

RIALTO HOUSE

PROPOSED STUDENT ACCOMODATION

AT SOUTH CIRCULAR ROAD

DUBLIN 8

JULY 2019

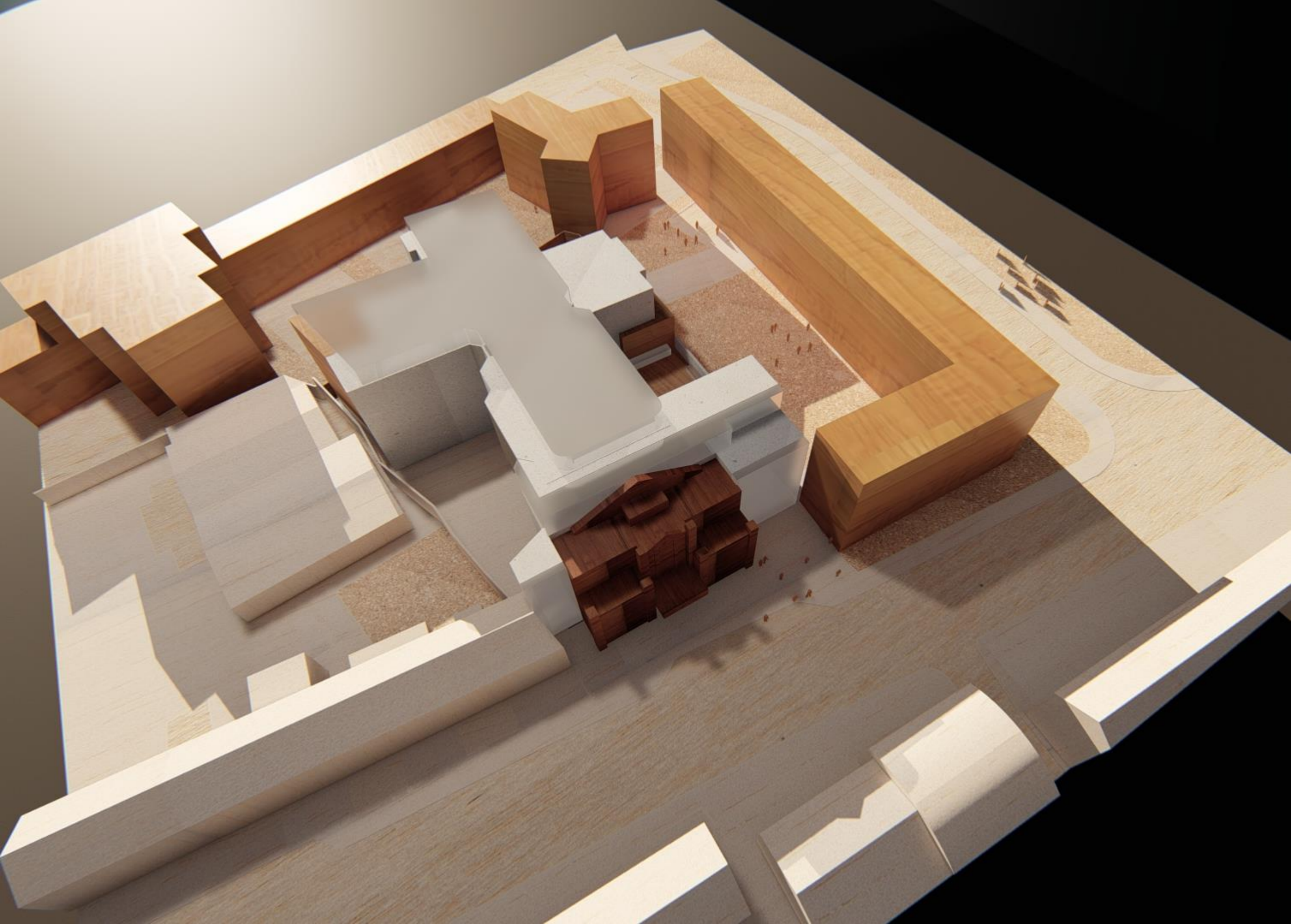


commissioned by **MOLAGA CAPITAL**

ARCHITECTURAL REPORT

RIAI RIBA 

SHIPSEYBARRY



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introduction

A BROAD OVERVIEW

Molaga Capital Ltd acquired the former Rialto Motors site in late 2017 and assembled a design team around the redevelopment of the site into a viable student accommodation scheme with a target room number of 350 beds. The team investigated at an early stage the impacts on Conservation approach, Heights, Overshadowing and local area policy in establishing a plausible approach to this desired scale on the site. Of note was the refusal for a mixed use scheme on the site (ref:2203/15) and the issues this design failed to resolve as a starting point for a fresh yet informed approach the new brief.

On this analysis of earlier planning decisions to the redevelopment of the site and with expert opinion from the teams conservation consultants (Rob Goodbody) , a critical decision from inception was to retain more of the front Deco cinema 'head building' fronting on South Circular road than previous applications and also address the hierarchy this head building presented with any new build being directly 'lead' by this elements strong and imposing central presence to the reading of the 'public' face to the site . another major influencer to the final approach to the buildings set out would be the evolving redevelopment of the Dolphins Barn masterplan to the South and to the West of the site by Dublin City Council (DCC) and remediation of impacts to the East.

An extensive pre-planning phase would follow with 11 meetings held around City Councils extensive urban regeneration project. with Dublin City Planning Department and Dublin City Architects Department beginning early 2018 to final clarifications in May 2019. Issues of concern that were amended and addressed during this process in summary were:

- Justifying demolition extent and conservation rational.
- Co-ordination of Masterplan approach to proposed DCC Architects Dept. new build.
- Massing and Elevation treatment of party walls.
- Bedrooms to basement – subsequently removed.
- Removal of basement courtyards .
- Daylighting & shadow study's as scheme evolved
- Increased communal open space ratios.
- Re-design of certain living rooms areas.
- Final adjustments to elevation and massing treatments.

During this process the scheme evolved to an approximate gross floor area of 11,265 sqm of 313 bedrooms over 7 floors with a basement portion containing some of the communal spaces and back of house areas.

The proposed scheme is designed to be complimentary to evolving DCC proposals to create

urban semi private courtyards beyond the site with compliant daylighting standards . The proposal endeavours to provide a new vibrant use with a sensitive scale in what will be a re-vitalised quarter with in Dublin in the near future ,with Phase I of DCC's regeneration project complete and a recent PART 8 application for Dolphins Barn urban realm enhancement .

N.B. : All reference to DCC SDRA proposals on this document are by way of discussions with DCC Architects Dept. most recently in May 2019 with the latest iteration presented here being that shared with residents at Public Consultation 15TH May 2019. This DCC design is still under design review .



fig. 1. the Rialto Cinema c. 19.40's

existing site

THE SITE TODAY

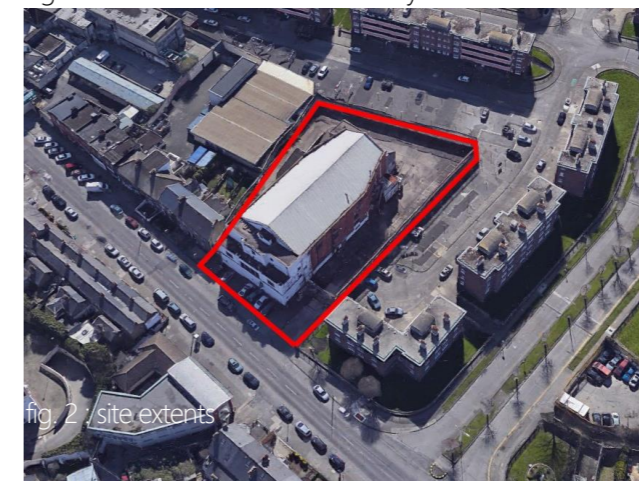
The site is the former Rialto Cinema which closed to the public in 1970 and became a car showroom and repair centre. The car showroom closed in 2005 and has since lay unused. The site is bounded on the west and south by the Dolphins Barn Housing Estate, on the north by South Circular Road and to the east by a factory and a residential property facing onto the South Circular Road. Directly to the East of the site on South Circular road is a terrace of 2 storey brick residential properties with rear gardens sharing a portion of the Eastern Boundary. These gardens are currently overlooked by the now derelict buildings Eastern high-level windows. The proposal addresses this issue with a specific glazing solution to this location. The South Circular road at this location predominantly has a scale of 2 storey brick 19th century terraces which is broken by the existing scale of the former Cinema building and Dolphins Barn complex. The existing cinema building has a ridge height of 16.38 metres with a front Art Deco facade that dominates the streetscape to South Circular road. The Dolphin House Complex consists of three and four storey Apartment blocks TO THE West and South. The three storey "L" shaped block is located at the front of the site facing onto the South

Circular Road and is approximately 8.85m high. The other blocks to the rear (South) are four stories and approximately 11.5m high. Two of the four storey blocks are located to the west and one is located to the south of the site.

A portion of the Dolphins Barn complex the South West has completed as a new refurbishment project (PHASE 1 of 3). Our understanding from DCC at time of application is future redevelopment of these residential blocks will be focused around entire demolition and a new build phase for cost benefit purposes .A significant portion of the east side of the site is taken up by the boundary wall of a factory unit with the remaining part of the site boundary comprising of the rear garden party wall (4.2m) of the house No. 353 facing onto South Circular Road. The existing boundary wall on the East, South and West sides of the site varies between 3 to 3.5m above the adjacent neighbour's ground level and is surmounted with a post and wire mesh fence with razor roller anti climb devices extending approximately another 1.5 m high. The wall is a pebble dashed block wall. Its aspect onto the Dolphin estate is hostile and of poor visual quality.

Directly opposite the site to the North, there is car showroom with a large two storey glazed facade and a take away and retail unit. There are several small shops on the same side of the street as well as residential houses up to the funeral parlour on the corner of Dolphins Barn Street. The existing Rialto Cinema is in a very poor state of repair. It has lay derelict for almost 15 years. There has been extensive vandalism over the years that has included fire damage locally with in areas of the building. This disuse has also encouraged on footpath parking at the front of the building , further decaying the visual clarity of the public realm.

fig. 2 the Rialto Cinema site today



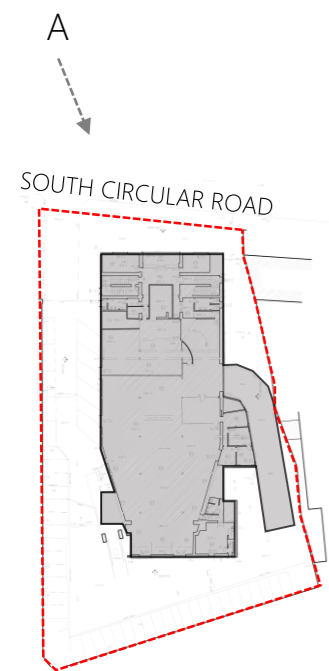


fig. 3 : Today :The view of the significantly modified Art Deco frontage which dominates this location of South Circular road . The on footpath parking is also apparent in this image . Dolphins Barn Estate to be redeveloped is also visible to the right and at the background of the image .



fig. 4 : Today : Shows South Circular road looking East . The Cinema Building dominates the streetscape with an abrupt change in scale.



fig. 5 : Today : Shows South Circular road looking West. The 3 storey Dolphins Barn L shaped block is visible to the right (to be redeveloped)

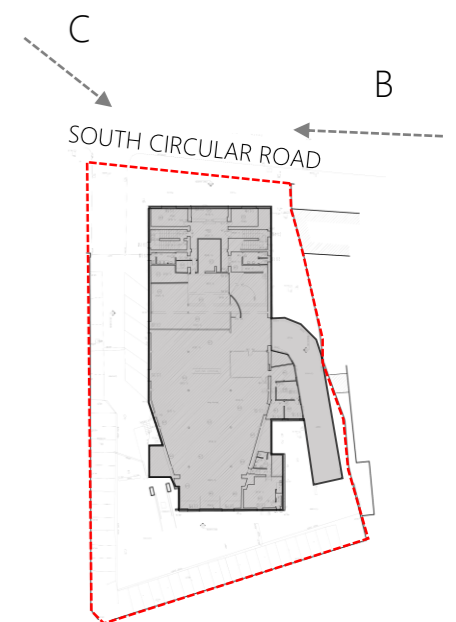




fig. 6 : Today : Shows the Western Boundary condition with 3.5 m wall and anti-climb barriers to the perimeter .



fig. 7 : Today : Shows the Southern (rear) Boundary condition with 3.5 m wall and anti-climb barriers to the perimeter . The factory building is to the right behind the high wall .

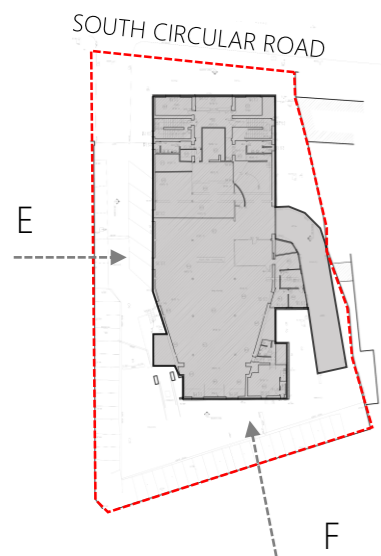




fig. 8 : Today : Shows the relationship at the Eastern boundary between the 2 storey and the Rialto building – significant glazed openings remain to the East of the Rialto building which has been subsequently addressed in the proposal to remove overlooking .

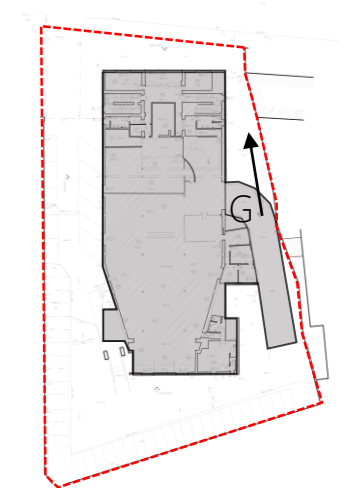


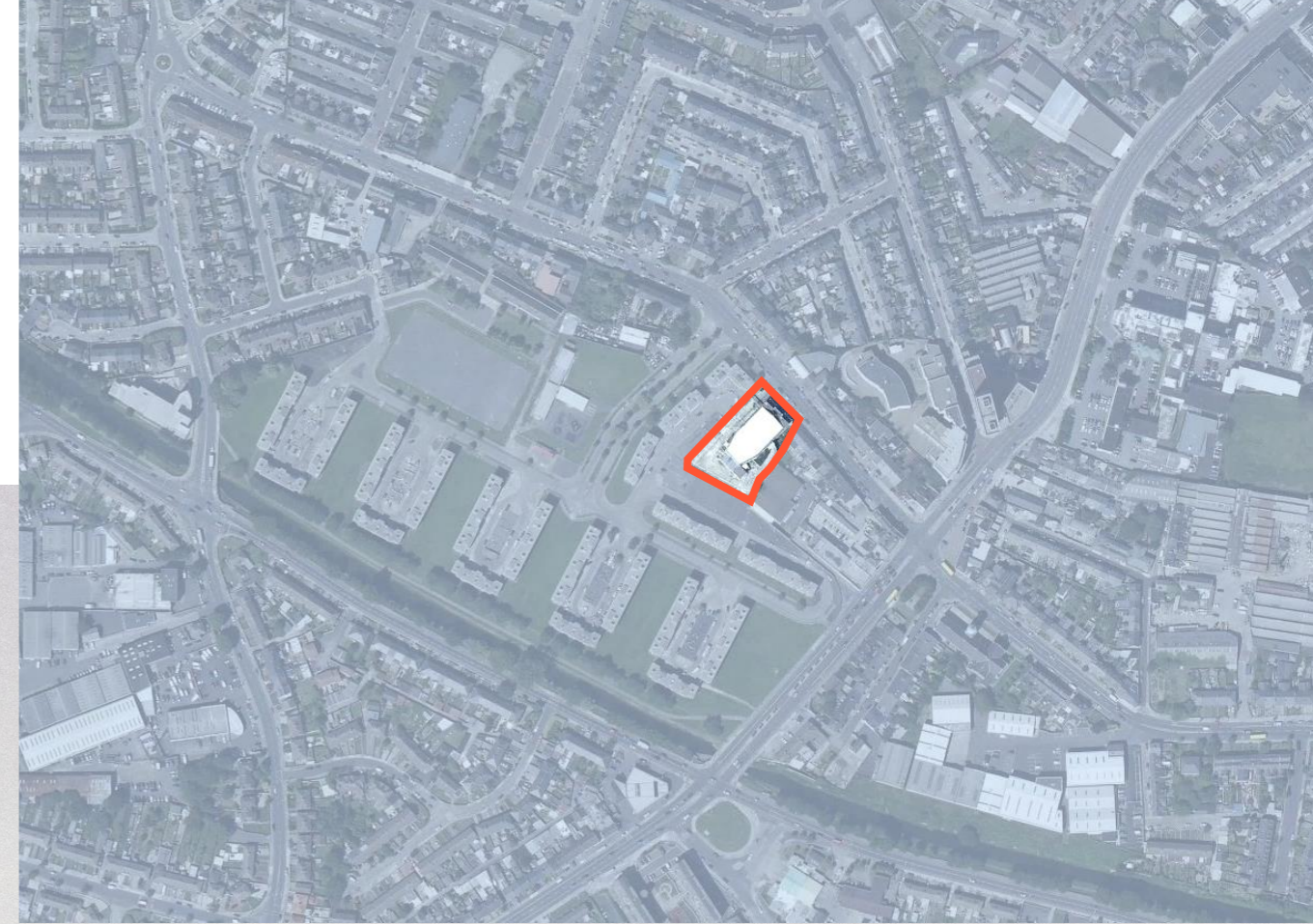


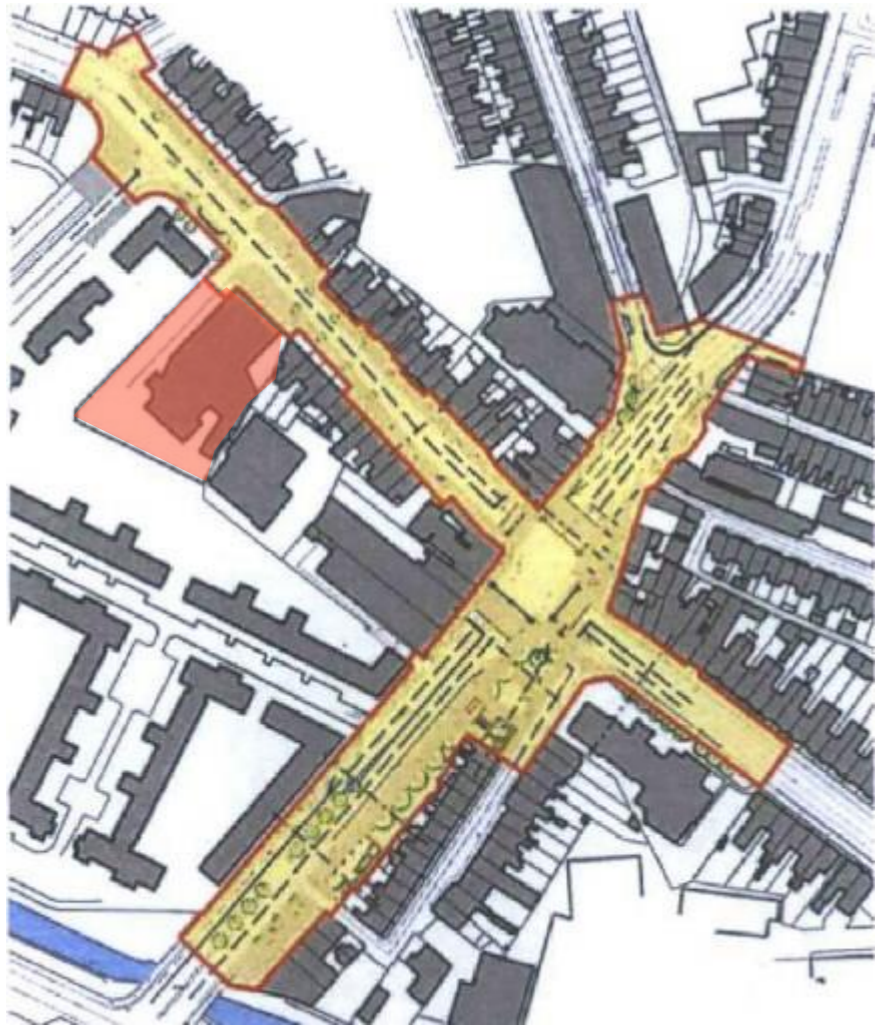
fig. 9 : Today : shows the existing site from above with the clear identification of the 2 elements to the cinema : The Art Deco / Head Building to South Circular road and the rear Auditorium element . Also the later car ramp addition is visible to East of the site adjoining the back gardens of the 2 storey adjoining residential property .

site context

LOOKING TO THE FUTURE

As mentioned the site is located in a rapidly evolving SDRA area of South Dublin , with strong regeneration projects in the lands to the South and East of the site underway . Dublin City Council are currently engaging in one of the most extensive and ambitious regeneration projects in the states history with the redevelopment of the Dolphins Barn area to a dense Social housing model with a mix of uses and new civic ,amenity, private and public open spaces incorporated in what is a 're-think' of what the area can be . A small portion of this re-master planning has begun on the South Eastern edge of Dolphins Barn as phase 1 with a refurbishment element to a number of the existing residential blocks being re imagined with additional floors added. At the time of application the remaining blocks were being considered for entire rebuild and while not fully crystallised is at an advanced stage of Masterplan with Residents Public Consultations being held . This accompanied with the recent Part 8 application to South Circular Road for public realm enhancements add focus to the area generally as an emerging quality residential quarter.

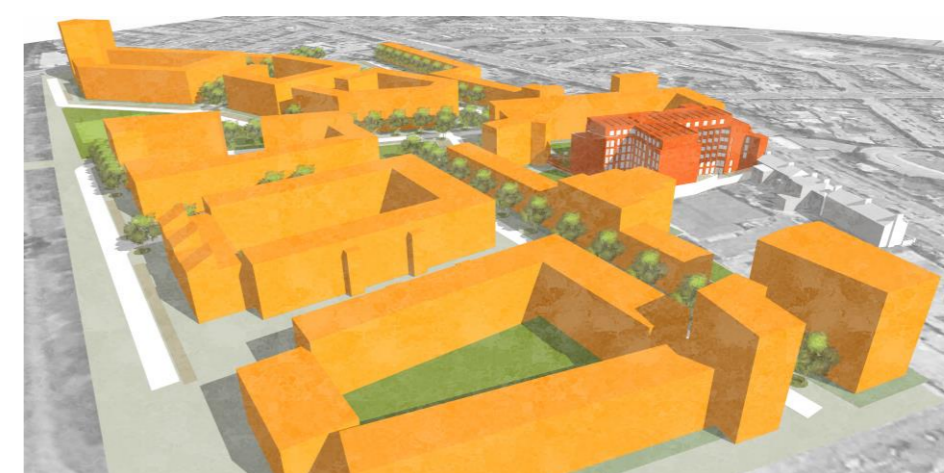




3399/18 PART 8 APPLICATION FOR AREA PUBLIC REALM IMPROVEMENTS

This application in 2018 looks at improvements to public realm elements to 4 key areas off the junction to Dolphins Barn Street and South Circular Road in terms of, urban spaces , traffic , pedestrians ,landscaping and street furniture . The design quality is of a high order with one 'arm' leading to the former Rialto Cinema site . We propose the new student community and in particular the restored Deco Architecture at the entrance to the Rialto Building will further contribute to the regeneration and vibrance to this vision for the area .

◀ fig. 10: The Vision for public realm upgrades to South Circular Road (DCC 2018)



▲ fig. 11 : The evolving Masterplan for the SDRA (May 2019)

The Strategic Development and Regeneration Area of Dolphins Barn under DCC Development Plan 2106-2022 became a key element of consideration from the early pre-planning phase of the projects design. At early stages of this process engagement with Dublin City Architects was centred around the refurbishment of these immediate blocks to the West and South this implied a certain scale relationship as the refurbished block would only take a single new floor added. Later in the process further engagement with DCC Architects Dept would indicate that DCC would now be considering and new build approach to these blocks for cost/value and increased density . DCC present high-level scheme models and preliminary

masterplans to indicate the urban approach to the immediate sites adjoining . The design team also shared 3d models for analysis and insertion into there city model for more in depth consideration . Generally DCC Architects were following the principle of 5 floor residential blocks running North South with lower 3 storey blocks running East West to The South of any new courtyards to be created . Critical to the scale and reading of Rialto Student proposal onto South Circular road would be DCC's decision to move the building line North beyond the Cinema building, thus presenting strongly to the corner junction while also complementing the scale of the proposal .

This would minimise the visual impact of the scale of the Student accommodation proposal from the West and South West . From the Eastern view the de-scaling of the proposal has been addressed since the Tri Pary stage with additional set backs , revised materials and glazing arrangements.

All these aspects are analysed in detail in this report , and support in detailed daylight ,shadow and visual impact assessments in the application .



The future development of the entire SDRA scale and layout is a key factor in consideration of the current Proposals setting . The proposal effectively blends to this new urban scale which is presented strongly on 3 of the 4 faces of the proposal. South Circular Road is given a new scale by the dramatic presentation of the step in building line to 5 storeys . This sets up a further visual screening of the proposal from Public prospects . The internal Courtyards to the adjoining SDRA have been carefully considered with stepping of abutments and diligent sunlight and shadow analysis .

