

Ground Floor Plan - Communal Areas

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Fifth Floor Plan - Communal Areas

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SCH-007 Communal Areas

Room ID	Room Type	Area (sq. m)	Key
B-25	Common Lounge	32.0	
B-L01	Reception	13.5	
B-L02	Managers Office	24.9	
B-L03	Circulation	78.4	
B-L03	Gym	61.6	
B-L03	Lift & Stairs	66.3	
B-L04	Lift & Stairs	3.2	
B-L04	Multifunction Room	19.7	
B-L05	Bookable Office	26.9	
B-L06	Study Room	38.9	
B-L07	Screening Room / Exhibition Space	50.8	
B-L08	Entrance Lobby	58.0	
B-L09	Lounge	66.4	
B-L10	Post	19.9	
B-L12	Toilets	17.8	
B-L13	Laundry	10.5	
B-L15	Waste Management	32.9	
		621.7 m²	
Gross Floor of Student Accomodation		8,222.8	
Student Communal areas as a Percentage of gross		7.6%	

SCH-008 Roof Terrace Areas

Room ID	Room Type	Area (sq. m)	Key
A-L5	Roof Terrace A	95.0	
B-L5	Roof Terrace B	150.0	
		245.0 m²	

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Rev	Ch	Change Name	Date
P02	Ch-163	Revised for Planning	24/02/2026
P01			23/01/2026

HQA Issued for Planning	BD	POT	POT	24/02/2026	P02
Housing Quality Assessment	BD	POT	POT	23/01/2026	P01
Revision Description	drn.	ckd.	apr.	date.	rev.

Client: Bakers Forge Properties Ltd.
Project: Student Accomodation
Site: Rochestown Ave, Dún Laoghaire, Co. Dublin
Title: Proposed Ground Floor Plan HQA

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Project Architect: LH
A3 Sheet Scale: 1:1

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Drawing Series 19000 - HQA

Project	Orig.	Volume	Level	Type	Role	Number	Rev:
231005	MA	XX	00	DR	A	19000	P02

BIMcloud: meithealarchitects - BIMcloud Software as a Service/231005 Bakers Forge/231005-DES-004Tuesday 24 February 2026



Proposed First Floor - Cluster Diagram

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Cluster HQA

Cluster ID	Key	Cluster Category	Cluster Area (sq. m.)	Living Area (sq. m.)	Area Per Room (sq. m.)	Universal Access
First Floor						
A-01		8 Bedroom Cluster	184.3	Lounge 40.2 sq. m.	5.0	Yes, Part M, Diagram 21 En-Suite
A-02		7 Bedroom Cluster	155.0	Lounge 36.1 sq. m.	5.2	
A-03		7 Bedroom Cluster	152.5	Lounge 34.3 sq. m.	4.9	
A-14		3 Bedroom Cluster	76.7	Lounge 18.4 sq. m.	6.1	Yes, Part M, Diagram 21 En-Suite
B-01		7 Bedroom Cluster	155.0	Lounge 39.5 sq. m.	5.6	
B-02		7 Bedroom Cluster	149.2	Lounge 34.1 sq. m.	4.9	
B-03		5 Bedroom Cluster	114.2	Lounge 27.5 sq. m.	5.5	
B-04		8 Bedroom Cluster	161.8	Lounge 32.0 sq. m.	4.4	
B-05		7 Bedroom Cluster	161.0	Lounge 30.7 sq. m.	4.4	Yes, Part M, Diagram 21 En-Suite
B-06		5 Bedroom Cluster	116.7	Lounge 32.1 sq. m.	6.4	

