

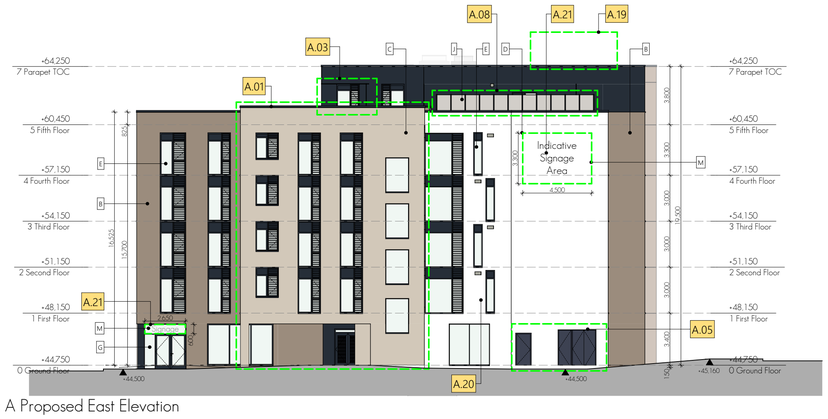
Block A Proposed West Elevation (Rochestown Ave.)

1:200



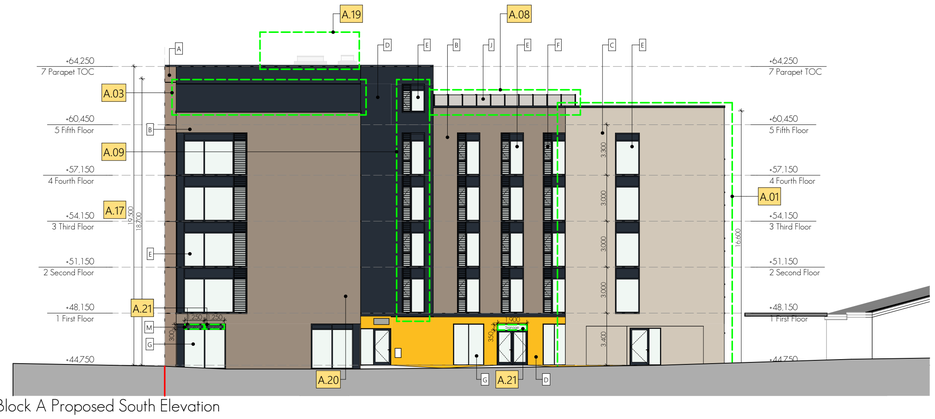
Block A Proposed North Elevation (Kill Ave.)

1:200



Block A Proposed East Elevation

1:200



Block A Proposed South Elevation

1:200

THIS DRAWING IS FOR PLANNING PERMISSION PURPOSES ONLY. FURTHER DRAWINGS AND STUDIES WILL BE REQUIRED FOR CONSTRUCTION AND TO ENSURE COMPLIANCE WITH RELEVANT BUILDING REGULATIONS AND STANDARDS.

Rev	Ch	Change Name	Date
P10	Ch-164	Issued for Planning	26/02/2026
P09	Ch-163	Revised for Planning	24/02/2026
P08	Ch-160	Planning Elevations Updated	18/02/2026
P07	Ch-153	Issued for Planning	23/01/2026
P06	Ch-151	Issued for Planning	19/01/2026
P05	Ch-149	Issued for Comments	12/01/2026

