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Adamstown District Centre  
Masterplan - Phase III - Blocks A, C & D

ARCHITECTURAL DESIGN STATEMENT  
April 2022

# ADAMSTOWN - Phase III



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# **01 INTRODUCTION**

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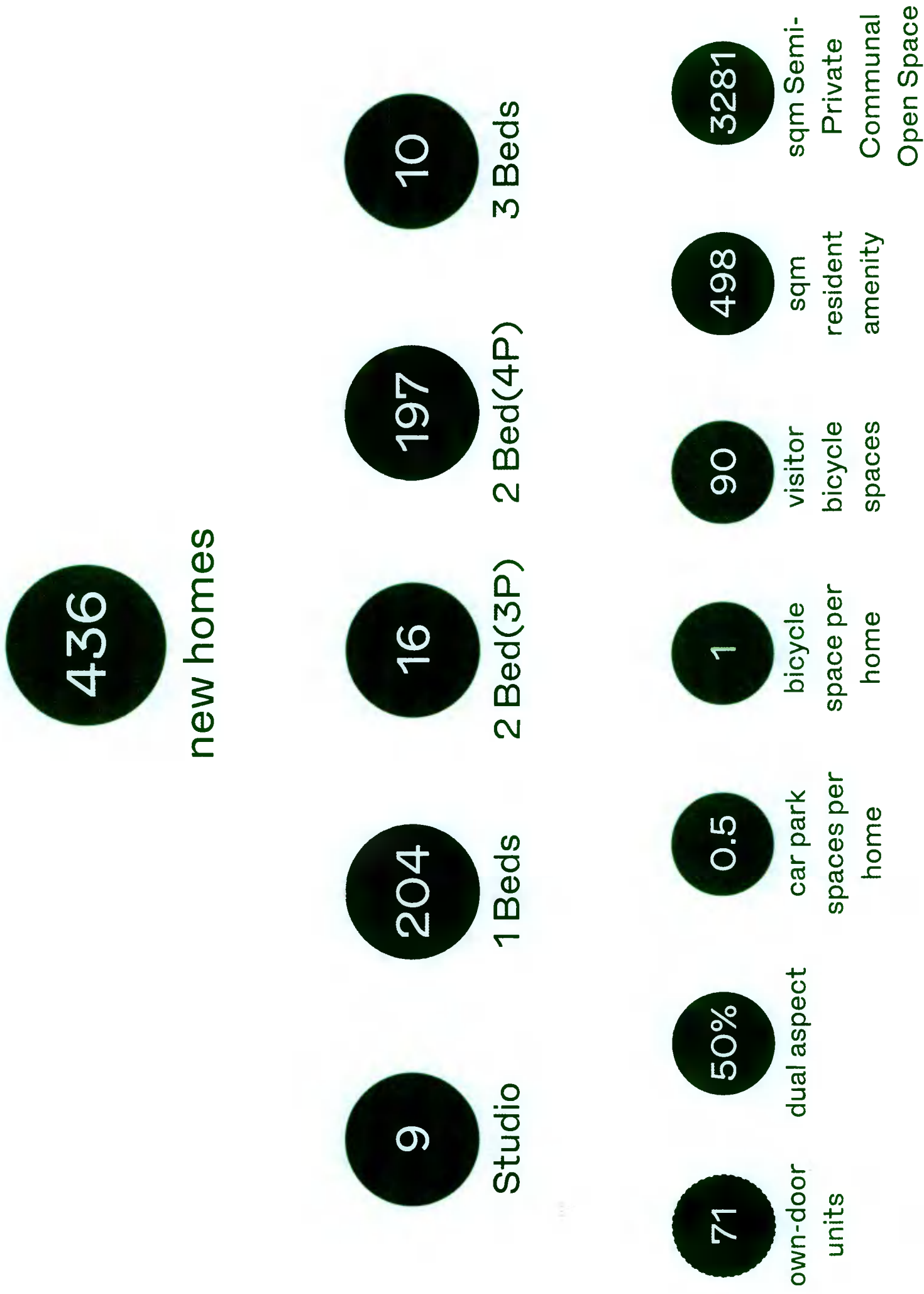
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# 01 INTRODUCTION