← DCC SDRA INDICATIVE HEIGHTS MAY 2019



fig. 12 : The SDRA PHASE 2 building moving North on to a prominent position on the junction compliments proposes scale



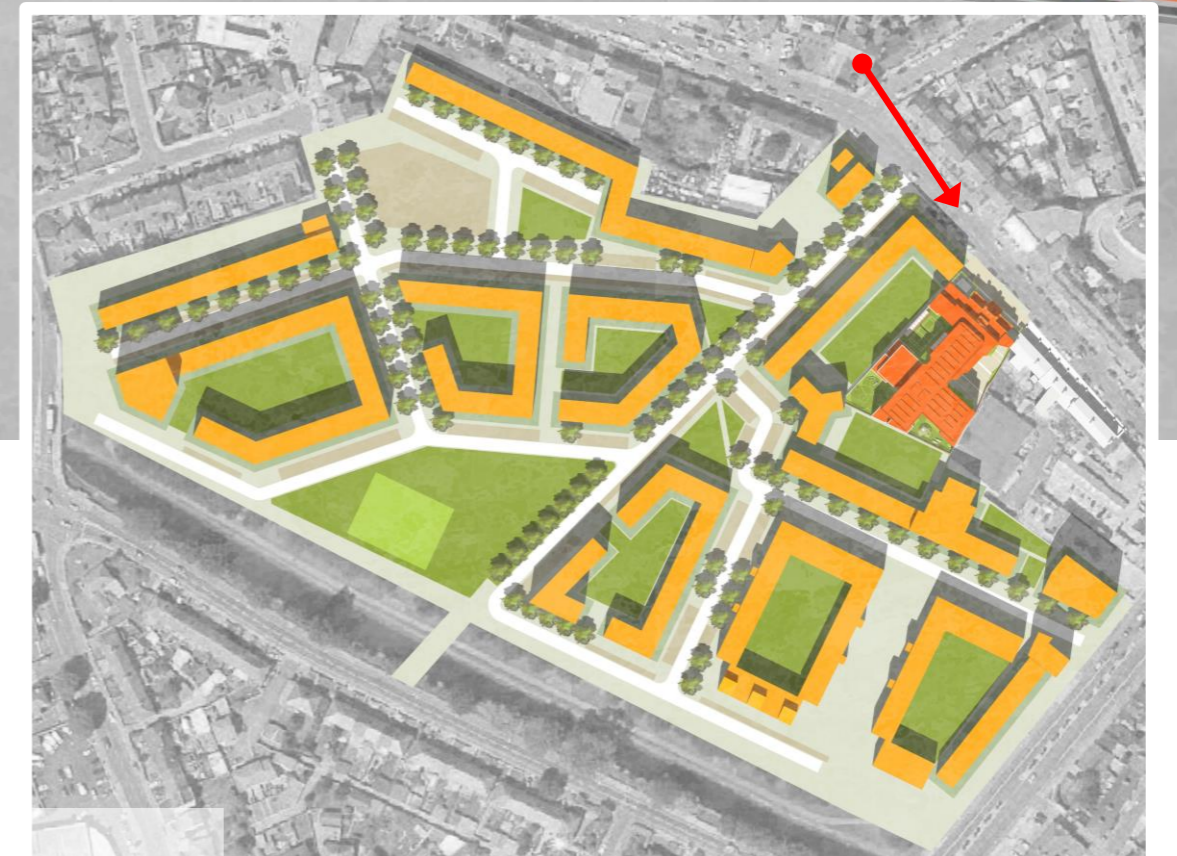
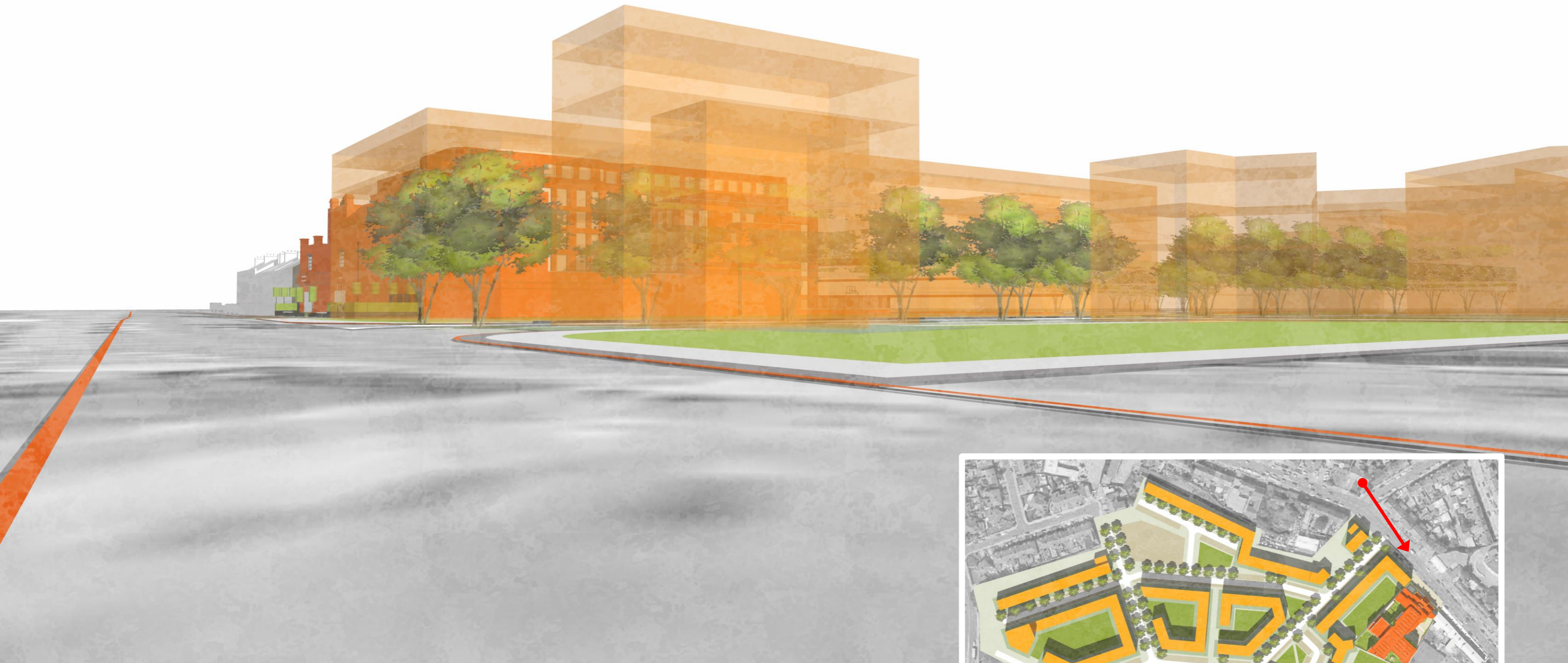
▲ fig. 13 : The evolving SDRA Masterplan as presented at Public residents consultation SDRA in May 2019 – Drawing by DCC Architects Dept



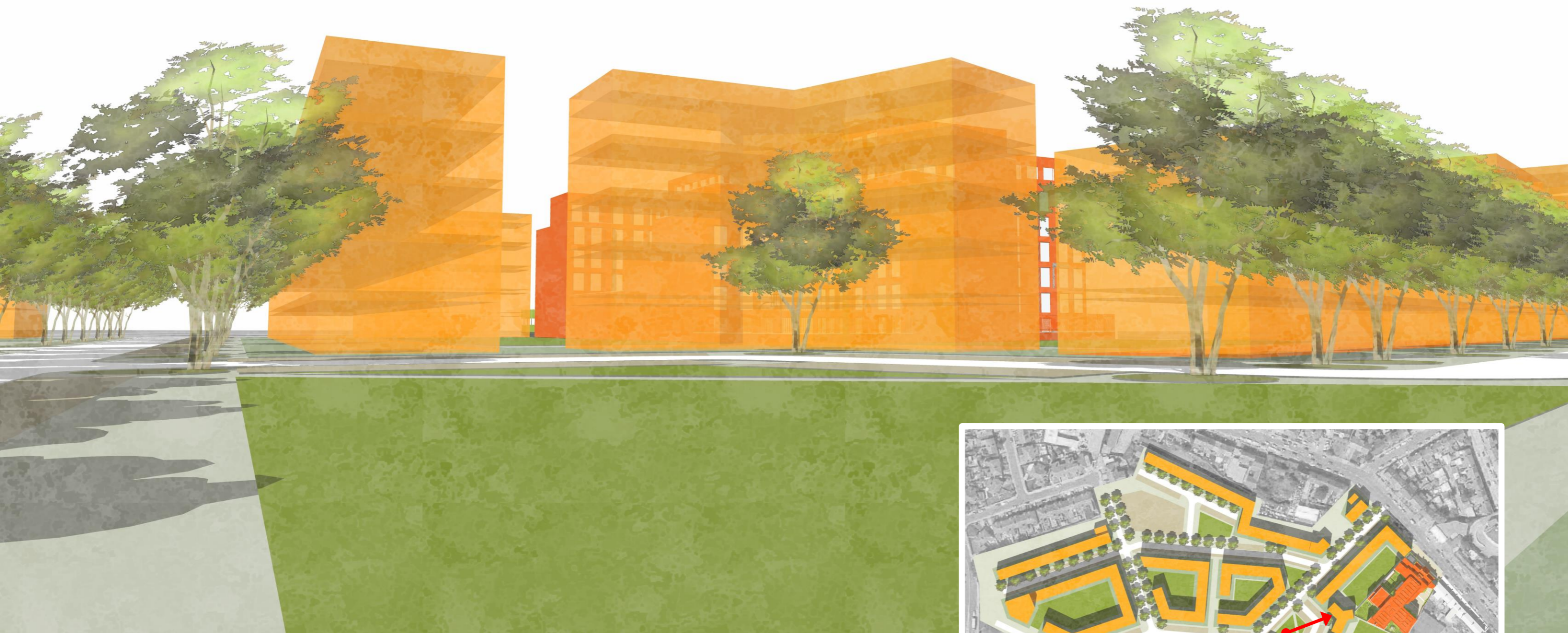
SITE PLAN LEGEND

| | |
|--|------------------------------------|
| | Residential Block (showing height) |
| | Private Amenity Space |
| | Communal Open Space |
| | Public Open Space |
| | Canal Bank (OPW) |
| | Canal |
| | Swale (SuDS) |
| | Cycle Track |
| | Proposed Community Centre |

fig. 14 : The evolving SDRA Masterplan as presented at Public residents consultation SDRA in May 2019 – Drawing by DCC Architects Dept



▲ fig. 15 : The evolving SDRA Masterplan - View East South Circular Road - May 2019 – Drawing by ShlpseyBarry



▲ fig. 16 : The evolving SDRA Masterplan - View North East from new public space - May 2019 - Drawing by ShlpseyBarry



▲ fig. 17 : The evolving SDRA Masterplan - View East from main Public amenity space - May 2019 – Drawing by ShlpseyBarry

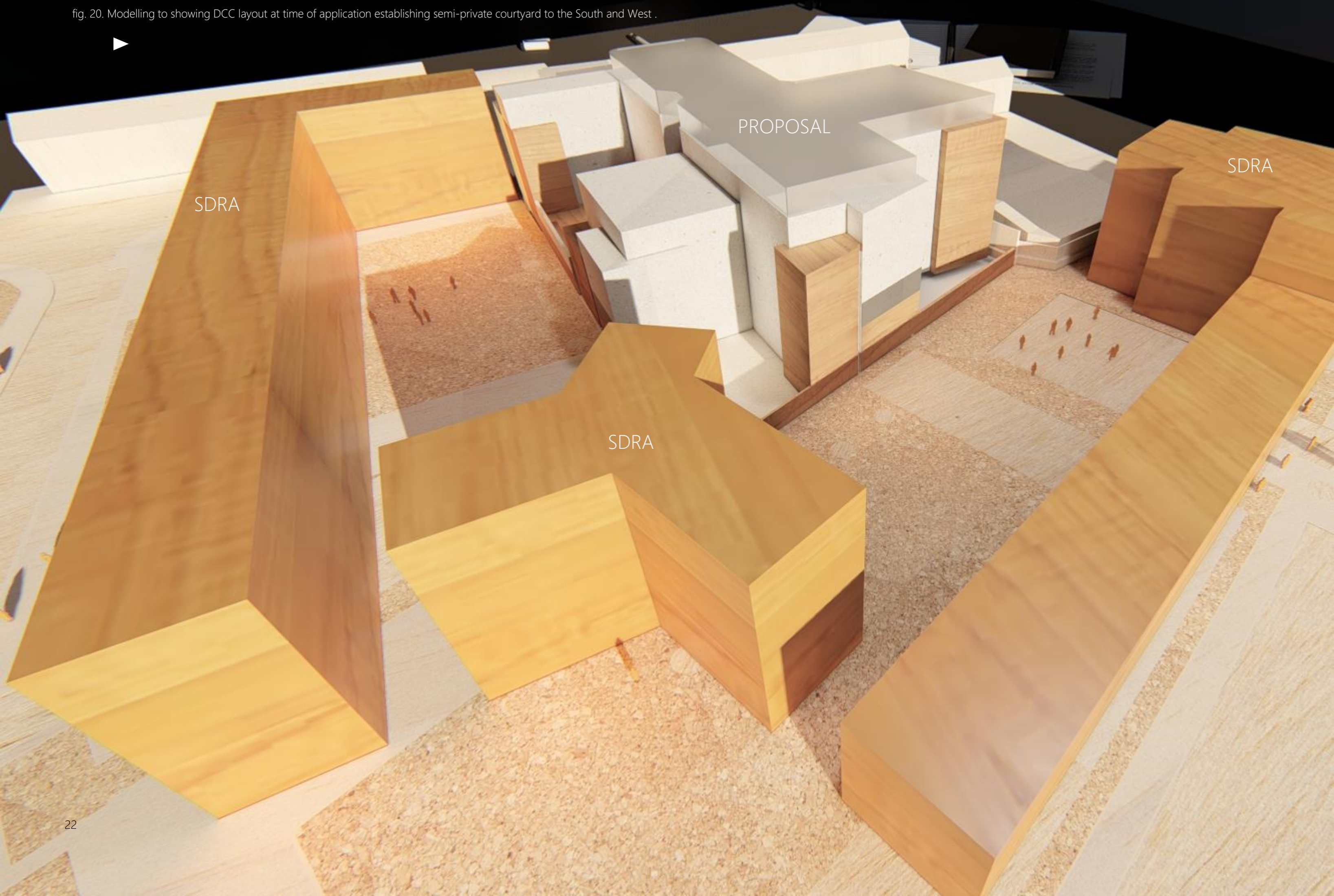


▲ fig. 18 : The evolving SDRA Masterplan - View North PHASE 1 - May 2019 – Drawing by ShlpseyBarry



fig. 19 - Modelling to show the scale of 5 storey elements of DCC new build to Dolphin Park Road & South circular road . Analysis used DCC recommended heights of 3 meter floor to floor per storey with a 1 meter parapet . These views are also proved out in V.I.A.

fig. 20. Modelling to showing DCC layout at time of application establishing semi-private courtyard to the South and West .



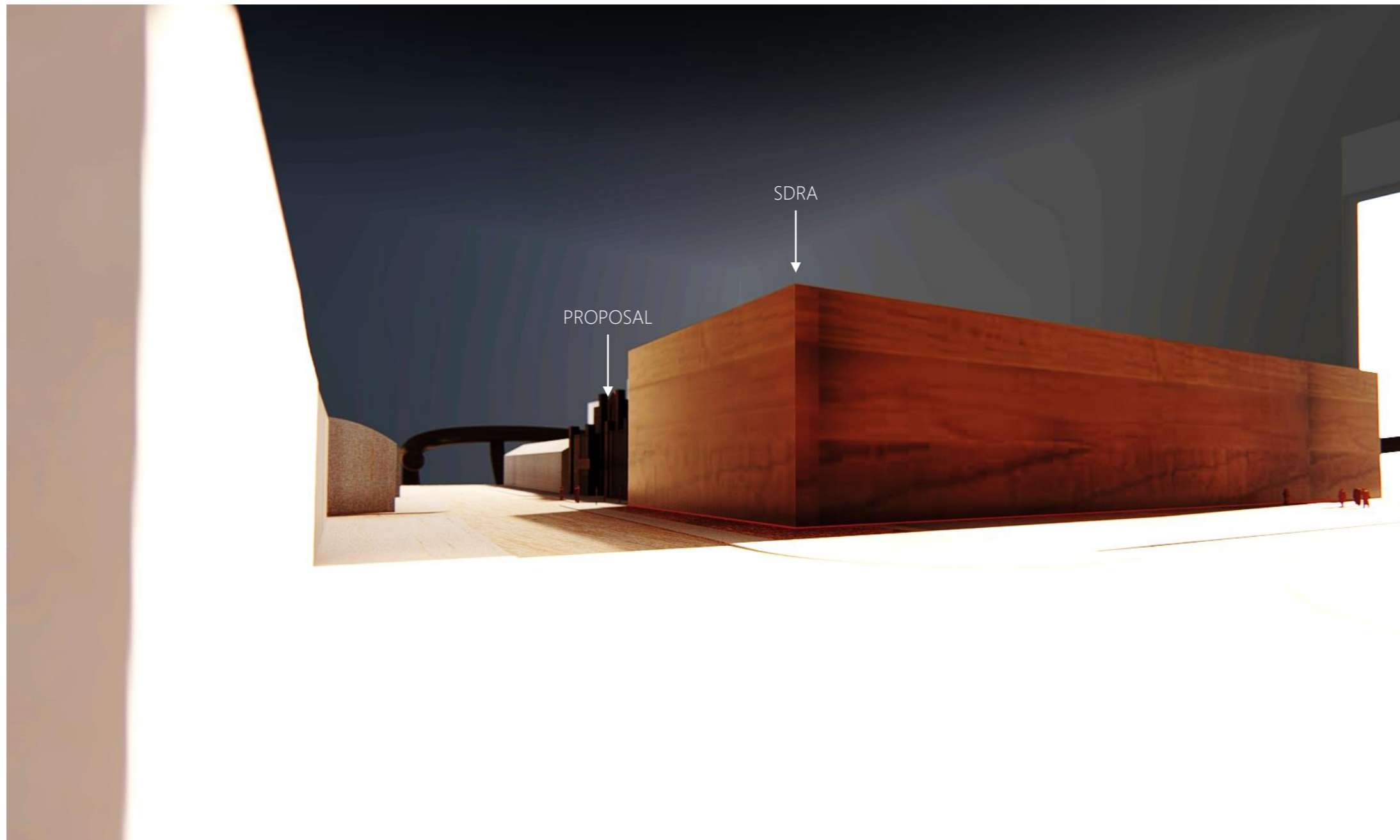
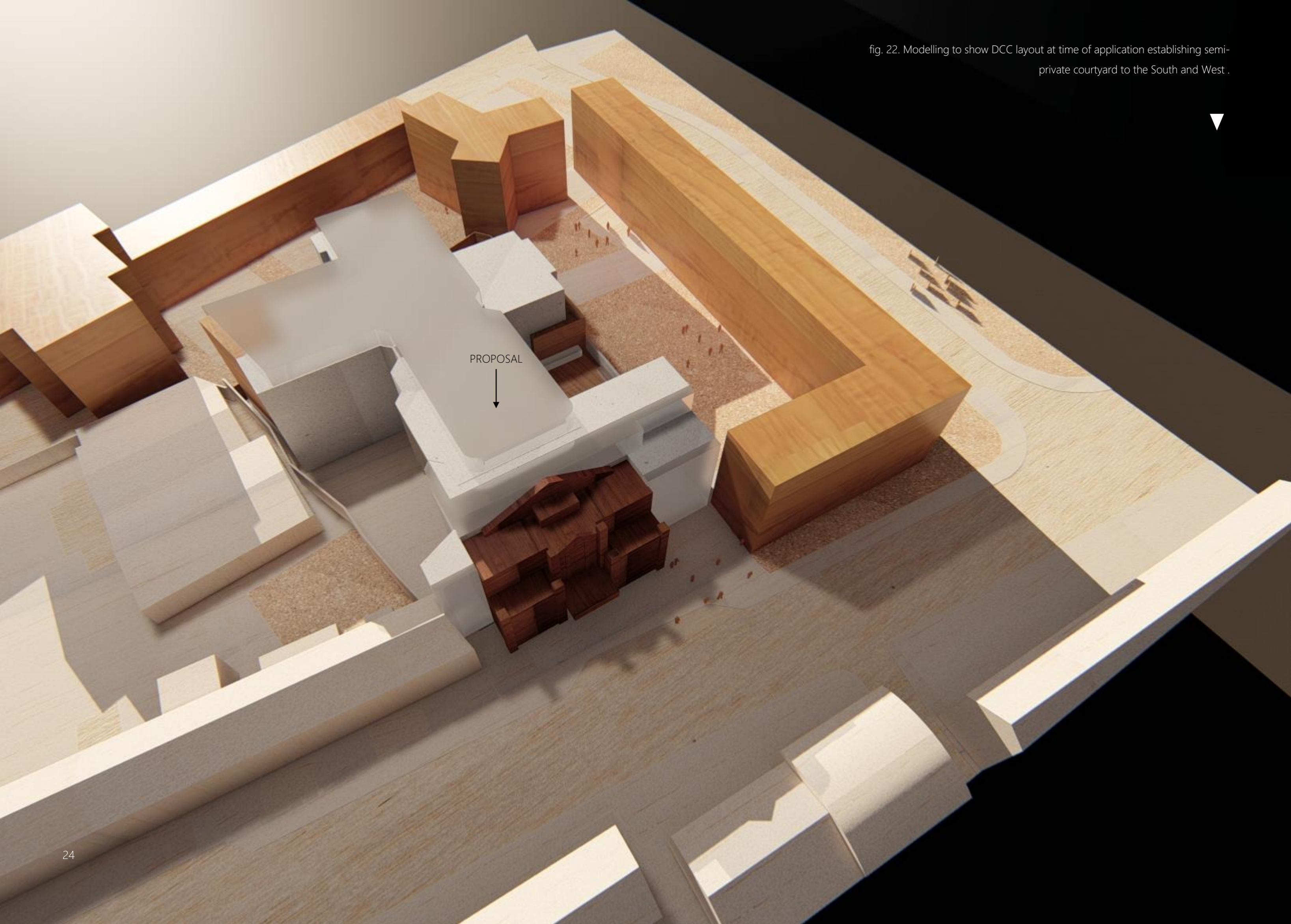


Fig.21 Modelling to show the scale of 5 storey elements of DCC new build to Dolphin Park Road & South circular road . Analysis used DCC recommended heights of 3 meter floor to floor per storey with a 1 meter parapet . These views are also proved out in V.I.A.

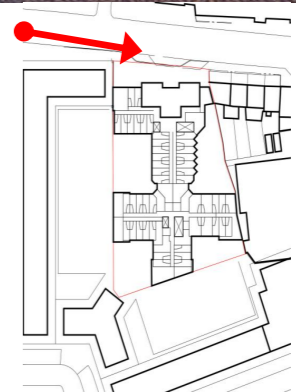


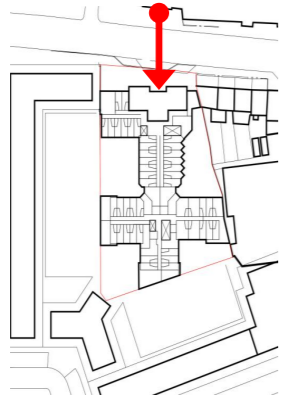
fig. 22. Modelling to show DCC layout at time of application establishing semi-private courtyard to the South and West .





▲ fig. 23. 3D Modelling to show scales and Urban setting Post SDRA Completion.



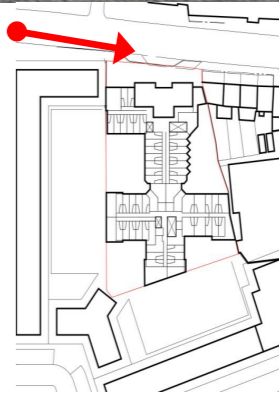


▲ fig. 24. 3D Modelling to show scales and Urban setting Post SDRA Completion.



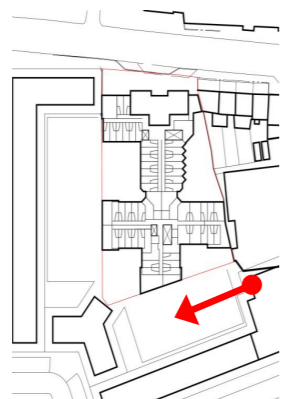
DCC SDRA INDICATIVE HEIGHTS MAY 2019 →

▲ fig. 25. 3D Modelling to show scales and Urban setting Post SDRA Completion.





DCC SDRA INDICATIVE HEIGHTS MAY 2019

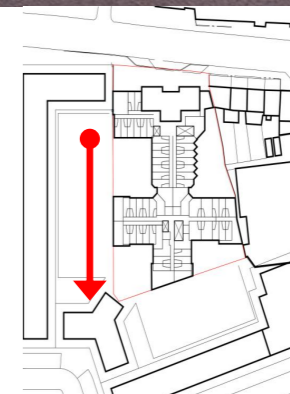


▲ fig. 26. 3D Modelling to show scales and Urban setting Post SDRA Completion.



