

Henry J Lyons

Camlins

Adamstown Station District Centre, Dublin 22
Block G Planning
October 2021 | Urban Design Statement

ADAMSTOWN



02 SITE STRATEGY

BRIEF DESCRIPTION OF DEVELOPMENT

The proposed development comprises the following:

- Repositioning of landscaped communal courtyard of Block G from first floor level to ground floor level due to removal of podium parking at level 0, and the consequential relocation of 83no. car parking spaces to within the Block F car park and to on-street locations immediately adjacent to Block G, including ancillary site development and landscape works.
- The introduction of 9no. ground floor units, facilitated by the removal of the podium from the core.
- A minor reduction to the overall provision of residential units from 185 to 184no. apartment units.
- The provision of an additional unit and changes to the unit mix on Level 1.
- Adjustments to the location of the bicycle, plant, and waste stores serving Block G.
- Adjustments to Block G2 consisting of a minor reduction to the footprint of the Block by 0.6m, the removal of setback to the North (level 5) and adjustments to the Southern gable.

This application seeks permission for these minor design changes to the development permitted under SDCC Reg Ref SDZ21A/0007.

02 SITE STRATEGY

LANDSCAPE PLAN

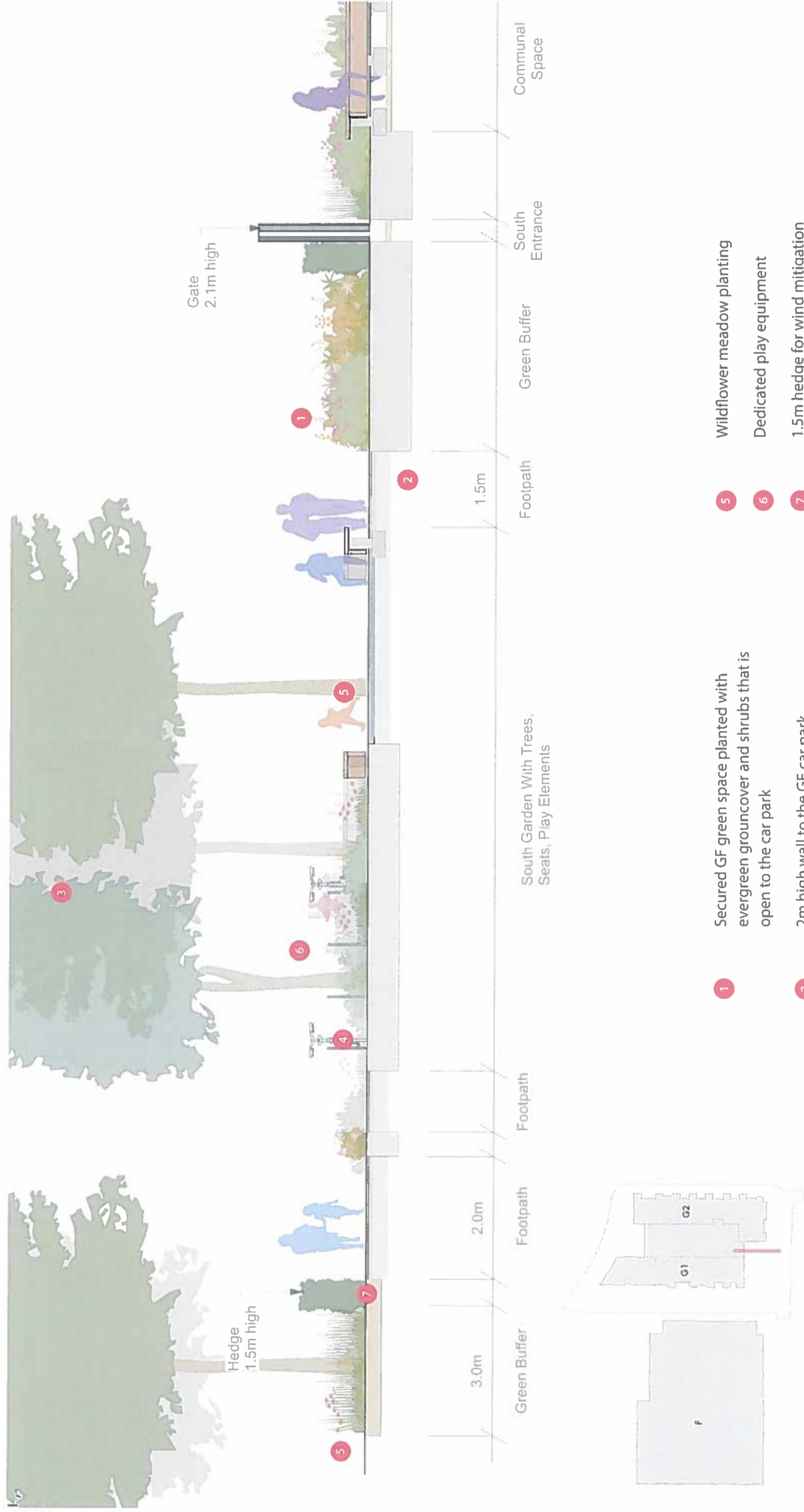


KEY

	Application Site Boundary
	Blacktop Bitmac Carriage Way
	Blacktop Bitmac Cycleway
	Concrete Pavers For Private Garden Surfacing
	Tarmac With Red Chippings For Speed Tables
	Large Units Concrete Blocks For Footway
	Small Units Concrete Blocks For Parking Bay
	Soil Binding Gravel
	Safety Surface For Play Areas
	Hard wearing Surface For Communal Garden
	Blister Tactile Paving
	EPDM Safety Surface
	Corduroy Tactile Paving
	Artificial Grass
	Proposed Trees
	SuDS Planting
	Wildflower Meadow Planting
	Low Maintenance Mixed Shrubs & Seasonal Herbaceous Planting
	Temporary Grass Planting Area for future car parking
	Evergreen Hedge
	Landforms
	Street Lighting Columns Taken In Charge
	Timber Seats to Public Realm
	Play Elements

