

**MOLA**  
Architecture

# Tandy's Lane Adamstown

Phase 2

ARCHITECTURAL DESIGN STATEMENT

April 2022



QUINTAIN

# Team Presentation

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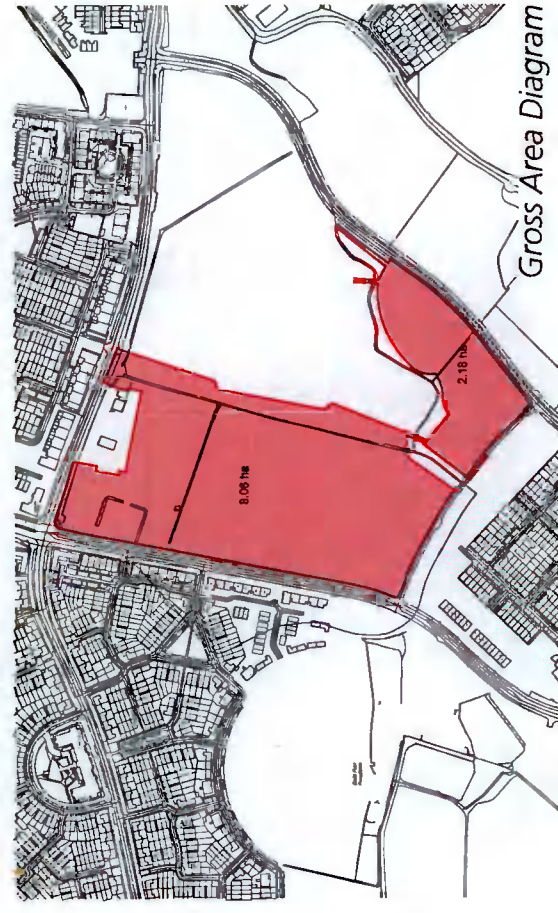
Introduction

# Introduction

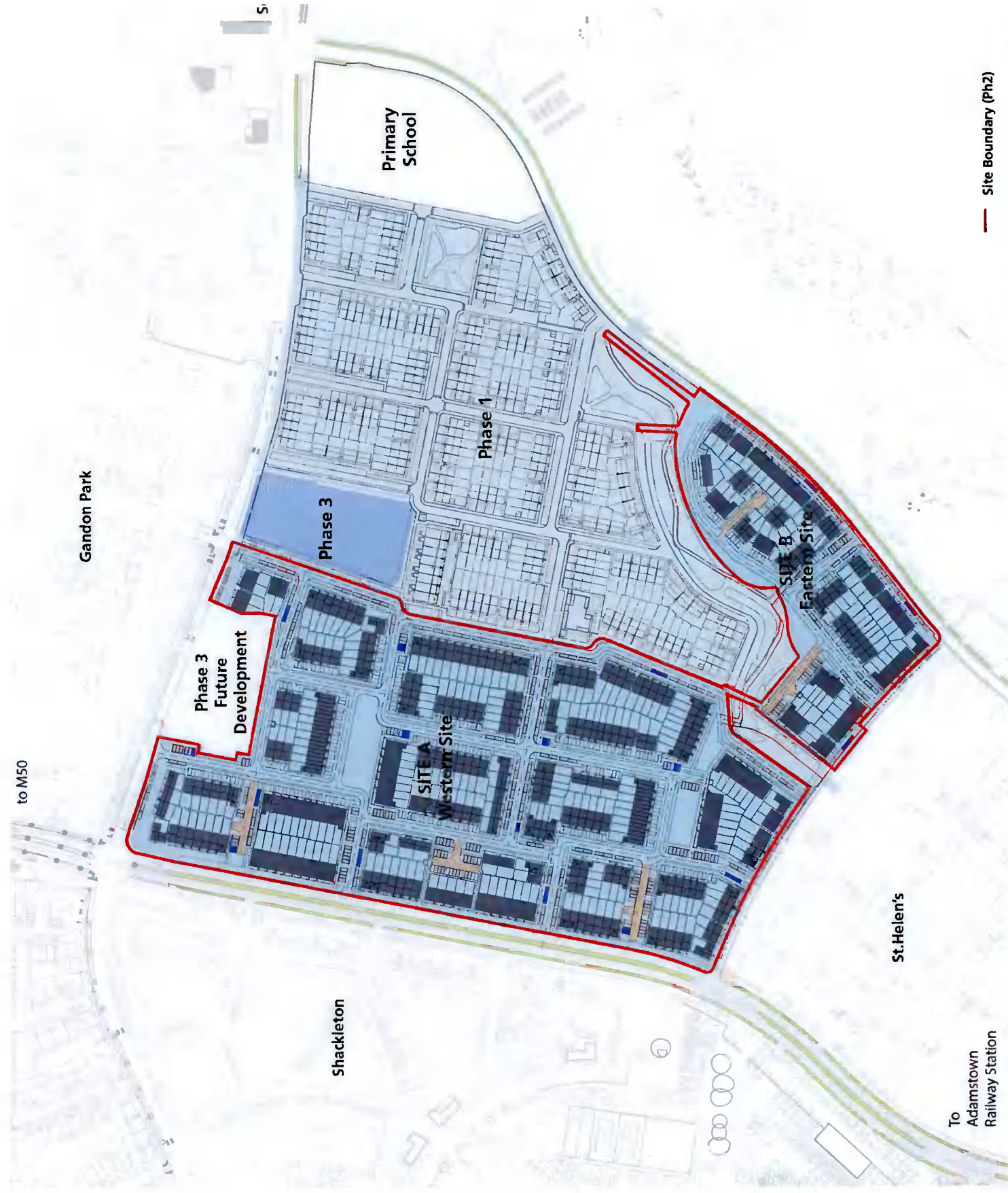
The purpose of this report is to describe the proposed development by Quintain Developments Ireland Limited (Clear Real Estate Holdings Ltd) for a housing scheme at Tandy's Lane, Adamstown. The proposed development falls within the Development Area 6 of the Adamstown SDZ, named "Tandy's Lane Village". It is the second phase to be proposed in this development area and is envisaged as Phase 2 of 3 for the overall site. The design strategy for this residential proposal is consistent with the Adamstown SDZ, and has been designed to be harmonious with Phase 1, which is currently under construction, and the wider context of the site.

The Proposal has been designed by MOLA Architecture in conjunction with Waterman Moylan Engineering Consultants, Doyle + O'Toithigh Landscape Architects and Thornton O'Connor Town Planning Consultants, as supported by a wider multi-disciplinary team.

The Phase 2 application site provides 10.24ha approx. of gross site area. The proposed development will comprise a residential scheme of 352 no. houses consisting of 2 and 3 storey units through a mix of semi-detached, detached and terraced housing, providing 2, 3 and 4 bed units. All associated site development work, services provision, vehicular/ pedestrian access, car parking, open space, bin stores, lighting, landscaping and boundary treatment works will be included.



Gross Area Diagram



Phasing Diagram

01

Context

# 01 Context

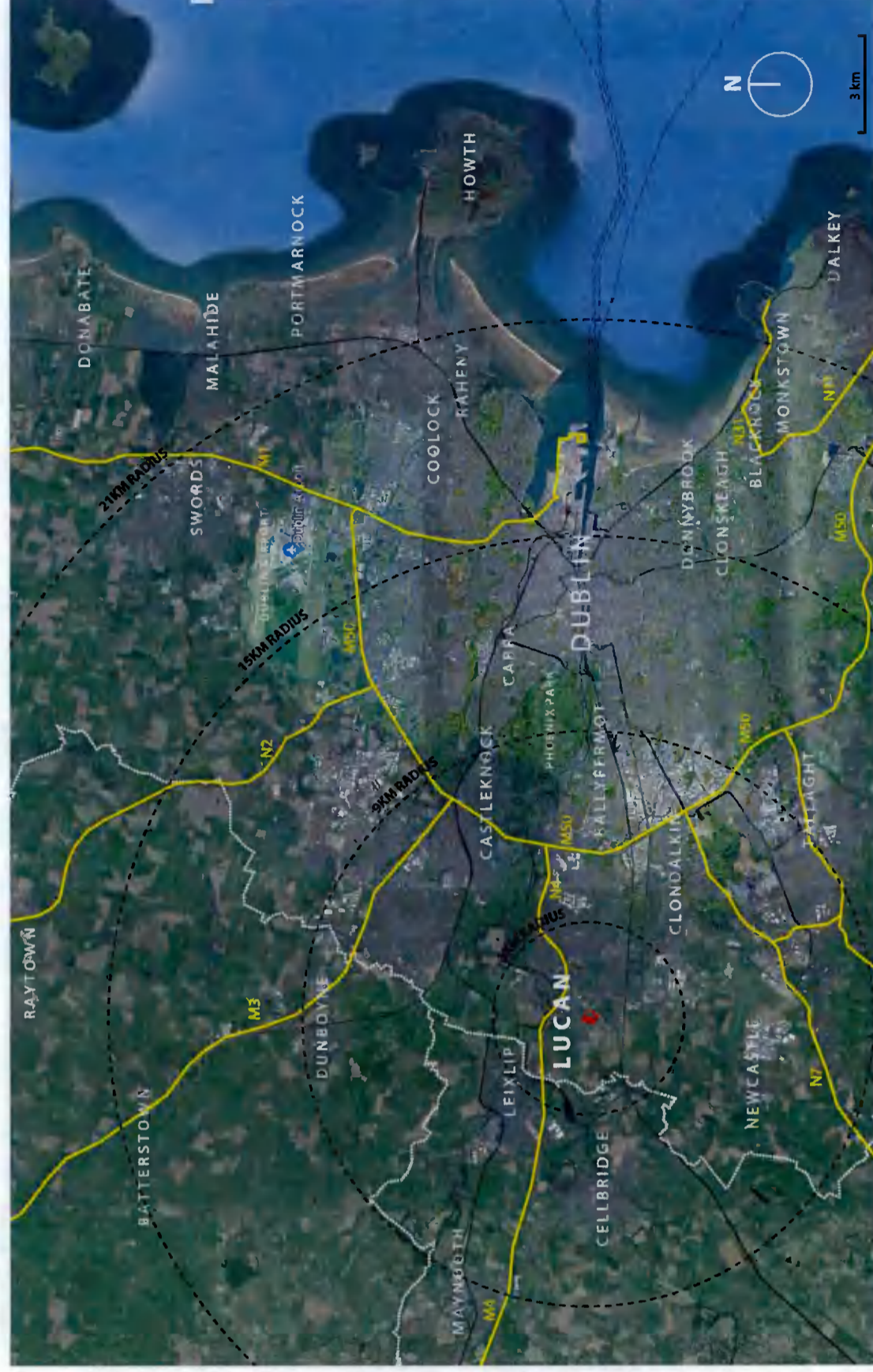
## 1.1 Site Location

South Dublin County Council's Adamstown SDZ lands are located directly to the south-west of Lucan village. It is located 14km to the west of Dublin City Centre, accessed by the N4 motorway. Lucan village is located on the River Liffey near the Lucan Weir.

High frequency bus routes service the Lucan area to Dublin city centre. The Dublin-Kildare railway line serves communities to the south of Lucan. The Adamstown Railway Station opened in 2007. It is located to the south of the Adamstown SDZ area. This railway station will be a significant amenity for the residents of the proposed development at Tandy's Lane Village, located just 1km from the southern end of the site.

Under the Regional Spatial & Economic Strategy for the region, Adamstown is targeted for growth. The population was noted as 44,487 inhabitants in 2016. Adamstown is seen as a significant expansion of Lucan and as such, the population is expected to continue to grow significantly.

The Adamstown SDZ District Centre, which is currently under construction and due for completion in 2023, will provide further amenities and employment to the area, as well as strengthening the local economy.