## 1.2 SUMMARY OF DEVELOPMENT



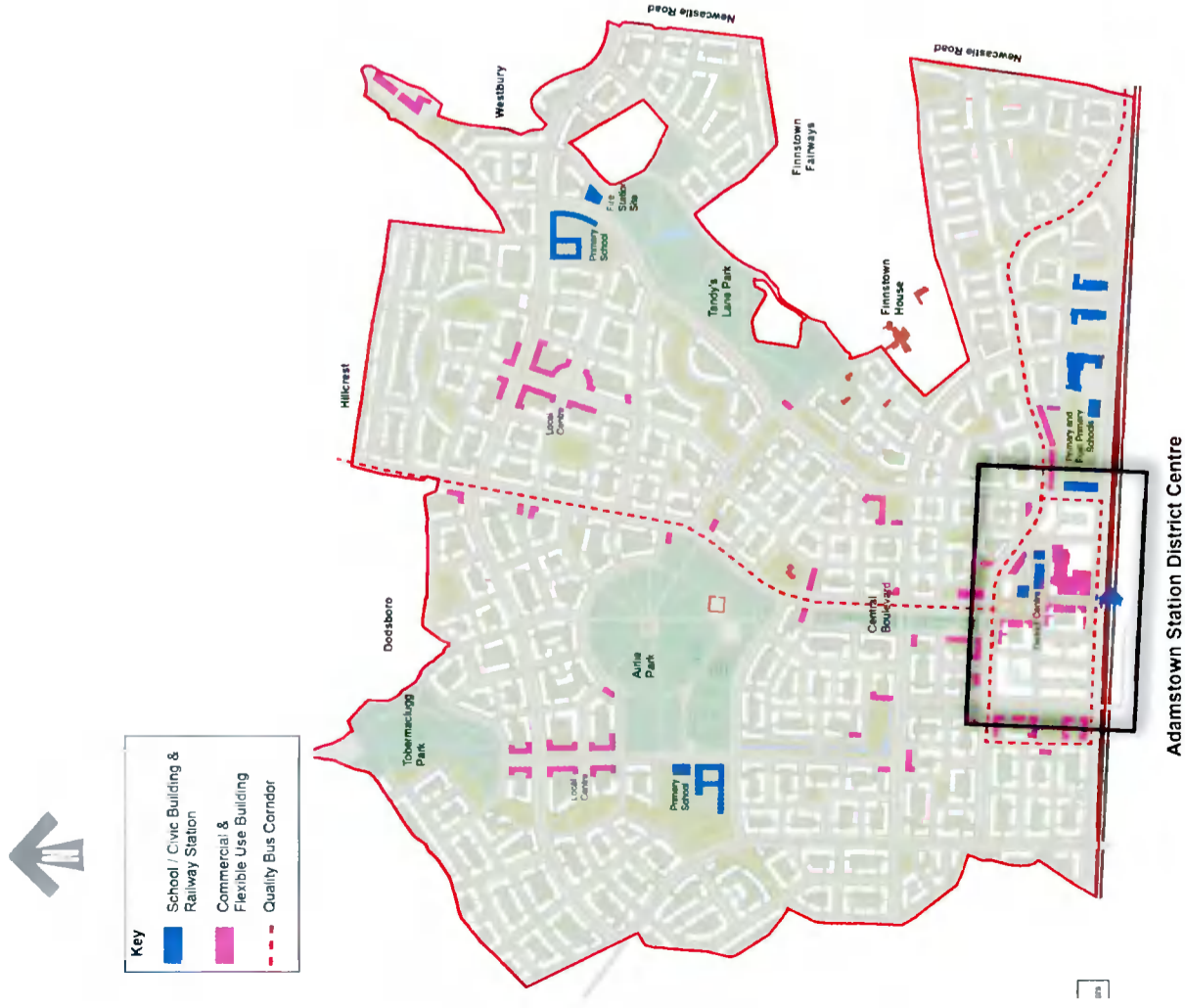


# 01 INTRODUCTION

## 1.4 SITE CONTEXT - SDZ

The Adamstown Station Tile is located to the south of Adamstown, and is bounded to the south by the railway line. Its proximity to the train station makes it an ideal location for the District Centre and a higher-density approach to design than elsewhere in the planning scheme.