Landscape Plan

02 SITE STRATEGY



- 1 Secured GF green space planted with evergreen groundcover and shrubs that is open to the car park
- 2 2m high wall to the GF car park
- 3 Public realm green space - South Garden
- 4 Cycle stands for visitors and residents
- 5 Wildflower meadow planting
- 6 Dedicated play equipment
- 7 1.5m hedge for wind mitigation

02 SITE STRATEGY

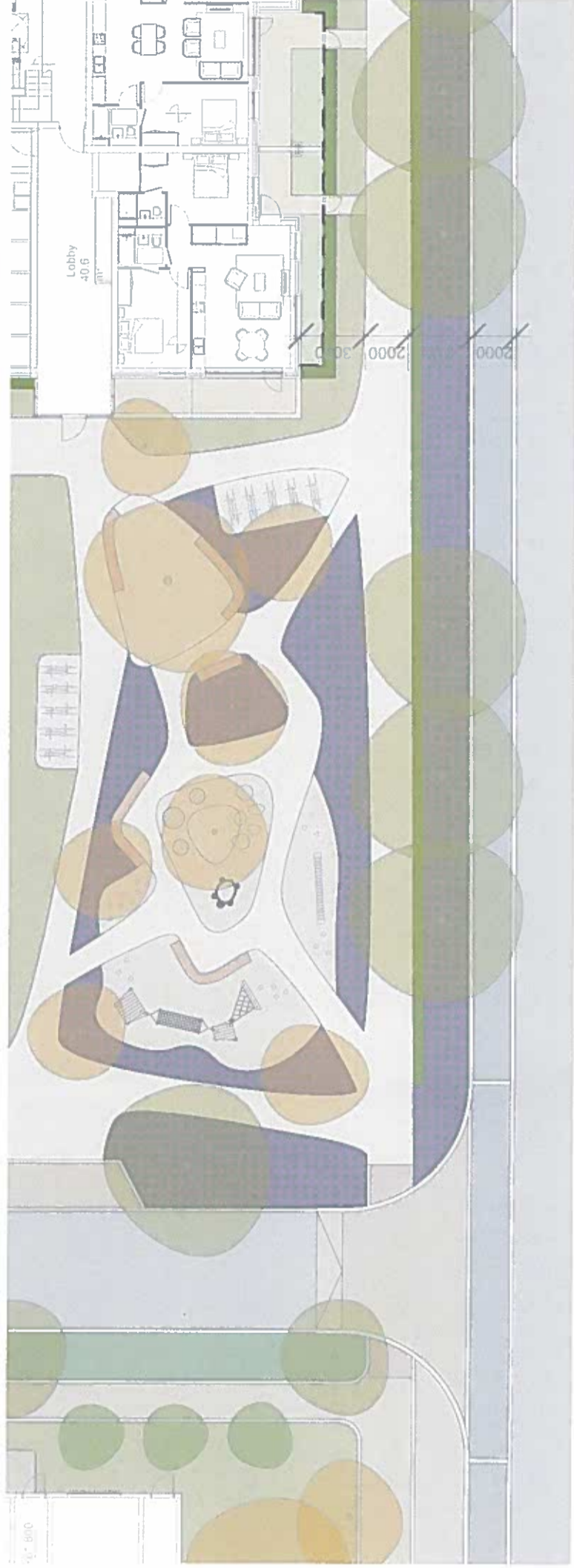
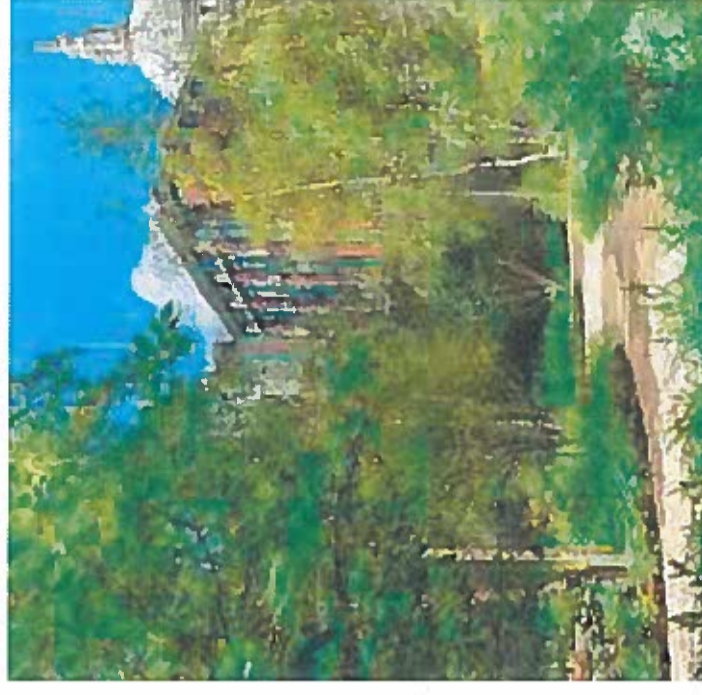
SOUTH GARDEN

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).