Location Diagrams

# 01 Context

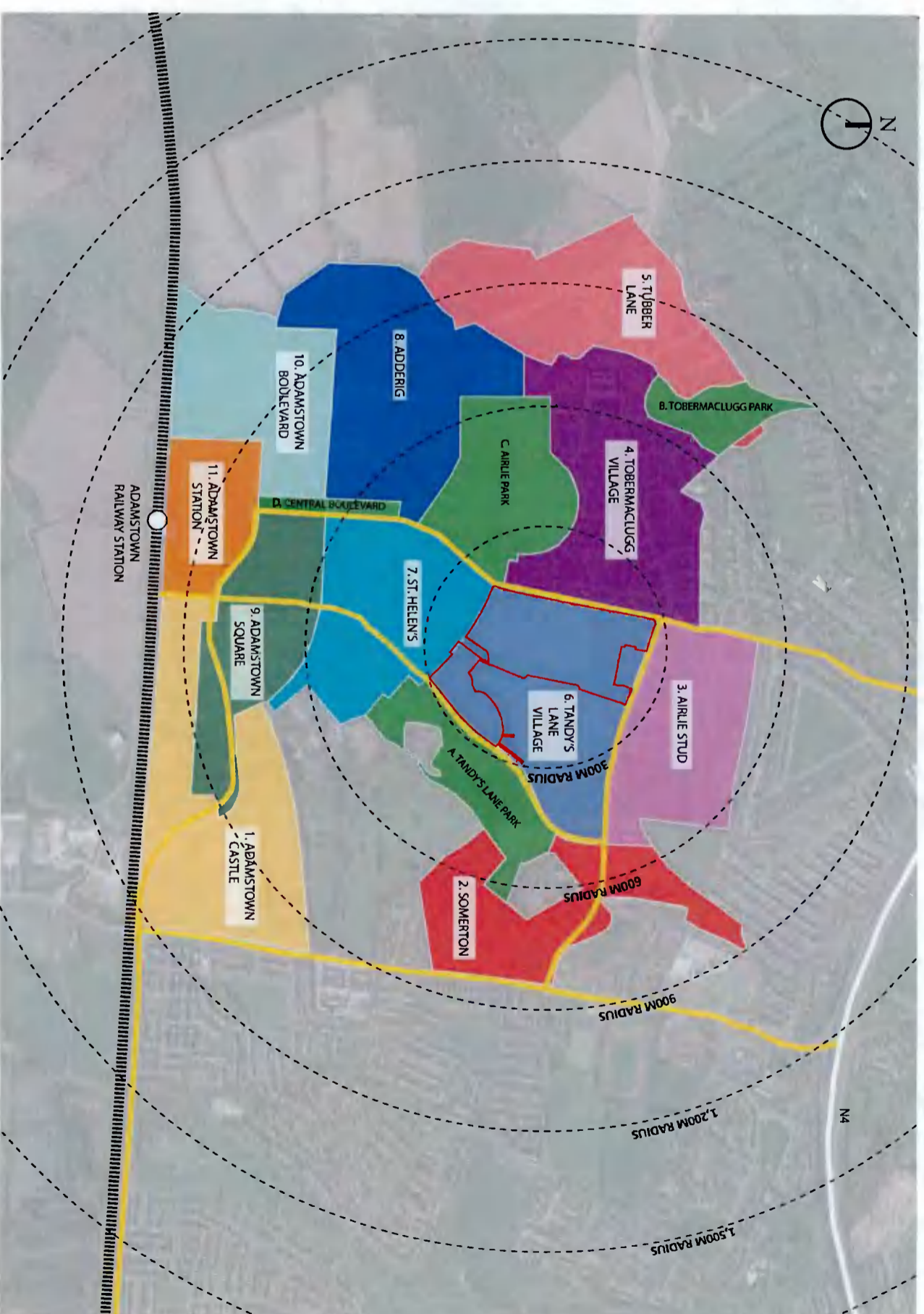
## 1.2 Local Area

The Tandy's Lane Village development tile sits on the north eastern side of Adamstown SDZ, to the north east of Airlie Park and immediately to the west of Tandy's Lane Park. It enjoys frontage onto Adamstown Drive, Adamstown Boulevard, Tandy's Lane & Adamstown Park, which are four of the major spine roads in the SDZ. These roads are complete, which makes Tandy's Lane a highly accessible development tile.

Phase 1, which is currently on site, will provide 245 residential units, including detached, semi-detached and terraced housing, apartments and duplex apartments. It also includes a new linear public park, public open spaces and streetscape design, in line with the Adamstown SDZ.

Phase 2 is located in two separate areas of the Tandy's Lane Village Development Area, referred to as Site A western site and Site B eastern site in this report. Site A is the larger site to the west, running the full length north-south of the site. Site B is in the bottom south-east corner. The two sites are separated by Phase 1, which is under construction.

It is intended that Phase 3 will include the Village Centre and the parcel of land, which is located along Adamstown Drive.



Adamstown SDZ Development Areas Diagram



# 01 Context

## 1.3 Adamstown SDZ

The Tandy's Lane Village Development Area 6 is located at the centre-northeast of the Adamstown Strategic Development Zone and is designated as medium density, with a range of 40-55 units per hectare. Two public parks are located either side of this area, Airlie Park to the west and Tandy's Lane Park to the east. The development area contains a proposed park, a primary school, local centre and residential units.

ADAMSTOWN STRATEGIC DEVELOPMENT ZONE | PLANNING SCHEME | 2.0 PROPOSALS FOR DEVELOPMENT



Figure 2.4 from the Adamstown SDZ

# 01 Context

## 1.4 Development Area

The urban design characteristics for this area are as follows:

- Local Centre and school as the focus of the Area
- Primary School close to Park
- Linear Park organised around existing trees links Tandy's Lane towards Adamstown Boulevard
- Cross link from QBC to Local Centre, on to the school and Tandy's Lane Park
- Good public lighting to edge of Parks
- Pedestrian and cyclist permeability

### DEVELOPMENT AREA 6 | Tandy's Lane Village

ADAMSTOWN STRATEGIC DEVELOPMENT ZONE | PLANNING SCHEME | 3.0 DEVELOPMENT AND AMENITY AREAS

#### Tandy's Lane Village

Area character type	Medium development density
Gross area	21.7 hectares
Net development area	17 hectares
Min-max total residential development	74,800-102,850 sq. m.
Min-max dwellings per Ha.	40-55
Min-max total dwelling units	680 - 935
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDC Housing Policy

Min non-residential development	100 no. childcare places
Max non-residential development	7% of total development up to 6,750 sq. m.
Max retail development	33% of total non-residential up to 2,025 sq. m.
Min-max courtyard building height	2 - 3 storeys with up to 4 storeys at corner/feature buildings
Min-max perimeter building height	3 - 5 storeys
Max landmark building height	21 metres (up to 7 storeys approx.)
Min local public open space	0.178 hectares



#### Key

SDZ Planning Scheme Boundary	
Landmark Building	
Established Tree to be Preserved	
Possible Access Point to Backland Development in Docksboro	
Adamstown Railway Station	
Travelier Accommodation Site	
Major Pedestrian & Cycle Route	
Pedestrian Cyclist Only Route	
Shared Cycle Vehicle Route	
Dedicated QBC Busway	
Boulevard	
Avenue	
Side Street	
Back Street	
Park and Ride Carpark	
Gross Development Area	
School / Civic Building	
Flexible Use Perimeter	
Perimeter Building	
Perimeter Reduced Height	
Courtyard Building	
Courtyard Reduced Height	
Constructed Development	
Constructed Public Space	
Constructed Schools	
Open Space Private	
Open Space Public	
Major Parks	



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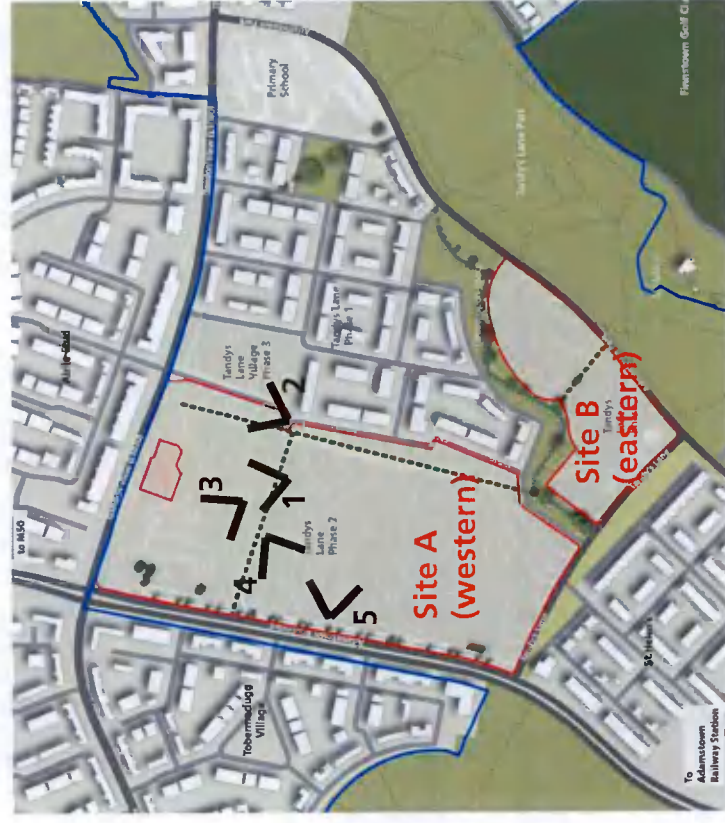
# 01 Context

## 1.5 Surrounding Areas

The areas surrounding the site generally comprise of new developments of houses, duplex and apartment units. The design of this proposal is in keeping with these developments, through the use of similar materials such as brick and render. Although these similarities exist, this development has been designed to create a distinct character area and sense of place.

The photographs on this page are taken from within Site A western site. They show the existing meadow and hedgerow on the site.

The existing trees and hedgerows pertaining to the site lands have been surveyed as BS 5837:2012 by the Project Arborist The Tree File, the completed survey and associated drawings are submitted as part of the Planning application.



KEY PLAN



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5

# 01 Context

## 1.5 Surrounding Areas

To the east of Tandy's Lane Village is Tandy's Lane Park, which is a new park comprising of trees, hedgerows and planting. To the north is the new development of Gandon Park and The Paddocks. These comprise of duplex and apartment units along Adamstown Drive. To the west of the site along the Adamstown Boulevard is the Shackleton development and to the south is the new development of St. Helens.

The photographs shown on this page show the perimeter of the site.



**VIEW 6**



**VIEW 7**



**VIEW 8**

# 01 Context

## 1.6 Site Analysis

The Tandy's Lane Village Development Area is primarily a green field site. As previously stated, Phase 1 of the area is currently under construction, and is located to the east of the development area. The site is relatively flat, sloping upwards towards the southeast corner of the site. Existing hedgerows are present on the site. A small area of land not yet subject to vacant possession is indicated on this diagram to the north of the site.



Orientation Diagram



Site Analysis Diagram

02

Connections

# 02 Connections

## 2.1 How well connected is the new neighbourhood?

The Tandy's Lane Phase 2 site is well connected within Adamstown with Adamstown Drive to the north, Adamstown Park to the east, Adamstown Boulevard to the west and Tandy's Lane to the south.

It is located 1.5km west of Lucan Shopping Centre, which is a 15-minute walk approximately. The shopping centre in turn is located 500m south of the N4 motorway, which connects Adamstown to Dublin. Dublin city centre is located 14km to the east.

