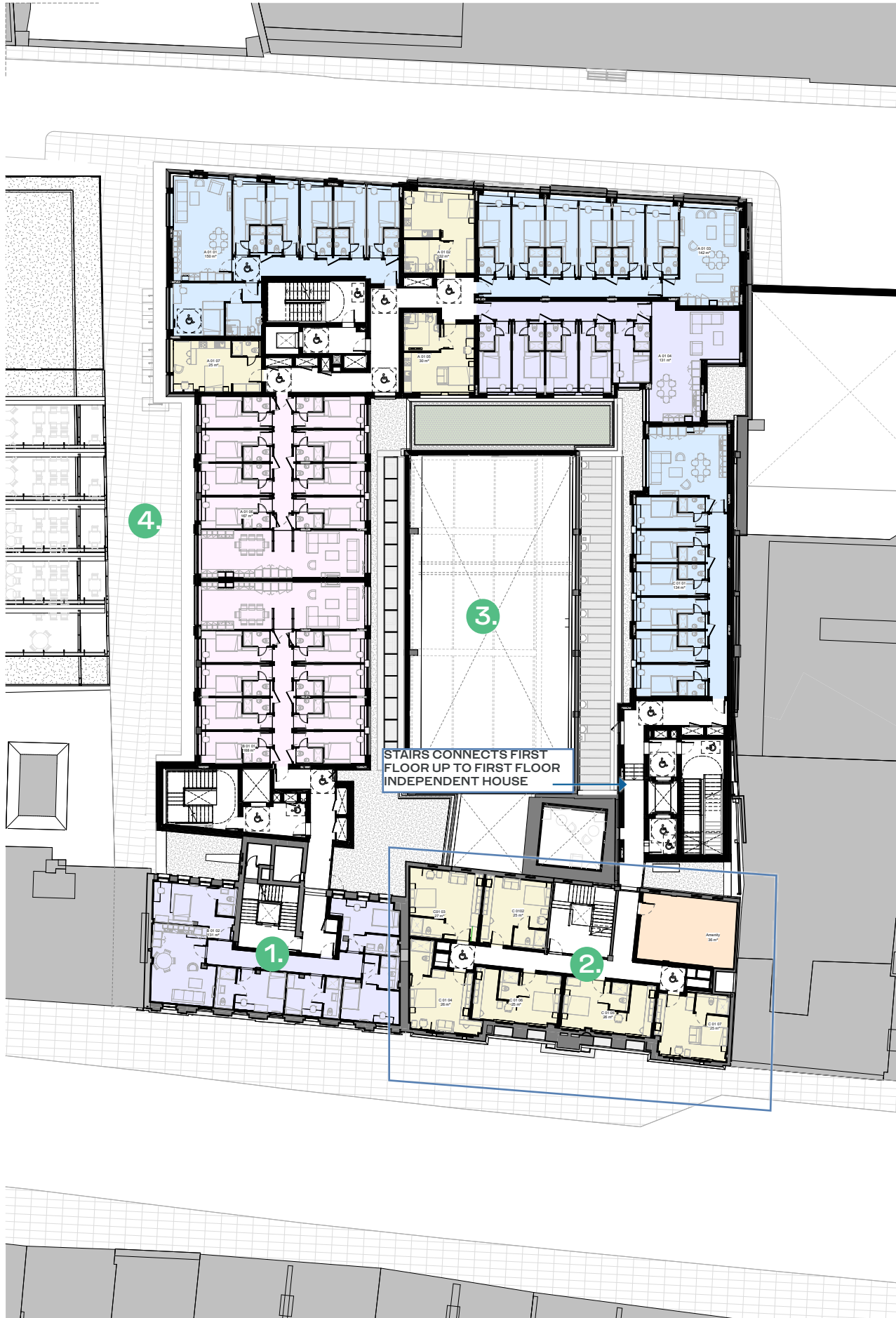
The majority of the accommodation is in student clusters of 5 - 8 bedrooms. These have been carefully designed in accordance with the DCC guidelines as well as best practice and experience from the industry. Accessible bedrooms are located within clusters with accessible living spaces allowing for full integration in the student experience. In addition, a small number of studios (including accessible studio accommodation) have been included, two in the new-build development typical floor plan and within Independent House: 6 studios at first floor, 7 studios on secpnd and third floor and 3 studios at fourth floor.

FIRST FLOOR

The First Floor plan includes 16 no. clusters and studio units on levels 2 to 3:

- 2 no. 5-bed cluster
- 3 no. 6-bed clusters
- 2 no. 8-bed clusters
- 9 no. studios