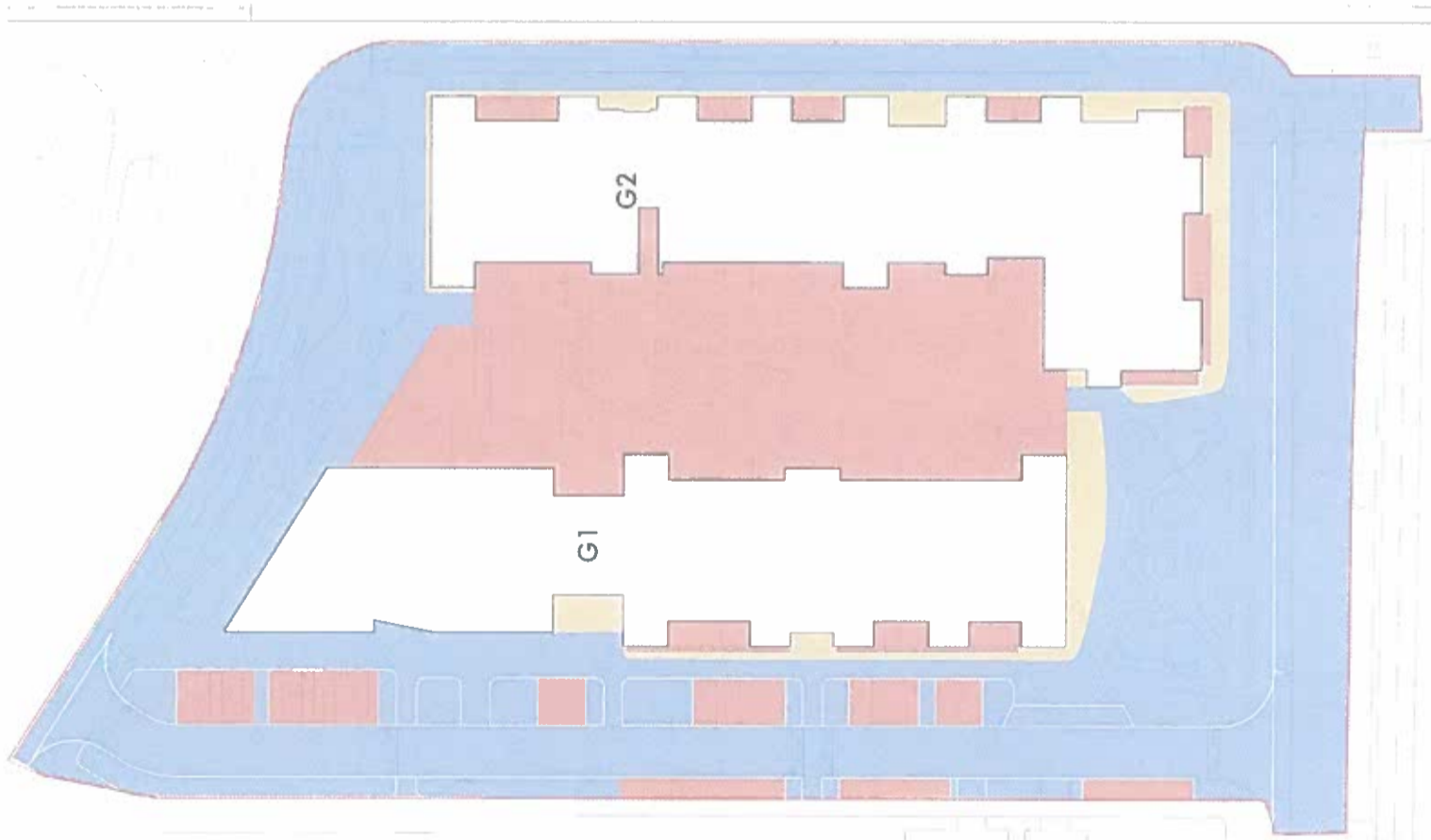


02 SITE STRATEGY

MANAGEMENT PRINCIPLES

Taken In Charge

The areas proposed to be taken in charge include the Adamstown Avenue, Station Avenue, Adamstown Park Road, Local Street and green spaces to the north and south of Block G. These areas have been selected to ensure they are contiguous, to assist the City Council in their management, and prevent any island areas which could cause access issues.

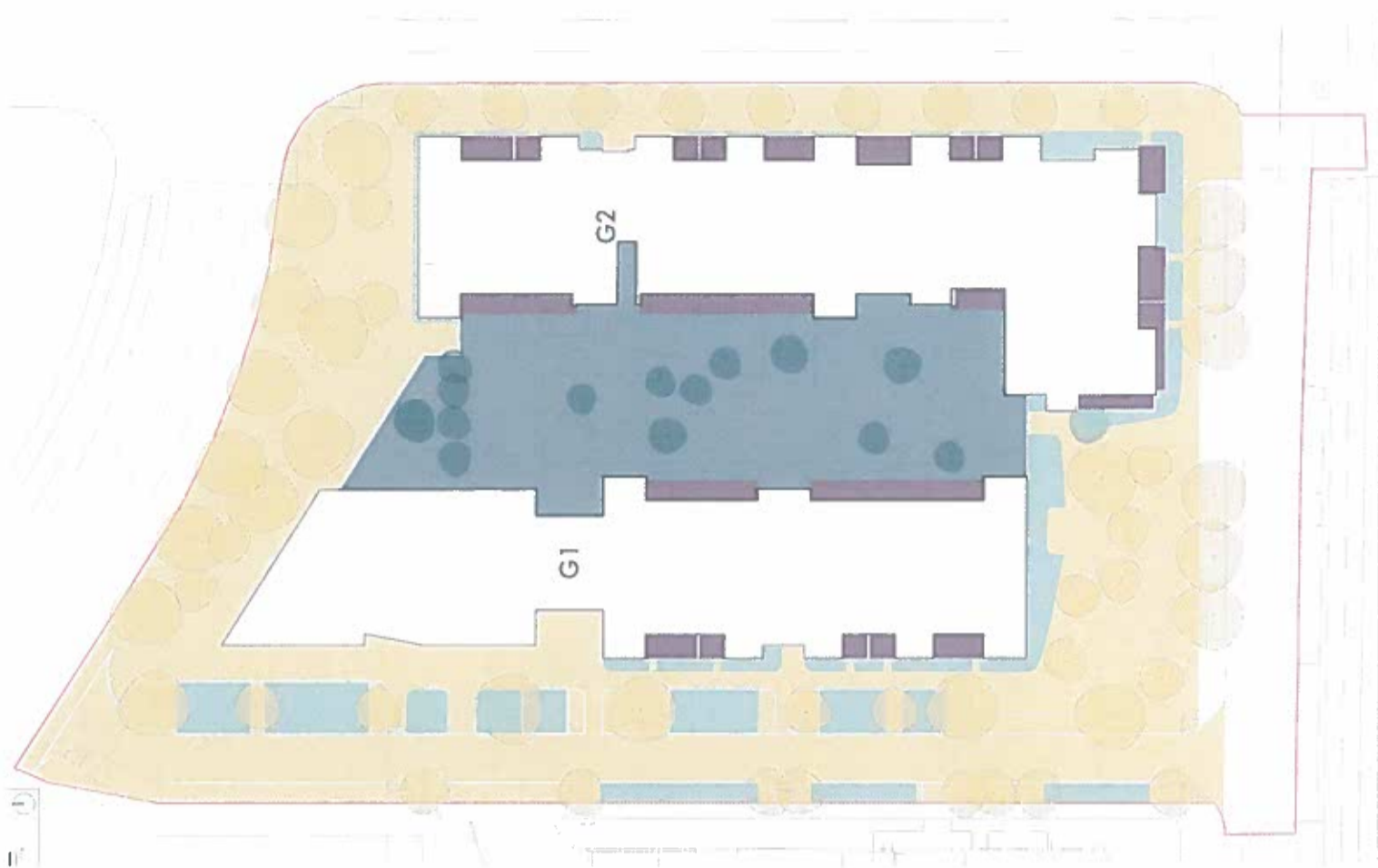


Management and Maintenance

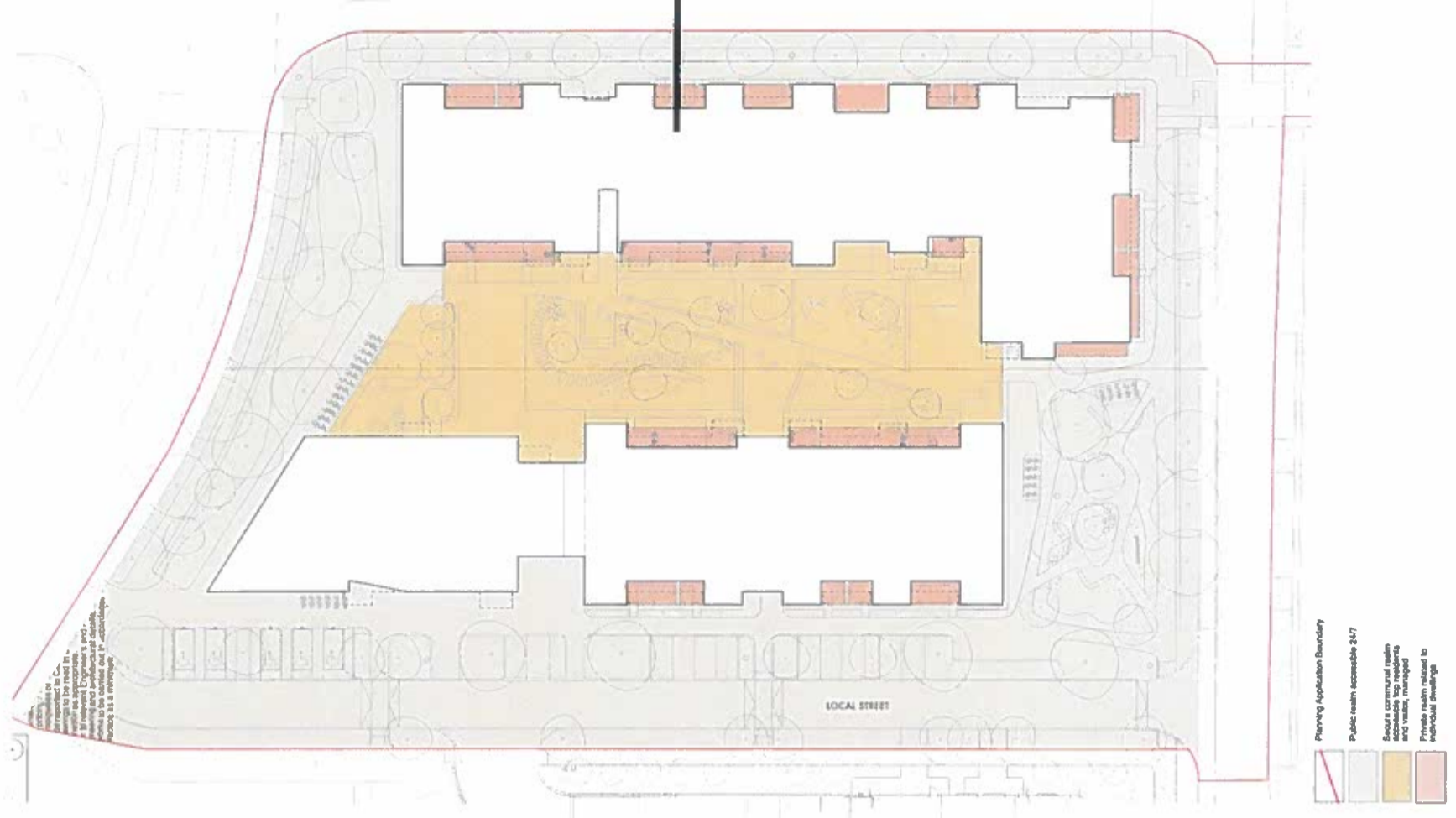
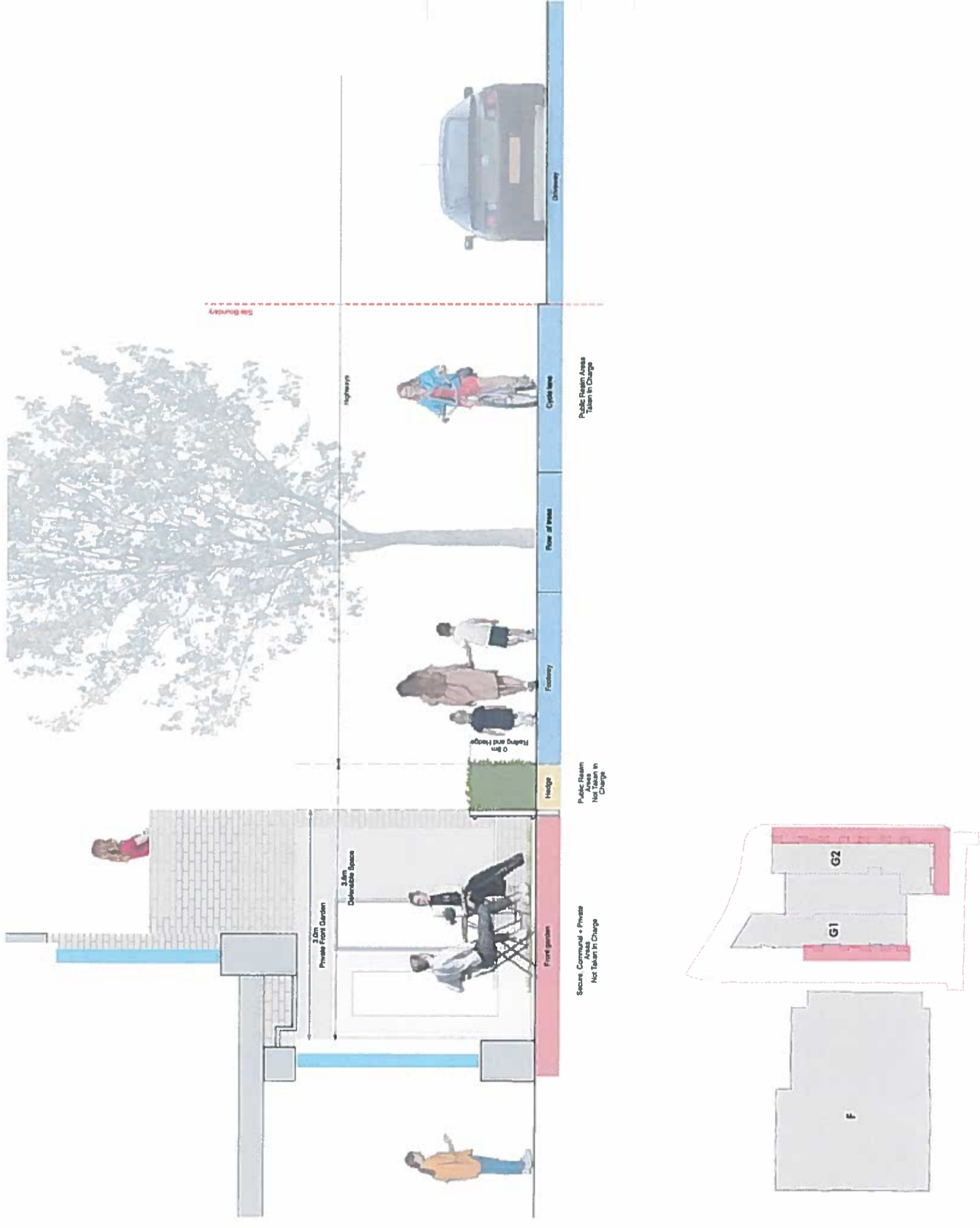
Careful consideration has been given to who will be responsible for the maintenance and management of all external spaces. The adjacent diagram differentiates each of the different managers involved.

The principal pedestrian and vehicle traffic corridors is proposed to be maintained by local council and designed to minimise the maintenance burden by using materials that are hardwearing and easy to replace.

A selected management company is responsible for upkeep and maintenance of green and defensible space adjacent to the residential block. There should be appropriate financial provision for future maintenance and revenue costs.



02 SITE STRATEGY
PUBLIC AND PRIVATE SPACE INTERCHANGE



02 SITE STRATEGY

PUBLIC REALM DETAIL - MATERIALITY



Bitmac Carriageway Surface



Concrete Blocks Footway



Concrete Blister Tactile Paving



Textured Coloured Concrete Flags



Bitmac With Red Chippings



Concrete Blocks For Parking Bay



Concrete Corduroy Tactile Paving



Engineered Woodchip



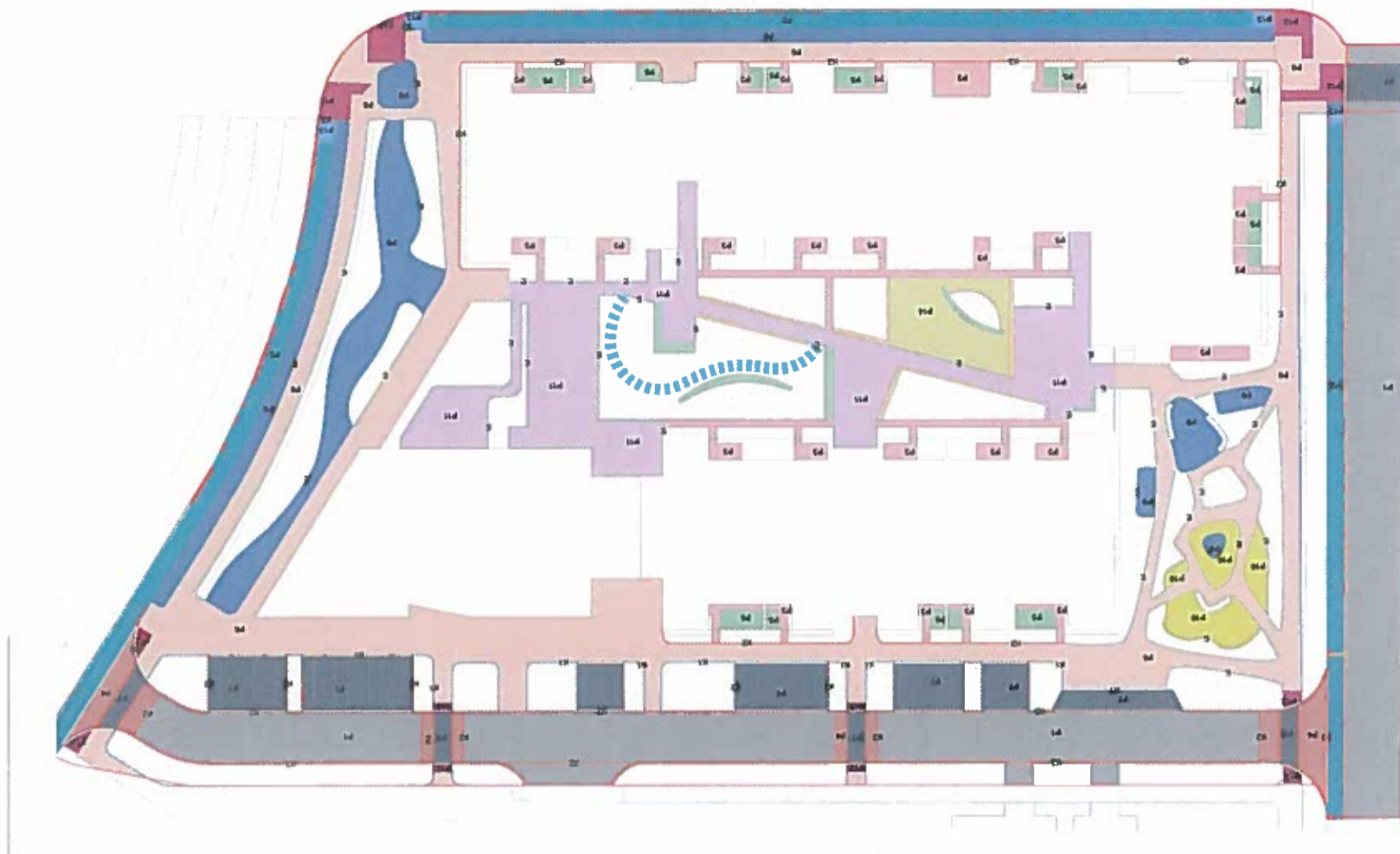
Bitmac Cycleway Surface



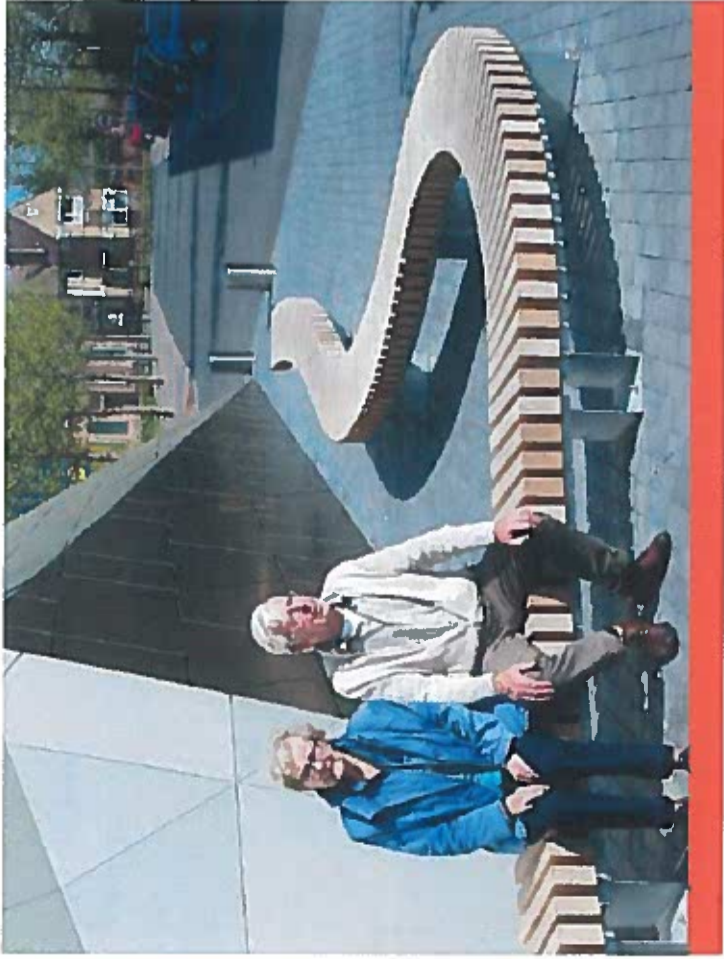
Brushed Concrete For Crossing



Self Binding Gravel



02 SITE STRATEGY
PUBLIC REALM DETAIL - FURNITURE



Curved Timber Bench



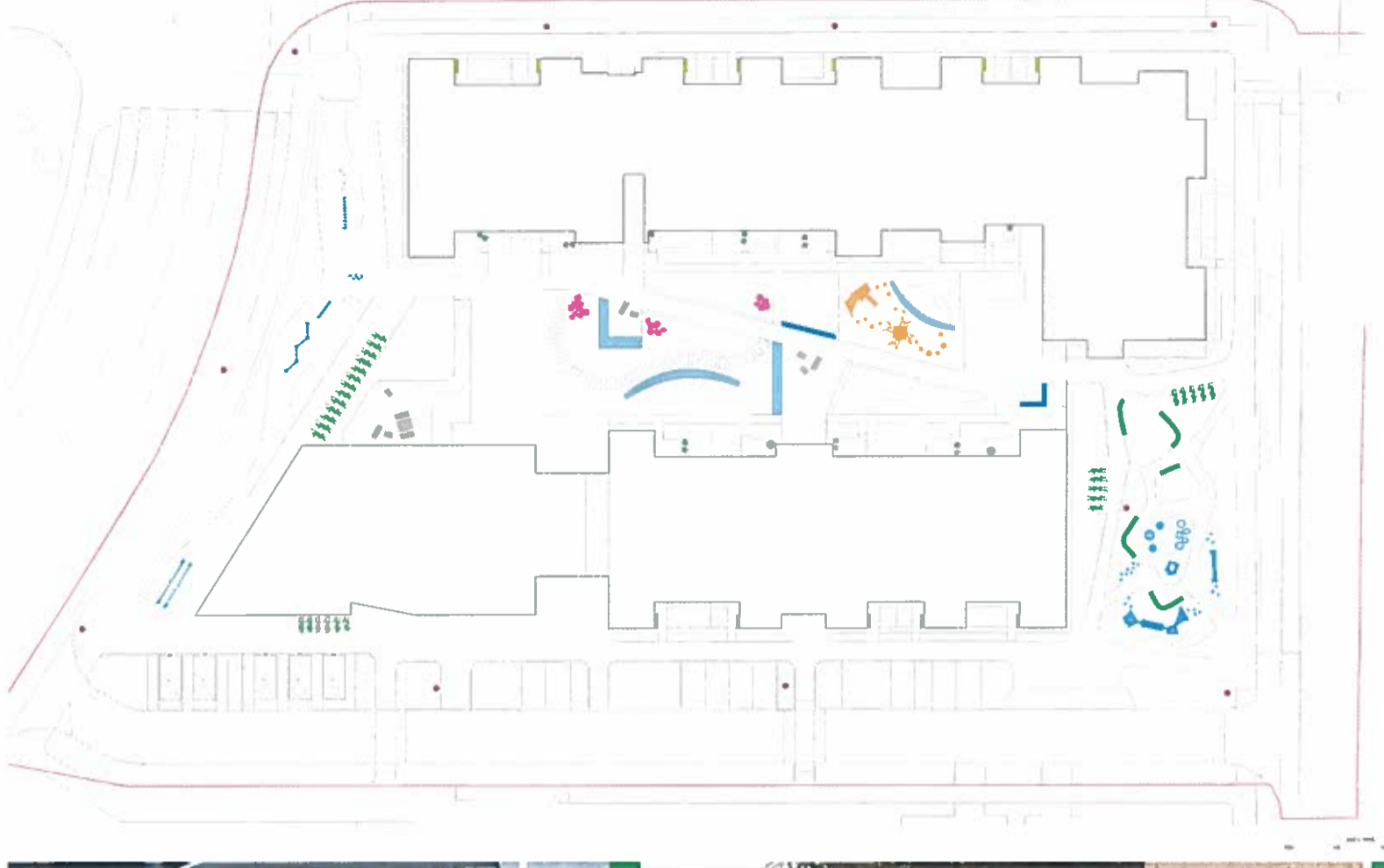
Sheffield Cycle Stands



Timber Seat With Backrest And Armrest



Sheffield cycle stands with variation in height for informal play for the Pocket Park



02 SITE STRATEGY
PUBLIC REALM DETAIL - TREES



Corylus colurna



Platanus x acerifolia



Prunus avium

Large Urban Tree 5-8m



Acer campestre



Pyrus calleryana 'Chanticleer'



Sorbus intermedia

Medium Street Tree 3-5m



Malus sylvestris



Acer campestre



Pinus sylvestris

Compact Street Tree 2-3m



Acer ginnala

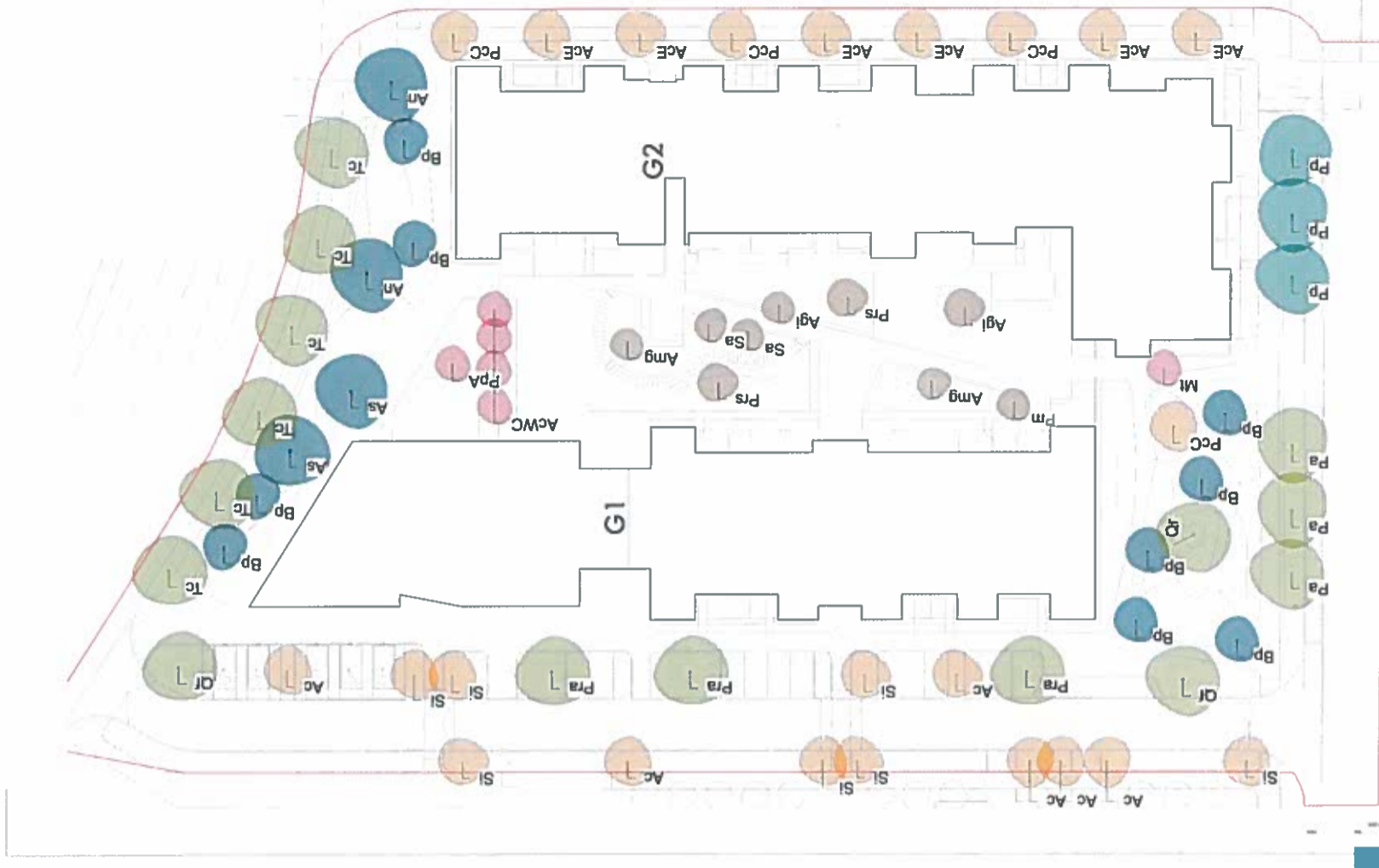


Betula pendula



Populus tremula

Swale Trees



The proposed trees shall be a mixture of 18-20cm, 20-25cm and 30-35cm resourced from Irish Grown Nursery Stock. For specification refer to Drawing LL591-150-0041 - GA Proposed Tree Planting Plan.

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PUBLIC REALM DETAIL - LOW LEVEL PLANTING



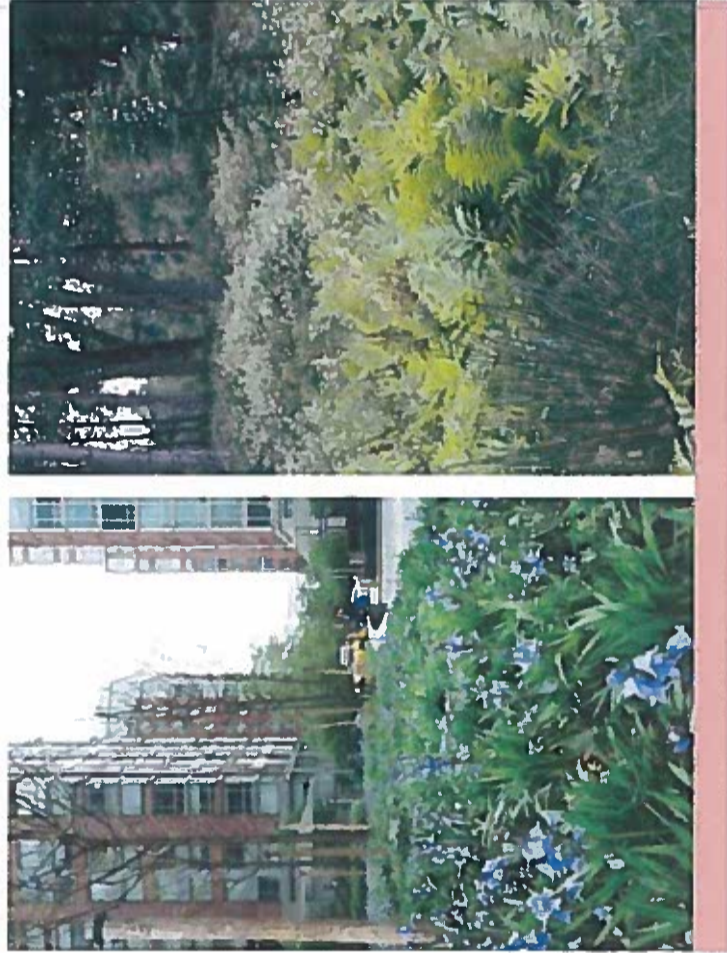
Blend of native wildflowers and grasses suitable for attenuating swales



Biodiverse wildflower and grasses planting mixture suitable for SUDS



Public realm biodiverse wildflower planting



Woodland-edge herbaceous and shrub planting with seasonal interest

