PW1

PROPOSED THIRD FLOOR AMENITIES - SHARED LIVING ONLY AMENITIES

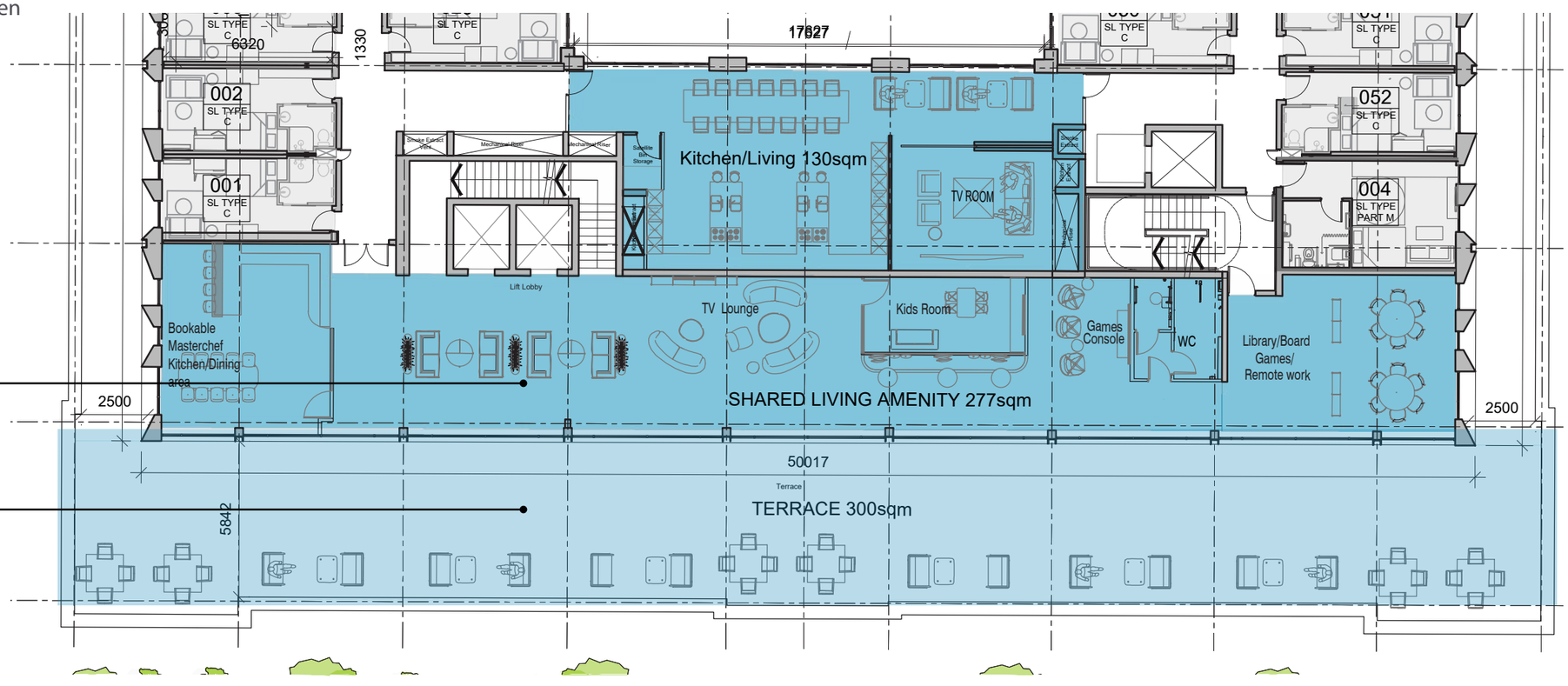
TOTAL SHARED LIVING AMENITY AREA : 277 SQ M + 300 SQ M EXTERNAL TERRACE (NO CHANGE FROM PERMITTED



The third floor of the factory is used as dedicated shared living amenity space, this is additional to their kitchen, living, dining space. This space is connected to directly to their external outdoor terrace. This space is to be used by shared living residents only. This will be controlled by fob access to this floor.

The floor includes :

- Bookable masterchef kitchen
- Lounge space
- TV lounge space
- Console games room
- Library/Co-working room
- WC's
- External terrace



SHARED LIVING AMENITY

TENANT AMENITY

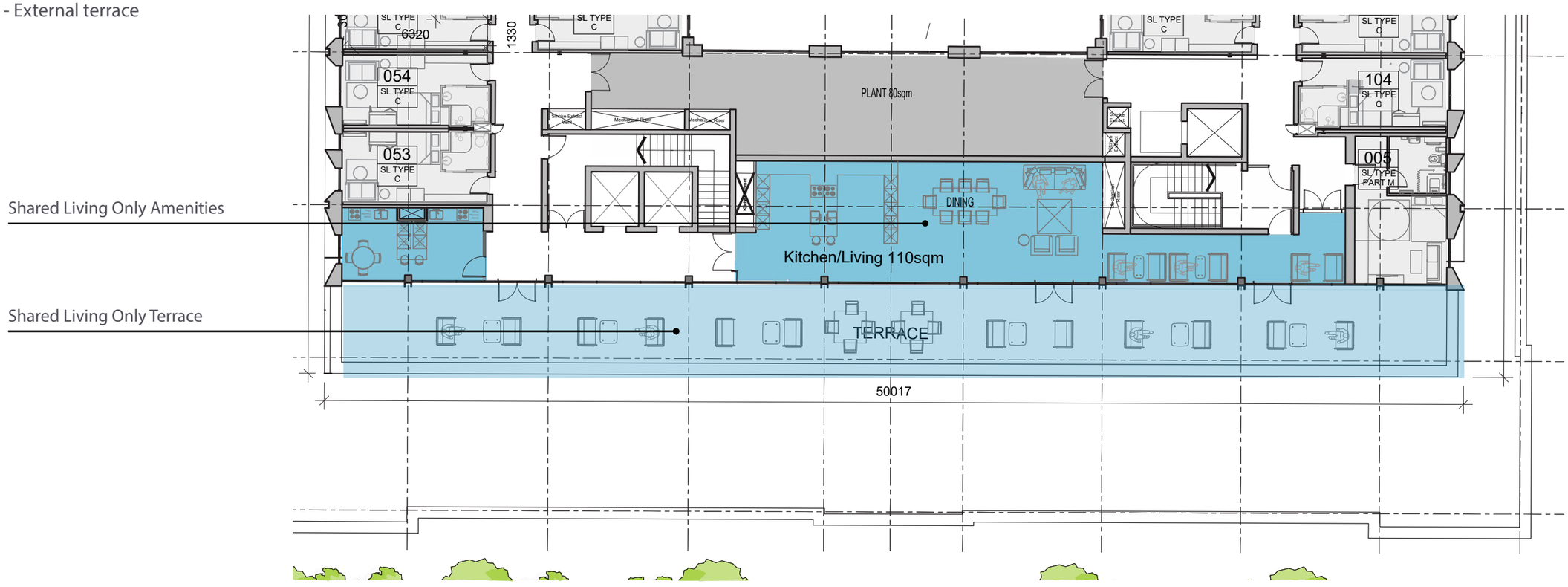
PW1

PROPOSED FOURTH FLOOR AMENITIES - SHARED LIVING

TOTAL SHARED LIVING AMENITY AREA : 150 SQ M EXTERNAL TERRACE (NO CHANGE FROM PERMITTED PLANNING)