DCC SDRA INDICATIVE HEIGHTS MAY 2019

▲ fig. 27. 3D Modelling to show scales and Urban setting Post SDRA Completion.



conservation

DECISIONS & APPROACH

The former Rialto Cinema is listed on the N.I.A.H. inventory of heritage structures with regional significance for its architectural, historical and social interest. An in depth analysis of the historical significance and the subsequent alterations over time is contained in accompanying report completed by Rob Goodbody Conservation Consultant. While the building is not protected (please refer to the R.Goodbody report to listing history), historical planning applications on the site offered a more aggressive approach of just retention of the perimeter walls to the front Deco section of the building with larger new build elements to the rear. At an early stage of the design process the building in its form today was evaluated in terms of the critical elements that are most significant and have not been excessively modified over time. It was apparent that due to the more recent garage use, the auditorium element had been significantly altered and this combined with its state of decay, a case was presented to DCC for the demolition of the rear element while creating a scheme 'lead' by the head building and offering the complete restoration of this element. Features within the head building were identified such as the Coved ceiling to the ground floor, which informs an unusual demolition profile in section to retain this element. The approach to the external elements is to restore the Deco aesthetic to its original materials where practical of exposed brickwork, lime render elements and light metal profile windows as were originally in place. The main feature canopy over the entrance is also proposed to be reinstated to its original form and fabric to complete the visual intention as conceived.



fig. 28 . Showing a concept image of re-instated canopy and restored head building

Fig .29. Conservation Diagrams

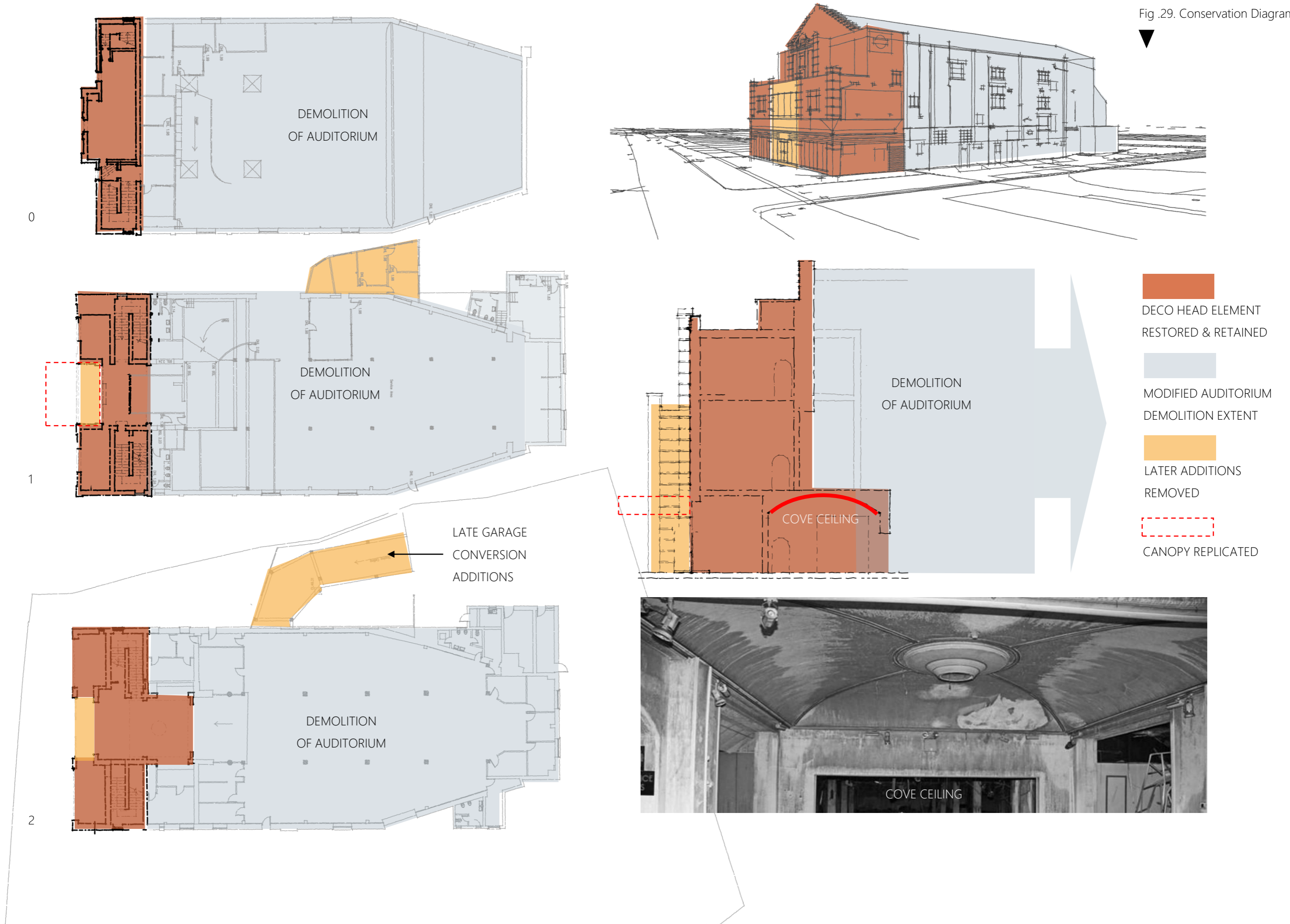


fig. 30. an early model showing massing approach (May2018) . The perimeter buildings by DCC subsequently altered in height and notably increased in blocks running North South , with also the addition on a block abutting to the West of the proposal .

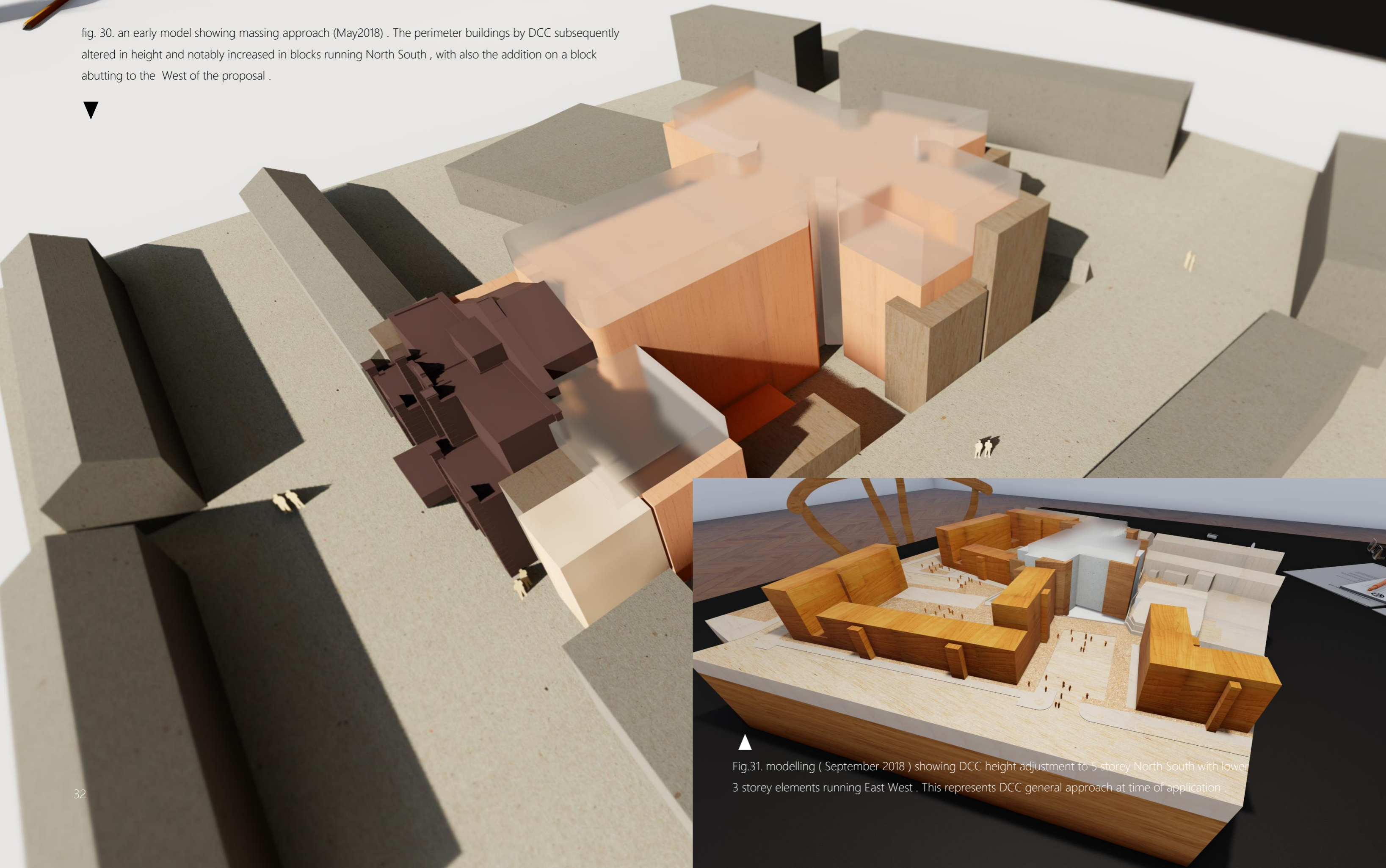
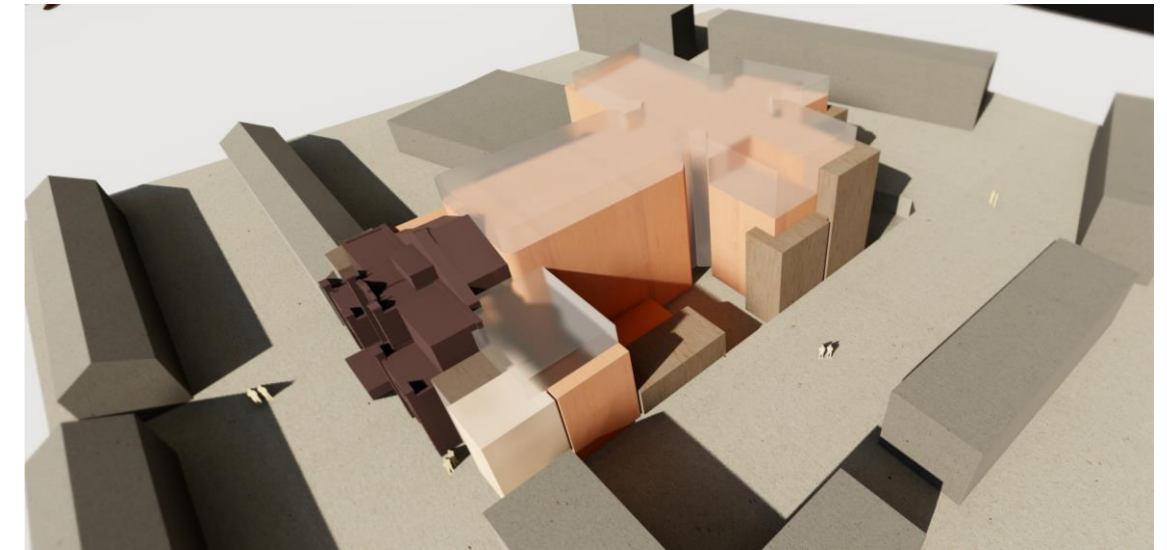


Fig.31. modelling (September 2018) showing DCC height adjustment to 5 storey North South with lower 3 storey elements running East West . This represents DCC general approach at time of application .

design phase

OPTIONS EXPLORED



(A) As DCC Architects developed their design of the SDRA location adjoining the site , various approaches to urbanism and the overall masterplan to the area were looked at . Above is an early analysis assuming 2 large semi-private courtyards to the South and the West of the proposal . This example explores forming a 4th edge to these new spaces . Subsequently as DCC developed their SDRA design , ongoing interaction adjusted the set out to allow sensitive scale relationships of the final student accommodation scheme as a cruciform.

(B) another approach here is explored with a larger courtyard to the East . The primary issue with this model is the limited abutment available to the Southern boundary but more critically , shadow analysis deprived the Western DCC Courtyard of light to a detrimental level . The Design team also felt the new build element of the Student scheme would read better if the main spine was directly informed by the Deco Head element in support of its symmetry. This informed the final approach to the cruciform shape .

(C) This early sketch resembles the final design proposal . It displays the cruciform approach to the design . Subsequent to this sketch DCCs design evolved disregard abutments available , in favour of larger semi-private spaces in the masterplan . Open model sharing with DCC allowed detailed comment by the Architects department on boundary & massing aspects . The Western wing of the proposal was subsequently stepped down on height and broken up in mass to improve the light quality and relationship at the boundary.

(D) Above is as per the current application . Considerable revisions were applied to Eastern Massing and South and West Material breakups to offer the facades a more horizontal emphasis. The Cruciform plan remains providing 4 distinct courtyards areas for residents and different uses , The plan form internally remains simple and highly navigable for users . All light and shadow study assessments provide above standard lighting and shadow conditions for neighbouring properties .

post tri-party changes

RESPONSE TO COMMENTS

The Tri-Party Meeting was held on 1st of April 2019 with all issues raised by DCC & The Board given due care and consideration post meeting with clarifications provided in the submission where necessary ,but critically some design alterations made to address items raised .

This element of the report deals mainly with the Architectural elements raised and demonstrates by way of clarification and design adjustments the design teams response to all issues aired .

The subsequent Board Opinion can be summarised in the following key points :

- JUSTIFICATION OF HEIGHT

The proposal remains 4 meters below the 24 m height guideline for this location .That said further de-scaling work has been completed to the more sensitive Eastern Boundary . The report presents this in detail under section 'No. 353' and 'boundaries' .The SDRA Heights relationships are analysed in depth in the opening section of the document with the most up to date (MAY 2019 MEETING) available height proposals from DCCs design team.

- ADJOINING AMENITY

The residential amenity of adjoining properties with respect to overlooking and over shadowing has also been addressed in DK Partnership assessments and boundary treatments presented later in this document .



- BOUNDARY TREATMENTS

Revisions & Details are presented under the Boundary section of this document with all adjoining amenities protected .

- TAKING IN CHARGE

A Detailed taking in charge proposal drawing is include with further detail in this report.

- CONTRUCTION MANAGEMENT PLAN UPDATES

MMOS Engineers have expanded their reports to include items requested

- DRAINAGE DETAILS

MMOS Engineers have expanded their reports to include items requested

- SET DOWN AREA MANAGEMENT

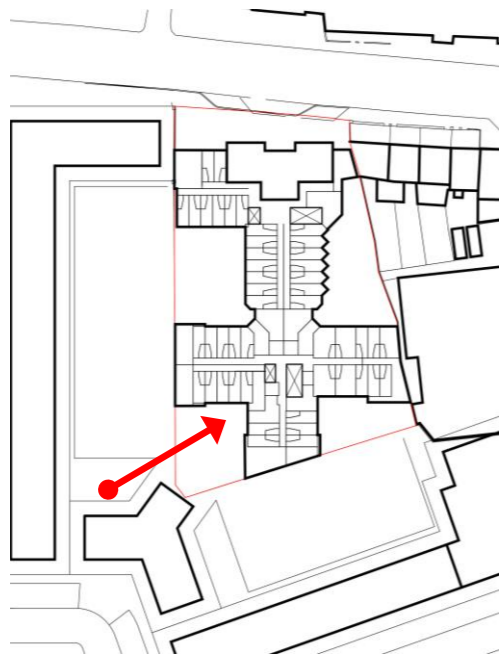
CRM Operators report expanded to include management in this area .

- STUDENT ACCOMODATION MANAGEMENT PLAN

Report Provided by ' CRM STUDENT LIVING '

TRI PARTY SUBMISSION

fig. 32. The previous design had a more vertical emphasis with the expansive brick façade to the West and East .



CURRENT SUBMISSION

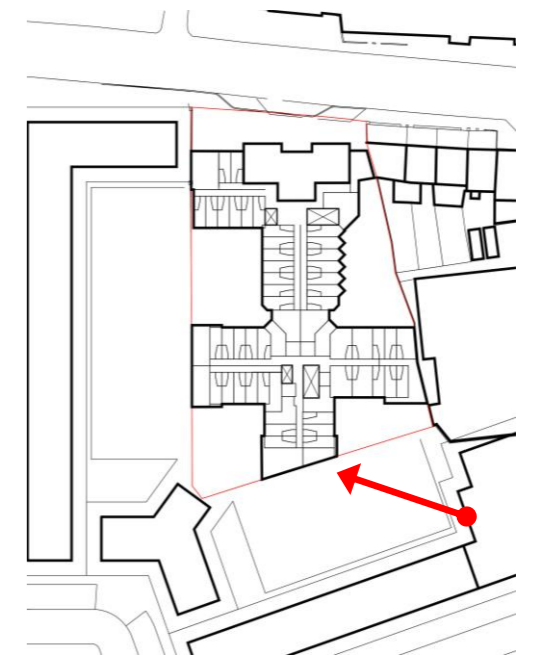
fig. 33. Revisions to this façade include the insertion of render and aluminium panel section elements at higher level to give a more horizontal emphasis . Visually this assists in reducing the scale to the West in the immediate area , while distant views are less visible with the new SDRA proposal





TRI PARTY SUBMISSION

◀ fig. 34. Again the continuous brick expanse to the South gave the scheme a more vertical impression in the earlier iteration .

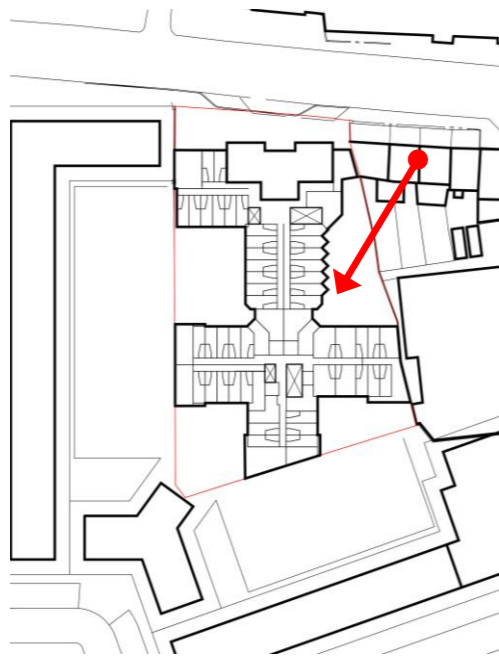


CURRENT SUBMISSION

◀ fig. 35. The South façade is broken up with 'pushing out the render material at higher level to reduce the visual impact . Also apparent from this image is the improved boundary treatment dealt with in detail later.

TRI PARTY SUBMISSION

fig. 36. The Treatment of this façade posed issues of concerns in particular to distant view 8 from the Visual impact Study .This façade also had extensive frosted glazing facing North to the Saw tooth element .



CURRENT SUBMISSION

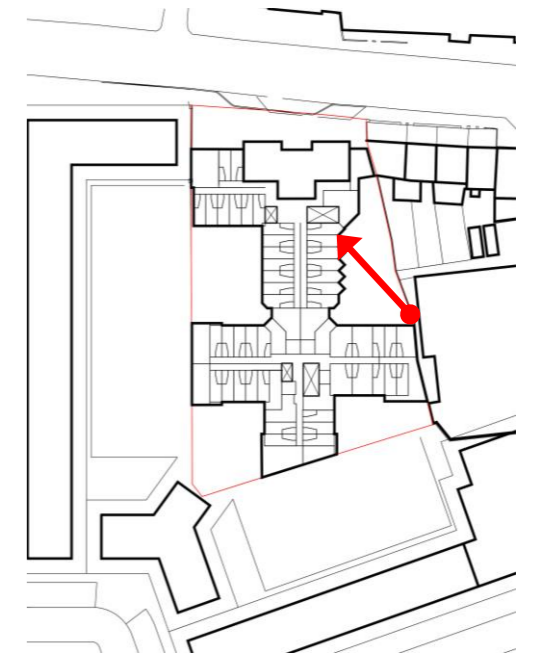
fig. 37. The revised proposal reduced the top floor area with a set back to allow the penthouse reflective glazing continue as per all other top level floors .This set back with an adjustment to the aluminium finish further reduces the visual impact . Also a large curtain wall section is included above the frosted slot windows facing East. Note this area of Curtain walling is backed by a solid wall and is purely for improved visual impact improvement purposes





TRI PARTY SUBMISSION

◀ fig. 38. Extensive brick areas have been reduced again addressing View 8 concerns .



CURRENT SUBMISSION

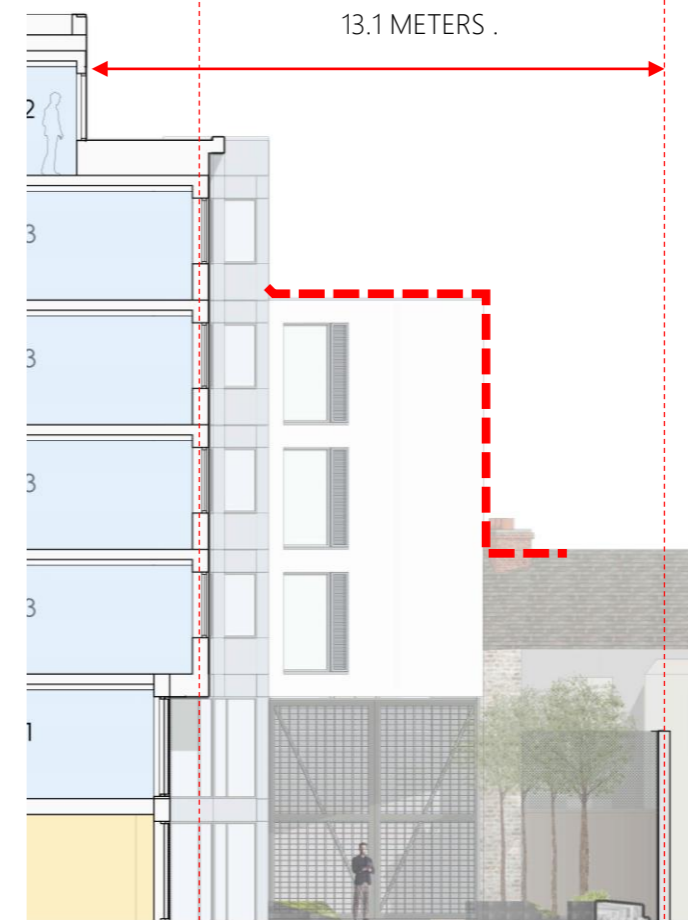
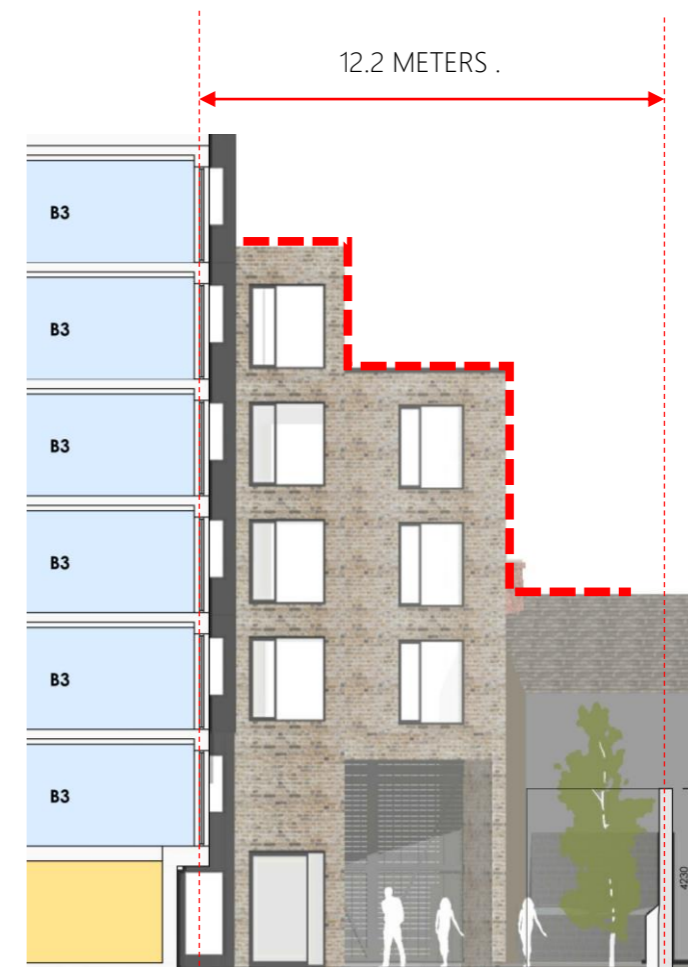
◀ fig. 39. view of South West corner of the site with DCC new build shown ghosted .



VIEW 8 - TRI PARTY SUBMISSION



VIEW 8 - CURRENT SUBMISSION

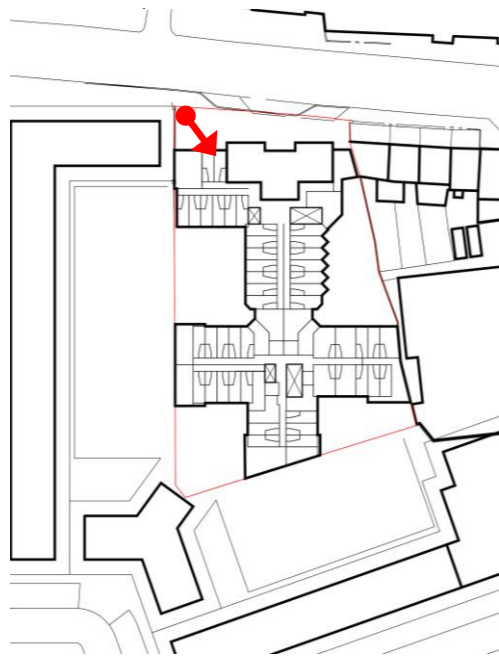


VISUAL IMPACT ASSESSMENT

- Concerns were raised in particular around View 8 of the visual impact report by City Architects Department. Substantial re-work and revisions in the current submission to this elevation include further set backs at higher level, revised material and glazing elements, which combined, we propose reduce the mass and scale of the proposal form this view.

TRI PARTY SUBMISSION

fig. 40. The area to the West of the entrance was reconfigured post Board comments from the original submission the Right , requiring a more sophisticated solution to the presentation of plantroom area and



CURRENT SUBMISSION

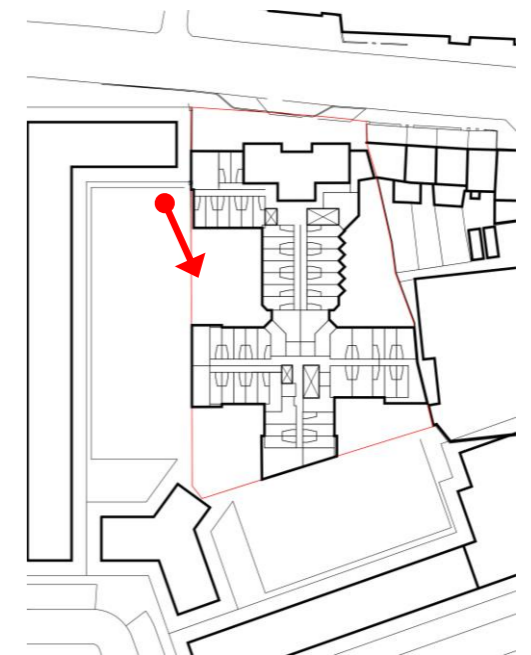
fig. 41. Given the revised taking in charge line demarked with a clear dark paving band , Soft landscape movable planter elements are proposed to this area .The entire ground level façade in this area is finished in an integrated aluminium louvre system with concealed integrated access doors to the various uses beyond .





TRI PARTY SUBMISSION

fig. 42. The higher Court area was of a concern with regard to overlooking to the amenity space to the West .