First Floor Plan



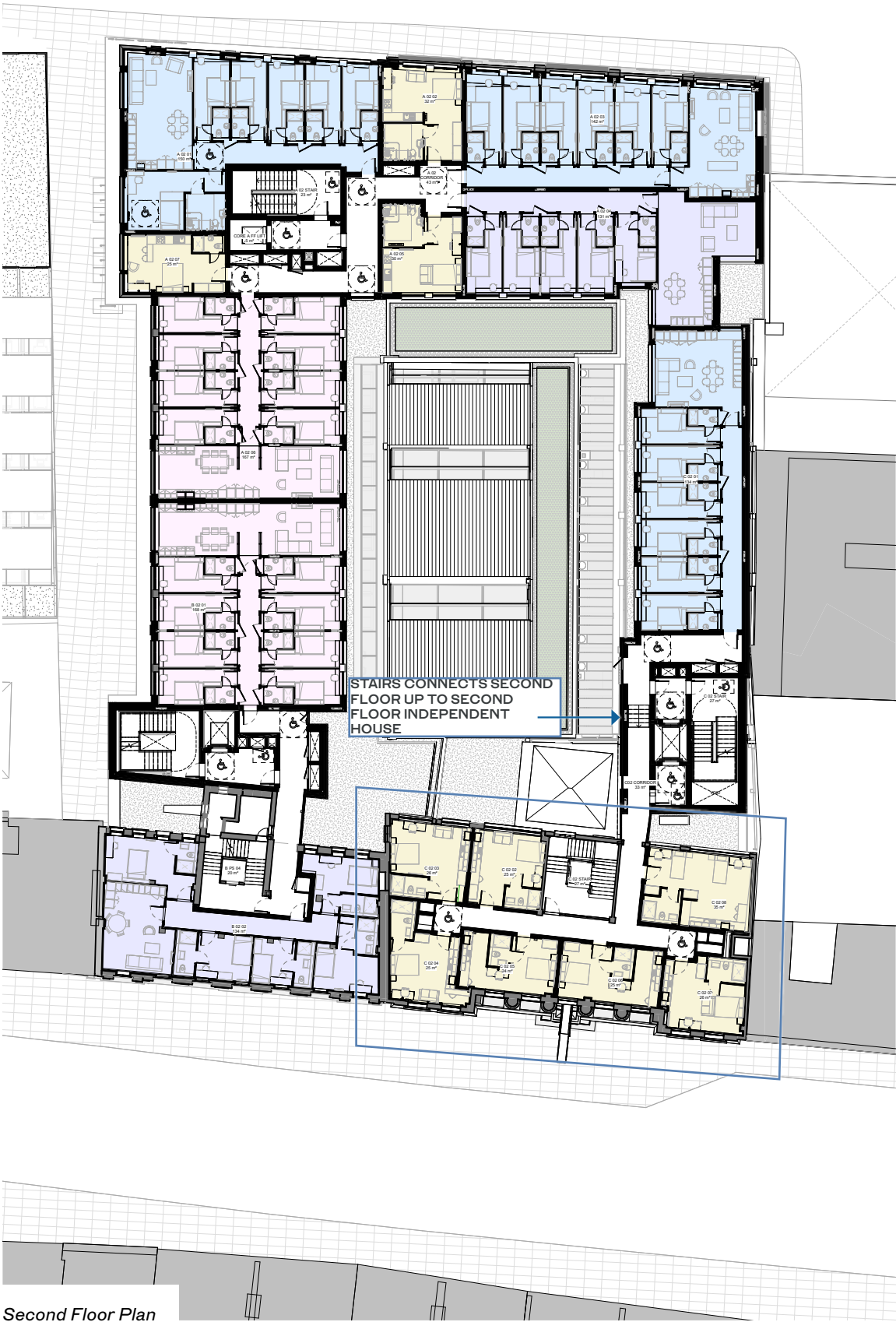
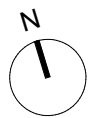
1. Emerald Chambers
2. Independent House
3. Lightwell above retained Printing Hall
4. William's Lane

LEGEND

- Five Bed Cluster
- Six Bed Cluster
- Eight Bed Cluster
- Studio Accom.
- Student Amenity
- Commercial Use
- Community, Cultural, Arts
- Ancillary / Support Use
- Reduced Head Height

3.3 General Arrangement of the Development Proposal

SECOND & THIRD FLOOR (TYPICAL)



Second Floor Plan



Third Floor Plan

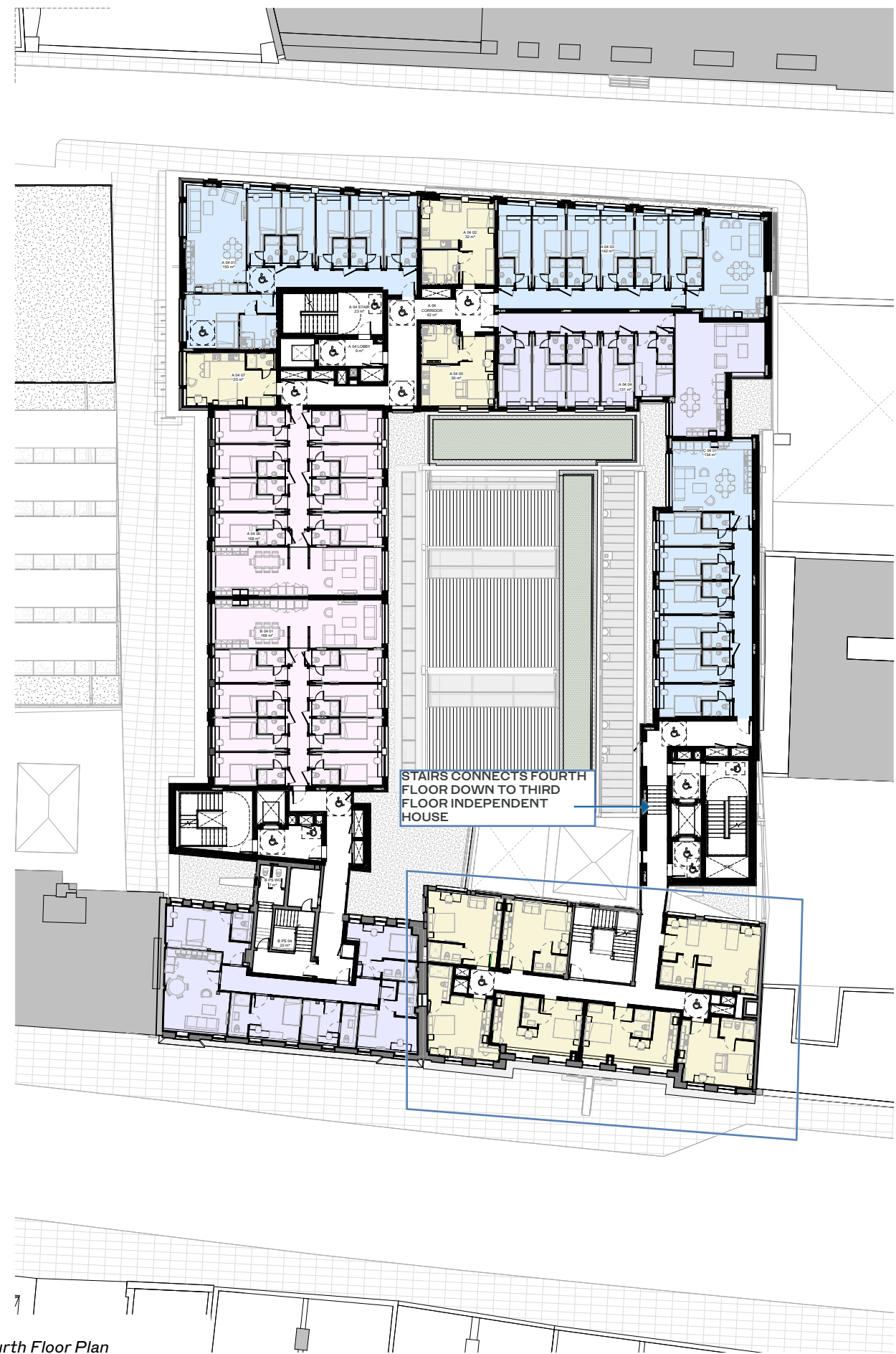
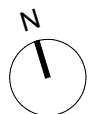
The 2nd and 3rd Floor includes 17 no. clusters and studio units as follows:

- 2 no. 5-bed cluster
- 3 no. 6-bed clusters
- 2 no. 8-bed clusters
- 9 no. studios (6 no. in Independent House) and
- 1 no. twin studio (in Independent House)

LEGEND	
	Five Bed Cluster
	Six Bed Cluster
	Eight Bed Cluster
	Studio Accom.
	Student Amenity
	Commercial Use
	Community, Cultural, Arts
	Ancillary / Support Use
	Reduced Head Height

3.3 General Arrangement of the Development Proposal

FOURTH FLOOR



The Fourth Floor includes 13 no. clusters and studio units as follows:

- 2 no. 5-bed cluster
- 3 no. 6-bed clusters
- 2 no. 8-bed clusters and
- 6 no. studios

LEGEND

Five Bed Cluster

Six Bed Cluster

Eight Bed Cluster

Studio Accom.

Student Amenity

Commercial Use

Community, Cultural, Arts

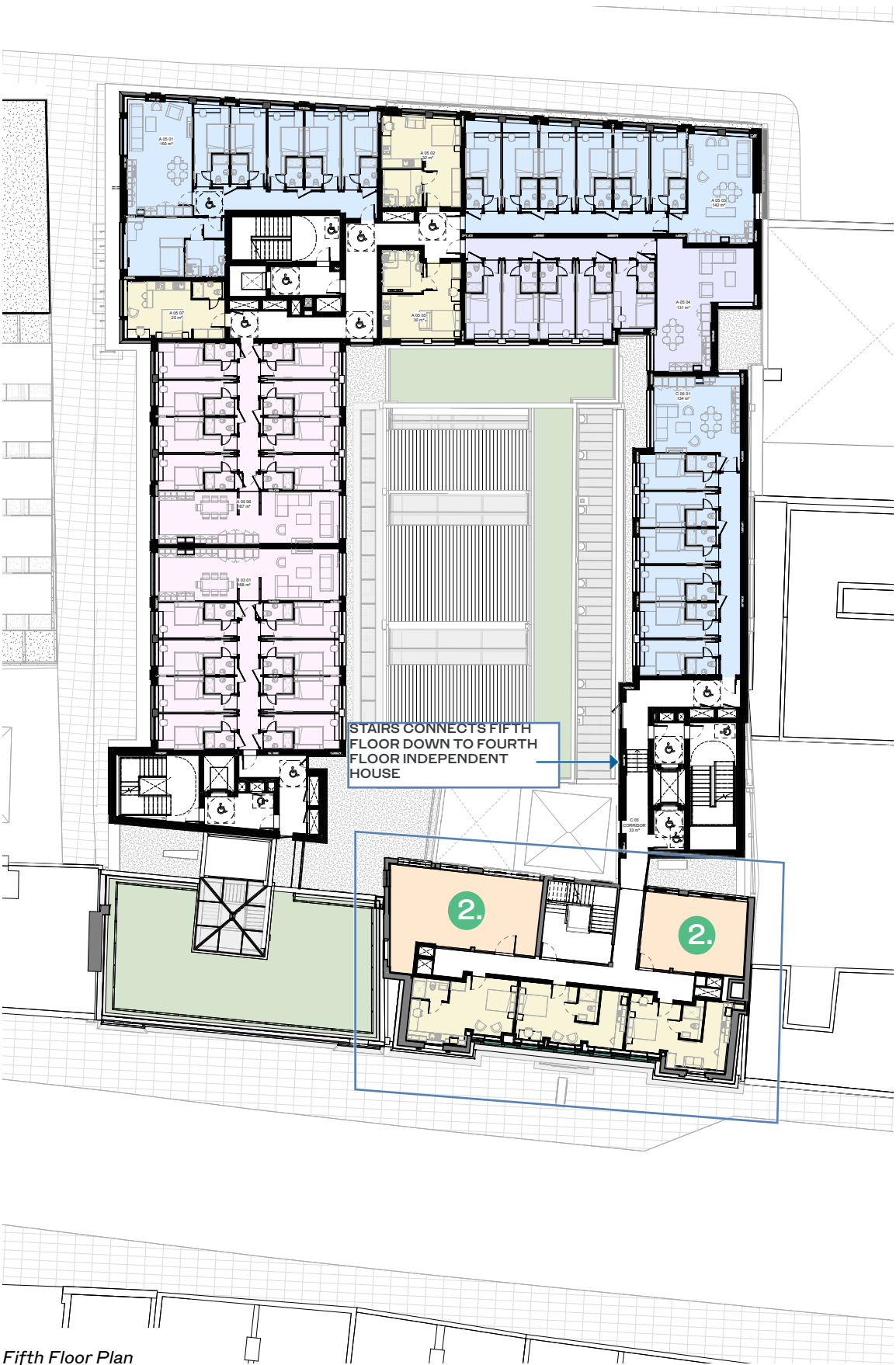
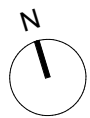
Ancillary / Support Use