The fourth floor of the factory has the shared living's kitchen, living, dining space to the front of the building and is directly connected to their external outdoor terrace. This space is to be used by shared living residents only. This will be controlled by fob access to this floor.
The floor includes :
-South facing kitchen/living/dining
- External terrace



SHARED LIVING AMENITY

TENANT AMENITY

PW1

OVERVIEW OF AMENDMENTS

At a high-level the amendments to PW1 are as follows:

1 Substations and bin store locations to be swapped (required by ESB)

2 Portion of GF Commercial space to be converted to Tenant Amenity

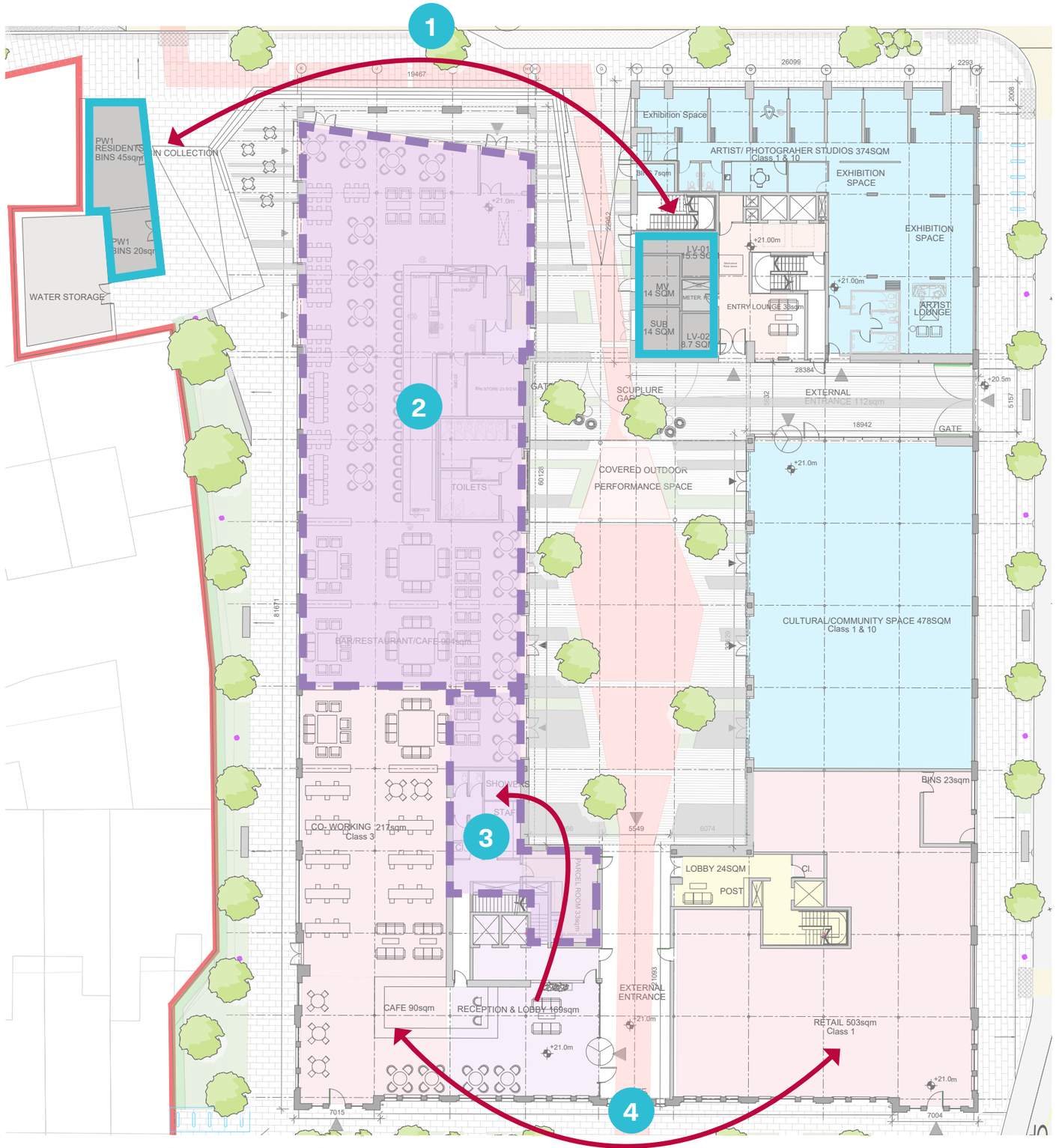
3 Reception to be moved into courtyard

4 Flexible Retail/Bar/Restaurant Use

5 Revised layout of Tenant amenities at upper floors (no reduction of area)

6 Removal of small roof level Tenant Lounge. Increase in area of external terrace.

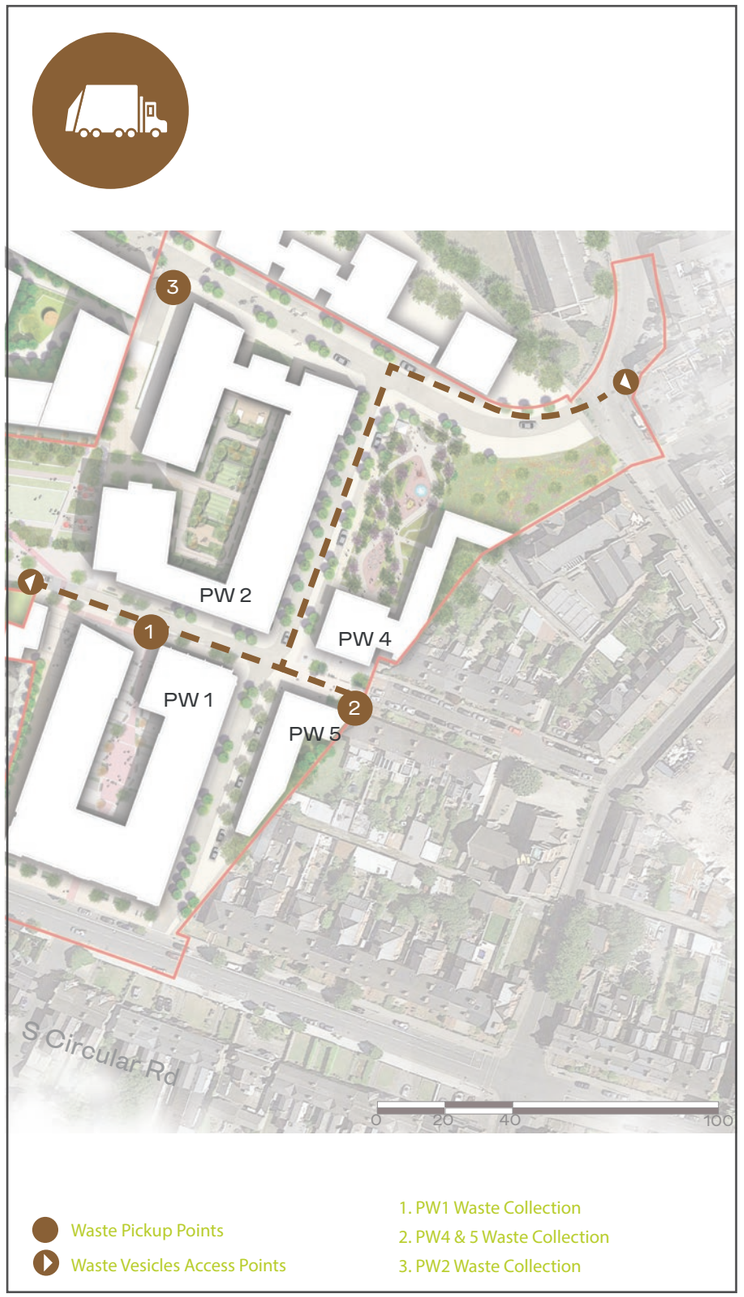
7 Layout and elevational refinements.

