

Henry J Lyons

Adamstown Station District Centre, Co Dublin  
Masterplan - Phase II - Block G

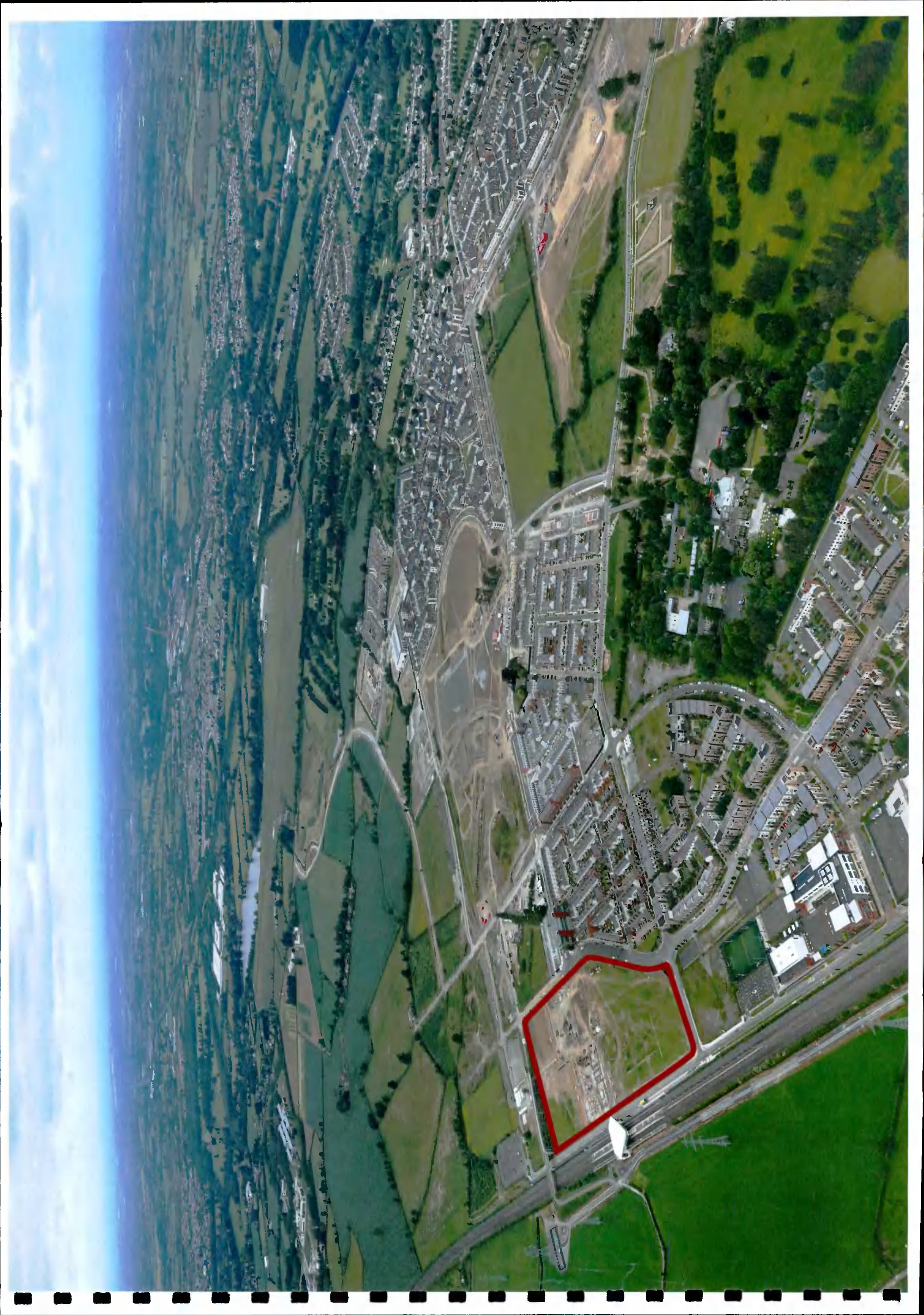
Application for Amendments to Block G  
DESIGN STATEMENT | OCTOBER 2021

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# ADAMSTOWN BLOCK G







# INTRODUCTION

# 01

# 01 INTRODUCTION

## INTRODUCTION

This Pre-planning Consultation document has been prepared to support an upcoming planning application in respect of Block G within the overall Adamstown Towncentre development.

Regarding the towncentre, a separate planning application for an additional floor of car parking on Block F of the Adamstown Towncentre development was lodged on 10/09/2021, and this development, if granted permission will provide an additional 225 car spaces and will align with the original planning permission for Phase 1 Reg Ref SDZ20A/0008 in terms of the number of floors of car parking to be provided.

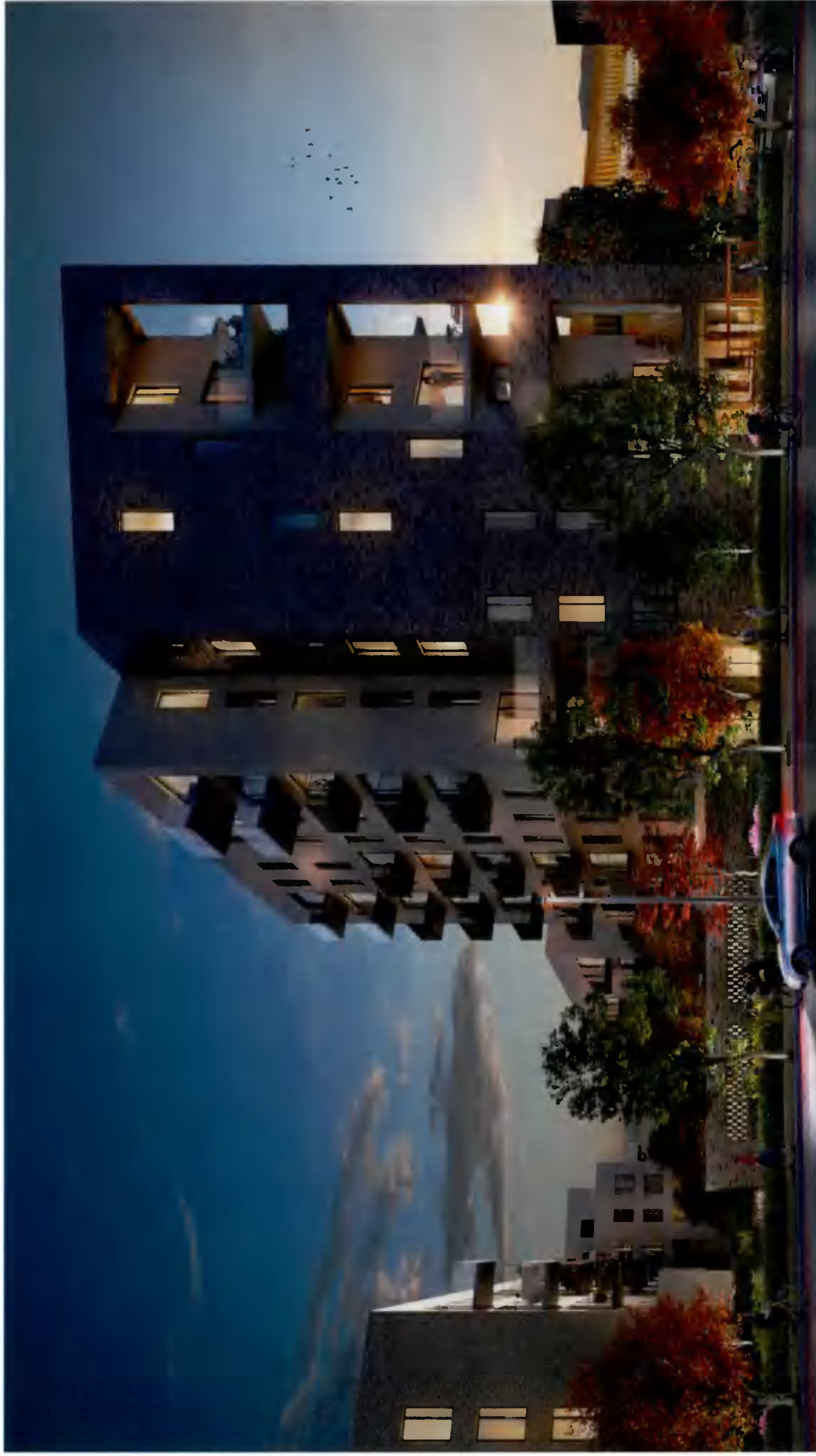
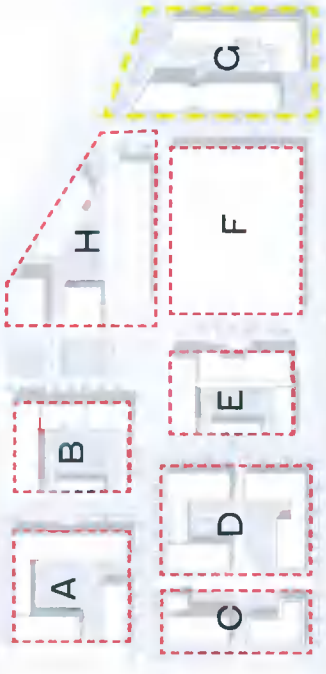
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Therefore the application which this Design Statement supports is for the removal of the podium car parking and the relocation of the previously raised, podium level, landscaped communal openspace at the centre of the block, to ground level, along with some other consequent amendments described later in this document.

The 1.05ha 'Block G' site sits within the context of an area designated as the 'Station Tile' under the 2014 Adamstown Strategic Development Zone Scheme. The SDZ and the subsequent Masterplan proposal for Adamstown (Reg Ref SDZ20A/0008) set out a vision for Adamstown as a vibrant, mixed-use community, attractive to residents and visitors alike.

Block G is envisaged as a kind of 'gateway' building, a visual marker of this new community as approached along Adamstown Avenue moving east-west. In recognition of this, a 'landmark' nine-storey element is created to the north west of the site. The design of Block G sets out architectural principles for the design of subsequent blocks: ideas around the creation of attractive threshold spaces, clearly legible shared entrances, layers of open space from public, to semi-public, to private and so on. These principles are set out later in this document.

### BLOCKS:



CGI, Landmark Building, Block G



SITE STRATEGY

02

## O2 SITE STRATEGY

### PROPOSED AMENDMENTS

The proposed subject Planning Application will be for permission to remove the podium level and podium parking as permitted by Reg. Ref.SDZ21A/0007, and to replace this with 9no. ground floor residential units while relocating the Block C parking spaces to the top floor of Block F. Additionally, the application seeks permission for adjustments to Block G2 including - the removal of the setback floor on the northern half of the block as well as adjusting the overall length of the block arising from structural grid flexibility brought about through omission of the podium parking grid. A total provision of 184 units is now proposed across the two previous blocks; G1 and G2, currently under consideration by SDCC.

These blocks share a landscaped, semi-private communal garden on ground level. Car parking is provided at a ratio of 0.5 spaces per unit. 184 residential bicycle spaces are provided, in line with the SDZ requirement, and a further 40 visitor bicycle spaces sit within the public spaces to the north and south of the site.

The removal of the podium parking from Block G is a direct result of the Block F Additional Floor application recently lodged in conjunction with Reg. Ref. SDZ20A/0018.

184

new homes

83

1 Beds

99

2 Beds

2

3 Beds

26

own-door  
units

46%

dual aspect

0.5

car park  
spaces per  
home

1

bicycle  
space per  
home

40

visitor  
bicycle  
spaces

240

sqm  
resident  
amenity

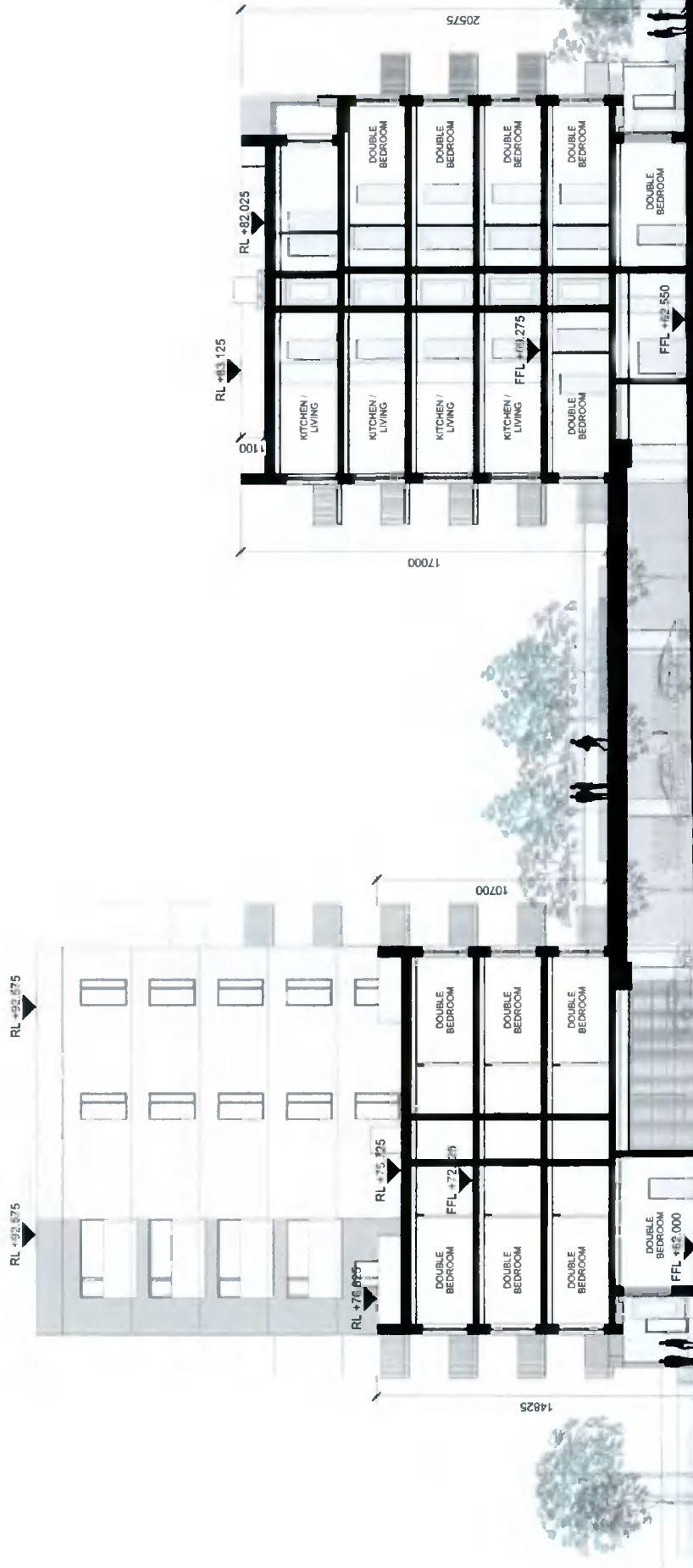
1366

sqm Semi-  
Private  
Communal  
Open Space

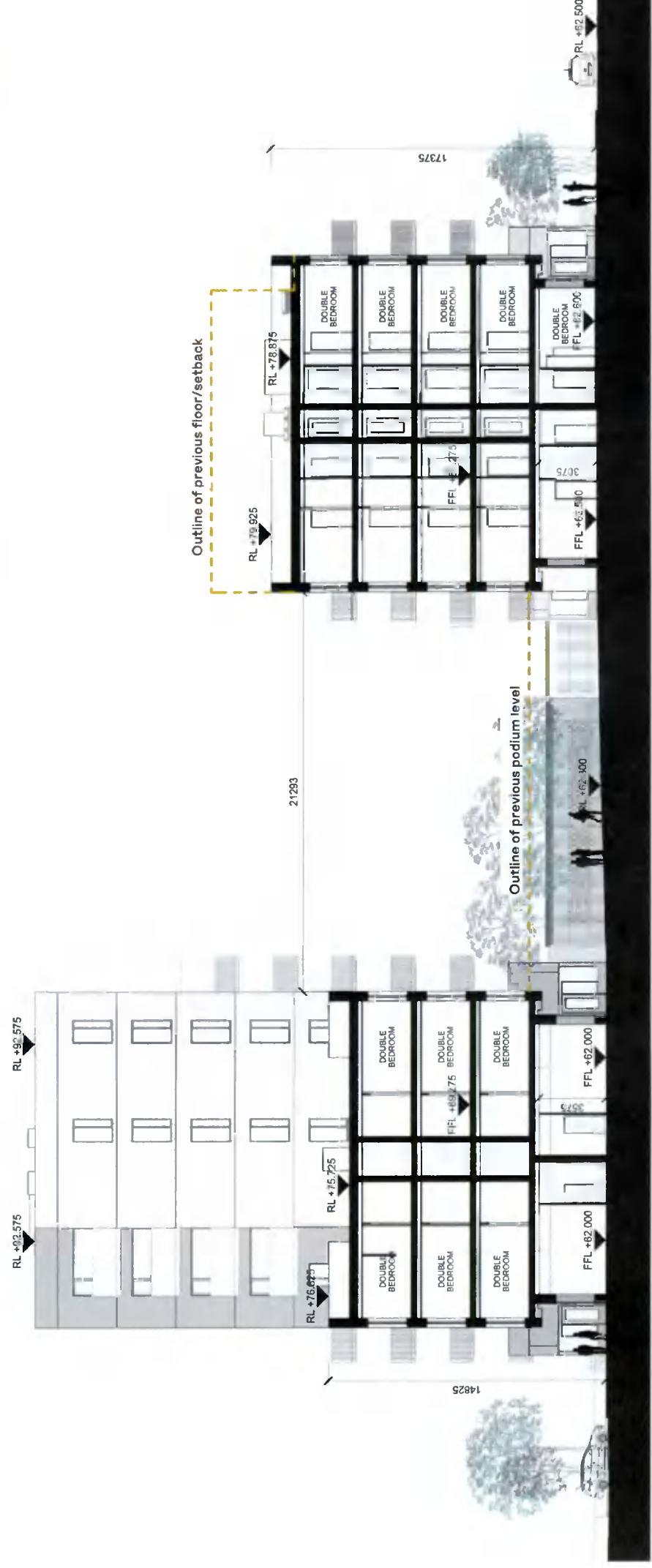
# O2 SITE STRATEGY



## HEIGHTS



## Previous Cross Section



## Current Cross Section



## O2 SITE STRATEGY

### BLOCK G OPEN SPACE

<b>1,366</b>	<b>1,263</b>
sqm Semi-Private Communal Open Space	sqm (approx) Public Open Space

#### Communal/Semi-Private Open Space

	required* (sqm)	provided (sqm)
<b>Block G:</b>	1,115	1,366

A shared, semi-private open space is created at ground level to serve Block G residents. This is paired with a ground level semi-private space to the north, which relates to the residential amenity space. The communal garden is accessed from the residential cores and via pedestrian links provided at north, south and west locations. Through these two areas, the requirement for communal open space is exceeded by 20%.

In addition to this, a public open space is created at each end of the site, to the south-west and the north.

*\*Sustainable Urban Housing - Design Standards for New Apartments sets out requirements for communal/semi-private open space provision within new developments:*

*5sqm per 1 Bed; 7sqm per 2 Bed; 9sqm per 3 Bed*



Open Space Diagram



## O2 SITE STRATEGY

### CAR PARKING



- It's proposed to provide residential parking at a ratio of 0.5 spaces per unit, in line with transport policy objectives of encouraging a modal shift away from private car use and towards public transport.
- The development site benefits from proximity to Adamstown railway station.
- The current scheme provides 184 apartments, resulting in a requirement for 92 residential spaces, 5 of which will be accessible spaces. 9 spaces within the Block F allocation will be equipped for EV charging.
- 76 spaces will be provided within the Block F car park.
- The remaining spaces will be on-street, to the west of the residential blocks. The other spaces on the street between Blocks F and G will serve future phases of development (Block H).





## O2 SITE STRATEGY

### WASTE



Bin store



Bin staging area



- All residents will deposit their waste in one of two bin stores, allocated within ground level of Block C1 and C2.
- Prior to waste collection, the management company will remove bins from the store rooms and bring them out to the staging area at the west of the site. These staging areas has been chosen because it is remote from ground floor residences. In all cases a 2m clear footway will be maintained to allow pedestrians to pass.





# O4 DRAWINGS / ACCOMMODATION SCHEDULES

## APARTMENT BREAKDOWN BY BLOCK

Block	Apts	Type	Count	Mix
C1	85	Studio	-	0%
		1B	38	45%
		2B (3P)	5	6%
		2B (4P)	40	47%
		3B	2	2%
	Total	85	100%	

Block	Apts	Type	Count	Mix
C2	100	Studio	-	0%
		1B	47	47%
		2B (3P)	8	8%
		2B (4P)	45	45%
		3B	-	0%
	Total	100	100%	

ALL BLOCKS	Type	Count	Mix
185	Studio	-	0%
	1B	85	46%
	2B (3P)	13	7%
	2B (4P)	85	46%
	3B	2	1%
	Total	185	100%

Permitted Unit Breakdown

Block	Apts	Type	Count	Mix
C1	89	Studio	-	0%
		1B	38	43%
		2B (3P)	6	7%
		2B (4P)	43	48%
		3B	2	2%
	Total	89	100%	

Block	Apts	Type	Count	Mix
C2	95	Studio	-	0%
		1B	45	47%
		2B (3P)	5	5%
		2B (4P)	45	47%
		3B	-	0%
	Total	95	100%	

ALL BLOCKS	Type	Count	Mix
184	Studio	-	0%
	1B	83	45%
	2B (3P)	11	6%
	2B (4P)	88	48%
	3B	2	1%
	Total	184	100%

Current Unit Breakdown

BLOCKS:

- 1 BED
- 2 BED
- 3 BED



CURRENT UNIT PLAN  
SECOND FLOOR



O4 DRAWINGS / ACCOMMODATION SCHEDULES

- 1 BED
- 2 BED
- 3 BED

FIRST FLOOR



Permitted First Floor Plan



Proposed First Floor Plan

O4 DRAWINGS / ACCOMMODATION SCHEDULES

- 1 BED
- 2 BED
- 3 BED

THIRD FLOOR



Permitted Third Floor Plan

THIRD FLOOR



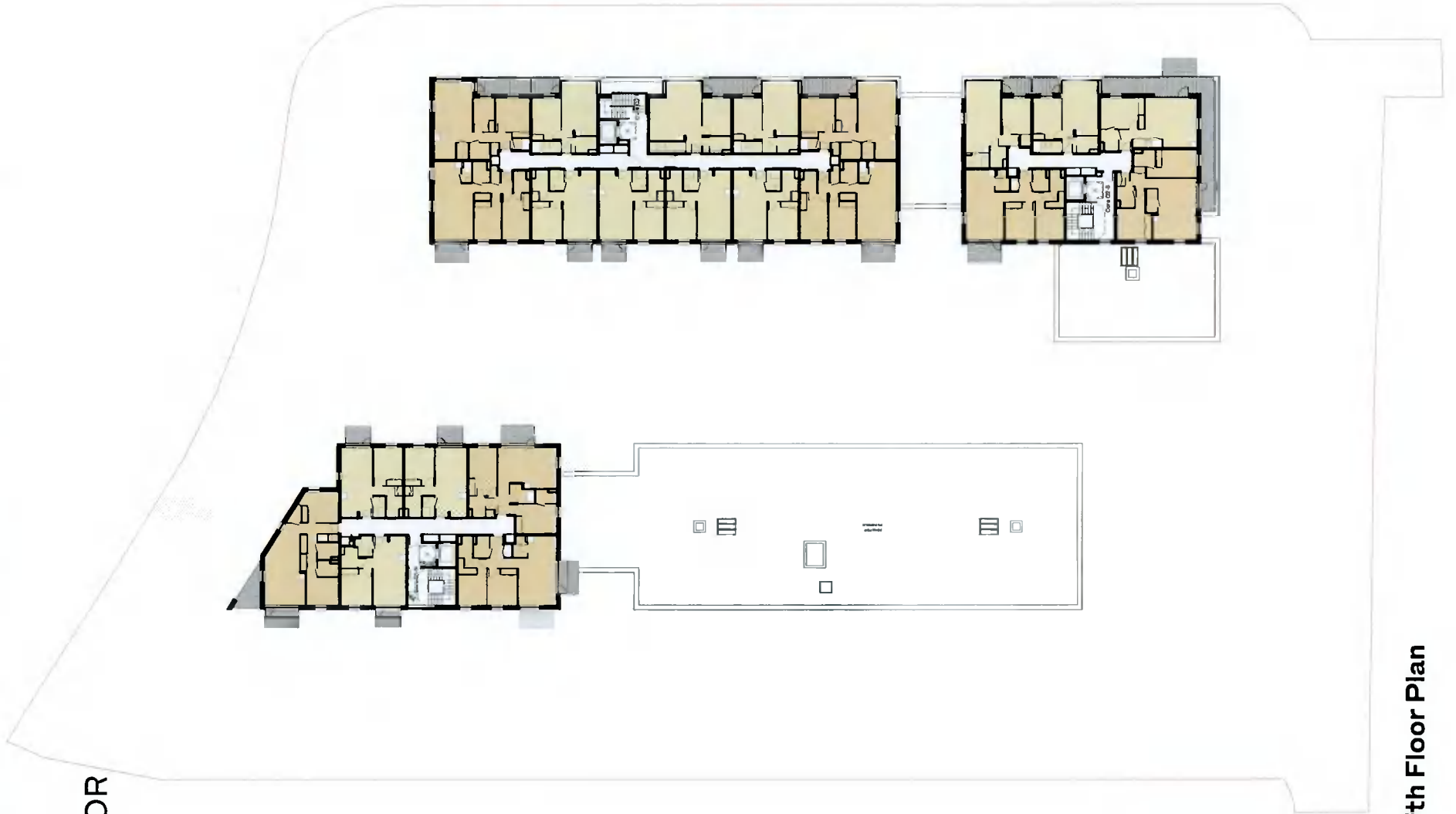
Proposed Third Floor Plan



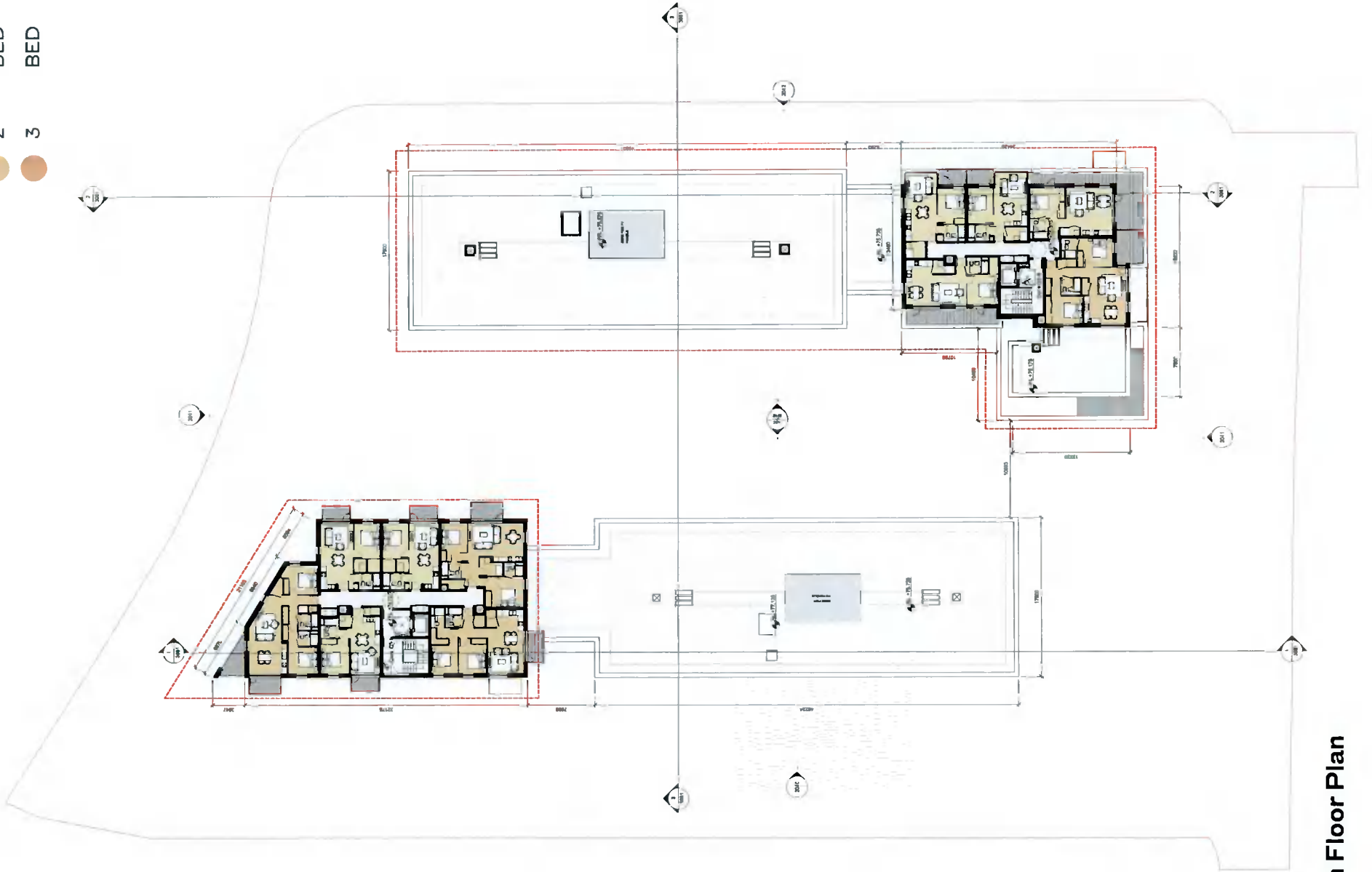
O4 DRAWINGS / ACCOMMODATION SCHEDULES

- 1 BED
- 2 BED
- 3 BED

FIFTH FLOOR



Permitted Fifth Floor Plan

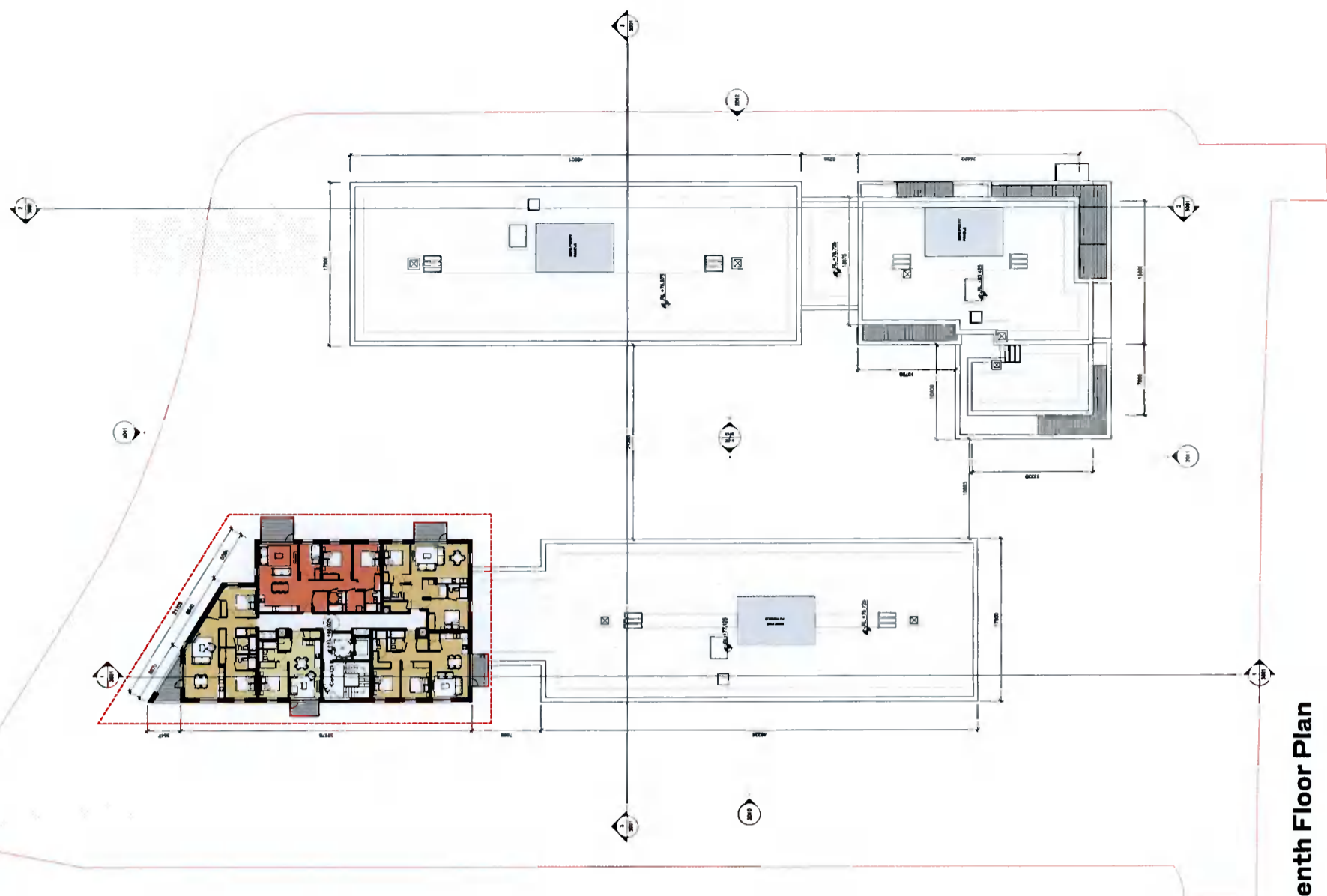


Current Fifth Floor Plan

O4 DRAWINGS / ACCOMMODATION SCHEDULES

- 1 BED
- 2 BED
- 3 BED

SEVENTH FLOOR



Proposed Seventh Floor Plan

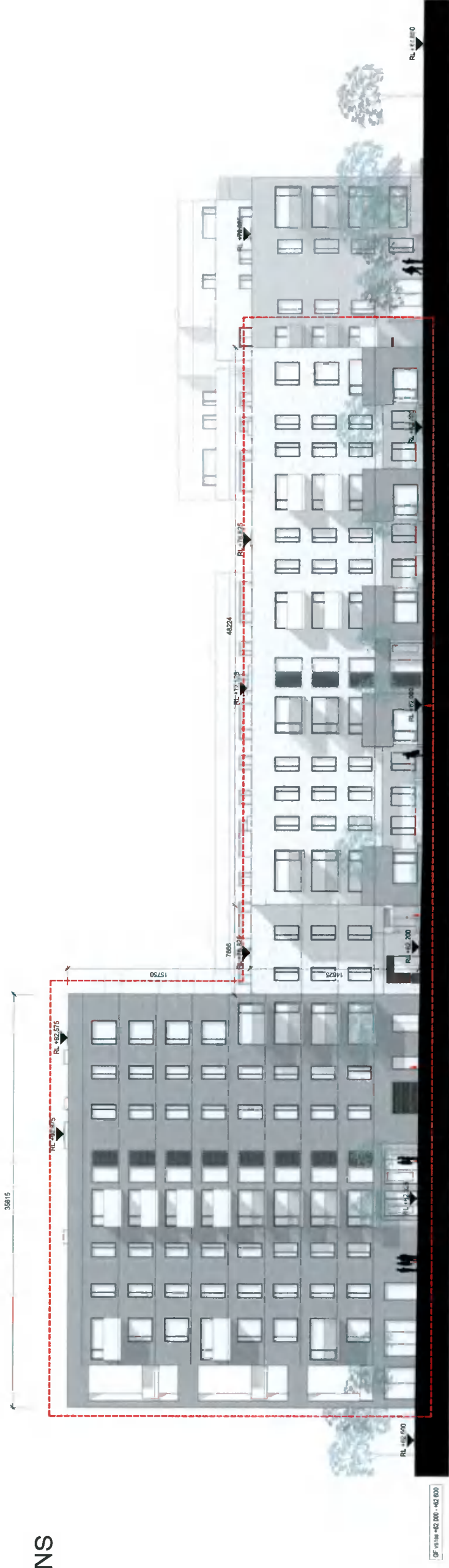


Permitted Seventh Floor Plan



# O4 DRAWINGS / ACCOMMODATION SCHEDULES

## ELEVATIONS



West Elevation C1

Modifications to plant rooms and access doors adjust

Division of car park entrance portal and pedestrian link to communal garden

Note: Road levels incorporated and ground floor units adjusted



East Elevation C1

Wall replaced with fence and gate

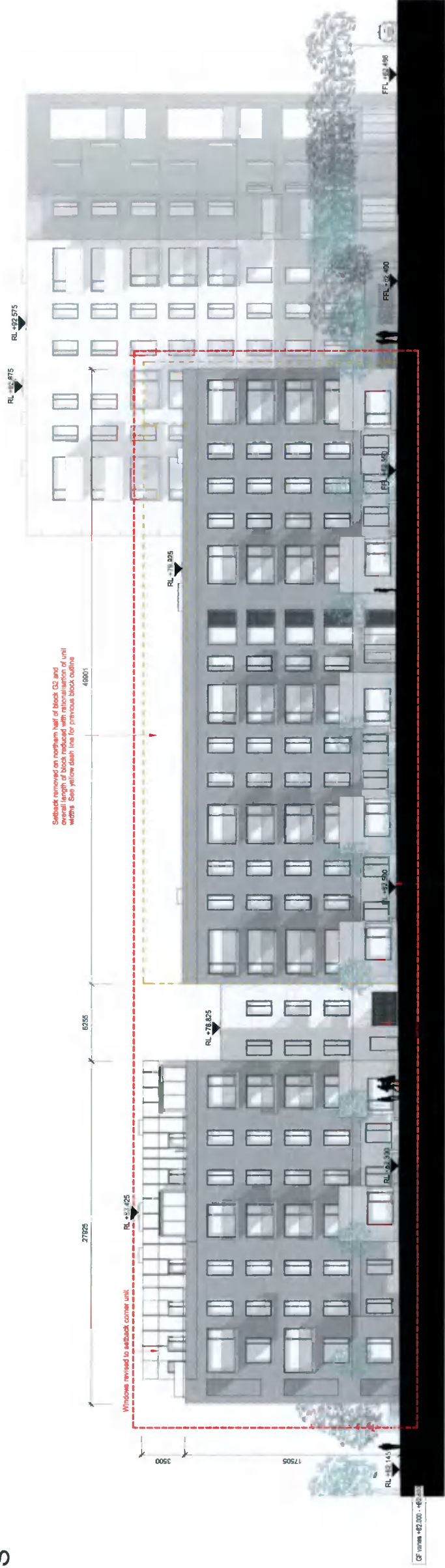
Podium omitted and replaced with ground floor residential units

Division of car park entrance portal and replaced with relocated walkways and pedestrian link to communal garden

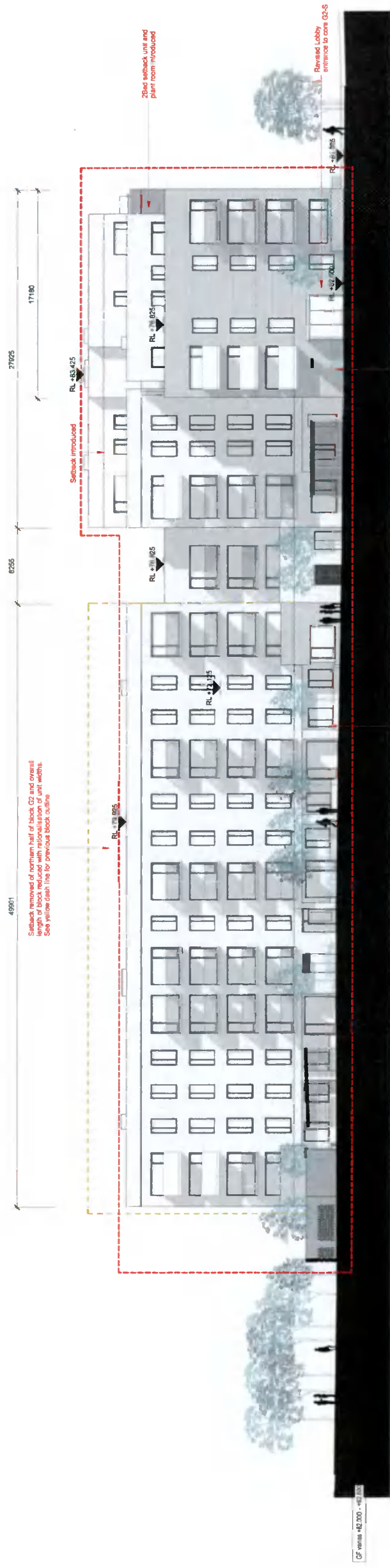
Extend cycle store provided within communal garden

# O4 DRAWINGS / ACCOMMODATION SCHEDULES

## ELEVATIONS



East Elevation C2

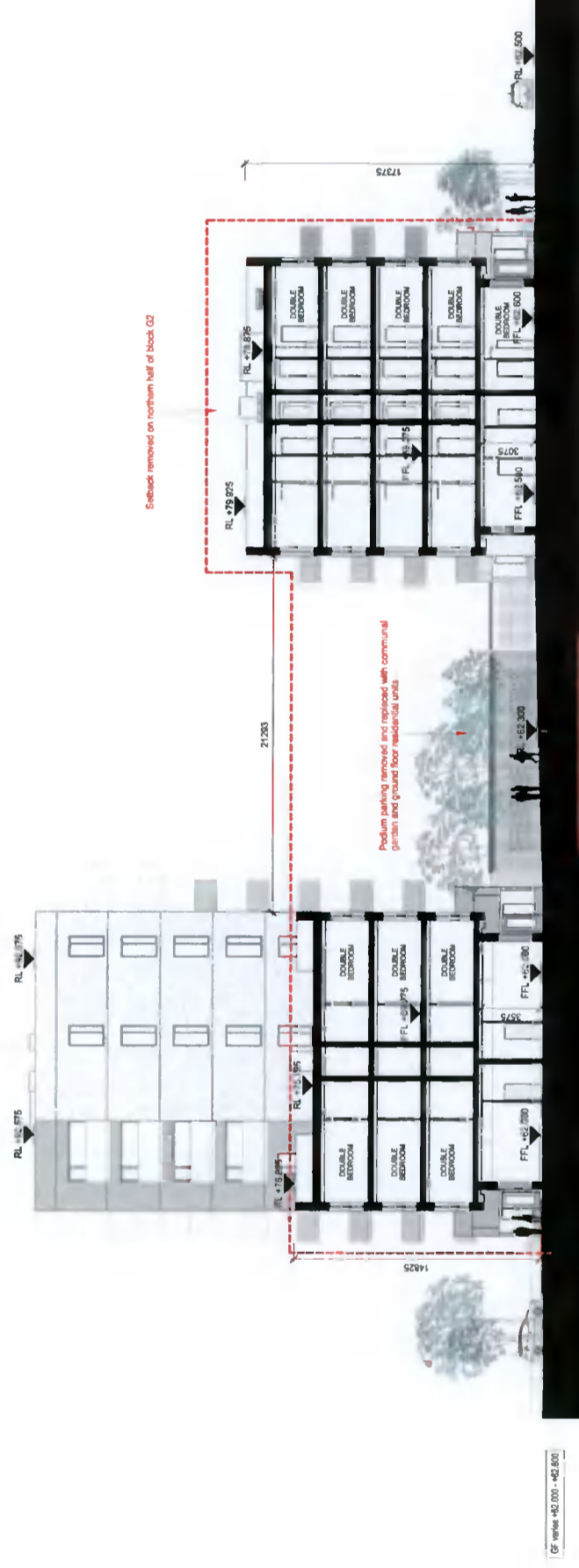


West Elevation C2



# O4 DRAWINGS / ACCOMMODATION SCHEDULES

## SECTIONS



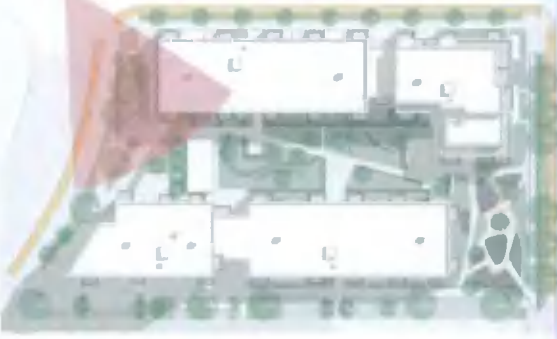
Cross Section C1 - C2



04 CCI VIEWS

VIEW 01

1



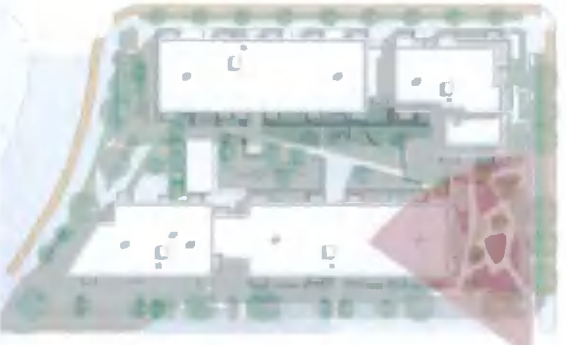
PREVIOUSLY PERMITTED SCHEME



04 CCI VIEWS

VIEW 03

3



PREVIOUSLY PERMITTED SCHEME



ADAMSTOWN STATION BLOCK C  
ADC-HUL-03XX-06-A-0006 PROPOSED 3D VISUALISATIONS / CCI VIEW 2 + 3  
# BUED FOR PLANNING 13.04.2021





04 CGI VIEWS

VIEW 05

5



PREVIOUSLY PERMITTED SCHEME

ADAMSTOWN STATION BLOCK C





# O5 LANDSCAPE

## LANDSCAPE PLAN

### SC E PLAN





## 05 LANDSCAPE

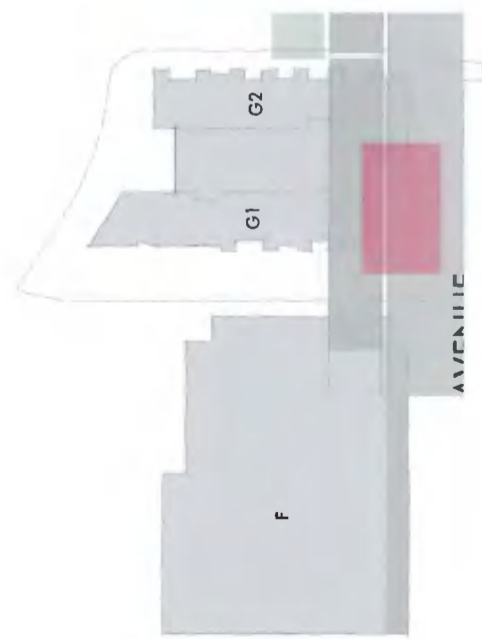
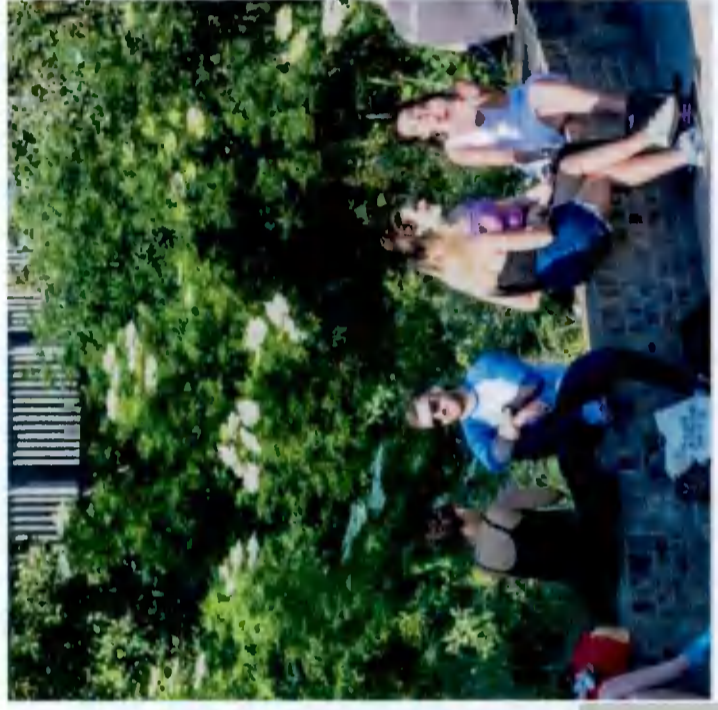
### SOUTH GARDEN

South facing green spaces is an inviting place to stay and interact for visitors and residents of Block G. The space is sheltered with planting and hedge from Adamstown Station road, however it is also visible and well connected to the main pedestrian and cycling networks.

The south garden is well overlooked from the podium level and apartments that creates passive surveillance.

The garden includes dedicated play equipment for children, seating and a possible space for surface water attenuation.

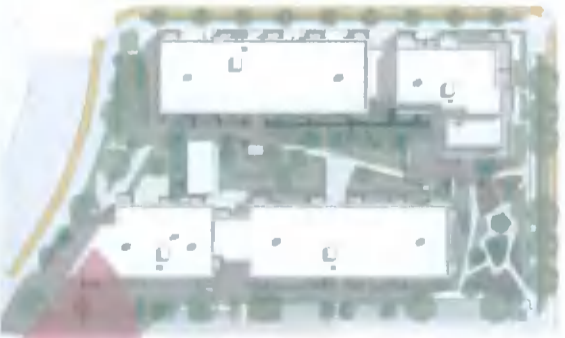
This green space will act as the main gateway into the scheme from Station Road (the bus stop and train station).





04 CCI VIEWS

VIEW 07

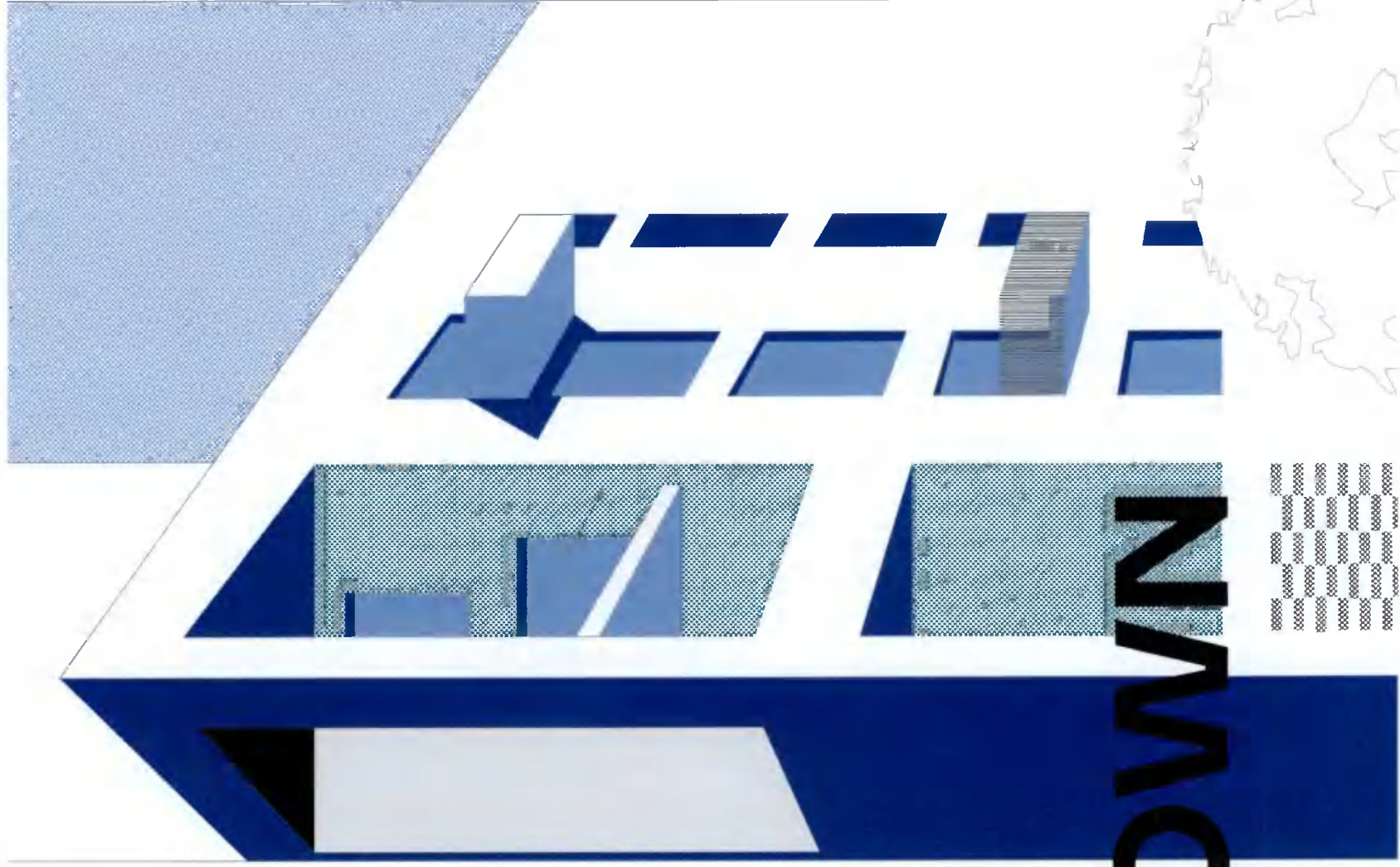




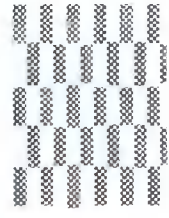
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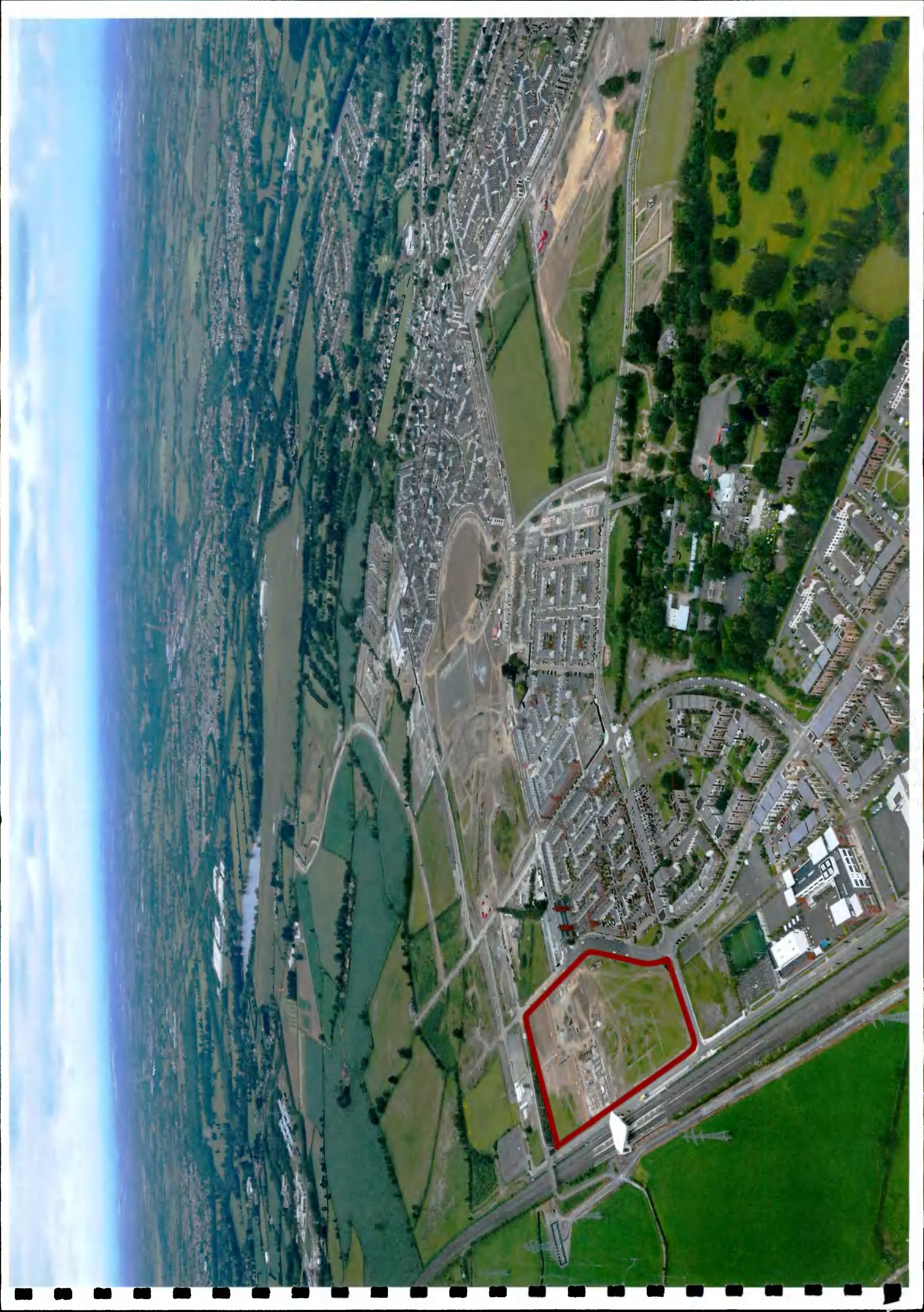
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# INTRODUCTION

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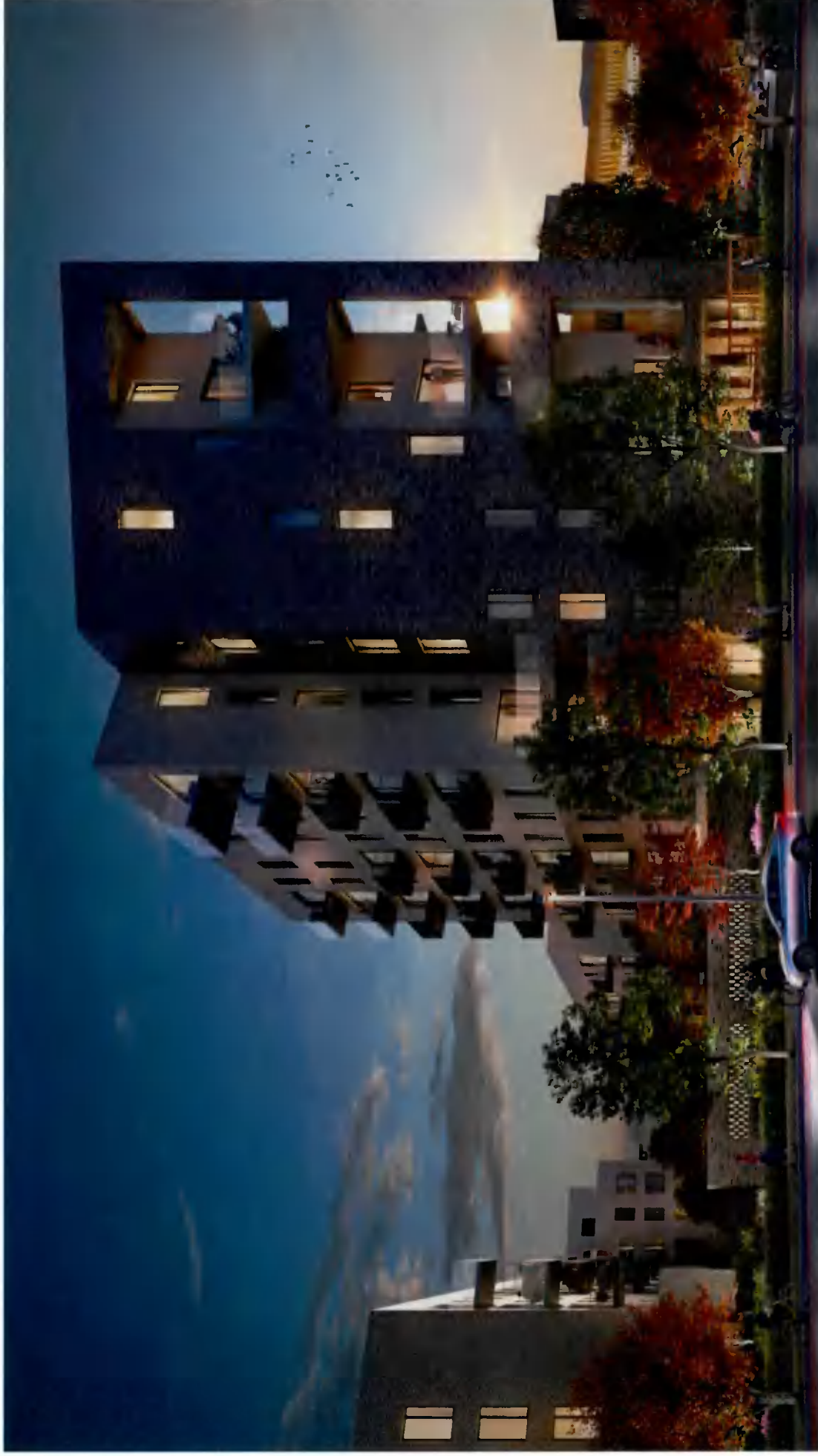
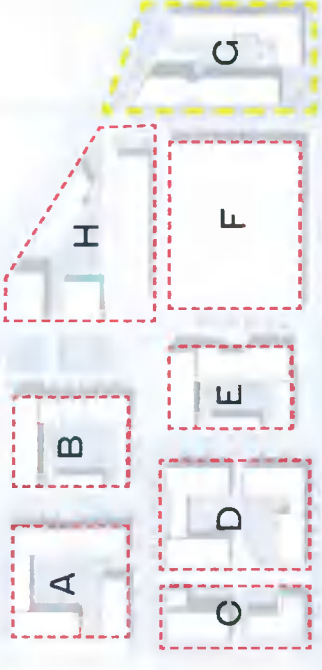
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SITE STRATEGY

02



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3 Beds

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units

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dual aspect

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spaces per  
home

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bicycle  
space per  
home

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visitor  
bicycle  
spaces

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sqm  
resident  
amenity

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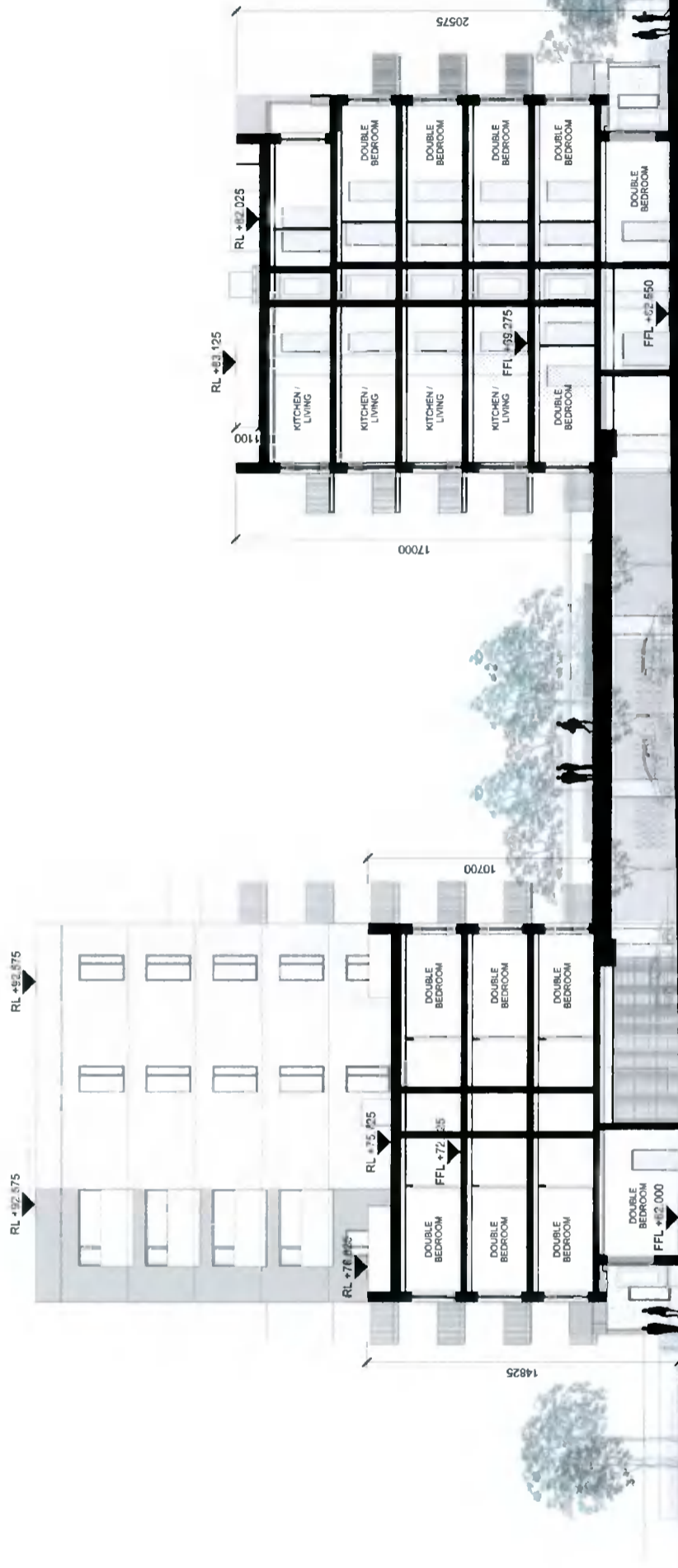
sqm Semi-  
Private  
Communal  
Open Space



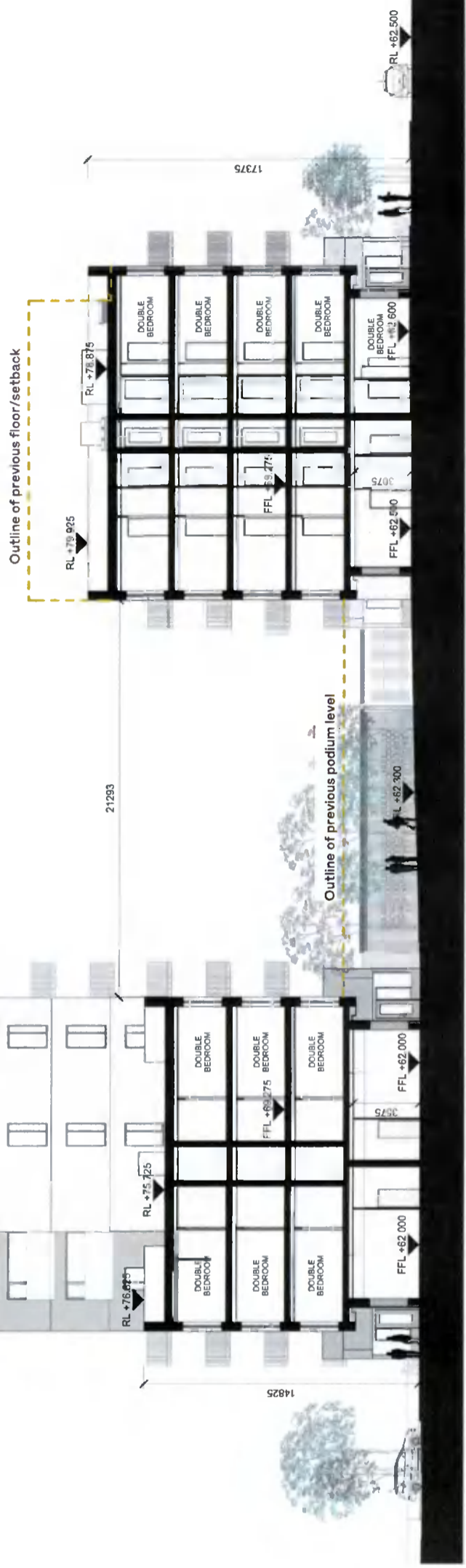
# O2 SITE STRATEGY



## HEIGHTS



Previous Cross Section

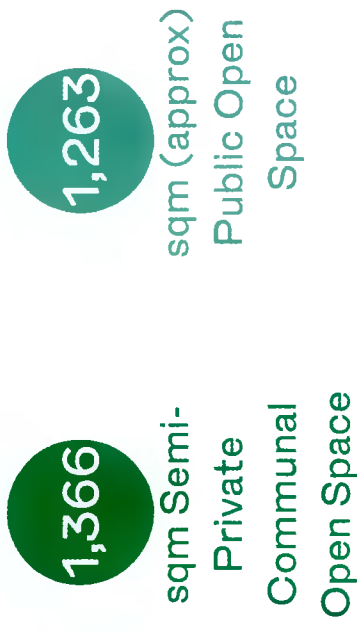


Current Cross Section



## O2 SITE STRATEGY

### BLOCK G OPEN SPACE



#### Communal/Semi-Private Open Space

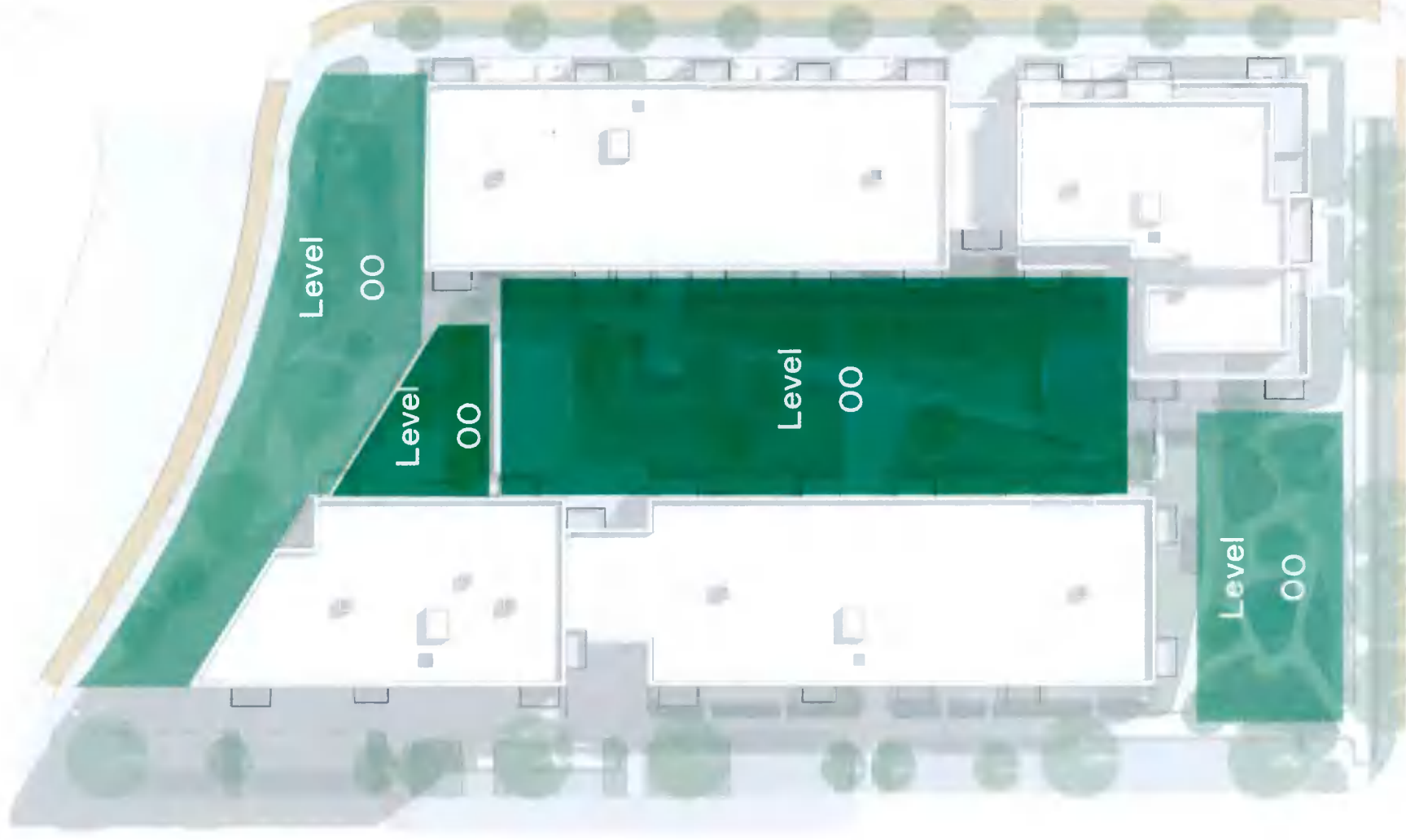
	required* (sqm)	provided (sqm)
Block G:	1,115	1,366

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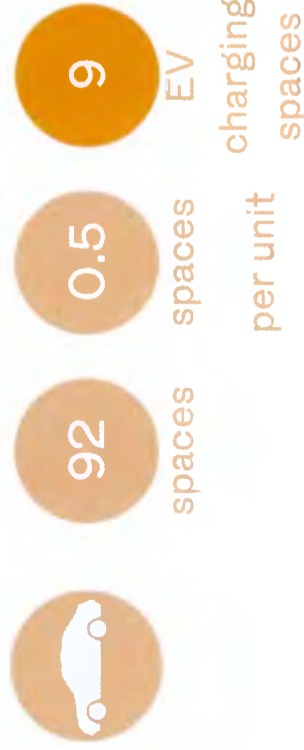


Open Space Diagram



## O2 SITE STRATEGY

### CAR PARKING



- It's proposed to provide residential parking at a ratio of 0.5 spaces per unit, in line with transport policy objectives of encouraging a modal shift away from private car use and towards public transport.
- The development site benefits from proximity to Adamstown railway station.
- The current scheme provides 184 apartments, resulting in a requirement for 92 residential spaces, 5 of which will be accessible spaces. 9 spaces within the Block F allocation will be equipped for EV charging.
- 76 spaces will be provided within the Block F car park.
- The remaining spaces will be on-street, to the west of the residential blocks. The other spaces on the street between Blocks F and G will serve future phases of development (Block H).





## O2 SITE STRATEGY

### WASTE



Bin store



Bin staging area



- All residents will deposit their waste in one of two bin stores, allocated within ground level of Block C1 and C2.
- Prior to waste collection, the management company will remove bins from the store rooms and bring them out to the staging area at the west of the site. These staging areas has been chosen because it is remote from ground floor residences. In all cases a 2m clear footway will be maintained to allow pedestrians to pass.



O4 DRAWINGS / ACCOMMODATION SCHEDULES

APARTMENT BREAKDOWN BY BLOCK

Block	Apts	Type	Count	Mix
C1	85	Studio	-	0%
		1B	38	45%
		2B (3P)	5	6%
		2B (4P)	40	47%
		3B	2	2%
	Total	85	100%	

Block	Apts	Type	Count	Mix
C2	100	Studio	-	0%
		1B	47	47%
		2B (3P)	8	8%
		2B (4P)	45	45%
		3B	-	0%
	Total	100	100%	

ALL BLOCKS	Type	Count	Mix
185	Studio	-	0%
	1B	85	46%
	2B (3P)	13	7%
	2B (4P)	85	46%
	3B	2	1%
	Total	185	100%

Permitted Unit Breakdown

Block	Apts	Type	Count	Mix
C1	89	Studio	-	0%
		1B	38	43%
		2B (3P)	6	7%
		2B (4P)	43	48%
		3B	2	2%
	Total	89	100%	

Block	Apts	Type	Count	Mix
C2	95	Studio	-	0%
		1B	45	47%
		2B (3P)	5	5%
		2B (4P)	45	47%
		3B	-	0%
	Total	95	100%	

ALL BLOCKS	Type	Count	Mix
184	Studio	-	0%
	1B	83	45%
	2B (3P)	11	6%
	2B (4P)	88	48%
	3B	2	1%
	Total	184	100%

Current Unit Breakdown

BLOCKS:

- 1 BED
- 2 BED
- 3 BED



CURRENT UNIT PLAN  
SECOND FLOOR



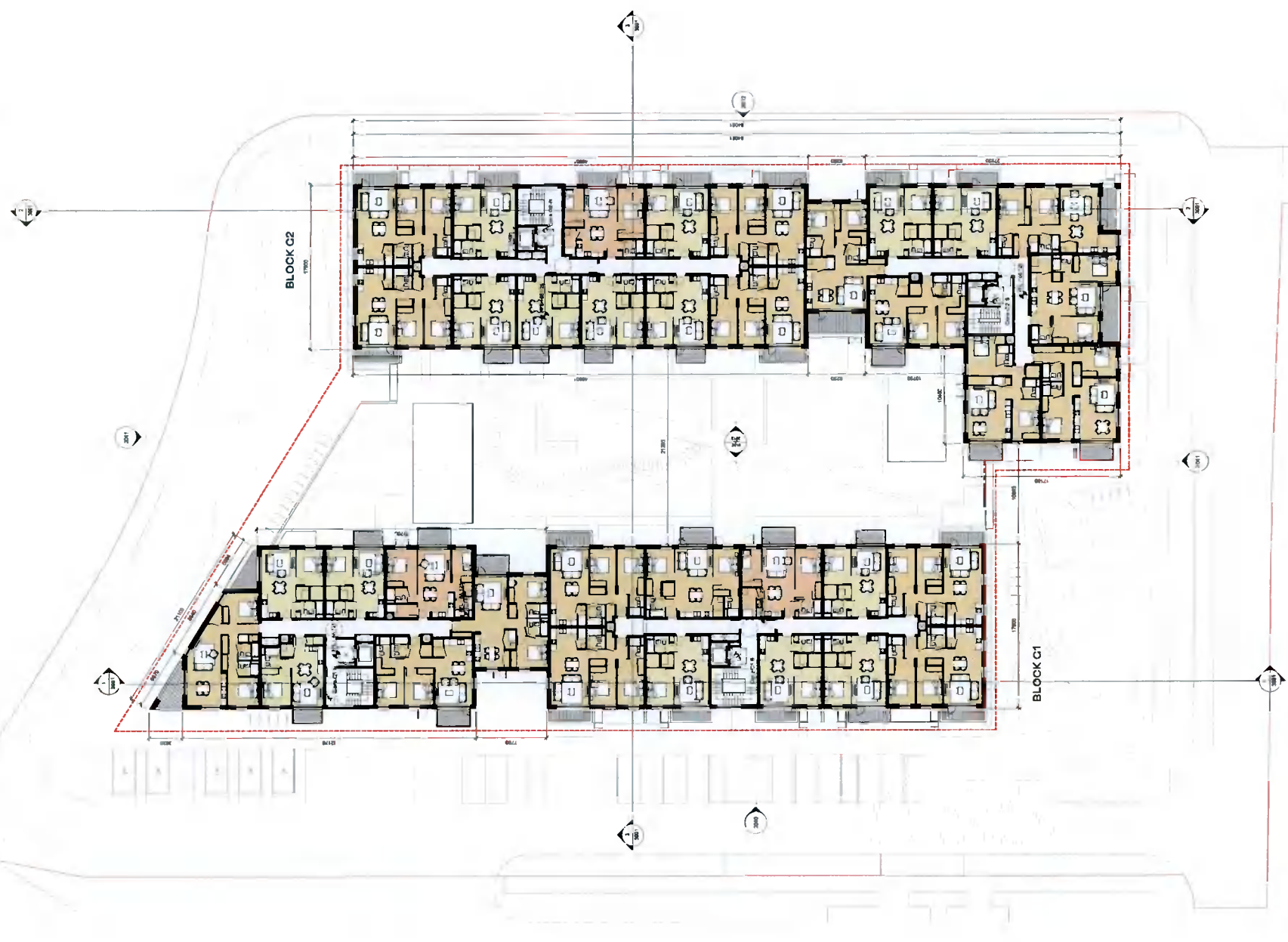
O4 DRAWINGS / ACCOMMODATION SCHEDULES

- 1 BED
- 2 BED
- 3 BED

FIRST FLOOR



Permitted First Floor Plan



Proposed First Floor Plan



O4 DRAWINGS / ACCOMMODATION SCHEDULES

THIRD FLOOR

- 1 BED
- 2 BED
- 3 BED



Permitted Third Floor Plan



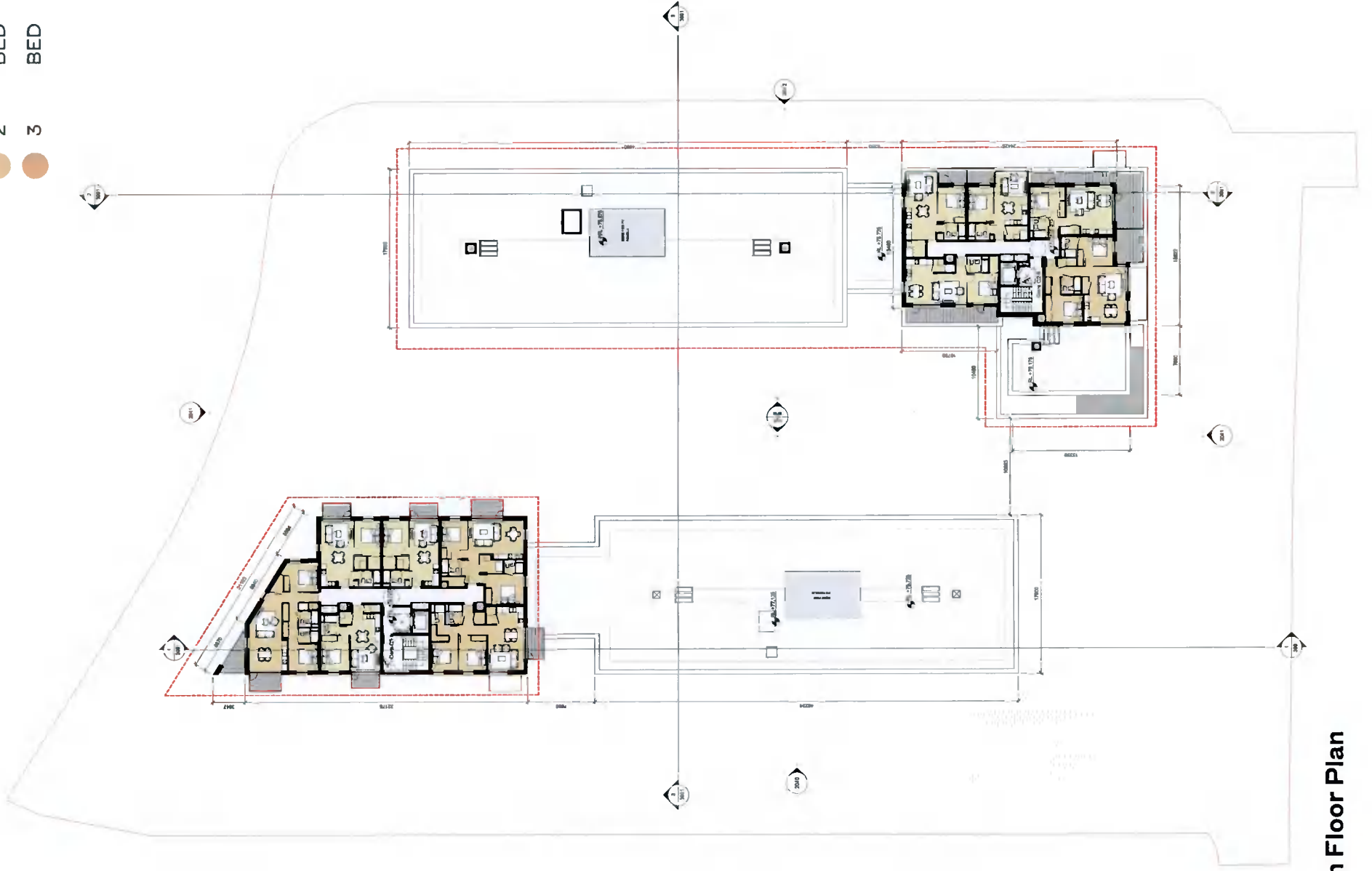
Proposed Third Floor Plan



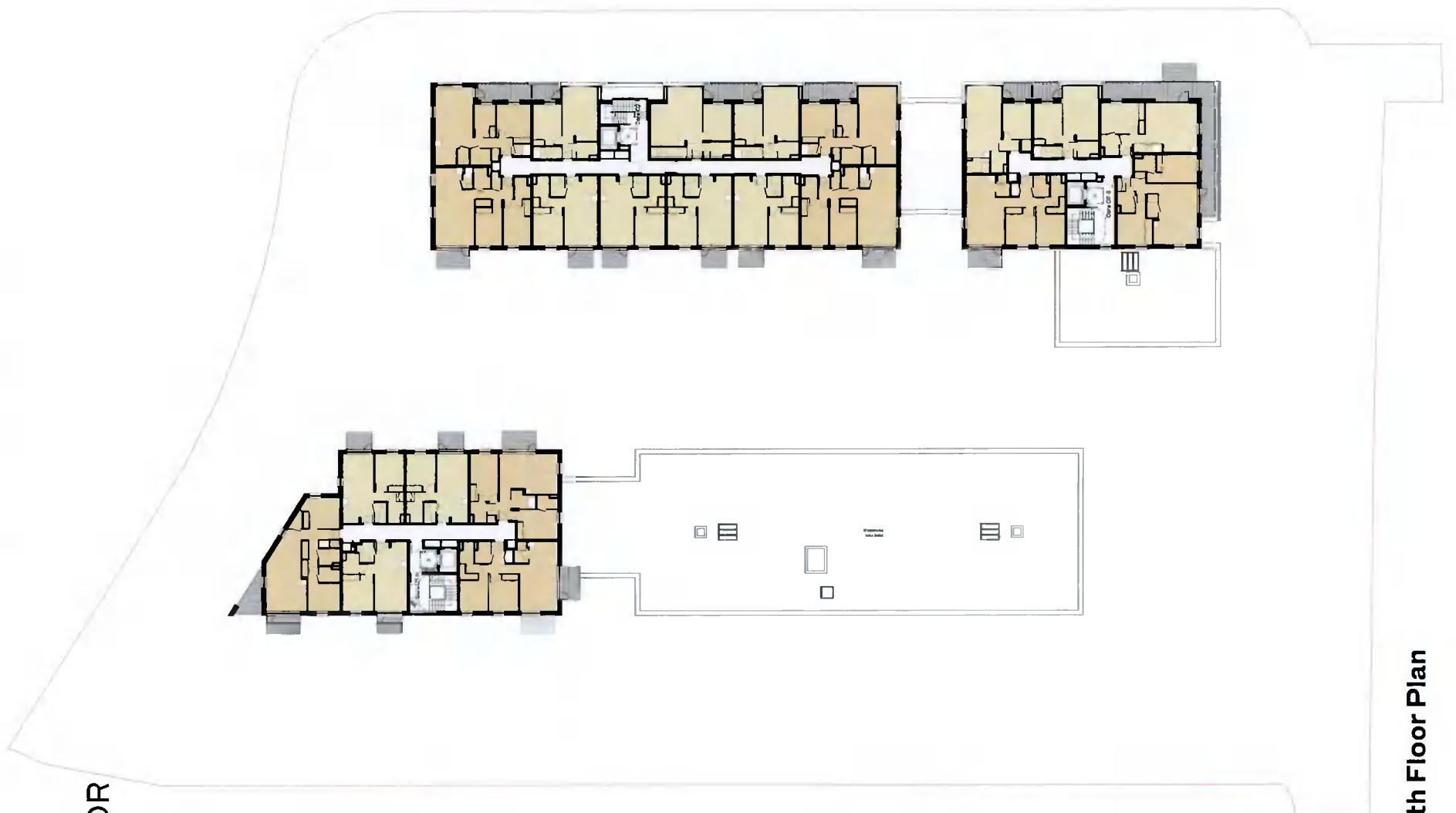
O4 DRAWINGS / ACCOMMODATION SCHEDULES

FIFTH FLOOR

- 1 BED
- 2 BED
- 3 BED



Current Fifth Floor Plan



Permitted Fifth Floor Plan



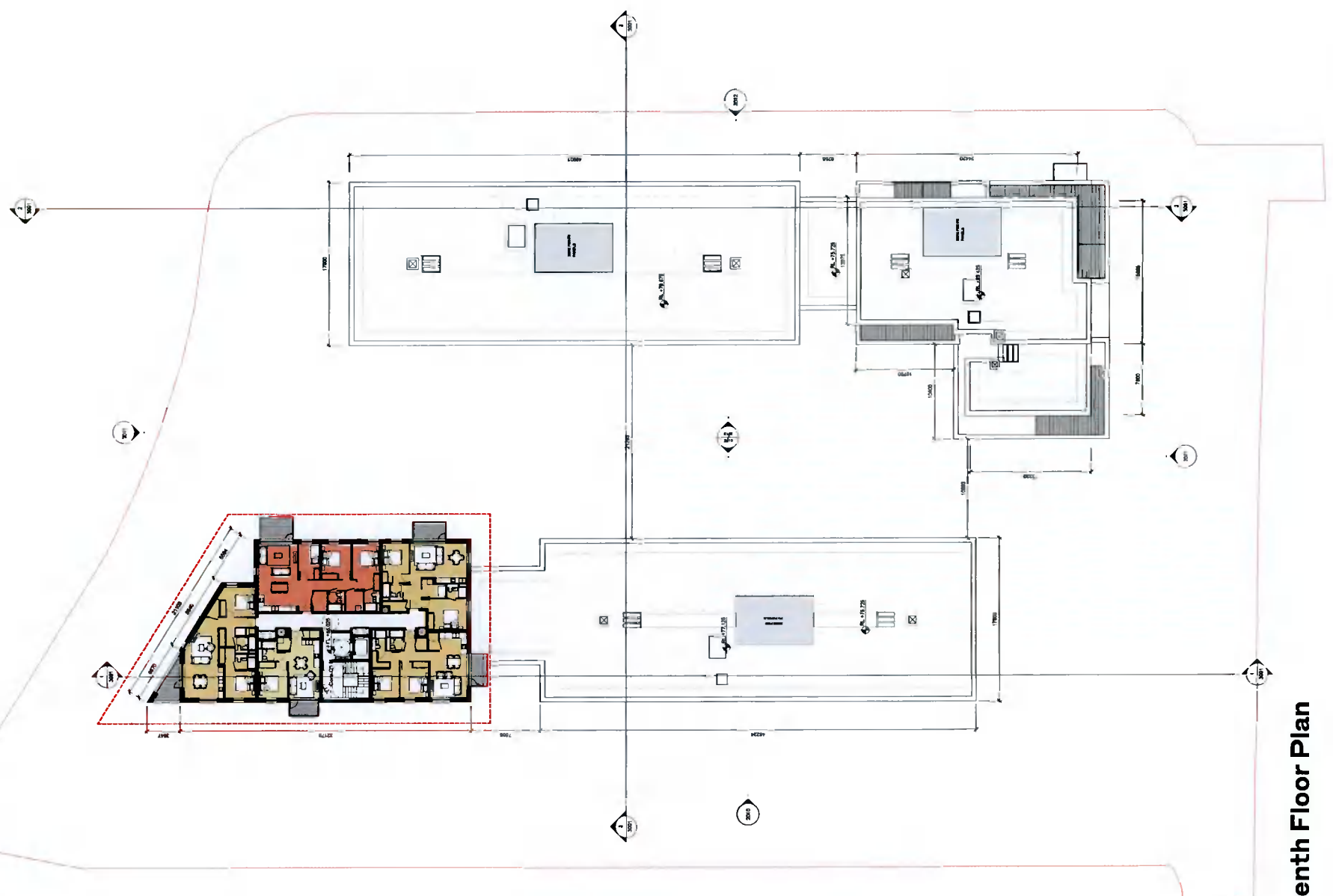
O4 DRAWINGS / ACCOMMODATION SCHEDULES

- 1 BED
- 2 BED
- 3 BED

SEVENTH FLOOR



Permitted Seventh Floor Plan

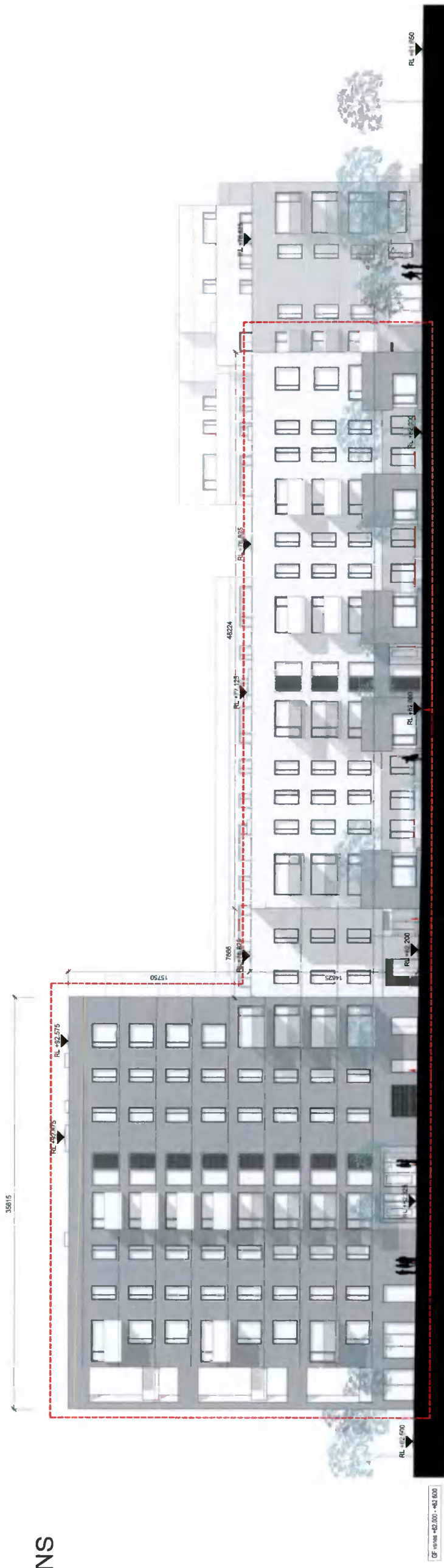


Proposed Seventh Floor Plan



# O4 DRAWINGS / ACCOMMODATION SCHEDULES

## ELEVATIONS



West Elevation C1

Note: Road levels incorporated and ground floor units adjusted

Modification to plant rooms and access doors adjust

Division of car park entrance portal and pedestrian link to communal garden



East Elevation C1

Podium omitted and replaced with ground floor residential units

Wall replaced with fence and gate

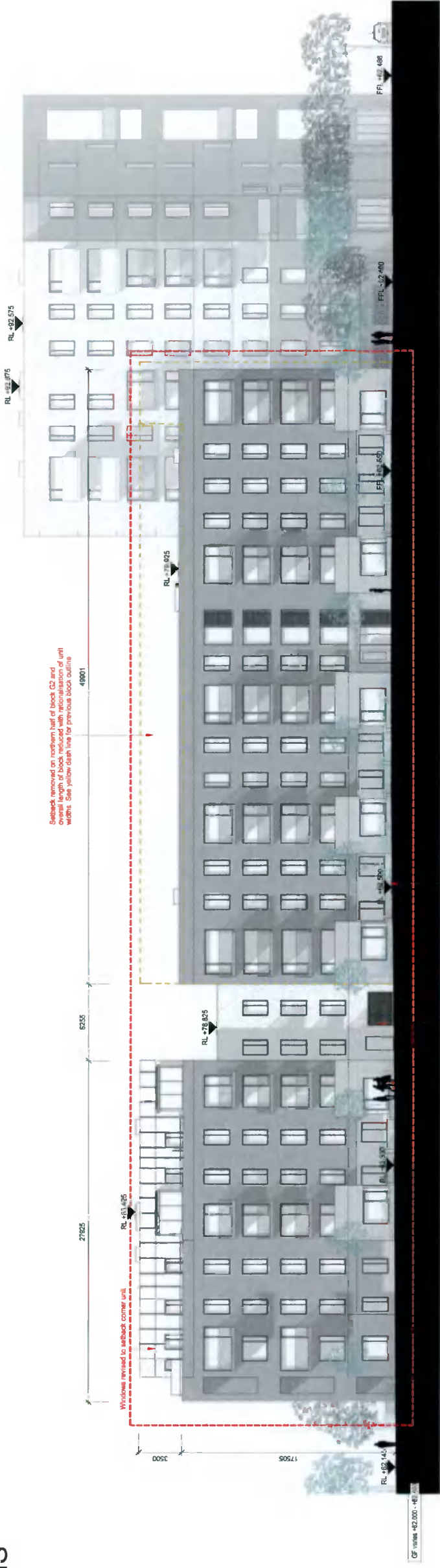
Division of car park entrance portal and replaced with relocated waste store and pedestrian link to communal garden

External bicycle storage provided within communal garden



# O4 DRAWINGS / ACCOMMODATION SCHEDULES

## ELEVATIONS



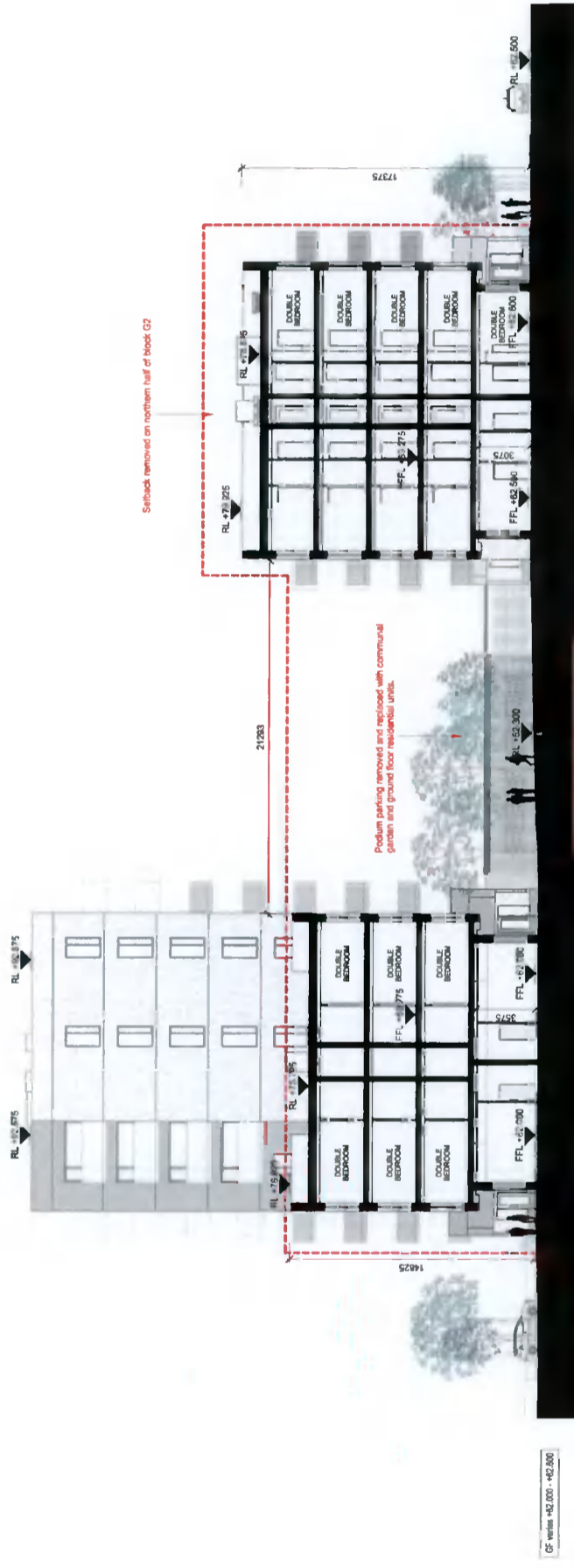
East Elevation C2



West Elevation C2

# O4 DRAWINGS / ACCOMMODATION SCHEDULES

## SECTIONS



Cross Section C1 - C2



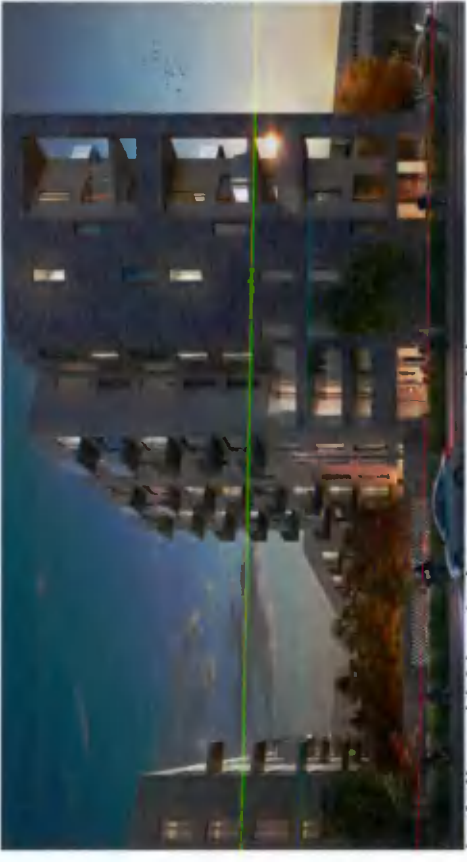
04 CCI VIEWS

VIEW 01

1



PREVIOUSLY PERMITTED SCHEME

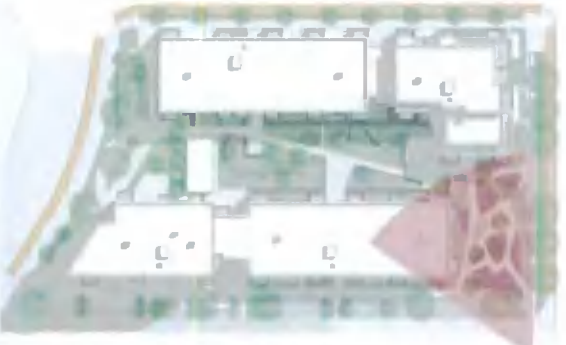




04 CCI VIEWS

VIEW 03

3



PREVIOUSLY PERMITTED SCHEME

ADAMSTOWN STATION BLOCK C  
ADC-HLL-C-XX-DR-A-9006 PROPOSED 3D VISUALISATIONS / CCI VIEW 2 + 3  
ISSUED FOR PLANNING 13.04.2021





04 CGI VIEWS

VIEW 05

5



PREVIOUSLY PERMITTED SCHEME



ADAMSTOWN STATION BLOCK C





# O5 LANDSCAPE

## LANDSCAPE PLAN

### SC E PLAN





## 05 LANDSCAPE

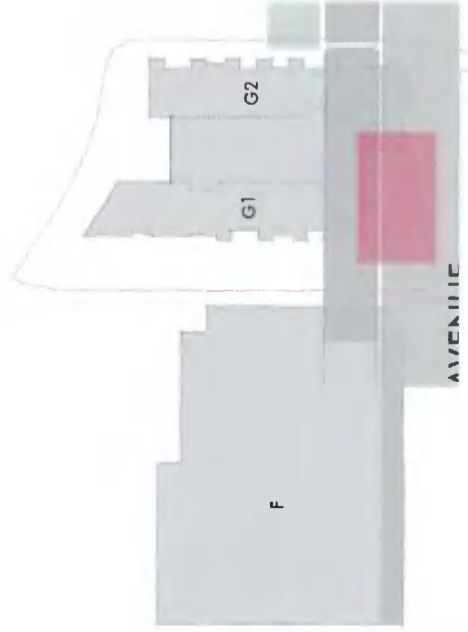
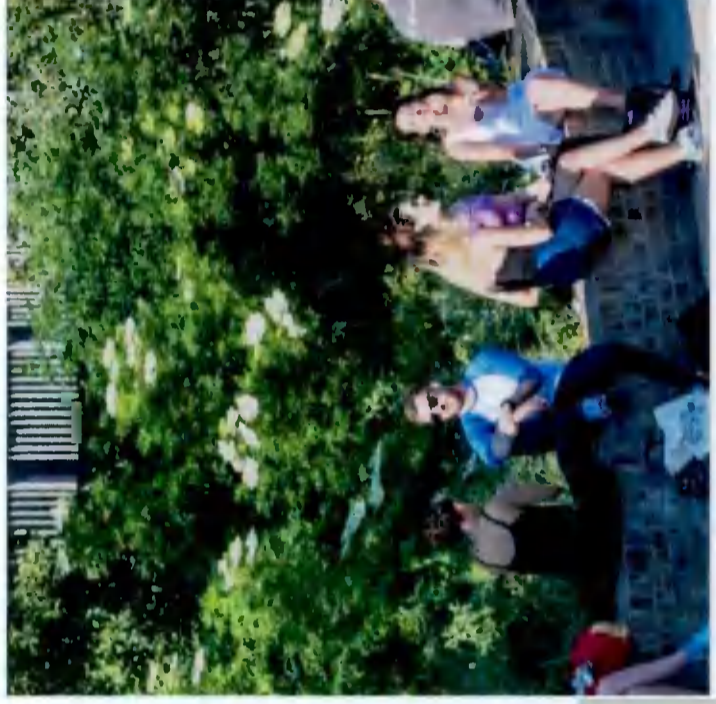
### SOUTH GARDEN

South facing green spaces is an inviting place to stay and interact for visitors and residents of Block G. The space is sheltered with planting and hedge from Adamstown Station road, however it is also visible and well connected to the main pedestrian and cycling networks.

The south garden is well overlooked from the podium level and apartments that creates passive surveillance.

The garden includes dedicated play equipment for children, seating and a possible space for surface water attenuation.

This green space will act as the main gateway into the scheme from Station Road (the bus stop and train station).





04 CCI VIEWS

VIEW 07

