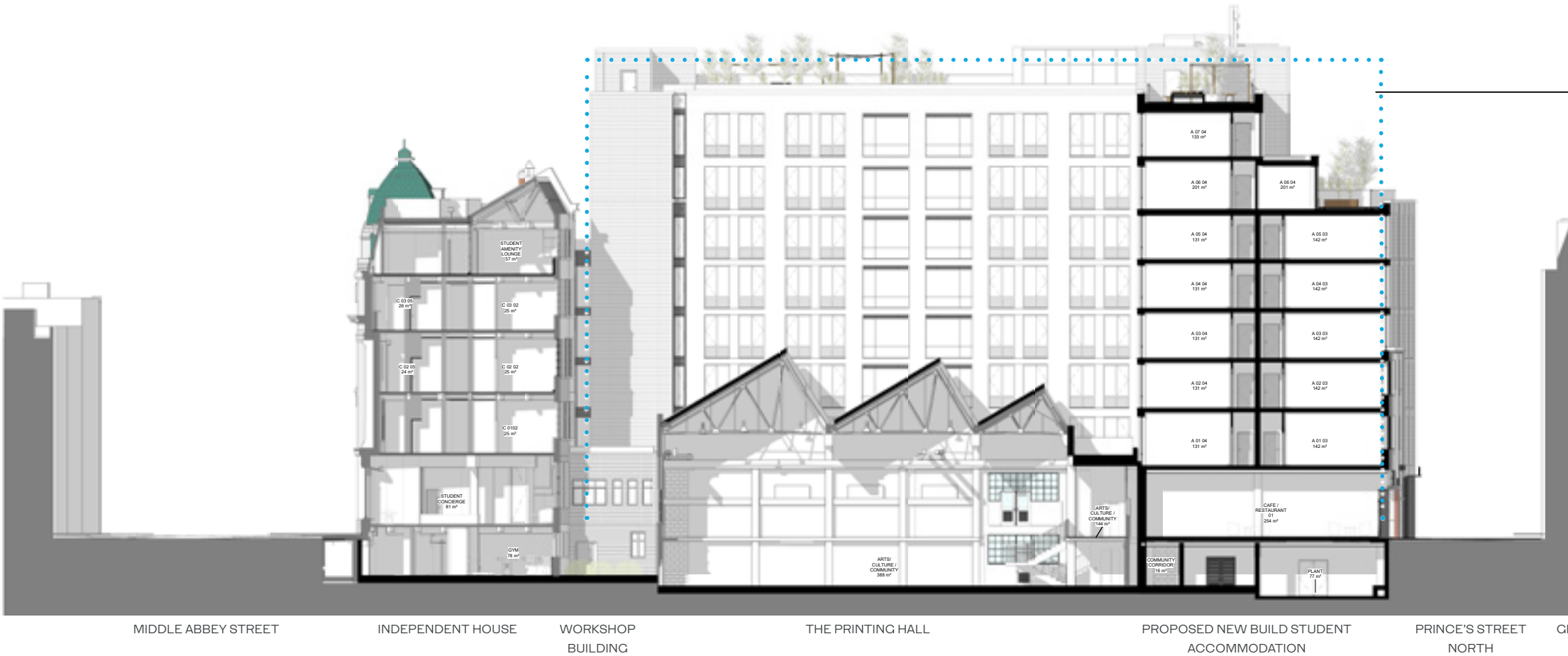


3.3 General Arrangement of the Development Proposal

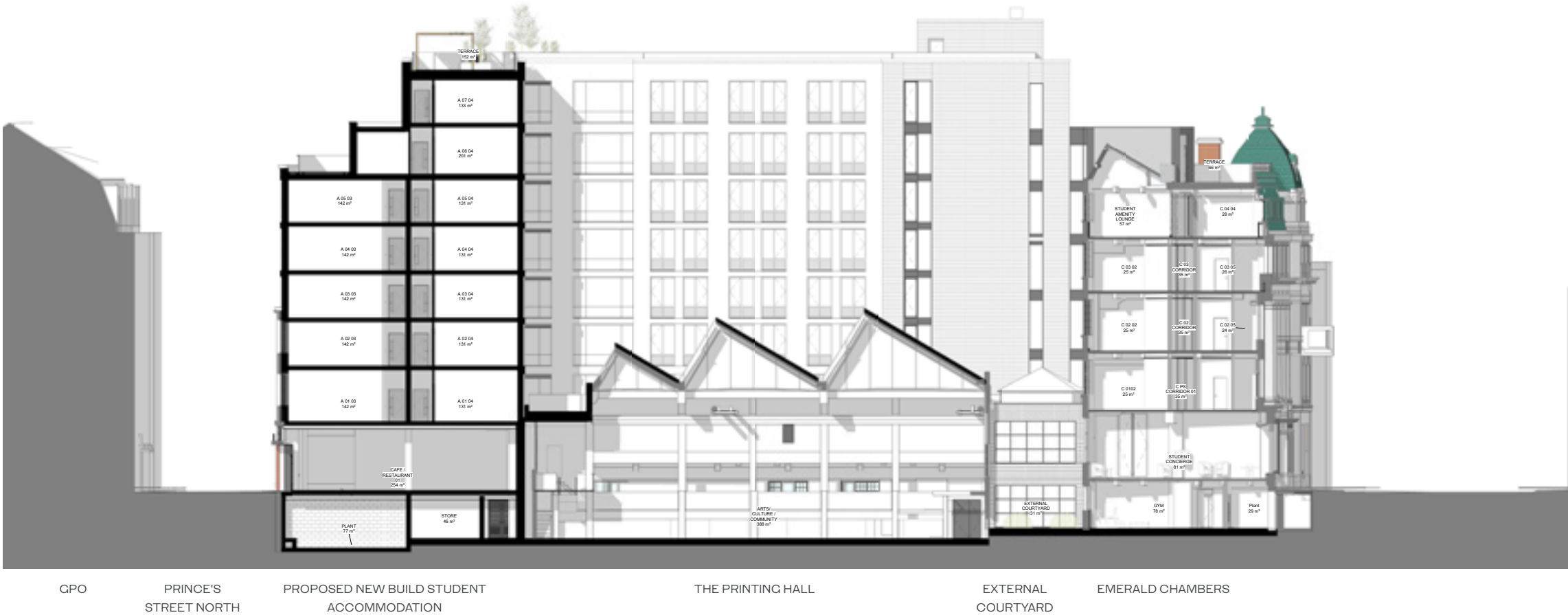
SITE SECTIONS

Proposed Section AA



GRANTED PL.
Reg. Ref. No.
4880/22

Proposed Section BB



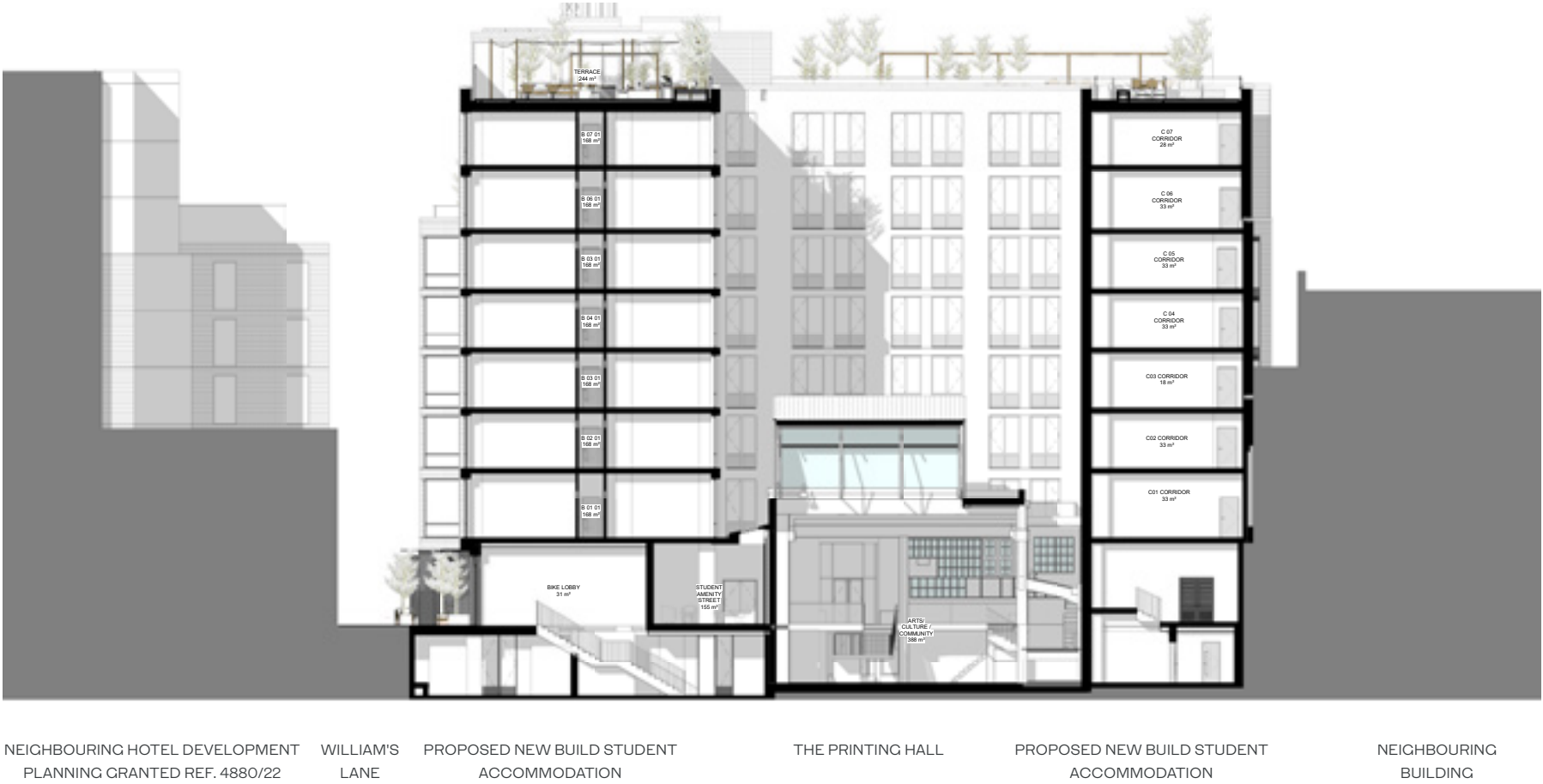
3.3 General Arrangement of the Development Proposal

SITE SECTIONS

Proposed Section CC



Proposed Section DD



3.4 Massing and Facade Design

Having established the site strategy in relation to conservation and adaptation for reuse on the site, the remaining site area naturally forms a U- shape primed for development. Two glass bridge connections between the retained and proposed buildings and three new vertical access cores facilitate universal access and compliance with building regulations over the entire development.

The proposed U-shaped bedroom block rises to 8 floors including Ground over a single basement level. There are three 9 storey elements providing access to the roof level external amenity space only. This height is consistent with the emerging local height context, including that of the adjacent hotel permission (Reg Ref 4880/22), recent developments on North Earl Street and Clery’s Quarter as well as proposed redevelopment of the Dublin Central Site.

The 8 storey form is substantially set back on Prince’s Street North having a shoulder level at 6th floor above ground that wraps round the corner of a revitalised Williams Lane. The building steps back again along part of the Northern elevation at 7th floor level. On the lane itself, the building is pushed back from the site boundary to ensure Williams Lane is widened sufficiently to be a viable walking route in the city.

The elevations of the existing buildings on Abbey Street are formal, symmetrical and elegantly proportioned arrangements of stone and red facing brick. Not unusually the finest materials are used on the front face and entrance to the buildings. Typically brick use on the rear elevation tended to be a less refined and of a more economical type, and in Dublin the Yellow Dolphins Barn brick is common. For example, the existing range building on Williams Lane mixes a yellow Dolphins Barn brick with lime render. The Arnotts Car Park used this as a reference point which can also be seen in the inner courtyards of the GPO. In order that this contextual hierarchy is maintained we are proposing that the new elements of the development will be clad in a similar buff/ yellow brick. We are also proposing that a dark black/ purple brick is used at ground level- another common base material that ensures the wear and tear and additional weathering that occurs at the ground floor is managed effectively and that the long-term maintenance of the building is considered at this early stage.



Aerial view of proposed scheme



View of clock on Independent House



View West on Middle Abbey Street

3.4 Massing and Facade Design

SOUTH ELEVATION

The extracted verified view (from the accompanying Aerials, CGIs and Verified Views by 3D Design Bureau) illustrates how the proposal is, for the most part, not visible from street level along Middle Abbey Street. Small alterations and improvements to the roof guarding and parapets are visible and setback from the main elevation.

Upgrading and refurbishment works are proposed for the Protected Structures on Middle Abbey Street, revitalising their presence on the street and retaining historical features of interest.

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.



Proposed South Elevation

3.4 Massing and Facade Design

EAST ELEVATION

The East Elevation is highly important in terms of articulating the scheme from the vantage point of O'Connell Street and from Princes Street North, the latter of which, will be more activated and engaging through the interventions of this scheme.

The overall composition is designed to incorporate the partially retained facade on Prince's Street North. Removal in part of the brown-brick boundary wall to the Penney's service yard facilitates a new gable arrangement which addresses O'Connell Street.

A feature glazed corner window in the Ground Floor Cafe / Restaurant unit acts as an invitation to the scheme and engages the pedestrian realm as people cross over to the GPO Arcade. The glazing will be characterized by a deep cill and metal surround that houses feature signage, further highlighting and activating this corner.

Glazing to the East elevation party wall is limited by the land-locked nature of this elevation. These openings forward of the line of the Penny's service yard are contemporary in nature and differentiate themselves in arrangement while being sympathetic to the replacement glazing within the retained industrial facade. These opes allow for dual aspect living rooms with views back to O'Connell street.

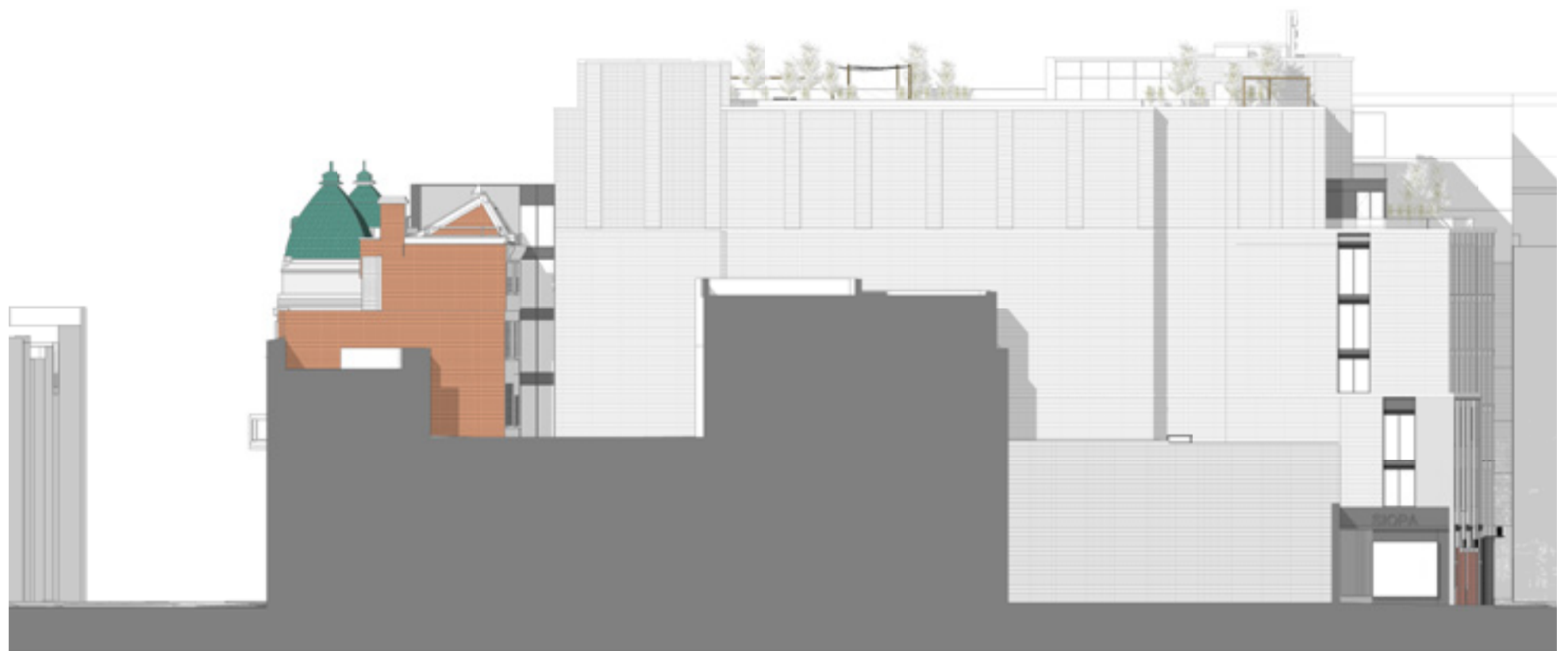
Brick detailing i.e. brick bonds and changes in facade depth are combined with stone banding datum and fenestration are combined to create an interesting and inviting facade for the most prominent corner of the scheme.



Extract from VIA



Extract from VIA



Proposed East Elevation

3.4 Massing and Facade Design

NORTH Elevation

The first five bays, of the existing and originally constructed industrial facade to Prince's Street North are to be retained. The elevation is in a state of disrepair, so the retention principle will involve the remaking of some of the fabric to represent it's original state to include the following interventions:

Original composition of modified former vehicular entrances are to be restored.

Where surviving, original multi-paned steel framed windows to be repaired or replaced to match existing.

Original features such as glazed brick and art-deco style cornices are to be retained where surviving and repaired / made good where damaged. One original light fixture survives on this facade. This is to be retained and refurbished / reinstated and replicated where possible.

The industrial style and proportions of this facade informs the fenestration design of the new development. It is worth noting that the structural bay of the retained facade on Prince's Street North generates the structural grid for the entire scheme. The double stacked windows between piers enclose back to back student bedrooms. These bedrooms are slightly narrower and longer than other student bedroom types and allow for the desk to face the window. This arrangement allows for the retention of the Princes Street facade and for the generation of a new building facade that echoes this rhythm across the scheme. The render finish of the retained facade will wrap around the corner of the new build element facing O'Connell St to ensure that the retained element does not read as a one-dimensional piece.

The double stacked window allows maximum daylight, a large picture window above the student's desk and an opening section to the side. The windows aim to engage with the aesthetic of the original industrial building fabric while fulfilling a specific, contemporary function.

The datum to the ground floor of the facade is delineated with a slim aluminium canopy. This canopy transitions from signage base, to shelter canopy as it wraps around the corner to William's Lane and helps to identify Williams Lane as a renewed and safer pedestrian route in the city. The black glazed brick below this line takes reference from the surviving glazed tiles on the existing Prince's Street facade without attempting to copy them in colour.

On upper floors the material palette is a pale buff brick that complements the existing masonry to Abbey Street and to the tones of the Prince's Street glazed tiles. Black metal window frames, copings and metalwork continue the aesthetic of the industrial glazing of the retained facade. The introduction of a step in the brick to create piers echoes the treatment of the Abbey Street brick facades and aims to continue the rhythm created by the retained Prince's Street facade. As elsewhere, reconstituted stone banding is utilised at parapet level and to break down massing on upper floors.

The step-back element at 6th floor is clad in a black aluminium cladding so as to have a quieter visual presence from street level.



Extract from VIA



Extract from VIA



Proposed North Elevation

3.4 Massing and Facade Design

WEST ELEVATION

Removal of the 2 story linear range bounding Williams Lane facilitates a significant and critical, much needed widening of the lane.

Responding to the permitted hotel scheme to the West, the lane is widest at the central section where it will benefit from the passive surveillance afforded by the proposed student lounge that directly looks over the widened public thoroughfare.

The retained existing opening to Middle Abbey Street which is under the adjacent building (and outside of the subject site) is a constricted space with an ornate portal way on the Abbey Street side.

This constriction is reflected in a similarly proportioned (although, more generous) dimension at the Princes Street North end. This compression and release followed by compression is a classic device that will give the lane a sequence of spaces making the route more interesting while providing clarity of threshold and centre.

The ground floor treatment is characterized by a glazed tile rhythmic structure of columns with shop front type glazing articulated between.

