

# Stoneybatter Place

@ Rope Walk

## New Student Accommodation in Dublin



ELKSTONE  
REAL ESTATE

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# 1. Executive Summary

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Stoneybatter in Dublin city centre has recently emerged as one of the world's trendiest locations (REFERENCE). Stoneybatter Place is a new 142 bed Purpose Built Student Accommodation ("PBSA"), designed to maximise the space provided by an historic courtyard, off Manor Street in the heart of the village.

Stoneybatter Place will achieve a BREEAM Very Good Rating and was recently confirmed as the first and only 3-star Fitwel @Certified PBSA property in the Republic of Ireland. It is strategically located on the doorstep of TUD Grangegorman and with easy access via the Luas to both Trinity College and RCSI.



Stoneybatter in Dublin city centre has recently emerged as one of the world's trendiest locations.



Caption 1

The central courtyard, a unique feature, has created a secure and serene environment for students in the heart of Dublin city. Stoneybatter Place was meticulously designed with the neighbourhood's distinctive character in mind. Local artists were commissioned, and their murals/drawings create vibrant communal areas throughout the scheme. Stoneybatter Place has a bright and colourful presentation that is often absent in modern student accommodation developments.

The confined nature of the site posed considerable challenges during the construction phase. However, innovative approaches such as off-site construction using pre-cast concrete for the main superstructure as well as the use of bathroom pods, enabled the successful delivery of a unique development.



Caption 1

The detailed design of the external and internal areas, in particular the living areas and roof gardens were finalised after extensive review of some of the most modern designs in the United Kingdom and Europe. Our partners Harrison Street and interior designers DesignFolk were instrumental in ensuring all possibilities were considered. As a result, the property now presents as the most modern and liveable PBSA development in Ireland.



Caption 1

## 2. Project Outline

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The building was carefully designed at the outset to maximize the space available in a confined courtyard area and the L-shaped layout comfortably fits within the footprint while providing a sense of space as you access the property. Design was a continuous process during the construction phase as we met with challenges as well as opportunities to enhance the property.

The construction phase was led by our Project Managers, KSNPM and our General Contractor, The completed property is accessed from Manor Street by walking under the newly built Gatehouse and as the site opens as you walk across historic cobblestone from the original site, which was removed, stored and re-introduced during construction. Bright and colourful murals depicting student life in Dublin by Sorcha O'Higgins, a well-known mural and collage artist blend with the landscaped areas of the courtyard, providing great colour to the concrete and stone in the surrounding area.

Designed with an attractive landscaped setting, this five-storey building is home to 142 students. All rooms are en-suites and arranged in 4 – 8 bed clusters or studios as well as 4 DAC bedrooms.

On entering the buildings, a comfortable and bright interior has been carefully designed by Dublin-based Design Folk. The layout provides a number of spaces for leisure and shared study, including a living room, study, presentation area, music area and a coffee dock. Our Wellness Hub maximises the available space and includes a gym and a yoga/stretching areas as well as a living mass wall. Ample spaces allow social events for students to enjoy.

Apartments are especially well finished, with large double beds and an en-suite bathrooms in every bedroom. Easy Lift beds are a new feature allowing storage underneath beds. Each kitchen and living area is fitted out to a high standard. Carefully designed interiors by Design Folk as well as artwork from Carolyn Walsh, which has a local theme give a bright feeling to the living area, something which is often missing in modern student accommodation. The property boasts several outdoor communal areas to the rear and two exceptional roof gardens provide 360 views of Dublin City centre as far as the Dublin mountains.

Rather than ticking a box, we wanted to ensure that the roof gardens became a focal point of the property, encouraging year-round use. We introduced high-end furniture, extensive landscaping, a covered pergola, lighting and activities such as table tennis.

Our ESG certification has delivered a BER A2 rating, BREEAM Very Good and a Fitwel three star which is the highest standard achievable. The property accommodates X bicycle spaces.