Cluster Room List

Cluster Category	Key	Qty	Cluster ID	Studio ID	Area (sq. m.)
First Floor					
3 Bedroom Cluster		1	A-14		76.7
5 Bedroom Cluster		2	B-03, B-06		114.2, 116.7
7 Bedroom Cluster		5	A-02, A-03, B-01, B-02, B-05		155.0, 152.5, 149.2, 161.0
8 Bedroom Cluster		2	A-01, B-04		184.3, 161.8
Studio		6		Studio A1, Studio A2, Studio A3, Studio B2, Studio B3, Studio B5	17.5, 18.8, 23.1, 17.4, 19.3, 20.0
					1,542.5 m²
Second Floor					
3 Bedroom Cluster		1	A-15		76.8
5 Bedroom Cluster		2	B-09, B-12		114.2, 116.7
7 Bedroom Cluster		5	A-05, A-06, B-07, B-08, B-11		155.1, 152.5, 155.2, 149.9, 161.0
8 Bedroom Cluster		2	A-04, B-10		185.3, 161.8
Studio		6		Studio A4, Studio A5, Studio A6, Studio B4, Studio B5, Studio B6	17.5, 18.8, 23.1, 20.0, 17.4, 19.3
					1,544.6 m²
Third Floor					
3 Bedroom Cluster		1	A-16		76.8
5 Bedroom Cluster		2	B-15, B-18		114.2, 116.5
7 Bedroom Cluster		5	A-08, A-09, B-13, B-14, B-17		154.9, 152.5, 149.9, 161.0
8 Bedroom Cluster		2	A-07, B-16		184.3, 161.8
Studio		6		Studio A7, Studio A8, Studio A9, Studio B7, Studio B8, Studio B9	17.5, 18.8, 23.1, 20.0, 17.4, 19.3
					1,542.9 m²
Fourth Floor					
3 Bedroom Cluster		1	A-17		76.8
5 Bedroom Cluster		1	B-21		114.2
7 Bedroom Cluster		5	A-11, A-12, B-19, B-20, B-23		154.9, 152.5, 149.9, 161.0
8 Bedroom Cluster		2	A-10, B-22		184.3, 161.8
Studio		5		Studio A10, Studio A11, Studio A12, Studio B10, Studio B11	17.5, 18.8, 23.1, 20.0, 17.4
					1,407.1 m²
Fifth Floor					
10 Bedroom Cluster		1	A-13		205.2
7 Bedroom Cluster		2	B-24, B-25		155.2, 149.9
Studio		2		Studio A13, Studio A14	17.5, 16.6
					544.4 m²
					6,581.5 m²

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Rev	Ch	Change Name	Date
P02	Ch-163	Revised for Planning	24/02/2026
P01			23/01/2026

HQA Issued for Planning	BD	POT	POT	24/02/2026 P02
Housing Quality Assessment	BD	POT	POT	23/01/2026 P01
Revision Description	drn.	ckd.	apr.	date. rev.

Client: Bakers Forge Properties Ltd.
Project: Student Accomodation
Site: Rochestown Ave, Dún Laoghaire, Co. Dublin
Title: Proposed First Floor Plan HQA

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Project Architect: LH
A3 Sheet Scale: 1:1.33, 1:1.82

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Drawing Series 19000 - HQA

Project	Orig.	Volume	Level	Type	Role	Number	Rev:
231005	MA	XX	01	DR	A	19001	P02

BIMcloud: meithealarchitects - BIMcloud Software as a Service/231005 Bakers Forge/231005-DES-004Tuesday 24 February 2026



Second Floor Plan - Cluster Diagram

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Cluster HQA

Cluster ID	Key	Cluster Category	Cluster Area (sq. m.)	Living Area (sq. m.)	Area Per Room (sq. m.)	Universal Access
Second Floor						
A-04		8 Bedroom Cluster	185.3	Lounge 40.2 sq. m.	5.0	Yes, Part M, Diagram 21 En-Suite
A-05		7 Bedroom Cluster	155.1	Lounge 36.1 sq. m.	5.2	
A-06		7 Bedroom Cluster	152.5	Lounge 34.3 sq. m.	4.9	
A-15		3 Bedroom Cluster	76.8	Lounge 18.4 sq. m.	6.1	Yes, Part M, Diagram 21 En-Suite
B-07		7 Bedroom Cluster	155.2	Lounge 39.5 sq. m.	5.6	
B-08		7 Bedroom Cluster	149.9	Lounge 34.1 sq. m.	4.9	
B-09		5 Bedroom Cluster	114.2	Lounge 27.5 sq. m.	5.5	
B-10		8 Bedroom Cluster	161.8	Lounge 32.0 sq. m.	4.4	
B-11		7 Bedroom Cluster	161.0	Lounge 30.7 sq. m.	4.4	Yes, Part M, Diagram 21 En-Suite
B-12		5 Bedroom Cluster	116.7	Lounge 32.1 sq. m.	6.4	