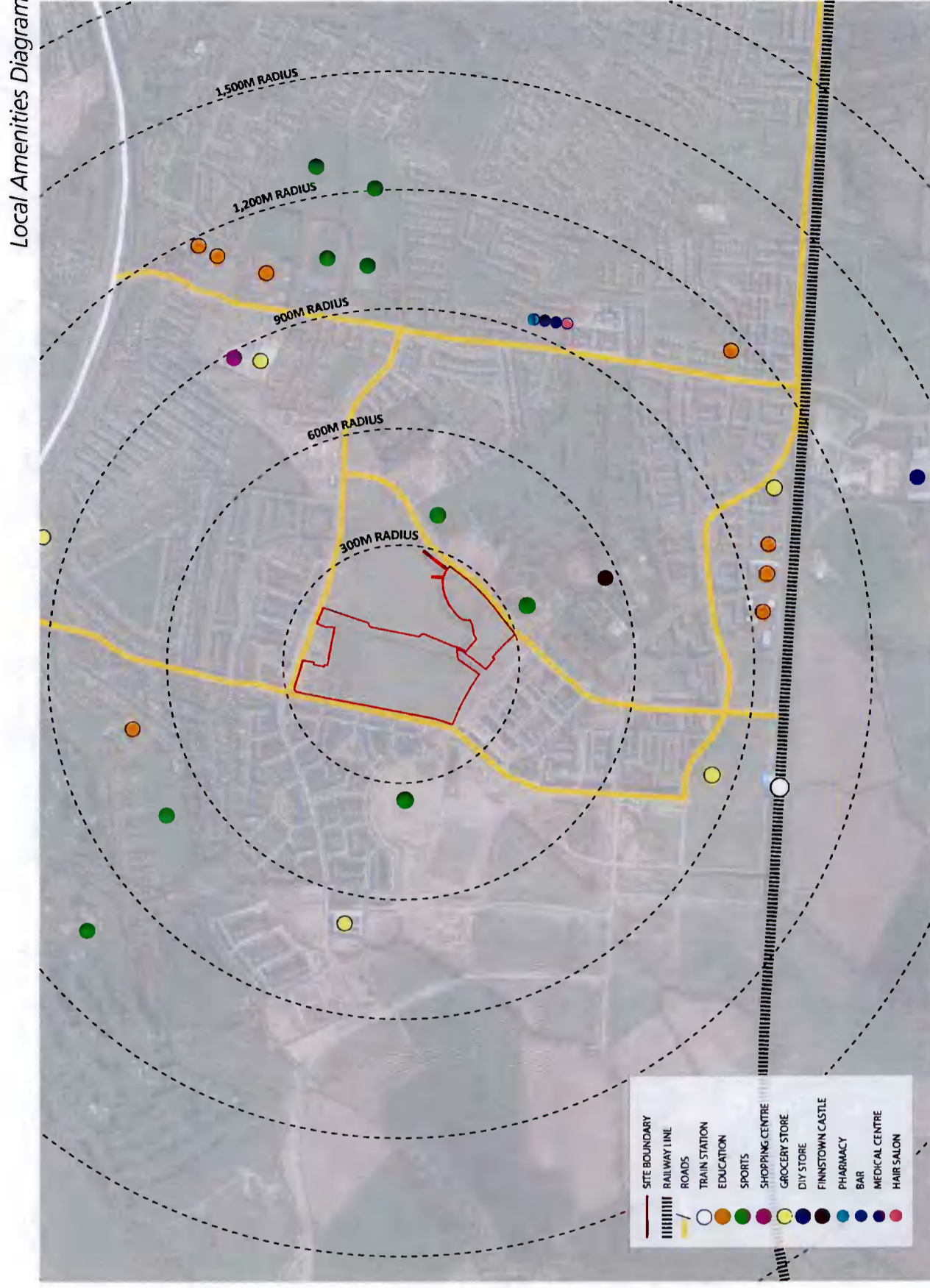
Adamstown Railway Station is located to the south of the site, 1km from the southern end of the site, which is a 2-minute drive or a 12-minute walk approximately.

Lucan Shopping Centre, which is within walking distance, has a choice of shops, cafes and take-aways. There are several schools in Adamstown/Lucan area including, St. John the Evangelist National School, St. Thomas Primary School, Scoil Aine Naofa, Adamstown Educate Together Community College and Lucan Community School. There are also a number of crèche's located in close proximity to the site.

The site is a 25-minute drive from Dublin City Centre and is served by several public bus routes. Bus stops are proposed along the Boulevard and Adamstown Drive.

Proposed roads, footpath, and cycle networks, through the scheme, will connect the development with the surrounding roads and facilities in the area. The composition, shape and location of public open spaces are arranged to create linkages, mark nodal points, street crossings and desire lines through the scheme. There is a rich movement network and a fine-grained block structure, with a hierarchy of lanes, streets, intersections and pocket parks.

The layout encourages permeability, social encounter, varied



from and across all residential areas linking to the adjoining sites and the proposed future Phase 3: Local Village Centre on the site. The site links through with Tandy's Lane Phase 1 to the east, which is currently under construction. A new linear park, is being constructed as part of Phase 1. The pocket parks within Phase 2 are connected through to this

park along tree-lined 'green streets'.

The sites proximity to the variety of amenities mentioned above makes it a well-connected and sustainable place to live.

03

Inclusivity



# 03 Inclusivity

## 3.1 How easy can people use and access the development?

New houses will meet the needs of a wide range of future occupants from first time buyers to families with children and down-sizers. The proposed scheme allows for a good mix of residents through-out the scheme and so creates a positive family friendly community. The range of housing typologies and quality of internal spaces and private open space will fulfill the requirements of all future residents. All units and landscape areas are designed for universal access. Private open space will be facilitated to the rear of each dwelling house. The following housing mix is provided in the scheme:

2 Bed houses	15
3 Bed houses	256
4 Bed houses	81
<b>Total</b>	<b>352</b>

The scheme provides for 10% social housing, which are dispersed throughout the layout and fully integrated into the development.

The clusters of dwellings are interconnected by streets with home-zones included to enhance connectivity for all users. The overall layout will prioritise the movement of pedestrians and cyclists. There will be a clear distinction between the public, communal and private areas.

Several pocket parks will be provided within the scheme. These pocket parks will provide a range of facilities for children of different ages, parents and the elderly. All dwellings are oriented towards or overlooking the streets and green spaces, contributing to the passive surveillance and overall security of the scheme. The building line created by each unit clearly defines the blocks' edges to ensure there are no physical barriers to views to and from the site.

The public realm will be accessible to all. The landscape detailing of streets and footpaths will provide accessible routes for people with impaired mobility with rollover kerbs and level crossing of all streets. We refer to Doyle & O'Troithigh Landscape Architect drawings for more information.



04

Variety

# 04 Variety

## 4.1 How does the development promote a good mix of activities?

A good mix of open spaces are located throughout the development, providing a broad range of public and private amenity and leisure activity spaces for all ages. The creation of the pocket parks within the scheme to the north and south will provide a public amenity to the new residents of this development. These pocket parks link back to the linear park, via a green infrastructure network of street trees running from north to south through the scheme.

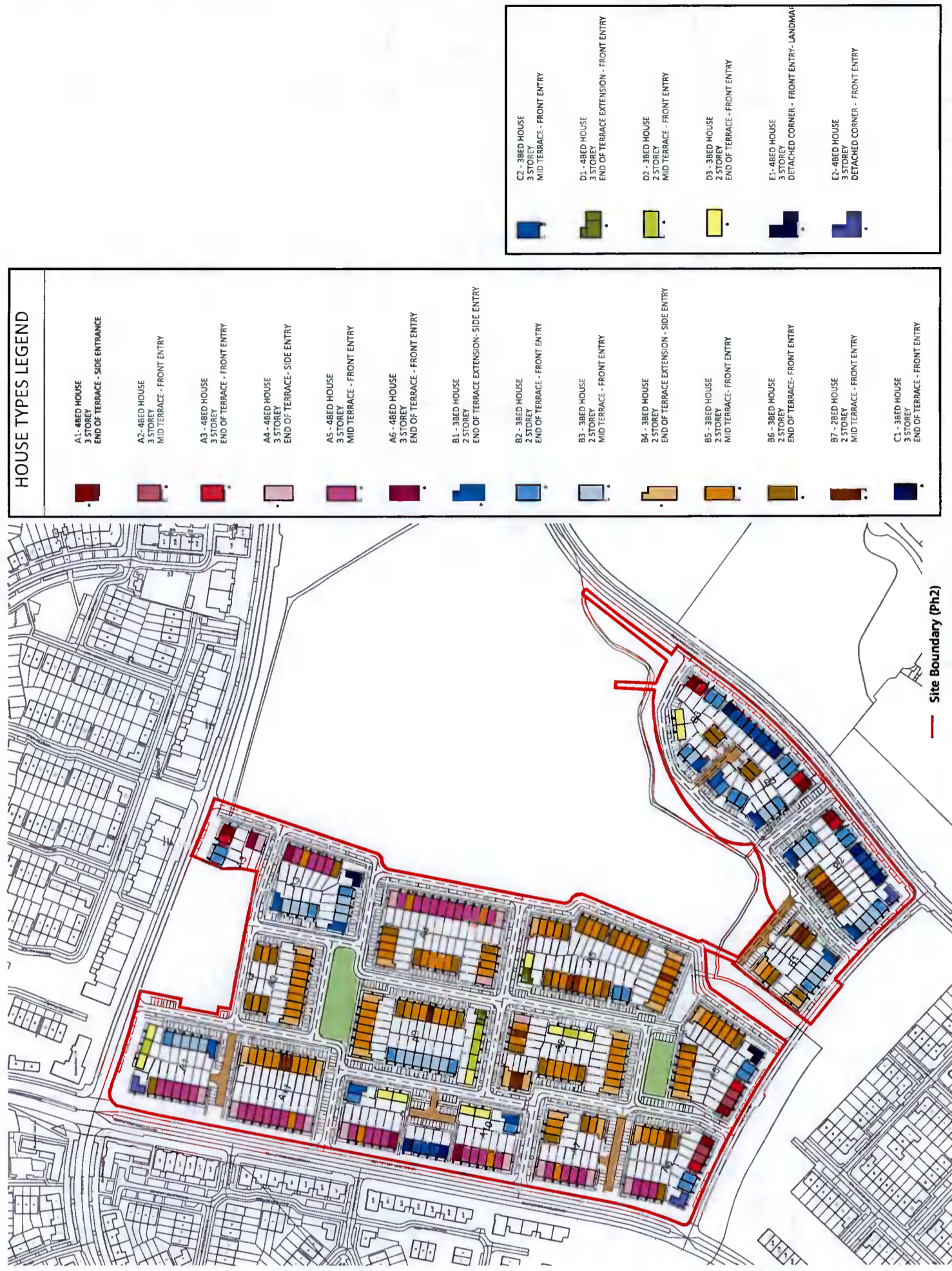
The site is in a very accessible location within Adamstown. The activities available in the surrounding area, including Lucan Shopping Centre, Tandy's Lane Park, local churches and schools, will be compatible with the new development.

There is a wide variety of house designs and types that will provide choice to the new owners. A mix of 2 & 3-storey units, terraced, semi-detached and detached houses contribute to the existing choice of housing types in the area. The following housing mix is provided in the scheme:

2 Bed houses	15
3 Bed houses	256
4 Bed houses	81
<b>Total</b>	<b>352</b>

Phase 3 of this Development Area will include the following:

- 23no. houses north of Site A
- A local village centre, which will provide additional retail facilities



Housing Mix Diagram & Key

# 04 Variety

## 4.1 How does the development promote a good mix of activities?

The lands to the northern extent of Site A western site that are currently in use as a scaffolding yard are not subject to this planning application. The applicant does not yet have vacant possession of these lands thus at this juncture they are omitted from the development site to ensure that the delivery of urgently needed housing is not delayed.

The design of the Phase 2 scheme has considered the future development potential of these lands as indicated on the layout here. This indicative layout has been designed to allow for future links of roads, pedestrian and cycle routes and knit in with the subject application.

### Indicative Schedule of Accommodation for this Area:

House types & number:	
2 Bedroom	2 no.
3 Bedroom	13 no.
4 Bedroom	8 no.
<b>Total</b>	<b>23 no. Houses</b>



Phase 3 Future Development Diagram

05

Efficiency

# 05 Efficiency

## 5.1 How does the development make appropriate use of resources, including land?

The proposed density makes efficient use of these residential zoned lands and includes an over provision of public open space, above the SDZ requirement, in different hierarchy and quality.