Small format paving and planter box and seat details add to the overall appointment of the lane itself.

Above, the upper floors of the student realm reflect the pattern of bedroom and living room windows set in the buff brick cladding of the other externally facing elevations.

The main mass of accommodation is set back and mirrors the mass of the adjacent permitted hotel to form a southerly oriented space that encourages daylight to penetrate deep into the lane itself.



William's Lane current condition



William's Lane CGI of proposed scheme



Proposed West Elevation

4.0 INTERVENTIONS TO PROTECTED STRUCTURES

- 4.1 Independent House
- 4.2 Emerald Chambers
- 4.3 The Printing Hall
- 4.4 Prince's Street North

Conservation & Adaptation of Protected Structures

Summary of Proposed Works

The conservation analysis has identified the four key elements of significant historic value identified for retention, adaptation and incorporation to the development. The conclusion of this analysis is described in Section 2.8.

The following section lists the proposed works to the 4 key retained parts which are further illustrated in the drawings accompanying the application.

It is important to note that the demolition of the selected buildings will enable the careful restoration of the rich existing architectural fabric. A full set of drawings and reports describing the Conservation approach is included in the Application Documentation. The purpose of this section is to provide a high level summary of the key elements only.



Aerial view of the existing site

4.1 Independent House

The following is a list of proposed works to Independent House:

The careful restoration of the ornate street facing elevation to Abbey Street, cleaning of stonework, repair of gutters, flashings and copperwork dormers and eaves vaulting, restoration of original steel windows including the ground floor ‘shop front’ windows (replacement of windows to match original only where necessary or where non original), restoration of the Art Deco Clock over the main entrance, and retention and cleaning of the bronze newspaper lettering in the frieze.

To ensure the primary entrance is used for the primary purpose of the building it is proposed to retain the existing internal Ground floor levels. However, to facilitate universal access and egress to and from the building it is proposed to remove the central granite steps, (reusing them internally) and to lower a small area at the entrance zone to street level. This facilitates insertion of a platform lift, and reuse of the granite steps internally to reach the existing Ground floor level. The door set would be retained and reused, and a new fixed intermediate over panel matching the design of the door installed beneath the retained fan light.

It is also proposed to drop the cill level and to insert a new fire escape door on the Eastern most window within the granite plinth. This door and opening would mirror the existing door and opening on the Western edge of the same elevation- mirroring the arrangement. A small area of the floor behind this new inserted door would be lowered and a set of steps inserted to ensure Part K of the regulations can be met.

Retention of the roof top terrace and sloped North light roofs behind the copper cupola.

The sloped glazed roof will be sympathetically upgraded with double glazing to ensure thermal performance. The non-original internal suspended ceiling will be removed and the spaces adapted as student amenity / study rooms.

A new element at 5th floor level is proposed to facilitate universal access to the existing roof top terrace, replacing the existing rooftop access.

Retention of the concrete structure of the building, including all of the internal structural columns and floors as well as the rendered masonry rear wall – with proposed internal insulation to improve U-values.

To the rear elevation, replacement of all non-original window sets with contemporary thermally broken aluminium types that suit the new uses.

The removal of non-original upper levels of the return from first floor up.

Retention of the rear lightwell courtyard at basement level including white glazed tiling.

Retention and restoration of the pyramidal glass and lead ridged roof light to the ‘electrical workshop’ room at GF level to the rear.

Internally it is proposed to retain the existing accommodation staircase, steps and metal nosing, removing the lift shaft (later addition) that was inserted in the stair well. Reinstatement of metal balustrading to match original, retention and refurbishment of the hardwood handrail.

Decorative cornicing and staircase column portal arrangement will be retained and restored and incorporated into the student accommodation reception area.

We also propose to remove and reinstate the basement floor slab, upgraded to include insulation and damp proof and radon gas membranes.

On upper floors (except the aforementioned amenity common rooms at the top floor), the proposed new use of student accommodation studios includes the following works:

- Removal of surface mounted services, cabling and pipework, radiators and service bulkheads.

- Retention and upgrading of secondary glazing system to the Abbey Street elevation (to ensure acoustic comfort).

- Internal insulation lining to external walls (appropriately specified and detailed to conservation standards), including reinstatement of matching cornicing and skirtings where impacted by the linings.

- It is proposed to reinstate/ replace the moulded plaster ceiling detail and parquet floor in the boardroom (at 3rd floor level East side) although this room will be divided in two (maintaining one ceiling plaster oval in each room). The parquet is beyond repair due to years of

water damage and will be replaced to match original.

- Removal of all non-structural partitions on each level.

- Installation of new fire rated and acoustic corridor walls, doors and bedroom party walls, bathrooms and kitchenettes to meet regulatory requirements in sleeping accommodation for fire and acoustic separation, and universal access (corridor widths including turning circles etc).

- Limited vertical service shaft interventions are also proposed to facilitate automatic opening fire vents required at each end of the corridor as well as connecting each floor to basement level plant rooms for sprinkler, electrical, IT and heated and chilled water distribution of services.

- To minimise these service penetrations and the requirement for façade louvres, a centralised ventilation system is proposed.

- On floor services distribution is proposed above a new floating ceiling in the corridor- facilitating horizontal distribution of services to each studio unit. Intake and extract ductwork is then proposed within the contemporary link corridors to the North of Independent House.

- Sprinkler pipework will be carefully coordinated and exposed below existing ceiling levels in bedroom areas and above ceilings in bathrooms.

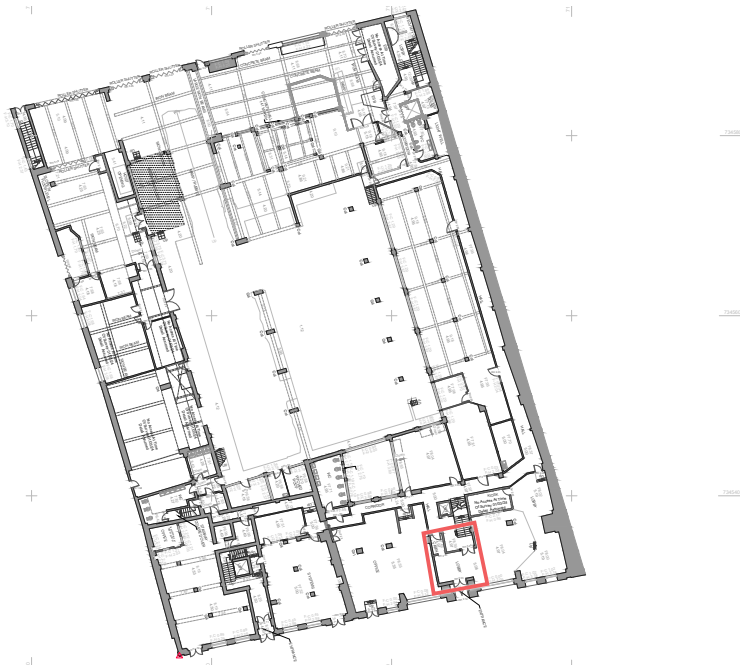
- Small (150mmx150mm) waste pipework is proposed to penetrate the horizontal floors in limited locations (serving kitchen and bathrooms in the studios) and is collected and combined at high level in the ground floor before dropping to basement and outflow to the sewer system below street level.

All of the above is subject to further detail design. The locations, and details of service penetrations and servicing strategy will be to best conservation standards and in consultation with the Conservation Architect.

For further information on these proposed interventions please refer to the 1050 - Works to Protected Structures drawing set.

4.1 Independent House

CONSERVATION & ADAPTATION OF PROTECTED STRUCTURES

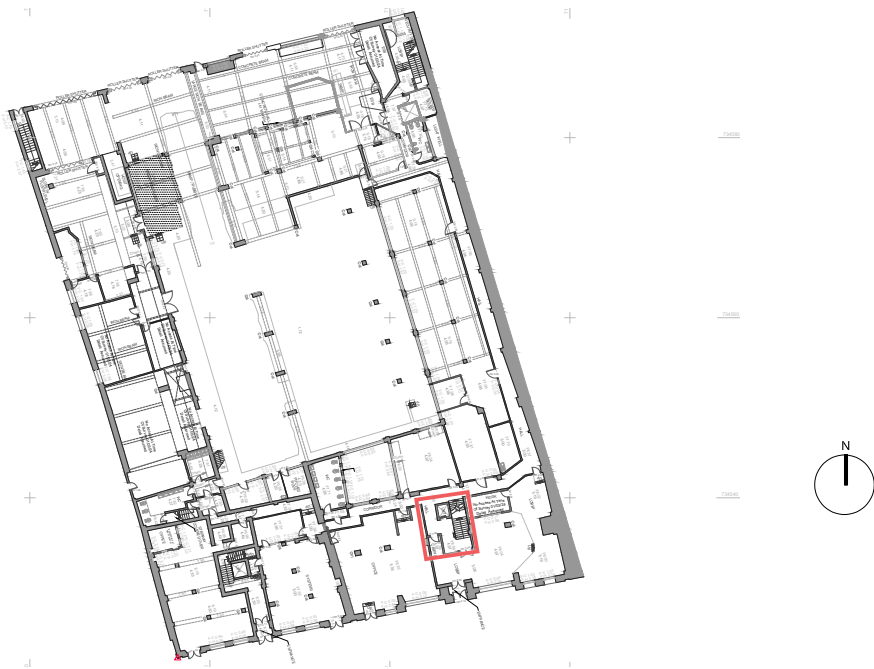


1. Polished concrete stairs with original inset anti-slip incised metal nosings to be retained as secondary means of escape. Repairs to be carried out as necessary.
2. Hardwood handrail fixed to non-original elevator shaft in stairwell. Non-original lift shaft to be removed, original handrail retained.
3. It appears that original balustrade was retained on site, to be repaired and reinstated where possible and replicated where necessary.
4. Decorative polished column with Corinthian capital to be retained.
5. Ornate plasterwork ceiling with neoclassical geometric design to entrance hall and inner stair to be retained.
6. Contemporary suspended ceilings to be removed.
7. Non-original joinery to be removed and new joinery installed, no original joinery exists at Ground Floor level in Independent House.



4.1 Independent House

CONSERVATION & ADAPTATION OF PROTECTED STRUCTURES

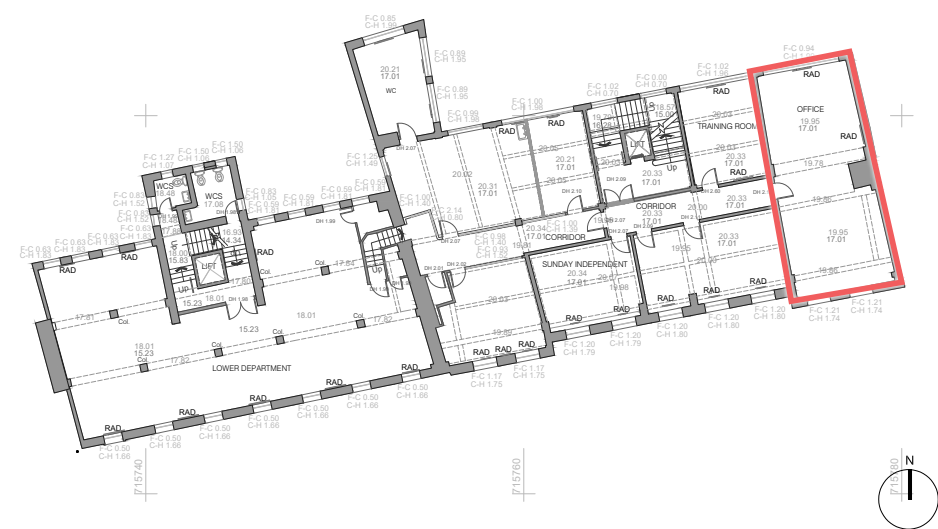


- 1. Polished concrete stairs with original inset anti-slip incised metal nosings to be retained as secondary means of escape. Repairs to be carried out as necessary.
- 2. Hardwood handrail fixed to non-original elevator shaft in stairwell. Non-original lift shaft to be removed, original handrail retained.
- 3. Stairs at basement level with bullnosed bottom step, slim square plan bronze bannister and hardwood timber handrail to be retained.
- 4. Volute ornament on hardwood handrail at basement level to be retained.
- 5. Handrail & balustrade missing at upper levels to be reinstated with salvaged fixtures where possible and replicated where necessary.



4.1 Independent House

THIRD FLOOR - CONSERVATION & ADAPTATION OF PROTECTED STRUCTURES



Located on the third floor of Independent House this space was previously used as a boardroom and is one of only two spaces with decorative plasterworks in Independent House (the other space being the main entrance hall). Key original features such as:

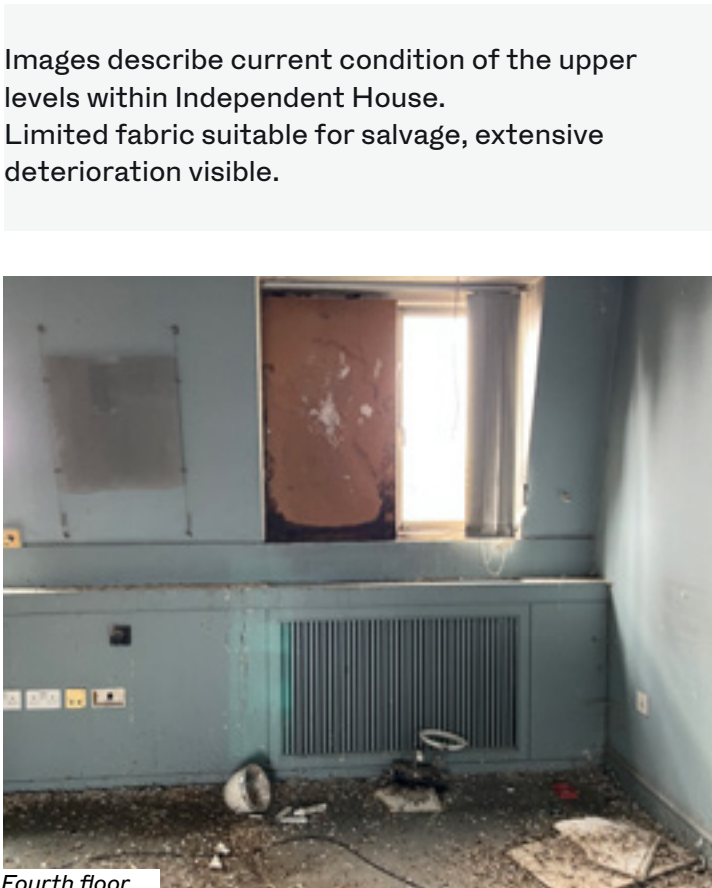
- 1. decorative neo-classical ceiling plasterwork in regency style and cornicing;
- 2. moulded timber skirting;
- 3. dado rail;
- 4. picture rail;
- 5. and, in particular, parquet flooring have suffered years of water ingress and neglect.
- 6. Windows facing South are original secondary glazing system, timber casements internally with cast iron frames externally all with original ironmongery in need of repair / restoration.
- 7. Windows facing North are replacement uPVC and should be removed and replaced with a more suitable system
- 8. Exposed contemporary services related to previous boardroom use to be removed

Refer to Conservation Architects AHIA for conservation methodologies.



4.1 Independent House

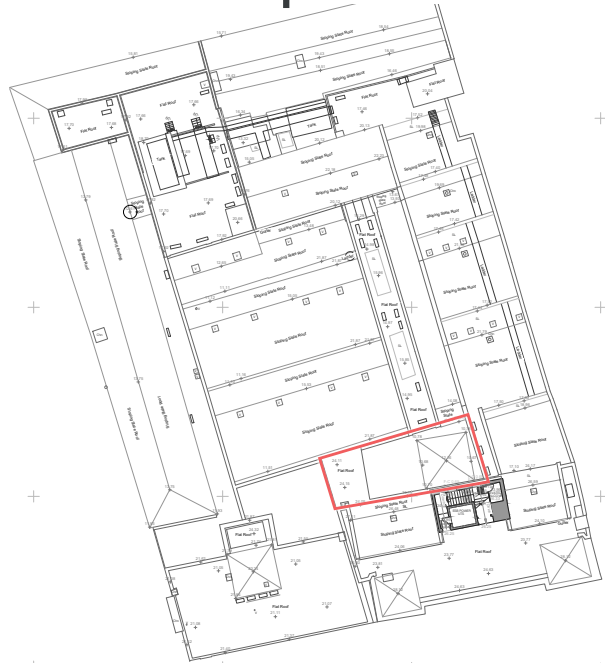
TYPICAL CONDITION - CONSERVATION & ADAPTATION OF PROTECTED STRUCTURES



Images describe current condition of the upper levels within Independent House. Limited fabric suitable for salvage, extensive deterioration visible.