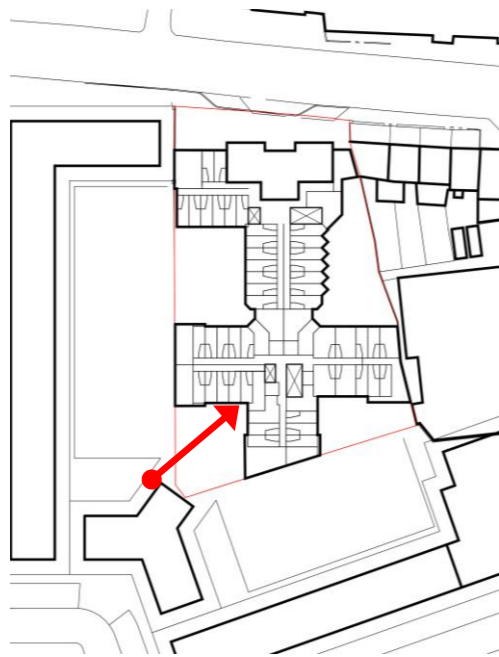


CURRENT SUBMISSION

fig. 43. with the revised facade design a linear render wall is introduced at higher level to address this item while also offering a horizontal element to massing .

TRI PARTY SUBMISSION

fig. 44. Previously courtyard 4 was at the lower ground floor



CURRENT SUBMISSION

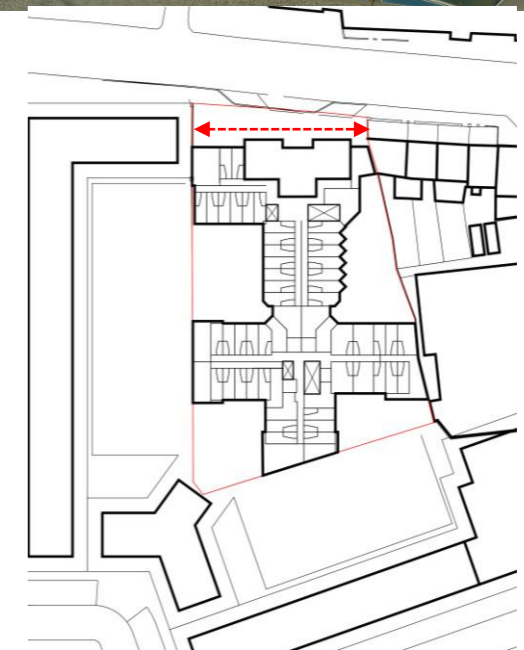
fig. 45. the basement area is reconfigured to allow this courtyard present at ground floor level . A Communal ration of 7.0 sqm / bed is still maintained .Also evidenced here is the improved boundary treatment for privacy





▲ fig. 46. Taking in charge as above is clearly defined by drawing submission and clear pavement finish change per request .

TAKING IN CHARGE



TRI PARTY SUBMISSION

fig. 47. from the City Architects report further sophistication was brought to the final specification to the proposed curtain walling system .



CURRENT SUBMISSION

WICONA

» WICTEC 50SG
Structural glazing
curtain wall

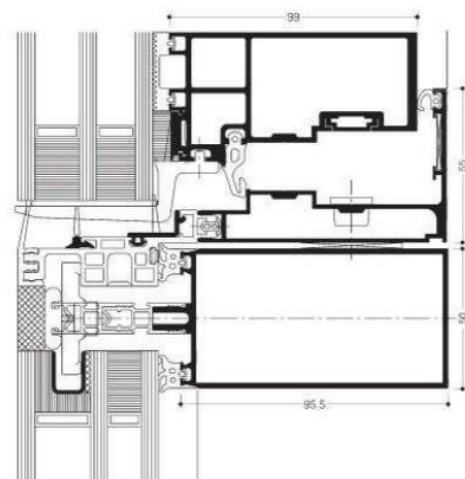
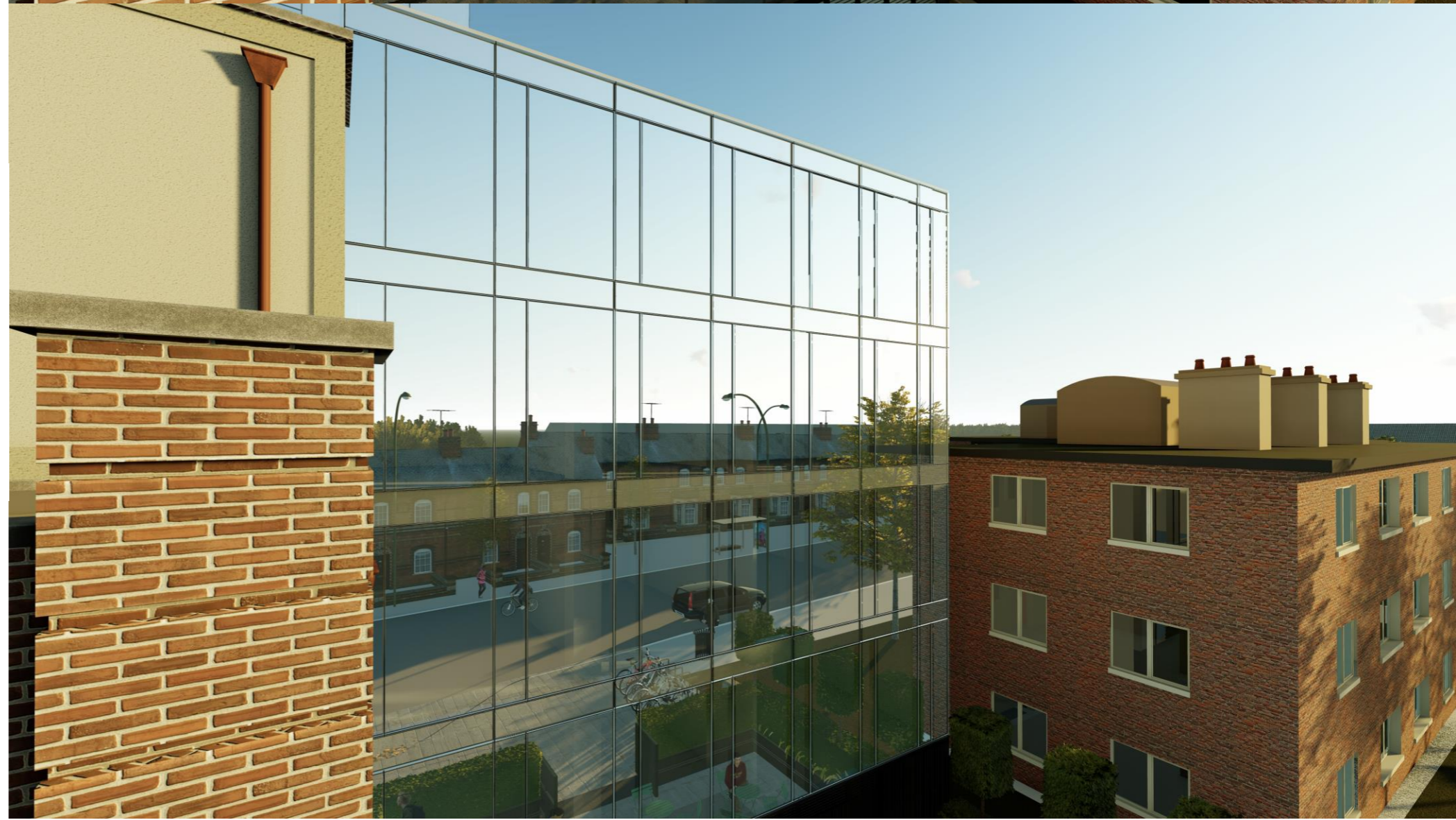


fig. 48. detailed consultation with specialist glazing consultants suggested the optimum visual appearance for the front section would be a butt jointed treble glazed side hung openable system . This offers improved visual presentation to the building while foiling the more intricate Deco centre piece



TRI PARTY SUBMISSION

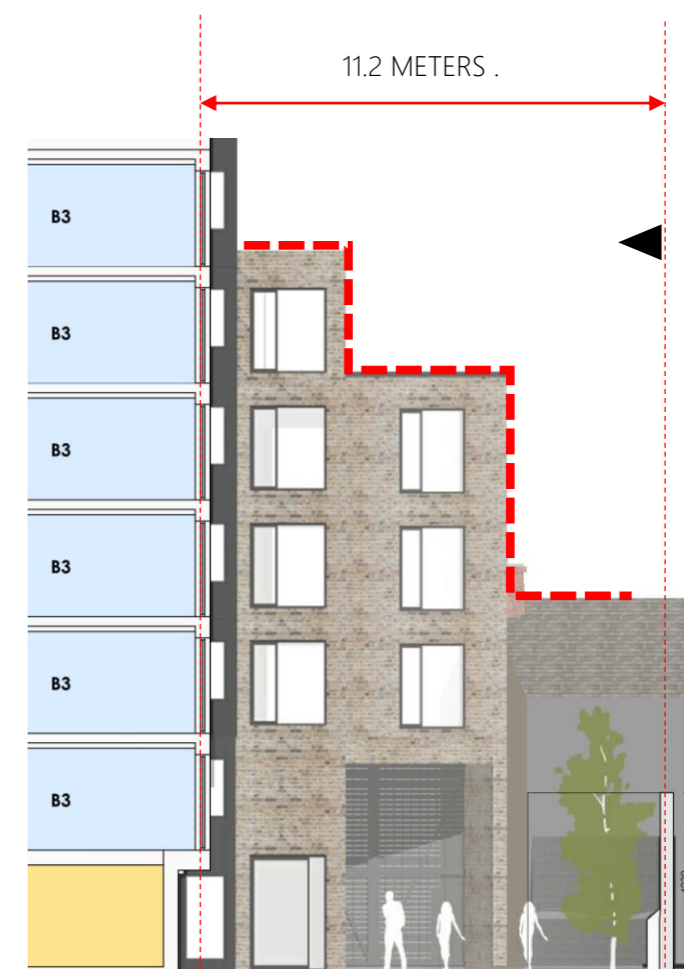
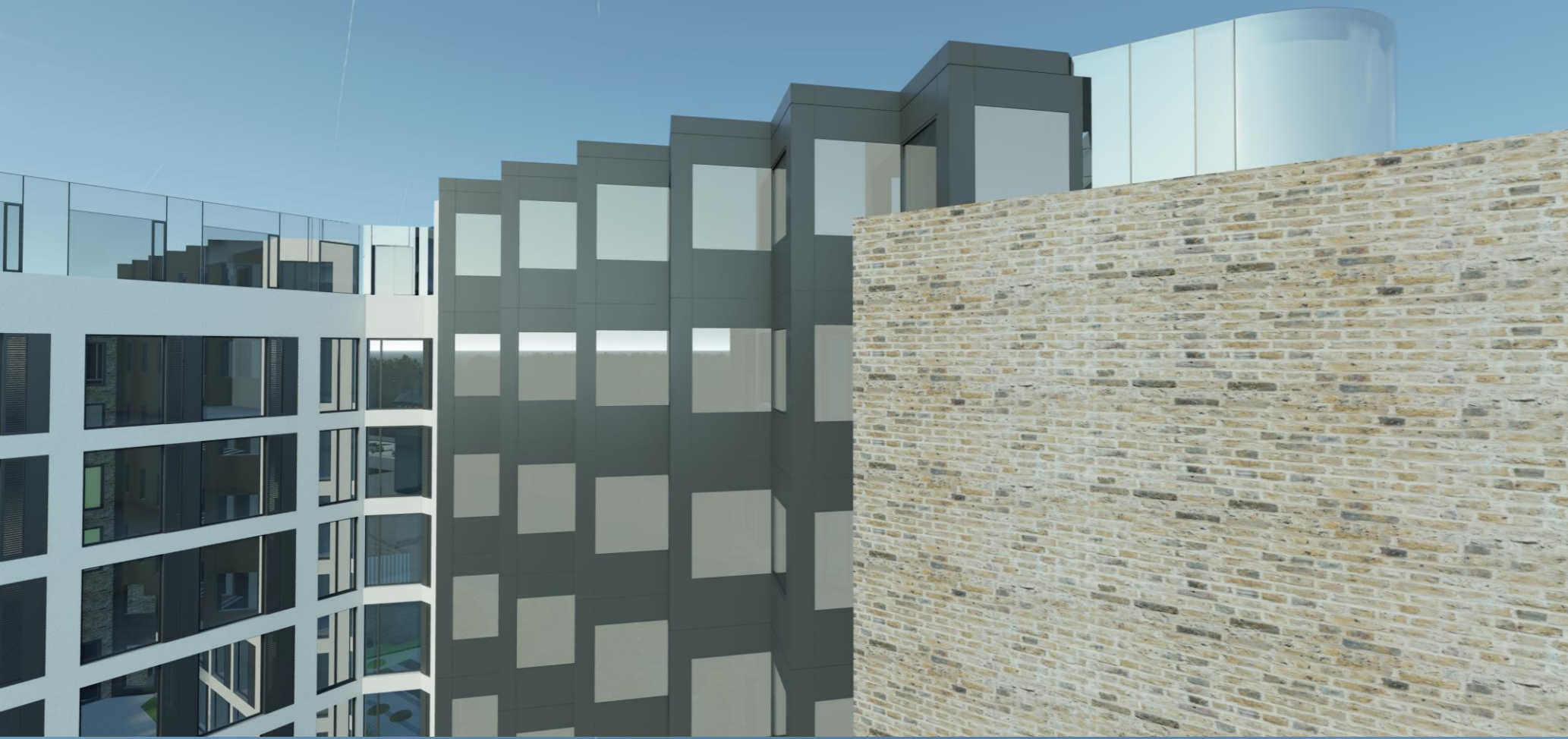


fig. 49. The previous section presented a bed number of 319 bed spaces

CURRENT SUBMISSION

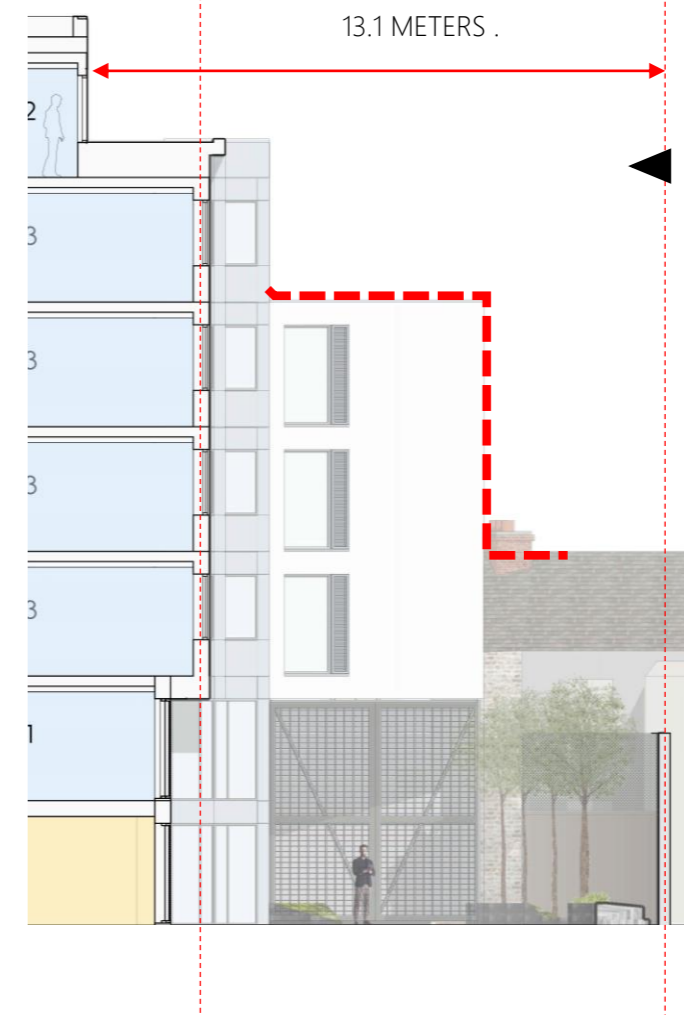
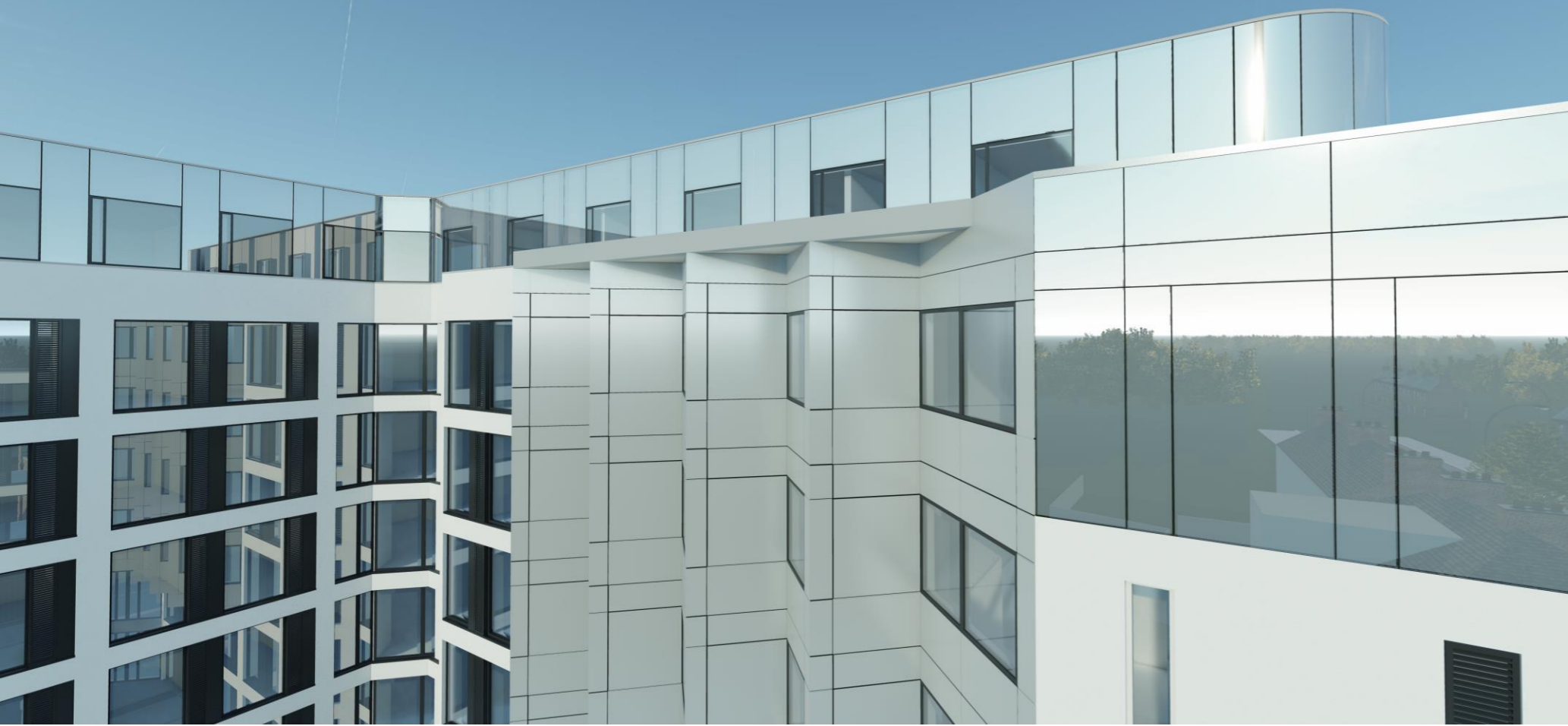


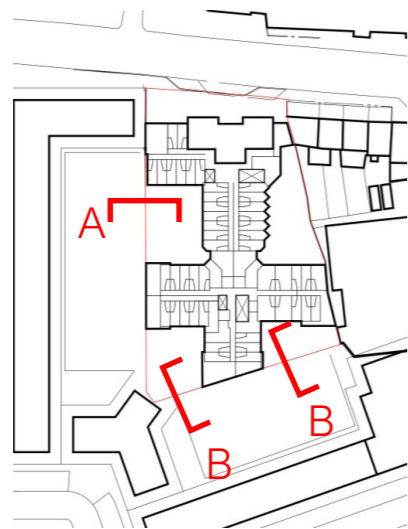
fig.50. Given the revised penthouse set back to the East – 317 beds are now submitted .

boundaries

PRIVACY AND ADJOINING REALTIONSHPIS

WEST BOUNDARY (A)

Fig.51. DCC Architects requested revisions to this boundary , in particular to prevent overlooking to the proposed SDRA Courtyard arrangement to the West .This has been revised to negate any overlooking issues of previous concern



UPPER COURTYARD 1

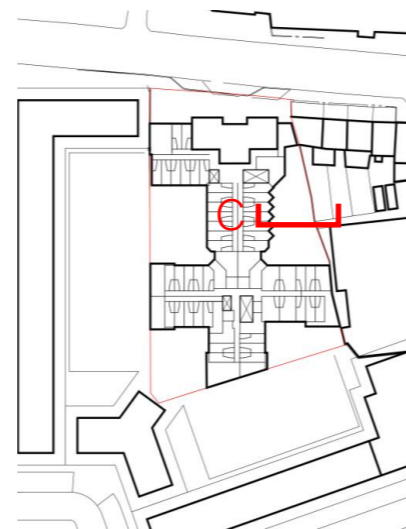
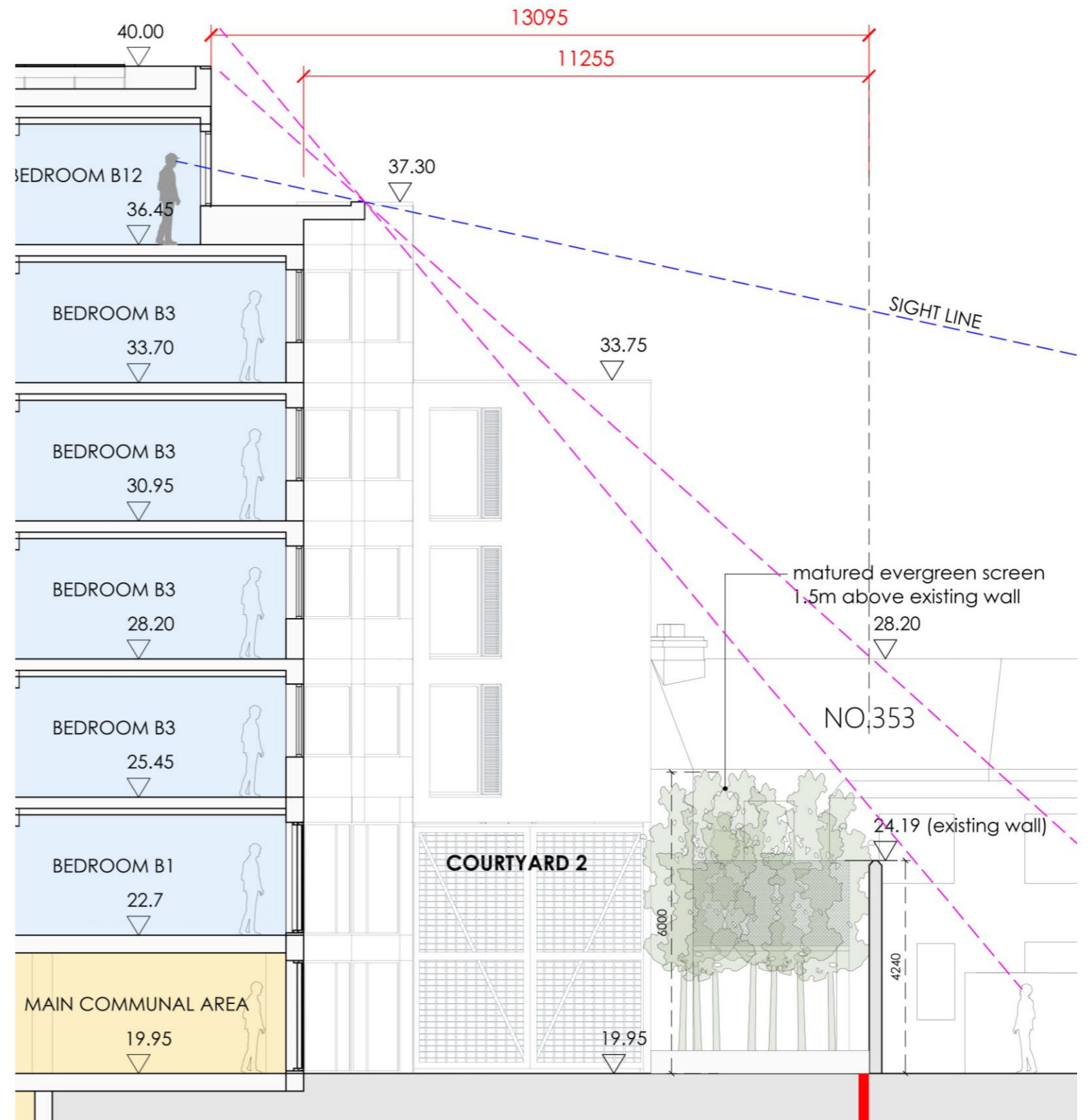
NEW ROOF LIGHT

SOUTH BOUNDARIES (B)

Fig.52. Boundaries to the South have been revised to include screen planting inside the boundary railing arrangement which has been increased in height to 2.6 meters .