SDZ open space requirement:

**0.78ha**

Tandy's Lane Village Area open space provision: **1.479ha**  
(this includes open space in Phase 1 & 2)

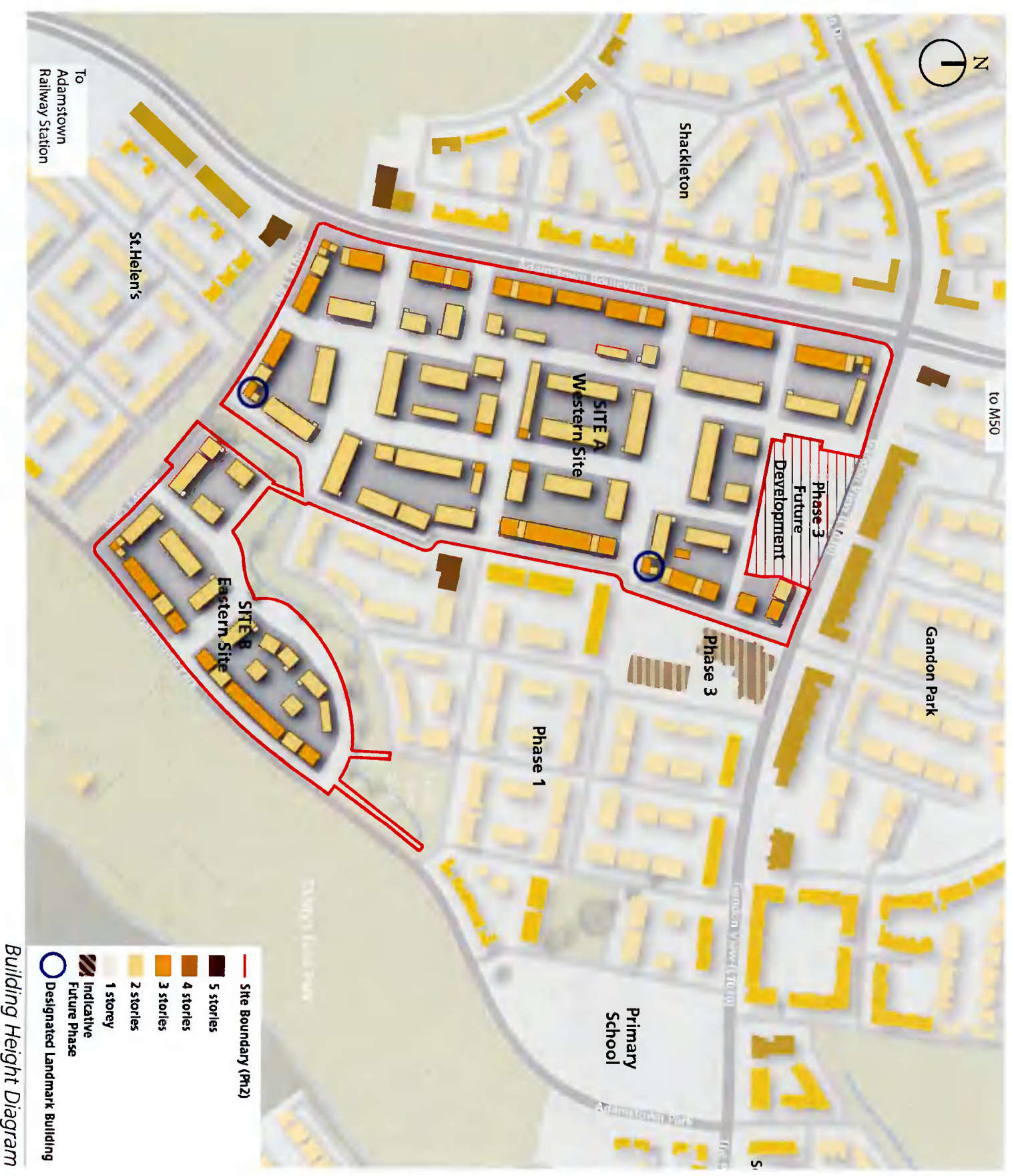
The public open spaces are efficiently interspersed throughout the scheme, to provide an open green space within a short walk from all dwellings. There are a large number of rows of terraced housing within the scheme, providing efficient layouts for each residential cell

The landscape proposal for the development promotes ecology and biodiversity through a series of measures including:

- Appropriate plant selections, including a focus on native and flowering species
- The retention where appropriate of trees and hedgerows
- The inclusion of bat and bird boxes
- The development of woodlands with a native 'element' to develop habitats for wildlife.
- Outward connections to promote and enhance wildlife corridors

All house types, which are 2 & 3-storey in height, are dual aspect with many corner/rend terraced units having triple aspect. Houses are laid out to exploit the best possible solar orientation within the indicative layout of the SDZ.

The houses will be timber framed with a generous percentage of brickwork, both of which are low embodied carbon materials. The brickwork also has the advantage of being a high quality and low maintenance finish.



# 05 Efficiency

## 5.1 How does the development make appropriate use of resources, including land?

The development has good accessibility to existing public transport and local amenities within Adamstown. Bus stops are located on the perimeter roads around the site. The Adamstown Railway Station is located 1km from the southern end of the site, which is a 2-minute drive or a 12-minute walk approximately.

Recycling bin storage is accommodated at each dwelling. End of terrace houses have rear garden access for bin storage, while mid terrace houses have integrated bin storage in their front gardens.

Water butts are proposed to the rear garden of every house. These will assist in the conservation of water.



Development Area 6 Indicative Layout from Adamstown SDZ  
 Perimeter buildings highlighted  
 Flexible Use buildings highlighted  
 Landmark buildings highlighted

Min-max perimeter building height | 3 - 5 storeys

Perimeter height requirements from Adamstown SDZ

### Key

SDZ Planning Scheme Boundary	
Landmark Building	
Established Tree to be Preserved	
Possible Access Point to Backland Development in Dodsboro	
Adamstown Railway Station	
Traveller Accommodation Site	
Major Pedestrian & Cycle Route	
Pedestrian Cyclist Only Route	
Shared Cycle Vehicle Route	
Dedicated QBC Busway	
Boulevard	
Avenue	
Side Street	
Back Street	
Park and Ride Carpark	
Gross Development Area	
School / Civic Building	
Flexible Use Perimeter	
Perimeter Building	
Perimeter Reduced Height	
Courtyard Building	
Courtyard Reduced Height	
Constructed Development	
Constructed Public Space	
Constructed Schools	
Open Space Private	
Open Space Public	
Major Parks	

Development Area 6 Key from Adamstown SDZ

06

Distinctiveness



# 06 Distinctiveness

## 6.1 How does the proposal create a sense of place?

The site strategy is based around developing a new neighbourhood that links back to the surrounding area and to the Phase 1 development and linear park, which are currently under construction. There are numerous roads, pedestrian and cycle links into the scheme off each perimeter road, which offer permeability and connectivity while providing views into and out of the site. The architectural and landscape design intent is to provide well dispersed pocket parks throughout the scheme, which link back to the linear park, via a green infrastructure network of street trees. The linear park will incorporate existing trees and hedgerows, which will help to retain a rural aspect around this area.

This site has a strong frontage along Adamstown Boulevard to the west. The proposed height of the houses along this road is predominantly 3-storeys, as per the SDZ requirement for perimeter buildings. The houses here will have a distinct appearance, with a predominately brick finish, which frames the overall scheme and provides a low maintenance and high-quality finish along this busier road. A similar strategy has been adopted along the north, south and east perimeter roads.

Corner dwellings and corner sites have been designed to provide active frontages and where appropriate feature wayfinding buildings created. Passive surveillance has been provided throughout the scheme, particularly overlooking new local green spaces and streets. A range of different roofscapes have been incorporated into the design of the units and terraces, creating a distinct identity to the scheme.

Two landmark buildings are provided in the scheme, in compliance with the SDZ layout. The following pages describe the design of these buildings, and how they fulfill the landmark requirement.



Permeability Diagram

# 06 Distinctiveness

## 6.2 Character Areas

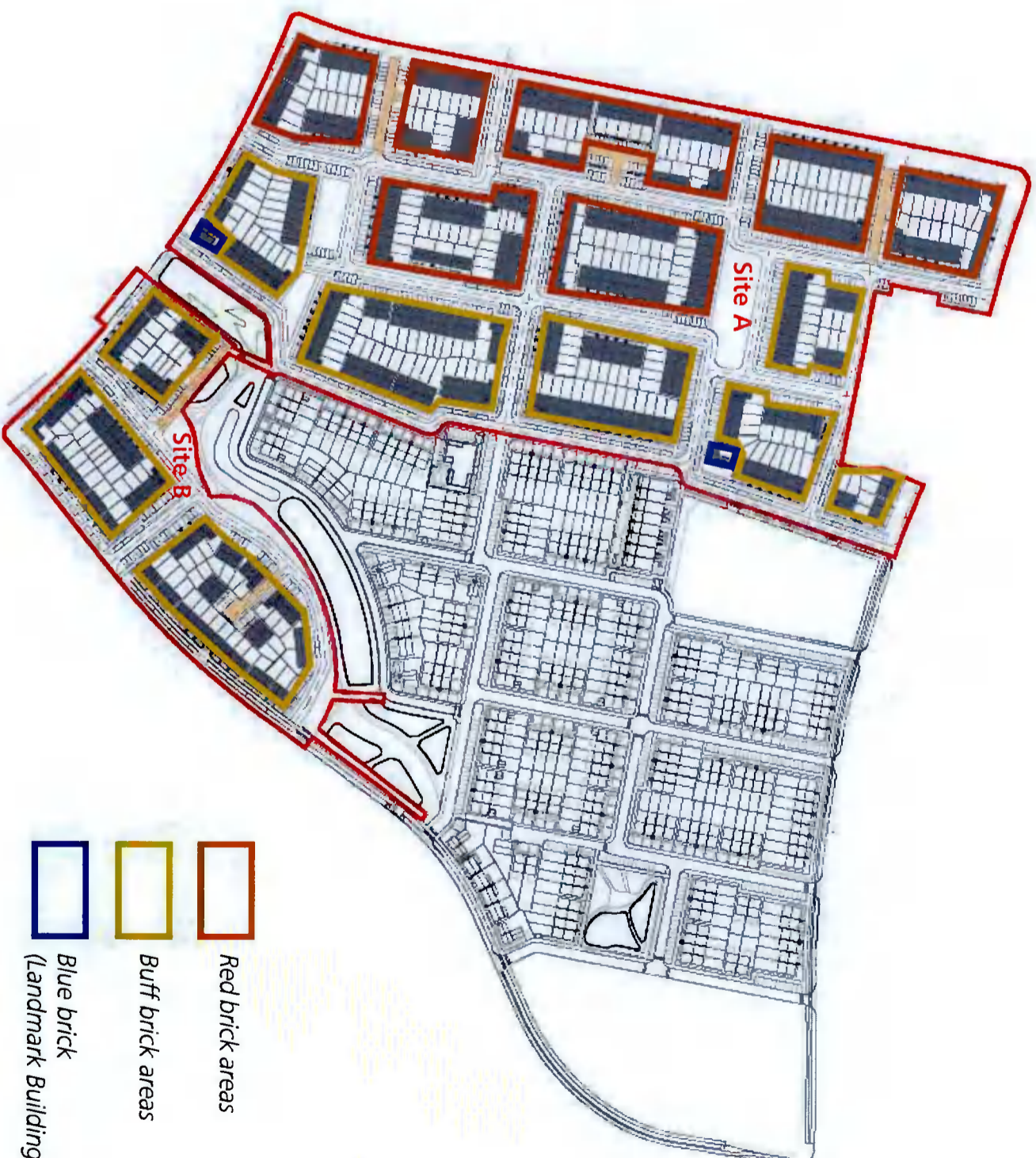
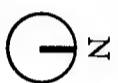
Distinct Character Areas will be created within the scheme. Overall, three different brick colours are proposed in the following locations:

- Red brick to the Boulevard side of Site A western site
- Buff brick to the North-South Avenue and Site B eastern site
- Blue brick to the 2no. Landmark buildings

The main red and buff brick colours will create two different character areas. The red brick will provide a unified finish and character to the Boulevard section of the site, to the west. While the buff brick will address the North-South Avenue, and Site B.

The Character Area diagram indicates the brick colour locations, and demonstrates how interest will be added to areas such as the pockets through different brick colours, roofscapes and house types.

As you move into the site, away from the main perimeter roads, more render is shown on the front elevations of the houses. The houses along the perimeter roads have a predominately brick finish, which frames the overall scheme and provides a low maintenance and high-quality finish along this busier road. The internal elevations are more brick and render with brick used to highlight corners and end of terrace blocks.



- Red brick areas
- Buff brick areas
- Blue brick (Landmark Buildings)

— Site Boundary (Ph2)

Character Areas Diagram



Red Brick



Buff Brick

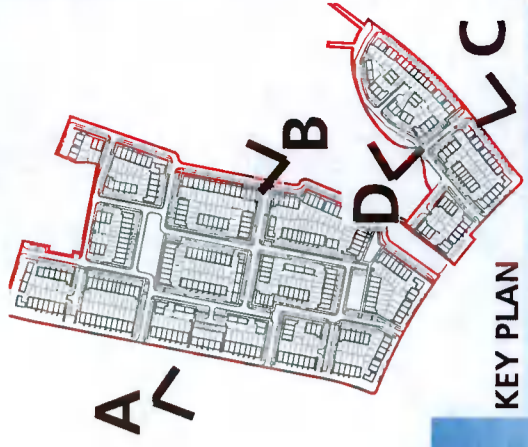


Blue Brick

# 06 Distinctiveness

## 6.2 Character Areas

CGI Images of the proposed scheme - indicating different brick colours



CGI Image A



CGI Image B



CGI Image C



CGI Image D

# 06 Distinctiveness

## 6.3 Landmark Buildings

The 2no. landmark buildings on the subject site, as per the Development Area 6 SDZ map, act as a wayfinding and identifying feature in the scheme. They define key corners with sharp lines and height at their key nodal points and create a desire line to the future Village Centre.