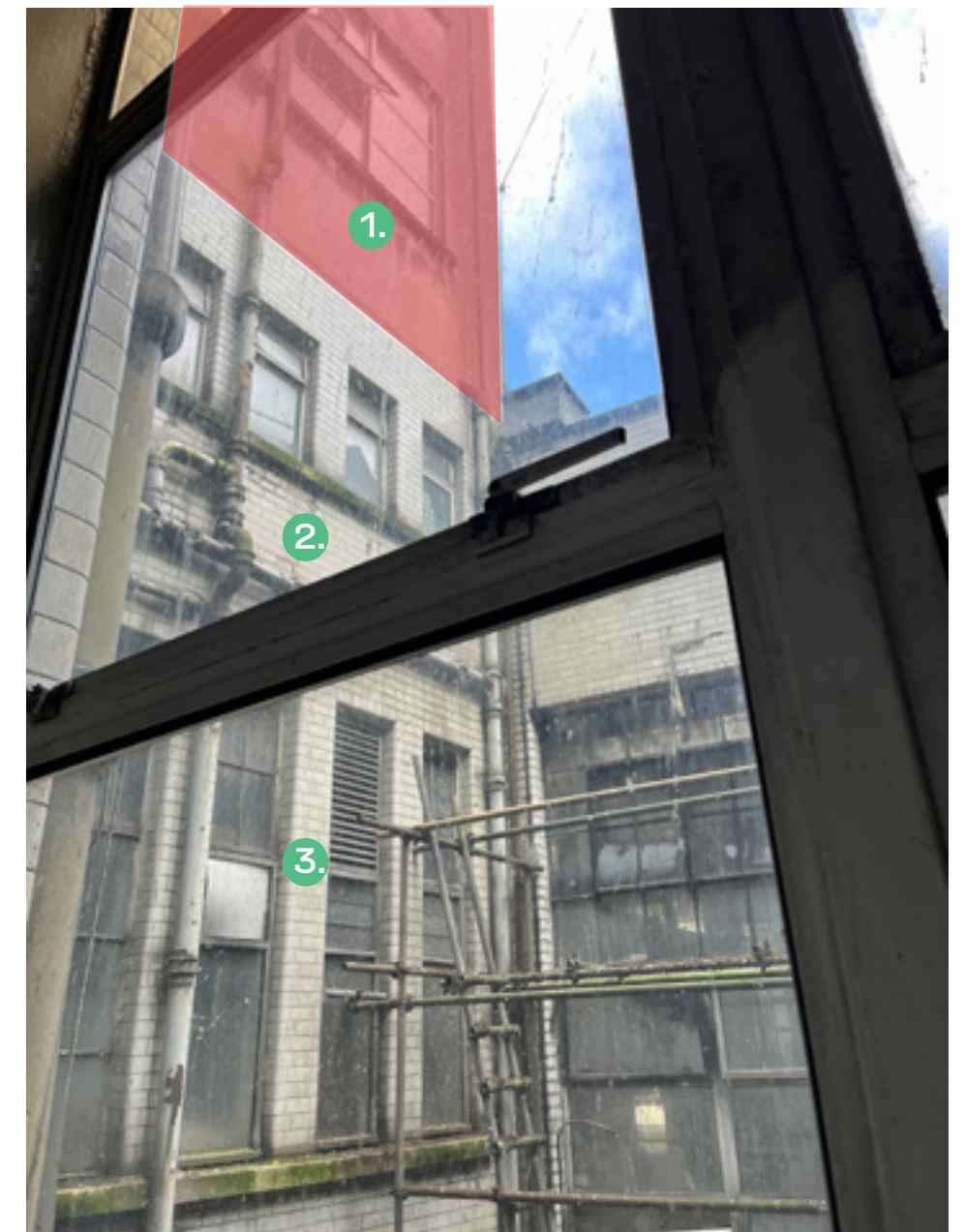
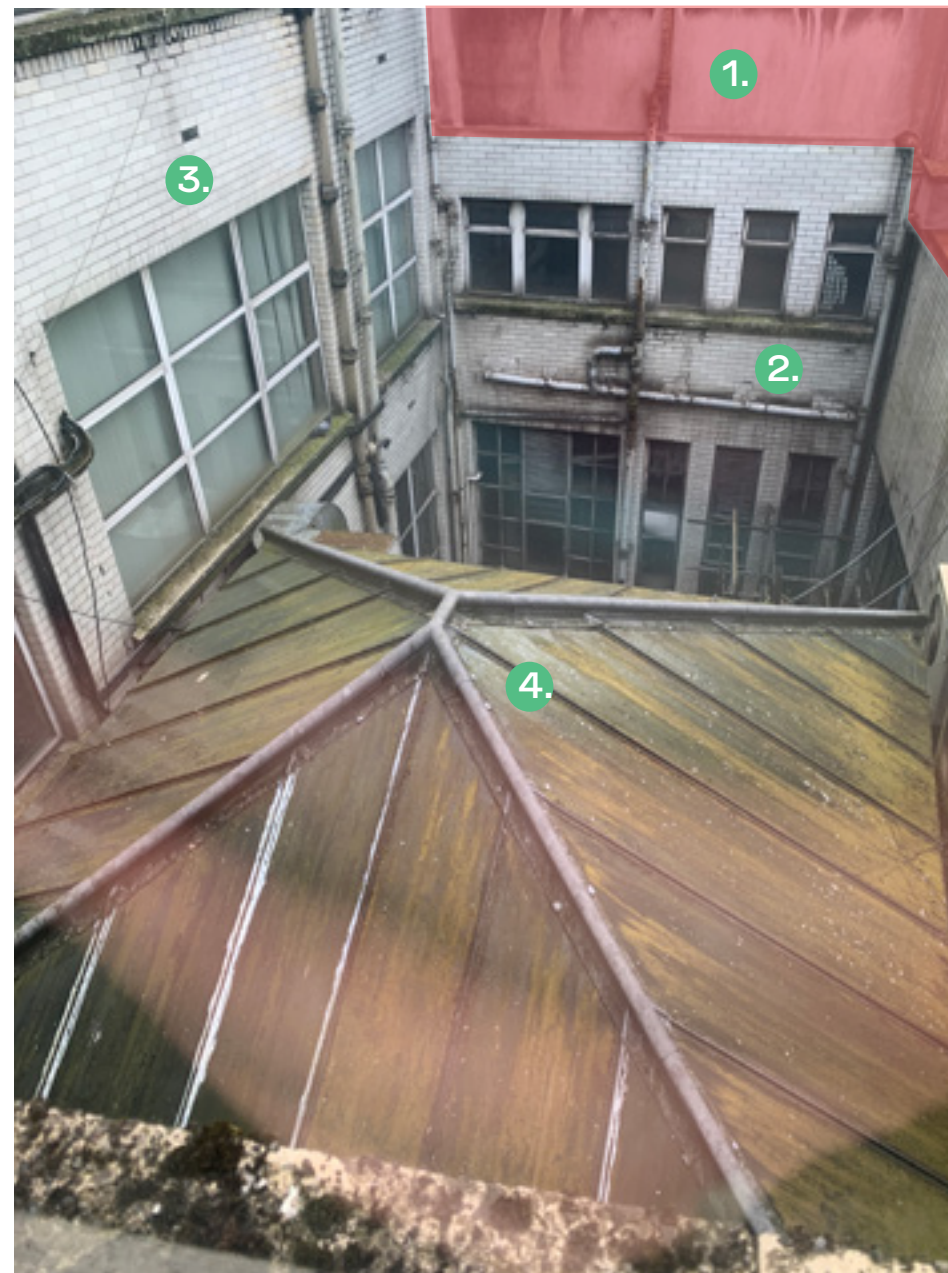
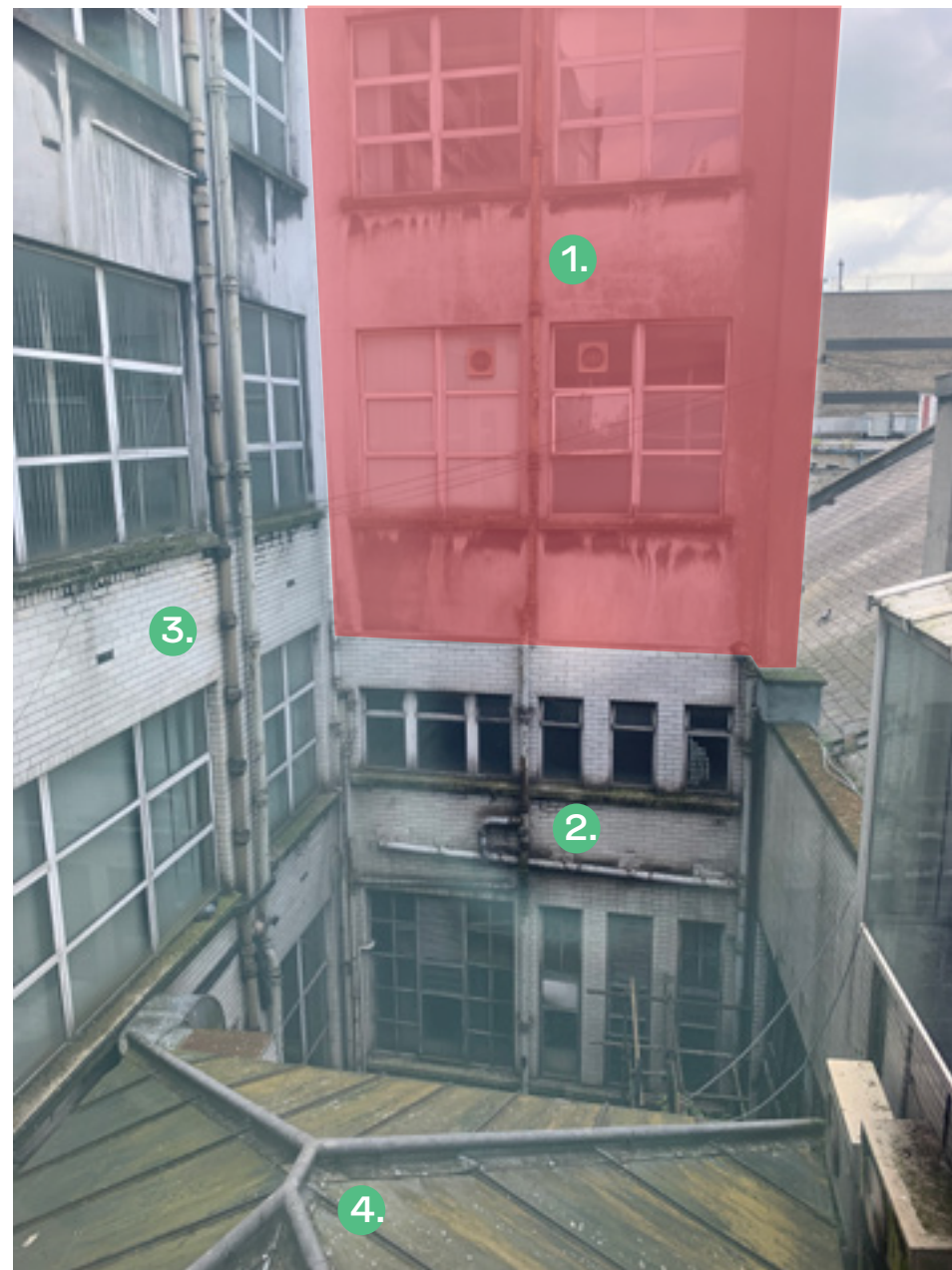


4.1 Independent House



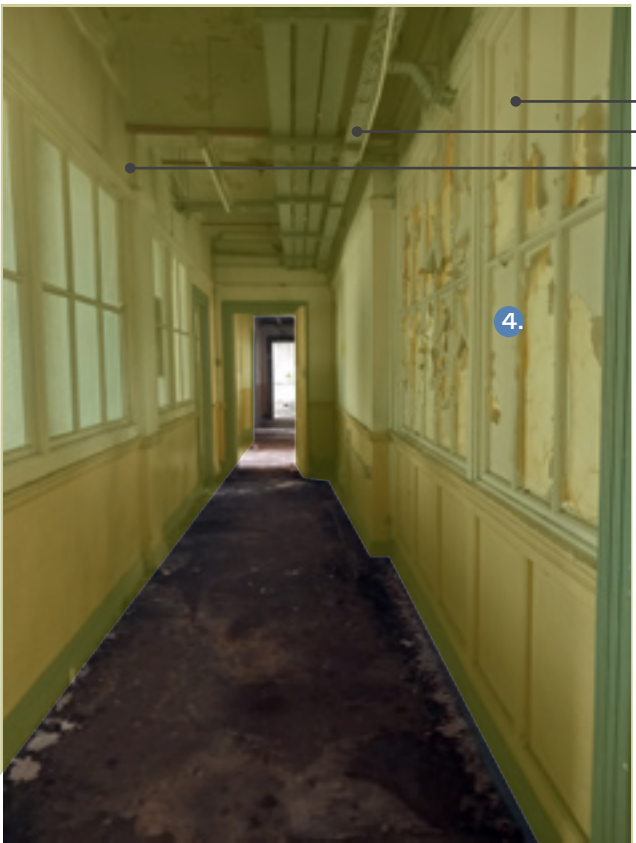
ANCILLARY BUILDINGS & RETURN TO THE REAR OF INDEPENDENT HOUSE

1. Rear facade of Independent House, with rear return shown. It appears that the rear return was vertically extended from the original two storeys to five stories. It is proposed that the non-original vertical extension is removed (as seen in red hatch below) and the original two storey return retained as part of the new development. 2. Original ope sizes to be reinstated where return extension is removed.
3. White glazed brick finish intention to retain
4. 'Electrical workshop' building intention to retain - glazed roof with lead standing seam - intention to retain



4.1 Independent House

INTERVENTIONS / APPROACH



Removal of any contemporary / non-original additions i.e. exposed services, partition walls

Original corning to be retained / reinstated

Retention and restoration / replacement of original windows and secondary glazing, window surrounds

New internal insulation installed to the inside face of the external walls. Original plain run cornices and skirting boards to be reinstated post installation



Removal of non-original lift

Installation of balustrading and handrail to match original

Retention & restoration of existing staircase to be used as secondary means of escape only

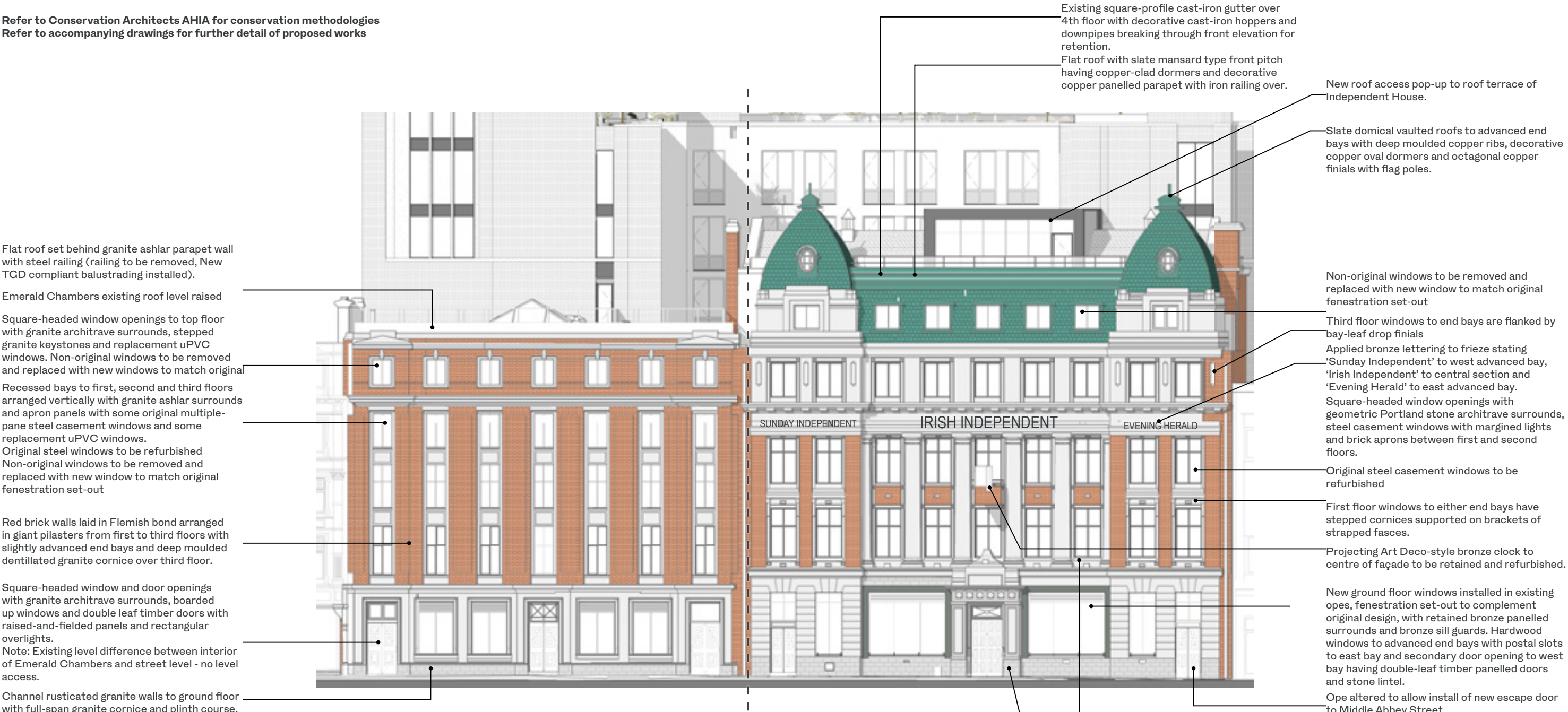
As part of the proposed development it is proposed that the existing buildings, Emerald Chambers and Independent House, are converted to Student Accommodation use. In order to facilitate this change it is necessary to remove existing internal partition walls and glazed screens.

In order to meet current TGD Part B regulations suitable fire-rated construction will need to be used. Acoustics between units need to be considered. The current positions of the partition walls will not work with Student Accommodation layouts and in order to comply with Part M minimum corridor widths and turning circles need to be achieved.

4.1-4.2 Independent House / Emerald Chambers

KEY INTERVENTIONS PROPOSED - PROTECTED STRUCTURE FRONT ELEVATIONS

Refer to Conservation Architects AHIA for conservation methodologies
Refer to accompanying drawings for further detail of proposed works



Emerald Chambers, 91-93 Middle Abbey Street

Main entrance door (centered on facade) retained.

The proposed retail / commercial entrances at 91-93 Middle Abbey Street, above, involve lowering of the existing door opening, removal of the existing stone steps and adjustment of the original doors to suit new ope height. A new ramp internally in both retail spaces will provide universal access entry.

Original bronze windows are to be retained and refurbished, where original windows are missing new windows to match original will be installed.

Repointing and repair of brickwork. Refer to Conservation Architects AHIA for conservation methodologies.

Existing roof to be removed and replaced with a new insulated roof at a higher level to provide TGD compliant ceiling heights at 4th floor level. Pyramid rooflight over staircore retained, repaired and reinstalled at new height. New TGD compliant balustrading will be installed.

Independent House, 87-90 Middle Abbey Street

The proposed main student entrance at 87-90 Middle Abbey Street, above, involves lowering of the existing door opening, removal of the existing granite steps and adjustment of the original doors to suit new ope height to create level access.

Existing window ope altered (cill level dropped and ope may need to be widened) to allow install of new escape door to Middle Abbey Street.

Where only panelled surrounds to windows survive, new windows to match original style to be reinstated.

Renew existing brick facade pointing, replace decayed brick with salvage or new brick to best match original in size, colour and texture. Refer to Conservation Architects AHIA for conservation methodologies.

Central five bays framed by engaged giant Doric order Portland stone columns rising from first floor and supporting full-span dentillated and modillioned entablature below third floor.

Machine-made red brick walls laid in Flemish bond to first and second floors, channel rusticated Portland stone to ground floor with coursed granite ashlar plinth course, rock-faced to advanced end bays and surmounted by platband with diamond-faced blocks.

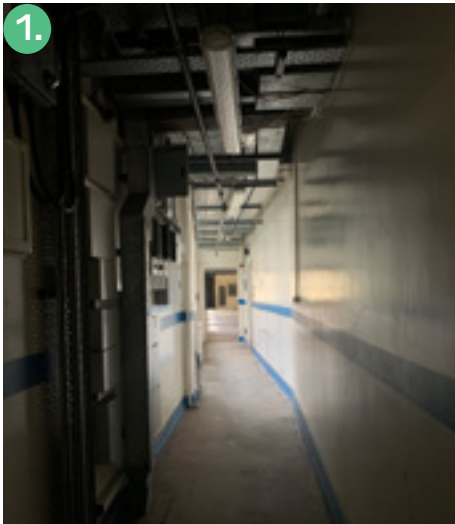
Decorative Portland stone doorcase comprises architrave surround flanked by large panelled piers with Greek key capitals rising from granite plinths supporting full Doric entablature with discs to metopes and surmounted by blocking course with framed panel and brass lettering stating 'Independent Newspapers Limited'.

Inset central square-headed door opening with replacement double-leaf timber panelled doors, original rectangular overhead and four granite steps.

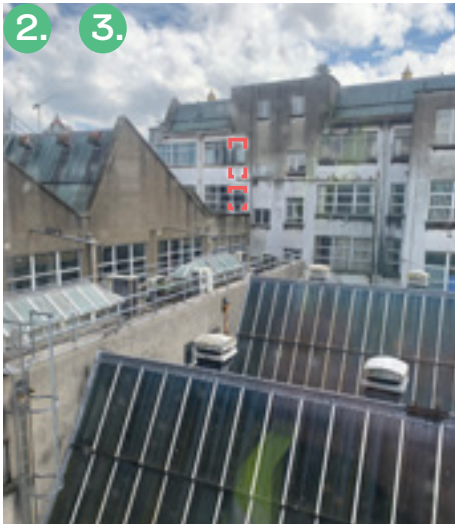
Note: There is an existing level difference between interior of Independent House and street level - no level access.