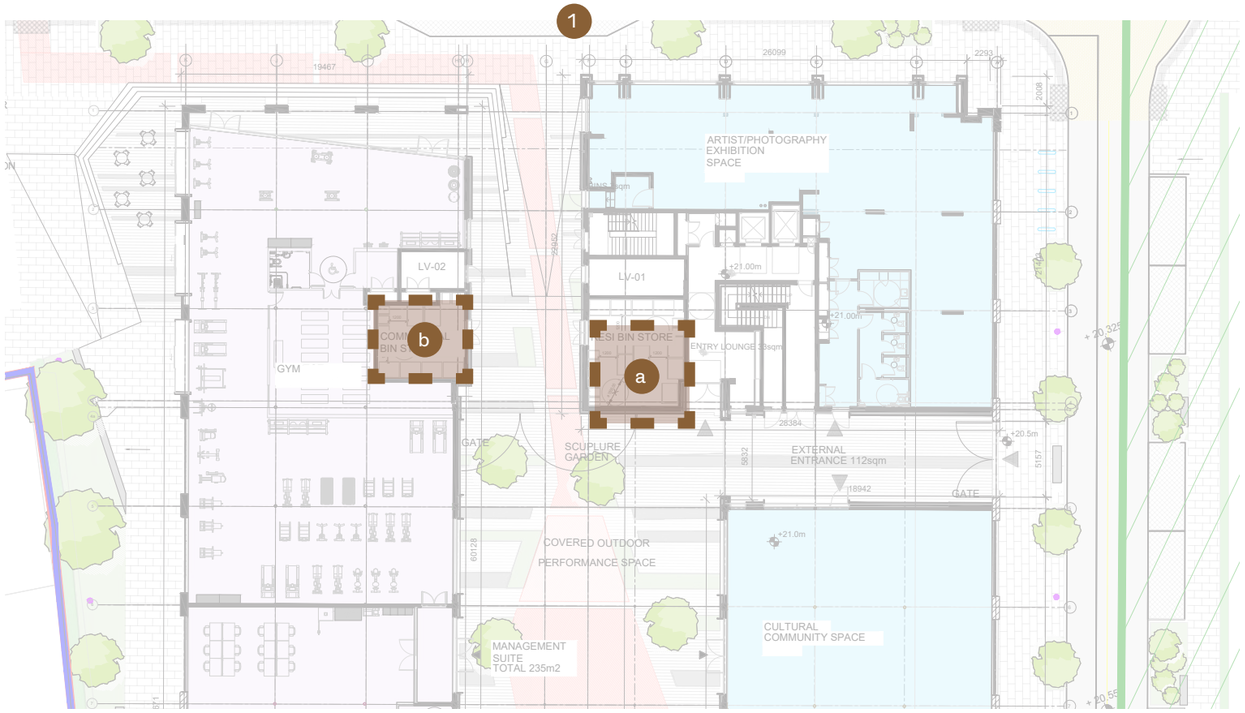


Permitted Ground Plan

PW1

WASTE STRATEGY





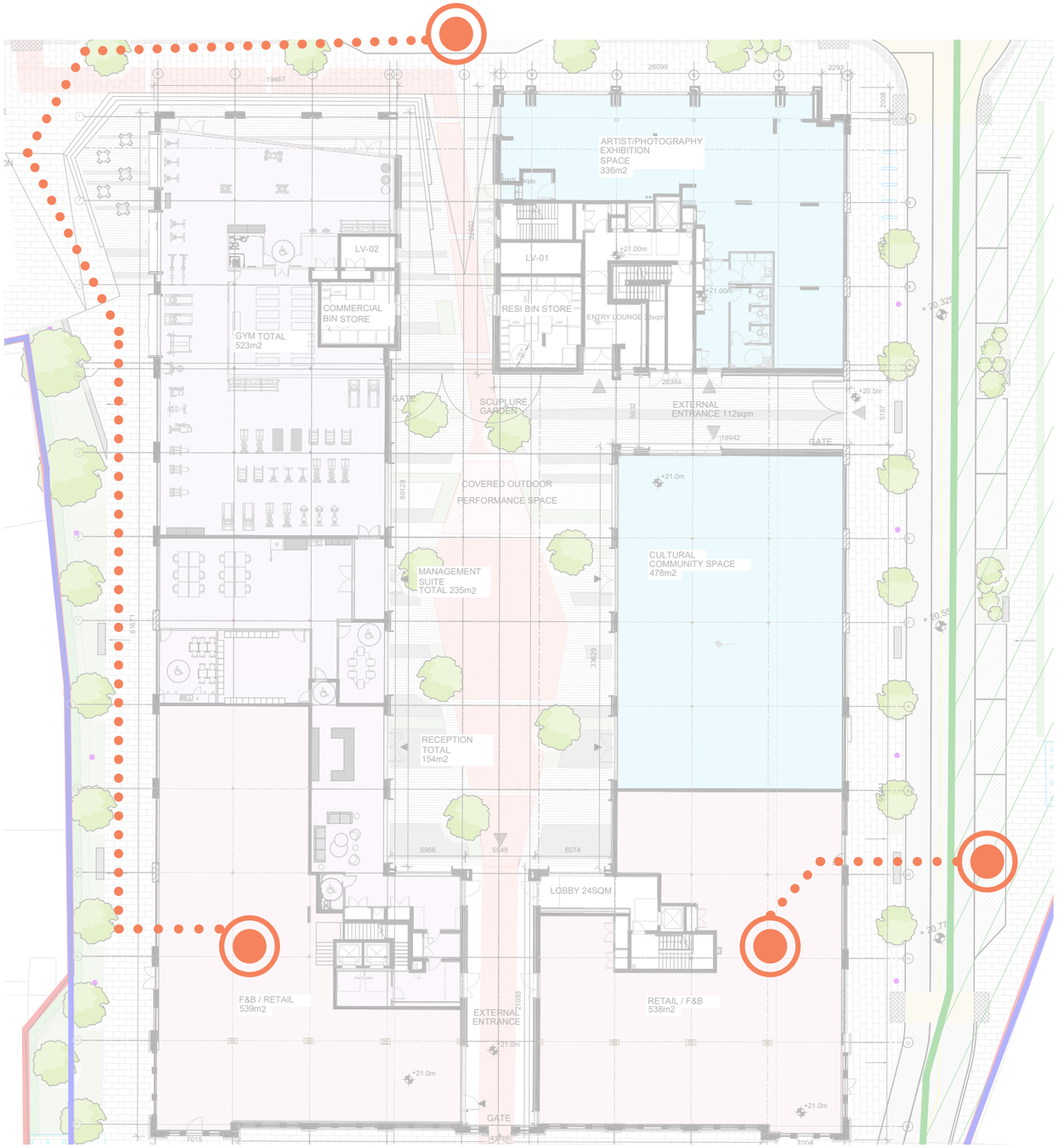
1. PW1 Waste Collection
a. Residential Bin Store
b. Commercial Bin Store

- The overall waste management strategy remains largely the same as the permitted planning application
- As shown previously, the bin stores for PW1 has been relocated to the courtyard of the building - as shown in diagram above (a.)
- The bin store is adjacent to the apartment core and a short walk across the courtyard for the shared living units
- The commercial bin store (b.) which is sized to accommodate the two commercial F&B/Retail units, the community space and the artist studios is situated opposite the residential bin store.
- The waste pick up is twice weekly and situated in the loading bay above PW1 (1.)