These buildings have been designed to stand out in the following manner:

- 3 storeys in height
- A change in roof profiles to break the parapet line
- They have been given an asymmetrical roof form
- Sculptural overall massing
- They are free-standing/detached
- A different brick colour is proposed for these 2no. buildings, compared to the rest of the scheme
- Material which wraps around all street facades, creating a monumental expression
- Staggered window alignment to set up a different rhythm on the streetscape
- Brick detailing



# 06 Distinctiveness

## 6.3 Landmark Buildings

### Landmark Building 'A'

Landmark Building 'A' is located to the north of Phase 2, opposite the future Local Village Centre, which will be Phase 3 of Tandy's Lane Village Area. It is on the north-south avenue, which divides Phase 1 and Phase 2.

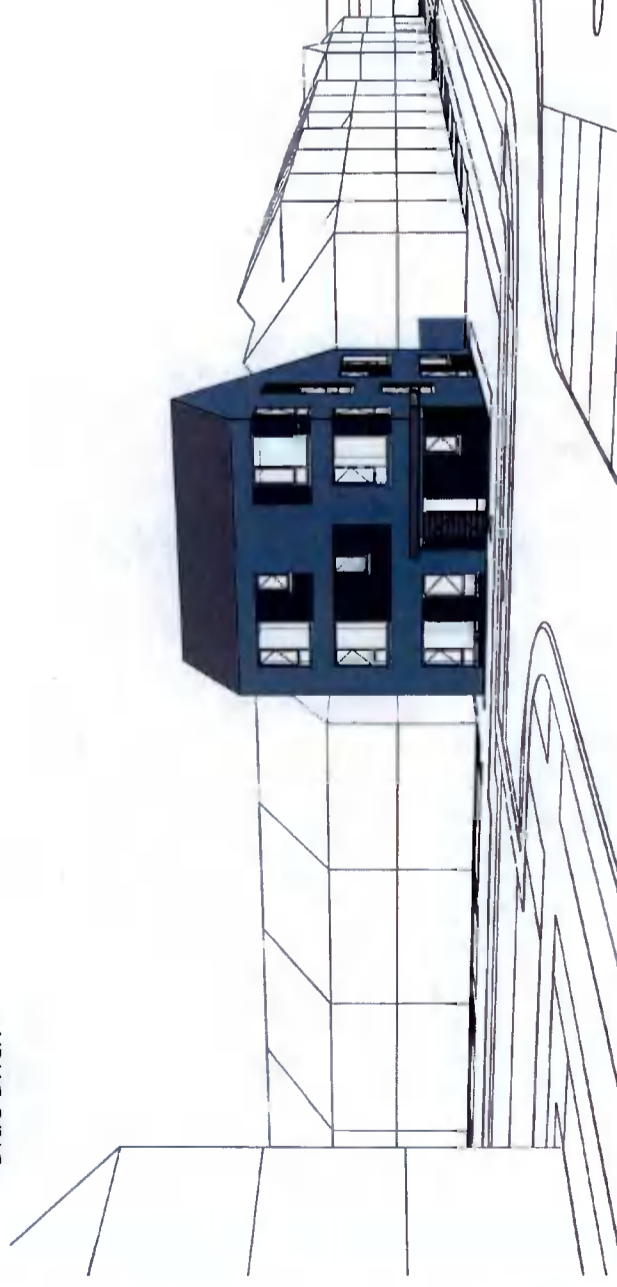
A blue brick is proposed for the landmark buildings. This will mark it as a wayfinding feature within the scheme. These 3D studies show how it will form a distinctive building on this key nodal point in the scheme and act as a wayfinding building to the village centre.



Blue Brick



View looking west



View looking north



View looking north-west

# 06 Distinctiveness

## 6.3 Landmark Buildings

### Landmark Building 'B'

Landmark Building 'B' is located to the south of Phase 2, facing onto Tandy's Lane with the Serpentine Park to the east. This is a key nodal point in the scheme, signifying the entrance onto the north-south avenue from the south. It marks the main entrance to the whole Tandy's Lane Village Development Area 6, from the south.

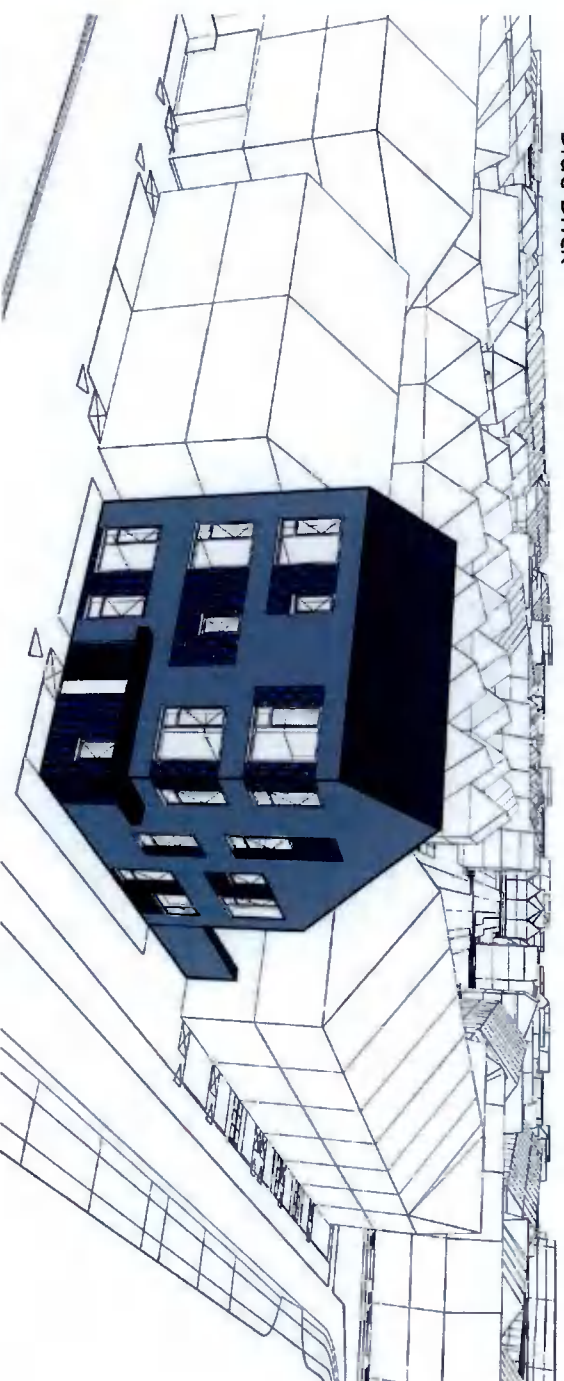
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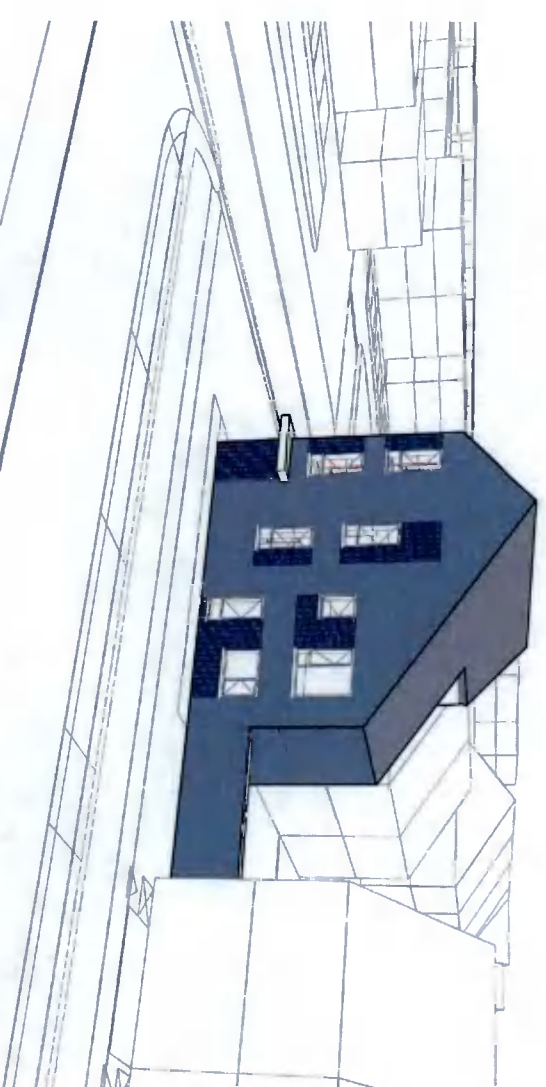
Blue Brick