Our partners Harrison Street have been instrumental in delivering and providing quality student accommodation across Europe and the United States. With this partnership, we aim to address the sizable deficit that exists in student housing in many locations across Ireland and to significantly enhance the overall student living experience. (TBC- NECESSARY?)

Practical completion achieved was on the main building in September 2023 with the 6 units in the Gatehouse completing in December 2023.

Our design and interior concepts are crafted in response to the latest trends identified through extensive market research conducted in London and across Europe. By staying attuned to the dynamic landscape of design preferences, we ensure that our spaces not only reflect contemporary aesthetics but also offer a living experience that resonates with the diverse tastes and preferences prevalent in today's market.



Caption 1

Stoneybatter Place is regarded as the most modern and liveable PBSA development in Ireland.



Caption 1

### 3. Design Features

#### Versatile Design: Fitout & Functionality in the Main Communal Area

Our innovative fitout approach introduces a welcoming effect in the main communal area. The incorporation of tiered seating has transformed the space into a dynamic environment, offering various breakout areas for students to connect and unwind throughout the day. Beyond its daytime functionality, this design concept seamlessly transitions into a versatile amphitheatre during evening events, including movie nights and sports games. This dual functionality not only maximizes the utility of the space but also ensures that it remains a vibrant hub.



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Sudent Hub is a central space for various activities.



### 3. Design Features

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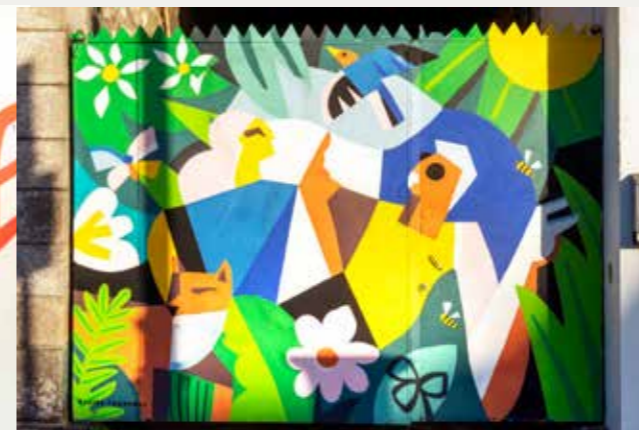
Artwork – Stoneybatter’s art is a distinctive reflection of its surroundings

By collaborating with local artists, we’ve made art a unique differentiator, infusing vibrancy and colour into the space. Carolyn Walsh, a local artist, commissioned to create bespoke artwork for each living area. Her pieces capture places of significance and nostalgia, showcasing a diverse collection of works inspired by Stoneybatter. Elkstone also commissioned the renowned local collage artist Sorcha O’Higgins to craft a series of murals, adding another layer of artistic expression to the community.

Notably, Sorcha’s other commissioned works by Dublin City Council can be admired nearby in Stoneybatter. and artwork by Carolyn Walsh we are very delighted to be associated with talented artists who are both associated with Stoneybatter



Stoneybatter’s art is a distinctive reflection of its surroundings.



### 3. Design Features

Gym:

Our rooftop gardens are designed with year-round activity in mind, providing residents with a unique space for well-being and leisure. A host of amenities, including table tennis and dedicated yoga areas, are strategically placed to enhance the overall living experience. The gardens boast pergolas for shelter when needed and landscaped green spaces, inviting residents to unwind and enjoy the panoramic views of Dublin.



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Other Facilities ...

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Stoneybatter's art is a distinctive reflection of its surroundings.

