



**ADERRIG PHASE 2,
ADAMSTOWN,**

RFI RESPONSE :

**ARCHITECTURAL
COMMENTS**

OCTOBER 2021

Response to RFI for Aderrig Phase 2, Adamstown

Architectural Comments :

1 (2) (a) Location of the proposed Disabled Parking

Adjustments have been made to the location of the disabled parking spaces to address the Council's concerns (See Drg 6259 -P-006). It is important to note that the Duplex units located on Home zones 1,2,3 and 4 have own door access for ground floor and upper floor units on opposing sides. In Home Zone 1 for example all ground floor units are accessed from front doors on Celbridge Link Road with upper level units accessed from Home Zone 1. To facilitate the shortest access route to both upper and lower units the disabled parking spaces are located both centrally in the Home Zone and at the ends of the Home zone.

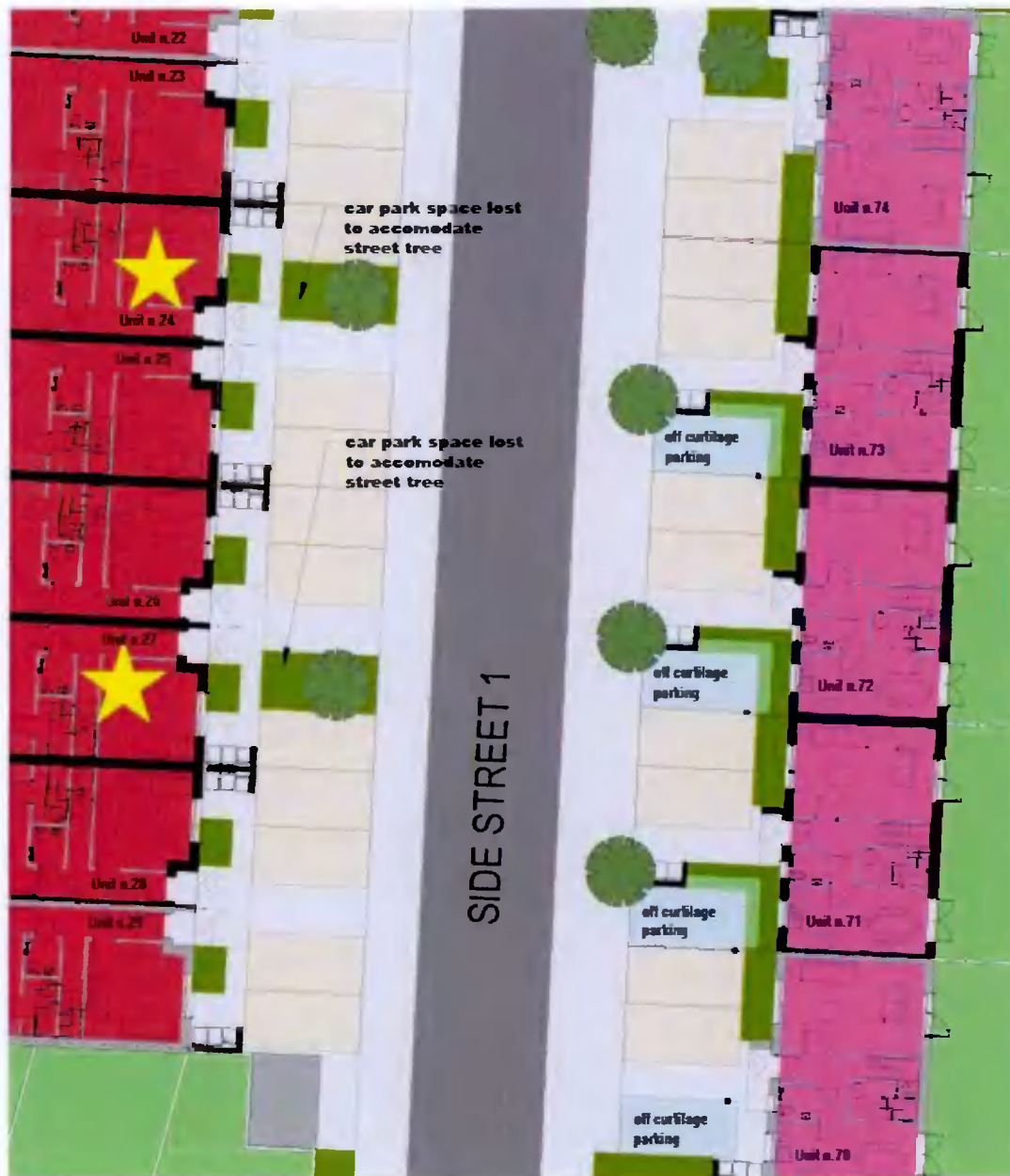
1 (2) (b) Location of the proposed EV charging parking locations:

Adjustments have been made to the location of EV charging spaces to provide more charging points in the Home Zones while still providing some charging facilities on the Side Streets which provides an even spread of EV charging spaces across the scheme. (See Drg 6259 -P-006).

1 (2) (c) The provision of both in- and off- curtilage parking at Side Streets 1 and 4.

The parking arrangements proposed at Side Streets 1 and 4 are now more clearly shown in Drg No. 6259-P-010 and Drg No. 6259-P-011. The off curtilage spaces will be controlled by the Management Company and will be marked out with a change of paving surface material and a bollard to identify the boundary between these spaces and the "In curtilage spaces" provided for the other dwellings on this side of the street. Hedging will also be provided around the off-curtilage spaces to provide further identification while offering privacy to the adjoining property.

(see diagrams on the following pages)



Side Street 1 – Provision of both In – and off – curtilage parking



Side Street 4 – Provision of both In – and off – curtilage parking

3 (1) (a) Slivers of land to the side of a number of dwellings, which ideally should act as privacy strips for the respective dwellings are proposed to be taken in charge.

- (i) to the west of dwelling number 017 (house type C2)**
- (ii) to the east of dwelling number 021 (house type C2)**
- (iii) to the west of dwelling number 030 (house type A2Y)**
- (iv) to the east of dwelling number 037 (house type A2Z)**
- (v) to the south of dwelling number 066 (house type D2)**
- (vi) to the east of dwelling number 069 (house type A2Y)**
- (vii) to the west of dwelling number 075 (house type A4)**
- (ix) to the east of dwelling number 080 (house type A2Z)**
- (x) to the east of dwelling number 087 (house type A2Z)**
- (xi) to the west of dwelling number 092 (house type A5)**
- (xiv) to the west of dwelling number 153 (house type A2Z)**
- (xv) to the east of dwelling number 159 (house type A2Y)**
- (xvi) to the south of dwelling number 166 (house type C2)**
- (xvii) to the south of dwelling number 167 (house type B3)**
- (xviii) to the west of dwelling number 171 (house type A2Y)**

The landscaped strips located at the gable ends of House Numbers, 17, 21, 30, 37, 66, 69, 75, 80, 87, 92, 153, 159, 166, 167 and 171, have been denoted as being maintained by a private management company. It is not proposed that any of these spaces are taken in charge by the Council. We respectfully contend that this approach will ensure that appropriate, high-quality landscaping is maintained at all times along gables and exposed walls within the development. This approach will deliver a far more visually consistent environment and higher quality streets, than one in which the maintenance of these small strips is left to individual house owners. This approach is currently implemented on schemes within the SDZ and is working well (photos from St Helens, Gandon Park and Shackleton (Adamstown) on the following pages.

(* See Landscape Architects drawings for more detail of the proposal)



Managed Landscaped gable strips at St. Helens Phase 2, Adamstown



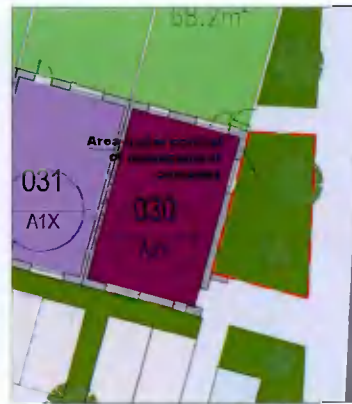
Managed Landscaped gable strips at Shackleton (top image) & Gandon Park (lower image), Adamstown