Reduced Head Height

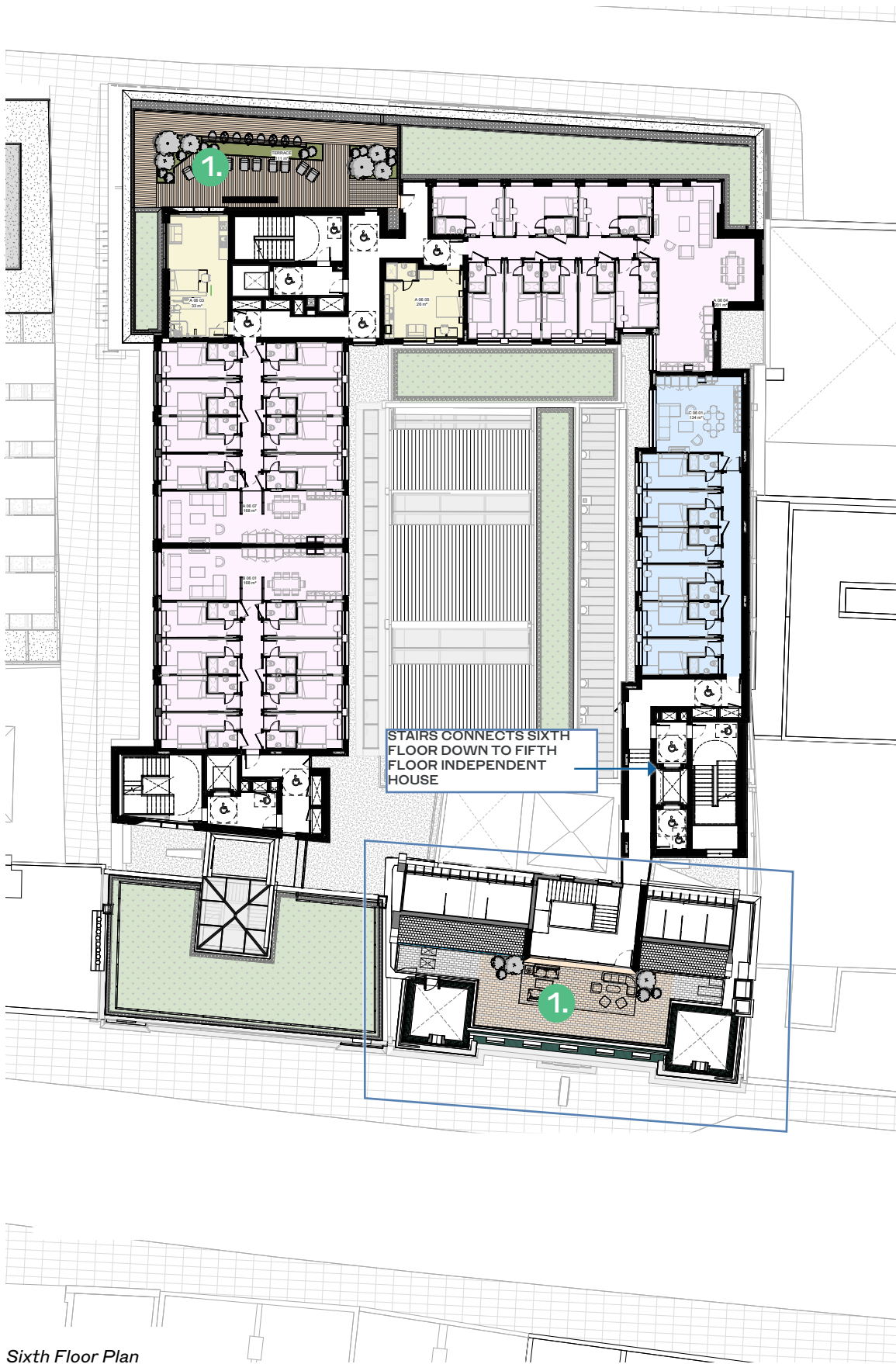
Fourth Floor Plan

3.3 General Arrangement of the Development Proposal

FIFTH & SIXTH FLOOR



Fifth Floor Plan



Sixth Floor Plan

- 1. Landscaped External Student Amenity Space
- 2. Amenity Space (internal)

The Fifth Floor includes 9 no. clusters and studio units as follows:

- 1 no. 5-bed cluster
- 3 no. 6-bed clusters
- 2 no. 8-bed clusters and
- 3 no. studio.