Cluster Room List

Cluster Category	Key	Qty	Cluster ID	Studio ID	Area (sq. m.)
First Floor					
3 Bedroom Cluster		1	A-14		76.7
5 Bedroom Cluster		2	B-03, B-06		114.2, 116.7
7 Bedroom Cluster		5	A-02, A-03, B-01, B-02, B-05		155.0, 152.5, 149.2, 161.0
8 Bedroom Cluster		2	A-01, B-04		184.3, 161.8
Studio		6		Studio A1, Studio A2, Studio A3, Studio B2, Studio B3, Studio B5	17.5, 18.8, 23. 17.4, 19.3, 20.
					1,542.5 m²
Second Floor					
3 Bedroom Cluster		1	A-15		76.8
5 Bedroom Cluster		2	B-09, B-12		114.2, 116.7
7 Bedroom Cluster		5	A-05, A-06, B-07, B-08, B-11		155.1, 152.5, 155.2, 149.9, 161.0
8 Bedroom Cluster		2	A-04, B-10		185.3, 161.8
Studio		6		Studio A4, Studio A5, Studio A6, Studio B4, Studio B5, Studio B6	17.5, 18.8, 23. 20.0, 17.4, 19.
					1,544.6 m²
Third Floor					
3 Bedroom Cluster		1	A-16		76.8
5 Bedroom Cluster		2	B-15, B-18		114.2, 116.5
7 Bedroom Cluster		5	A-08, A-09, B-13, B-14, B-17		154.9, 152.5, 149.9, 161.0
8 Bedroom Cluster		2	A-07, B-16		184.3, 161.8
Studio		6		Studio A7, Studio A8, Studio A9, Studio B7, Studio B8, Studio B9	17.5, 18.8, 23. 20.0, 17.4, 19.
					1,542.9 m²
Fourth Floor					
3 Bedroom Cluster		1	A-17		76.8
5 Bedroom Cluster		1	B-21		114.2
7 Bedroom Cluster		5	A-11, A-12, B-19, B-20, B-23		154.9, 152.5, 149.9, 161.0
8 Bedroom Cluster		2	A-10, B-22		184.3, 161.8
Studio		5		Studio A10, Studio A11, Studio A12, Studio B10, Studio B11	17.5, 18.8, 23. 20.0, 17.4
					1,407.1 m²
Fifth Floor					
10 Bedroom Cluster		1	A-13		205.2
7 Bedroom Cluster		2	B-24, B-25		155.2, 149.9
Studio		2		Studio A13, Studio A14	17.5, 16.6
					544.4 m²
					6,581.5 m²

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Rev	Ch	Change Name	Date
P02	Ch-163	Revised for Planning	24/02/2026
P01			23/01/2026

HQA Issued for Planning	BD	POT	POT	24/02/2026	P02
Housing Quality Assessment	BD	POT	POT	23/01/2026	P01
Revision Description	drn.	ckd.	apr.	date.	rev.

Client: Bakers Forge Properties Ltd.
Project: Student Accomodation
Site: Rochestown Ave, Dún Laoghaire, Co. Dublin
Title: Proposed Second Floor Plan HQA

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Project Architect: LH
A3 Sheet Scale: 1:1.33, 1:1.82