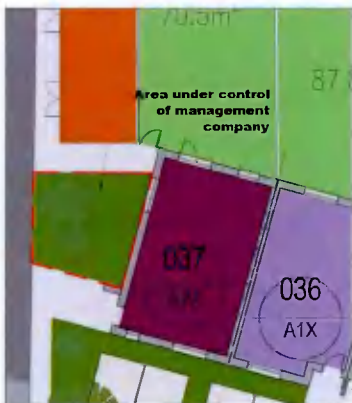
(i) west of dwelling number 017



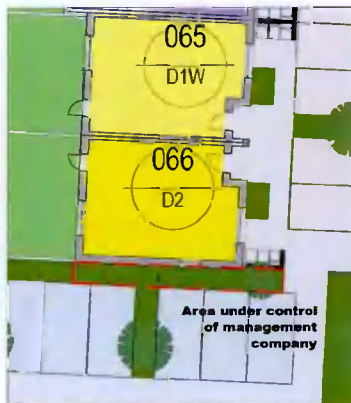
(ii) east of dwelling number 021



(iii) west of dwelling number 030



(iv) east of dwelling number 037



(vi) south of dwelling number 066



(vii) east of dwelling number 069



(viii) west of dwelling number 075



(ix) east of dwelling number 080



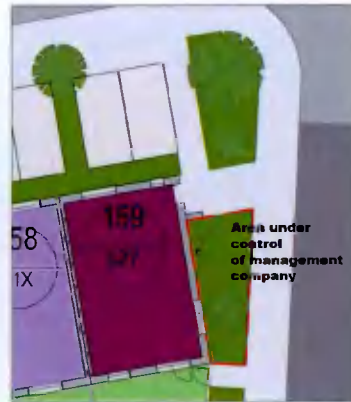
(x) east of dwelling number 087



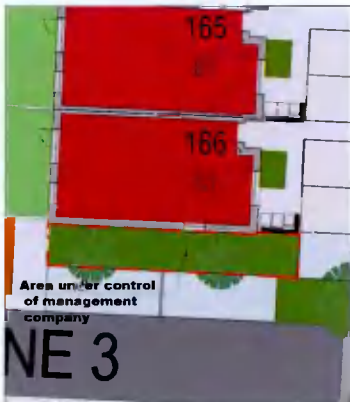
(xi) west of dwelling number 092



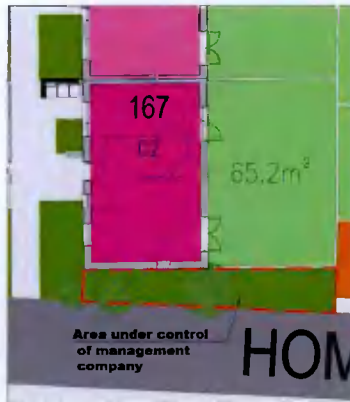
(xiv) west of dwelling number 153



(xv) east of dwelling number 159



(xvi) south of dwelling number 166



(xvii) south of dwelling number 167



(xviii) west of dwelling number 171

Duplex Units

- (v) to the west of dwelling number 044/045 (house type F2.0/F2.1)
- (xii) to the north of dwelling number 098/099 (house type E2.1/E2.0)
- (xiii) to the south of dwelling number 117/116 (house type E2.1/E2.0)

Units 44, 45, 98, 99, 116, 117 are all duplex units with a landscaped strip between the gable of the building and the adjoining footpath. In all instances the proposal is for these areas to be maintained by a private management company and not to be taken in charge by the Council. Once again, we respectfully contend that this approach will ensure that appropriate, high-quality landscaping is maintained at all times along gables and exposed walls within the development. This approach will deliver a far more visually consistent environment and higher quality streets than one in which the maintenance of these small strips is left to individual owners. This is currently implemented in schemes within SDZ and is working well. See photos from St Helens, Gandon Park and Shackleton (Adamstown) at point 3 (1) (a) above.