No Amendments to Proposed Building Materials

Outline of area subject to proposed amendment

Roof: Pressed metal parapet, Flat roofs

Walls: Self Coloured Render to selected colours

Rainwater Goods: Internal / Not Applicable

Doors / Windows: PPC Alluminium, to Selected Colour

Dashed Green Outline Indicates proposed amendments

Planning Amendments Key

A.01	A 4 storey over ground extension of c. 436 sqm to the rear / courtyard elevation of Block A to provide for an additional 12 no. student accommodation units.
A.02	The reconfiguration of permitted internal circulation and communal amenity spaces to provide for 10 no. additional student accommodation units within Block A.
A.03	The internalisation of an overhanging roof canopy on the roof terrace of Block A to provide 2 no. additional student accommodation units.
A.04	Removal the permitted building overhang at 5th floor level of Block A.
A.05	Relocation of a switch room and substation to the north-eastern corner of Block A.
A.06	Provision of additional window and escape door to permitted licenced premises on northern elevation.
A.07	Amendment of the permitted entrance to provide for a recessed entrance arrangement to the permitted licenced premises in Block A.
A.08	Omission of the roof terrace to the south of Block A, and the increase in size of the permitted roof terrace to the east of Block A from c. 60sqm to c. 95sqm.
A.09	Minor amendment of fenestration at 1st-5th floor level on the southern elevation of Block A to accommodate proposed internal rooms
A.10	Additional plant space within permitted commercial units in Block A with a reduction in net internal floor space.
A.11	Changes to the design treatment of the permitted elevation of Block A at Rochestown Avenue, minorly changing the total permitted floor area of Block.
A.12	Reduction in size of the screened roof-top terrace area to Block B (from 450 sqm to 150 sqm)
A.13	Reduction in height of stair core and lift shaft to western stair core of Block B.
A.14	Relocation of the permitted bike shelter to the east elevation of Block B. The number of bicycle parking spaces remains unchanged.
A.15	Minor elevation alterations to eastern and western elevations of Block B to account for relocation of permitted internal building services.
A.16	Additional plant space within permitted commercial unit in Block B with a reduction in net internal floor space.
A.17	Minor increase in parapet height.
A.18	Reconfiguration of the central open space area to provide for 30 no. car park spaces and accessible EV spaces
A.19	Omission of louvred screen to Roof plant on Block A.
A.20	External elevations approved through compliance are subject to proposed minor changes in materials.
A.21	New Signage to be consistent high quality signage, arranged within the available areas as indicated on the building elevation, and subject to compliance with conditions.

Planning Materials Key

A	Selected rain-screen cladding system to specified RAL colour
B	Selected warm-coloured Brick "Grey Handshaped" or similar
C	Selected light buff-coloured Brick "Capri" or similar.
D	Smooth self-coloured acrylic render system to selected colour.
E	PPC Aluminium windows to selected colour
F	Polyester powder coated Aluminium fixed screening panel allowing room ventilation.
G	Double glazed polyester powder coated Aluminium windows and doors to shop front.
H	Horizontal aluminium floor zone ventilation grill.
J	Green coloured screen guarding to roof terraces consisting of mild steel uprights at 1050mm centres with horizontal wires to support planting to a height of 2m.
M	Signage to be consistent high quality signage, arranged within the available areas as indicated on the building elevation, and subject to compliance with conditions.

Drawings Issued for Planning	BD	POT	POT	26/02/2026	P10
Issued for Planning	BD	POT	POT	24/02/2026	P09
Planning Elevations Revised	BD	POT	POT	18/02/2026	P08
Planning Drawings	BD	POT	POT	23/01/2026	P07
Revision Description	drn.	ckd.	apr.	date.	rev.

Client: Bakers Forge Properties Ltd.
Project: Student Accomodation
Site: Rochestown Ave, Dún Laoghaire, Co. Dublin
Title: Block A - Proposed Elevations

meitheal architects

RIAI Practice Member | Practice Accredited to ISO 9001 | PSDP Accredited | Q3 | P

Project Architect: LH
A1 Sheet Scale:

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Drawing Series 12000 - Elevations

Project	Orig.	Volume	Level	Type	Role	Number	Rev
231005	MA	BA	ZZ	DR	A	12003	P10

BIMcloud: meithealarchitects - BIMcloud Software as a Service/231005 Bakers Forge/231005-DES-004Thursday 26 February 2026