### 3. Design Features

#### Year-Round Enjoyment in Rooftop Gardens

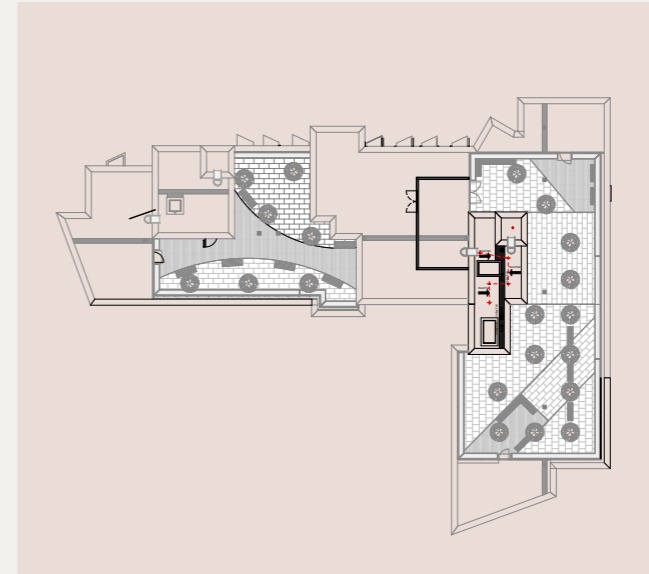
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Rooftop gardens offer a tranquil environment for studying and relaxation.





### 3. Design Features

#### Student's Rooms and Apartments

Apartments are especially well finished, with large double beds and an en-suite bathrooms in every bedroom. Easy Lift beds are a new feature allowing storage underneath beds. Each kitchen and living area is fitted out to a high standard. Carefully designed interiors by Design Folk as well as artwork from Carolyn Walsh, which has a local theme give a bright feeling to the living area, something which is often missing in modern student accommodation. The property boasts several outdoor communal areas to the rear and two exceptional roof gardens provide 360 views of Dublin City centre as far as the Dublin mountains.

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All apartments boast a large double bed and an en-suite bathroom in every bedroom.



## 4. Innovative Use of Materials and Equipment

### Preserving Heritage: Repurposing Original Cobblestones

In a nod to the rich history reminiscent of the Grangegorman campus and Trinity College, the original cobblestones, with historical significance, were delicately extracted from the site. Through a meticulous process, these time-worn treasures were preserved with great care and thoughtfully repurposed in the Courtyard area. This conscientious approach not only honours the heritage of the locale but also guarantees its enduring legacy for the years to come. The reused paving tells a story of the past and has become an integral part of the present, connecting generations through the enduring charm of Stoneybatter's local history.

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Stoneybatter's art is a distinctive reflection of its surroundings.



## 4. Innovative Use of Materials and Equipment

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Facade features ...



The detailed design of the external and internal areas, in particular the living areas and roof gardens were finalised after extensive review of some of the most modern designs in the United Kingdom and Europe. Our partners Harrison Street and interior designers DesignFolk were instrumental in ensuring all possibilities were considered. As a result, the property now presents as the most modern and liveable PBSA development in Ireland.

Communal / common use landscaped areas

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## 4. Innovative Use of Materials and Equipment

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### Gate House Transformation: Overcoming Access Constraints

Unlocking access to the side posed a unique challenge, necessitating the removal of a street-fronting building and the development of a permanent archway. This strategic manoeuvre not only addressed the limitations but also transformed the GateHouse into a symbol of architectural innovation. The deliberate steps taken to redefine access not only enhance functionality but also contribute to the overall aesthetic appeal of the space, showcasing our commitment to thoughtful design and problem-solving.