(* See Landscape Architects drawings for more detail of the proposal)



(v) west of dwellings 044/045

(xii) north of dwellings 098/099

(xiii) south of dwellings 117/116

Units adjoining gated and secure communal garden spaces

- (xix) to the south of dwelling number 185 (house type D2 – as requested in item c. below)
- (xx) to the south of dwelling number 198 (house type C2+ as requested in item d. below)

to be incorporated into the landownership of each of these dwellings and where appropriate a low wall and railing (maximum height of 1.2m) or similar design measure to be provided to separate the private realm and the public realm and to enclose these required privacy strips along the side elevation of the dwellings.

Both unit 185, and 198 have south facing gable walls adjoining an area of gated communal open space for the sole benefit of the duplex units in the south east corner of the site adjoining Adamstown Way (units – 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197). This communal space will be maintained by the management company and includes a bin store, bike store and soft landscaped areas with security-controlled access gates and railings at the western and eastern ends. The communal space will be well supervised by the duplex units to the south which overlook it, and who will be the sole users of the space.

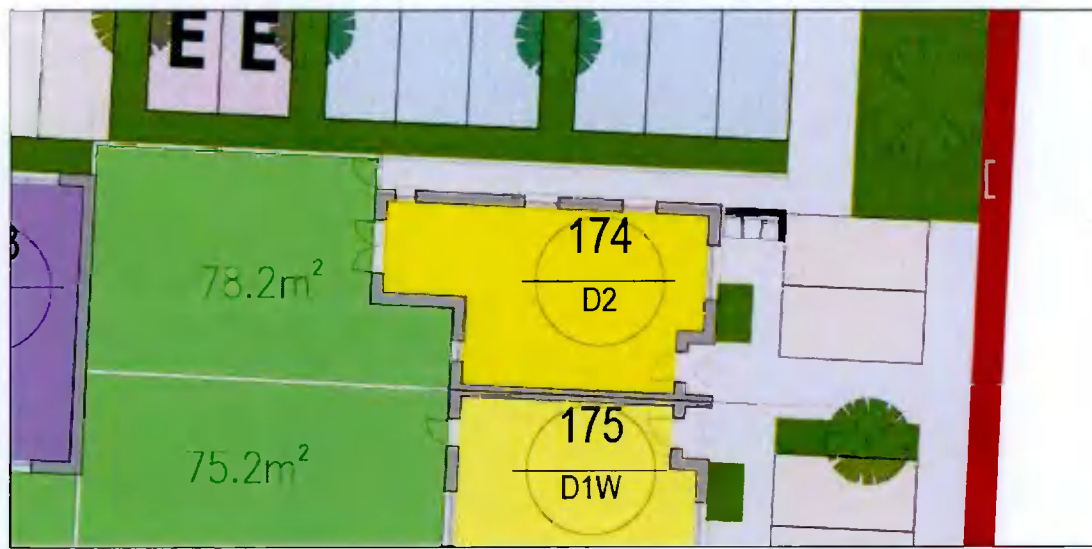
Units 185 and 198 are houses located on Linear Park Road and Side Street 4 respectively which will not have access to this communal area, having private rear gardens instead. On this basis we respectfully contend that it is neither appropriate nor desirable to locate C2+ or D2 units along the northern boundary. This would result in gable windows looking into a shared communal area to which the houses will not have access. Similarly, we contend that a private strip along the southern gables of these units would be unnecessary, given the fact that the management company will be maintaining this area in line with the strategy for the rest of the development.



Units to change to extended Units

(b) Dwelling no. 174 (House Type D2) to be changed to a D2+ House Type (handed) and provided with a similar pathway to the north, as the that proposed for dwelling no. 119.

This adjustment has been incorporated into the site layout (see drawing Drg 6259 -P-003 for detail).



Units to change to extended Units adjoining gated and secure communal garden spaces

- (c) Dwelling no. 185 (House Type D3) to be changed to a D2 House Type (handed).
- (d) Dwelling no. 198 (House Type C3) to be changed to a C2+ House Type. To ensure passive surveillance of narrow public walkway

Both unit 185, and 198 have south facing gable walls adjoining an area of gated communal open space for the sole benefit of the duplex units in the south east corner of the site adjoining Adamstown Way (units – 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197). The space is not a public walkway. The communal space will be maintained by the management company and includes a bin store, bike store and soft landscaped areas with security-controlled access gates and railings at the western and eastern ends. The communal space will be well supervised by the duplex units to the south which overlook it, and who will be the sole users of the space.