PW1

SITE SERVICING





02 | PW2

PW2

OVERVIEW OF AMENDMENTS

At a high-level the amendments to PW2 are as follows:

1 Provision of a second stair to each of the two towers, in accordance with updated Building Regulations. This is the principal driver of the changes at all levels and requires reconfiguration of the apartment layouts to accommodate.

2 Layout and mix refinements at Levels 00–14, with an unchanged unit count at each level: 9 no. 1-bed units (Levels 00, 02, 03–05 and 14) and 2 no. studios (Level 01) are reconfigured as 2-bed 4-person units.

3 Reconfiguration of the upper levels resulting in a net increase of 1 no. residential unit within PW2, from 415 no. to 416 no. arising at Level 16, where 2 no. 2-bed apartments are replaced by 3 no. 1-bed apartments.

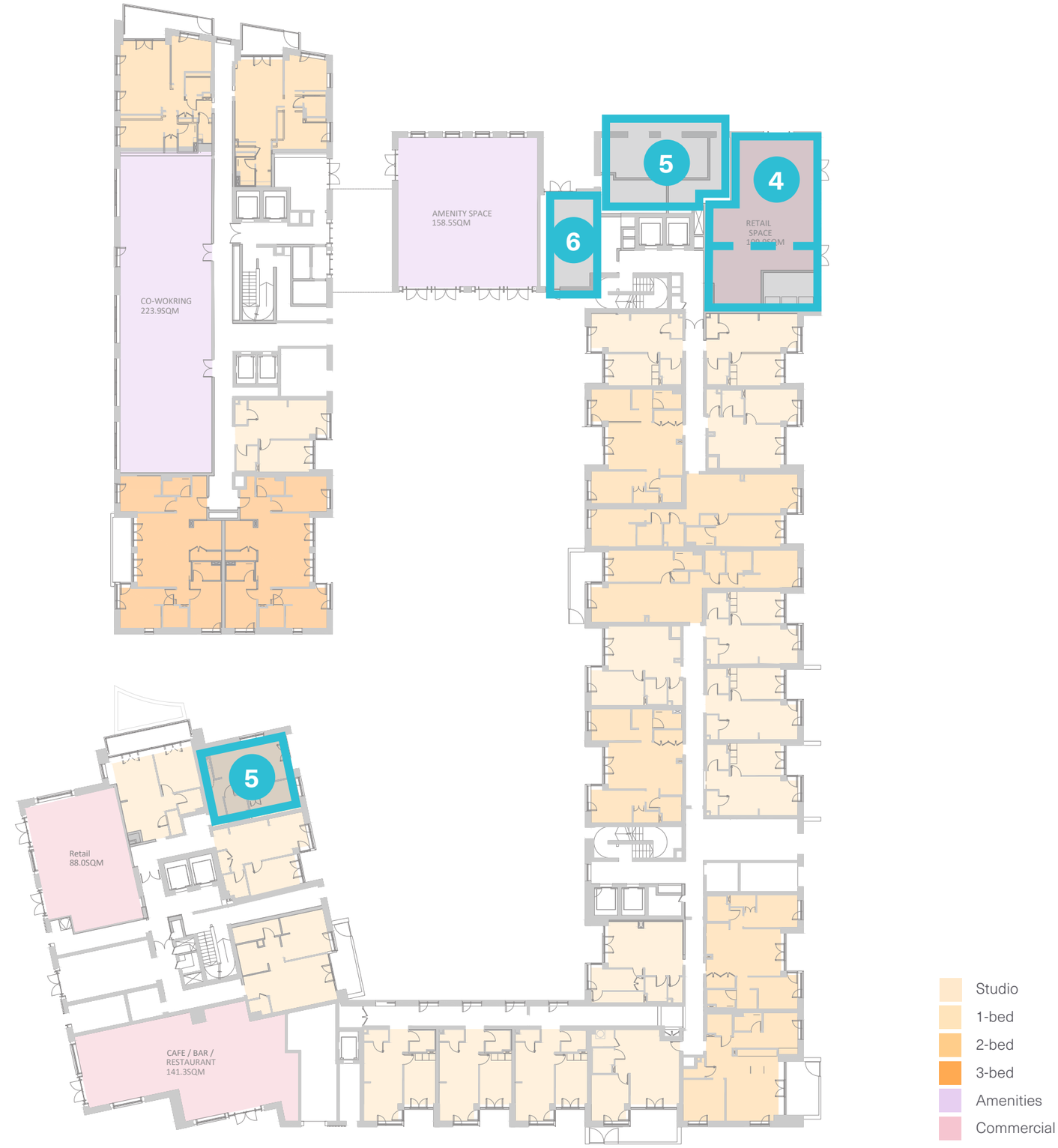
4 Reconfiguration of 1 no. ground floor retail unit, with a new entrance lobby

5 Additional ESB substation and amendment to the permitted substation.

6 Lobby removed and relocated to improve permeability of courtyard

7 Layout, mix and elevational refinements

Internal tenant amenity provision within PW2 is marginally reduced from the permitted scheme, co-working is reduced from 223.9 to 200.7sqm and amenity from 158.5 to 149.7 sqm. However internal tenant amenity provision is increased in PW1. Commercial floorspace is reduced from 340 sqm to 243 sqm as a result of the relocated entrance lobby and additional fire escape requirements resulting from the second stairs.



Permitted Ground Plan

PW2

PERMITTED GROUND FLOOR



PW2

PROPOSED GROUND FLOOR

1no. bicycle lift removed and dedicated bicycle stair with VeloComfort automated ramp added

