

Project: Prussia Street Student Accommodation
Location: Prussia St, Dublin
Client: Lyonshall Limited
Doc. Title: Schedule of Accommodation and Areas
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GENERAL

Site Area	0.58Ha	
Buildings Footprint	3,035.2 m ²	
Site Coverage (%)	52.5%	
Site Ratio	1:2.0	
Open Space (not including landscaped wayleave area)	1,448.4 m ²	* 25.1% of overall site, 10% required in DCDP 2022-2028
Demolition Area	3,270.7 m ²	
Density	161.3 Units/Ha	* 4 bedspaces as equivalent to 1 unit as per the Draft Sustainable and Compact Settlement Guidelines p.14

UNIT NUMBERS

BLOCK 1	STUDIOS (STANDARD)	STUDIOS (ACCESSIBLE)	TOTAL STUDIOS	4BED APT		5BED APT		6BED APT		TOTAL APT NO.	TOTAL APT BEDROOM NO.	TOTAL BEDSPACES
				APT No.	BEDROOM No.	APT No.	BEDROOM No.	APT No.	BEDROOM No.			
Level 00	2	1	3	0	0	0	0	3	18	3	18	21
Level 01	1	1	2	0	0	0	0	4	24	4	24	26
Level 02	1	1	2	0	0	0	0	4	24	4	24	26
Level 03	1	1	2	0	0	1	5	3	18	4	23	25
Level 04	3	1	4	1	4	0	0	2	12	3	16	20
TOTAL	8	5	13	1	4	1	5	16	96	18	105	118

ACCESSIBLE STUDIOS	ACCESSIBLE APT BEDROOMS	TOTAL ACCESSIBLE BEDSPACES	%
1	2	3	14.3%
1	2	3	11.5%
1	2	3	11.5%
1	1	2	8.0%
1	0	1	5.0%
5	7	12	10.2%

BLOCK 2	STUDIOS (STANDARD)	STUDIOS (ACCESSIBLE)	TOTAL STUDIOS	4BED APT		5BED APT		6BED APT		TOTAL APT NO.	TOTAL APT BEDROOM NO.	TOTAL BEDSPACES
				APT No.	BEDROOM No.	APT No.	BEDROOM No.	APT No.	BEDROOM No.			
Level 00	26	2	28	0	0	0	0	3	18	3	18	46
Level 01	19	2	21	0	0	0	0	6	36	6	36	57
Level 02	19	2	21	0	0	0	0	6	36	6	36	57
Level 03	19	2	21	1	4	0	0	5	30	6	34	55
Level 04	17	2	19	1	4	1	5	2	12	4	21	40
TOTAL	100	10	110	2	8	1	5	22	132	25	145	255

ACCESSIBLE STUDIOS	ACCESSIBLE APT BEDROOMS	TOTAL ACCESSIBLE BEDSPACES	%
2	0	2	4.3%
2	0	2	3.5%
2	0	2	3.5%
2	0	2	3.6%
2	0	2	5.0%
10	0	10	3.9%

TOTAL	STUDIOS (STANDARD)	STUDIOS (ACCESSIBLE)	TOTAL STUDIOS	4BED APT		5BED APT		6BED APT		TOTAL APT NO.	TOTAL APT BEDROOM NO.	TOTAL BEDSPACES
				APT No.	BEDROOM No.	APT No.	BEDROOM No.	APT No.	BEDROOM No.			
TOTAL	108	15	123	3	12	2	10	38	228	43	250	373
%	29.0%	4.0%	33.0%		31.6%		2.7%		61.1%		67.0%	

ACCESSIBLE STUDIOS	ACCESSIBLE APT BEDROOMS	TOTAL ACCESSIBLE BEDSPACES	%
15	7	22	5.9%
68.2%	31.8%		

AREAS

BLOCK 1	GIA	NIA RESI	RESI AM		CAFÉ	EFFICIENCY
Level 00	719.6 m ²	508.7 m ²			55.4 m ²	78.4%
Level 01	719.6 m ²	613.8 m ²				85.3%
Level 02	719.6 m ²	613.8 m ²				85.3%
Level 03	686.0 m ²	580.1 m ²				84.6%
Level 04	576.0 m ²	465.6 m ²				80.8%
TOTAL	3,420.8 m²	2,782.0 m²	0.0 m²		55.4 m²	82.9%

BLOCK 2	GIA	NIA RESI	RESI AM	PLANT & BINS		EFFICIENCY
Level B1	614.8 m ²	0.0 m ²	382.3 m ²	97.0 m ²		78.0%
Level 00	1,703.9 m ²	1,109.8 m ²	205.1 m ²	59.4 m ²		65.1%
Level 01	1,571.5 m ²	1,316.2 m ²				83.8%
Level 02	1,571.5 m ²	1,316.2 m ²				83.8%
Level 03	1,542.8 m ²	1,287.5 m ²				83.5%
Level 04	1,193.6 m ²	948.5 m ²				79.5%
TOTAL	8,198.1 m²	5,978.2 m²	587.4 m²	156.4 m²		82.0%

SUBSTATION +GENERATOR	GIA	NIA RESI	RESI AM	PLANT		EFFICIENCY
Level 00	41.0 m ²	0.0 m ²	0.0 m ²	33.1 m ²		80.7%

	GIA	NIA RESI	RESI AM	PLANT & BINS	CAFÉ	EFFICIENCY	GIA RESI/BED*
TOTAL	11,659.9 m²	8,760.2 m²	587.4 m²	244.9 m²	55.4 m²	82.3%	31.1 m²

COMMUNAL AMENITIES

	GIA	Per bed space
Internal amenity	587.4 m ²	
Garden 1	388.4 m ²	
Garden 2	750.6 m ²	
Garden 3	309.4 m ²	
TOTAL	2,035.8 m²	5.5 m²

* Note: this area is also included in the GIA above

* 5-7m² required in DCDP 2022-2028 Chapter 15

TOTAL AREAS NON RESIDENTIAL

BLOCK 2	CAFÉ
TOTAL	55.4 m²

* Note: this area is also included in the GIA above

CAR PARKING SPACES

	Number	Per bed space
TOTAL	0	0.0

BICYCLE PARKING SPACES

	Number	Per bed space
Residents Bike Parking	373	1.0
Visitors Bike Parking	75	0.2
SUBTOTAL	448	1.2
Café Bike Parking	4	
TOTAL	452	

* 1 per resident required in DCDP 2022-2028 Appendix 5

* 1 per 5 residents required in DCDP 2022-2028 Appendix 5

* 1 per staff + 1 per 10 seats required in DCDP 2022-2028 Appendix 5

Note: This schedule should be read in conjunction with the proposed site layout and floor plan drawings.