Units 185 and 198 are houses located on Linear Park Road and Side Street 4 respectively which will not have access to this communal area, having private rear gardens instead. On this basis we respectfully contend that it is neither appropriate nor desirable to locate C2+ or D2 units along the northern boundary. This would result in gable windows looking into a shared communal area to which the houses will not have access. Similarly, we contend that a private strip along the southern gables of these units would be unnecessary, given the fact that the management company will be maintaining this area in line with the strategy for the rest of the development.



Adjustment to position of Duplex block at SE corner on Adamstown Way

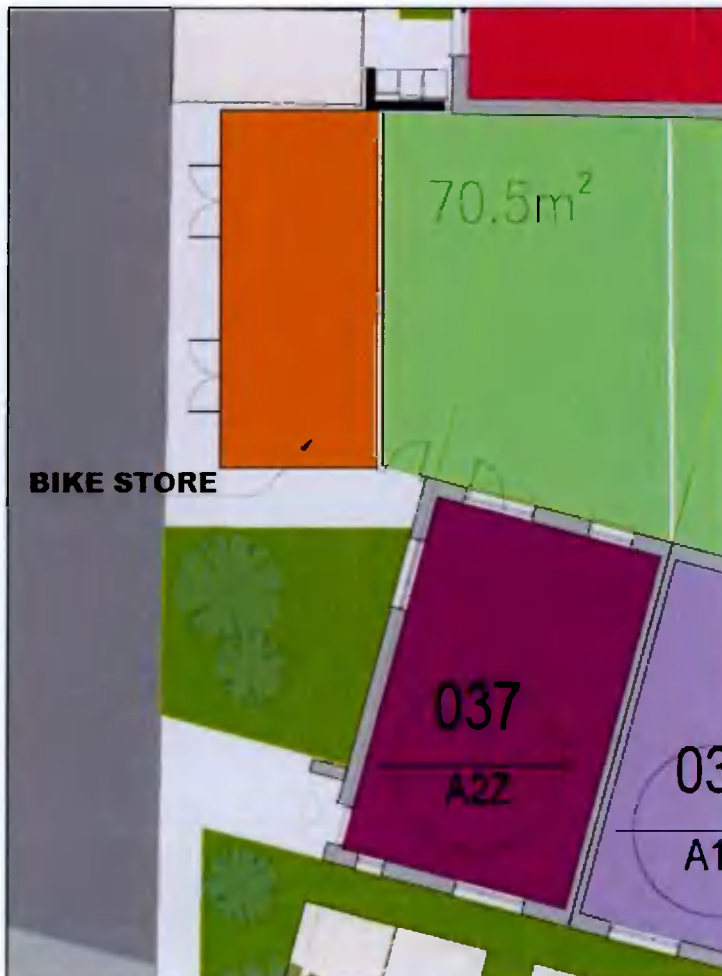
(e) Amend Dwelling no. 205 to provide a significant privacy strip along its eastern side (minimum of 0.9m). This may require a slight realignment of the southern Duplex block.

The duplex block has moved in a westerly direction as requested. (see drawing Drg 6259 -P-003 for detail).

Other adjustments

(3) A sliver of land is proposed behind Bicycle Storage at Home Zone 1. This sliver of land should be either incorporated within the garden of dwelling no. 37 or the storage should be relocated eastwards and placed up against the western boundary wall of this dwelling.

This adjustment has been incorporated into the site layout and the strip has been eliminated (see drawing Drg 6259 -P-003 for detail).



(4) The ESB station, located at the rear garden entrance to house no. 030 is not of a high standard. An alternative location for the ESB should be investigated or the arrangement of the ESB station near the rear entrance to be rationalised, in the interests of perceived security.

Alternative arrangements were discussed with SDCC at a meeting on the 15-09-2021. However, it was agreed that the original design was preferred. On this basis the site layout drawing is now submitted with no changes. (see drawing Drg 6259 -P-003 for detail).