

O2 SITE STRATEGY

2.3 PERMEABILITY

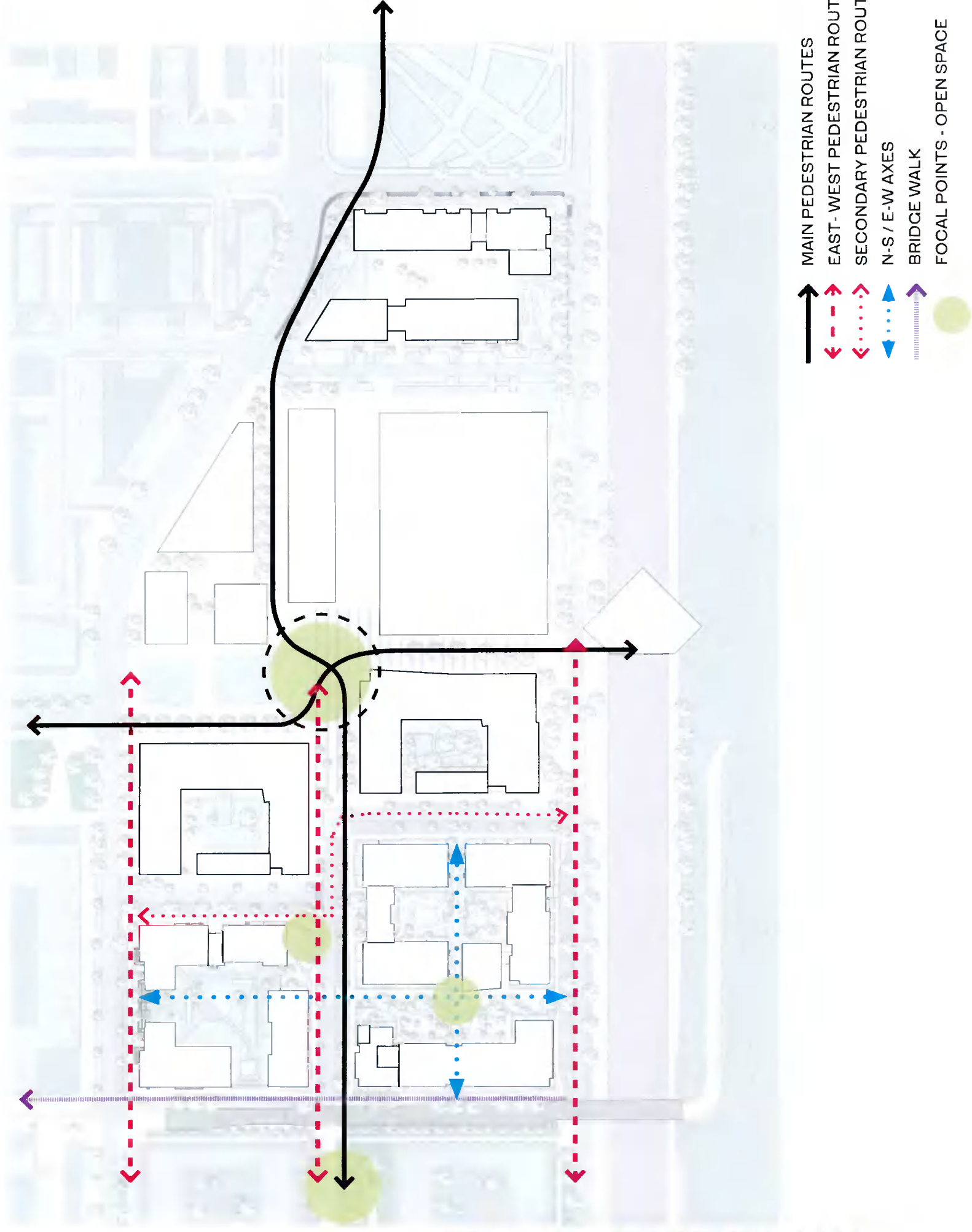
It is envisaged that many residents and visitors, accessing Blocks A C & D, but also making their way northwards towards the wider western and northwestern suburbs of Adamstown will passage through the public routes of the Western End of the town centre.

A sequence of pocket public open spaces along Great Western Way West Street provide interest and animation along this route linking Adamstown Plaza and the Boulevard Tile to the West.

In addition, public open spaces are provided along the N-S link to encourage cross movement and a vibrant public realm.



Concept image of N-S pedestrian link at Station Road looking towards the landmark building



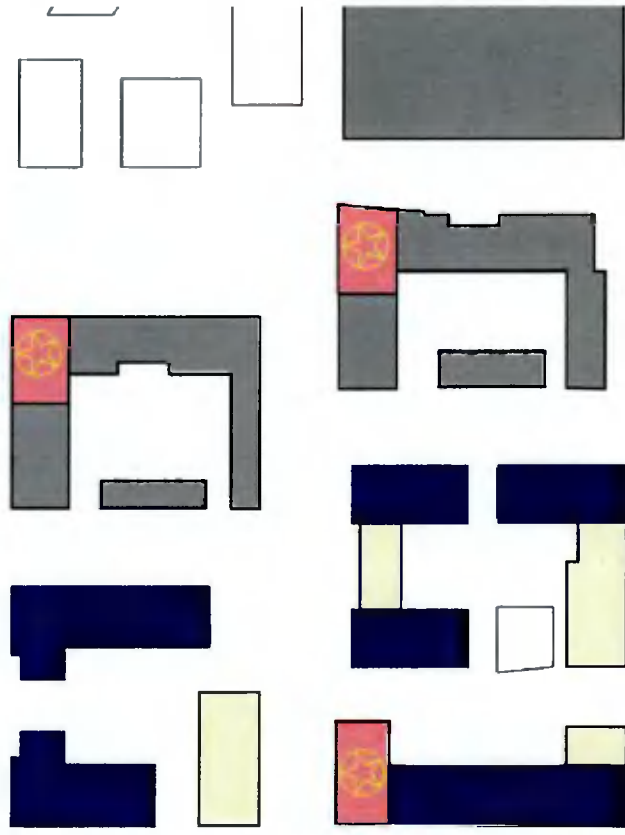
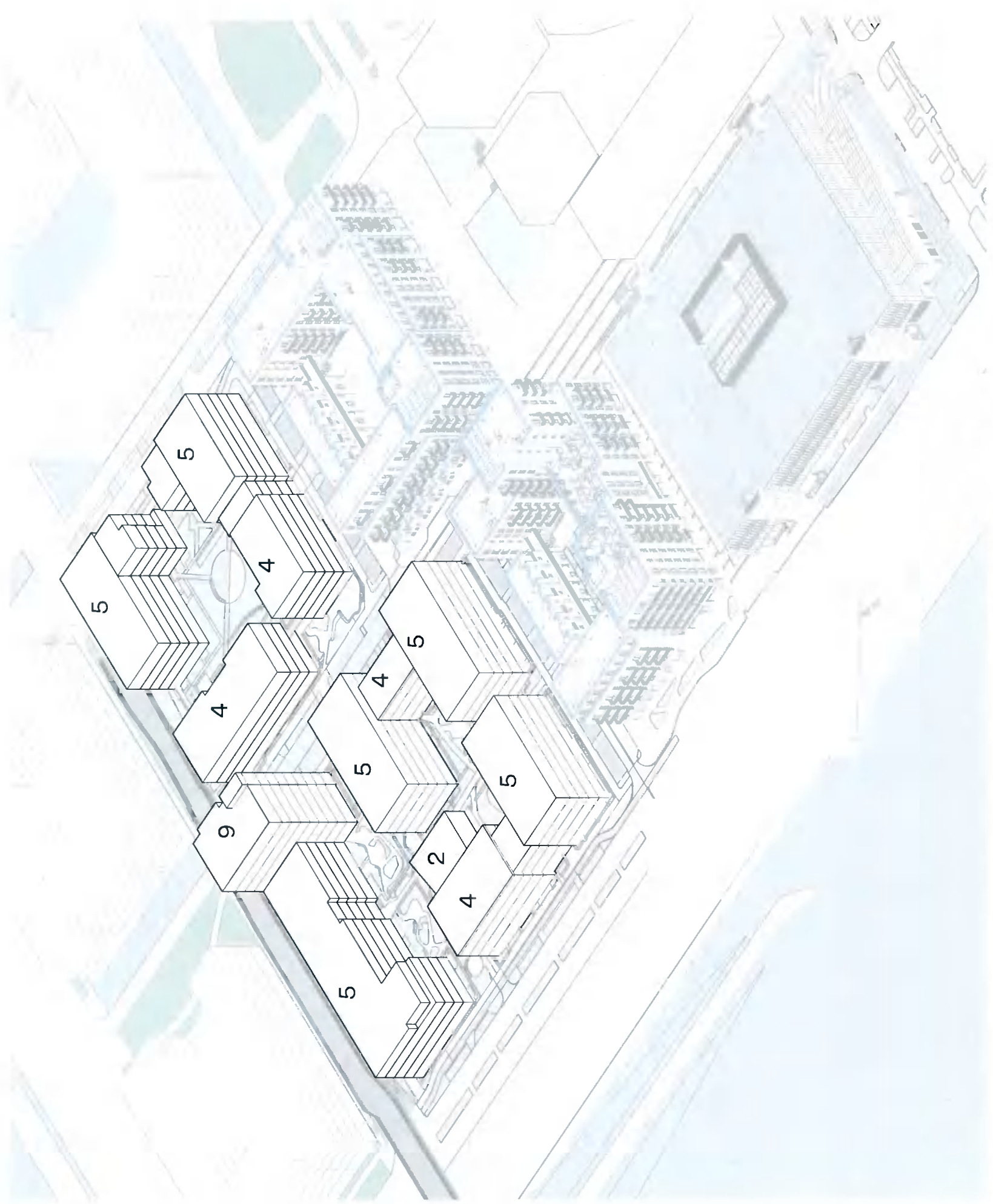
- ➔ MAIN PEDESTRIAN ROUTES
- ↔ EAST - WEST PEDESTRIAN ROUTES
- ⋯↔ SECONDARY PEDESTRIAN ROUTES
- ⋯↔ N-S / E-W AXES
- ⋯↔ BRIDGE WALK
- FOCAL POINTS - OPEN SPACE




03 MASSING

3.1. BUILDING HEIGHT STRATEGY

The strategy around perimeter, courtyard and landmark building locations and how these relate to the SDZ has been outlined on previous pages.

The diagram on the right illustrates how this height strategy is expressed in the building form



-  COURTYARD BUILDING: 3-4 storeys; up to 5 at corners/features
-  PERIMETER BUILDING: 3+1 setback to 5+1 setback storeys
-  LANDMARK BUILDING: Max 30m in height

03 MASSING

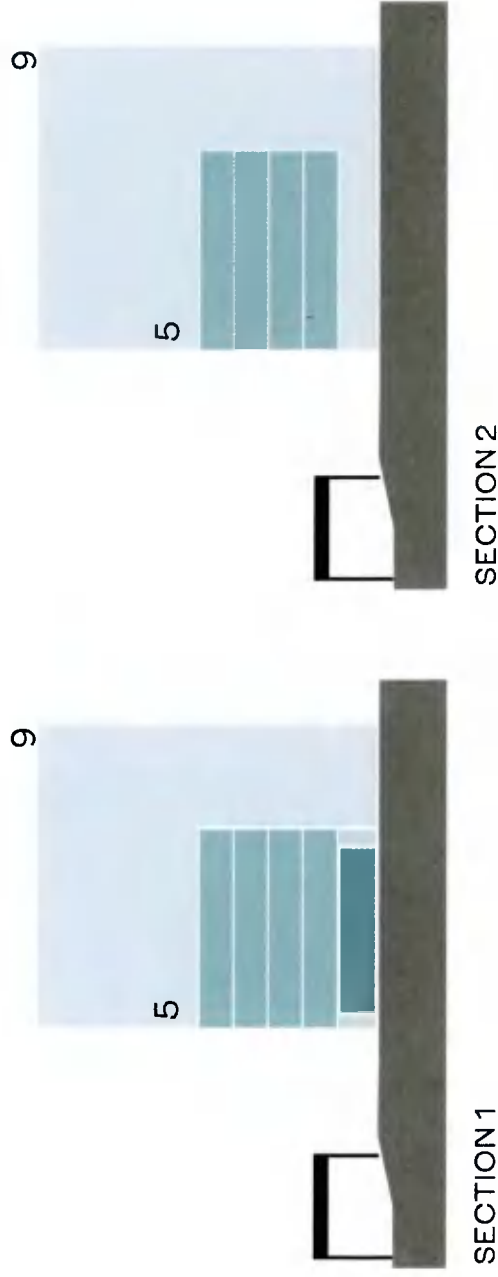
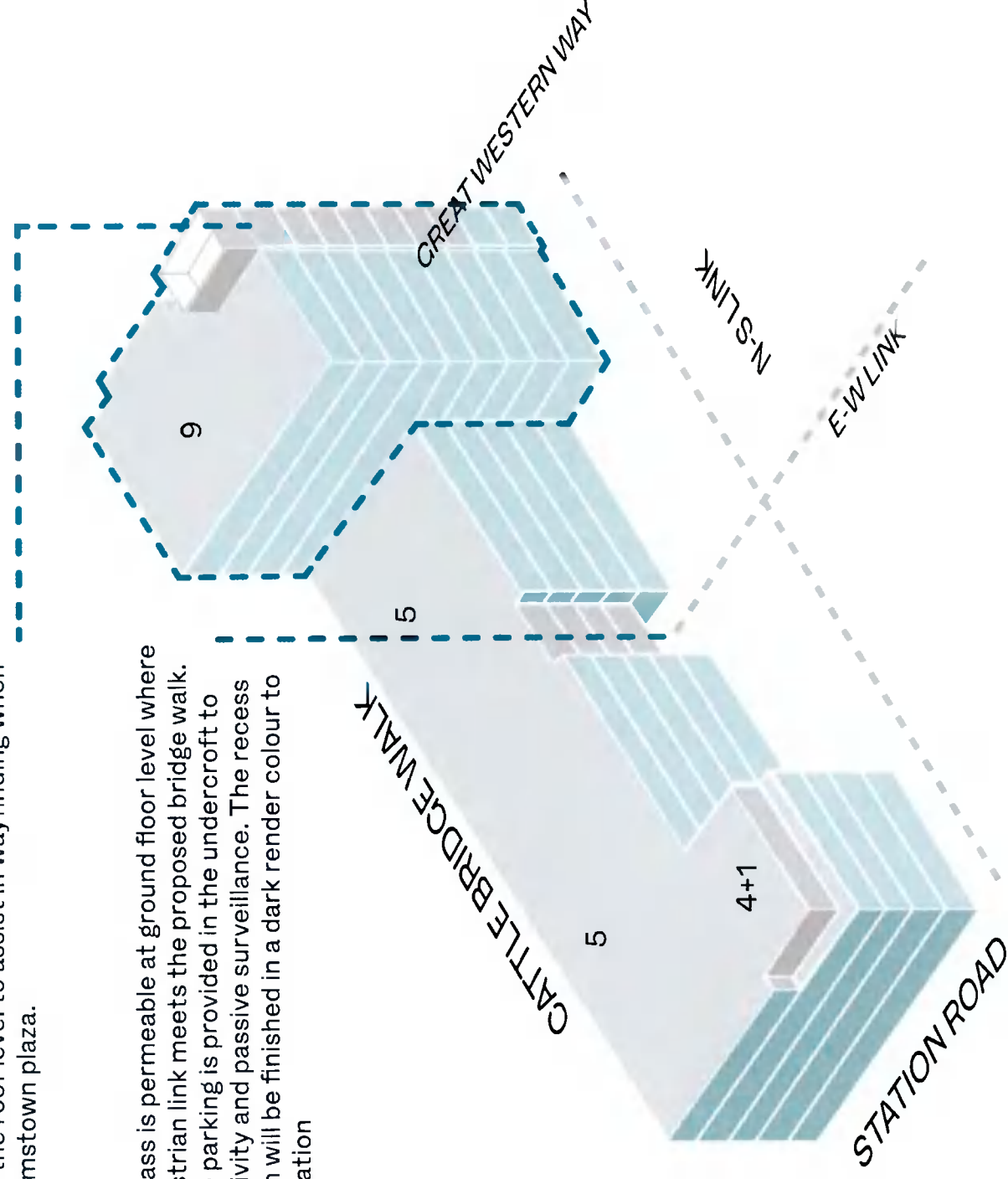
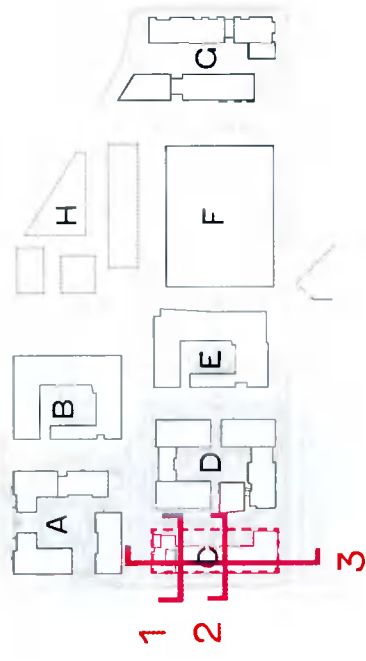
3.3 BLOCK C MASSING

Block C bookends the site along its Western edge. It is laid out as a N-S running linear block, crowned by the landmark structure at its Northern end, where Great Western Way meets the bridge.

Similarly, the building returns at its Southern end providing an urban frontage towards Station Road and enclosing the amenity open space for residents. Own door units will provide activity and passive surveillance to the open space on ground floor level.

The 9-storey high landmark building is located at the end of the visual axis running E-W across the Station Tile, becoming a visual marker at its Western end where it is most visible from Adamstown Square. The N-E corner balconies are enclosed in a distinctive metal cladding extending past the roof level to assist in wayfinding when seen from Adamstown plaza.

The building mass is permeable at ground floor level where the E-W pedestrian link meets the proposed bridge walk. Secure bicycle parking is provided in the undercroft to encourage activity and passive surveillance. The recess in the elevation will be finished in a dark render colour to provide articulation



SECTION 1

SECTION 2

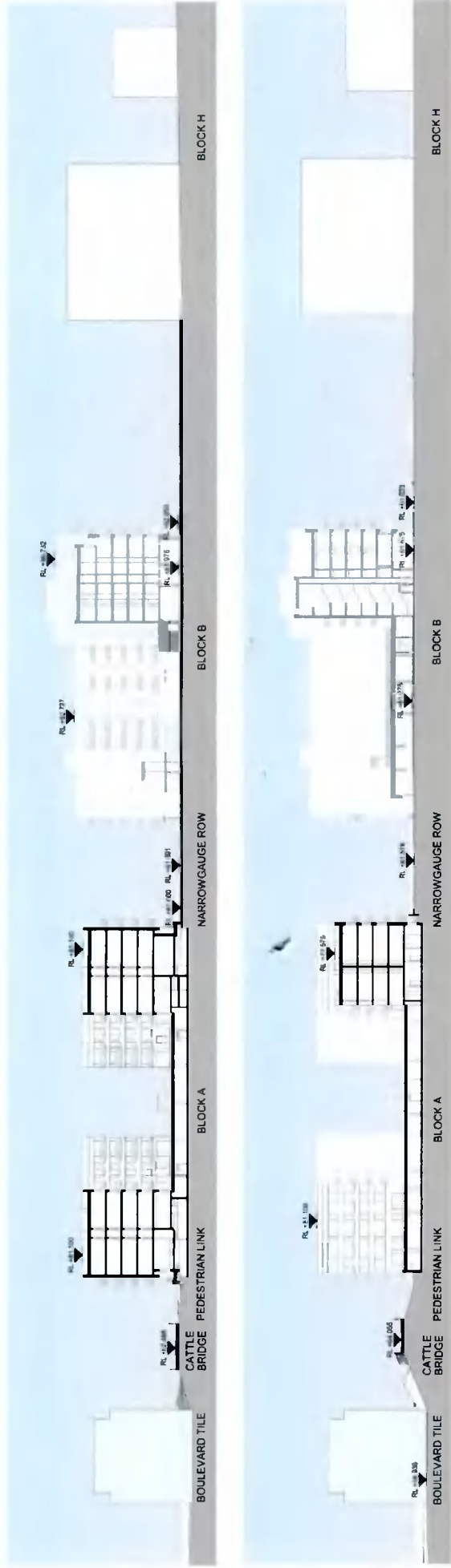


SECTION 3

03 MASSING

3.5 SITE SECTIONS

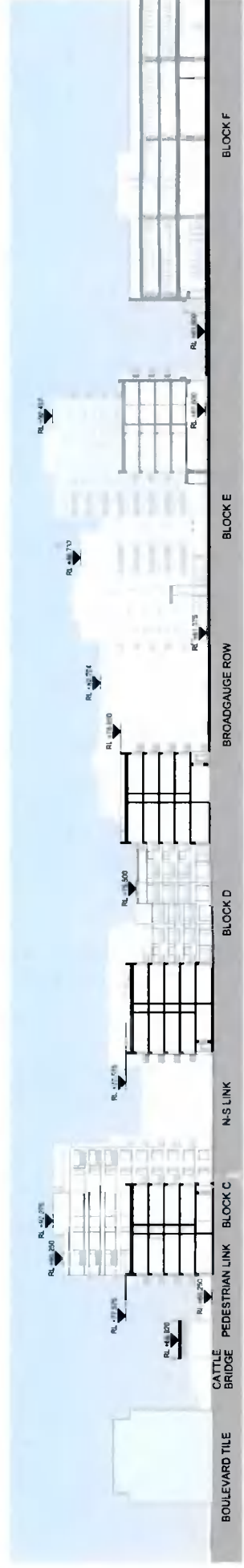
SECTION 1



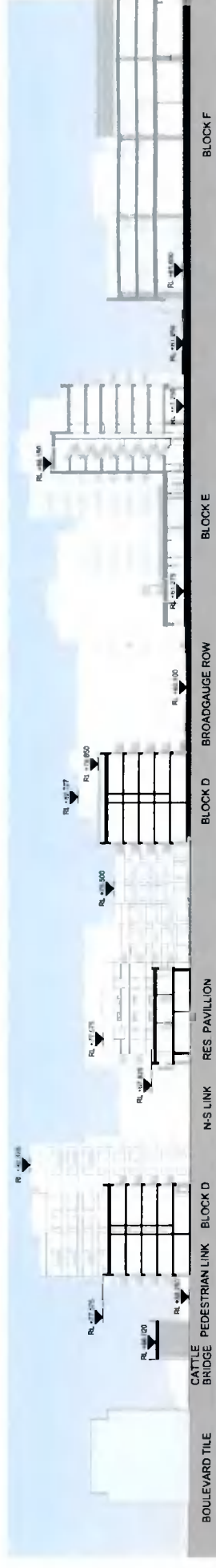
SECTION 2



SECTION 3



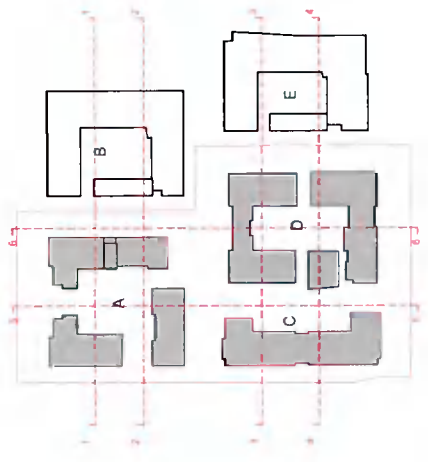
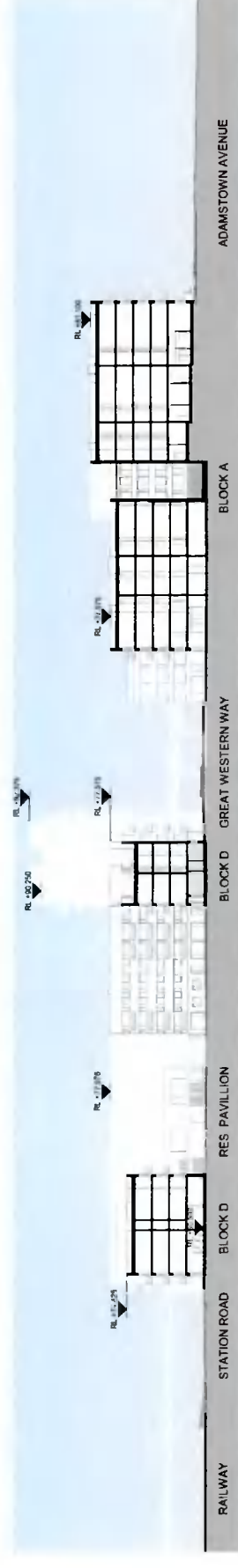
SECTION 4



SECTION 5

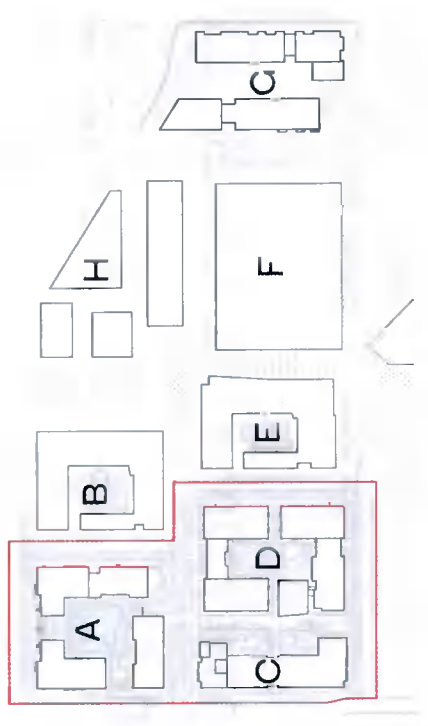


SECTION 6



O4 DESIGN

4.1 UNIT MIX



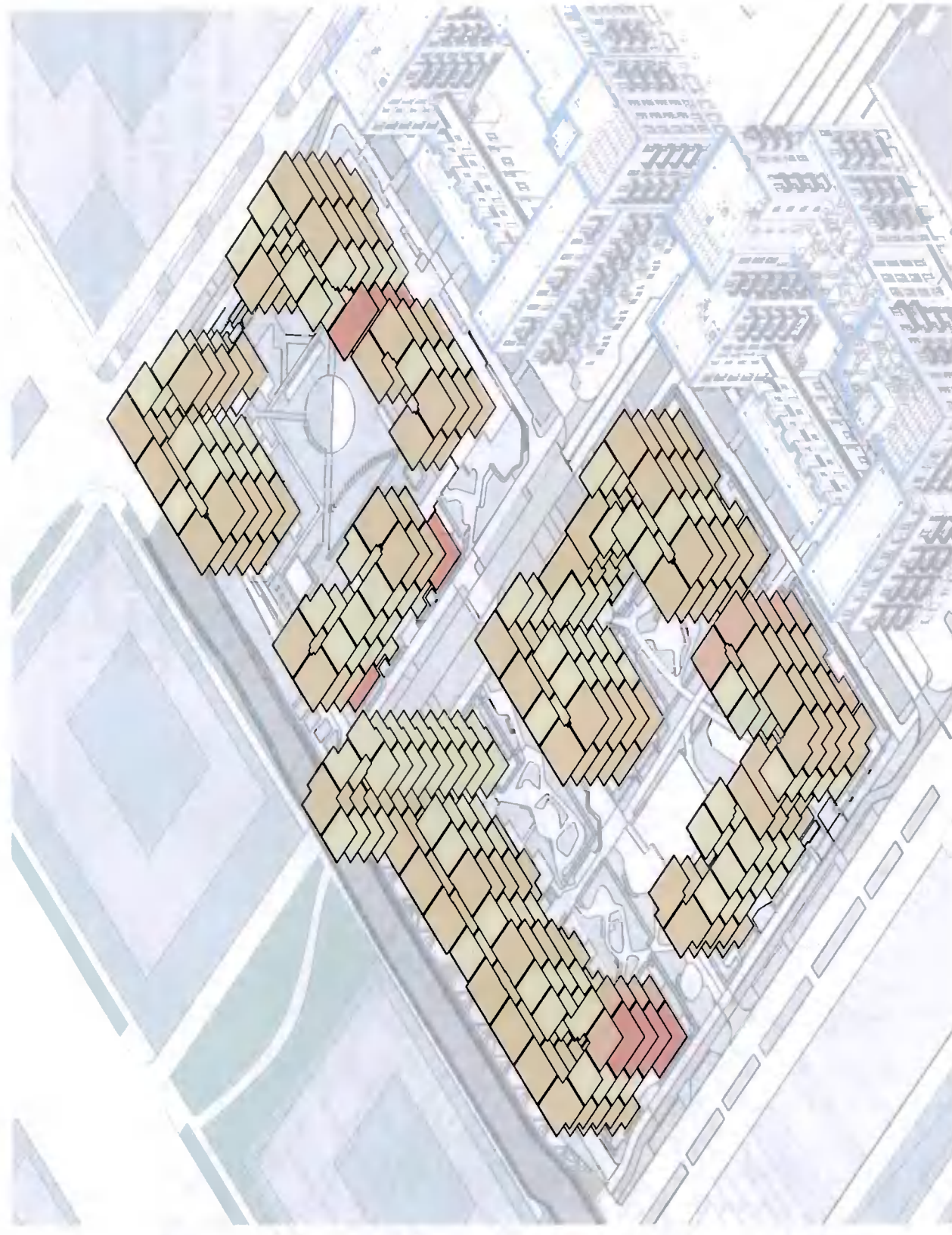
Apte	Type	Count	Mix	Apt area (average)	Total Area (nett)	Total area (gross)	N:C
A	Studio						
	1B	70	49%	50	3491		
	2B (3P)						
	2B (4P)	67	47%	76	5078		
	3B	6	4%	93	560		
	Residential				9128	11083	82.4%
C	Amenities				162	162	
	Plant				421	421	
	Ancillary / waste stores				156	156	
	Total	143	100%	65	9290	11821	78.6%
	Studio						
	1B	60	48%	50	2996		
D	2B (3P)	5	4%	69	346		
	2B (4P)	55	44%	74	4087		
	3B	4	3%	92	370		
	Residential				7798	9546	81.7%
	Amenities						
	Plant				102	102	
Ancillary / waste stores				33	33		
Total	124	100%	63	7798	9680	80.6%	
E	Studio						
	1B	9	5%	39	355		
	2B (3P)	74	44%	50	3678		
	2B (4P)	11	7%	67	734		
	3B	75	44%	78	5818		
	Residential				10585	12568	84.2%
F	Amenities						
	Plant				149	149	
	Ancillary / waste stores				40	40	
	Total	169	100%	63	10585	12757	83.0%

SUMMARY (excludes pavilion)

Type	Count	Mix	Apt area (average)	Total Area (nett)	Total area (gross)	N:C
Studio	9	2%	39	355		
1B	204	47%	60	10164		
2B (3P)	16	4%	67	1080		
2B (4P)	197	46%	76	14983		
3B	10	2%	93	929		
Residential				27511	33197	80.9%
Amenities (*)				162	162	
Ancillary (*)				229	229	
Plant (*)				672	672	
Total	436	100%	63	27673	34259	80.8%

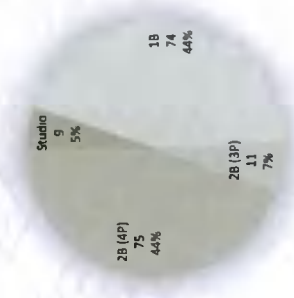
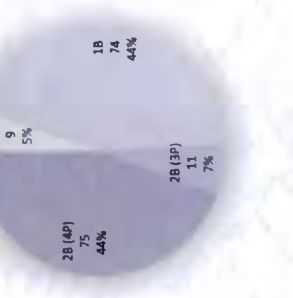
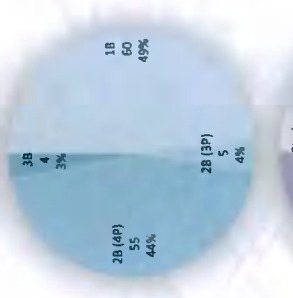
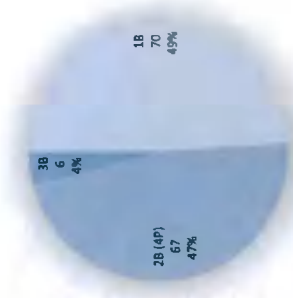
(*) Amenities considered 100% Nett

Plant & ancillary accommodation within building footprint included in GIFA
Plant & ancillary located on outbuildings and/or rooftop excluded from GIFA



AXO - UNIT MIX

- 1 BED
- 2 BED
- 3 BED



04 DESIGN

4. OWN DOOR UNITS

The proposal includes for 71 no. own door units across all blocks. Own door units provide an element of animation to the ground floor, and improve the passive surveillance of the public realm.

5. AMENITIES

Block A amenities are strategically located at the Southeastern corner, paired with a pocket park

6. CARPARK

The existing topography is used to locate carparking, bicycle parking and ancillary accommodation in a naturally ventilated semi basement with a landscaped podium above.

7. OPEN SPACE

Public open space is organised along the main N-S pedestrian route that links Station Road with Great Western Way.

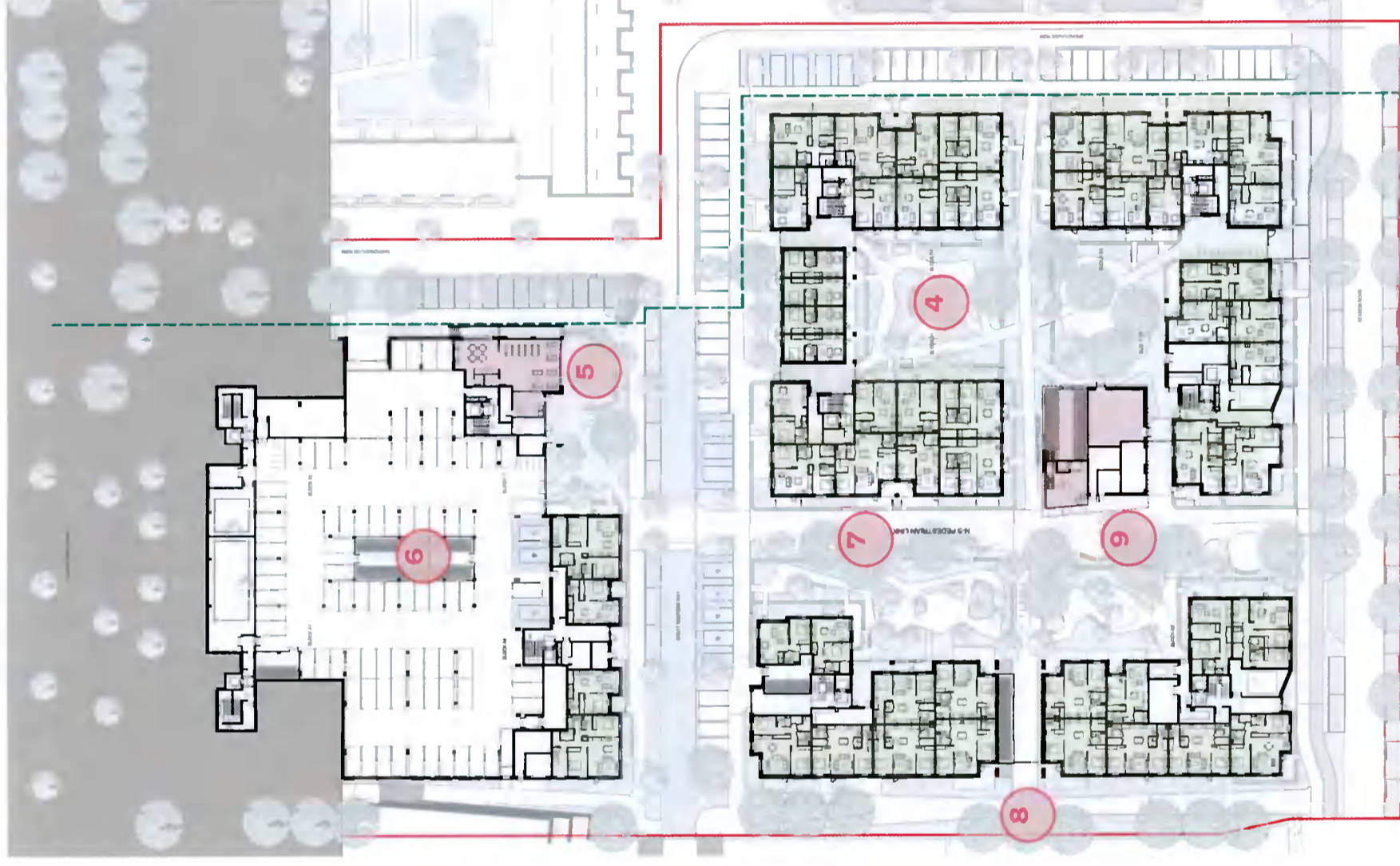
Resident's amenity open space is clearly defined yet visually permeable.

8. BRIDGE WALK

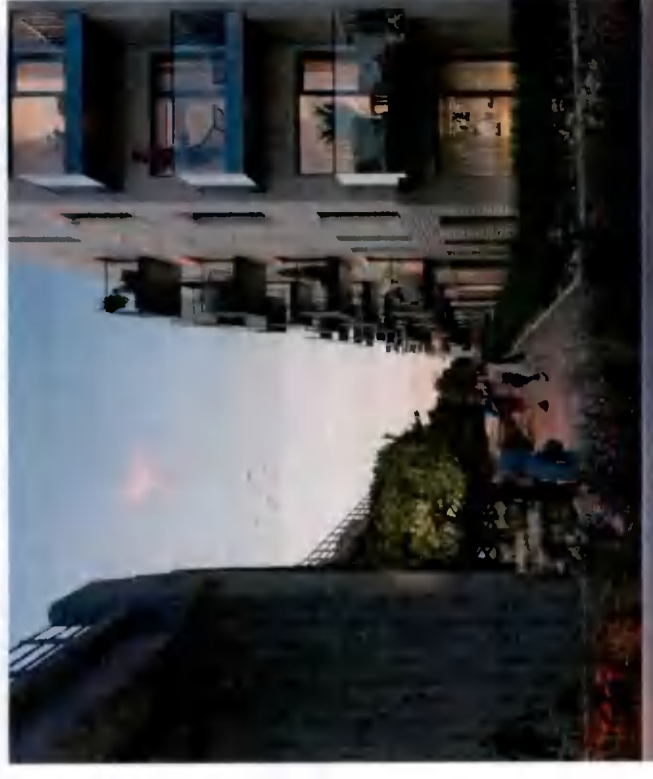
Own door units accessed from the proposed pedestrian route along the cattle bridge at the Western edge provide activity and passive surveillance to this area.

9. RESIDENT'S PAVILION

Located at the intersection of the 2 pedestrian and visual axes, the pavilion provides amenities for the residents on Level 1, with a reception desk and secure bicycle parking at ground floor. Other accommodation including the ESB substation and a central waste management facility are also located in this ancillary building for the resident's convenience.



GROUND FLOOR PLAN



Pedestrian bridge walk along block C



Block A pocket park