4.1-4.2 Independent House / Emerald Chambers

DEMOLITION & INTERVENTION - REAR ELEVATIONS



Existing corridor link to rear buildings replaced with link to proposed **Core C**



New opes created in rear facade to allow connection to proposed **Core C**

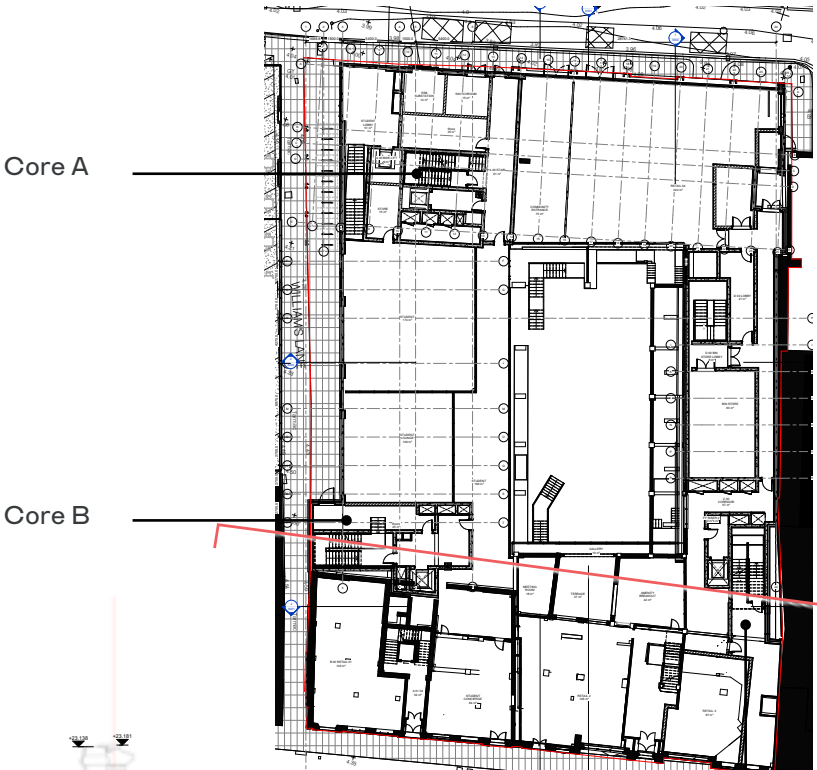


Non-original upper levels / vertical extension of rear return of Independent House removed



Independent House

Emerald Chambers



Core A

Core B

Core C



Interventions to retained rear return of Emerald Chambers to allow install of proposed **Core B**

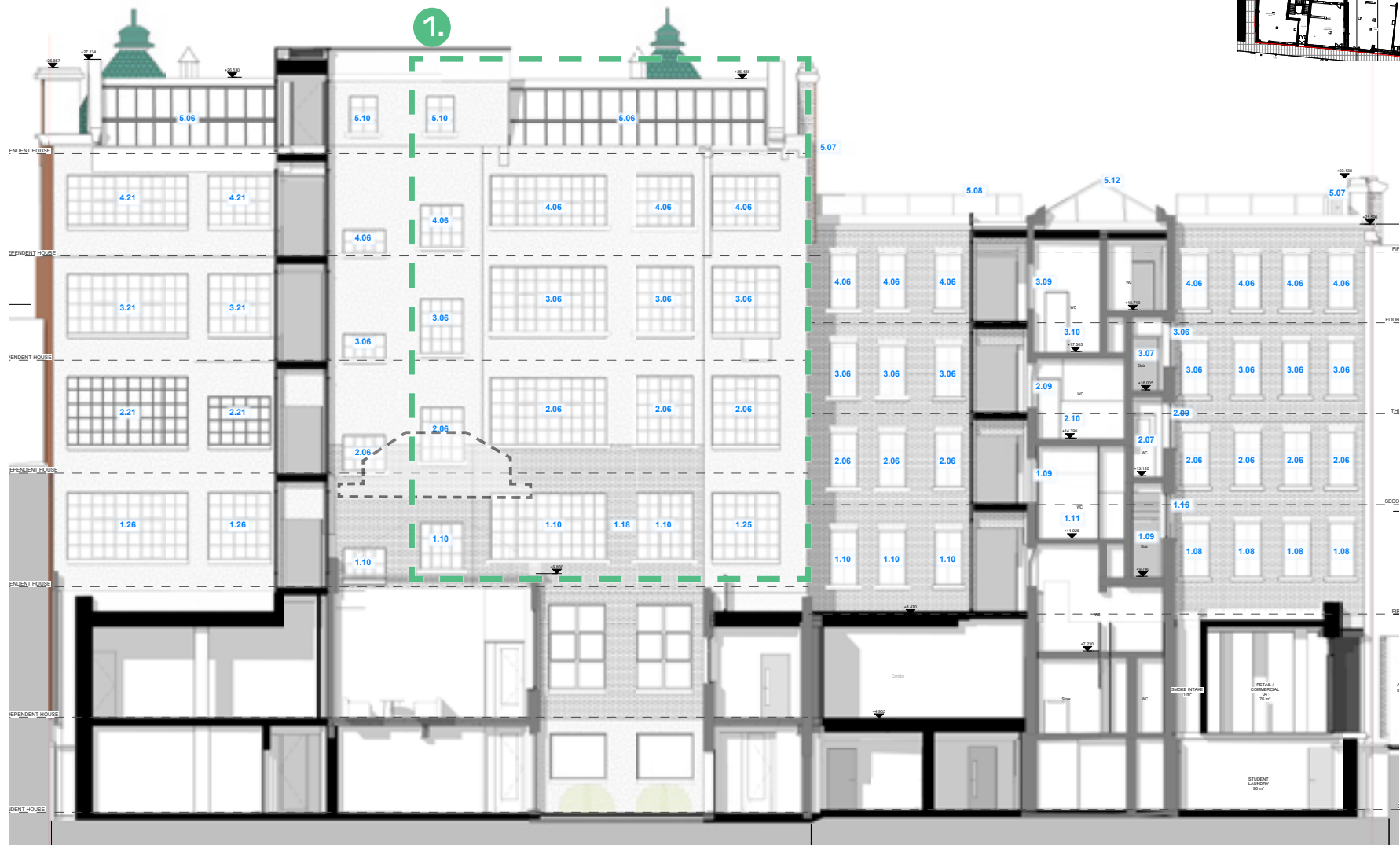
4.1-4.2 Independent House / Emerald Chambers

PROPOSED - REAR ELEVATIONS

Restoration of Rear Facade of Independent House & Emerald Chambers

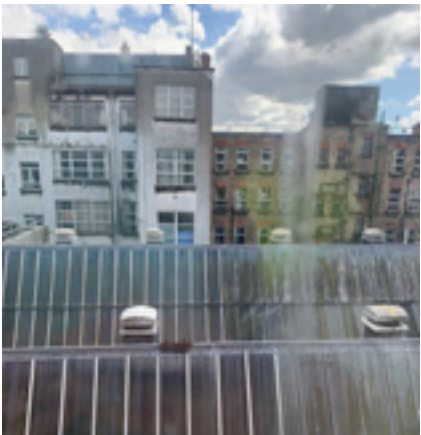
The rear facade of Emerald Chambers & Independent House have had alterations & later additions over their lifespan. It is proposed to remove the later additions retaining & repairing as much of the original fabric as possible. We have referenced a 1935 photograph which was taken prior to the addition of the later Return to Independent House. This has informed the proposed window proportions & fenestration style whilst also having consideration for their requirement to comply with TGD Parts F, B and M of the Building Regulations. It is intended that original windows will be retained & restored where economically & technically possible while non original windows will be removed & replaced with windows in keeping with the original fenestration pattern. A summary list of the intended retained items are below:

- Brick facade to Emerald Chambers
- Brick window heads
- Granite window cills
- Glazed tile to lower Courtyard space
- Steel windows
- Sloped glazing to roof of Independent House
- Pyramid glazed roof (over stair core)
- Glazed roof (over workshop)
- Original lower levels of the rear return
- Original chimneys
- Downpipes & hoppers

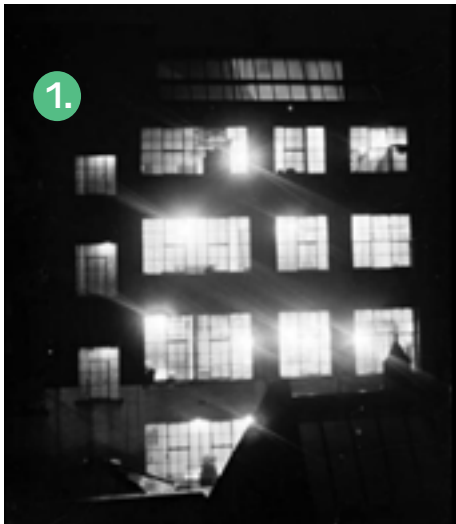


Independent House

Emerald Chambers



1935 photo of the rear of Independent House (prior to the addition of the vertical extension) showing original window proportions



4.2 Emerald Chambers

SUMMARY OF PROPOSED WORKS

The following is a list of proposed works to Emerald Chambers:

The careful restoration of the street facing elevation to Abbey Street, cleaning of stonework & brickwork, repair of gutters, flashings, restoration of original steel windows including the ground floor ‘shop front’ windows (replacement of windows to match original only where necessary or where non original).

The internal ground floor level is closer to street level than in Independent House. However to facilitate universal access and egress to and from the building it is proposed to locally lower a small area at the two retail entrances East and West (no alteration is proposed to the central entrance). This facilitates insertion of short, ramped sections internally to reach the existing Ground floor level. The door set would be retained and reused, and a new fixed bottom rail matching the design of the door is proposed to be installed at the base of the door and frame to fill the extended opening.

The top story of Emerald Chambers has a very low floor to ceiling (c.2300mm), an inadequate height to facilitate serviced and regulatory compliant conversion of this floor. It is therefore proposed to remove the concrete flat roof at this level and to raise the roof by approximately 245mm. The new roof is supported on the existing columns.

A cantilevered glass balustrade enclosing the terrace is proposed to replace the steel barrier currently fixed to the parapet. This balustrade will also be set back further from the edge of the building.

It is proposed to retain the concrete structure of the building, including all of the internal structural columns and floors as well as the brick rear elevation.

To the rear elevation, replacement of all non-original window sets with contemporary thermally broken aluminium types that suit the new uses is proposed.

Replacement of the pyramidal glass and lead ridge roof light over the staircase, including installation of new AOV, is proposed at the new raised roof level.

Internally it is proposed to retain the existing mosaic floor, corniced ceiling and brass light fitting in the ground floor entrance hall as well as the draught lobby joinery and door sets.

Internally it is proposed to retain the existing granite staircase, retaining and refurbishing the metal caged lift shaft (although the lift will be decorative only and not in-use being past repair). Retention of metal balustrading and handrail.

We also propose to remove and reinstate the basement floor slab, upgraded to include insulation and damp proof and radon gas membrane.

It is proposed to segregate Emerald House from Independent House at the upper levels. They have different internal levels and were not originally designed to be connected; however it is proposed to retain the sliding metal fire doors and display in new proposed locations (as decorative remnants of the later arrangement).

On upper floors the proposed new use of student accommodation shared apartment clusters includes the following works:

- Removal of surface mounted services, cabling and pipework, radiators and service bulkheads.
- Installation of secondary glazing system to the Abbey Street elevation (to ensure acoustic comfort).
- Internal insulation lining to external walls (appropriately specified and detailed to conservation standards), including reinstatement of matching cornicing and skirting where impacted by the linings.
- Removal of non-structural partitions.
- Installation of new fire rated and acoustic corridor walls, doors and bedroom party walls, bathrooms and living/ kitchen / dining rooms to meet regulatory requirements in sleeping accommodation for fire and acoustic separation, and universal access (corridor widths including turning circles etc). The existing narrow corridor arrangement on each floor is not compliant with universal access requirements and the existing partition screens are not upgradable to current fire separation, acoustic and visual privacy requirements.
- Limited vertical service shaft interventions are also proposed to facilitate connecting each floor to basement level plant rooms for sprinkler, electrical, IT, ventilation and heated and chilled water distribution services.

- To minimise these service penetrations and the requirement for façade louvres, a centralised ventilation system is proposed.

- On floor services distribution is proposed above a new floating ceiling in the corridor facilitating horizontal distribution of services across each student accommodation cluster. Intake and extract ductwork is then proposed within the contemporary link corridors to the North of Emerald Chambers.

- Sprinkler pipework will be carefully coordinated and exposed below existing ceiling levels within bedroom areas and above ceiling in bathrooms.

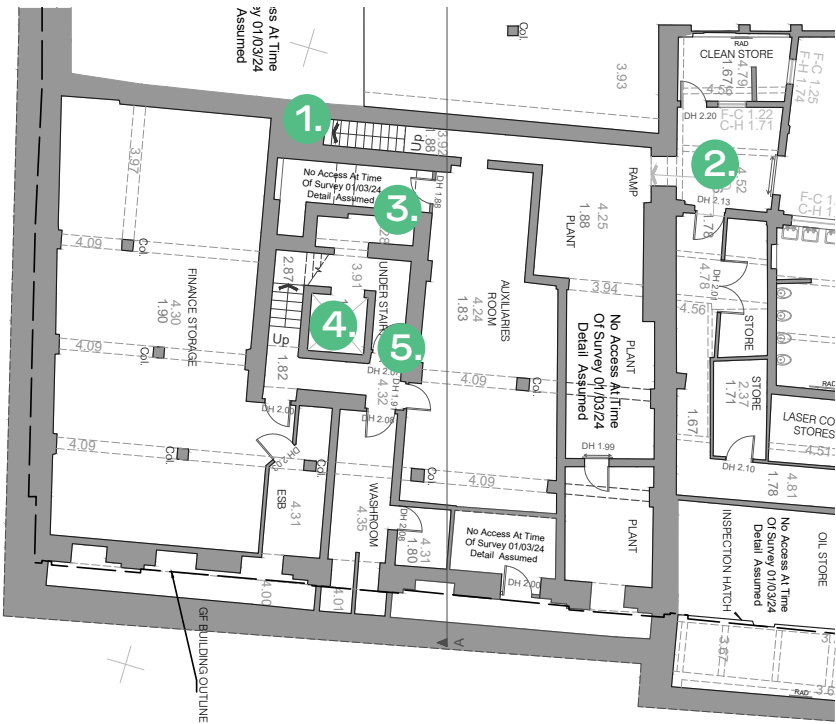
- Small (150mmx150mm) waste pipework is proposed to penetrate the horizontal floors in limited locations and is collected and combined at high level in the ground floor before dropping to basement and outflow to the sewer system below street level.

All of the above is subject to further detail design. The locations, and details of service penetrations and servicing strategy will be to best conservation standards and in consultation with the Conservation Architect.

For further information on these proposed interventions please refer to the 1050 - Works to Protected Structures drawing set.

4.2 Emerald Chambers

BASEMENT LEVEL - CONSERVATION & ADAPTATION OF PROTECTED STRUCTURES

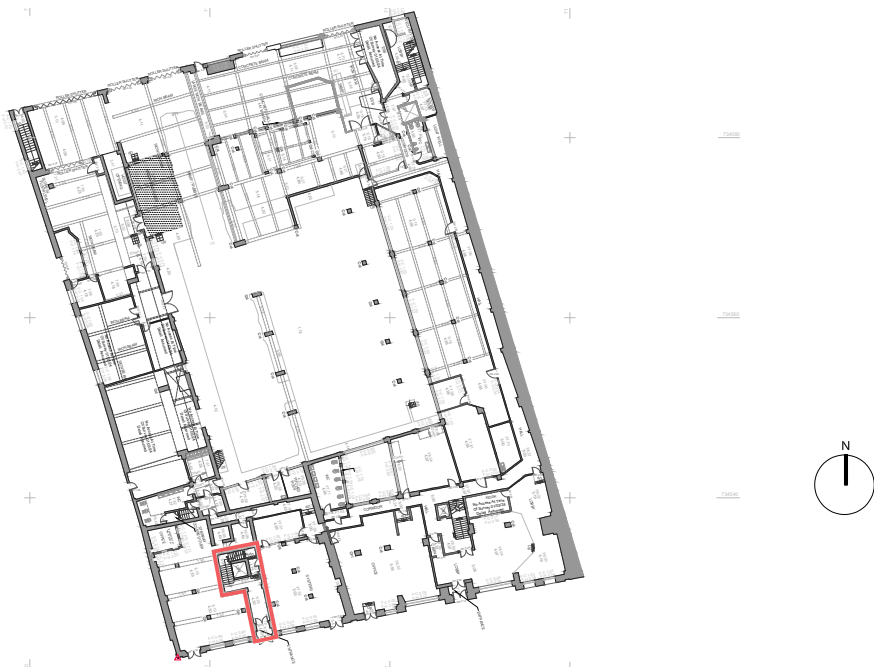


- 1. Granite stair from basement level, behind main central stair, aligned with rear calp limestone basement wall to be removed as part of the proposed works.
- 2. Block up link / ope between Independent House return and new build basement area to the rear of Emerald Chambers - remove existing steps and retain original Fire Door.
- 3. Original return to the rear of Emerald Chambers retained.
- 4. Original granite stairs and timber handrail retained and repaired. Original passenger lift & cage to be retained and cleaned up.
- 5. Black and white tile floor to basement hall off central granite stairs with diamond boundary. Note: all floors retained at Basement level may be subject to removal and reinstatement to allow for insulation and water proofing works.

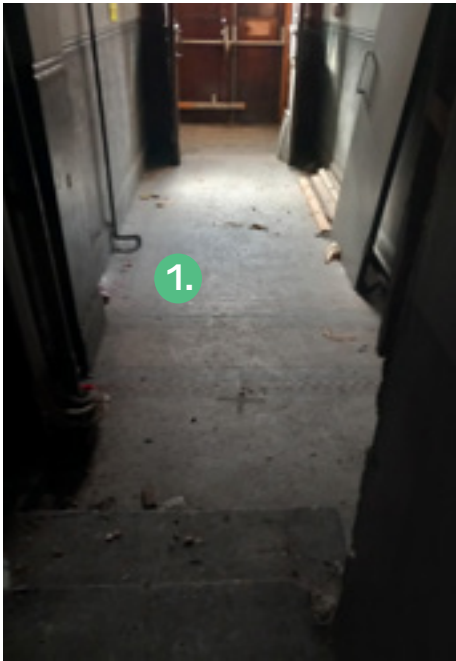


4.2 Emerald Chambers

GROUND FLOOR ENTRANCE LOBBY - CONSERVATION & ADAPTATION OF PROTECTED STRUCTURES



- 1. Original mosaic floor in entrance lobby to be retained
- 2. Original joinery to be retained and refurbished
- 3. Original internal lobby doors comprised of glazed upper panel with margin lights and diagonal cross bracing, raised and fielded panel at lower level, original ironmongery, all to be retained and refurbished
- 4. Timber frame transom light above lobby door to be retained
- 5. Modillion cornice in entrance lobby with central brass light fixture
- 6. General view of Emerald Chambers GF interior current condition from main entrance door
- 7. Original passenger lift with traditional cage structure to be retained (for visual purposes only not intended for future use / operation)

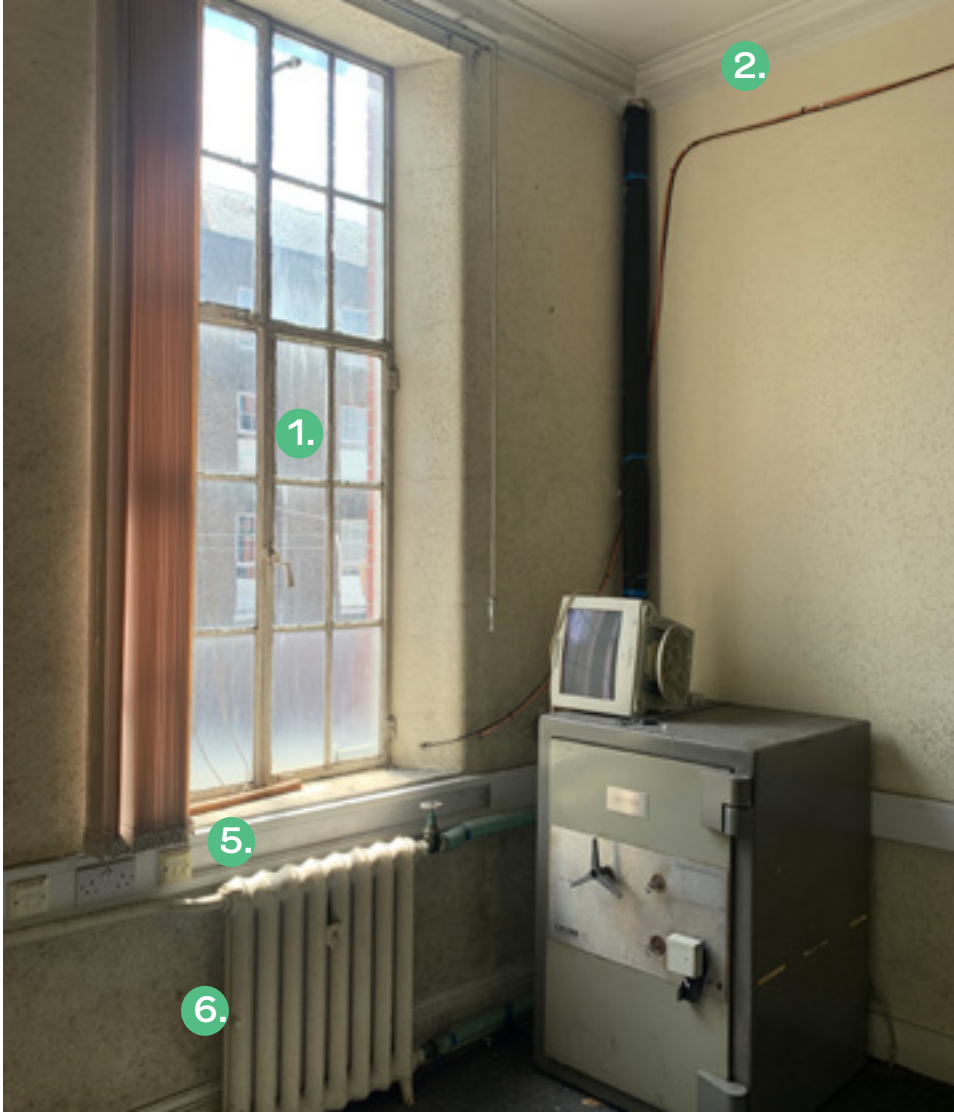
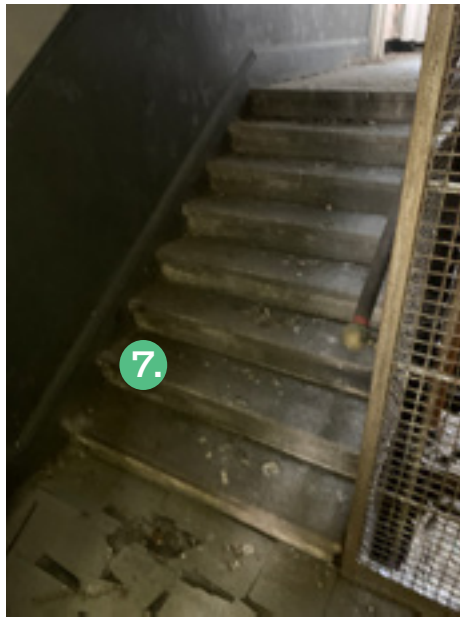


4.2 Emerald Chambers

FIRST FLOOR LEVEL - CONSERVATION & ADAPTATION OF PROTECTED STRUCTURES



- 1. Original multi-paned steel windows overlooking Middle Abbey Street with curved window reveal to be retained and refurbished
- 2. Existing decorative cornicing to be retained
- 3. Original structural column & beam with decorative cornicing to be retained
- 4. Non-original partition walls to be removed
- 5. Exposed redundant services - pipework, electrical conduits and dado electrical trunking to be removed
- 6. Original radiators to be removed
- 7. Projecting nosings on granite stair treads, moulded timber skirting to be retained and repaired
- 8. Passenger lift with traditional cage structure rising through stairwell to be retained (not for operation). Circular profile handrail fixed to lift enclosure to be retained. Non-original glazed partition between stairwell and corridor to be removed and replaced with suitable fire-rated construction



4.2 Emerald Chambers

TYPICAL CONDITION - CONSERVATION & ADAPTATION OF PROTECTED STRUCTURES



First floor



Second floor



Third floor

Images describe current condition of the upper levels within Emerald Chambers. Limited fabric suitable for salvage, extensive deterioration visible.