### Planters ... timber wall cladding ...

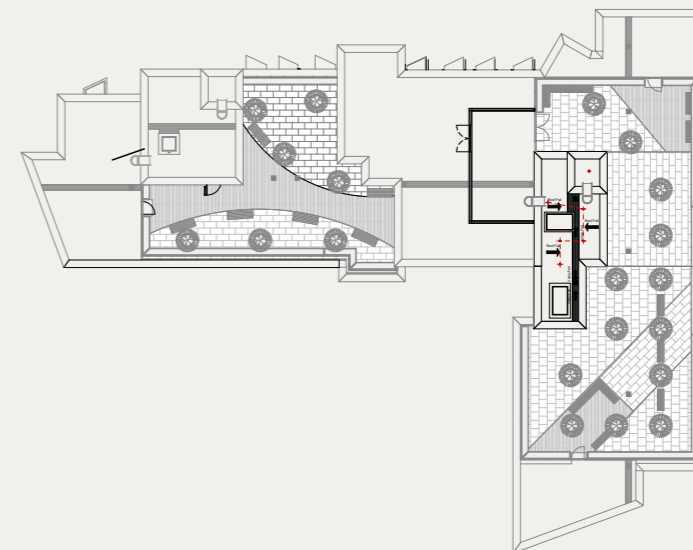
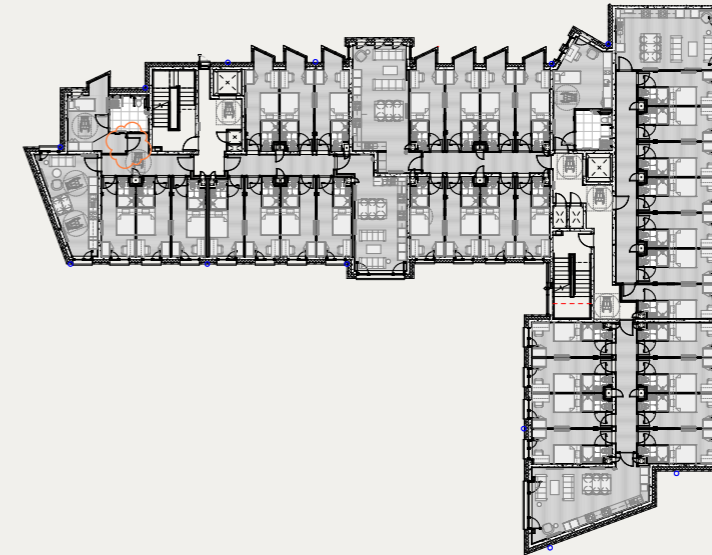
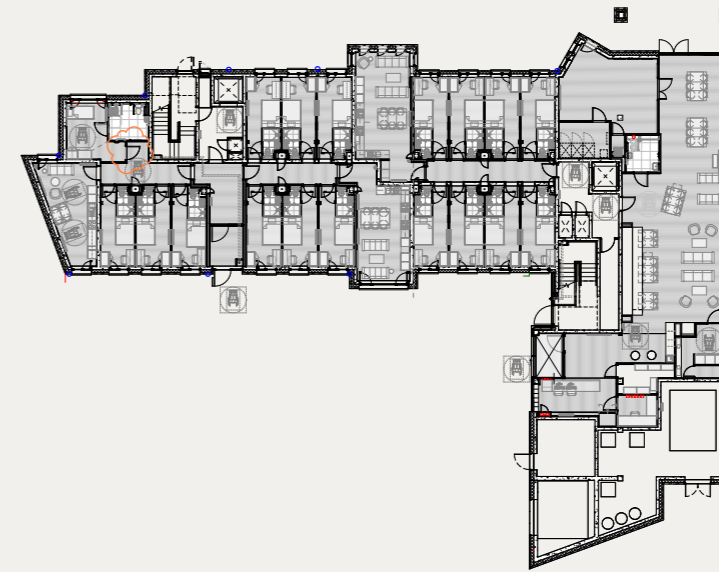
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# 4. Architectural Drawings

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## Sustainability & Environmental

Sustainability is at the heart of all our development, not least in Stoneybatter Place. From the outset we set about achieving the highest standards attainable in ESG. We worked closely with our ESG consultants DLC and ESG Europe and took learnings from other properties and initiatives carried out by our partners Harrison Street in other locations.



This near zero energy rating building, is designed to reduce energy usage to a minimum. Due to the high performance of the mechanical installation a BER rating of A2 was achieved. The efficiency and sustainability of the property is further enhanced by the use of Utopi smart-sensors, which measure occupiers' energy, water and carbon usage and allow us to take immediate action, where needed as well as recording data for ESG reporting.