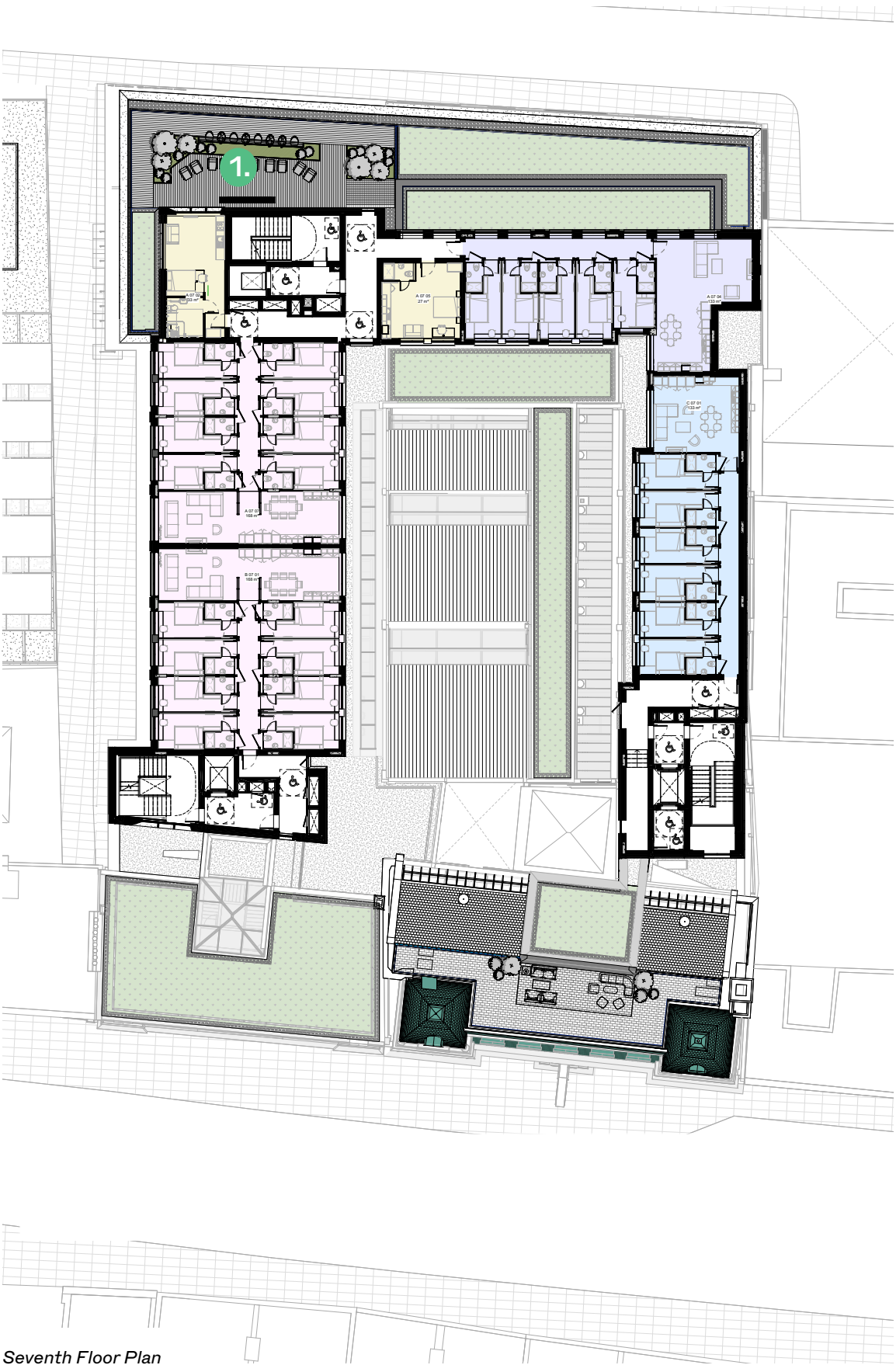
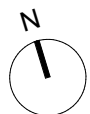
The Sixth Floor includes 6 no. clusters and studio units as follows:

- 1 no. 6-bed clusters
- 3 no. 8-bed clusters and
- 2 no. studios

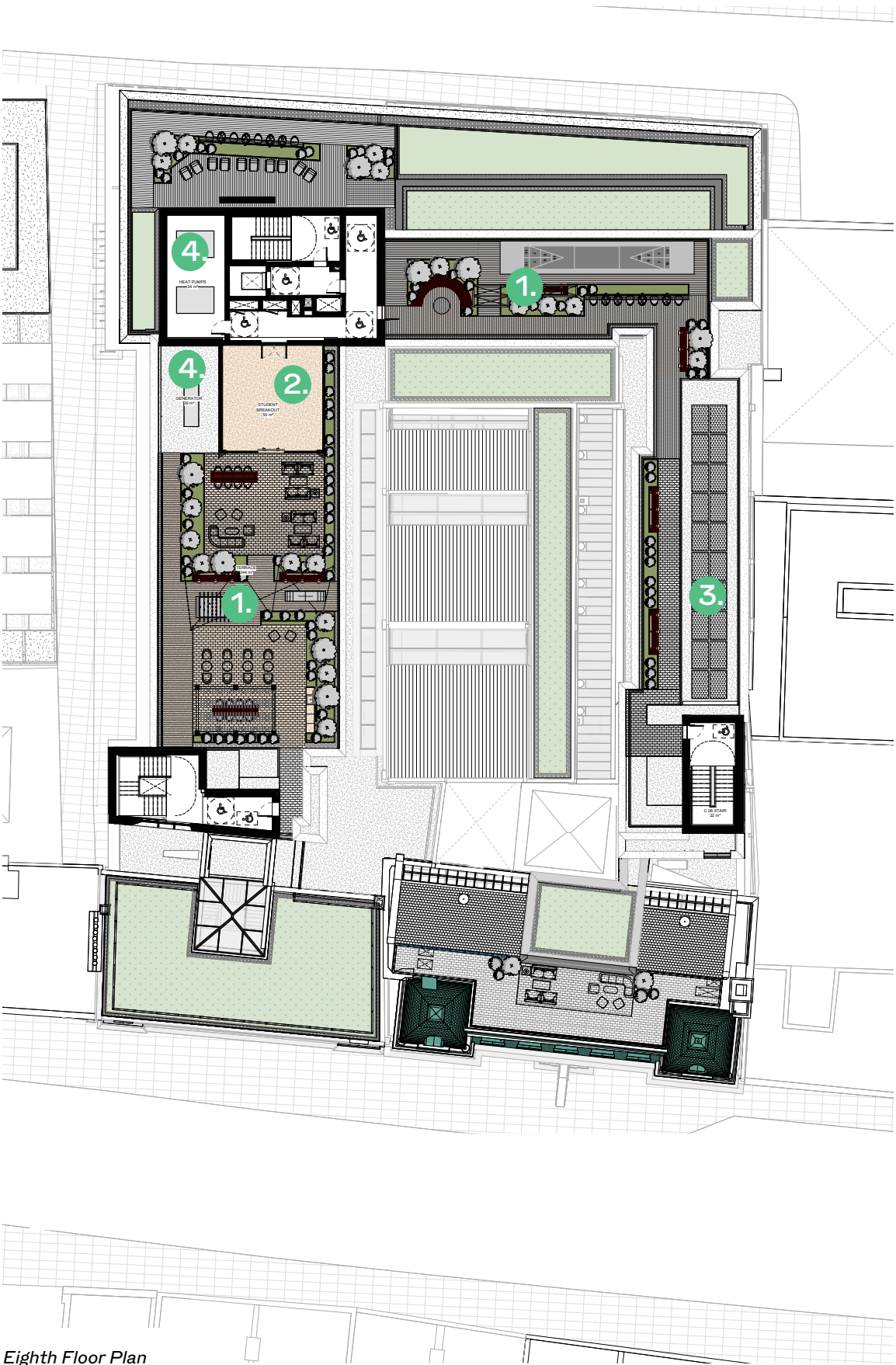
LEGEND	
	Five Bed Cluster
	Six Bed Cluster
	Eight Bed Cluster
	Studio Accom.
	Student Amenity
	Commercial Use
	Community, Cultural, Arts
	Ancillary / Support Use
	Reduced Head Height

3.3 General Arrangement of the Development Proposal

SEVENTH & EIGHTH FLOOR



Seventh Floor Plan



Eighth Floor Plan

- 1. Landscaped External Student Amenity Space
- 2. Amenity Space (internal)
- 3. Solar Array
- 4. Plant Area

The Seventh Floor includes 6 no. clusters and studio units as follows:

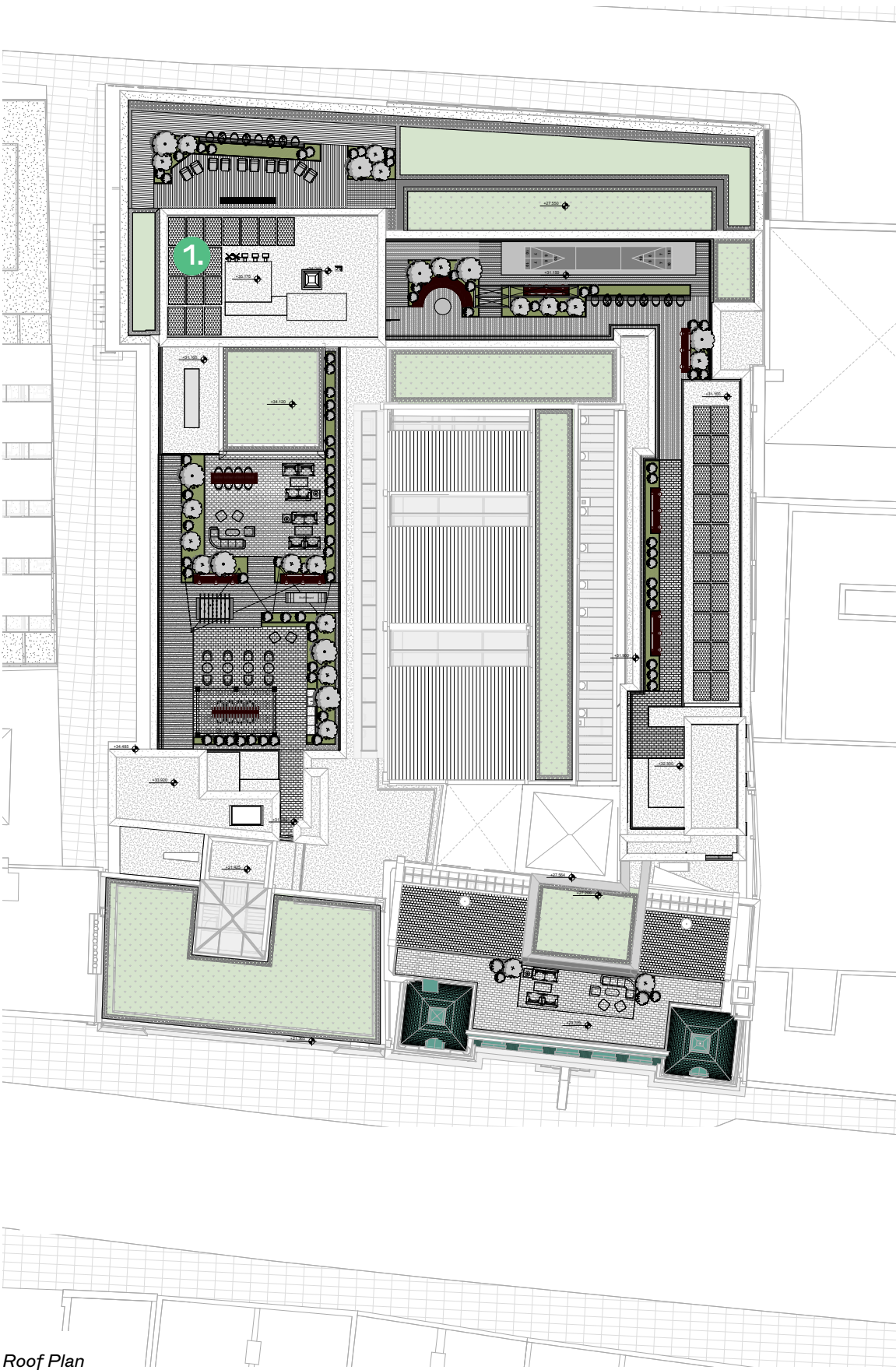
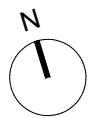
- 1 no. 5-bed cluster
- 1 no. 6-bed clusters
- 2 no. 8-bed clusters and
- 2 no. studios

There is no student accommodation proposed at Eighth floor level only External Student Amenity.

LEGEND	
	Five Bed Cluster
	Six Bed Cluster
	Eight Bed Cluster
	Studio Accom.
	Student Amenity
	Commercial Use
	Community, Cultural, Arts
	Ancillary / Support Use
	Reduced Head Height

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ROOF LEVEL



Roof Plan

External student amenity space is provided primarily at roof level in landscaped roof terraces due to the partial retention of the Printing Hall along with the City Centre context and site area restraints.

The scheme will provide a total of 1834m² of student amenity space.

Internal: 1211 m² (includes 50m² pavilion at roof level)

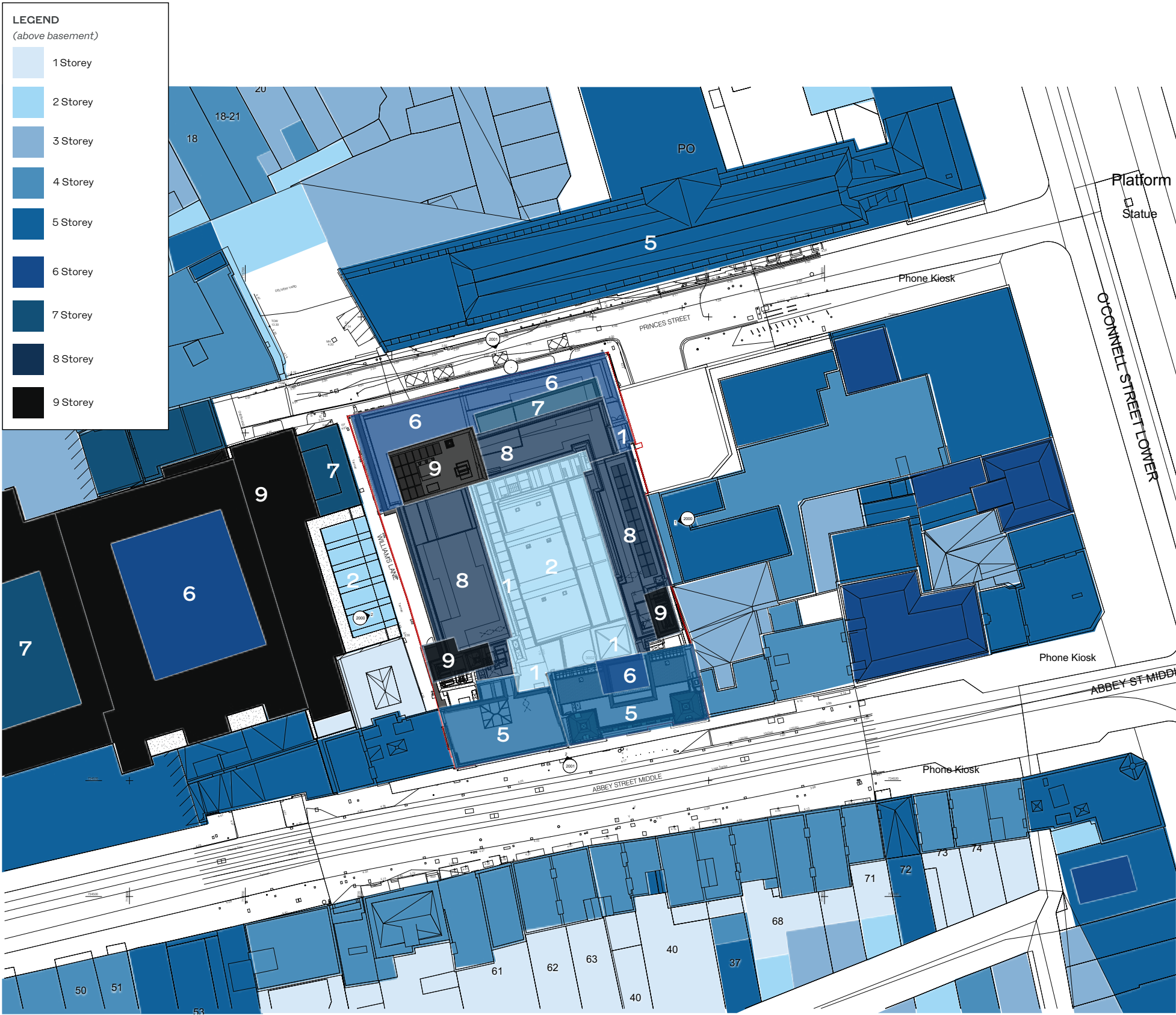
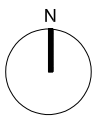
External: 623 m² (total at roof level)

Refer to *Appendix 6.1* and the *Landscape Architects Landscape Design Statement* for further detail of proposed rooftop amenity spaces

1. Solar Array

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BUILDING STOREY ANALYSIS



CONTEXT

The granted permission (Ref. 4880/22 - June 2023) for a hotel development neighbouring the site to the West has a massing of between 2-9 storeys with setbacks.