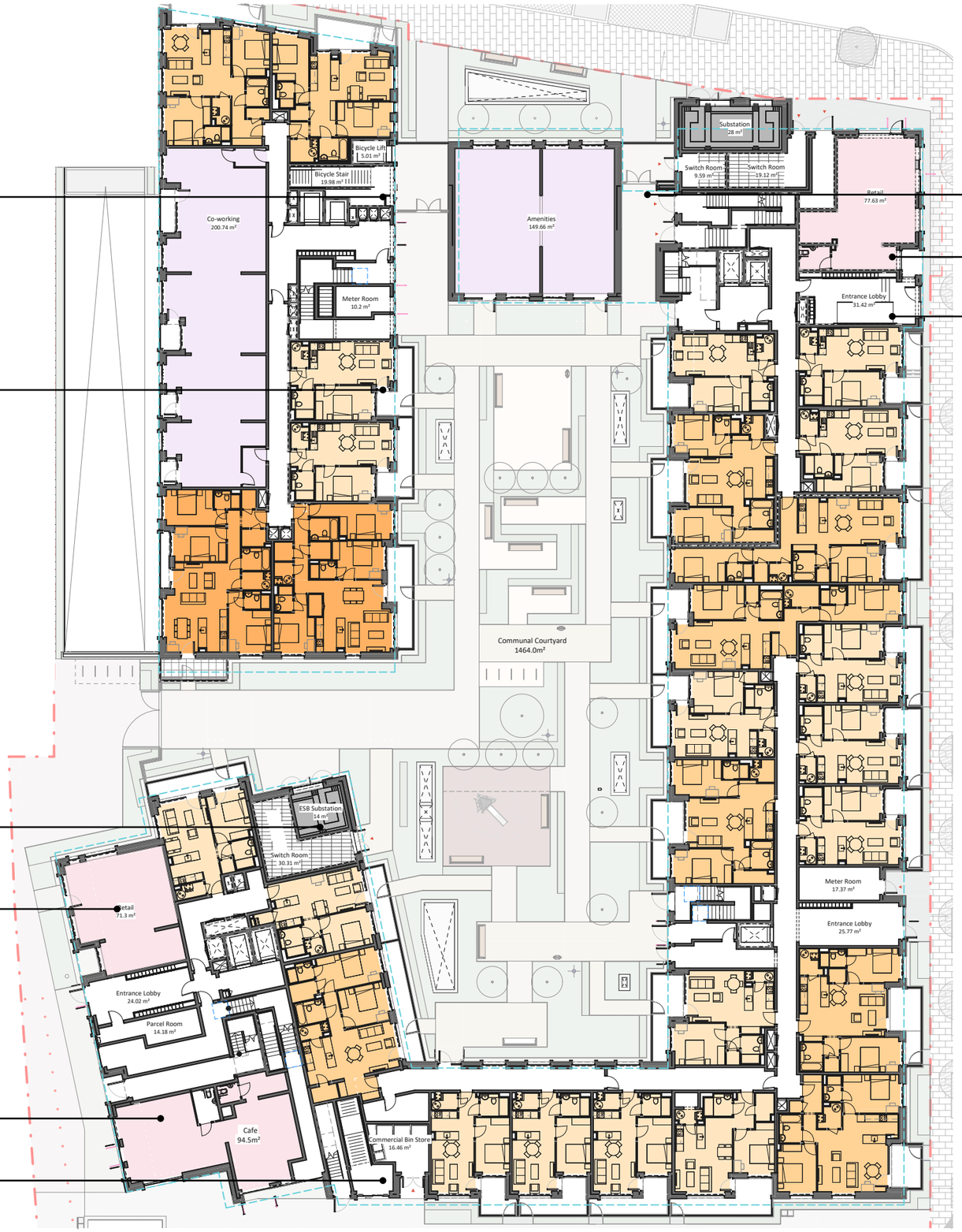
1no. 1-bed unit added to compensate for loss of unit due to additional substation

New substation

Retail Unit

F&B / Retail Unit

1no. bicycle lift converted to dedicated bicycle stair with VeloComfort automated ramp



Lobby omitted to improve permeability of courtyard

F&B / Retail Unit

New Entrance Lobby

- Studio
- 1-bed
- 2-bed
- 3-bed
- Amenities
- Commercial

PW2

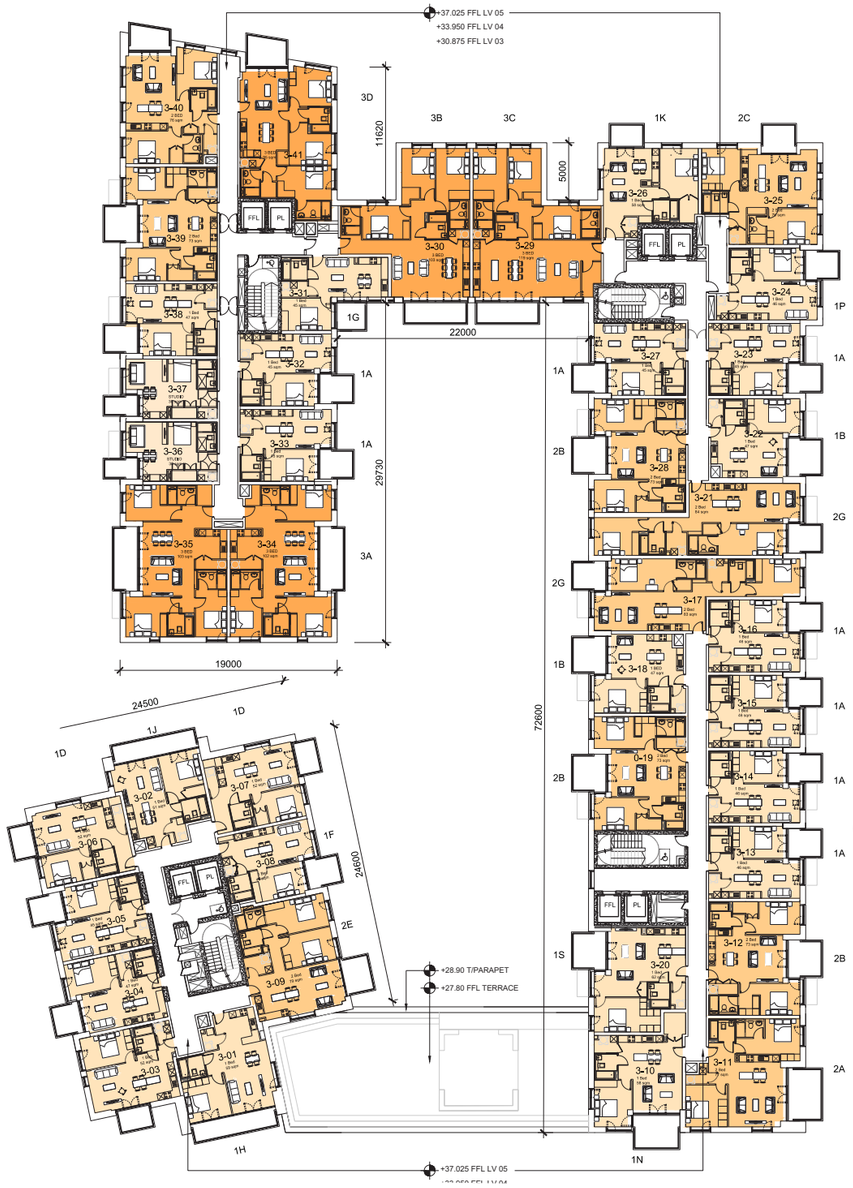
TYPICAL LEVEL

The most significant amendment to PW2 at upper levels is the provision of a second stair to each of the two towers in accordance with updated Building Regulations. The introduction of the second stair has required reconfiguration of the apartment layouts. The principal changes are:

1 Provision of a second stair in accordance with updated Building Regulations (TGD Part B), with associated reconfiguration of layouts across all levels.

2 Reconfiguration of core layout resulting from design development and vertical transport assessment across basement to Level 06

3 Conversion of permitted 1-bed to 2-bed unit across levels 01 - 05 (1 no. on Levels 00, 02 and 14; 2 no. on Levels 03–05, 2 no. studios on Level 01 reconfigured as 2-bed units).