COURTYARD 4



EAST BOUNDARY (C)

Fig.53. This boundary has an existing 4.2 meter wall which will be muraled in parts to enliven the space , while also have significant stands of semi mature screen trees introduced to reach approximately 5.5 meters in height . This treatment eliminates the current overlooking scenario to No. 353 adjoining to the East and beyond.

no. 353

IMPROVEMENTS TO NO.353 SOUTH CIRCULAR OVERLOOKING AND BEYOND

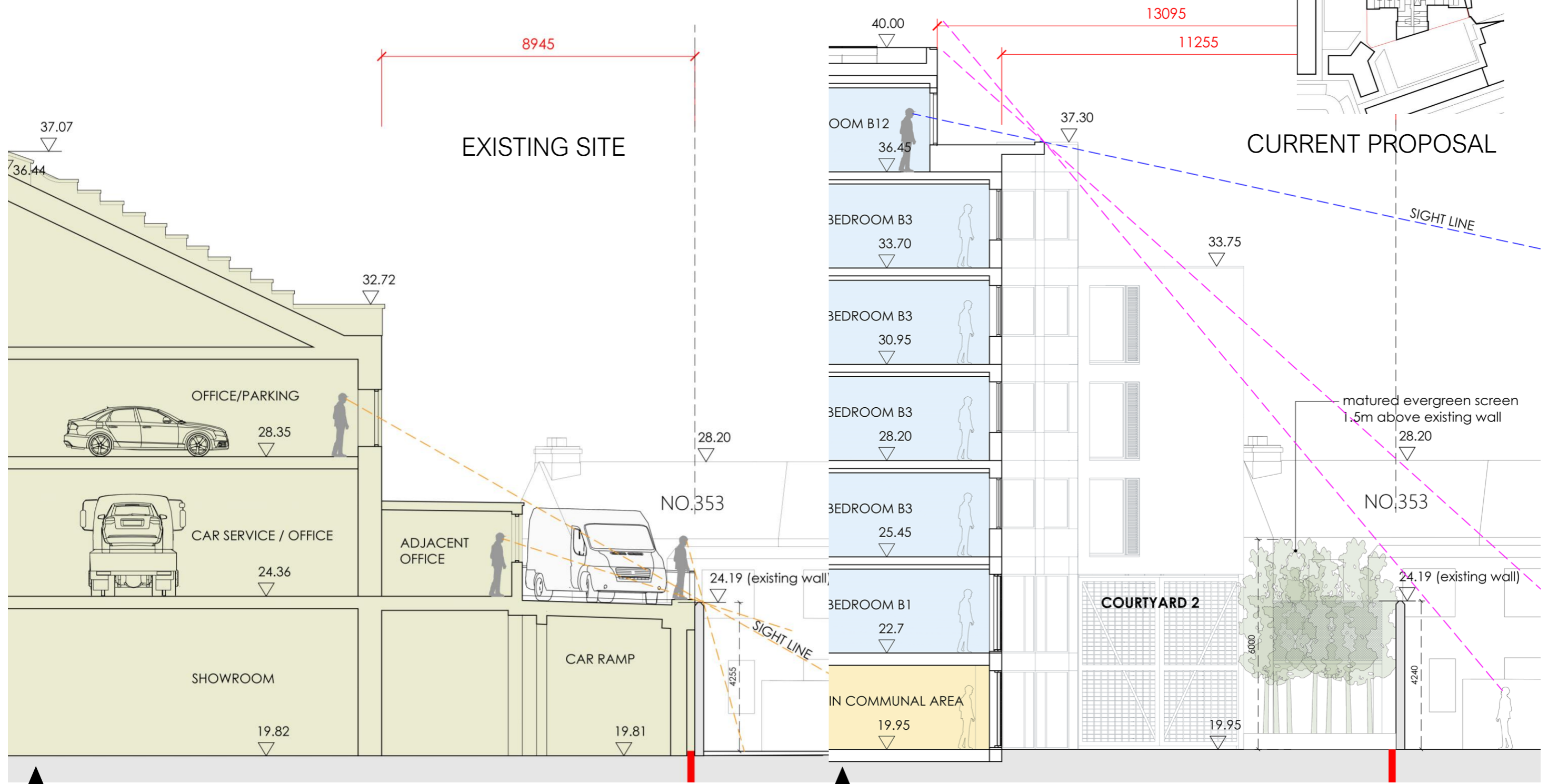


Fig. 54 .The existing building has considerable issues with regard to overlooking of the adjoining site No.353 to the East. The East façade is peppered with openings and glazing from office and workshop uses. The arrival ramp is also directly overlooking the boundary wall even at 4.2m high.

Fig 55. The proposed student accommodation has been carefully considered in proximity and glazing set up from inception to remove the issues surround overlooking to No 353 and beyond with careful glazing design, reinforced boundary screen planting and higher level set backs .

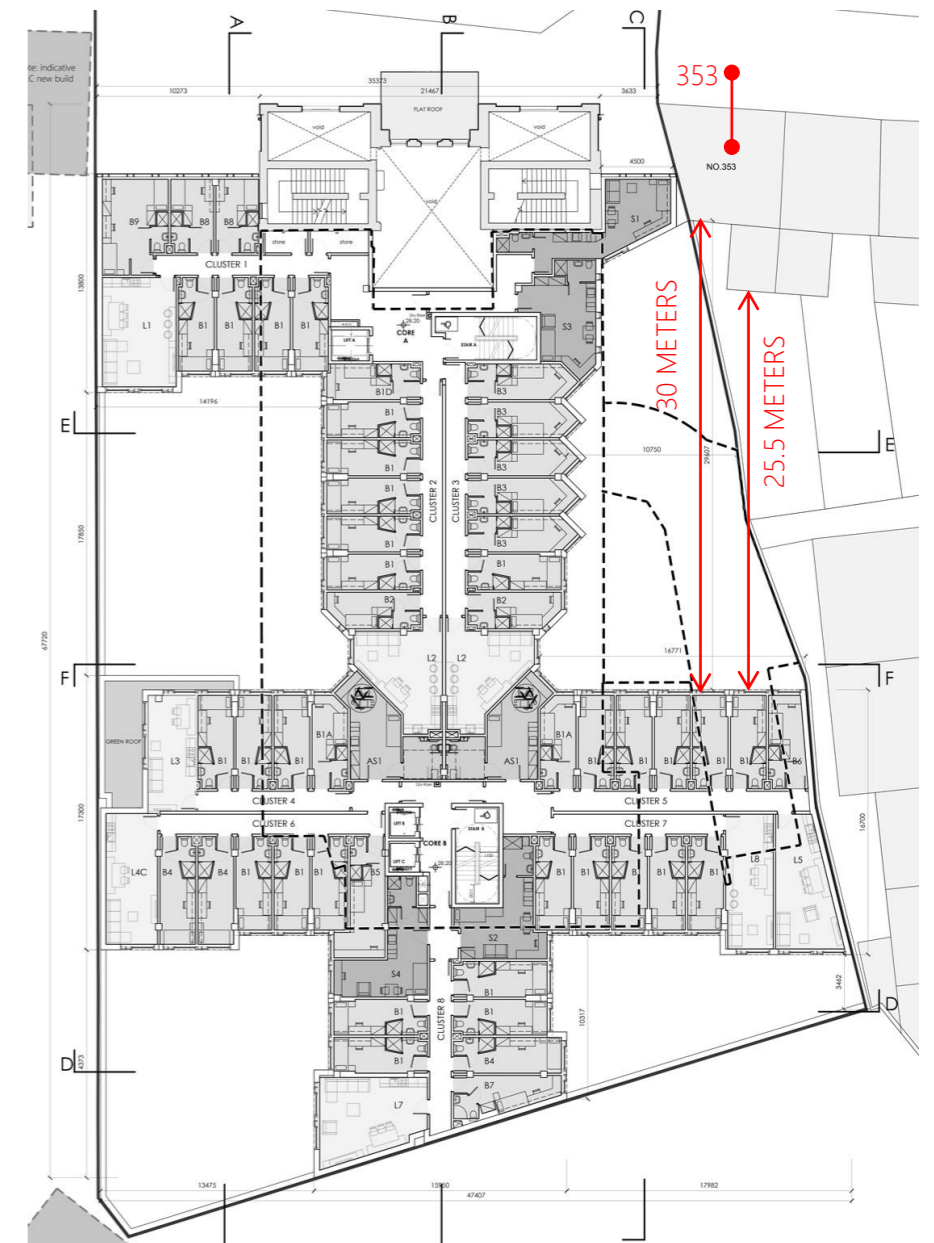
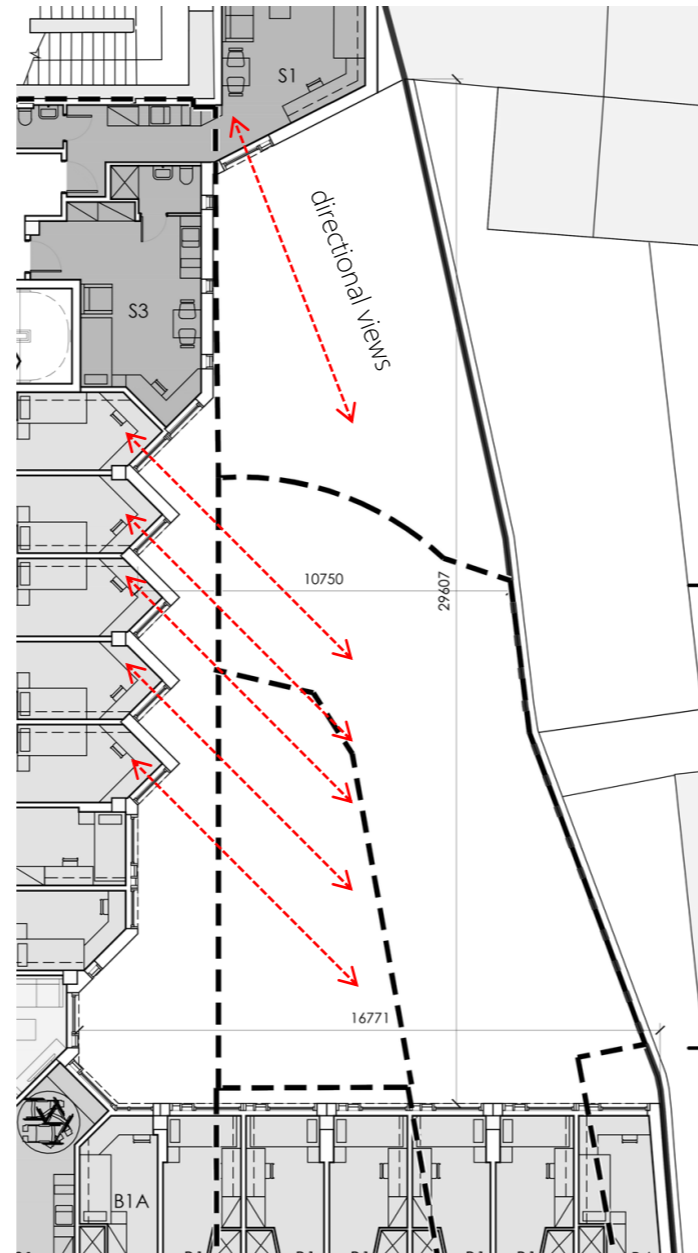
NO.353

Fig 56. The images to the Right show in detail the situation on the ground today with the ramp and offices of the former garage use presenting serious overlooking issues . This live situation on the site is dealt with comprehensively through the courtyard level set up , existing boundary , additional screening and the set back , design and proximities of glazing units to improve privacy to the adjoining site No.353 to the east .



PROXIMITIES TO EAST

Careful consideration to impacts were considered around all neighbouring properties from inception . What must also be considered during assessment is the extensive window openings to the Eastern existing Cinema building particularly at high level , providing for established privacy issues. This said the Eastern boundary overlooking has been improved by the use of a 'saw-tooth' staggered glazing technique where overlooking is eliminated with the use of directional glazing units facing South offer student occupants a clear outlook in the South direction . The East wing is pushed South and set out to acceptable distance of approximately 30 meters to the rear wall of No. 353 South Circular road . At Abutment pints to existing and potential future building locations the Basement steps in 1.5 meters to allow for a 'next to' relationship with any new builds in a secure ground condition. All other existing proximities to the South and West have been analysed with the DCC interaction on there indicative new build proposals .



refusal 2203/15

ISSUES ADRESSED BY PROPOSAL TO NO.353 SOUTH CIRCULAR OVERLOOKING

Refusal for a mixed scheme on the site in 2015 failed to deal with amenity loss to No. 353 adequately as demonstrated in the below Sections

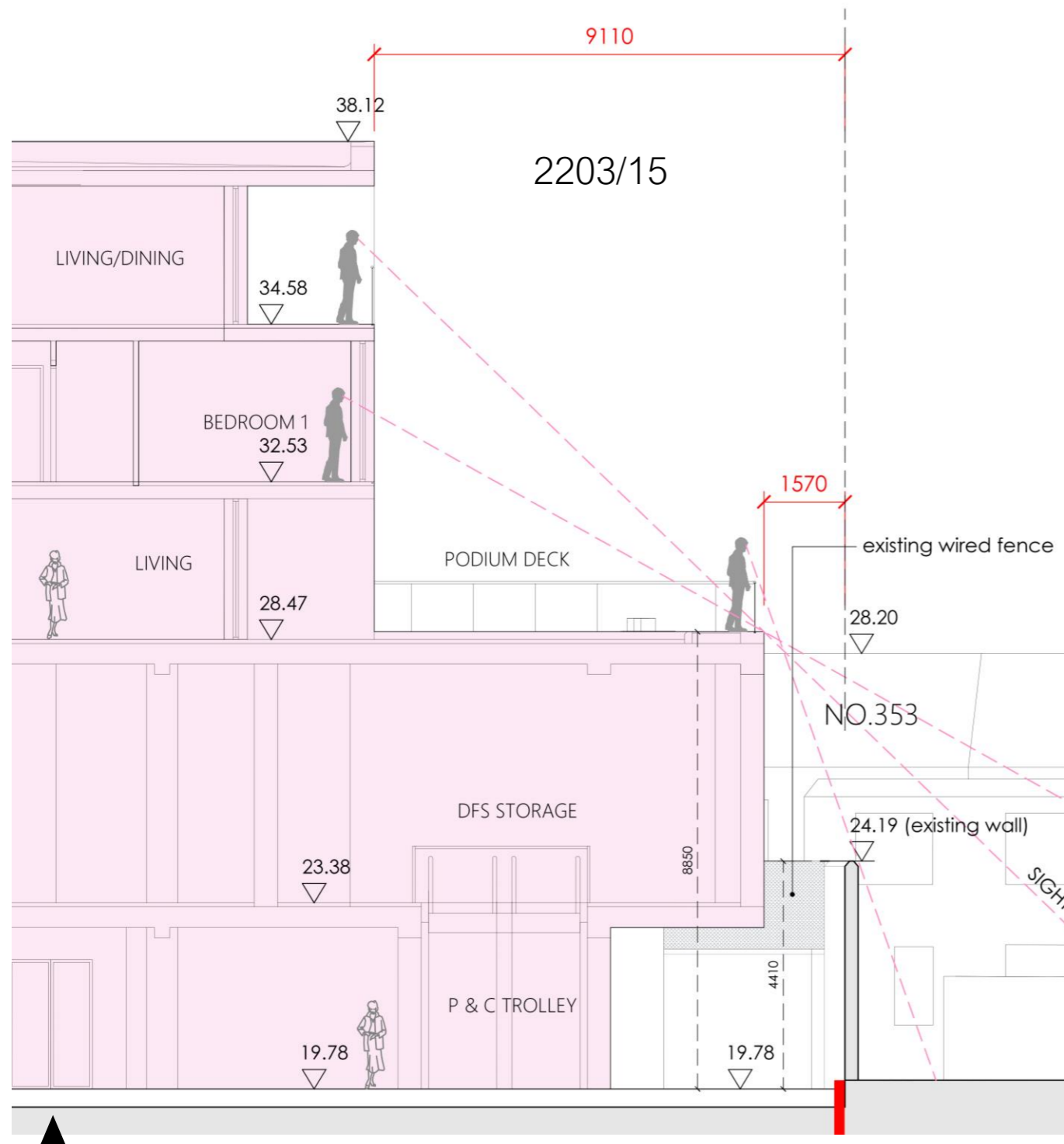


Fig .58.The mixed use refusal 2203/15 presented worse overlooking issues that even the existing building allows. Amenity spaces were placed directly overlooking No.353 with proximities , particularly at residential levels impinging on privacy of adjoining of rear gardens

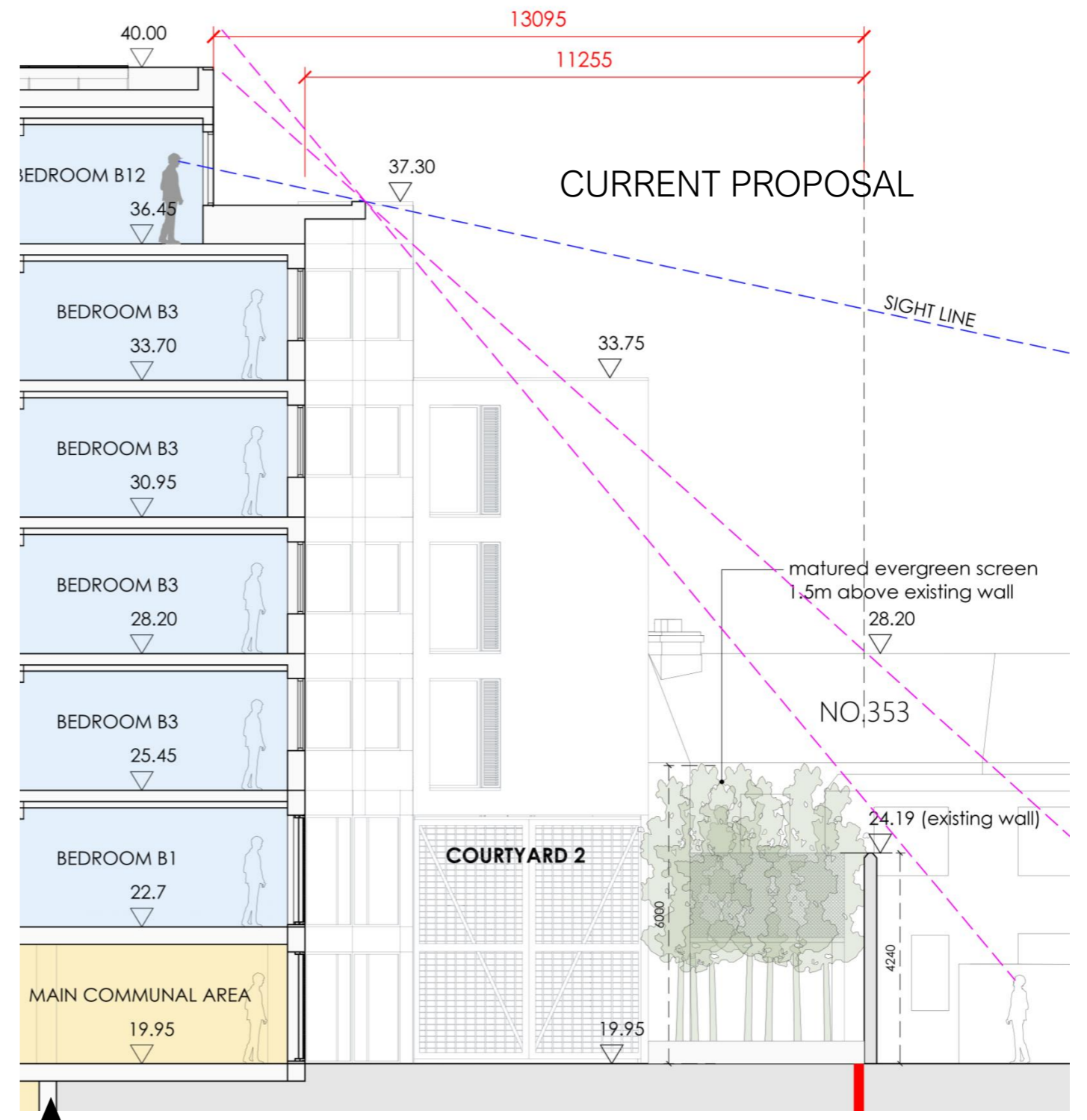


Fig 59. By comparison , the current proposal has analysed the refusal 2203/15 and existing building overlooking issues and presents a coherent approach to remediate all issues by way of detailed height , proximity , and glazing location.



the proposal

AN OVERVIEW

The site area is 2996 sqm. The Proposed Development of 317 bed spaces equates to 11,265.7 sqm of new build over 7 floors giving a plot ratio of 3.76 : 1. This section will analyse the current proposal at Rialto in a series of design elements for the Boards consideration. The topics presented will include comment on the following areas of the design:
LAYOUT , COMMUNAL AREAS , APARTMENT CLUSTERS , BEDROOM

DESIGN , HEIGHTS MASSING , SHADOWS PROXIMITIES , ELEVATIONS AND MATERIALS .
All aspects above have been through a detailed pre-planning analysis phase with DCC and comply with Dublin City Development 2016-2022 . Of particular relevance to the project brief is Chapter 16 , 16.10.7 'Guidelines for Student accommodation ' which has been adhered to with the

proposal .Of note is the communal space ratio which stands at 7sqm per bed space .The Project has been designed to be Near Zero Energy Building Compliant (NZEB)



LAYOUT

The retained and restored Cinema head building serves as the main 'set-up' for the layout of the building. The principle entry point for residents to the scheme is through the former cinema entrance portico. This single point of entry allows for a secure and supervised access point for the users while giving the circulation a clear and coherent navigation. All subsequent uses are accessed off this North-South spine. Passing the North core to apartments, students are met with a large internal split level communal area just South of the main lobby. This space has direct access to a courtyard to the East and also the Southern core with access to rear apartment units.

There is a central stair serving the lower communal elements and back of house back up areas. The plan form of the building is cruciform with 2 principle cores, one at the North and one at the apex of the main transept to the South. This arrangement allows for 4 distinct courtyard areas at varying levels with different uses associated with each. The building is serviced from South circular road also with Fire tender access available to the Eastern gated Courtyard area. A large gated double rack bike parking facility (160 bikes) is located off South Circular road to the North West corner with direct access to the lobby.

The perimeter of the site is a combination of 2.6 meter high rail fencing and brick finished party walls to the adjoining properties. The shared Eastern Boundary wall is refurbished to upgrade the finish on the applicants side.



fig. 60. Proposed Ground floor layout

COMMUNAL SPACE



Guidance contained within the DCC Development plan 2106-2022 requires a Communal space allowance of between 5 and 7 sqm per bed space. The proposal has 2230sqm of Communal space. This achieves a communal space ratio of 7.0 sqm per bed at the maximum of DCC policy requirements.

Internal communal areas total 1261 sqm and are primarily located to the ground floor area with some secondary spaces located on the Lower Ground floor and in the converted Deco structure to the North.

Spaces offered include lounge areas, TV rooms, Library Party room, Café & Gym. There is also a small Kino located in the basement to give a unique theme to the former Cinema use of the site.

External areas are formed in 4 differing Courtyard arrangements. West facing Courtyard 1 (level 1) performs as a badminton court with an all weather sports grade surface. East facing Courtyard 2 provides for the main social space externally with a hard landscaped finish and movable seating. This courtyard is gated and secure also serving as a fire tender access point. To the South of the site there is Courtyard 3, a 'quiet area' with a soft landscaped South facing area for students relaxation.

A further multi-purpose all weather surfaced area is located in Courtyard 4 at ground floor for physical recreation.

The former Cinema Deco building off South Circular road contains a number of more intimate private social areas at the upper levels for private gatherings or other small events.

A Management regime will be in place around the use of Courtyard 2 to limit hours of use on evening periods to avoid any disturbances to residents to the East.

◀ fig. 61. Courtyard 2 – Main external social area

APARTMENT CLUSTERS

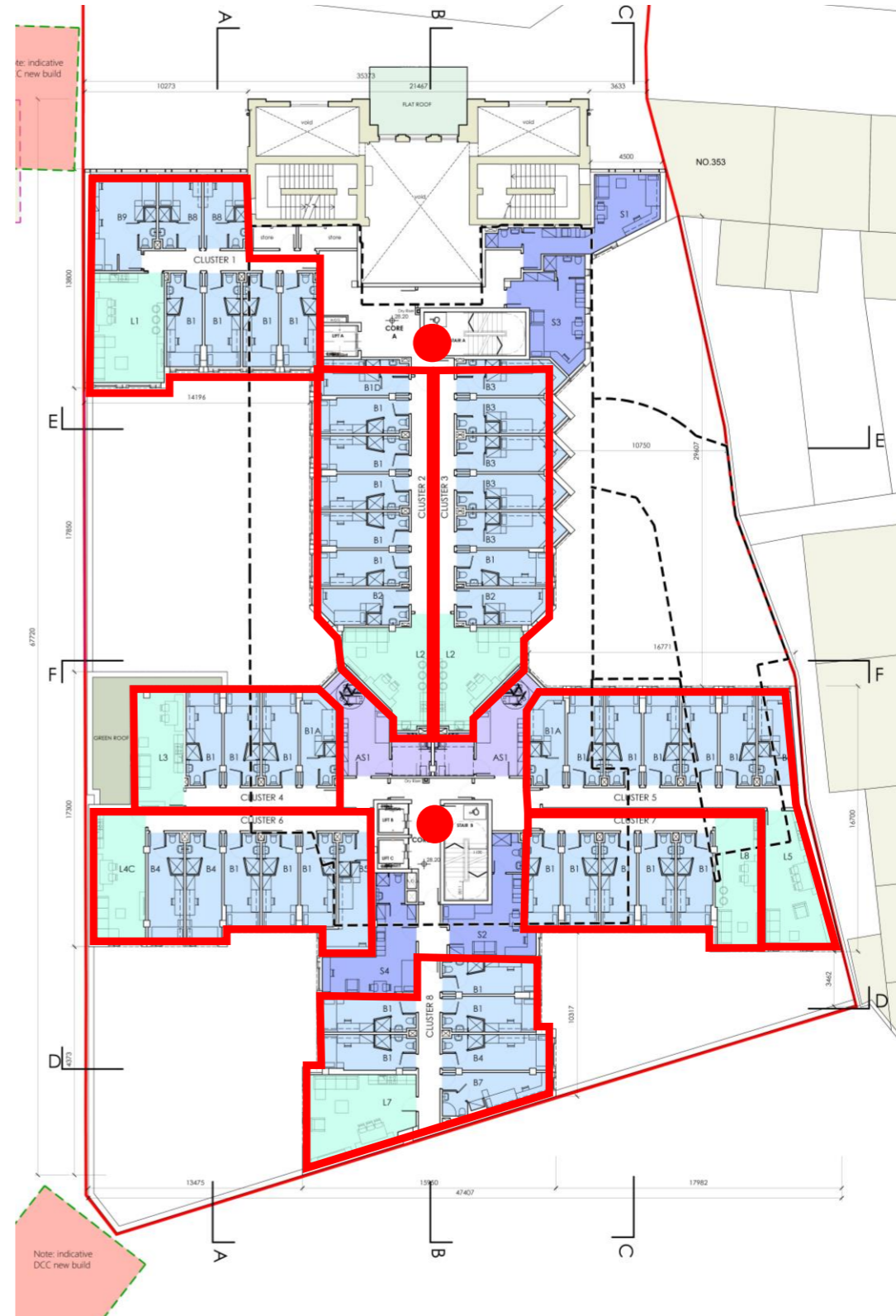
The Apartment Clusters offer a variety of room numbers from 4 to 7 bedroom apartments . All are designed to compliance of Dublin City Development 2016-2022 Chapter 16 , 16.10.7 'Guidelines for Student accommodation . The layout is based on a popular UK model which is becoming more prevalent here in recent years , This provides for a 'single loaded ' corridor approach offering a higher density room number to the site while still meeting the required space standards of DCC. This arrangement requires a sprinkler system to each apartment with tankage contained with in the basement .

Two main cores ,Core 1 (North) and Core 2 (South) are accessed from the Ground floor entry communal areas. These Cores bring students directly into communal spaces below allowing for a vibrant social area and ease of access to back of house areas ,such as laundry and refuse storage .

Apartments are generally laid out with single ensuite bedrooms off the corridor and a combined kitchen–living–dining area accessed at the end of corridor. Apartments are arranged in varying sizes from 4 student units to 7 student units . Living rooms area arranged to provide passive supervision to the courtyard areas and beyond.

A range of studios are also provided with own kitchen & living facilities . Centrally off the South Core are Accessible Studios which are larger units providing improved internal circulation and accessible shower facilities .

fig. 62. typical upper floor apartment cluster arrangement in red excluding studios.





▲ fig.63. an Exact replication of Assisted studio (room code AS1) which was created at DCC request for meeting 4 to analyse the quality of the space. Bright material palette are proposed through-out all room designs as demonstrated in the above mix of finishes .

ROOM DESIGN



All student bedrooms have ensuite facilities and are designed to exceed DCC minimum policy sizes . 55% of rooms are at 12.7 sqm standard rooms with the remaining also exceeding minimums to varying extents.

To asses the room mix in greater detail a room matrix is contained with in an Appendix to this document . Living rooms generally exceed the DCC minimum area ratios also , in some cases significantly(please refer to matrix)

Bedrooms are set out to have adequate storage and study areas , all maximised by a bespoke built-in type approach to the arrangement. Natural light and ventilation is provided for with in glazed units with and openable meshed screen section .

Interior finishes are proposed to be bright and airy in appearance with the emphasis on clean white surfaces and light flooring materials to maximise light reflectance .Rooms have been designed in compliance with current Daylighting guidelines . (please refer to DK Partnerships accompanying document for sample studies) .

fig. 64. a conceptual image of a standard bedroom layout

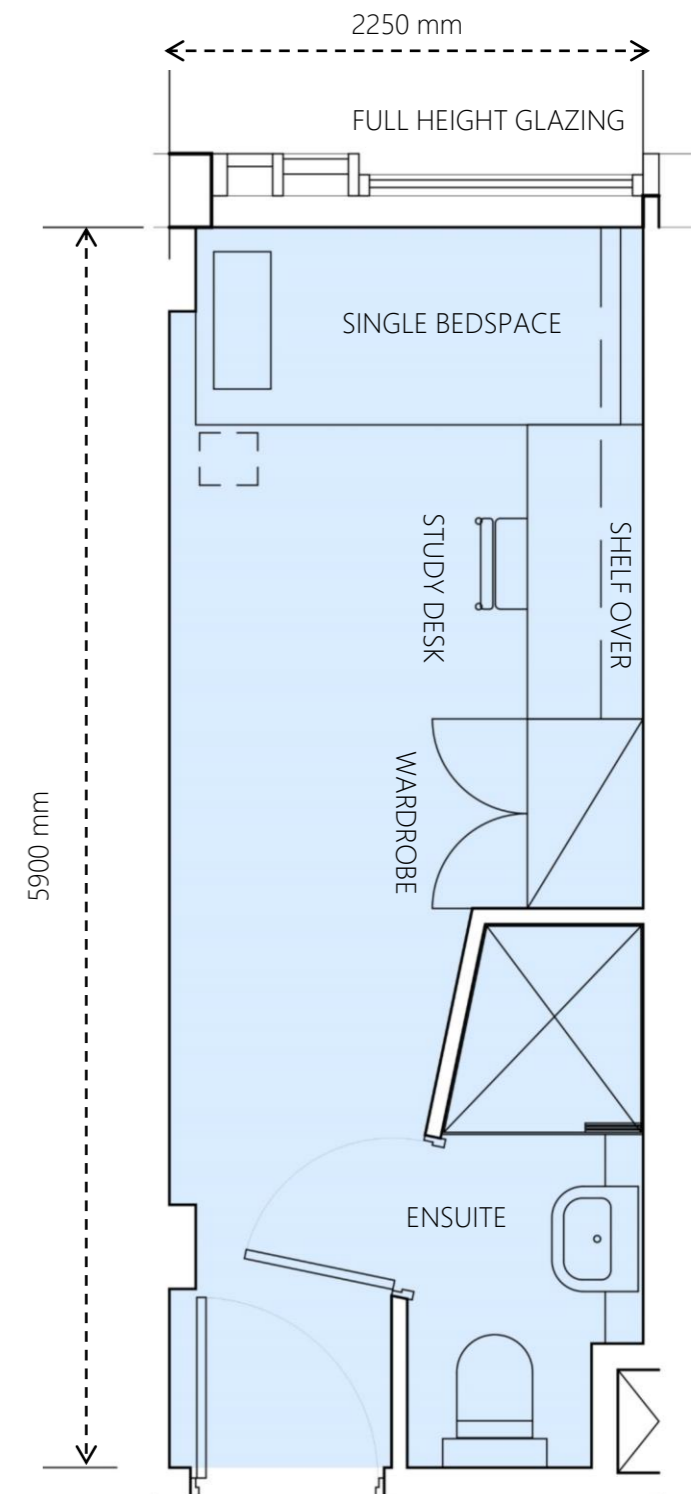


fig. 65. Type B1 standard ensuite bedroom.

HEIGHTS & SCALE

The proposal is set out with the highest parapet approximately 20 m high from ground level. This central spine height allows for 7 floors at a lower 2.75m floor to floor height . When comparing with DCC storey height which is at 3m + 1m parapet with the student proposal , the lower floor to floor height of 2.75m over 7 floors on the student accommodation should be considered in comparison. Careful set out has been created at the North end of the building (South Circular road) to allow for a set back at the North end of the Building of this top floor and reduce the impact on the reading of the main former cinema deco structure.

Through extensive discussions with DCC Architects , revisions were made on how the edge massing would step in scale to meet their intended courtyard areas. These stepped abutments are further defined by a change in material to a brick finish to compliment DCCs material of choice for their new build .Through out the process of engagement with DCC , shadow study analysis was presented to DCC Officials to inform stepped locations and hence the Eastern boundary wing is significantly stepped to improved potential daylighting to the possible DCC courtyard to the East .

fig. 66. Indicates proposal's height relative to policy guidelines on height maximum (24m) .

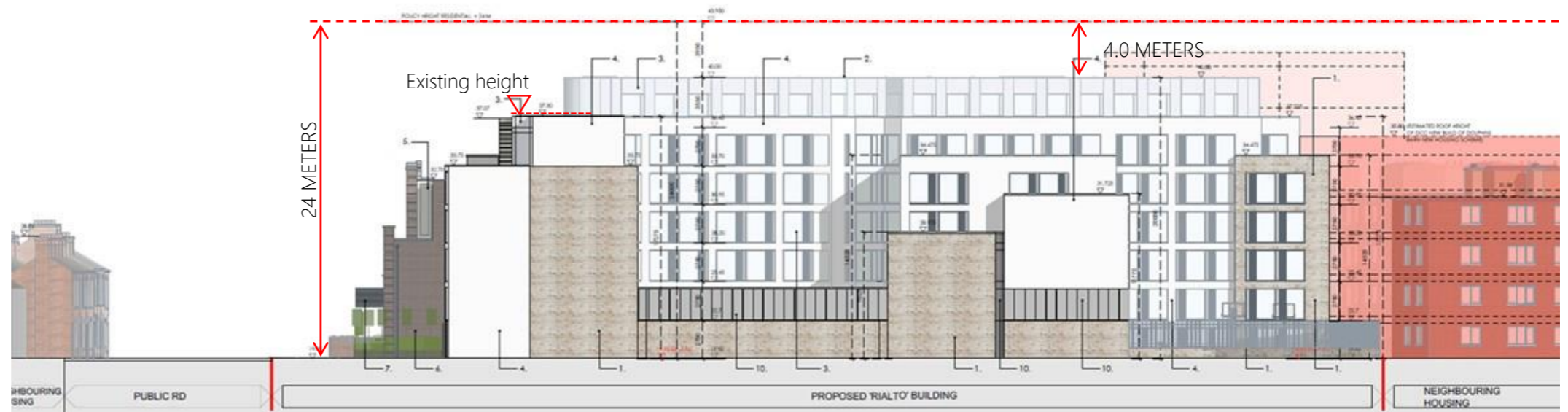
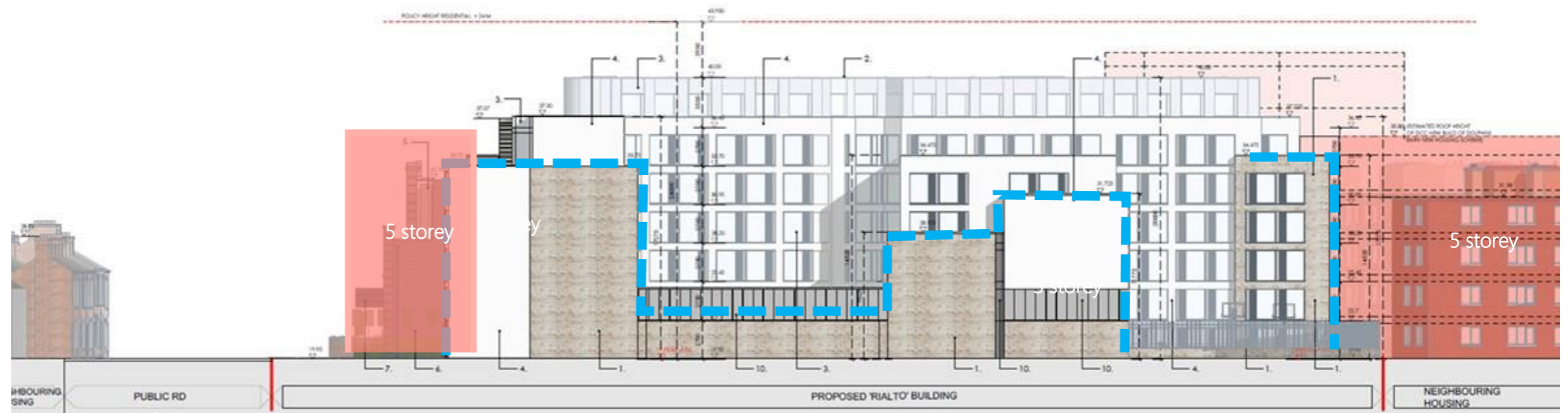


fig. 67. indicates typical boundary stepping abutment elements of proposal in blue with DCC provisional new build in pink .



MASSING

Continuous massing studies were incorporated to the design process to assess the relationship between DCC's emerging approach to the SDRA design.

This studies reflect the current SDRA proposal massing as at Residents Public Consultation May 2019

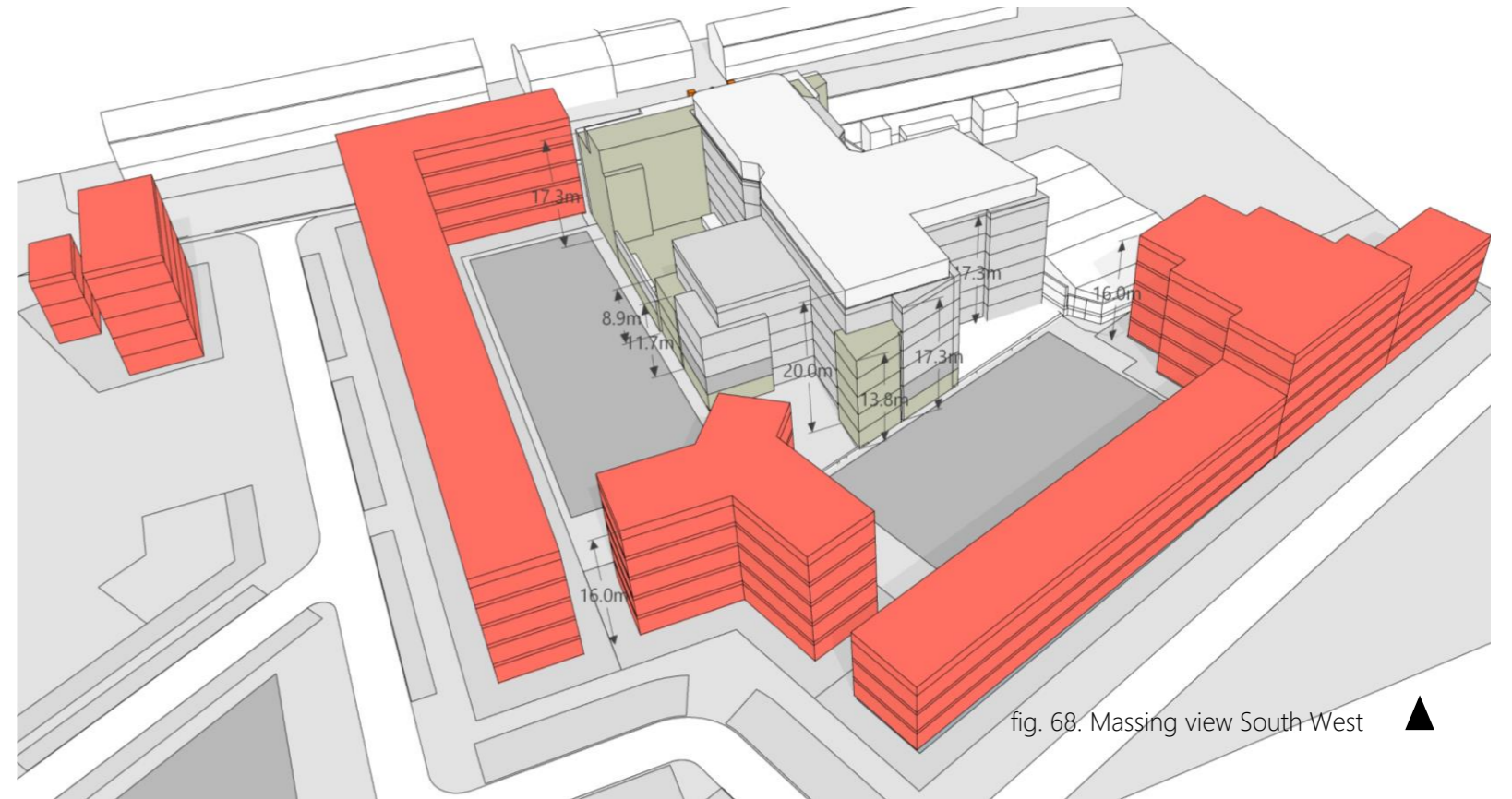
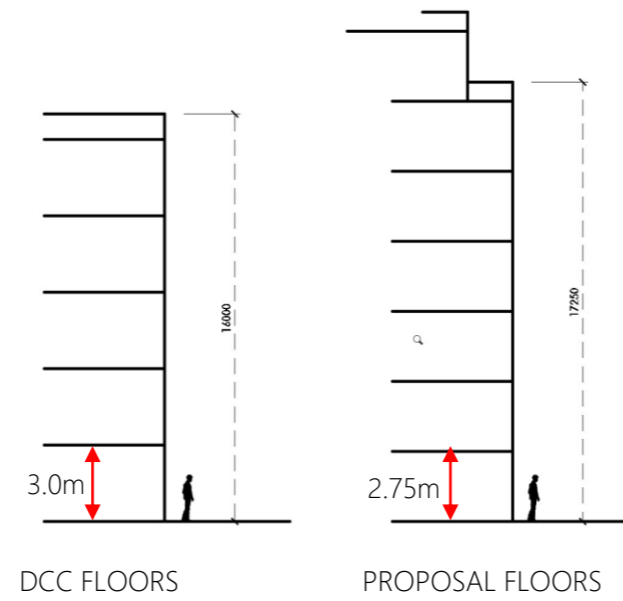


fig. 68. Massing view South West ▲

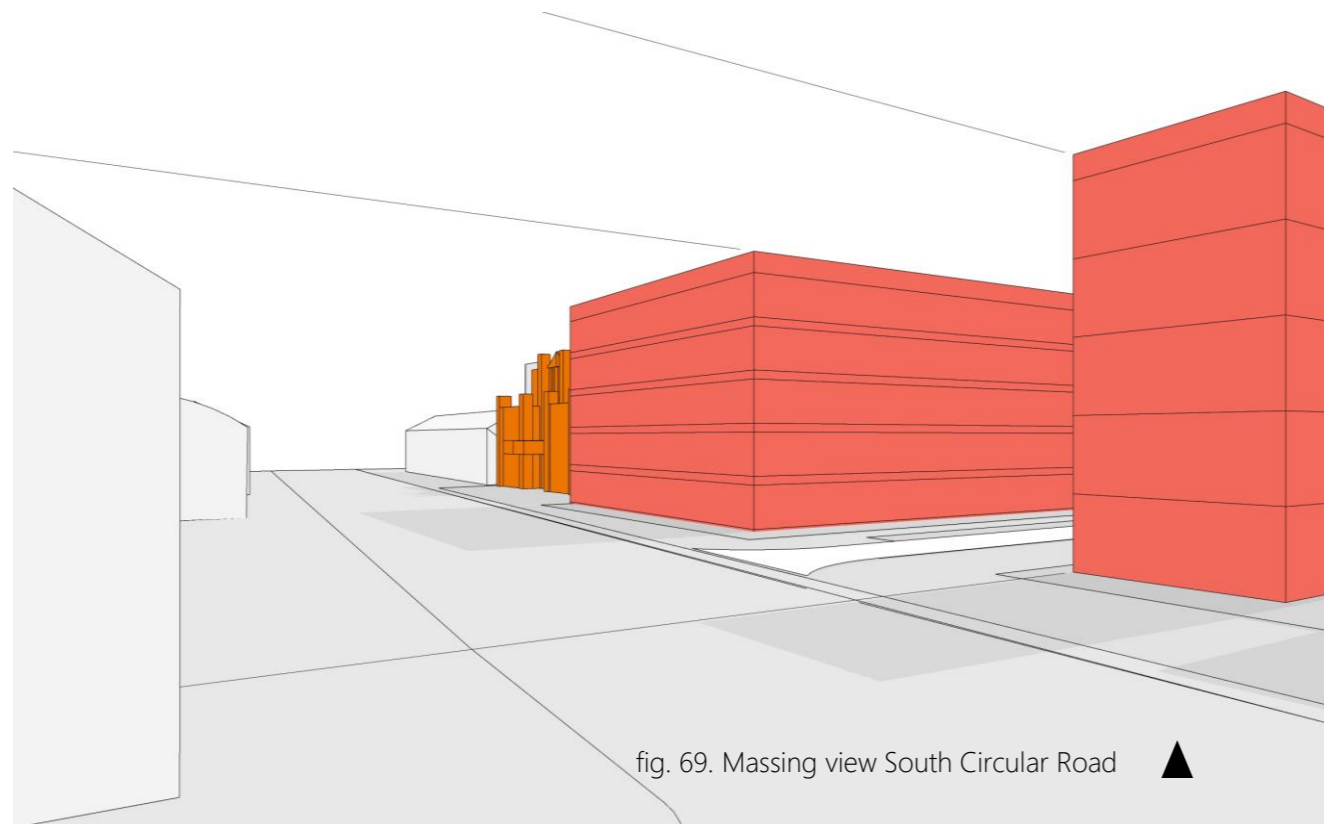


fig. 69. Massing view South Circular Road ▲

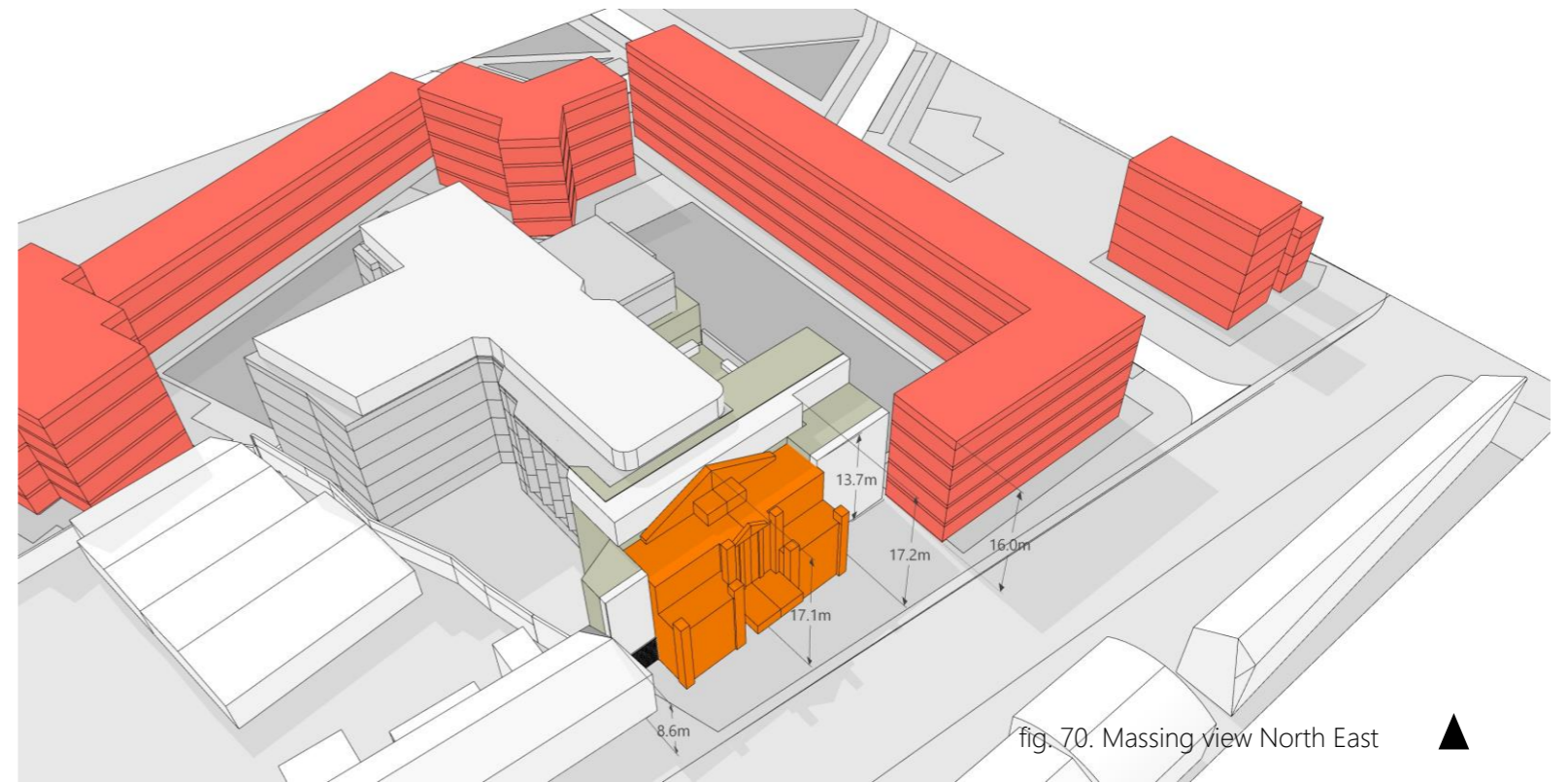
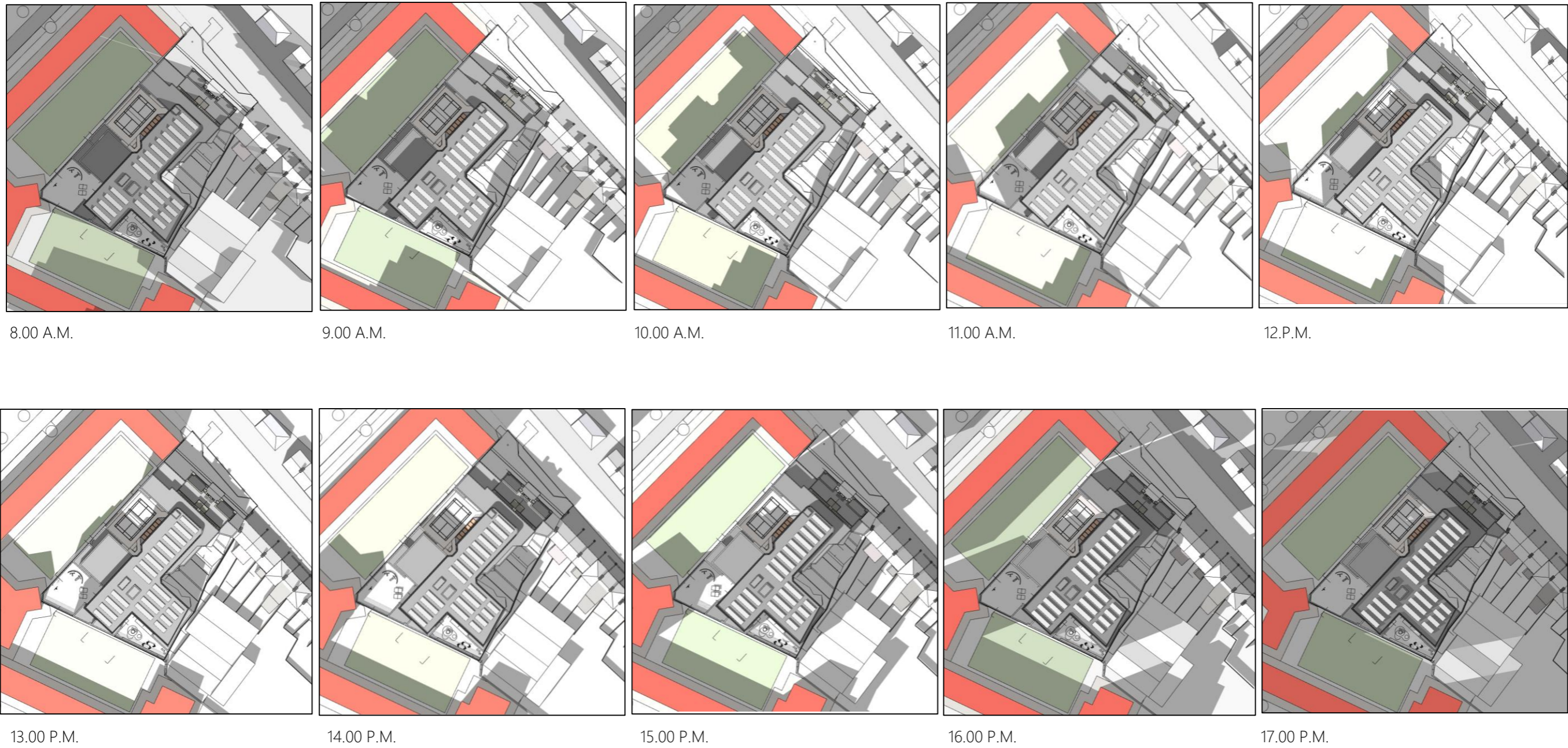


fig. 70. Massing view North East ▲

SHADOWS

fig . 71 Shadow study for March 21ST showing DCC New build in red -Please refer to DK Partnership Report for full Daylight and Shadow analysis. Note All shadow studies comply under BRE shadow guidelines





ELEVATIONS & MATERIALS

The materials approach to the facades is set out in two distinct areas ; Restoration of the Deco Front building retained and the new build areas to the rear.