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Drawing Series 19000 - HQA

Project	Orig.	Volume	Level	Type	Role	Number	Rev:
231005	MA	XX	02	DR	A	19002	P02



Third Floor Plan - Cluster Diagram

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Cluster HQA

Cluster ID	Key	Cluster Category	Cluster Area (sq. m.)	Living Area (sq. m.)	Area Per Room (sq. m.)	Universal Access
Third Floor						
A-07		8 Bedroom Cluster	184.3	Lounge 40.2 sq. m.	5.0	Yes, Part M, Diagram 21 En-Suite
A-08		7 Bedroom Cluster	154.9	Lounge 36.1 sq. m.	5.2	
A-09		7 Bedroom Cluster	152.5	Lounge 34.3 sq. m.	4.9	
A-16		3 Bedroom Cluster	76.8	Lounge 18.4 sq. m.	6.1	Yes, Part M, Diagram 21 En-Suite
B-13		7 Bedroom Cluster	154.9	Lounge 39.5 sq. m.	5.6	
B-14		7 Bedroom Cluster	149.9	Lounge 34.1 sq. m.	4.9	
B-15		5 Bedroom Cluster	114.2	Lounge 27.5 sq. m.	5.5	
B-16		8 Bedroom Cluster	161.8	Lounge 32.0 sq. m.	4.4	
B-17		7 Bedroom Cluster	161.0	Lounge 30.7 sq. m.	4.4	Yes, Part M, Diagram 21 En-Suite
B-18		5 Bedroom Cluster	116.5	Lounge 32.1 sq. m.	6.4	

Cluster Room List

Cluster Category	Key	Qty	Cluster ID	Studio ID	Area (sq. m.)
First Floor					
3 Bedroom Cluster		1	A-14		76.7
5 Bedroom Cluster		2	B-03, B-06		114.2, 116.7
7 Bedroom Cluster		5	A-02, A-03, B-01, B-02, B-05		155.0, 152.5, 149.2, 161.0
8 Bedroom Cluster		2	A-01, B-04		184.3, 161.8
Studio		6		Studio A1, Studio A2, Studio A3, Studio B2, Studio B3, Studio B5	17.5, 18.8, 23. 17.4, 19.3, 20.
					1,542.5 m²
Second Floor					
3 Bedroom Cluster		1	A-15		76.8
5 Bedroom Cluster		2	B-09, B-12		114.2, 116.7
7 Bedroom Cluster		5	A-05, A-06, B-07, B-08, B-11		155.1, 152.5, 155.2, 149.9, 161.0
8 Bedroom Cluster		2	A-04, B-10		185.3, 161.8
Studio		6		Studio A4, Studio A5, Studio A6, Studio B4, Studio B5, Studio B6	17.5, 18.8, 23. 20.0, 17.4, 19.
					1,544.6 m²
Third Floor					
3 Bedroom Cluster		1	A-16		76.8
5 Bedroom Cluster		2	B-15, B-18		114.2, 116.5
7 Bedroom Cluster		5	A-08, A-09, B-13, B-14, B-17		154.9, 152.5, 149.9, 161.0
8 Bedroom Cluster		2	A-07, B-16		184.3, 161.8
Studio		6		Studio A7, Studio A8, Studio A9, Studio B7, Studio B8, Studio B9	17.5, 18.8, 23. 20.0, 17.4, 19.
					1,542.9 m²
Fourth Floor					
3 Bedroom Cluster		1	A-17		76.8
5 Bedroom Cluster		1	B-21		114.2
7 Bedroom Cluster		5	A-11, A-12, B-19, B-20, B-23		154.9, 152.5, 149.9, 161.0
8 Bedroom Cluster		2	A-10, B-22		184.3, 161.8
Studio		5		Studio A10, Studio A11, Studio A12, Studio B10, Studio B11	17.5, 18.8, 23. 20.0, 17.4
					1,407.1 m²
Fifth Floor					
10 Bedroom Cluster		1	A-13		205.2
7 Bedroom Cluster		2	B-24, B-25		155.2, 149.9
Studio		2		Studio A13, Studio A14	17.5, 16.6
					544.4 m²
					6,581.5 m²

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Rev	Ch	Change Name	Date
P02	Ch-163	Revised for Planning	24/02/2026
P01			23/01/2026

HQA Issued for Planning	BD	POT	POT	24/02/2026	P02
Housing Quality Assessment	BD	POT	POT	23/01/2026	P01
Revision Description	drn.	ckd.	apr.	date.	rev.