MASSING

The existing Emerald Chambers building on Middle Abbey Street is 5 storeys above basement, the existing Independent House building on Middle Abbey Street is part 5, part 6 storeys above basement and the proposed new development has a massing of between 6-8 storeys above basement. The development is stepped back at upper levels from Prince's Street North.

The Printing Hall is 2 storeys tall above basement (triple height internal space at basement level).

IMPACT OF PROPOSED DEVELOPMENT

Daylight, Sunlight and Visual Impact Studies have been carried out and accompany the application submission.

Refer to the following accompanying reports:

- Townscape and Visual Impact Assessment
- Daylight & Sunlight Assessment 3D Design Bureau

Generally the massing of the proposed new elements are carefully positioned so as to remain relatively invisible and subservient to the primary protected structures. The Townscape and Visual Impact report by Modelworks and Visual Impact Photomontage Study by 3DDB clearly demonstrate the arrangement and its discreetness.

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SCHEDULE OF ACCOMMODATION

all figures are m²

951193		INDEPENDENT HOUSE				
SCHEDULE OF ACCOMMODATION						
FLOOR	COMMUNITY / CULTURAL / ARTS	RESTAURANT / CAFE	RETAIL	STUDENT CLUSTER	STUDENT AMENITY (INTERNAL & EXTERNAL)	NET FLOOR AREA (EXCLUDES EXTERNAL AMENITY)
BASEMENT	404	0	0	0	408	781
GROUND	240	254	216	0	654	1364
FIRST	0	0	0	1266	36	1302
SECOND	0	0	0	1299	0	1299
THIRD	0	0	0	1306	0	1306
FOURTH	0	0	0	1200	93	1293
FIFTH	0	0	0	980	70	980
SIXTH	0	0	0	721	118	721
SEVENTH	0	0	0	652	0	652
EIGHTH	0	0	0	0	455	51
TOTAL	644	254	216	7424	1834	9749
Number of bedspaces						316
Amenity SQM per student		5.7sqm per bedspace				5.80
Community, Cultural, Arts Requirement		5% of net area:				487.45

PROPOSED FOR DEMOLITION	EXISTING GFA	NEW BUILD GFA (GROSS FLOOR AREA)	TOTAL (GROSS)
1690	1022	1640	2662
1532	702	1520	2221
1485	476	1292	1768
1085	476	1292	1768
160	476	1291	1767
25	462	1291	1754
	37	1283	1319
	0	999	999
	0	923	923
	0	230	230
5977	3650	11763	15413

CLUSTER / STUDIO SCHEDULE										
FLOOR	STUDIO (single)	STUDIO (twin)	4 BED	5 BED	6 BED	7 BED	8 BED	TOTAL STUDIOS & CLUSTERS	TOTAL BEDS	
										*no. of which are located within protected structure
										5 BEDSTUDIO (single)STUDIO (twin)
GROUND	0	0	0	0	0	0	0	0	0	0
FIRST	9	0	0	2	3	0	2	16	53	16
SECOND	9	1	0	2	3	0	2	17	55	17
THIRD	9	1	0	2	3	0	2	17	55	17
FOURTH	6	0	0	2	3	0	2	13	50	13
FIFTH	3	0	0	1	3	0	2	9	42	9
SIXTH	2	0	0	0	1	0	3	6	32	6
SEVENTH	2	0	0	1	1	0	2	6	29	6
EIGHTH	0	0	0	0	0	0	0	0	0	0
TOTAL STUDIOS & CLUSTERS	40	2	0	10	17	0	15	84	316	4
TOTAL BEDS	40	4	0	50	102	0	120			20

Site Area	2995.26
Net to Gross Ratio	63.25%
Plot Ratio	4.26
Existing Site Coverage	96.35%
Proposed Site Coverage	91.81%
Cycle Parking Space - Internal	394
Cycle Parking Space - Landscape	14

AMENITY SCHEDULE			
FLOOR	INTERNAL	EXTERNAL	TOTAL
BASEMENT	377	31	408
GROUND	654	0	654
FIRST	36	0	36
SECOND	0	0	0
THIRD	0	0	0
FOURTH	93	0	93
FIFTH	0	70	70
SIXTH	0	118	118
SEVENTH	0	0	0
EIGHTH	51	404	455
TOTAL	1211	623	1834

5 sqm. Amenity / bed min. requirement

1580

KEY FIGURES

Total rooms - 314 (316 bedspaces)

Total Gross Development Area - 15413m²
(including 3650m² retained & adapted existing buildings)

Total Amenity Area (internal & external) - 1834m²

Community, Cultural, Arts provision - 644m² (% of GFA)

Retail units - 3

Café / Restaurant Units - 1

Total Bicycle Parking Spaces Provided - 408

Total Car Parking Spaces Provided - 0

Refer to Housing Quality Assessment document for further detail