The restoration approach to the existing retained façade is to be carried out in line with best practice of conservation guidelines overseen by a suitably qualified professional . As there are significant modifications and cover up of original material intent , Rob Goodbody as Conservation Architect has suggested a degree of investigative processes to establish the methods required to bring each material back to its former appearance and function . The Deco element originally presented as 3 bay brick and render composition with decorative relief and a pronounced canopy feature to the original Cinema Entrance . Steel framed shop front features and steel windows in the Deco proportion were also façade features . The intention is to bring this element back to its former value with a combination of restoration of materials , re-instatement of removed items , all while complying with current building regulations which will be required given the unprotected status and thus lack of relaxation of certain performance criteria.

The Contemporary extensions book-ending this structure are proposed to a clean curtain walling expression to foil and support the robust aesthetic of the retained building onto South Circular road .



The New build element to the rear of the site ,behind South Circular road , follows a simple Material protocol with 3 distinct elements highlighted by 3 distinct material expressions . The main accommodation bars are finished in light render material set out in a formal fenestration grid . This grid is expressed a 2 bedroom breakup generally and this offers the façade grid a more horizontal expression over a more conventional single opening grid expression . As these bars reach the boundaries , the end elements step in form but are further identified by a soft buff brick texture ,which offers a descaling mechanism to the overall scale while also identifying the living room elements to the apartments . The top floor is expressed in a curtain wall finish .This serves as further descaling mechanism while also breaking up the verticality in the reading of the façade . Window units to bedrooms are generally floor to ceiling with a side grilled ventilation openable unit . Window frames are to be powder coated aluminium with a muted grey colour to be finalised on final brick selection at construction stage .

Previously discussed in the 'Proximities' section of the report, The East façade at the higher levels is dealt with uniquely compared to other bedroom façade compositions around the building. A saw tooth approach to the glazing is incorporated into a curtainwall system to allow viewability from rooms in an Southerly direction but views Easterly are prevented to protect privacy to the residential gardens to the No. 353 South Circular road and beyond.

Elements of this façade have a curtain wall in appearance but have solid walls behind. This is used as a mechanism to reduce scale, particularly in relation to view 8 of the visual impact report

SAW TOOTH SYSTEM IN BRIGHT ALUMINIUM

SOUTH DIRECTIONAL WINDOW

VISUAL IMPACT MECHANISM – NO VIEW

OBSCURED WINDOW

SERVICING

- LAY-DOWN
- ESB SUB STATION
- SWITCH ROOM
- SERVICE LIFT
- REFUSE COLLECTION
- SYSTEMS SERVICE
- FIRE TENDER
- BIKE STORE

GROUND FLOOR



Note: indicative
DCC new build



landscaping

THE COURTYARDS & ENTRANCE



ENTRANCE

fig. 72. .A Clear defined line of taking in charge is established by a new paving line with the addition of fixed an movable street furniture with planter elements ▲



fig. 73 .a combination of movable planters offers a semi private enclosure in close proximity to the coffee kiosk location for morning coffee .



fig. 74. A formal arrangement of planting and planters around the main entrance add to a sense of arrival a dram supporting the prominence of the entrance to the deco building on the street.

ENTRANCE



fig. 75. the plaza landscaping to the North is a formal arrangement of symmetrically presented planters and seating to offer the distinct structure presence and standing on the streetscape

fig. 76. Both East and West extents of the front area are demarked with vertical box cut palter arrangements . A gate in line with the building line is introduced to avoid anti-social activity in what is small area that has poor passive surveillance.



ENTRANCE





fig. 77. Courtyard 4 is primarily laid out in a multi-use weather proof surface for sports activity .



Fig .78. Perimeter Planting schedules (refer to landscape drawings) are provided to create a clear visual boundary to DCCs property beyond .

COURTYARD 4



fig. 79. Courtyard 3 is a South lit enclave which supports large range of flowering shrub varieties for residents to enjoy a more quiet tranquil area



fig. 80. a feature gazebo is provided for students to opt for a shaded seating area , with shaded hammocks also provided



COURTYARD 3



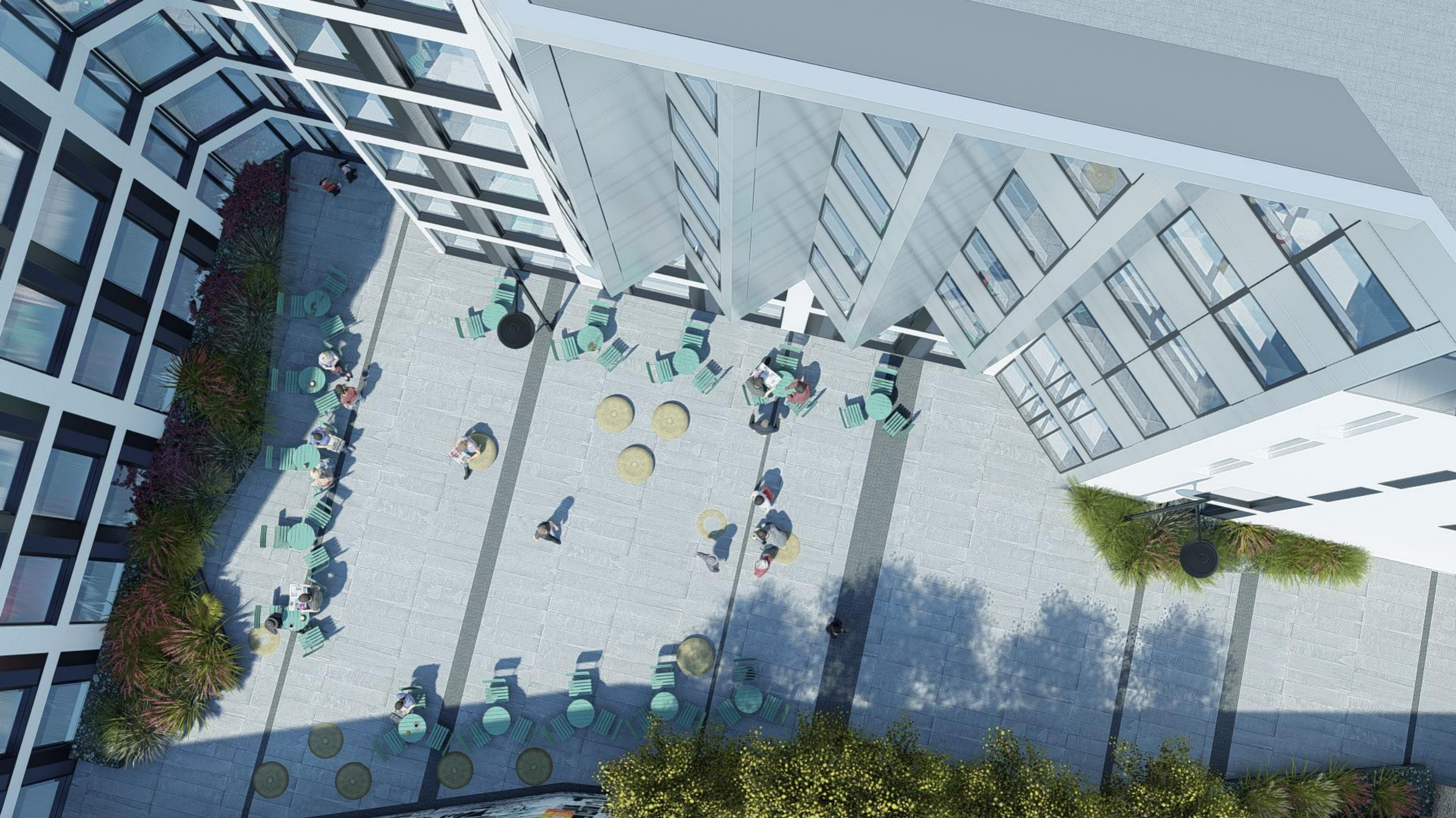
fig. 81. Courtyard 1 is set out for badminton play with modest planter screening to perimeter rooms .



Fig .82. multi use surface amounts to 90% of this area



COURTYARD 1



COURTYARD 2

▲ Fig 83. Courtyard 2 is the main social space and is set out in hard landscaped paver sets with edge planting to room locations . The Eastern boundary has a stand of semi mature evergreen trees to add to the privacy of adjoining neighbours to the East

development data

AREAS AND ROOM DATA SHEETS

DEVELOPMENT AREAS

Site area: 2996 sq.m.

Plot ratio: 3.76 : 1

313 rooms /317 beds

GROSS FLOOR AREAS

| LOCATION | NO. OF BEDS | NO. OF STUDIOS | RETAINED AREA SQM | NEW BUILD AREA SQM |
|--------------------|-------------|----------------|-------------------|--------------------|
| LEVEL -1 | 0 | 0 | | 771.50 |
| LEVEL 0 | 24 | 0 | 194.1 | 1,785.20 |
| LEVEL 1 | 48 | 4 | | 1,514.80 |
| LEVEL 2 | 51 | 6 | 187.0 | 1,550.20 |
| LEVEL 3 | 50 | 6 | | 1,522.40 |
| LEVEL 4 | 49 | 6 | 133.2 | 1,493.00 |
| LEVEL 5 | 35 | 6 | | 1,199.30 |
| LEVEL 6 | 27 | 5 | | 915.00 |
| TOTAL: | 284 | 33 | 514.3 | 10,751.4 |
| TOTAL BEDS: | 317 | | | |
| TOTAL AREA: | | | 11,265.7 | |

BUILDINGS TO BE DMOLISHED 2,574.7

EXISTING BUILDING TOTAL AREA 3,089.0

ROOF AREAS

| LOCATION | AREA (SQM) | AREA (% OF ROOF) |
|-------------------------------|----------------|------------------|
| Existing retained Building | 155.5 | 9% |
| Flat roof | 162.1 | 9% |
| Courtyard 1 - Badminton court | 213.5 | 12% |
| Main Green roofs | 1,264.1 | 70% |
| TOTAL: | 1,795.2 | 100% |

LANDSCAPE

| LOCATION | AREA (SQM) |
|---|--------------|
| Plaza - Café Garden | 66.3 |
| Courtyard 1-Badminton Court-All weather | 213.5 |
| Courtyard 2-Hard & soft landscaping-All weather | 342.7 |
| Courtyard 3-Soft landscaping-All weather | 126.4 |
| Courtyard 4-Multi Purpose-Basketball hoop-All weather | 220 |
| TOTAL: | 968.9 |

ROOM DATA 317 BEDS/ 313 ROOMS

| | BEDROOM | | | | | | | | | | | | | | STUDIO | | | | | ACC. STUDIO | | LIVING ROOM | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|---------|------|------|------|------|------|------|------|------|------|------|------|------|------|--------|------|------|------|-------|-------------|-------|-------------|-------|-------|-------|-------|------|------|------|------|------|------|------|------|------|------|------|------|------|--|--|--|--|--|--|
| ROOM TYPE | B1 | B1A | B1B | B1C | B1D | B2 | B3 | B4 | B5 | B6 | B7 | B8 | B9 | B10 | B11 | B12 | B13 | B14 | S1 | S2 | S3 | S3A | S4 | S5 | AS1 | AS2 | L1 | L1A | L2 | L3 | L4A | L4B | L4C | L4D | L5 | L6 | L7 | L8 | L9 | | | | | | |
| actual area sqm | 12.7 | 12.4 | 20.7 | 16.9 | 12.7 | 12.5 | 13.9 | 14.9 | 18.0 | 13.0 | 14.2 | 12.2 | 23.3 | 20.7 | 20.5 | 15.1 | 13.2 | 13.3 | 26.9 | 25.1 | 25.0 | 26.3 | 25.4 | 27.8 | 25.6 | 30.7 | 32.1 | 23.2 | 28.0 | 21.9 | 26.5 | 34.1 | 26.7 | 20.2 | 28.2 | 31.2 | 32.0 | 25.1 | 20.8 | | | | | | |
| guidance area sqm | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 18 | 18 | 12 | 12 | 12 | 12 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 32 | 16 | 28 | 20 | 20 | 24 | 24 | 16 | 28 | 24 | 24 | 20 | 20 | | | | | | |
| over min. area sqm | 0.7 | 0.4 | 8.7 | 4.9 | 0.7 | 0.5 | 1.9 | 2.9 | 6.0 | 1.0 | 2.2 | 0.2 | 5.3 | 2.7 | 8.5 | 3.1 | 1.2 | 1.3 | 1.9 | 0.1 | 0.0 | 1.3 | 0.4 | 2.8 | 0.6 | 5.7 | 0.1 | 7.2 | 0.0 | 1.9 | 6.5 | 10.1 | 2.7 | 4.2 | 0.1 | 7.2 | 8.0 | 5.1 | 0.8 | | | | | | |
| over min. area % | 6% | 3% | 73% | 41% | 6% | 4% | 16% | 24% | 50% | 8% | 18% | 2% | 30% | 15% | 71% | 26% | 10% | 10% | 8% | 0% | 0% | 5% | 1% | 11% | 2% | 23% | 0% | 45% | 0% | 9% | 32% | 42% | 11% | 27% | 1% | 30% | 33% | 26% | 4% | | | | | | |
| total number beds | 177 | 11 | 1 | 1 | 4 | 11 | 21 | 18 | 5 | 5 | 5 | 9 | 6 | 2 | 1 | 1 | 5 | 1 | 3 | 6 | 3 | 1 | 6 | 2 | 10 | 2 | | | | | | | | | | | | | | | | | | | |
| % of rooms | 55.5% | 3.4% | 0.3% | 0.3% | 1.3% | 3.4% | 6.6% | 5.6% | 1.5% | 1.6% | 1.6% | 2.8% | 1.9% | 0.6% | 0.3% | 0.3% | 1.6% | 0.3% | 0.9% | 1.9% | 0.9% | 0.3% | 1.9% | 0.6% | 3.1% | 0.6% | | | | | | | | | | | | | | | | | | | |

LEVEL 0 24 BEDS

| CLUSTER CODE. | BEDS | BEDROOM | | | | | | | | | | | | | | STUDIO | | | | | ACC. STUDIO | | LIVING ROOM | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------|------|---------|-----|-----|-----|-----|----|----|----|----|----|----|----|----|-----|--------|-----|-----|-----|----|-------------|----|-------------|----|----|-----|-----|----|-----|----|----|-----|-----|-----|-----|----|----|----|----|----|--|--|--|--|--|--|--|
| | NO. | B1 | B1A | B1B | B1C | B1D | B2 | B3 | B4 | B5 | B6 | B7 | B8 | B9 | B10 | B11 | B12 | B13 | B14 | S1 | S2 | S3 | S3A | S4 | S5 | AS1 | AS2 | L1 | L1A | L2 | L3 | L4A | L4B | L4C | L4D | L5 | L6 | L7 | L8 | L9 | | | | | | | |
| STUDIOS | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ACCESSIBLE ST. | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 1 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 2 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 3 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 4 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 5 | 6 | 4 | 1 | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 6 | 6 | 3 | | | | | | | 2 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 7 | 6 | 5 | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 8 | 6 | 4 | | | | | | | 1 | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

LEVEL 1 52 BEDS

| CLUSTER CODE. | BEDS | BEDROOM | | | | | | | | | | | | | | STUDIO | | | | | ACC. STUDIO | | LIVING ROOM | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------|------|---------|-----|-----|-----|-----|----|----|----|----|----|----|----|----|-----|--------|-----|-----|-----|----|-------------|----|-------------|----|----|-----|-----|----|-----|----|----|-----|-----|-----|-----|----|----|----|----|----|--|--|--|--|--|--|--|--|--|
| | NO. | B1 | B1A | B1B | B1C | B1D | B2 | B3 | B4 | B5 | B6 | B7 | B8 | B9 | B10 | B11 | B12 | B13 | B14 | S1 | S2 | S3 | S3A | S4 | S5 | AS1 | AS2 | L1 | L1A | L2 | L3 | L4A | L4B | L4C | L4D | L5 | L6 | L7 | L8 | L9 | | | | | | | | | |
| STUDIOS | 2 | | | | | | | | | | | | | | | | | | | | | 1 | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | |
| ACCESSIBLE ST. | 2 | | | | | | | | | | | | | | | | | | | | | | | | | 2 | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 1 | 6 | 4 | | | | | | | | | | | 1 | | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 2 | 6 | 5 | | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 3 | 7 | 5 | | | | | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 4 | 5 | 2 | 1 | | | | | | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 5 | 7 | 5 | 1 | | | | | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 6 | 6 | 3 | | | | | | | 2 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 7 | 5 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 8 | 6 | 4 | | | | | | | 1 | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

LEVEL 2 57 BEDS

| CLUSTER CODE. | BEDS | BEDROOM | | | | | | | | | | | | | | STUDIO | | | | | ACC. STUDIO | | LIVING ROOM | | | | | | | | | | | | | | | | | | | | | | | |
|----------------|------|---------|----|-----|-----|-----|-----|----|----|----|----|----|----|----|----|--------|-----|-----|-----|-----|-------------|----|-------------|-----|----|----|-----|-----|----|-----|----|----|-----|-----|-----|-----|----|----|----|----|----|--|--|--|--|--|
| | | NO. | B1 | B1A | B1B | B1C | B1D | B2 | B3 | B4 | B5 | B6 | B7 | B8 | B9 | B10 | B11 | B12 | B13 | B14 | S1 | S2 | S3 | S3A | S4 | S5 | AS1 | AS2 | L1 | L1A | L2 | L3 | L4A | L4B | L4C | L4D | L5 | L6 | L7 | L8 | L9 | | | | | |
| STUDIOS | 4 | | | | | | | | | | | | | | | | | | | 1 | 1 | 1 | | 1 | | | | | | | | | | | | | | | | | | | | | | |
| ACCESSIBLE ST. | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | 2 | | | | | | | | | | | | | | | | | | |
| CLUSTER 1 | 8 | 4 | | | | | | | | | | | 2 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 2 | 7 | 5 | | | | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 3 | 7 | 1 | | | | | 1 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 4 | 5 | 2 | 1 | | | | | | | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 5 | 7 | 5 | 1 | | | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 6 | 6 | 3 | | | | | | | | 2 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 7 | 5 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 8 | 6 | 4 | | | | | | | | 1 | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

LEVEL 3 56 BEDS

| CLUSTER CODE. | BEDS | BEDROOM | | | | | | | | | | | | | | STUDIO | | | | | ACC. STUDIO | | LIVING ROOM | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------|------|---------|----|-----|-----|-----|-----|----|----|----|----|----|----|----|----|--------|-----|-----|-----|-----|-------------|----|-------------|-----|----|----|-----|-----|----|-----|----|----|-----|-----|-----|-----|----|----|----|----|----|--|--|--|--|--|--|
| | | NO. | B1 | B1A | B1B | B1C | B1D | B2 | B3 | B4 | B5 | B6 | B7 | B8 | B9 | B10 | B11 | B12 | B13 | B14 | S1 | S2 | S3 | S3A | S4 | S5 | AS1 | AS2 | L1 | L1A | L2 | L3 | L4A | L4B | L4C | L4D | L5 | L6 | L7 | L8 | L9 | | | | | | |
| STUDIOS | 4 | | | | | | | | | | | | | | | | | | | 1 | 1 | 1 | | 1 | | | | | | | | | | | | | | | | | | | | | | | |
| ACCESSIBLE ST. | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | 2 | | | | | | | | | | | | | | | | | | | |
| CLUSTER 1 | 8 | 4 | | | | | | | | | | | 2 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 2 | 7 | 5 | | | | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 3 | 7 | 1 | | | | | 1 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 4 | 4 | 3 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 5 | 7 | 5 | 1 | | | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 6 | 6 | 3 | | | | | | | | 2 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 7 | 5 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 8 | 6 | 4 | | | | | | | | 1 | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

LEVEL 4 55 BEDS

| CLUSTER CODE. | BEDS | BEDROOM | | | | | | | | | | | | | | STUDIO | | | | | ACC. STUDIO | | LIVING ROOM | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------|------|---------|----|-----|-----|-----|-----|----|----|----|----|----|----|----|----|--------|-----|-----|-----|-----|-------------|----|-------------|-----|----|----|-----|-----|----|-----|----|----|-----|-----|-----|-----|----|----|----|----|----|--|--|--|--|--|--|
| | | NO. | B1 | B1A | B1B | B1C | B1D | B2 | B3 | B4 | B5 | B6 | B7 | B8 | B9 | B10 | B11 | B12 | B13 | B14 | S1 | S2 | S3 | S3A | S4 | S5 | AS1 | AS2 | L1 | L1A | L2 | L3 | L4A | L4B | L4C | L4D | L5 | L6 | L7 | L8 | L9 | | | | | | |
| STUDIOS | 4 | | | | | | | | | | | | | | | | | | | 1 | 1 | 1 | | 1 | | | | | | | | | | | | | | | | | | | | | | | |
| ACCESSIBLE ST. | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | 2 | | | | | | | | | | | | | | | | | | | |
| CLUSTER 1 | 8 | 4 | | | | | | | | | | | 2 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 2 | 7 | 5 | | | | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 3 | 7 | 1 | | | | | 1 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 4 | 4 | 3 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 5 | 7 | 5 | 1 | | | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 6 | 5 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 7 | 5 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 8 | 6 | 4 | | | | | | | | 1 | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

LEVEL 5 41 BEDS

| CLUSTER CODE. | BEDS | BEDROOM | | | | | | | | | | | | | | STUDIO | | | | | ACC. STUDIO | | LIVING ROOM | | | | | | | | | | | | | | | | | | |
|----------------|------|---------|----|-----|-----|-----|-----|----|----|----|----|----|----|----|----|--------|-----|-----|-----|-----|-------------|----|-------------|-----|----|-----|-----|-----|----|-----|----|----|-----|-----|-----|-----|----|----|----|----|----|
| | | NO. | B1 | B1A | B1B | B1C | B1D | B2 | B3 | B4 | B5 | B6 | B7 | B8 | B9 | B10 | B11 | B12 | B13 | B14 | S1 | S2 | S3 | S3A | S4 | S5 | AS1 | AS2 | L1 | L1A | L2 | L3 | L4A | L4B | L4C | L4D | L5 | L6 | L7 | L8 | L9 |
| STUDIOS | 4 | | | | | | | | | | | | | | | | | | | S1 | S2 | S3 | S3A | S4 | S5 | AS1 | AS2 | | | | | | | | | | | | | | |
| ACCESSIBLE ST. | 2 | | | | | | | | | | | | | | | | | | | | 1 | | 1 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | |
| CLUSTER 1 | 4 | 2 | | | | | | | | | | | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 2 | 7 | 5 | | | | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 3 | 7 | 1 | | | | | 1 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 4 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 5 | 7 | 5 | 1 | | | | | | | | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 6 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 7 | 5 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 8 | 5 | 3 | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | |

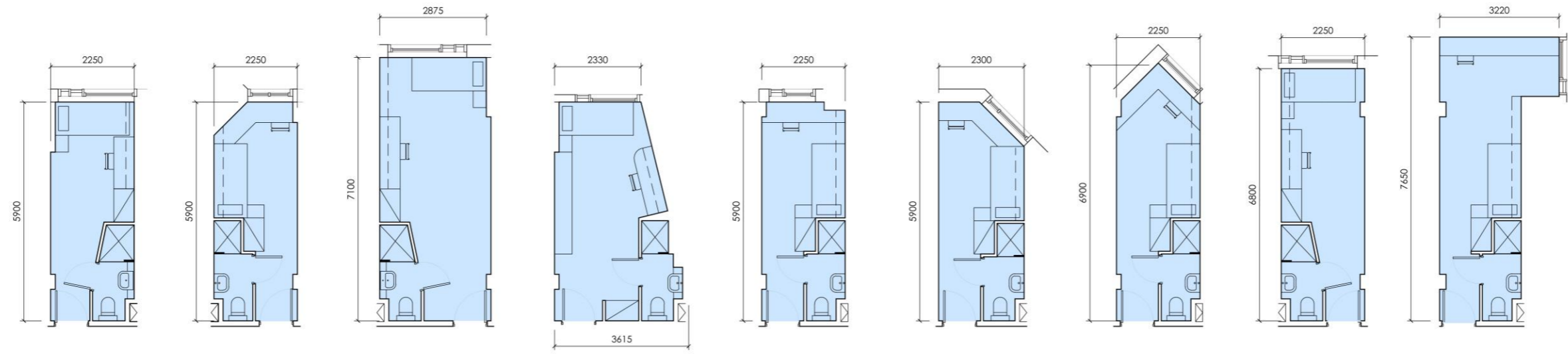
LEVEL 6 32 BEDS

| CLUSTER CODE. | BEDS | BEDROOM | | | | | | | | | | | | | | STUDIO | | | | | ACC. STUDIO | | LIVING ROOM | | | | | | | | | | | | | | | | | | | |
|----------------|------|---------|----|-----|-----|-----|-----|----|----|----|----|----|----|----|----|--------|-----|-----|-----|-----|-------------|----|-------------|-----|----|-----|-----|-----|----|-----|----|----|-----|-----|-----|-----|----|----|----|----|----|--|
| | | NO. | B1 | B1A | B1B | B1C | B1D | B2 | B3 | B4 | B5 | B6 | B7 | B8 | B9 | B10 | B11 | B12 | B13 | B14 | S1 | S2 | S3 | S3A | S4 | S5 | AS1 | AS2 | L1 | L1A | L2 | L3 | L4A | L4B | L4C | L4D | L5 | L6 | L7 | L8 | L9 | |
| STUDIOS | 3 | | | | | | | | | | | | | | | | | | | S1 | S2 | S3 | S3A | S4 | S5 | AS1 | AS2 | | | | | | | | | | | | | | | |
| ACCESSIBLE ST. | 2 | | | | | | | | | | | | | | | | | | | | 1 | | | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | |
| CLUSTER 1 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 2 | 7 | 6 | | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 3 | 5 | | | | | | | | | | | | | | | | | 5 | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 4 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 5 | 6 | 4 | 1 | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 6 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 7 | 4 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLUSTER 8 | 5 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