Permitted Typical Level



Proposed Typical Level

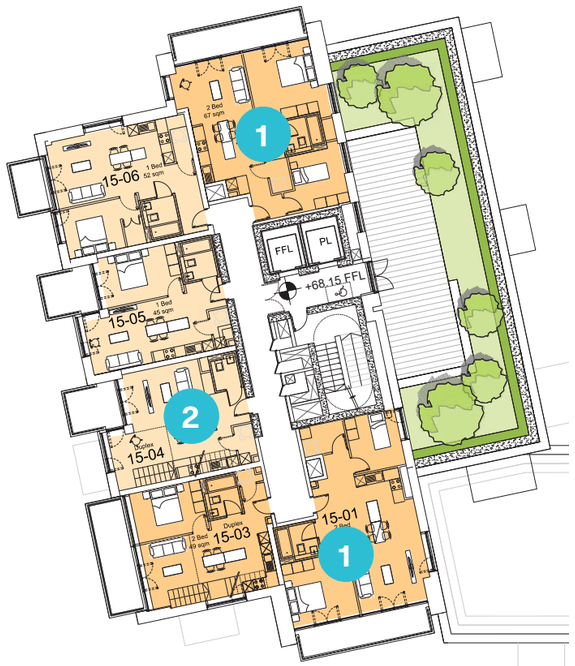
PW2

LEVELS 15 & 16

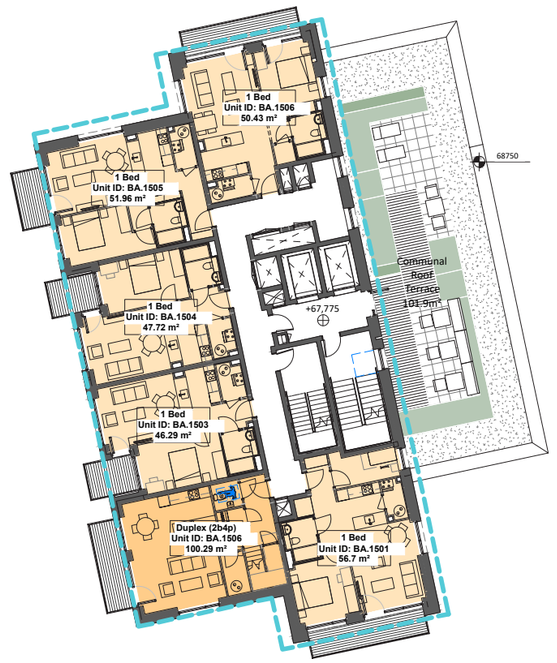
The most significant amendment to PW2 at upper levels is the provision of a second stair to each of the two towers in accordance with updated Building Regulations. The introduction of the second stair has required reconfiguration of the apartment layouts. The principal changes are:

1 The permitted 2-bed 3-person apartments (2 no. per level) are reconfigured as 1-bed apartments to facilitate the second stair.

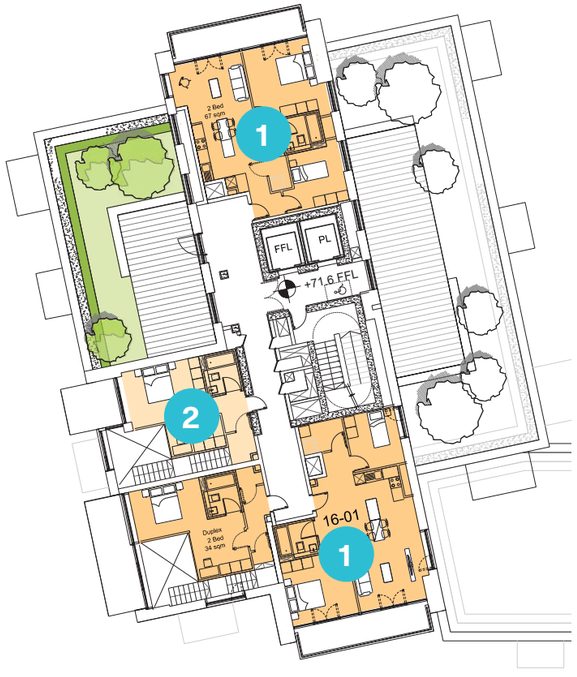
2 The permitted 1-bed duplex unit is reconfigured as two 1-bedroom apartments over levels 15 & 16.



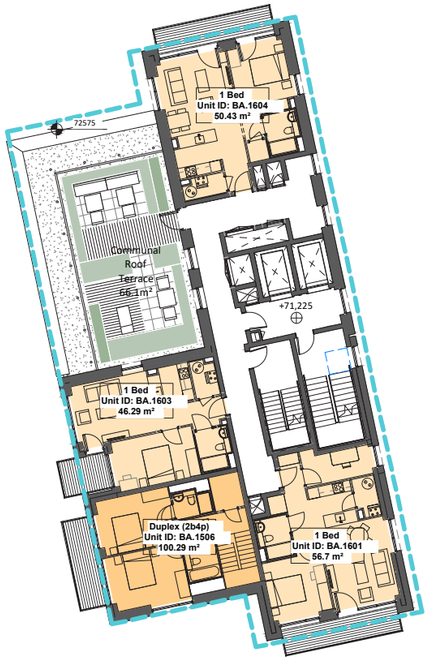
Permitted Level 15



Proposed Level 15



Permitted Level 16



Proposed Level 16

PW2

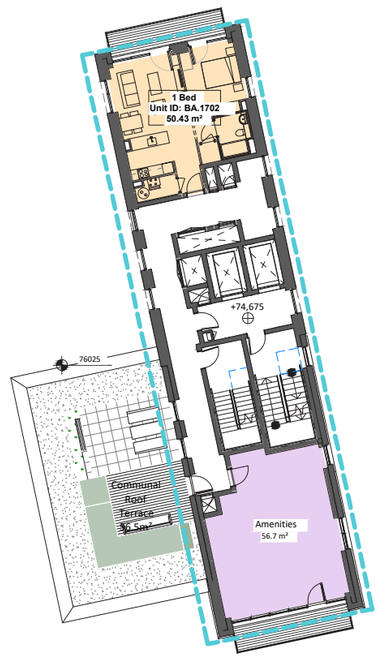
LEVEL 17

At Level 17, the permitted 2-bed apartment is amended to a 1-bed apartment resulting from the second-stair compliance amendment.

1 2-bed changed to 1-bed to facilitate requirement for second stair to comply with the updated Building Regulations (TGD B)



Permitted Level 17



Proposed Level 17

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03 | PW5

PW5

OVERVIEW OF AMENDMENTS

The proposed amendments to Block PW5 arise from a comprehensive design review of the permitted scheme, to meet the following objectives:

- compliance with current Building Regulations and Dublin Fire Brigade requirements under TGD Part B 2024, replacing the permitted external access deck with an internal access corridor with smoke control;
- improvement of the dwelling mix, replacing all 12 no. studios with 1-bed apartments while retaining the permitted 3-bed provision;
- improvement of residential amenity, with dual aspect provision increasing from 33.3% to 40%;
- refinement of the façade to a finer grain, informed by a precast concrete structural frame; and
- provision of an additional ESB substation serving the Player Wills site.

The permitted 21-unit block is reconfigured as 20 no. units. Height, footprint, floor area and communal open space are retained substantially as permitted. Access remains along the eastern side of the block, now enclosed within the building envelope.

Façade materiality is unchanged, with buff brick predominant. On the east elevation, the perforated screen and green walls are replaced by a solid masonry wall to the internal corridor. Windows set behind hit-and-miss brick screens filter views and light spill towards neighbouring properties, so overlooking from the circulation route is designed out rather than screened. On the street elevation, a regular rhythm of brick piers, set by the precast structural grid, echoes the factory's pier-and-bay language, giving PW5 a fine-grained frontage that sits comfortably within its residential setting.