Client: Bakers Forge Properties Ltd.
Project: Student Accomodation
Site: Rochestown Ave, Dún Laoghaire, Co. Dublin
Title: Proposed Third Floor Plan HQA

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Project Architect: LH
A3 Sheet Scale: 1:1.33, 1:1.82

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Drawing Series 19000 - HQA

Project	Orig.	Volume	Level	Type	Role	Number	Rev:
231005	MA	XX	03	DR	A	19003	P02



Fourth Floor Plan - Cluster Diagram

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Cluster HQA

Cluster ID	Key	Cluster Category	Cluster Area (sq. m.)	Living Area (sq. m.)	Area Per Room (sq. m.)	Universal Access
Fourth Floor						
A-10		8 Bedroom Cluster	184.3	Lounge 40.2 sq. m.	5.0	Yes, Part M, Diagram 21 En-Suite
A-11		7 Bedroom Cluster	154.9	Lounge 36.1 sq. m.	5.2	
A-12		7 Bedroom Cluster	152.5	Lounge 34.3 sq. m.	4.9	
A-17		3 Bedroom Cluster	76.8	Lounge 18.4 sq. m.	6.1	Yes, Part M, Diagram 21 En-Suite
B-19		7 Bedroom Cluster	154.9	Lounge 39.5 sq. m.	5.6	
B-20		7 Bedroom Cluster	149.9	Lounge 34.1 sq. m.	4.9	
B-21		5 Bedroom Cluster	114.2	Lounge 27.5 sq. m.	5.5	
B-22		8 Bedroom Cluster	161.8	Lounge 32.0 sq. m.	4.4	
B-23		7 Bedroom Cluster	161.0	Lounge 30.7 sq. m.	6.4	Yes, Part M, Diagram 21 En-Suite

Cluster Room List

Cluster Category	Key	Qty	Cluster ID	Studio ID	Area (sq. m.)
First Floor					
3 Bedroom Cluster		1	A-14		76.7
5 Bedroom Cluster		2	B-03, B-06		114.2, 116.7
7 Bedroom Cluster		5	A-02, A-03, B-01, B-02, B-05		155.0, 152.5, 149.2, 161.0
8 Bedroom Cluster		2	A-01, B-04		184.3, 161.8
Studio		6		Studio A1, Studio A2, Studio A3, Studio B2, Studio B3, Studio B5	17.5, 18.8, 23. 17.4, 19.3, 20.
					1,542.5 m²
Second Floor					
3 Bedroom Cluster		1	A-15		76.8
5 Bedroom Cluster		2	B-09, B-12		114.2, 116.7
7 Bedroom Cluster		5	A-05, A-06, B-07, B-08, B-11		155.1, 152.5, 155.2, 149.9, 161.0
8 Bedroom Cluster		2	A-04, B-10		185.3, 161.8
Studio		6		Studio A4, Studio A5, Studio A6, Studio B4, Studio B5, Studio B6	17.5, 18.8, 23. 20.0, 17.4, 19.
					1,544.6 m²
Third Floor					
3 Bedroom Cluster		1	A-16		76.8
5 Bedroom Cluster		2	B-15, B-18		114.2, 116.5
7 Bedroom Cluster		5	A-08, A-09, B-13, B-14, B-17		154.9, 152.5, 149.9, 161.0
8 Bedroom Cluster		2	A-07, B-16		184.3, 161.8
Studio		6		Studio A7, Studio A8, Studio A9, Studio B7, Studio B8, Studio B9	17.5, 18.8, 23. 20.0, 17.4, 19.
					1,542.9 m²
Fourth Floor					
3 Bedroom Cluster		1	A-17		76.8
5 Bedroom Cluster		1	B-21		114.2
7 Bedroom Cluster		5	A-11, A-12, B-19, B-20, B-23		154.9, 152.5, 149.9, 161.0
8 Bedroom Cluster		2	A-10, B-22		184.3, 161.8
Studio		5		Studio A10, Studio A11, Studio A12, Studio B10, Studio B11	17.5, 18.8, 23. 20.0, 17.4
					1,407.1 m²
Fifth Floor					
10 Bedroom Cluster		1	A-13		205.2
7 Bedroom Cluster		2	B-24, B-25		155.2, 149.9
Studio		2		Studio A13, Studio A14	17.5, 16.6
					544.4 m²
					6,581.5 m²

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Rev	Ch	Change Name	Date
P02	Ch-163	Revised for Planning	24/02/2026
P01			23/01/2026

HQA Issued for Planning	BD	POT	POT	24/02/2026	P02
Housing Quality Assessment	BD	POT	POT	23/01/2026	P01
Revision Description	drn.	ckd.	apr.	date.	rev.