Fourth floor



First floor



Second floor



Third floor



Fourth floor

4.2 Emerald Chambers

CONSERVATION & ADAPTATION OF PROTECTED STRUCTURES

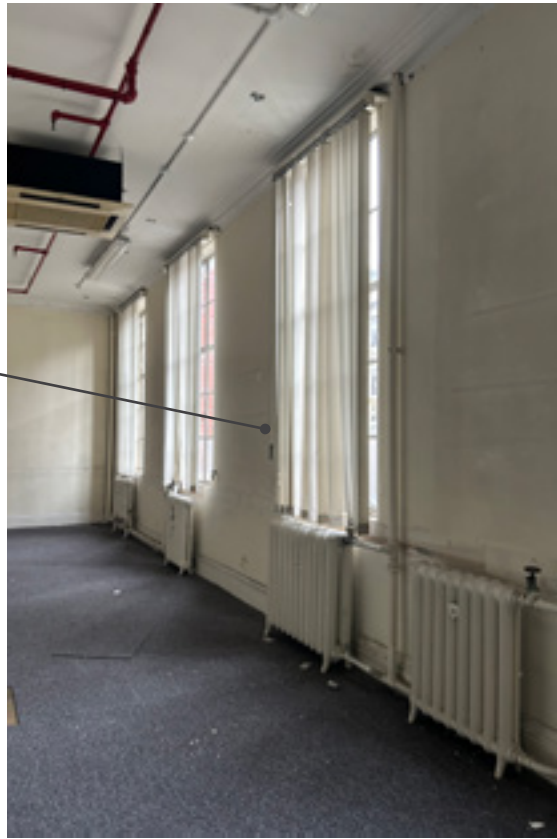


Removal of any contemporary / non-original additions i.e. exposed services, partition walls

Original cornicing to be retained / reinstated

Retention and restoration / replacement of original windows, window surrounds

New internal insulation installed to the inside face of the external walls. Original plain run cornices and skirting boards to be reinstated post installation



Removal of contemporary additions to preserve original character

Retention of existing elevator & traditional cage structure. Not intended for use.

Retention & restoration of existing staircase & handrails to be used as secondary means of escape only

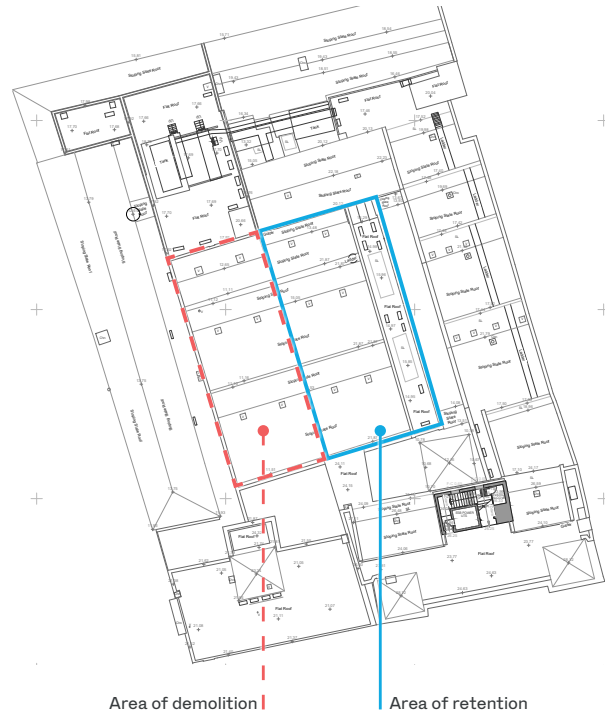
As part of the proposed development it is proposed that the existing buildings, Emerald Chambers and Independent House, are converted to Student Accommodation use. In order to facilitate this change it is necessary to remove existing internal partition walls and glazed screens.

In order to meet current TGD Part B regulations suitable fire-rated construction will need to be used. Acoustics between units need to be considered. The current positions of the partition walls will not work with Student Accommodation layouts and in order to comply with Part M minimum corridor widths and turning circles need to be achieved.

- Existing fabric to be removed
- Proposed new construction / interventions

4.3 The Printing Hall

INDEPENDENT NEWSPAPERS PART RETAINED PRINTING HALL - SUMMARY



The Printing Hall is currently in a state of disrepair since the Independent Newspaper ceased production on site in the early 2000s. The Printing Hall was constructed in two phases, the East side of the hall was constructed c.1924 and the West side of the hall was part of a later extension in c.1939. It is proposed to retain the East section of this industrial building and as much of the original fabric within this space as is feasible while carrying out careful upgrade and intervention works to facilitate use as a Community, Culture and Arts space.

The characteristic interior finishes of the Printing Hall will be retained, refurbished and/or replaced like-for-like where possible, any new interventions / additions will be finished in a complimentary manner reflective of the past industrial function of the space. Characteristic finishes include square white glazed wall tiles, timber lining to ceilings and multi-pane steel & timber frame glazing / screening partitions.

1. Triple height, top lit volume with factory style pitched and partially glazed rooflight that housed the original printing machine hall of the Independent Newspapers group. North-facing sloped glazing to be replaced.
2. Presses have been removed as well as all of the machine access gantries.
3. The floor of the hall is 3m below street level and the volume is dissected by a concrete structural frame. It has a strong industrial character being designed for a singular and specific use.
5. Its position on the site designates that it interconnects at some level with all other parts of the complex.
6. Existing gantry, lit from above by rooflights, to be retained. Rooflights to be replaced.
7. Some linings and original finishes are still in place, although heavily worn and degraded.
8. Original steel-framed windows to External Courtyard to be refurbished.



4.3 The Printing Hall

INDEPENDENT NEWSPAPERS PRINTING HALL - KEY FEATURES

- 1. Original gallery & gantry floor levels from which printing presses were operated have been mostly removed / demolished, original levels can be seen in the historical photo below for reference.
 - 2. Upper ground level gallery was demolished, radiators remain in place - also visible in historical photo below.
 - 3. Components of printing press remaining on site to be retained in place and displayed.
 - 4. Walls of Printing Hall are tiled with square format white glazed tiles, evidence of past use as a Printing Hall can be seen where tiles are coated with black ink.
 - 5. Original industrial light fittings still in place to be retained.
 - 6. Original sarking boards to sawtooth roof - black marking is ink from the times of newspaper production, it is noted that the roof fabric is visibly decayed due to water ingress.
 - 7. All sloped glazing needs to be replaced as with all components condition survey is needed.
 - 8. Structural concrete and steel are likely to be in need of repair and reinforcement, extensive testing needed.
- Note: Existing timber and glass screens from West side (proposed for demolition) of Printing Hall to be salvaged for display in retained East section of the Printing Hall.

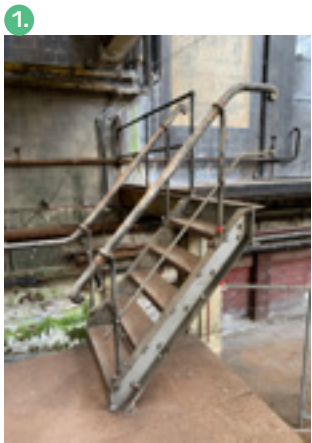
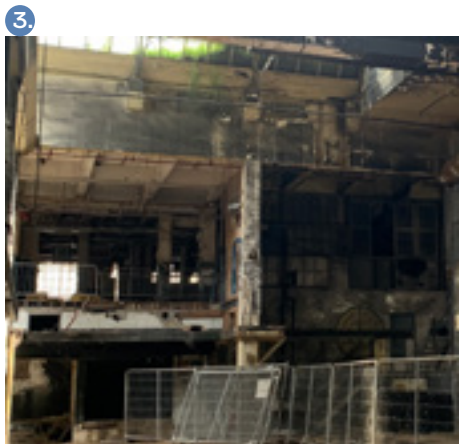
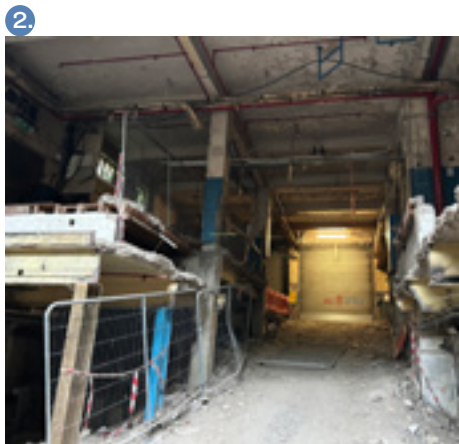


4.3 The Printing Hall

INDEPENDENT NEWSPAPERS PRINTING HALL - VISUAL RECORD



Basement -1



4.3 The Printing Hall

INDEPENDENT NEWSPAPERS PRINTING HALL - CHALLENGES

The spirit of the Printing Hall is considered an important element of the overall scheme and it is intended that this sense of place and representation of the previous industrial use of the site is preserved in so far as is possible.

Comment from Waterman Moylan Consulting Engineers:
Historical partial demolition of components within the Printing Hall gives rise to serious concerns regarding the current structural condition of the key elements such as the columns and walkways. Based on our inspections of the area, it appears that the demolition undertaken to remove the printing presses did not consider the long-term retention of the key structural elements, and they have been left since the demolition in 2002 in an exposed condition.



It is crucial that a comprehensive survey of the key structural elements that are to be retained is conducted. This will determine if the concrete and steel elements are in a fit and safe state of repair, enabling them to be remediated and retained or if replacement/renewal is required.

The concerns regarding the concrete include potential carbonation and general ageing/degradation, damage caused during the previous demolition works, concrete strength, and the ability to reinstate the elements that have already been removed. The steelwork in the roof will need to be carefully dismantled and either refurbished or replaced with an equivalent piece of steel. Corrosion protection treatment to any retained and new steelwork is envisaged before reinstatement to prolong the life of the steelwork roof.

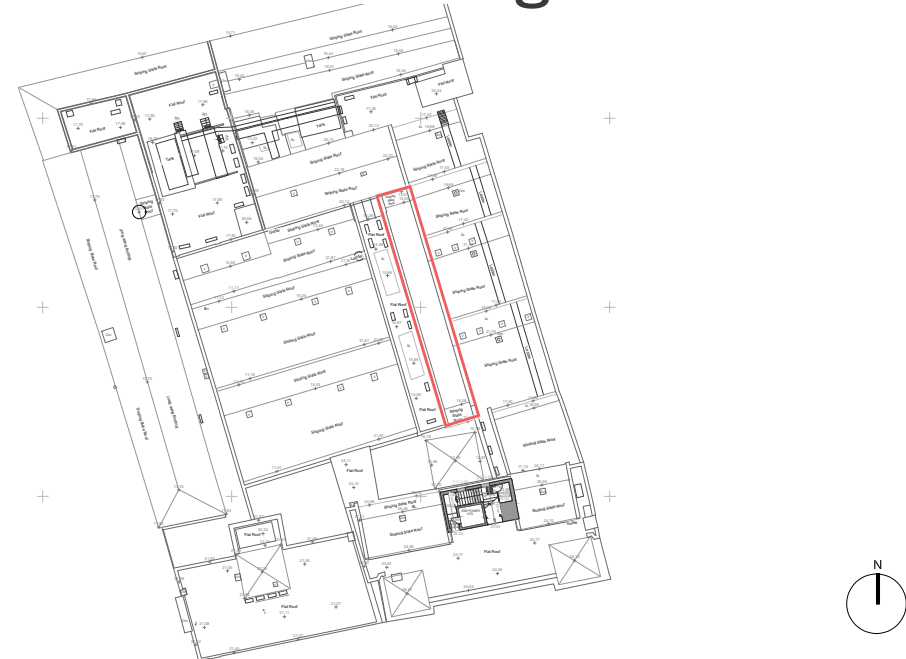


Extensive testing, in the form of a component survey, will need to be carried out to clarify the viability/extent of the original fabric that can be retained and refurbished/upgraded using modern construction materials and techniques.

Following the component survey, the appointed design team will explore the method and extent of repairs, renewal, necessary demolition, and necessary replacement. A strategy will be agreed upon that enables the Printing Hall's prior industrial use to be safely expressed as part of the Architectural design.



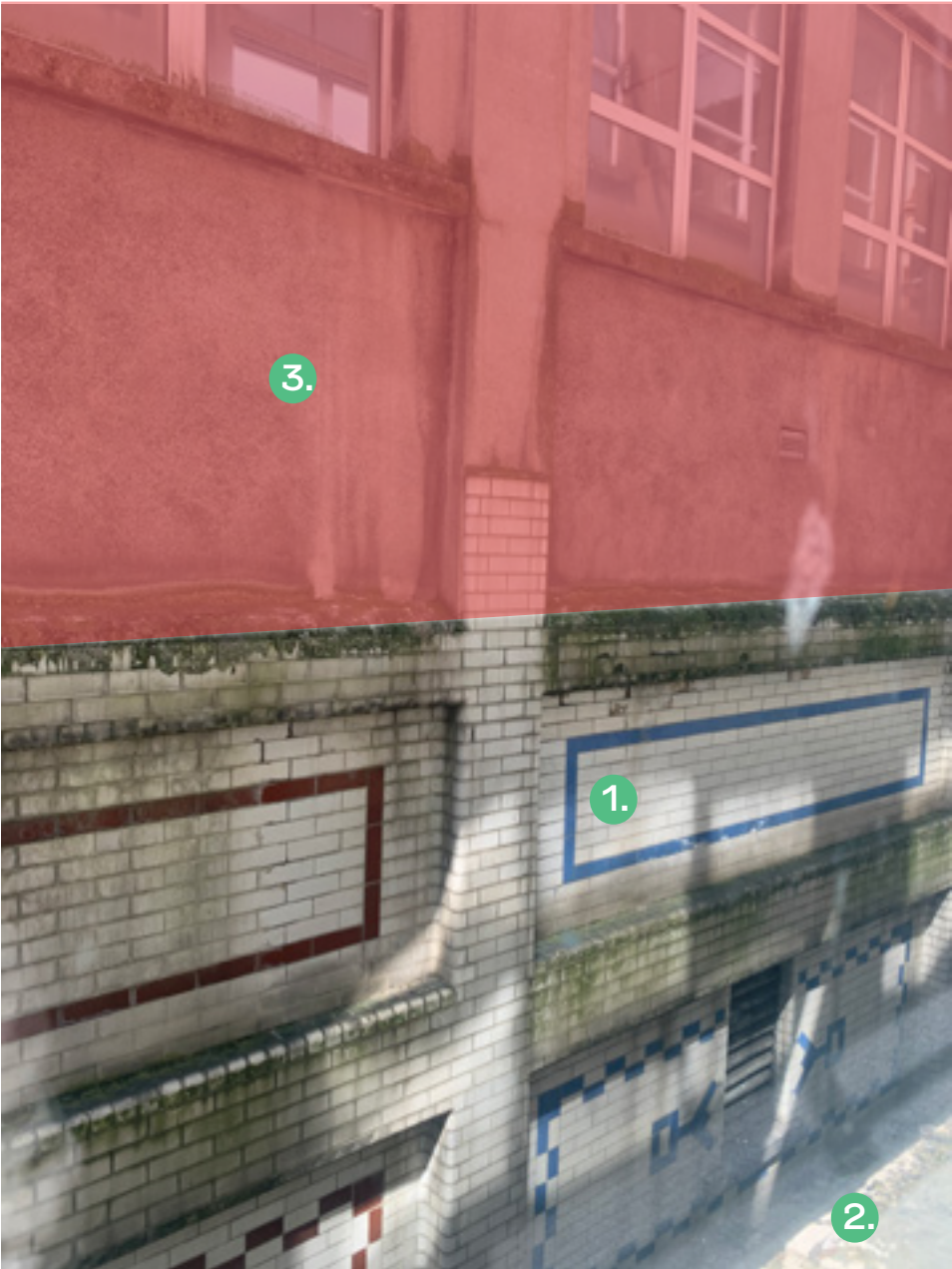
4.3 The Printing Hall



EXTERNAL LIGHTWELL - RETENTION AIM / APPROACH

- 1. Eastern external wall of the machine room forms the lower level west wall of this lightwell, white glazed bricks were used to bounce light into the lower level spaces, decorative patterns were used to add visual interest.

As part of the proposed scheme the intention is that this lightwell and the tile finishes will be retained and restored.
- 2. Glazed roof replaced with suitable system.
- 3. Upper level removed.



4.3 The Printing Hall

SUMMARY OF PROPOSED WORKS

Printing Hall (East side)

The Printing Hall is currently in a state of significant disrepair since the Independent Newspaper ceased production on site in the early 2000s.

The Printing Hall was constructed in two phases, the East side of the hall was constructed c.1924 and the West side of the hall was part of a later extension in c.1939. It is proposed to retain the East section of this industrial space and as much of the original fabric within this space as is feasible to facilitate use as a Community, Culture and Arts space.

The final use of the space is not yet known and it is proposed to make a minimum number of interventions sufficient to create a weathertight enclosure facilitating a later fit out for the intended use.

Refer to the accompanying **Cultural Impact Assessment** for further detail regarding potential use of this space.

Works include-

Removal of the existing slate roof – salvaging the slate for reuse, and removal of the timber soffit- timbers to be assessed for soundness and reused where feasible. Reconstruction of these elements would also facilitate a new insulation and membrane layer of minimal thickness.

Steel trusses to be removed and restored for replacement. It is likely that a crane will be required to be placed in the hall (temporarily) to facilitate construction of the new development.

Replacement of the sloped glazing elements including upgrade of glass and curtain walling system, incorporating mechanically driven opening vents to facilitate natural ventilation and smoke evacuation strategy.

Retention of enclosing walls, including surface white ceramic tiling, joinery wall linings and doors where possible.

Refurbishment of windows to the light well court to the South of the space.

Replacement of rooflights above the mezzanine section (East side of the hall) and retention of decorative patterned exterior wall tiling above this glazing section.

New balustrading and feature staircase and platform lift.

We also propose to remove and reinstate the basement floor slab, upgraded to include insulation and damp proof and radon gas membrane and insert a new Polished concrete floor screed.

Retain industrial steel gantries, lifting equipment (including two travelling cranes) and concrete frames throughout.

Note- retention of structural concrete is subject to a full structural engineering analysis. Where concrete is found to be beyond salvaging for reuse, like for like replacement is proposed.

For further information on these proposed works please refer to Architectural General Arrangement & Works to Protected Structures drawing sets.

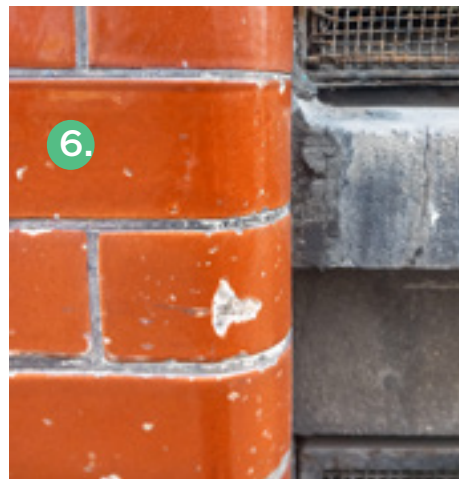
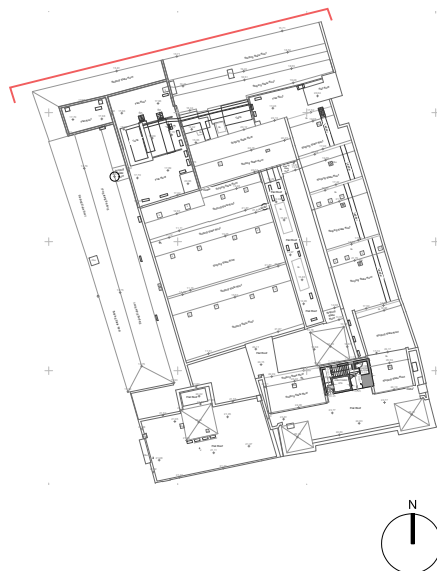
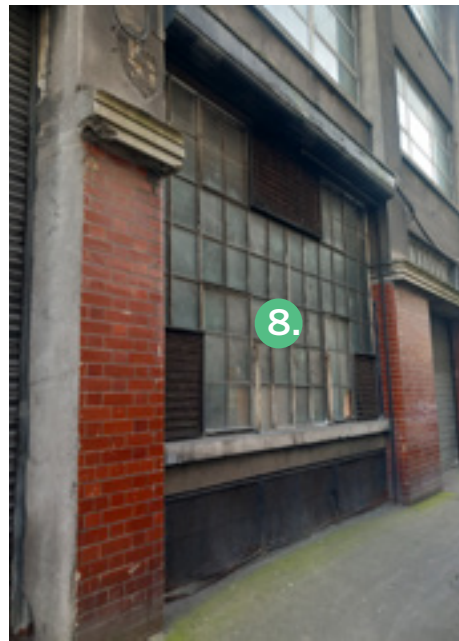
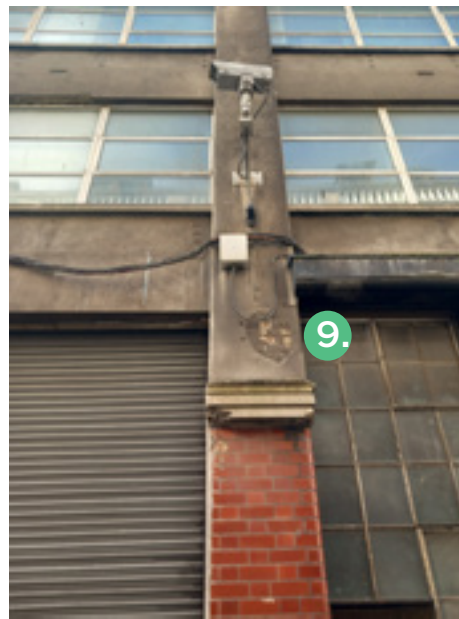


Artists impression of the Culture, Arts, Community space - The retained portion of the Printing Hall

4.4 Prince's Street North (5-bay facade)

SUMMARY OF PROPOSED WORKS

- 1. Existing 5 bay facade to Prince's Street North to be retained:
- 2. Contemporary red / brown brick gable constructed against the gable wall is part of the adjacent 'Penneys' site to be part demolished
- 3. Modified opening of former vehicular entrance, stepped cornice originally spanned across the full width of the opening with a multi-paned window over. Original composition will be restored as part of the proposed works. Original bronze light still in place to be retained and repaired
- 4. This entrance is the only one of three openings that retains its original composition, flanked by glazed brick piers with bullnose detail at corners, Art-Deco style cornice
- 5. Multi-pane metal framed window at ground floor level, single leaf door, stepped cornice, retained and refurbished
- 6. Multi-pane metal framed window at ground floor level with inset louvred vents and grilles, retained and refurbished
- 7. Impact damage to facade reveals buff brick at higher levels which has been faced in a render finish. Render to be repaired
- 8. Historic granite kerb stones on Prince's Street North to be protected, conserved and reintroduced



4.4 Prince's Street North (5 bay facade)

SUMMARY OF PROPOSED WORKS

The 3 storey industrial facade to Prince's Street forms part of the original development of the site. While it is not feasible to retain the structures immediately beyond this facade, we consider the facade itself to have conservation merit and propose to retain it. It is also proposed to restore elements that have been altered over the buildings life span. Including;

- Retention of the composition of the three storey facade which has 5 bays facing North broadly opposite the GPO arcade.
- The careful restoration and cleaning of the street facing elevation, repair (or replacement where necessary) of gutters, flashings, upgrading of all ground floor steel windows (these works include removal of multiple later interventions including ventilation louvres).
- Reinstatement of stepped cornice above original vehicular entrance, reinstatement of original ope sizes including replacement of brown/red glazed tiles where required.
- Incorporation of the retained facade into the proposed development street elevation - ensuring that the two complement each other while maintaining a clear distinction between original fabric and new development.
- Retention of any original fixtures and fittings i.e. original bronze light.



Artists impression of the proposed development with integrated retained facade on Prince's Street North

The background image shows a detailed facade of a historic building, likely a newspaper office. It features large, multi-story windows with decorative frames, classical columns, and a prominent clock tower. The words "SUNDAY INDEPENDENT" and "IRISH INDEPENDENT" are visible on the upper part of the facade, and "EVERING HERALD" is on the right. The clock tower has a clock face and the words "INDEPENDENT HOUSE" below it.

5.0 STUDENT ACCOMMODATION DESIGN ELEMENTS

5.1 Cluster Design

5.2 Student Amenity

5.1 Cluster Design

TYPICAL BEDROOM LAYOUT

The bedrooms have been designed to maximise the usable space for each individual with good quality ventilation, daylighting and finishing to create a welcome place of rest for the students in their home away from home. It will act as a space for rest, study and relaxation.

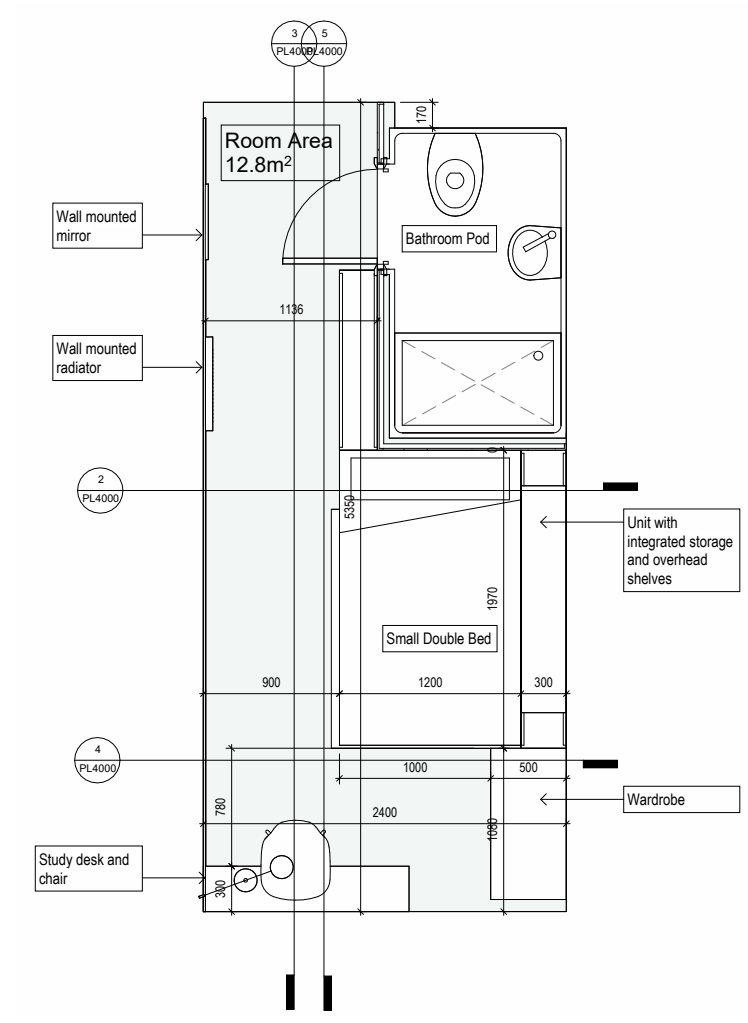
The ‘standard’ room is 12.8m² which is in excess of the minimum standards outlined in the Dublin City Development Plan. The different sizes are a result of minor changes in the form at certain spaces resulting in slightly longer or wider rooms.

Each room has a study area and its own shower room pod with WC and basin. Each room will have a small double bed for the comfort of the students and ample storage room.

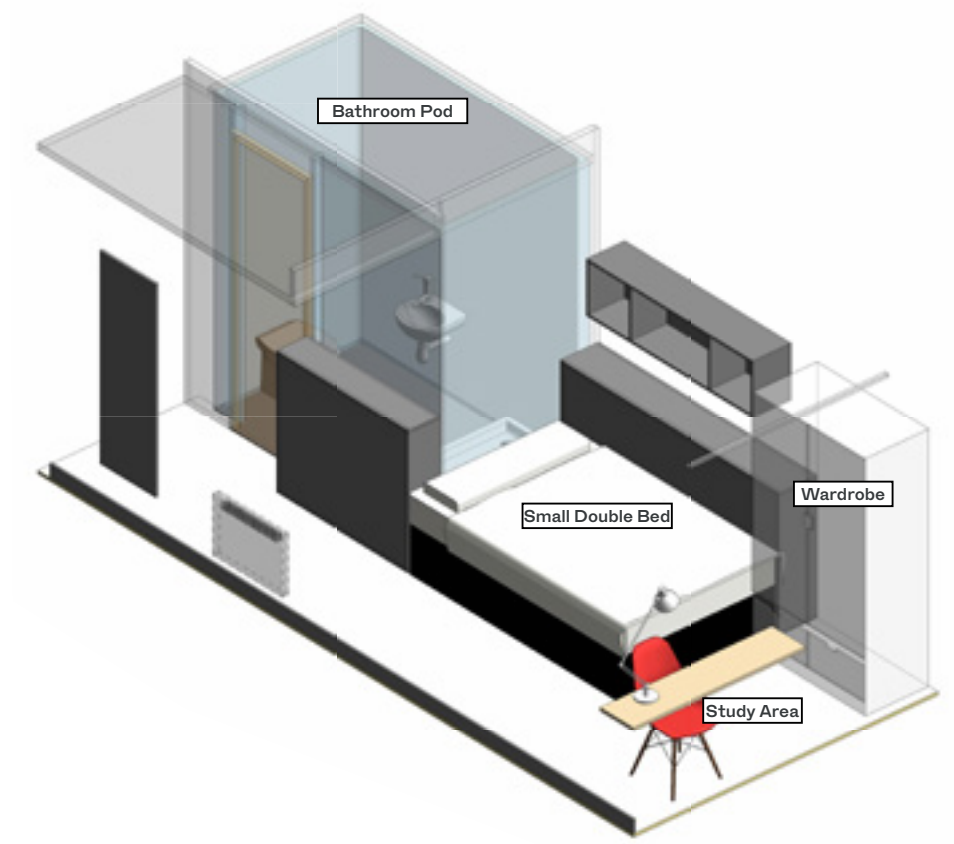
Accessible bedrooms have good circulation space with turning room and a Part M shower room is provided for each accessible room. The living / kitchen / dining area for clusters with an accessible room will be fitted with movable under-counter storage and free counter space at lower heights, as well as with ample turning area as required.

Accessible rooms are 25m².

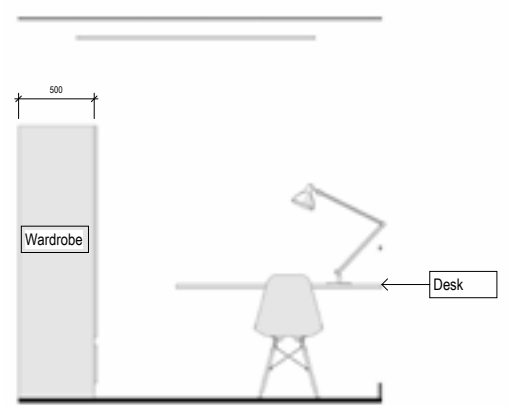
Studio-style rooms vary between 25 and 30m².



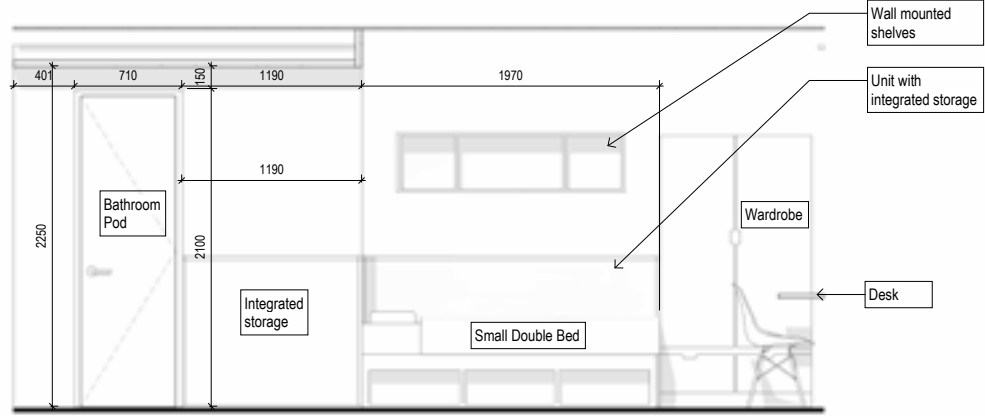
Type A Plan at 1:50



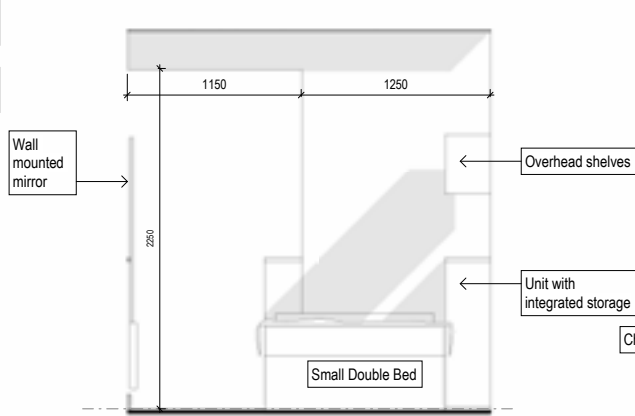
Type A 3D view



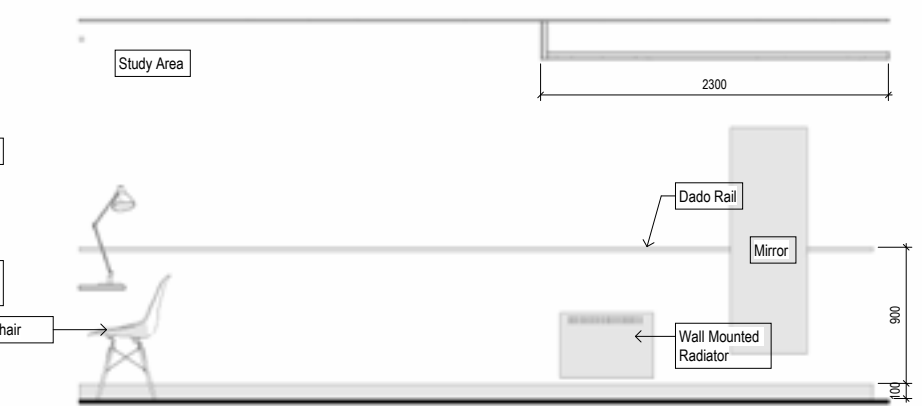
Elevation 1 (1:50)



Elevation 2 (1:50)



Elevation 3 (1:50)



Elevation 4 (1:50)

5.1 Cluster Design

TYPICAL BEDROOMS

The rooms will be fitted out in a contemporary fashion to meet all of the expectations of the modern-day student in Dublin. Some images of recently completed schemes are shown here for reference.



Typical Bedroom



Typical Bedroom

5.1 Cluster Design

CLUSTER / STUDIO DESIGN

The scheme primarily consists of 8 bed, 6 bed and 5 bed clusters, with a shared living space. The communal Living, Kitchen, Dining area is fitted with a minimum of one large and one small storage unit per person and the larger clusters have secondary cooking appliances and basins to cater for the larger number of users. The scheme has been designed to maximise the number of clusters that are dual aspect.

In addition to the clusters, a small number of single and twin studios have been included in the scheme. Each of these has been designed in accordance with the requirements set out in the DCC development plan.

Accessible bedrooms and living areas have also been provided in excess of the development plan guidelines, with accessible bedrooms available within clusters to ensure inclusion within the student community. These have been designed into the scheme to provide options for left and right-handed transfer options to beds and sanitary facilities, and also to ensure that any person with additional needs has access to the full site and range of amenities on site.



Typical Studio



Typical Studio

5.1

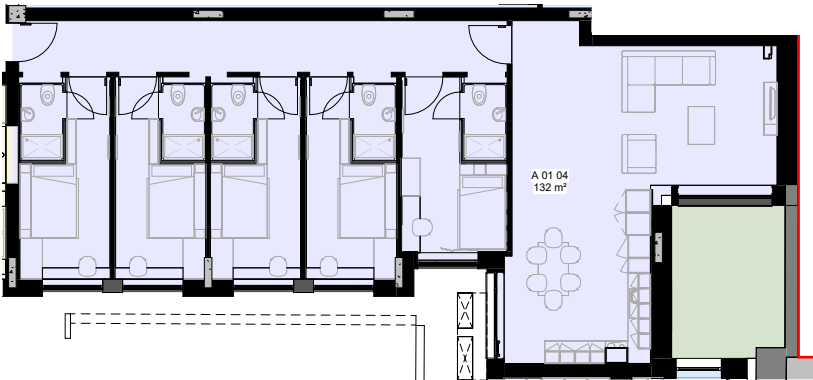
Cluster Design

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 BED	STUDIO (single)	STUDIO (twin)
GROUND	0	0	0	0	0	0	0	0	0	0	0	0
FIRST	9	0	0	2	3	0	2	16	53	1	6	0
SECOND	9	1	0	2	3	0	2	17	55	1	6	1
THIRD	9	1	0	2	3	0	2	17	55	1	6	1
FOURTH	6	0	0	2	3	0	2	13	50	1	3	0
FIFTH	3	0	0	1	3	0	2	9	42	0	0	0
SIXTH	2	0	0	0	1	0	3	6	32	0	0	0
SEVENTH	2	0	0	1	1	0	2	6	29	0	0	0
EIGHTH	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL STUDIOS & CLUSTERS	40	2	0	10	17	0	15	84		4	21	2
TOTAL BEDS	40	4	0	50	102	0	120		316	20	21	4

Refer to Housing Quality Assessment document for further area related detail

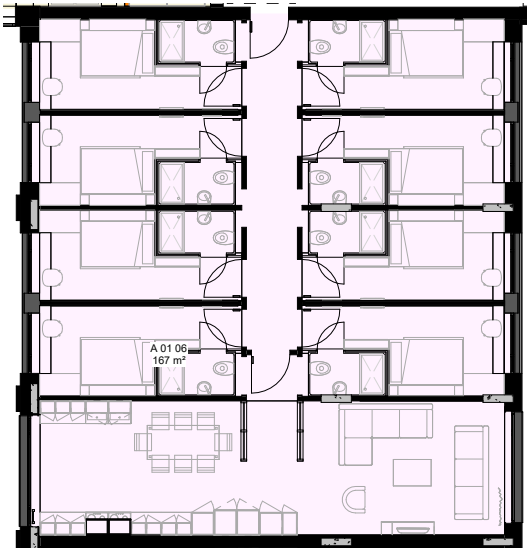
CLUSTER TYPES



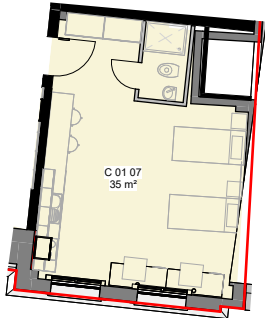
Typical 5-bed cluster



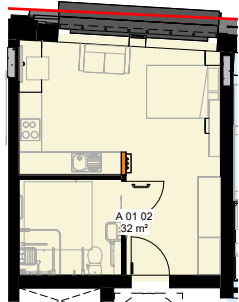
Typical 6-bed cluster



Typical 8-bed cluster



Typical studio (twin)



Typical studio (single)

5.2 Student Amenity

KEY EXPERIENCES



The intention is to create high quality amenity spaces that are carefully programmed and fitted out to a high standard. The existing features of the site, in particular within the Independent House, Emerald Chambers and Printing Hall buildings, will be adapted to new vibrant uses. The qualities and spirit of the existing buildings will be highlighted and inform new interventions.

Reference Images: Henry J Lyons - Brewery Block Student Accommodation

Proposed student amenity spaces include:

- Student concierge
- Student lounge spaces
- Student amenity street
- Study rooms
- Break-out areas
- Gym & yoga room
- Laundry facilities
- Cinema room

5.2 Student Amenity

KEY EXPERIENCES - ROOF LEVEL AMENITY

Extract from Landscape Design Statement by Cameo & Partners

On the upper levels of the development, residents will have the chance to relax and socialise within green urban courtyards and terraces. The vision for the roof terraces is to create these oases from the busy streets below to cater for a variety of social, work, relax needs.

These spaces have been designed to maximise social interaction by means of seating areas, social tables, BBQ and games areas. Raised planters enabled large shrub and small tree planting, along with rich groundcover layer, they create pleasant enclosure of areas, as well as year-round interest.

On the roof level, biodiversity will be enhanced by planting native species and pollinator friendly species. In areas not accessed by residents, biodiverse roof will provide further food source and habitats including bug hotel for insects.

Fire safety has been taken into account; escape routes are kept clear of furniture, and along the parapet, there will be a gravel strip as fire break.

Design References:

- Images 1 - 4
- Henry J Lyons - Cork Street Student Accommodation
- Images 5 - 7
- Henning Larsen - Salling Rooftop



6.0 APPENDICES

- 6.1 Landscape Design
- 6.2 Fire & DAC Strategy
- 6.3 M&E Strategy
- 6.4 Sustainability
- 6.5 Bicycle Parking

6.1 Landscape Design

Refer to Landscape Architects Landscape Design Statement for further detail

The accompanying Landscape Design Statement by Cameo & Partners outlines the proposed strategy to enhance the existing public realm and local character, while providing future users with a variety of high quality amenity spaces for social and relaxation. The proposal responds to the rich history of the building and the proposed architectural design to enable full integration of the proposed development into its surroundings.

The primary proposed landscaped features within the scheme are:

- Enhancement of William's Lane public realm following widening of the existing lane through use of a rich material palette, atmospheric lighting, introduction of passive surveillance and provision of street furniture and planting to create an enjoyable space for residents and the public to spend time.
- Attractive roof terrace resident amenity spaces at 5th, 6th and 8th floor level with carefully selected materials and soft landscaping palette adding a rich backdrop.
- Basement level lightwell to add visual interest and views of greenery from the adjoining spaces.
- Biodiverse roof systems aimed at enhancing habitat creation and supporting a variety of local flora and fauna and attracting pollinators and invertebrates.
- Careful consideration of sustainability and biodiversity has informed the selection of materials.



Combined roof level plan

6.1 Landscape Design



Artist's impression of William's Lane



Artist's impression of William's Lane



Combined street level plan

6.2 Fire & DAC Strategy

FIRE STRATEGY

MSA (Michael Slattery and Associates) have been retained to provide Fire Engineering Consultancy services on the project. While Engineering design is at an early stage the following advice notes were provided to the team and have been incorporated into the design approach of the project.

There is no variation between the new build and existing retained structures in the requirements listed below; ie the same standards apply to the protected structures as the new build elements.

Means of Escape

Cluster corridor dead end travel distances should be less than 15m, with residential sprinklers required throughout.

Kitchens are to be at the furthest point of the unit from the door to the corridor.

Cluster corridors to achieve a minimum of 30 minutes fire resistance and should include certified 30 min fire doors with smoke seals (FD30S).

Kitchens are to be separated from other rooms by 30 minutes fire resistance.

No cooking is to be permitted in cluster bedrooms.

Travel distances in non-residential areas to be 18m (single) and 45m (alternative).

Residential escape stairs should not service non-student accommodation uses on other floors.

Common corridor travel to be limited to 15m and require venting (automatic opening linked to the fire alarm) at each end of the and sprinklers.

Structure/ Compartmentation

The top floor is less than 30m above ground level and as such the elements of structure and compartmentation will be 90 minutes fire resistance.

Firefighting shafts will be provided with 120-minute fire resistance as standard.

Surface mounted services or a sacrificial service zone will be required for services on compartment walls and floors.

Fire Service Access

Dry risers to be provided in firefighting shafts as noted above.

Firefighting stairs connecting with Basement to be separated at Ground Floor.

Smoke shafts to be constructed from non-combustible materials (non-paper faced plasterboard).

Mechanical & Electrical

Residential sprinklers to are to be provided to BS9251 in clusters and common corridors,

Commercial sprinklers are required to BS EN 12845 in retail, assembly and other spaces.

Monitored and lockable sprinkler zone valves are to be provided in common corridors outside of each cluster.

Sprinkler pump room to be accessible directly from the street.

Electrical design to be to BS8519: 2020.

Fire alarm system to be LD1 and L1XM to IS3218: 2013+A1: 2019.

Common corridors to be provided with smoke ventilation, smoke shafts are required in each corridor and located remote from stair entry points.

Top floor common corridor venting to be by way of 1.5m2 AOVs rather than the smoke shafts.

Firefighting shafts (3No.) to be provided with firefighting lift, vented lobby (natural or mechanical), dry riser, disabled refuge, appropriate drainage, etc.

Escape stairs to be provided with AOV's.

CFD analysis to be undertaken for each of the firefighting shafts.

Dry riser pipework outside cores is to be fire protected.

Basement stair lobbies to be provided with passive ventilation (0.05/0.4m2).

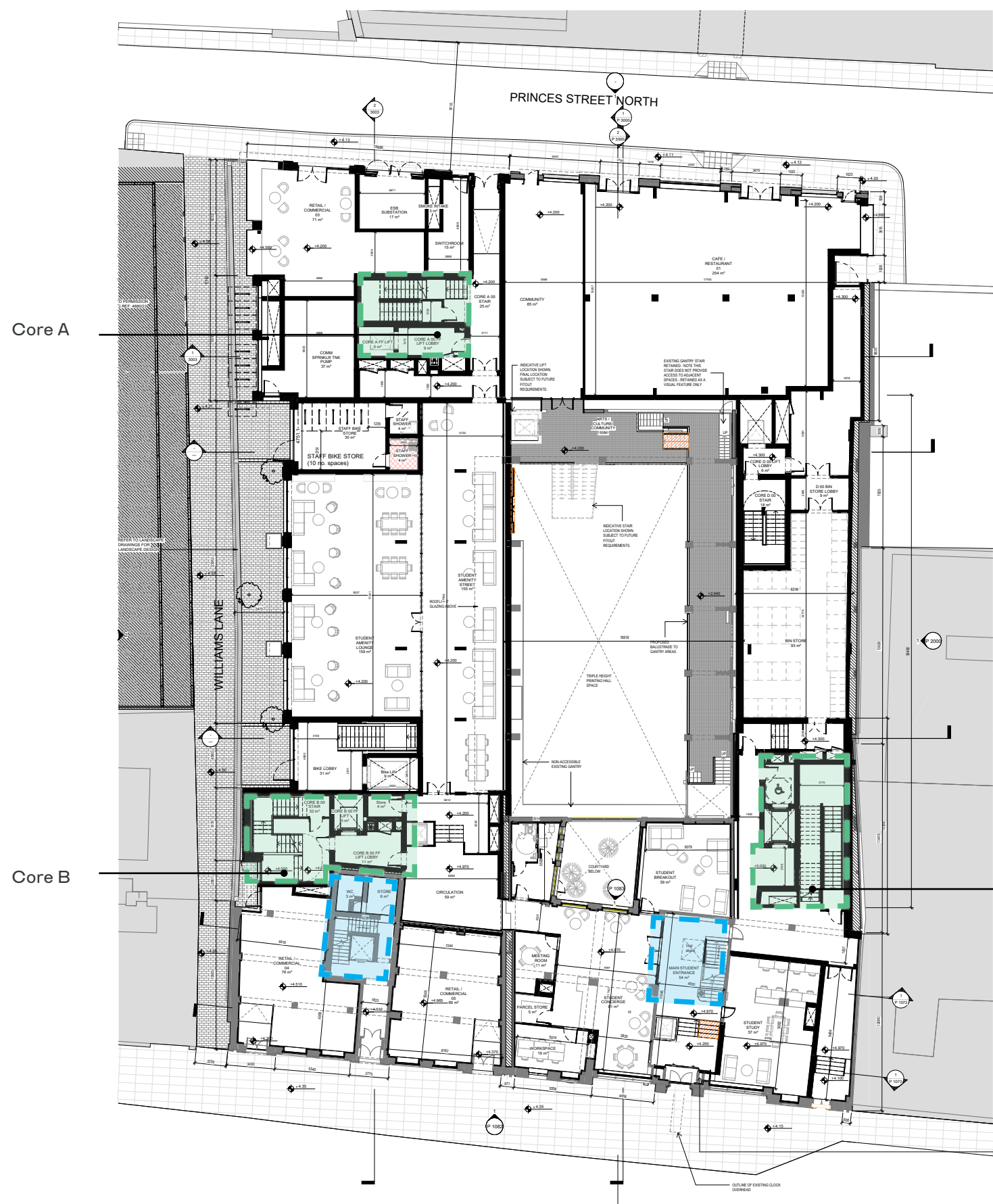
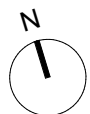
Bin store lobbies to be provided with 0.02m2 permanent ventilation.

Basement floor to be reviewed for smoke ventilation provisions as >200m2 and deeper than 3m.

Any roof top PV to have link to fire alarm with fire service isolation switch. PV not to be installed on top of green or blue roof, non-combustible deck required.

6.2 Fire & DAC Strategy

FIRE & DAC - EXISTING STAIRCORES - CHALLENGES



There is one existing stair core located within the protected structure Independent House and one existing stair core located within the protected structure Emerald Chambers.

These cores, however, are not compliant with current Technical Guidance and are to be supplemented by 3 new staircores located within the new-build block to the rear of the Protected Structures.

The feasibility of upgrading these cores to meet current Building Regulations was explored by the Design Team, however it was concluded that this is not viable due to the level of intervention that would be required resulting in considerable loss of building fabric deemed to have significant historical merit and loss of character of these spaces. It was concluded that three new cores should be provided to meet requirements around the following aspects:

- Escape distances
- Fire Tender access compensating for the land-locked nature of the site
- Required provision of fire fighting cores
- Risers to meet M&E requirements
- Level access
- Elevator provision

There are many original features to be found in these staircores and it is intended as part of the proposed scheme to retain these cores and their original features. These cores would be available for use as a secondary means of escape.

Ground Floor Plan

6.3 M&E Strategy

INITIAL VENTILATION STRATEGY FOR PROTECTED STRUCTURES

Basement Areas:

Smoke Ventilation: A mechanical smoke ventilation system will be installed in the basement consisting of supply and Exhaust ductwork distribution and a series of Motorised fire smoke dampers, connecting to a central system terminating at William's Lane/Prince's Street North.

Part F Ventilation: Supply and Extract Ventilation to basement areas will consist of a mix of Natural and Mechanical ventilation with Heat Recovery.

Ground Floor:

Smoke Ventilation: Natural & Mechanical Smoke shafts will protect a number of single stair cores. Automatically openable vents shall be positioned at the top of each stair core to provide a source of replacement air.

Part F Ventilation: Supply and Extract Ventilation to basement areas will

consist of a mix of Natural and Mechanical ventilation with Heat Recovery.

Part F Ventilation Studio Units:

In order to avoid interventions (in the form of louvres) to the facade of the Protected Structures (Independent House and Emerald Chambers) it is proposed to vent from the individual studio and bedroom cluster units into a centralised mechanical system with supply and extract located on the external face of the new-build link corridors to the North. Refer to demolition drawing set for location of main penetrations in existing floors of Protected Structures. Recirculation hoods will be utilised in single occupancy studios which consist of extractor hoods with carbon filters removing the requirement for a direct extract duct run to facade.

Part F ventilation Kitchen/Cluster:

Kitchen hoods will have desiccated extract air to atmosphere and terminate in areas of non-protected elements of structure and or roof.

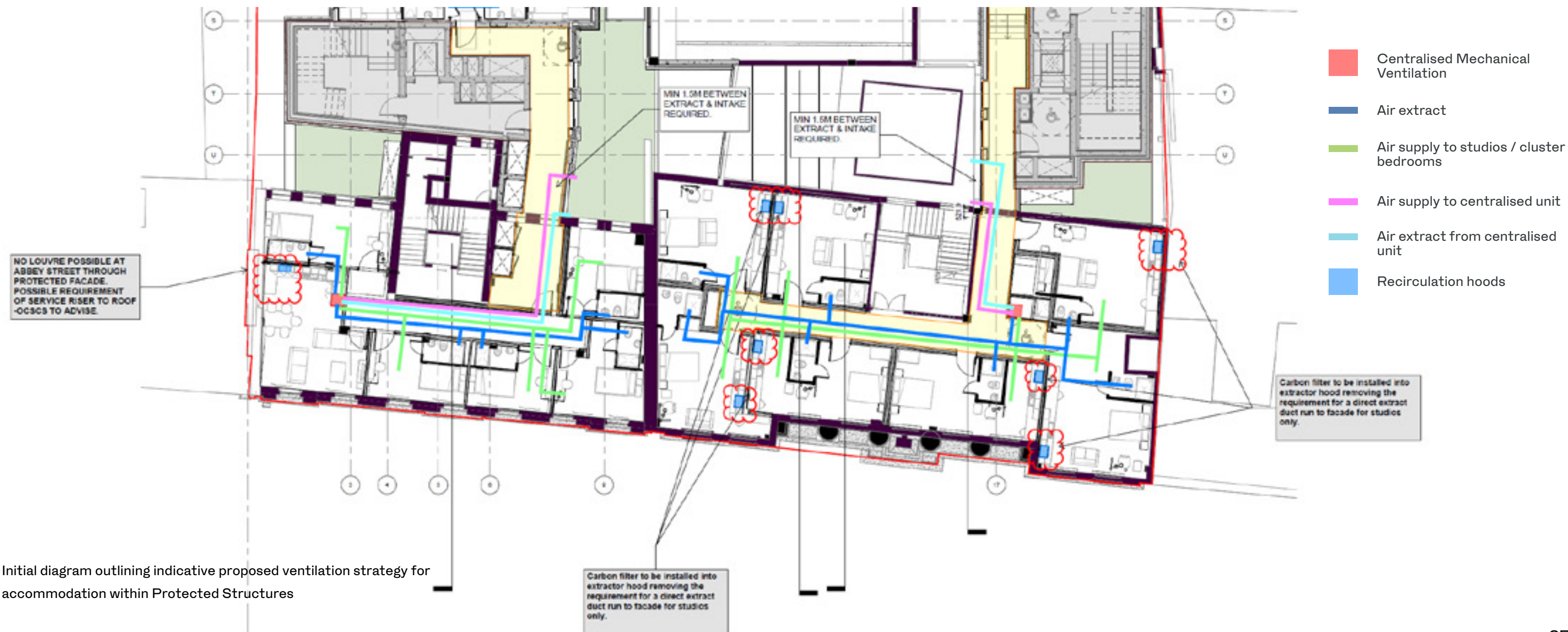
Centralised mechanical ventilation with heat recovery will provide supply and extract air to the studio units, intake and exhaust louvres will be co-ordinated so they do not penetrate protected structure elements

Soils and Waste Installation:

In general, the soils & waste installation is to be completed using uPVC pipework solvent welded with expansion joints and fittings , waste pipework shall generally be concealed up through the building and offset at high level ground floor level and drop in a concealed location avoiding the two main entrance halls in HDPE fusion welded pipework and connect to the foul network at basement level connecting to external civil outfall.

Ventilation - The Printing Hall:

The Printing Hall is intended to be ventilated naturally through opening sections at roof level. These opening sections double as smoke evacuation control.



6.4 Key Sustainable Features

Refer to the accompanying Climate Action, Energy and Sustainability Report for further detail

Sustainability has been a core consideration during the development of this scheme. Below is a summarised outline of the approaches taken into account (excerpt from the Climate Action, Energy and Sustainability Report):

Location and Transportation

The proposed development will offer occupants travelling to and from the development alternative modes of transport other than the need to rely on a car. Developing in an area that has strong public transport nodes offers users the opportunity to travel to and from the site using alternative modes of transport.

Easily accessible local transport includes: Luas stops, Train stations, Dublin bus stops, bicycle lanes and local car sharing locations and their proximity to the proposed development.

Commissioning

To ensure efficient operation of the development, all systems will be commissioned. Commissioning of a developments systems ensures that the sustainable energy-design can be fully realised, with fewer operational issues during the building’s lifetime. Building users’ productivity improves and operational costs decrease also.

Materials and Resources

The development will be designed and operated with the aim of a reduction in waste generation through construction and operation. Where possible waste streams will be separated on site and recycled or re-used. Where possible local materials will be specified, and in addition materials that contain recycled content will be considered as preferable.

Water Efficiency

With increasing costs associated with potable water use, the proposed development will incorporate measures to reduce water usage through the appropriate selection of low consumption sanitary fittings, leak detection systems and water monitoring facilities.

Bicycle Facilities

Cycling offers a sustainable alternative to personal vehicle use, which reduces gas and particulate emissions, noise pollution and also congestion in busy urban areas. The proposed development will provide private bicycle spaces for tenants/occupants.

Indoor Environmental Quality

As part of the sustainable design strategy, consideration of occupants and staff will be an integral part of the design process. As the productivity and well-being of building users depends strongly on the quality of the indoor environment, the following aspects will be addressed:

Adequate ventilation and filtration;
Low-emitting materials; and
Natural daylight and views to the external environment.

Use of Existing Structures

Retention and refurbishment of Independent House and Emerald Chambers and partial retention of the Printing Hall.

Use of Renewable Energy Technologies

Renewable energy technologies such as Air Source Heat Pumps (ASHP), Exhaust Air Heat Pump (EAHP), Combined Heat and Power (CHP), Mechanical Ventilation and Heat Recovery (MVHR), Solar PV and Variable Refrigerant Flow (VRF) Heat Pumps will be considered for implementation.

Efficient Use of Energy

High efficiency central plant will be specified to take advantage of the optimised façade design measures that have been introduced;

A low energy lighting design will be utilised to further reduce energy consumption and increase occupant thermal comfort.

Optimised Facade Design

The façade performance specification has been optimised to limit heat loss, improve air tightness and thermal transmittance and to maximise natural daylight.