CGI of Permitted Block PW5 (shown on right)

PERMITTED V PROPOSED COMPARISON

OVERVIEW



PERMITTED SCHEME

Buildings footprint	564m²
GFA	1,504m²
Residential Units Total	21
Dual Aspect	33.3%

Studio	1-bed	2-bed	3-bed
12	1	5	3
57%	5%	24%	14%



PROPOSED SCHEME

Buildings footprint	591m²
GFA	1,678m²
Residential Units Total	20
Dual Aspect	40%

1-bed	2-bed	3-bed
14	3	3
70%	15%	15%

PERMITTED V PROPOSED COMPARISON

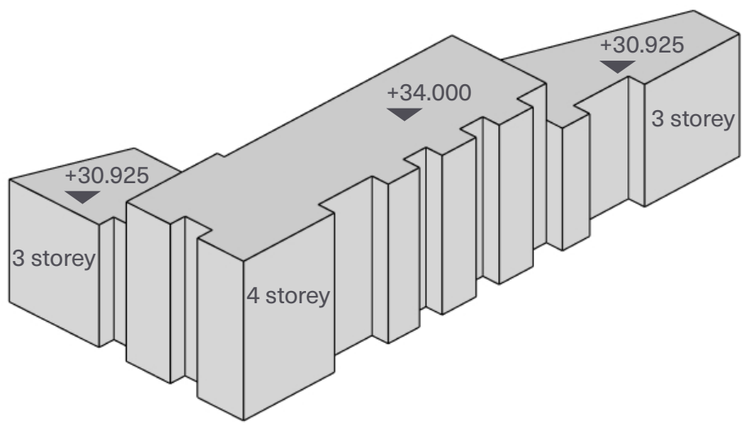
HEIGHT & MASSING

The proposed footprint of Block PW5 remains generally consistent with the permitted scheme. The dashed line on the accompanying diagram indicates the permitted building footprint for reference.

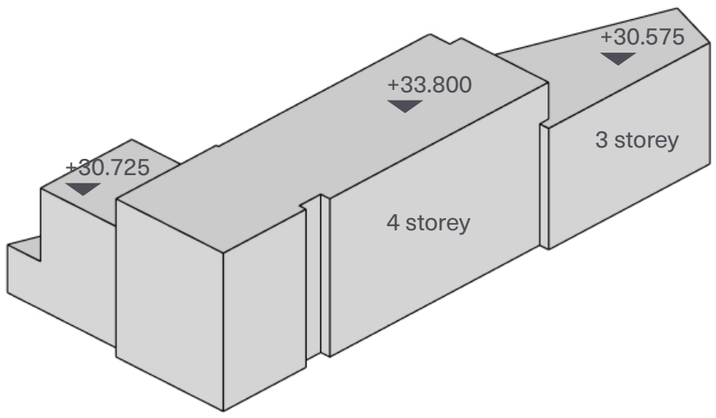
The building height is retained as permitted, at 3 to 4 storeys, with accommodation provided across Levels 00 to 03. The massing and relationship of the block to St. Catherine's Avenue, Ropers Rest and Redfern Avenue are therefore substantially unchanged. An additional setback has been introduced adjacent No.16 Saint Catherine's Avenue.



Footprint Comparison Diagram



Massing of Permitted Development



Massing of Proposed Development

RESIDENTIAL QUALITY

NUMBERS AND MIX

The proposed amendments deliver a revised residential mix across PW5, with the emphasis shifted away from studio accommodation. The overall unit count reduces from 21 no. (permitted) to 20 no. (proposed).

The permitted and proposed unit mixes are set out below:

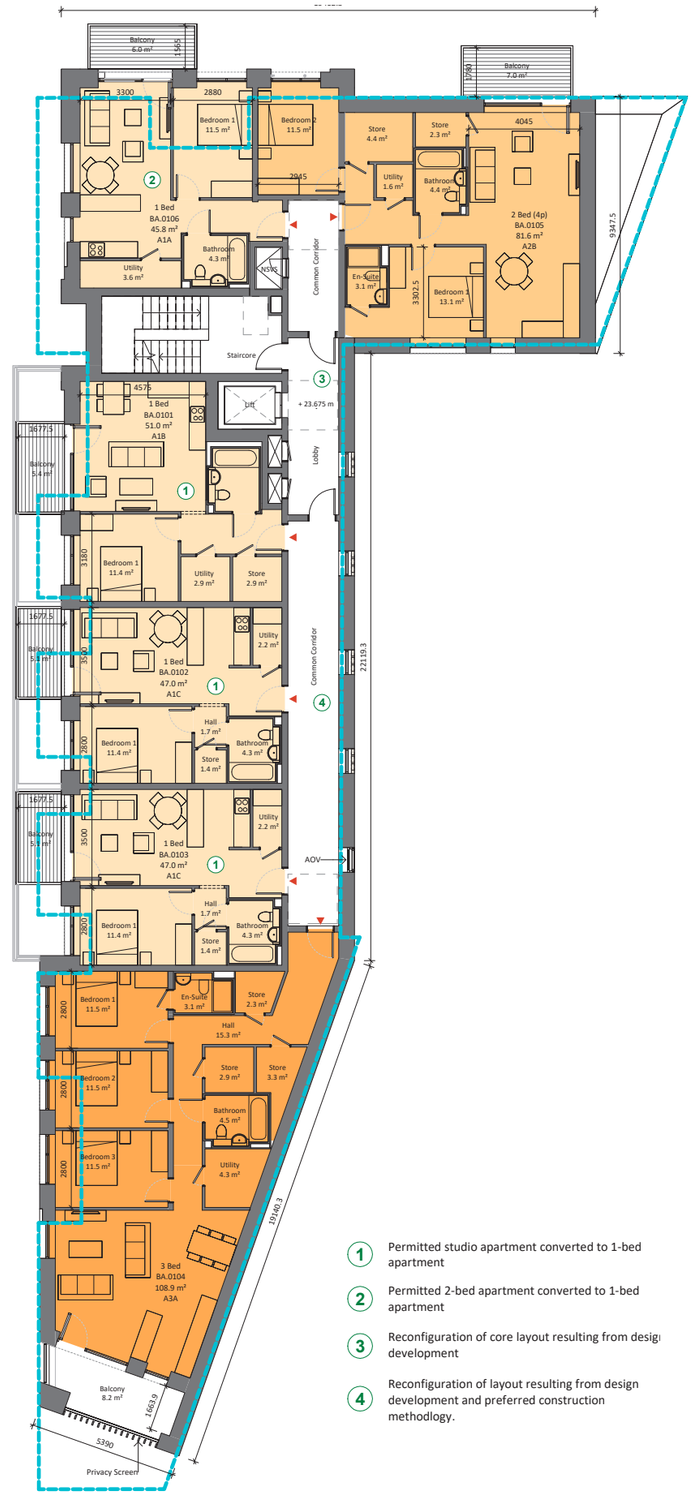
Unit Mix

Unit Type	Permitted (No.)	Proposed (No.)	Change
Studio	12	0	-12
1 Bed	1	14	+13
2 Bed	5	3	-2
3 Bed	3	3	0
Total	**21**	**20**	-1

The proposed mix represents a significant qualitative improvement over the permitted scheme. The 12 no. studio units permitted in PW5 are omitted entirely and replaced by 1-bed apartments, 2 × 2-bed are converted to 1-bed with 3-bed family accommodation maintained at 3 no. units. Dual aspect provision increases from 33.3% to 40%.



Permitted
Typical Floor Plan



Proposed
Typical Floor Plan

FACADE AND MATERIALITY

OVERVIEW

The façade of PW5 draws on the industrial brick character of the former Player Wills factory, translating its expressed pier and bay rhythm into a contemporary residential language. Clearly defined brick bays, articulated by vertical piers, establish a measured cadence along the street.

The amendments retain the industrial intent of the permitted design while refining how it is delivered. As the design has developed around a precast structural system, the façade has been resolved into a clearer, more ordered composition, reducing complex junctions to ensure a high quality of execution. In place of the permitted applied metal grid, the expressed brick piers and bays now define the façade directly. This articulates the elevation at the scale of the individual dwelling, giving a finer grain that mediates between the industrial scale of the factory and the domestic character of the surrounding streets.

Projecting balconies with glazed balustrades and slim metal frames replace the permitted recessed balconies. Depth and shadow now come from the balconies themselves, while the metal frames relate to the window frames and the factory's steel-framed glazing. The permitted buff brick palette is retained.



Reference: Existing Factory



Reference: Existing Factory



PW5 Proposed West Elevation

FACADE AND MATERIALITY

COMPARISON



Permitted CGI



Proposed CGI

FACADE AND MATERIALITY

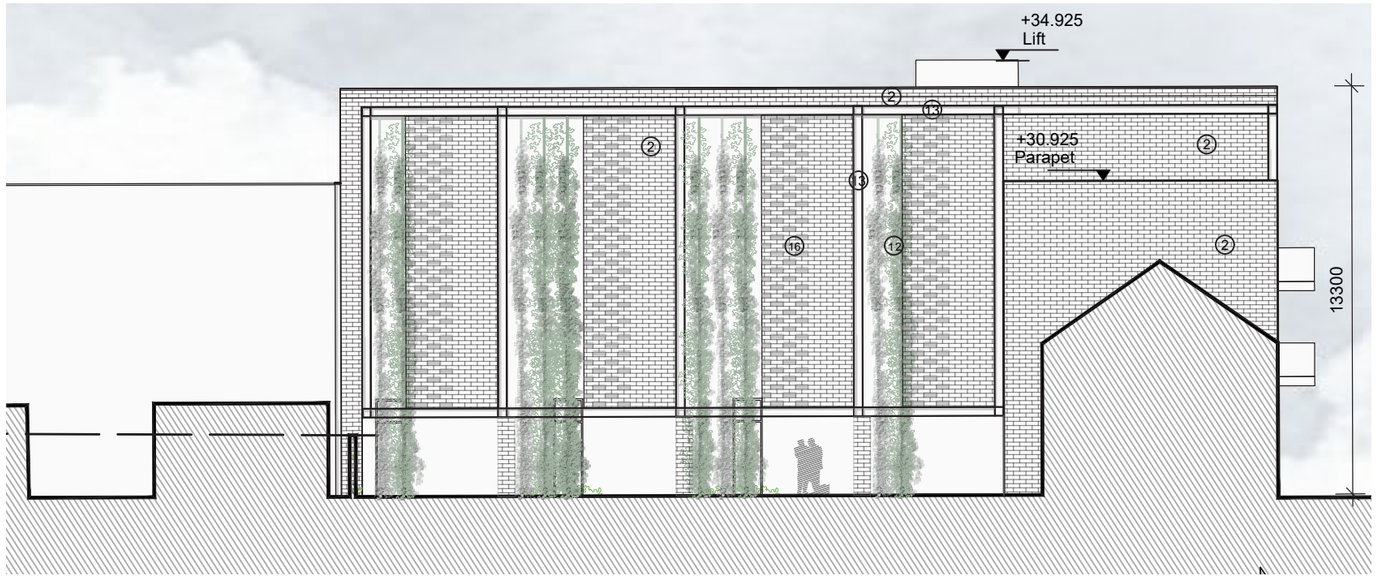
EAST ELEVATION

The permitted PW5 design provided an open access deck along the eastern boundary. The deck was external and open to the elements, set behind a screen of perforated brickwork and green walls. The screen filtered views from the walkway towards neighbouring properties and limited light spill, but did not enclose the circulation route.

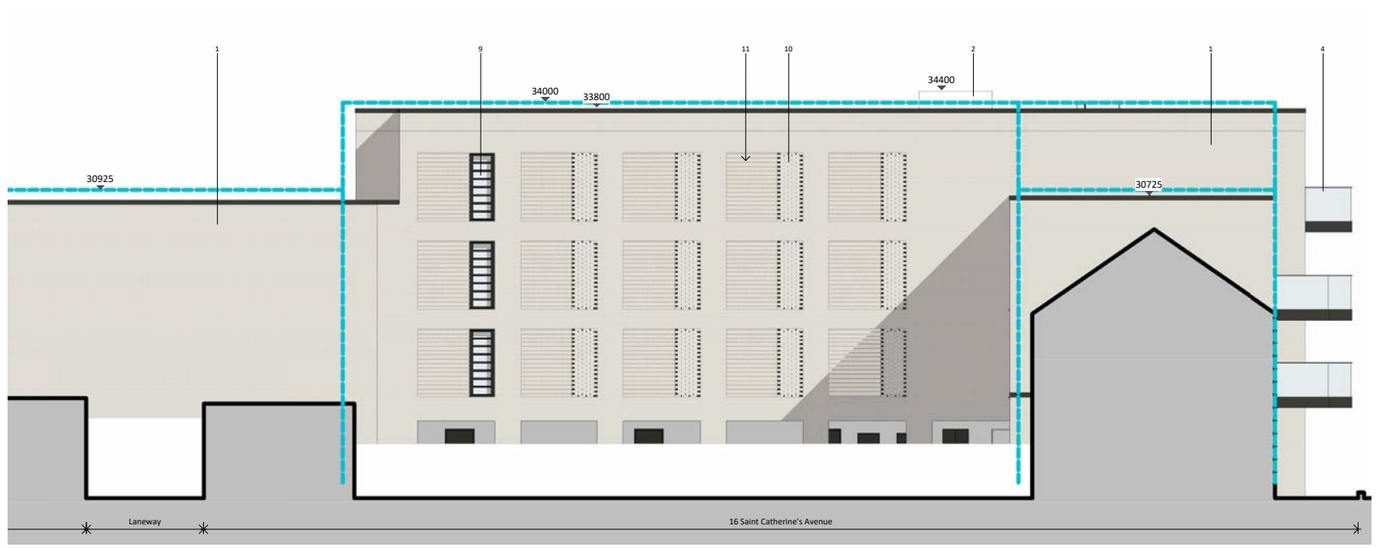
The amended design goes further. The access route is now fully enclosed within the building envelope, so the open walkway along the eastern boundary is removed altogether. Overlooking from the circulation route is designed out rather than screened.

The east elevation is reconceived as a solid masonry wall, consistent with the brick character of the wider permitted scheme. 900 mm wide windows bring daylight into the corridor. Each sits behind a perforated, hit-and-miss brick screen that filters outward views and conceals internal lighting from neighbouring properties. A separate AOV for smoke control, glazed in opaque glass, is provided at the end of the corridor on each level and allows no outward view.

Panels of textured brickwork articulate the wall between openings, so the elevation reads as layered, crafted masonry rather than a blank boundary wall. Screen tree planting between the building and the boundary provides further separation.



PW5 Permitted East Elevation



PW5 Proposed East Elevation

FACADE AND MATERIALITY

COMPARISON



Permitted CGI



Proposed CGI

END