Sustainable features include our landscaped courtyard, green walls areas and XX bike spaces. Furniture and refuse bins using recycled materials are featured throughout the property in our common areas and roof gardens.



## Social

Stoneybatter Place is the first residential property in Ireland to achieve a Fitwel® three star certification, setting the highest standards in Health & Wellbeing for its residents. According to Fitwel®, Stoneybatter Place is one of only 3 Fitwel® Certified properties in Republic of Ireland at the time of certification.

The Fitwel certification assesses various factors related to the health and wellness of building occupants. These factors include access to physical activity, healthy food options, opportunities for social engagement, indoor air quality, and other elements that contribute to a healthy and supportive environment for people working or residing in a building.

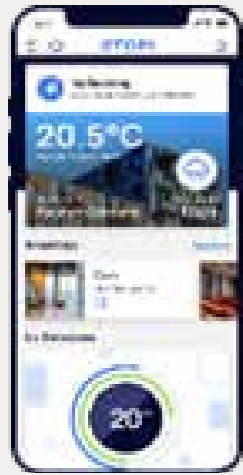


## Technical



## 5. Sustainability

### Technical



# UTOPI



As the owners of Stoneybatter Place, we set about using the property as a way to support art and culture in Dublin. This began with our sponsorship of an art competition for TUD School of Art & Design last year.

We're also actively seeking ways to promote local art and local artists. Carolyn Walsh was commissioned to produce bespoke artwork for each of the living areas. Her pieces focus on places of meaning and nostalgia, including a range of work in Stoneybatter.

Elkstone commissioned well known local collage artist Sorcha O'Higgins, to produce a number of murals. Other works by this artist have been commissioned by Dublin City Council and can be seen nearby in Stoneybatter.



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### Governance

Elkstone is adopting responsible investment, management and development practices aligned with UN PRI and GRESB benchmarks to verify and validate the robustness and to promote the credibility of Elkstone's approach to ESG.

We adopt a clear and open governance structure to ensure input is sought from all stakeholders to facilitate clear, quick decision making and accountability for decision makers. For example, our Northern Ireland Social Impact Fund will meet EU SFDR Article 8 standards.





## 7. Fire Safety compliance evidence

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## 8. Client Feedback

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Harrison Street (Institutional Partner) – Testimonial /Reference (PO)  
TUD (Local University) - PO  
Local Businesses – PO- Eve  
Students – PO - Eve

## 9. Time & Cost

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## 10. About Elkstone

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Elkstone is Ireland's Investment Partner; a new Investment House for a new Ireland.

With offices in Dublin, Galway, Cork and Belfast. Elkstone's mission is to increase the economic value of the entire island of Ireland through meaningful investment. Founded in 2011 as a family office, Elkstone now offers tailored solutions across its Wealth Management, Real Estate, and Venture businesses, and has a specialist focus on entrepreneurs, senior executives, institutional LPs, the venture community, and the Irish diaspora.

As a leading Irish investment house, Elkstone Real Estate has transacted over €2 billion worth of investments and a Venture portfolio in excess of €150 million.

We are proud to be a founder owned and managed business, enabling agility and the opportunity for our clients to tap into our unique international network.

Significant player in PBSA -

About Elkstone Real Estate:

We are Ireland's investment and development partner, focusing on the living sector with our private and institutional investors.

We focus on the living sector, progressing two market leading platforms in the Purpose-Built Student Accommodation and Private Rented Sectors. We are proud to deliver assets which generate meaningful and positive social and economic impact.

Our strength is in sourcing and executing opportunities that align with our investment strategy and we take a proactive approach creating value across the real estate life cycle: planning, development and asset management.

We operate throughout the island of Ireland with projects in Dublin, Cork, Belfast and Galway.

Elkstone is committed to improving the environmental, social and economic well-being of the communities where we develop and manage our real estate.

Professional Team:

