

**ARCHITECTS REPORT**

**Planning Application for a Minor Amendment to Permitted Residential Development SDZ20A/0017, on Lands at Aderrig, Adamstown, Lucan, Co. Dublin.**

***Minor changes to the External Finish of the Northwest Corner of Apartment Block 1***

**Quintain Developments Ireland Ltd.**

**November 2021**



*Fig 1: Image of Apartment Block 1, Airie Park View, with proposed material changes to the northwest corner ('Lithium' brick shown).*

## 1. Introduction and Planning Context


Apartment Block 1 on Airlie Park View in Aderrig, the subject of this planning application, has the benefit of planning permission, granted as an SDZ application, Reg. Ref. SDZ20A/0017. Permission was granted on the 1<sup>st</sup> of March 2021 for a residential development of 235 dwellings plus all associated and ancillary works.

Apartment Block 1 is a 4-storey block of 38 apartments located in the northwest corner of the development, overlooking Airlie Park to the north and a new linear open space (part of the same planning permission) to the west. The 2014 Adamstown SDZ Planning Scheme includes an objective for a landmark building on the site of Apartment Block 1, and the building was designed to reflect this by providing a higher parapet and a stone-clad corner.

DDA Architects were the executive architects for the planning stage of this development and provided elevations and simple 3D sketches of Apartment Block 1 as part of their submission to the Local Authority.

Conroy Crowe Kelly Architects were engaged to complete response to Further Information requested by the Local Authority and have continued with the project through tender and now construction.



Fig 2: Extract from Adamstown SDZ. Subject site and landmark corner identified by the red circle 



## 2. Description of Proposal

This is a planning application for a minor amendment to the residential development granted planning permission under Reg. Ref. SDZ20A/0017, comprising a minor change to the external finish of the northwest corner of Apartment Block 1, now known and addressed as 'Airlie Park View'.

The main body of the apartment block will be finished in a buff brick, which is a Vandersanden handmade brick called Kuststeen (also known as 'Littoral'). It has a tumbled texture and a colour range from light buff to warmer ochre tones. It is proposed to change the approved stone cladding on the northwest corner of this landmark apartment block to a dark grey/black brick which will be a foil to the lighter buff brick. This feature brick will also come from the Vandersanden handmade range, either the Lithium or the Livorno, depending on availability. The Lithium is somewhat lighter in tone than the Livorno but either brick will provide the landmark status that the building corner warrants.

Horizontal bands of soldier-coursed bricks between window cills and heads will provide additional interest to this building corner on Airlie Park View.



*Fig 2  
Apartment Block 1 as  
permitted, with stone cladding  
on the corner.*

*Image courtesy of DDA  
Architects*



*Fig 3  
Apartment Block 1 as  
proposed, with a dark  
grey/black 'Lithium' brick on the  
corner*



*Fig 4  
Apartment Block 1 as  
proposed, with a dark  
grey/black 'Livorno' brick on the  
corner*

Technical data sheets for both the Lithium and Livorno bricks are appended to this report. The buff brick selected for the main body of the apartment block, Kuststeen, is also attached for reference against the darker grey feature bricks.

No changes are proposed to the fenestration, the height of the raised parapet nor to the site layout and environs of the apartment block. The proposed revisions are solely concerned with the specification of the cladding material on the northwest corner.

The Grant of Planning Permission did not provide a condition for the submission and approval of external materials, and so there is no opportunity to propose alternative materials by planning compliance. The Applicant consulted the Planning Authority and was advised that an amendment to the planning permission is required to change the material, and it is on this basis that this planning application is made.

## KUSTSTEEN BUFF BRICK



Brand	Vandersanden
Colour	Buff
Type	Handmade
Dimensions	215mm x 102.5mm x 65mm
Durability	F2
Active Soluble Salts	S2
Dimensional Tolerance & Range	T2, R1
Water Absorption	17%
Compressive Strength	20N/mm <sup>2</sup>
Pack Size	580



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**Important note:** Sizes/dimensions can vary between firings. Please confirm your brick dimensions with your account manager prior to design or setting out.



## LITHIUM GREY BLACK BRICK



Brand	Vandersanden
Colour	Grey, Black
Type	Handmade
Dimensions	215mm x 102.5mm x 65mm
Durability	F2
Active Soluble Salts	S2
Dimensional Tolerance & Range	T2, R1
Water Absorption	15%
Compressive Strength	10N/mm <sup>2</sup>
Pack Size	580



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## LIVORNO BLACK BRICK



Brand	Vandersanden
Colour	Black
Type	Handmade
Dimensions	215mm x 102.5mm x 65mm
Durability	F2
Active Soluble Salts	S2
Dimensional Tolerance & Range	T2, R1
Water Absorption	14%
Compressive Strength	20N/mm <sup>2</sup>
Pack Size	620



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