To the east of the Station Tile there are a number of schools. Adamstown Avenue, which runs along the northern edge of the site, connects to Adamstown Boulevard which leads northwards to Lucan and the M4.



Adamstown Station District Centre  
Adamstown Station District Centre in the context of Adamstown SDZ



- PERIMETER BUILDING
- COURTYARD BUILDING
- CIVIC BUILDING
- MSCP
- DEDICATED QBC BUSWAY
- LANDMARK BUILDING
- SITE BOUNDARY

Extract from Adamstown Strategic Development Zone Planning Scheme  
The SDZ Planning Scheme identifies the Station Tile as the area within Adamstown that is appropriate for the highest density, setting out a plan for a number of **perimeter and courtyard buildings** arranged around a series of streets and squares, with a civic square at the heart of the scheme. Perimeter buildings are generally located along significant routes — defined in the plan as boulevards, avenues and side streets — with courtyard blocks relating to less-active back streets. Locations considered appropriate for landmark buildings are highlighted: at prominent corners, for example, or at the terminus of a route or vista.



# 01 INTRODUCTION

## 1.6 HEIGHT STRATEGY AND LANDMARKS

### HEIGHTS

The distance between previously approved blocks B & E and the proposed blocks A & D respectively, at 22m, supports the placement of Perimeter blocks on the western side of these streets

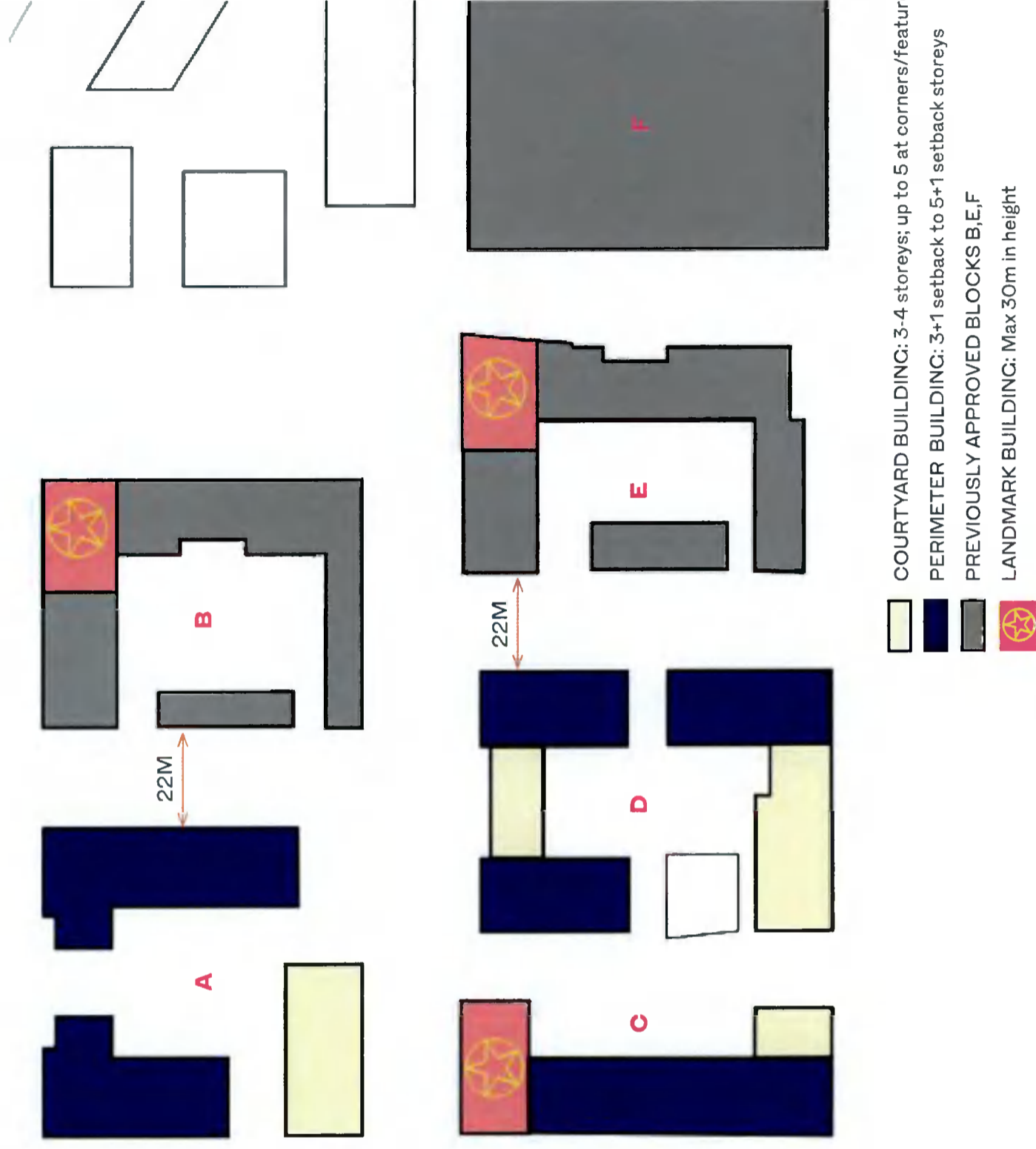
Courtyard Blocks are placed along West Street, centrally located in the group of buildings. The southern wings along blocks C & D are also kept low at 4 storeys to assist with Daylight / Sunlight permeability in to the central Gardens

### LANDMARK BUILDINGS

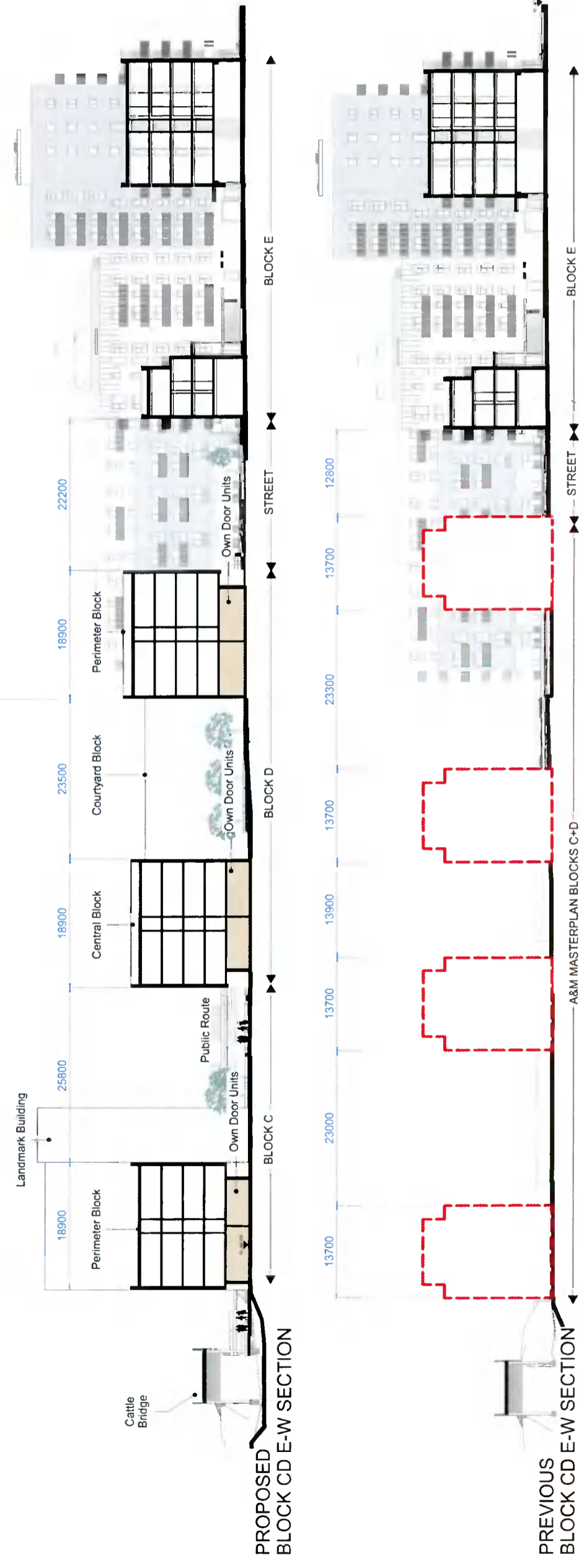
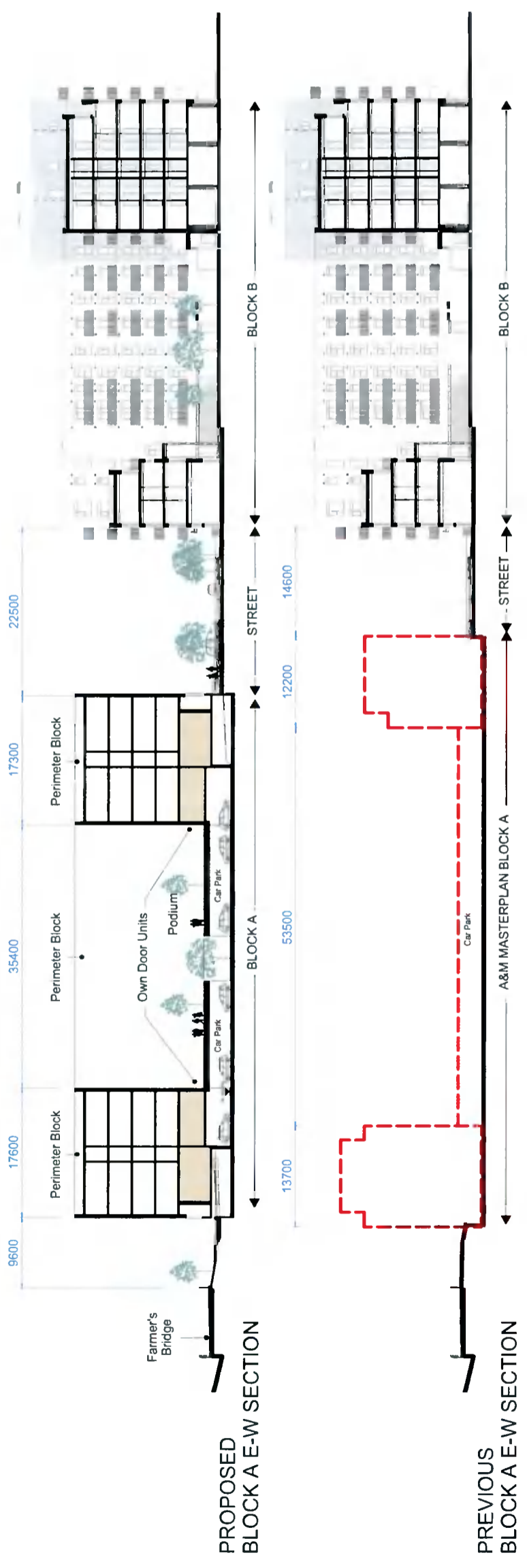
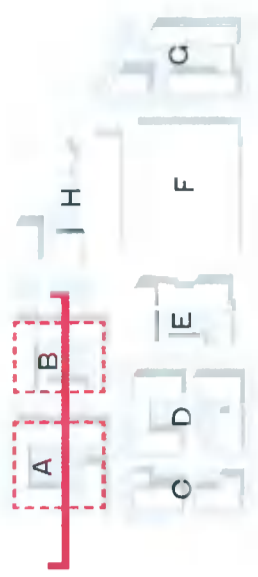
The SDZ identifies a number of potential locations for 'landmark' buildings of increased height. In the case of Block C, the indicated location for this landmark would be mid way along the Western Boundary of the Towncentre Tile . We are maintaining this location for the Landmark Building of 9 storeys in this proposal.



Concept image showing the relationship between the landmark buildings along the E-W axis from Adamstown Plaza



# O1 INTRODUCTION





# O2 SITE STRATEGY

## 2.1 OPPORTUNITIES AND CONSTRAINTS