6.5 Bicycle Parking

The breakdown of total bicycle spaces provided for & their location can be seen in the table below

	BICYCLE SPACES REQUIRED	BICYCLE SPACES PROVIDED
STUDENT ACCOMMODATION (316 bedspaces)		
Long Term	316*	320 (basement)
Visitor	64**	64 (basement)
RETAIL & CAFE / RESTAURANT (470sqm, ~20 Staff)		
Long Term	4***	4 (Ground)
Visitor	5****	5 (Ground)
COMMUNITY (644sqm, ~20 Staff)		
Long Term	4*****	4(Ground)
Visitor	7*****	7 (Ground)
STAFF (STUDENT ACCOMMODATION)		
Long Term	0	2 (Ground)
Visitor	0	2 (Ground)
TOTAL	400	408

*CALCULATION BASED ON DCC REQUIREMENT FOR 1 LONG TERM CYCLE PARKING SPACE FOR EVERY 1 BEDSPACE PROVIDED.

**CALCULATION BASED ON DCC REQUIREMENT FOR 1 VISITOR CYCLE PARKING SPACES FOR EVERY 5 BEDSPACES PROVIDED.

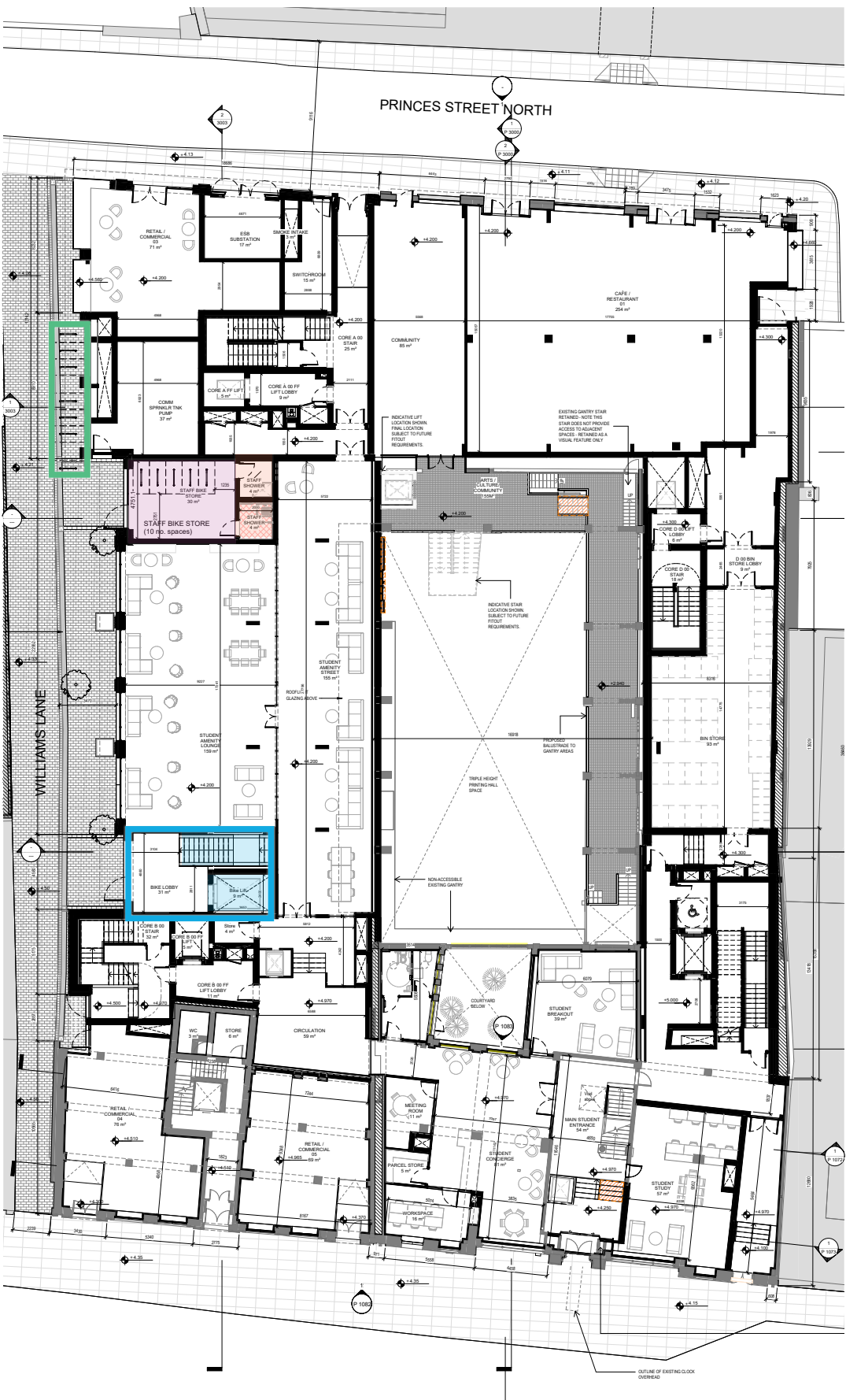
***CALCULATION BASED ON DCC REQUIREMENT FOR 1 LONG TERM CYCLE PARKING SPACE FOR EVERY 5 STAFF.

****CALCULATION BASED ON DCC REQUIREMENT FOR 1 VISITOR CYCLE PARKING SPACES FOR EVERY 100 SQM OF RETAIL.

*****CALCULATION BASED ON DCC REQUIREMENT FOR 1 LONG TERM CYCLE PARKING SPACE FOR EVERY 5 STAFF.

*****CALCULATION BASED ON DCC REQUIREMENT FOR 1 VISITOR CYCLE PARKING SPACES FOR EVERY 100 SQM OF RETAIL.

Henry J Lyons



LEGEND

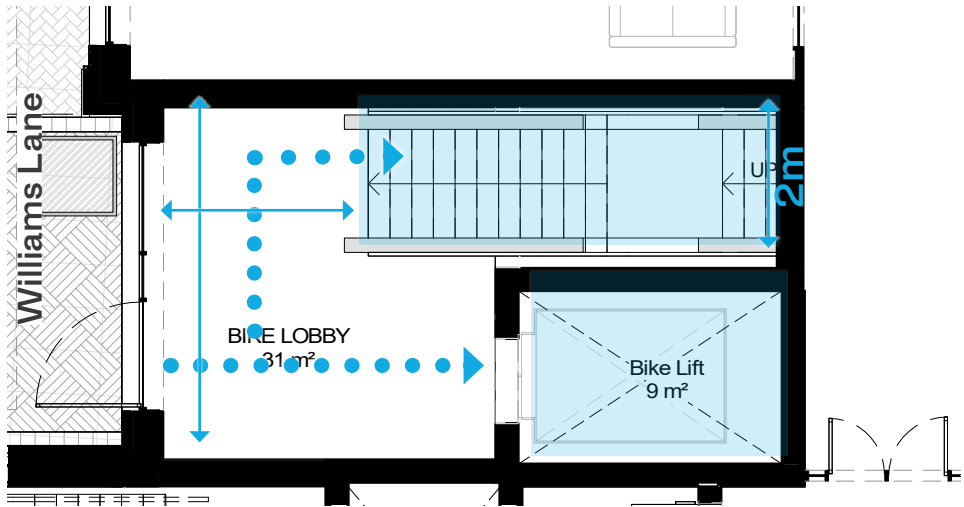
Long Term Retail & Cafe / Restaurant, Community & student accommodation staff bike store - Fob access controlled (10 spaces total)

Visitor Retail & Cafe / Restaurant, Community & Student Accommodation staff (7 no. Sheffield stands, 14 spaces total) on street

Proposed Accessible shower facilities for Retail & Cafe / Restaurant, Community & Student Accommodation Staff use

Designated Bicycle Entrance (Student Accommodation) & Lobby to 1 no. bicycle lift & 1 no. stair with side channel. Stairs will meet part K compliance including required handrails. Bicycle lift has been sized appropriately to accommodate larger bicycles such as universal design vehicles or cargo bikes. Bike lobby has been designed so that a larger bike can comfortably manoeuvre from the public road to the designated bike store

Route from William's Lane to designated student bicycle store



6.5 Bicycle Parking

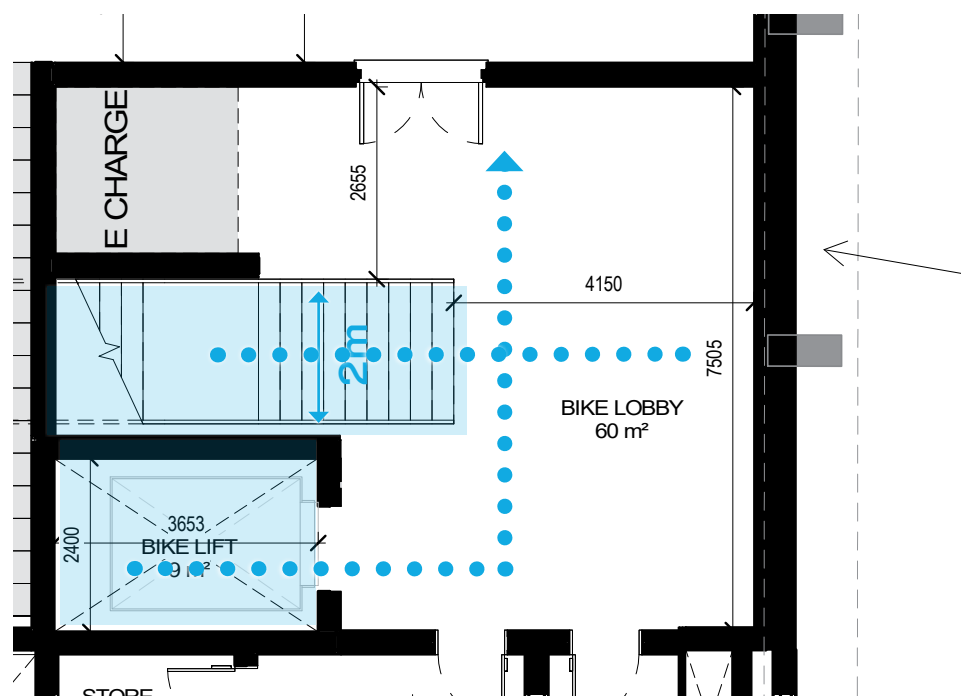
LEGEND

LONG TERM STUDENT ACCOMMODATION
BIKE STORE
(320 SPACES TOTAL)

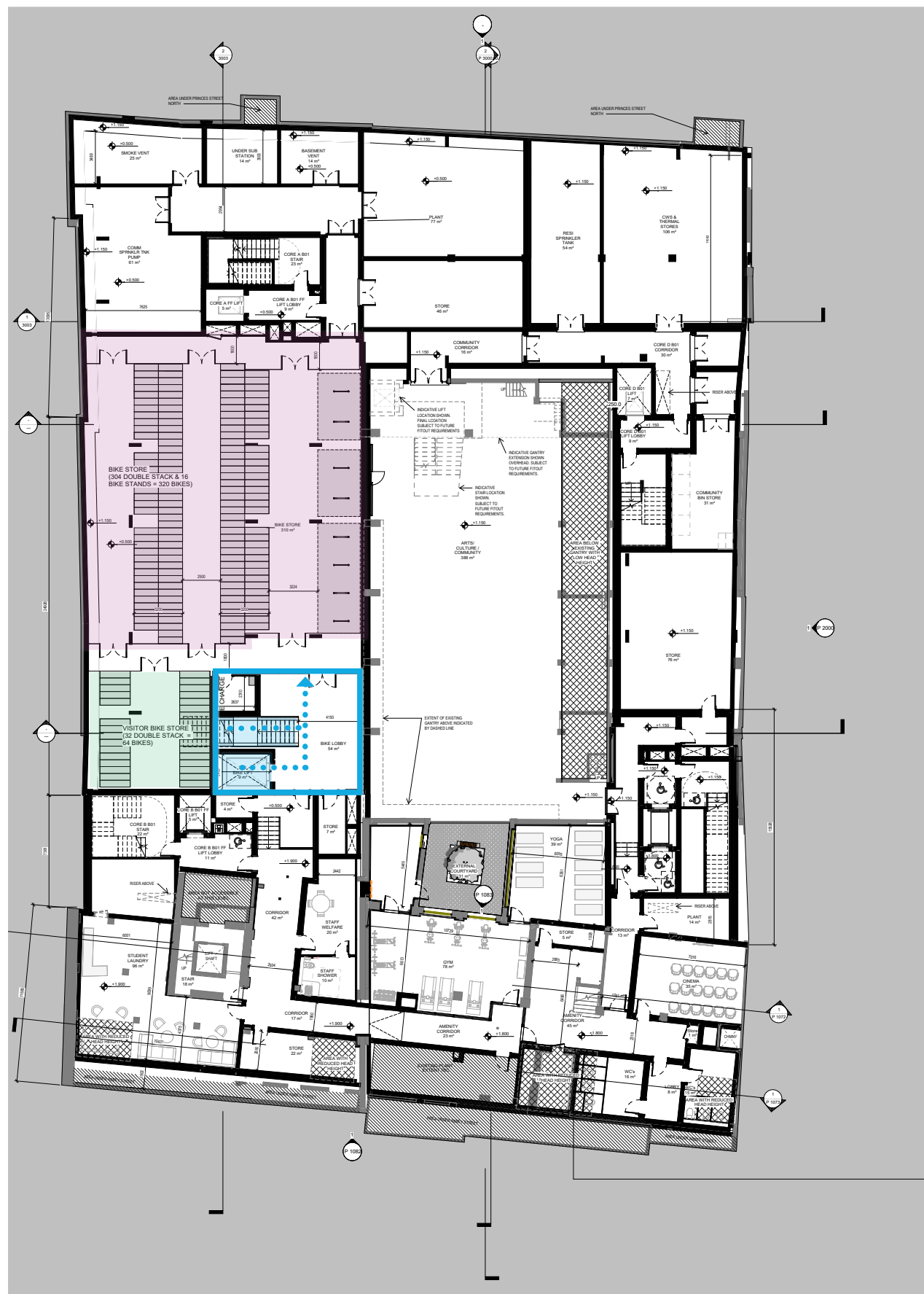
VISITOR STUDENT ACCOMMODATION BIKE
SPACES (64 SPACES TOTAL)

DESIGNATED BICYCLE ENTRANCE (STUDENT
ACCOMMODATION) & LOBBY TO 1 NO. BIKE
LIFT & 1 NO. STAIR WITH DESIGNATED SIDE
CHANNELS FOR BIKES

ROUTE FROM WILLIAM'S LANE TO STUDENT BICYCLE STORE



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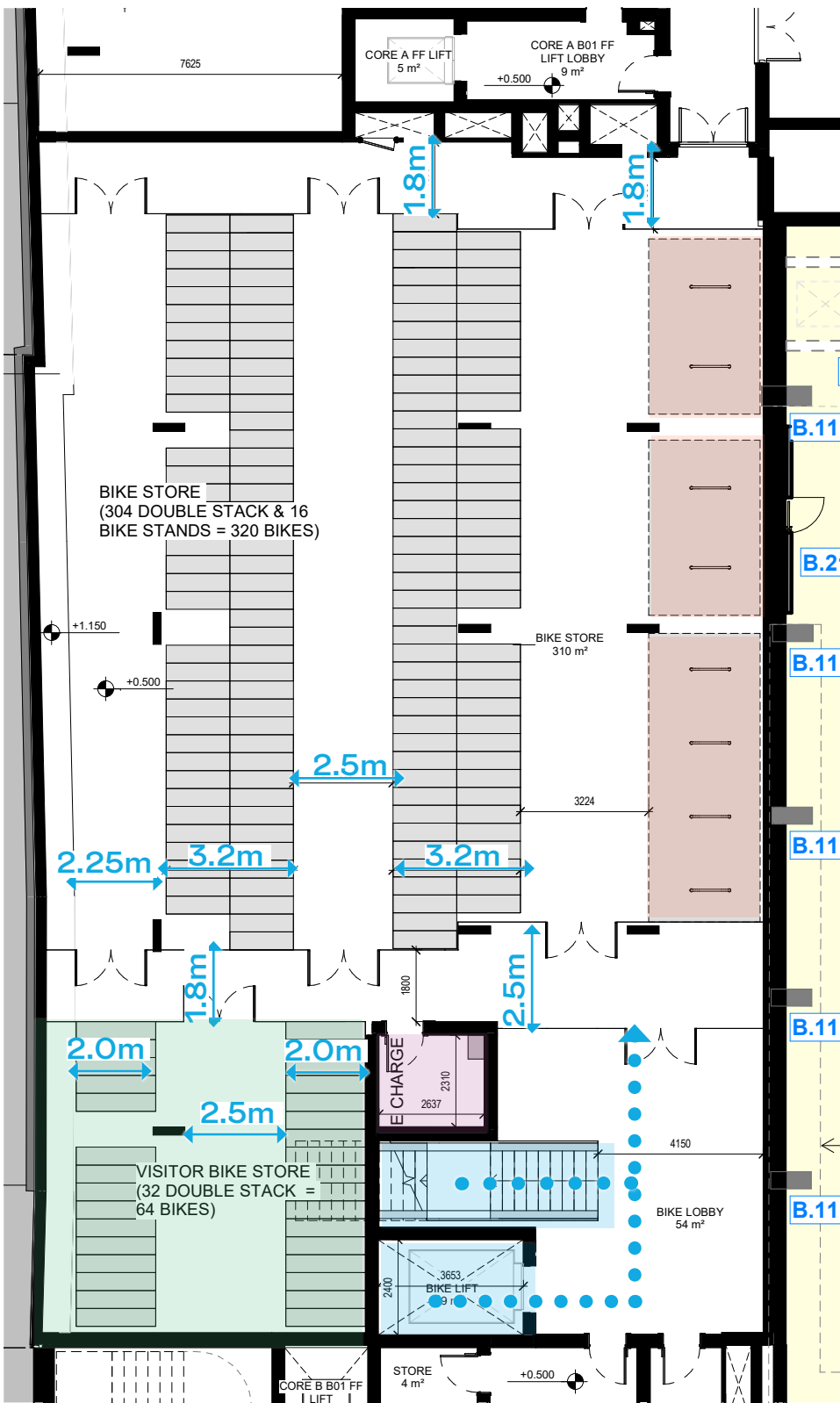
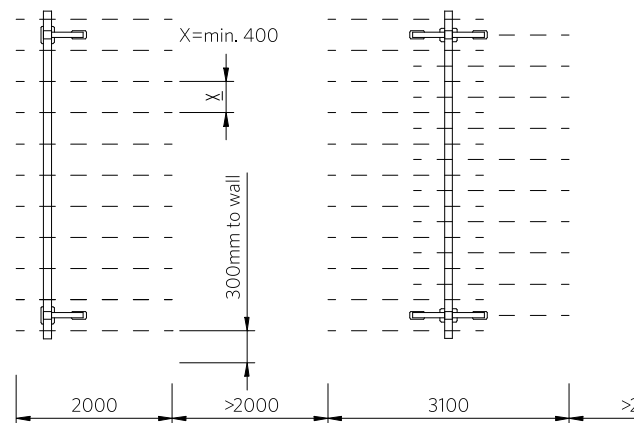
Independent House Student Accommodation

6.5 Bicycle Parking

The bicycle store located at basement level proposes to use the 'Josta' 2 tier high-capacity racks or similar for the double stacked bikes. The proposed bicycle store has been designed to meet the requirements of the manufacturers specifications:

- 3.1m allocated for 2 sided bicycle parking unit
- 2m wide allocated for 1 sided bicycle parking unit
- 400mm distance (centre to centre) between units
- 2m distance between racks for access
- 2.6m height

8 no. Sheffield stands have also been provided for to accommodate larger bikes such as a universal design vehicle or a cargo bike.



LEGEND

Student Accommodation long term / resident bicycle parking 8 no. Sheffield stands (16 no. spaces) to accommodate larger vehicles (e.g cargo bikes, universal design vehicles)

Student Accommodation long term / resident bicycle parking 152 double stack bikes (304 no. spaces)

Student Accommodation visitor bicycle parking 32 no. double stack bicycle parking (64 spaces).

Suggested E-charge facility - Subject to approval pending a granted Fire Safety Certificate

Designated bicycle entrance (Student Accommodation) & lobby to 1 no. bicycle lift & 1 no. stair with side channel. Stairs will comply with part K compliance including required handrails. Bicycle lift has been sized appropriately to also accommodate larger bicycles such as universal design vehicles or cargo bikes. Bicycle lobby has been designed so that a larger bicycle can comfortable manoeuvre from the public road to the designated bicycle store

Route from William's Lane access to designated student bicycle store

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