Client: Bakers Forge Properties Ltd.
Project: Student Accomodation
Site: Rochestown Ave, Dún Laoghaire, Co. Dublin
Title: Proposed Fourth Floor Plan HQA

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RIAI Practice Member | Practice Accredited in Conservation: G3 | PSDP Accreditation: P

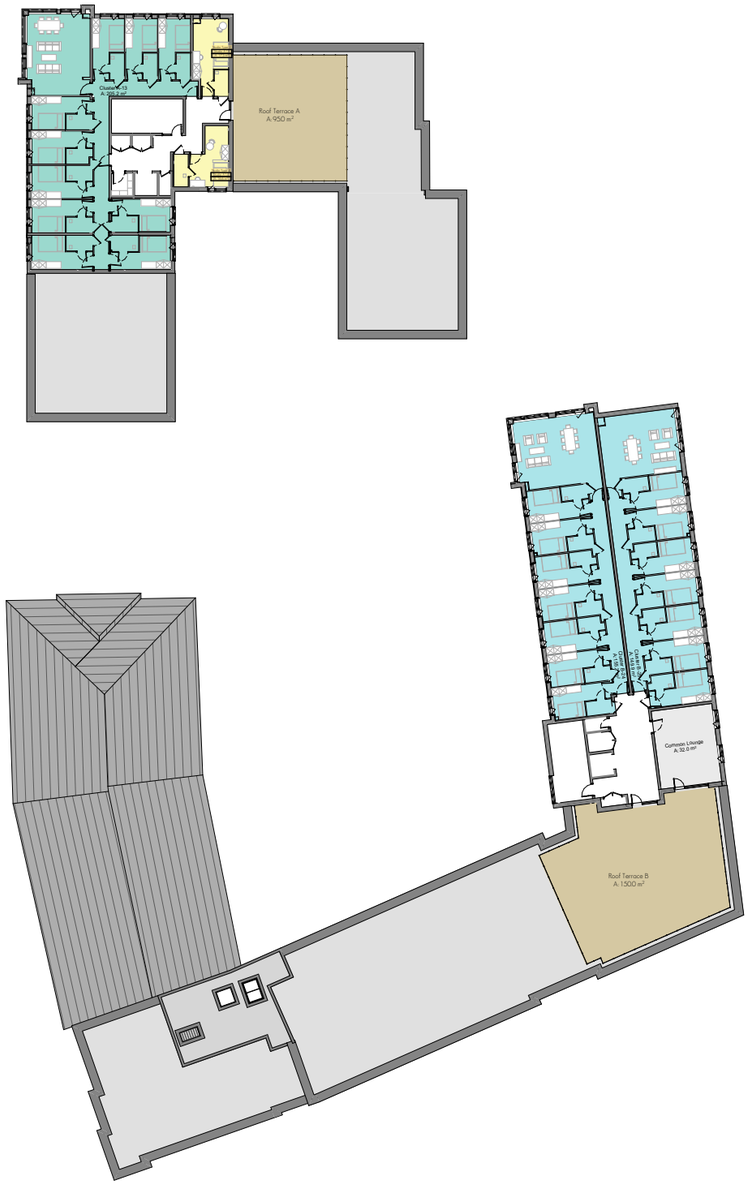
Project Architect: LH
A3 Sheet Scale: 1:1.33, 1:1.82

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Drawing Series 19000 - HQA

Project	Orig.	Volume	Level	Type	Role	Number	Rev:
231005	MA	XX	04	DR	A	19004	P02

BIMcloud: meithealarchitects - BIMcloud Software as a Service/231005 Bakers Forge/231005-DES-004Tuesday 24 February 2026



Fifth Floor Plan - Cluster Diagram

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N

Cluster HQA

Cluster ID	Key	Cluster Category	Cluster Area (sq. m.)	Living Area (sq. m.)	Area Per Room (sq. m.)	Universal Access
Fifth Floor						
A-13		10 Bedroom Cluster	205.2	Lounge 40.2 sq. m.	5.0	
B-24		7 Bedroom Cluster	155.2	Lounge 39.5 sq. m.	5.6	
B-25		7 Bedroom Cluster	149.9	Lounge 34.1 sq. m.	4.9	

Cluster Room List

Cluster Category	Key	Qty	Cluster ID	Studio ID	Area (sq. m.)
First Floor					
3 Bedroom Cluster		1	A-14		76.7
5 Bedroom Cluster		2	B-03, B-06		114.2, 116.7
7 Bedroom Cluster		5	A-02, A-03, B-01, B-02, B-05		155.0, 152.5, 149.2, 161.0
8 Bedroom Cluster		2	A-01, B-04		184.3, 161.8
Studio		6		Studio A1, Studio A2, Studio A3, Studio B2, Studio B3, Studio B5	17.5, 18.8, 23. 17.4, 19.3, 20.
					1,542.5 m²
Second Floor					
3 Bedroom Cluster		1	A-15		76.8
5 Bedroom Cluster		2	B-09, B-12		114.2, 116.7
7 Bedroom Cluster		5	A-05, A-06, B-07, B-08, B-11		155.1, 152.5, 155.2, 149.9, 161.0
8 Bedroom Cluster		2	A-04, B-10		185.3, 161.8
Studio		6		Studio A4, Studio A5, Studio A6, Studio B4, Studio B5, Studio B6	17.5, 18.8, 23. 20.0, 17.4, 19.
					1,544.6 m²
Third Floor					
3 Bedroom Cluster		1	A-16		76.8
5 Bedroom Cluster		2	B-15, B-18		114.2, 116.5
7 Bedroom Cluster		5	A-08, A-09, B-13, B-14, B-17		154.9, 152.5, 149.9, 161.0
8 Bedroom Cluster		2	A-07, B-16		184.3, 161.8
Studio		6		Studio A7, Studio A8, Studio A9, Studio B7, Studio B8, Studio B9	17.5, 18.8, 23. 20.0, 17.4, 19.
					1,542.9 m²
Fourth Floor					
3 Bedroom Cluster		1	A-17		76.8
5 Bedroom Cluster		1	B-21		114.2
7 Bedroom Cluster		5	A-11, A-12, B-19, B-20, B-23		154.9, 152.5, 149.9, 161.0
8 Bedroom Cluster		2	A-10, B-22		184.3, 161.8
Studio		5		Studio A10, Studio A11, Studio A12, Studio B10, Studio B11	17.5, 18.8, 23. 20.0, 17.4
					1,407.1 m²
Fifth Floor					
10 Bedroom Cluster		1	A-13		205.2
7 Bedroom Cluster		2	B-24, B-25		155.2, 149.9
Studio		2		Studio A13, Studio A14	17.5, 16.6
					544.4 m²
					6,581.5 m²

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Rev	Ch	Change Name	Date
P02	Ch-163	Revised for Planning	24/02/2026
P01			23/01/2026

HQA Issued for Planning	BD	POT	POT	24/02/2026	P02
Housing Quality Assessment	BD	POT	POT	23/01/2026	P01
Revision Description	drn.	ckd.	apr.	date.	rev.

Client: Bakers Forge Properties Ltd.
Project: Student Accomodation
Site: Rochestown Ave, Dún Laoghaire, Co. Dublin
Title: Proposed Fifth Floor Plan HQA

meitheal architects

RIAI Practice Member | Practice Accredited in Conservation G3 | PSDP Accreditation P

Project Architect: LH
A3 Sheet Scale: 1:1.82, 1:1.33

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Project	Orig.	Volume	Level	Type	Role	Number	Rev:
231005	MA	XX	05	DR	A	19005	P02