COMMUNAL AREA DATA

| LOCATION | USE / DESCRIPTION | EXTERNAL / INTERNAL | AREA SQM |
|----------|---|---------------------|----------|
| LEVEL -1 | Lower common areas including Gym and Cinema | Internal | 321.7 |
| LEVEL 0 | Principle common areas including Entrance Foyer, Reception, Lounge, Café, Main Hall, Bar | Internal | 775.4 |
| LEVEL 0 | Plaza with Café Garden | Extetnal | 66.3 |
| LEVEL 1 | Courtyard 1 - Badminton Court - all weather outdoor activities | Extetnal | 213.5 |
| LEVEL 0 | Courtyard 2 -East Terrace - all weather hard & soft landscaping with non fixed seating - emergency vehicle access | Extetnal | 342.7 |
| LEVEL 0 | Courtyard 3 -Sun Terrace - all weather sun terrace with soft landscaping, quiet space with study corner | Extetnal | 126.4 |
| LEVEL 0 | Courtyard 4 -Multi Purpose - outdoor activities & Basketball Hoop - all weather sun terrrace | Extetnal | 220 |
| LEVEL 2 | Library & Reading rooms | Internal | 102.3 |
| LEVEL 3 | Event/Meeting and party room | Internal | 61.7 |
| | | total | 2230 |

NOTE : AT 317 BEDS - COMMUNAL SPACE RATIO IS 7.0 SQM / BED



B1 12.71m² B1A 12.37m² B1B 20.70m² B1C 16.91m² B1D 12.67m² B2 12.47m² B3 13.91m² B4 14.85m² B5 17.98m²



B6 12.97m² B7 14.19m² B8 12.18m² B9 23.32m² B10 20.73m² B11 20.52m² B12 15.06m² B13 13.20m² B14 13.25m²

ROOM DATA 317 BEDS/ 313 ROOMS

| | BEDROOM | | | | | | | | | | | | | | STUDIO | | | | | ACC. STUDIO | | LIVING ROOM | | | | | | | | | | | | | | | | | | | |
|--------------------|---------|------|------|------|------|------|------|------|------|------|------|------|------|------|--------|------|------|------|-------|-------------|-------|-------------|-------|-------|-------|-------|------|------|------|------|------|------|------|------|------|------|------|------|------|--|--|
| ROOM TYPE | B1 | B1A | B1B | B1C | B1D | B2 | B3 | B4 | B5 | B6 | B7 | B8 | B9 | B10 | B11 | B12 | B13 | B14 | S1 | S2 | S3 | S3A | S4 | S5 | AS1 | AS2 | L1 | L1A | L2 | L3 | L4A | L4B | L4C | L4D | L5 | L6 | L7 | L8 | L9 | | |
| actual area sqm | 12.7 | 12.4 | 20.7 | 16.9 | 12.7 | 12.5 | 13.9 | 14.9 | 18.0 | 13.0 | 14.2 | 12.2 | 23.3 | 20.7 | 20.5 | 15.1 | 13.2 | 13.3 | 26.9 | 25.1 | 25.0 | 26.3 | 25.4 | 27.8 | 25.6 | 30.7 | 32.1 | 23.2 | 28.0 | 21.9 | 26.5 | 34.1 | 26.7 | 20.2 | 28.2 | 31.2 | 32.0 | 25.1 | 20.8 | | |
| guidance area sqm | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 18 | 18 | 12 | 12 | 12 | 12 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 32 | 16 | 28 | 20 | 20 | 24 | 24 | 16 | 28 | 24 | 24 | 20 | 20 | | |
| over min. area sqm | 0.7 | 0.4 | 8.7 | 4.9 | 0.7 | 0.5 | 1.9 | 2.9 | 6.0 | 1.0 | 2.2 | 0.2 | 5.3 | 2.7 | 8.5 | 3.1 | 1.2 | 1.3 | 1.9 | 0.1 | 0.0 | 1.3 | 0.4 | 2.8 | 0.6 | 5.7 | 0.1 | 7.2 | 0.0 | 1.9 | 6.5 | 10.1 | 2.7 | 4.2 | 0.1 | 7.2 | 8.0 | 5.1 | 0.8 | | |
| over min. area % | 6% | 3% | 73% | 41% | 6% | 4% | 16% | 24% | 50% | 8% | 18% | 2% | 30% | 15% | 71% | 26% | 10% | 10% | 8% | 0% | 0% | 5% | 1% | 11% | 2% | 23% | 0% | 45% | 0% | 9% | 32% | 42% | 11% | 27% | 1% | 30% | 33% | 26% | 4% | | |
| total number beds | 177 | 11 | 1 | 1 | 4 | 11 | 21 | 18 | 5 | 5 | 5 | 9 | 6 | 2 | 1 | 1 | 5 | 1 | 3 | 6 | 3 | 1 | 6 | 2 | 10 | 2 | | | | | | | | | | | | | | | |
| % of rooms | 55.5% | 3.4% | 0.3% | 0.3% | 1.3% | 3.4% | 6.6% | 5.6% | 1.5% | 1.6% | 1.6% | 2.8% | 1.9% | 0.6% | 0.3% | 0.3% | 1.6% | 0.3% | 0.9% | 1.9% | 0.9% | 0.3% | 1.9% | 0.6% | 3.1% | 0.6% | | | | | | | | | | | | | | | |

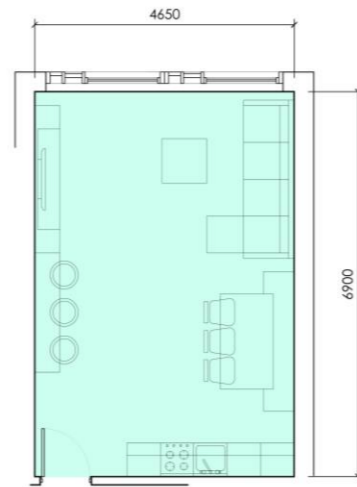


ROOM DATA 317 BEDS/ 313 ROOMS

| | BEDROOM | | | | | | | | | | | | | | STUDIO | | | | | ACC. STUDIO | | LIVING ROOM | | | | | | | | | | | | | | | | | | |
|--------------------|---------|------|------|------|------|------|------|------|------|------|------|------|------|------|--------|------|------|------|-------|-------------|-------|-------------|-------|-------|-------|-------|------|------|------|------|------|------|------|------|------|------|------|------|------|--|
| ROOM TYPE | B1 | B1A | B1B | B1C | B1D | B2 | B3 | B4 | B5 | B6 | B7 | B8 | B9 | B10 | B11 | B12 | B13 | B14 | S1 | S2 | S3 | S3A | S4 | S5 | AS1 | AS2 | L1 | L1A | L2 | L3 | L4A | L4B | L4C | L4D | L5 | L6 | L7 | L8 | L9 | |
| actual area sqm | 12.7 | 12.4 | 20.7 | 16.9 | 12.7 | 12.5 | 13.9 | 14.9 | 18.0 | 13.0 | 14.2 | 12.2 | 23.3 | 20.7 | 20.5 | 15.1 | 13.2 | 13.3 | 26.9 | 25.1 | 25.0 | 26.3 | 25.4 | 27.8 | 25.6 | 30.7 | 32.1 | 23.2 | 28.0 | 21.9 | 26.5 | 34.1 | 26.7 | 20.2 | 28.2 | 31.2 | 32.0 | 25.1 | 20.8 | |
| guidance area sqm | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 18 | 18 | 12 | 12 | 12 | 12 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 32 | 16 | 28 | 20 | 20 | 24 | 24 | 16 | 28 | 24 | 24 | 20 | 20 | |
| over min. area sqm | 0.7 | 0.4 | 8.7 | 4.9 | 0.7 | 0.5 | 1.9 | 2.9 | 6.0 | 1.0 | 2.2 | 0.2 | 5.3 | 2.7 | 8.5 | 3.1 | 1.2 | 1.3 | 1.9 | 0.1 | 0.0 | 1.3 | 0.4 | 2.8 | 0.6 | 5.7 | 0.1 | 7.2 | 0.0 | 1.9 | 6.5 | 10.1 | 2.7 | 4.2 | 0.1 | 7.2 | 8.0 | 5.1 | 0.8 | |
| over min. area % | 6% | 3% | 73% | 41% | 6% | 4% | 16% | 24% | 50% | 8% | 18% | 2% | 30% | 15% | 71% | 26% | 10% | 10% | 8% | 0% | 0% | 5% | 1% | 11% | 2% | 23% | 0% | 45% | 0% | 9% | 32% | 42% | 11% | 27% | 1% | 30% | 33% | 26% | 4% | |
| total number beds | 177 | 11 | 1 | 1 | 4 | 11 | 21 | 18 | 5 | 5 | 5 | 9 | 6 | 2 | 1 | 1 | 5 | 1 | 3 | 6 | 3 | 1 | 6 | 2 | 10 | 2 | | | | | | | | | | | | | | |
| % of rooms | 55.5% | 3.4% | 0.3% | 0.3% | 1.3% | 3.4% | 6.6% | 5.6% | 1.5% | 1.6% | 1.6% | 2.8% | 1.9% | 0.6% | 0.3% | 0.3% | 1.6% | 0.3% | 0.9% | 1.9% | 0.9% | 0.3% | 1.9% | 0.6% | 3.1% | 0.6% | | | | | | | | | | | | | | |

LEGEND:

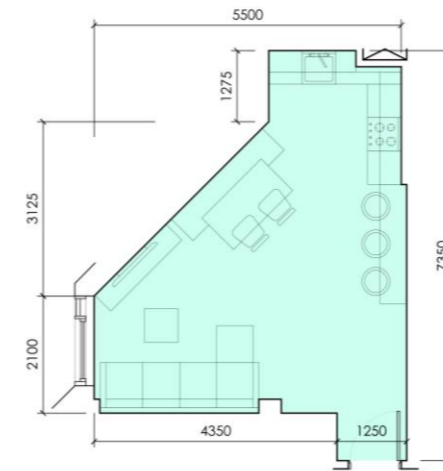
- BEDROOM
Bxx
- STUDIOS
Sxx ASxx
- LIVING ROOM
Lxx



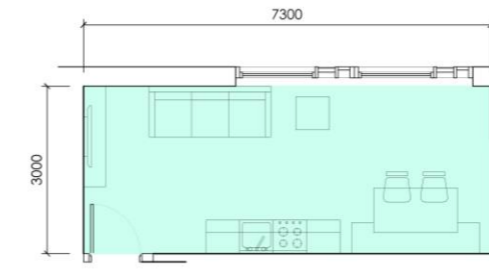
L1 32.08m²



L1A 23.24m²



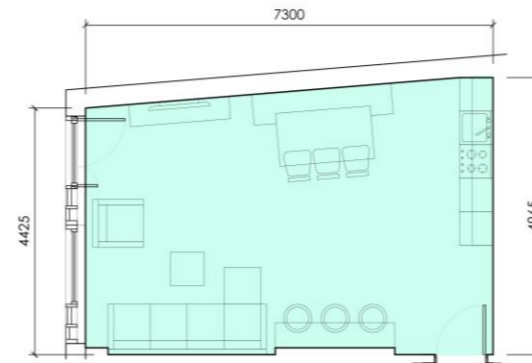
L2 28.00m²



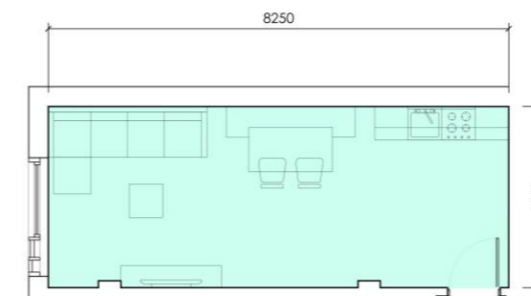
L3 21.89m²



L4A 26.48m²



L4B 34.11m²



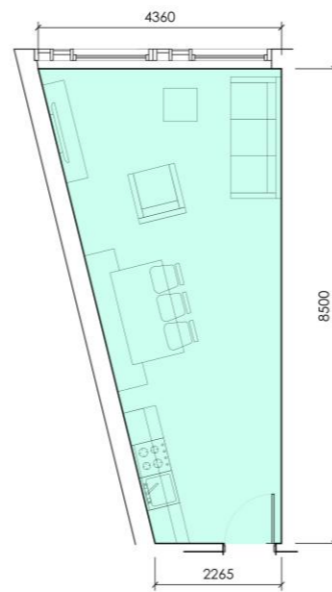
L4C 26.71m²

ROOM DATA 317 BEDS/ 313 ROOMS

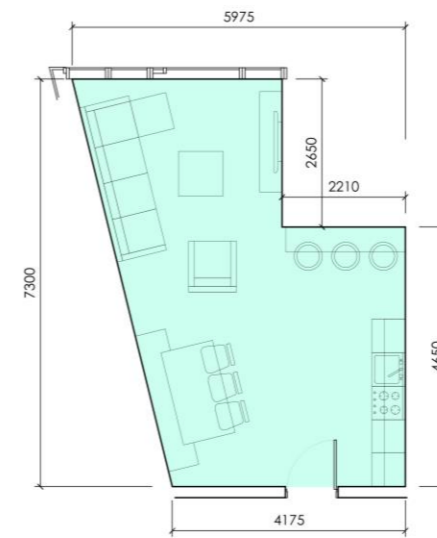
| | BEDROOM | | | | | | | | | | | | | | STUDIO | | | | | ACC. STUDIO | LIVING ROOM | | | | | | | | | | | | | | | | | | | |
|--------------------|---------|------|------|------|------|------|------|------|------|------|------|------|------|------|--------|------|------|------|-------|-------------|-------------|-------|-------|-------|-------|-------|------|------|------|------|------|------|------|------|------|------|------|------|------|--|
| ROOM TYPE | B1 | B1A | B1B | B1C | B1D | B2 | B3 | B4 | B5 | B6 | B7 | B8 | B9 | B10 | B11 | B12 | B13 | B14 | S1 | S2 | S3 | S3A | S4 | S5 | AS1 | AS2 | L1 | L1A | L2 | L3 | L4A | L4B | L4C | L4D | L5 | L6 | L7 | L8 | L9 | |
| actual area sqm | 12.7 | 12.4 | 20.7 | 16.9 | 12.7 | 12.5 | 13.9 | 14.9 | 18.0 | 13.0 | 14.2 | 12.2 | 23.3 | 20.7 | 20.5 | 15.1 | 13.2 | 13.3 | 26.9 | 25.1 | 25.0 | 26.3 | 25.4 | 27.8 | 25.6 | 30.7 | 32.1 | 23.2 | 28.0 | 21.9 | 26.5 | 34.1 | 26.7 | 20.2 | 28.2 | 31.2 | 32.0 | 25.1 | 20.8 | |
| guidance area sqm | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 18 | 18 | 12 | 12 | 12 | 12 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 32 | 16 | 28 | 20 | 20 | 24 | 24 | 16 | 28 | 24 | 24 | 20 | 20 | |
| over min. area sqm | 0.7 | 0.4 | 8.7 | 4.9 | 0.7 | 0.5 | 1.9 | 2.9 | 6.0 | 1.0 | 2.2 | 0.2 | 5.3 | 2.7 | 8.5 | 3.1 | 1.2 | 1.3 | 1.9 | 0.1 | 0.0 | 1.3 | 0.4 | 2.8 | 0.6 | 5.7 | 0.1 | 7.2 | 0.0 | 1.9 | 6.5 | 10.1 | 2.7 | 4.2 | 0.1 | 7.2 | 8.0 | 5.1 | 0.8 | |
| over min. area % | 6% | 3% | 73% | 41% | 6% | 4% | 16% | 24% | 50% | 8% | 18% | 2% | 30% | 15% | 71% | 26% | 10% | 10% | 8% | 0% | 0% | 5% | 1% | 11% | 2% | 23% | 0% | 45% | 0% | 9% | 32% | 42% | 11% | 27% | 1% | 30% | 33% | 26% | 4% | |
| total number beds | 177 | 11 | 1 | 1 | 4 | 11 | 21 | 18 | 5 | 5 | 5 | 9 | 6 | 2 | 1 | 1 | 5 | 1 | 3 | 6 | 3 | 1 | 6 | 2 | 10 | 2 | | | | | | | | | | | | | | |
| % of rooms | 55.5% | 3.4% | 0.3% | 0.3% | 1.3% | 3.4% | 6.6% | 5.6% | 1.5% | 1.6% | 1.6% | 2.8% | 1.9% | 0.6% | 0.3% | 0.3% | 1.6% | 0.3% | 0.9% | 1.9% | 0.9% | 0.3% | 1.9% | 0.6% | 3.1% | 0.6% | | | | | | | | | | | | | | |



L4D 20.24m²



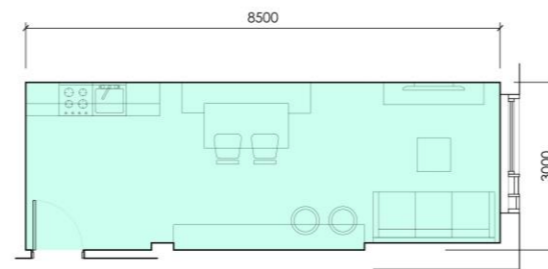
L5 28.15m²



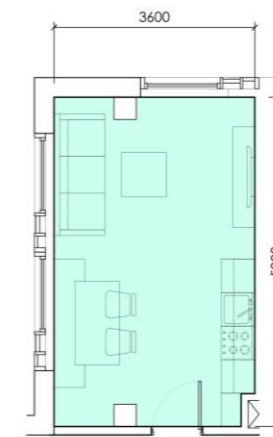
L6 31.18m²



L7 32.03m²



L8 25.14m²



L9 20.77m²

ROOM DATA 317 BEDS/ 313 ROOMS

| | BEDROOM | | | | | | | | | | | | | | STUDIO | | | | | ACC. STUDIO | | LIVING ROOM | | | | | | | | | | | | | | | | | | |
|--------------------|---------|------|------|------|------|------|------|------|------|------|------|------|------|------|--------|------|------|------|-------|-------------|-------|-------------|-------|-------|-------|-------|------|------|------|------|------|------|------|------|------|------|------|------|------|--|
| ROOM TYPE | B1 | B1A | B1B | B1C | B1D | B2 | B3 | B4 | B5 | B6 | B7 | B8 | B9 | B10 | B11 | B12 | B13 | B14 | S1 | S2 | S3 | S3A | S4 | S5 | AS1 | AS2 | L1 | L1A | L2 | L3 | L4A | L4B | L4C | L4D | L5 | L6 | L7 | L8 | L9 | |
| actual area sqm | 12.7 | 12.4 | 20.7 | 16.9 | 12.7 | 12.5 | 13.9 | 14.9 | 18.0 | 13.0 | 14.2 | 12.2 | 23.3 | 20.7 | 20.5 | 15.1 | 13.2 | 13.3 | 26.9 | 25.1 | 25.0 | 26.3 | 25.4 | 27.8 | 25.6 | 30.7 | 32.1 | 23.2 | 28.0 | 21.9 | 26.5 | 34.1 | 26.7 | 20.2 | 28.2 | 31.2 | 32.0 | 25.1 | 20.8 | |
| guidance area sqm | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 18 | 18 | 12 | 12 | 12 | 12 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 25-35 | 32 | 16 | 28 | 20 | 20 | 24 | 24 | 16 | 28 | 24 | 24 | 20 | 20 | |
| over min. area sqm | 0.7 | 0.4 | 8.7 | 4.9 | 0.7 | 0.5 | 1.9 | 2.9 | 6.0 | 1.0 | 2.2 | 0.2 | 5.3 | 2.7 | 8.5 | 3.1 | 1.2 | 1.3 | 1.9 | 0.1 | 0.0 | 1.3 | 0.4 | 2.8 | 0.6 | 5.7 | 0.1 | 7.2 | 0.0 | 1.9 | 6.5 | 10.1 | 2.7 | 4.2 | 0.1 | 7.2 | 8.0 | 5.1 | 0.8 | |
| over min. area % | 6% | 3% | 73% | 41% | 6% | 4% | 16% | 24% | 50% | 8% | 18% | 2% | 30% | 15% | 71% | 26% | 10% | 10% | 8% | 0% | 0% | 5% | 1% | 11% | 2% | 23% | 0% | 45% | 0% | 9% | 32% | 42% | 11% | 27% | 1% | 30% | 33% | 26% | 4% | |
| total number beds | 177 | 11 | 1 | 1 | 4 | 11 | 21 | 18 | 5 | 5 | 5 | 9 | 6 | 2 | 1 | 1 | 5 | 1 | 3 | 6 | 3 | 1 | 6 | 2 | 10 | 2 | | | | | | | | | | | | | | |
| % of rooms | 55.5% | 3.4% | 0.3% | 0.3% | 1.3% | 3.4% | 6.6% | 5.6% | 1.5% | 1.6% | 1.6% | 2.8% | 1.9% | 0.6% | 0.3% | 0.3% | 1.6% | 0.3% | 0.9% | 1.9% | 0.9% | 0.3% | 1.9% | 0.6% | 3.1% | 0.6% | | | | | | | | | | | | | | |

APPENDIX I

ORDINANCE SURVEY MAPPING LICENCE



INVOICE

Page(s) 1 of 1

Bill To

Deliver To

Receipt Details

Order No. 25321580
Account No. 002088
PO Number N/A
Sales Person Karen Burke
Date 12/03/2018

| Item No | Product Description | Map Details | VAT | Quantity | Unit Price | Total Price | Year 2 |
|---------|--|-------------|-------|-----------------|------------|-------------|--------|
| 0 | Digital Planning Pack Copyright | | 13.5% | 1 | €12.85 | €12.85 | €0.00 |
| 1 | A3 Vector Digital Planning Pack 1:1000 | Composite | 23.0% | 1 Planning Pack | €108.15 | €108.15 | €0.00 |
| 2 | Service Charge [w/ Vat] | | 13.5% | 1 | €5.00 | €5.00 | €0.00 |

Customer Notes

Card Details (if applicable)

Card Num:
Card Type:
Auth Code:

TOTAL AMOUNT EUR = 0

PLEASE RETAIN THIS RECEIPT FOR YOUR RECORDS

Order Totals

| | | |
|--------------|----------------|--------------|
| SUBTOTAL | €126.00 | €0.00 |
| DISCOUNT | €0.00 | €0.00 |
| SHIPPING | €0.00 | €0.00 |
| TOTAL VAT | €27.28 | €0.00 |
| TOTAL | €153.28 | €0.00 |

Licence Details

Annual licence data supplied subject to agreed yearly fee.
Project licence data supplied for a fixed term of 2 years and should be returned thereafter.
Academic & Research licence data supplied as per terms of signed agreement
Full terms and conditions of trading available on our website - www.osi.ie

Sold By: National Map Services, U7 Sth Ring Business Pk, Kinsale Rd, Cork.

Tel: 021 4966888
Fax: 021 4966662

Email: info@nationalmapservices.ie
Vat No: IE 4656770V

APPENDIX II

DESIGN TEAM

RIALTO SHD STUDENT ACCOMODATION

| Scope /Tasks | Consultants | Practice | Lead |
|-----------------------------------|----------------------|---------------------------|---------------------|
| 1 Application form | Planners | Tom Phillips | Tom Phillips |
| 2 schedules | Planners | | |
| 3 advertisements | Planners | | |
| 4 site notices | Planners | | |
| 5 Planning Report | Planners | | |
| 6 Architetural Planning Pack | Architects | Shipse Barry | Glen Barry |
| 7 Architectural report | Architects | | |
| 8 Marketing Video | Architects | | |
| 9 Marketing Images | Architects | | |
| 10 OS mapping | Architects | | |
| 11 Lanscape proposals | Landscape Architects | TBS Landscape | Dan Egan |
| 12 Visual Impact Assesment | Visual Assessment | Digital Dimensions | John Healy |
| 13 Conservation Report | Grade 1 Architect | Rob Goodbody | Rob Goodbody |
| 14 Archeology Report | Archeologist | IAC | Grace Colbert |
| 15 Engineering Services report | Civil Engrs | MMOS Consulting Engineers | Denis O'Sullivan |
| 16 Construction Management Report | Civil Engrs | | |
| 17 Mobility Management plan | Civil Engrs | | |
| 18 Irish Water conf. | Civil Engrs | | |
| 19 Civil pack | Civil Engrs | | |
| 20 Sustainabilty / Energy report | Environl Engrs | DK Partnership | Craig Van de Venter |
| 21 Daylight /Sunlight report | Environl Engrs | | |
| 22 Shadow study | Environl Engrs | | |
| 23 Fire Saftey Auditor | TGD Part B Consult. | FCC FIRE | Donal O Keefe |
| 24 Ecology - AA Screening | Enviro Engrs | Dixon Brosnan | Carl Dixon |
| 25 SHD Website | Web Issue | JCiT | John Coote |
| 26 Facility Management Report | Management | CRM | Stuart Moore |

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