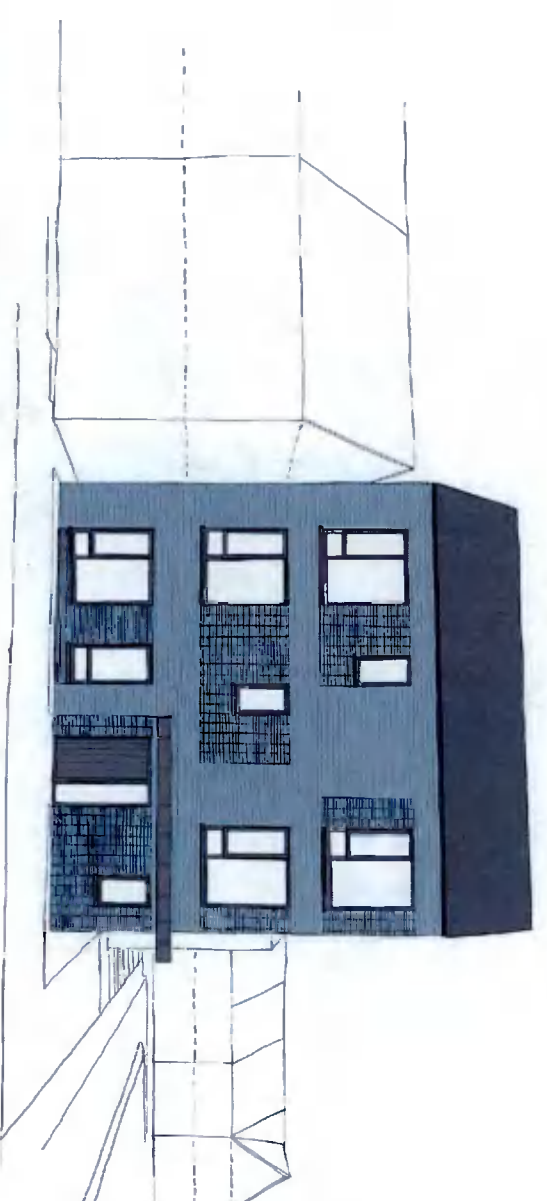
Key Plan



View looking north



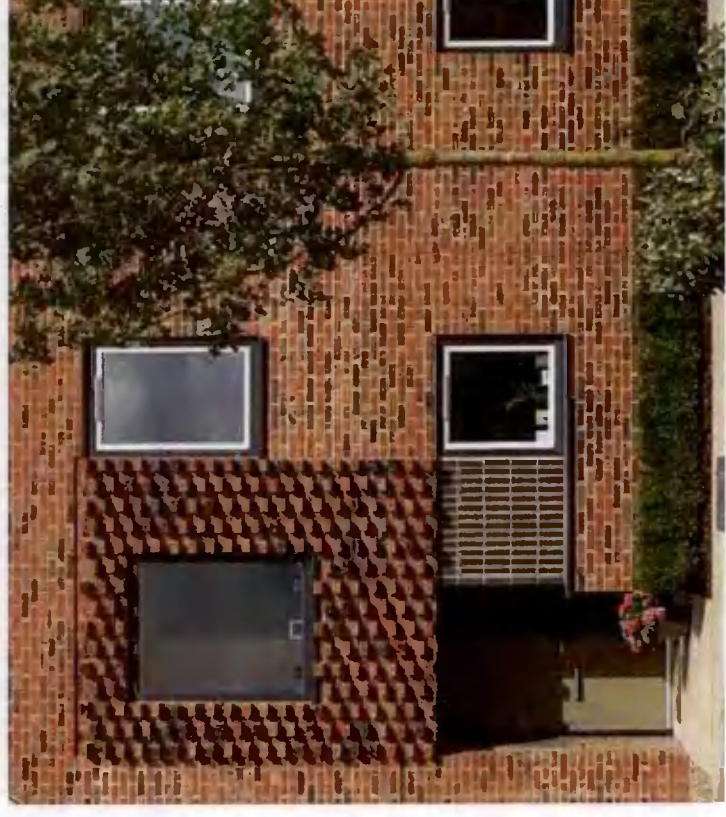
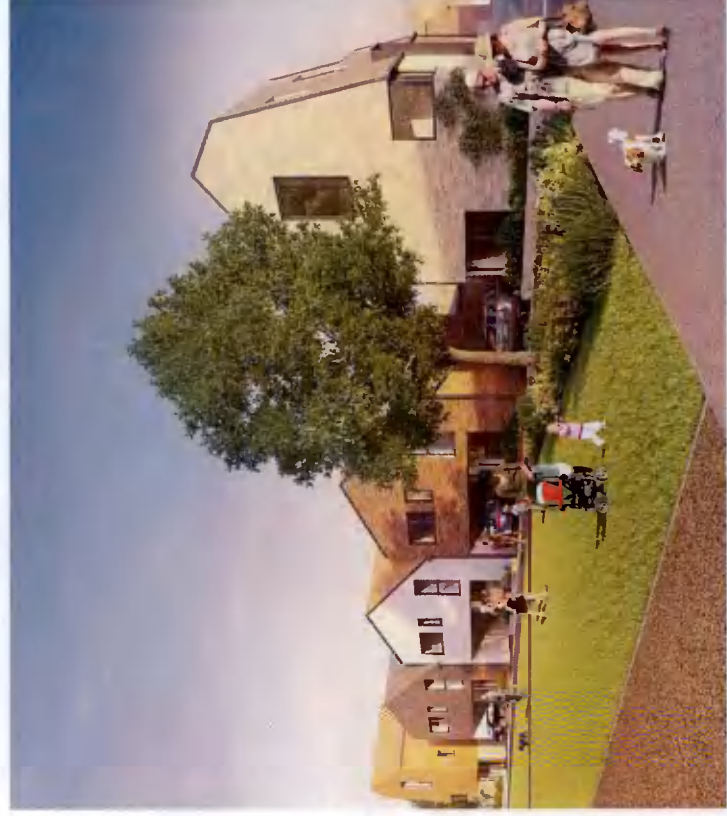
View looking south-west



View looking north-east

# 06 Distinctiveness

## 6.3 Landmark Building - Precedent Images



07

Layout



# 07 Layout

## 7.1 How does the proposal create people friendly streets and spaces?

The proposal creates people friendly streets and spaces by placing an emphasis on connecting the proposed public realm with the built form of the Phase 1 development under construction, and the surrounding roads and areas. Permeability for pedestrians and cyclists has been provided and carefully considered. There are a hierarchy of buildings, with 3-storey buildings located along the perimeter roads and key focal points within the scheme. 2-storey houses are located within the internal areas of the scheme, along quieter and more private streets. This follows the indicative layout for this Development Area 6 in the SDZ.

There are 3no. pocket parks located within the scheme, one to the north, one to the south and one connecting the southern pocket park to the linear park. The composition, shape and location of these public open spaces are arranged to create linkages, mark nodal points, street crossings and desire lines. The houses have been laid out and designed with active frontages to overlook these spaces, providing passive surveillance throughout.

A combination of on-street and off-street parking has been designed into the layout providing a more animated street along with high quality and usable landscaping design. Traffic speed through the residential development will be controlled through the road layout. There is a clear road hierarchy that reflects the general requirement of the SDZ. The layout integrates a rich movement network and a fine-grained block structure, with a hierarchy of lanes, streets, intersections and pocket parks.



Proposed Phase 2 Layout Diagram

# 07 Layout

7.1 How does the proposal create people friendly streets and spaces?



3D Aerial view



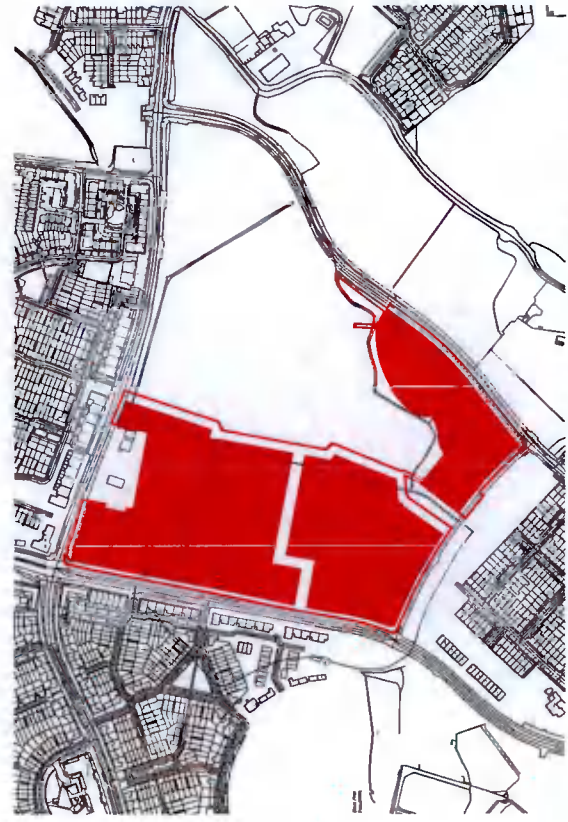
# 07 Layout

## 7.1 How does the proposal create people friendly streets and spaces?

The site levels have been carefully considered to ensure that the scheme is universally accessible to all residents. All public footpaths are 2.2m in width, providing safe routes through the site. Street trees have been incorporated into the scheme on all streets, creating a green infrastructure network of street trees. On streets where the landscape verge has not been included, larger islands between the roadside parking has been provided to facilitate taking in charge.

As per the adjacent schedule, the development consists of: 352 No. residential units (terraced, semi-detached and detached) comprising 253 No. two storey houses (15 No. two bed units and 238 No. three bed units ranging in size from c. 86 sq m to c. 118 sq m) and 99 No. three storey houses (18 No. three bed units and 81 No. four bed units and ranging in size from c. 147 sq m to c. 189 sq m). The total gross floor area of the development is c. 43,272 sq m.

The net developable area of the site is 8.61ha, as indicated on the diagram below.



Net Developable Area Diagram

OVERALL SITE AREA (Nett Developable area- ha)	8.61
OVERALL SITE AREA (Gross Developable area- ha)	10.24
TOTAL UNITS NUMBERS	352
DENSITY (Nett Dev. Area) u/ha	41
DENSITY (Gross Dev. Area) u/ha	34

TOTAL UNITS NUMBERS	UNITS	%
2 bed	15	4%
3 bed	256	73%
4 bed	81	23%
<b>TOTAL</b>	<b>352</b>	<b>100%</b>

HOUSE TYPE	AREA	UNITS NO
A1 4BED HOUSE- 3 STOREY	154.5	6
A2 4BED HOUSE- 3 STOREY	155.9	4
A3 4BED HOUSE- 3 STOREY	152.9	6
A4 4BED HOUSE- 3 STOREY	155.6	13
A5 4BED HOUSE- 3 STOREY	155.3	41
A6 4BED HOUSE- 3 STOREY	153.7	4
B1 3BED HOUSE- 2STOREY	117.3	11
B2 3BED HOUSE- 2STOREY	105.6	29
B3 3BED HOUSE- 2STOREY	106.7	27
B4 3BED HOUSE- 2STOREY	118.2	22
B5 3BED HOUSE- 2STOREY	113.2	95
B6 3BED HOUSE- 2STOREY	111.9	37
B7 2BED HOUSE- 2STOREY	86.4	15
C1 3BED HOUSE- 3STOREY	147	6
E2 3BED HOUSE- 3STOREY	148.5	12
D1 4BED HOUSE- 3 STOREY	155.4	2
D2 3BED HOUSE-2 STOREY	114	5
D3 3BED HOUSE-2 STOREY	113.4	12
E1 4BED HOUSE- 3 STOREY	189.4	2
E2 4BED HOUSE- 3 STOREY	163.3	3
<b>TOTAL</b>		<b>352</b>

CAR PARKING	REQUIRED	ON CURTILAGE	EV/V (10%)
SPACE PROVIDED	352 - 696.5	35%- 186	35
<b>535</b>	<b>(1.5/UNIT)</b>		

Site Statistics

# 07 Layout

## 7.2 Road Hierarchy

The internal road hierarchy proposed as part of the subject application has been developed based on the layout set out in the Adamstown SDZ, but with some adjustments to fit the road layout approved as part of Tandy's Lane Phase 1.

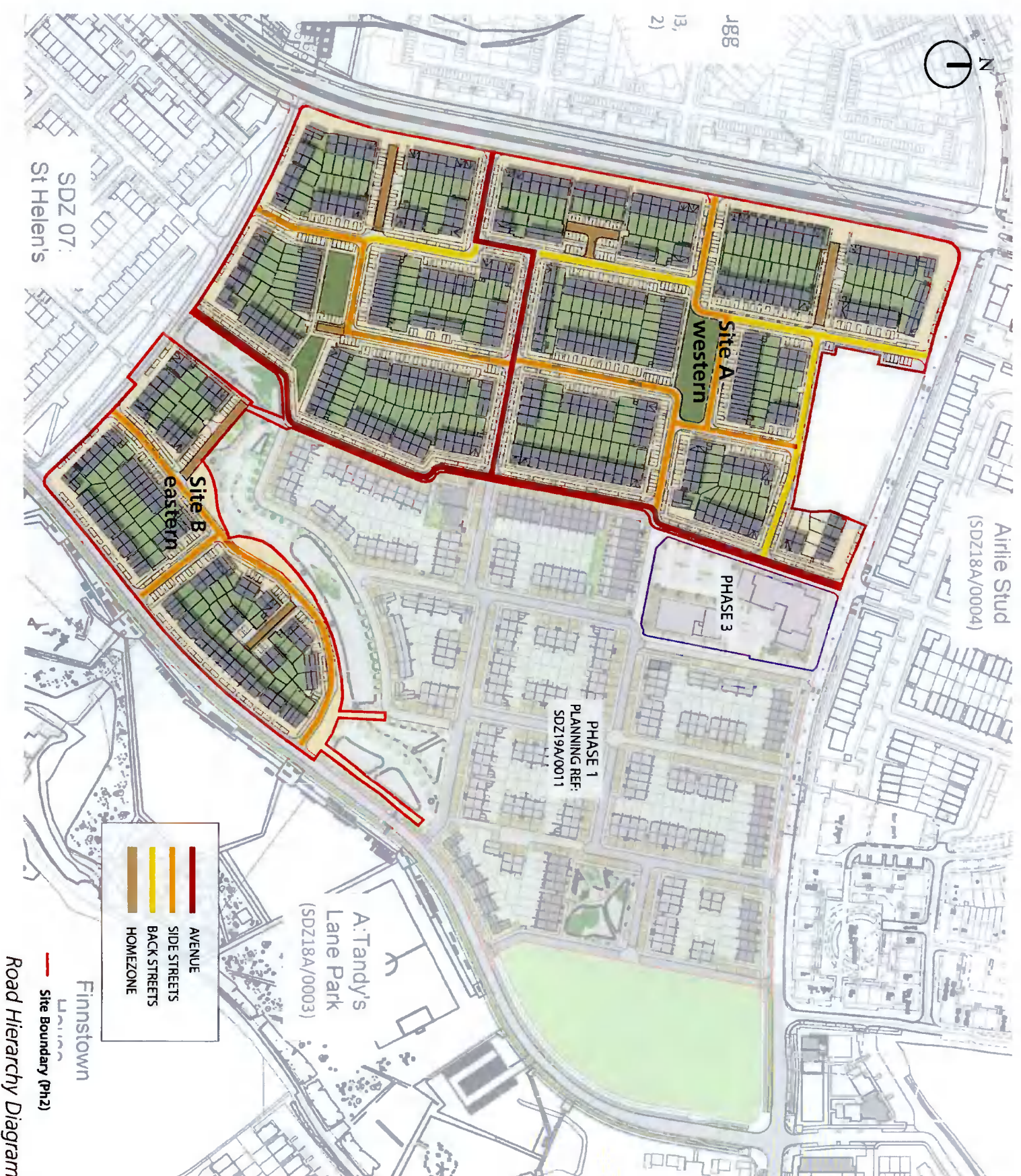
The road categories are as follows:

- Avenues
- Side Streets
- Back Streets
- Homezones

The approved road layout for Tandy's Lane Phase 1 includes the complete north-south Avenue across the Tandy's Lane Village site; the eastern portion of the west-east Avenue; and Side Streets and Back Streets with connection points to the existing and approved surrounding Avenues.

The proposed road layout for Tandy's Lane Phase 2 includes the construction of the western section of the west-east Avenue, which, with the approved road layout for Phase 1 in place, will form a four-armed junction between the north-south and the west-east Avenues. This is in line with the SDZ proposal.

As explained in the Traffic and Transport Assessment prepared by Waterman Moylan Consulting Engineers, the alignment of both north-south and west-east Avenues (approved and proposed under Phases 1 and 2 of the Tandy's Lane) differ slightly from the alignment set out in the SDZ, which is relatively a straight line. However, given the land use proposed for the area (mostly residential), the approved/proposed layout is considered more appropriate in terms of pedestrian and cyclists' safety. The approved/proposed road layout will require drivers to reduce their vehicle speed in a residential area which will therefore provide comfort and a better sense of safety for pedestrian and cyclists.



Road Hierarchy Diagram

# 07 Layout

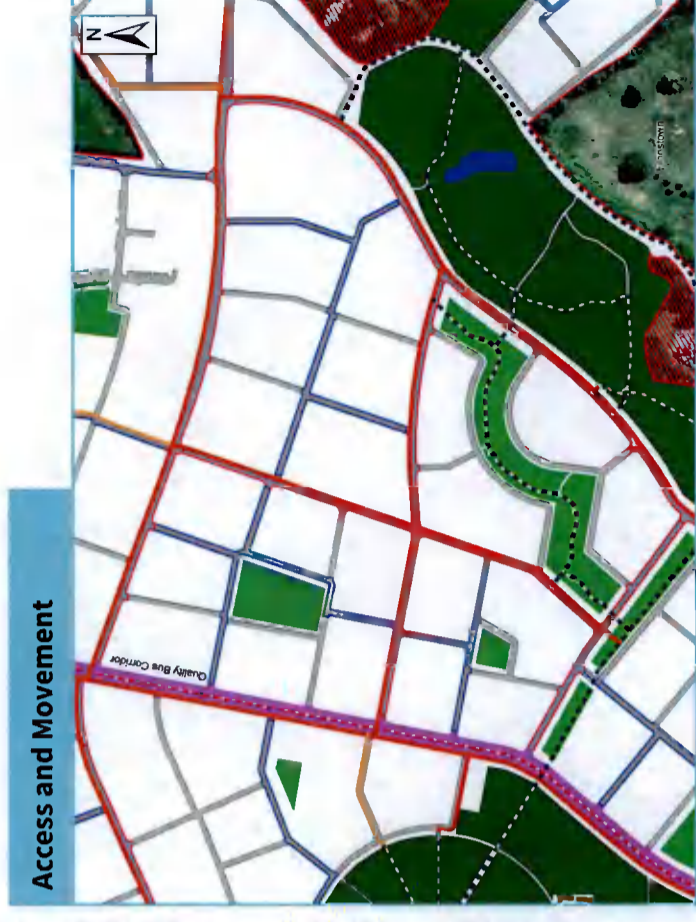
## 7.2 Road Hierarchy

The specific location of site streets and back streets through the site as well as the number of vehicular accesses onto Adamstown Boulevard to the west and the north south avenue to the east also differ slightly to those set out in the SDZ. The number of vehicular access have reduced in favour of providing pedestrian friendly Homezones and prioritising pedestrian and cyclist permeability in line with the objectives set out in DMURS.

The road hierarchy for the whole of Tandy's Lane Village Development Area 6 has been taken into account. Links through to Phase 1 and 3 have been considered as well to the surrounding road network. As mentioned in Section 2: Connections, the scheme creates a rich movement network and a fine-grained block structure, with a hierarchy of lanes, streets, intersections and pocket parks.



Road Hierarchy Diagram



Boulevard	
Avenue	
Side Street	
Back Street	

Access & Movement Diagram and Road Key from Adamstown SDZ for Development Area 6

# 07 Layout

## 7.3 Phase 3: Future Development

The lands to the northern extent of Site A western site that are currently in use as a scaffolding yard are not subject to this planning application. The applicant does not yet have vacant possession of these lands thus at this juncture this area is omitted from the application to ensure that the delivery of urgently needed housing is not delayed.

The design of the Phase 2 scheme has considered the future development potential of these lands as indicated on the layout here. This indicative layout has been designed to allow for future links of roads, pedestrian and cycle routes and knit in with the subject application.

### Indicative Schedule of Accommodation for this Area:

House types & number:

2 Bedroom	2 no.
3 Bedroom	13 no.
4 Bedroom	8 no.
<b>Total</b>	<b>23 no. Houses</b>



— Site Boundary (Pn2)

Future Development Diagram

# 07 Layout

## 7.4 Phase 3: Local Village Centre (Indicative Only - Not Subject To This Application)

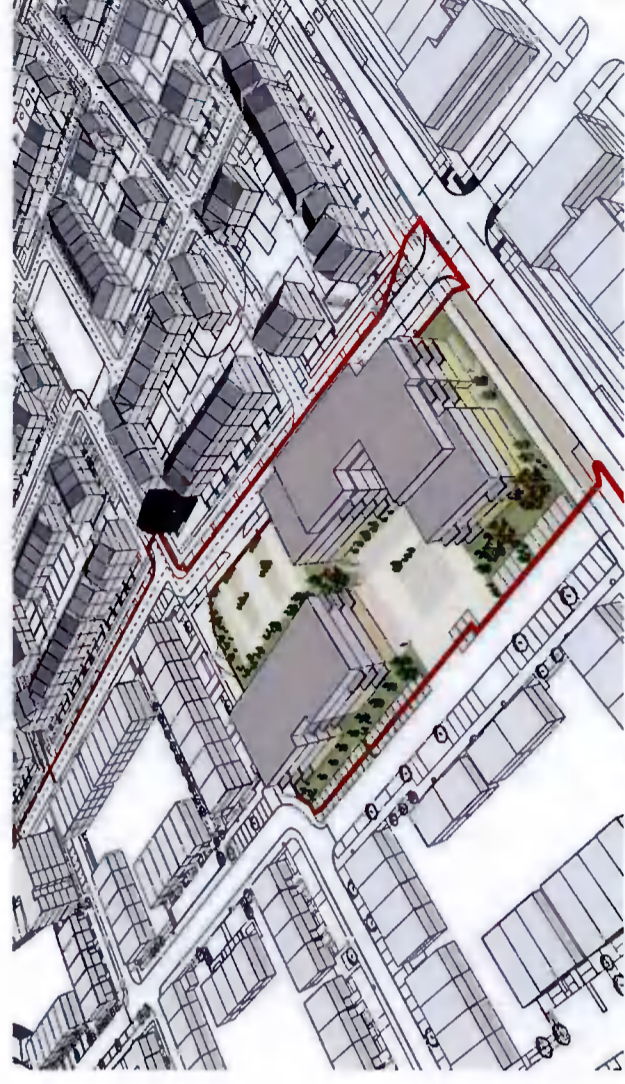
We indicate here an indicative layout for Phase 3 of the Development Area, the Local Village Centre. It will provide the required non-residential area for this Development Area 6, which is 1650 sqm.

### Indicative Schedule of Accommodation:

Non-Residential Area: 1650 sqm minimum

Apartments:

1 Bedroom	23 no.
2 Bedroom	37 no.
3 Bedroom	4 no.
<b>Total</b>	<b>64 no.</b>



Proposed 3D (Indicative only)



Key Plan



Proposed Ground Floor Plan (Indicative only)



Proposed Typical Floor Plan (Indicative only)



Proposed Upper Floor Plan (Indicative only)

# 07 Layout

## 7.5 Phasing & Density

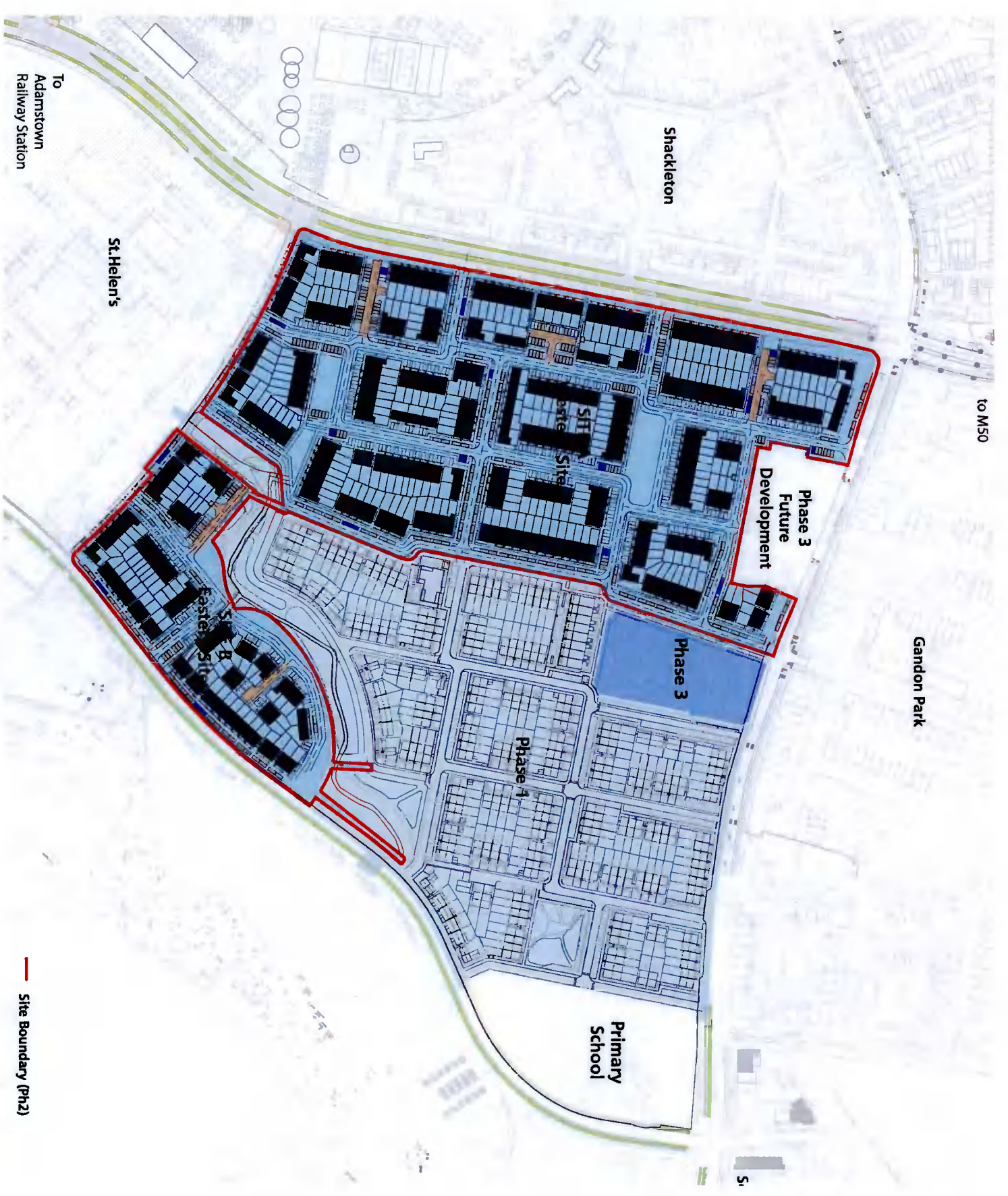
This application is the second phase to be proposed in this development area and is envisaged as Phase 2 of 3 for the overall site.

Residential units provided across the full Tandy's Lane Village Area, are as follows:

- Phase 1      245 Units  
                  (214 Houses, 16 Duplex, 15 Apartments)
- Phase 2      352 Units (Houses)
- Phase 3      64 Units (Apartments)  
                  23 Units (Future Development - Houses)

**Total overall units: 684 Units**

This satisfies the planning requirements of the Tandy's Lane Village, Development Area 6, which requires the delivery of at least 680no. residential units.





08

Public Realm

# 08 Public Realm

## 8.1 How safe, secure and enjoyable are the public areas?

The design intent is to create a high quality and appropriate landscape for future residents, which will meet their recreational needs and provide an attractive visual setting and associated social amenity spaces. The principles of inclusivity for all age groups, universal accessibility and sustainable development are applied to ensure an inclusive and environmentally responsible design solution.

The site layout aims to create a unifying streetscape, which is rich in detail and diverse in textural and spatial qualities, with open spaces and planting lending a verdant and visually attractive atmosphere. The streetscapes have been carefully considered with regard to tree planting and landscaping as well as footpaths and parking. The open spaces are directly overlooked by dwellings, providing passive surveillance for safety. Public and private areas will be defined by soft and hard landscaping treatments. Within the proposed pocket parks, there are a variety of play areas and amenities.

The roads and parking areas will be considered as an integral part of the landscaped element. The maintenance and safety of public areas will be considered in the design of the hard and soft landscaping of the space. Homezone areas are provided along minor access roads.

The required open space for the Tandy's Lane Village Area in the SDZ is 0.78 hectares. The open space provided in Phase 1 is 1.24 hectares, which is in excess of this requirement. The open space provided in Phase 2 is 0.239ha. The total for Phase 1 & 2 is 1.479ha.



# 08 Public Realm

## 8.2 Ecology & Biodiversity

As mentioned under Section 5 of this report, the landscape scheme is designed to promote ecology and biodiversity.

In order to ameliorate against the potential loss of green infrastructure on the site, with the loss of the existing hedgerow, ecological compensatory measures are proposed as part of the scheme, which include the provision of bat boxes, the planting of native hedgerows, developing new compensatory woodlands and native species hedgerows where space allows, planting of flowering trees which are beneficial for pollinators, planting diverse meadow mixes, woodland edge planting beneath the canopy of retained trees and managing key grass areas zones as meadows in particular within the pocket parks.

Native plant material shall be considered for the scheme to improve the overall ecological value and biodiversity of the site.

Emphasis has been given to incorporating native species within the woodland blocks to improve the overall biodiversity relating to the site and to connect to existing tree and hedgerow stands beyond benefiting the green infrastructure within the local setting.

A detailed landscape proposal by Doyle & O'Troithigh Landscape Architects has been included in this planning application.



1 Outdoor Gym equipment, Push Up bars, set in Igarraich  
2 Outdoor Gym equipment, Rover  
3 Stairs  
4 Otis Dye, balancing ropes  
5 Embankment slide, Rycarr  
6 Informal play item, tree trunk  
7 Informal play item, boulder  
8 Informal Kickabout space  
9 Outdoor Table Tennis



1 Informal play item, tree trunk  
2 Informal play item, boulder  
3 Outdoor Gym equipment, Tricky Cycle, set in Igarraich  
4 Informal Kickabout space



1 Outdoor Gym equipment, Horizontal Ladder  
2 Outdoor Gym equipment, Lateral pull and chest press  
3 Play unit, Sunjam  
4 Play equipment, spring rocker Klump  
5 Informal Kickabout space

09

*Adaptability*

# 09 Adaptability

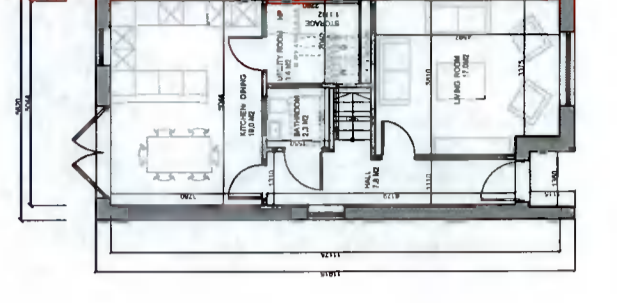
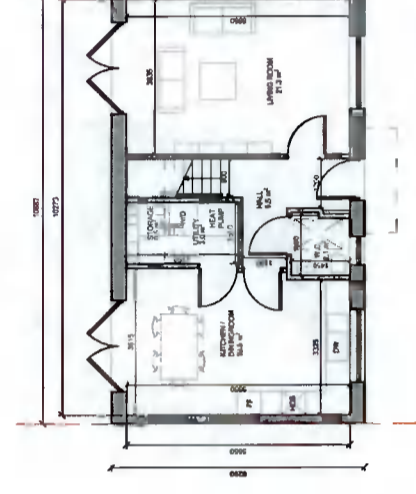
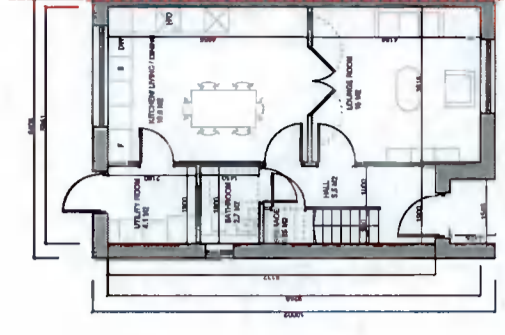
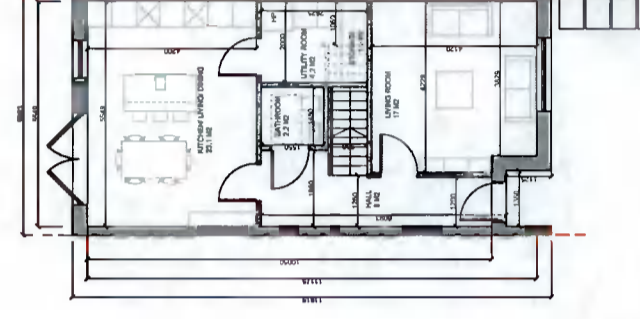
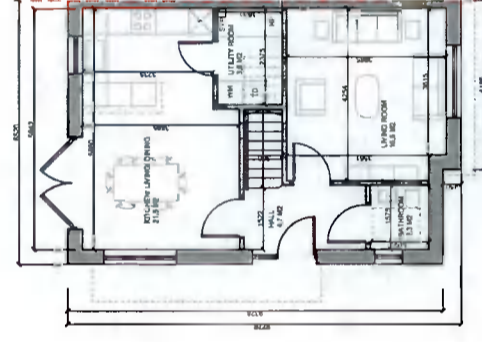
## 9.1 How will the building cope with change?

The proposed house type designs are based on good practice lessons learnt by Quintain through previous successful developments they have carried out over the past number of years.

All house types are designed to meet the requirements in 'Quality Housing for Sustainable Communities' (2007) and in the majority of instances more generous internal spaces are proposed to increase the quality of the unit types. All dwellings are universally accessible and are provided with Part M compliant sanitary facilities.

The homes will be designed and detailed to take into account energy efficiency and will be equipped for challenges that are anticipated from a changing climate. The houses will be constructed to current Building Regulation Technical Guidance Documents.

Homes will have the potential to be extended without ruining the character of the types, layout and outdoor space. The structure of the homes are designed so that they can in most situations be adapted to allow for ever changing family dynamics. There are a variety of house forms provided, including wide frontage, shallow units and narrow front deep plan.



*Selection of varied house forms provided within the scheme - NTS*

# 09 Adaptability

## 9.2 Flexible Use

Flexible Use buildings are proposed within the scheme as shown on the adjoining diagram. These are house units that are provided with a higher ground floor ceiling height of 2.7m. In fact every dwelling has been given this ground floor height to allow for future flexibility and adaptability.

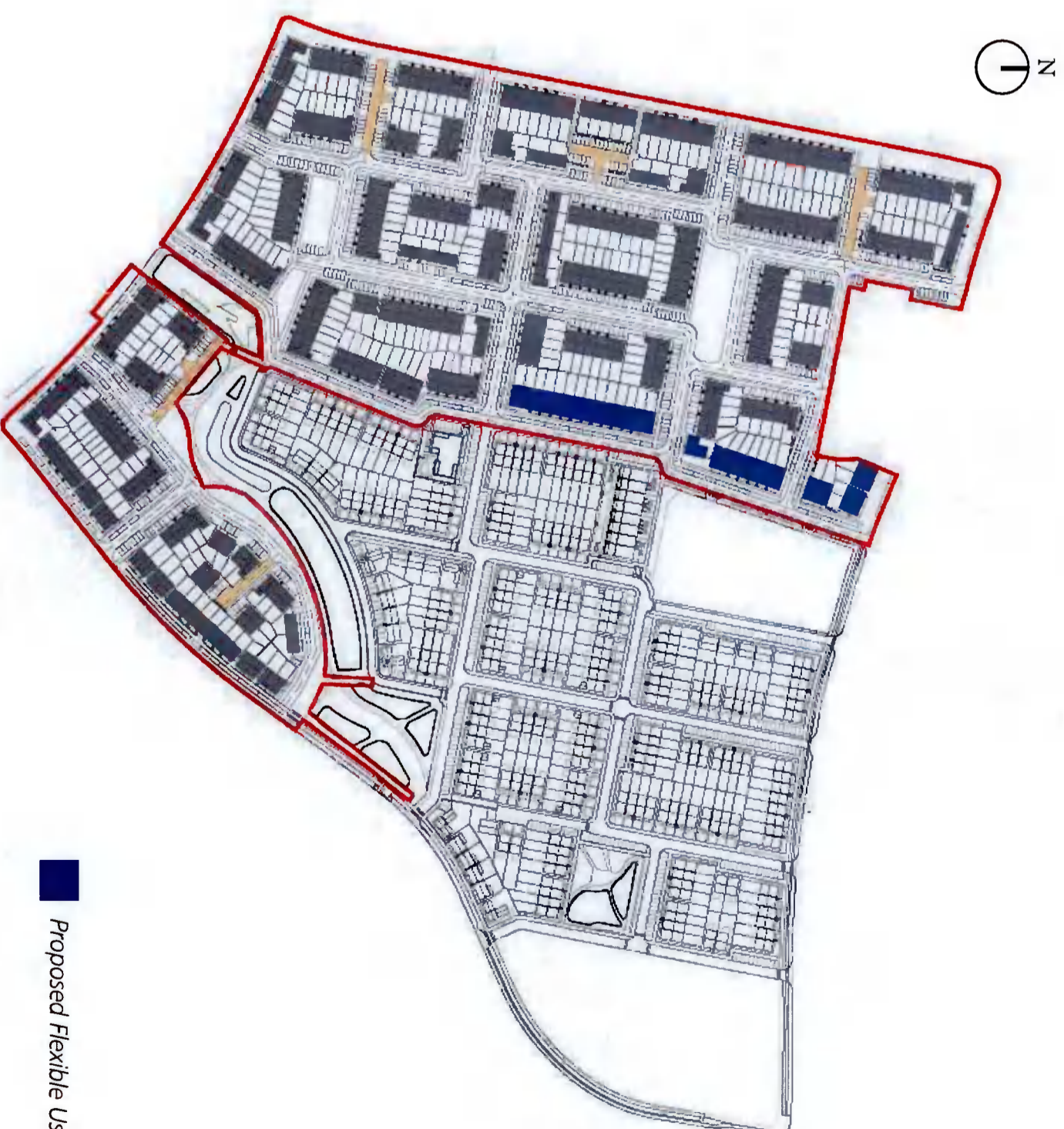
Possible change of uses from a dwelling to a place of business could be accommodated including: doctors surgery; dentist surgery; design studios or creche.



*Development Area 6 Indicative Layout from Adamstown SDZ*  
 Perimeter buildings highlighted  
 Flexible Use buildings highlighted  
 Landmark buildings highlighted

Flexible Use Perimeter

Flexible Use locations as per the Adamstown SDZ



Proposed Flexible Use

Proposed Flexible Use Diagram

# 10

## Privacy and Amenity

# 10 Privacy and Amenity

## 10.1 How does the scheme provide a decent standard of amenity?

Each home has access to a useable private rear garden to at least the minimal standards but in most cases these standards are exceeded.

Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout.

Separation distances between houses are in accordance with best proposed practice to avoid overlooking. All rear bedroom windows at first floor level have 22m distance to opposing windows. In the case of any opposing elevations less than 22m, there are only bathrooms and landings with obscure windows. A separation distance of less than 22m is provided between the front of dwellings along the east-west avenue through the Site A western site. This proposed distance is in line with the requirements of the 'Design Manual for Urban Roads and Streets'(DMURS) and creates a strong sense of enclosure and urban structure. Trees will be planted along this avenue, which will provide an attractive streetscape as well as additional screening and privacy.

Where units do not have on-curtilage parking, a privacy planted strip of in general 2.1m is provided in front of each unit creating a buffer and clearly defined private domain separated from the public areas.

The houses are all dual aspect with some corner units enjoying triple aspect, which improves the standard of living inside the dwelling.

The homes are designed to provide adequate storage, including space within the home for the sorting and storage of recyclables.



Typical Rear Garden



CGI Image of proposed Adamstown Boulevard Elevation - indicating the privacy planted strip in front of each dwelling



11

Parking

# 11 Parking

## 11.1 How will the parking be secure and attractive?

Parking is provided in this scheme in a variety of locations as follows:

- On-curtilage parking
- Parallel off-curtilage parking
- Grouped off curtilage parking
- Homezone parking

All car parking spaces are designed with regard to the national and local standards. 10% of off-curtilage parking will be EV parking spaces, which also double up as visitor spaces.

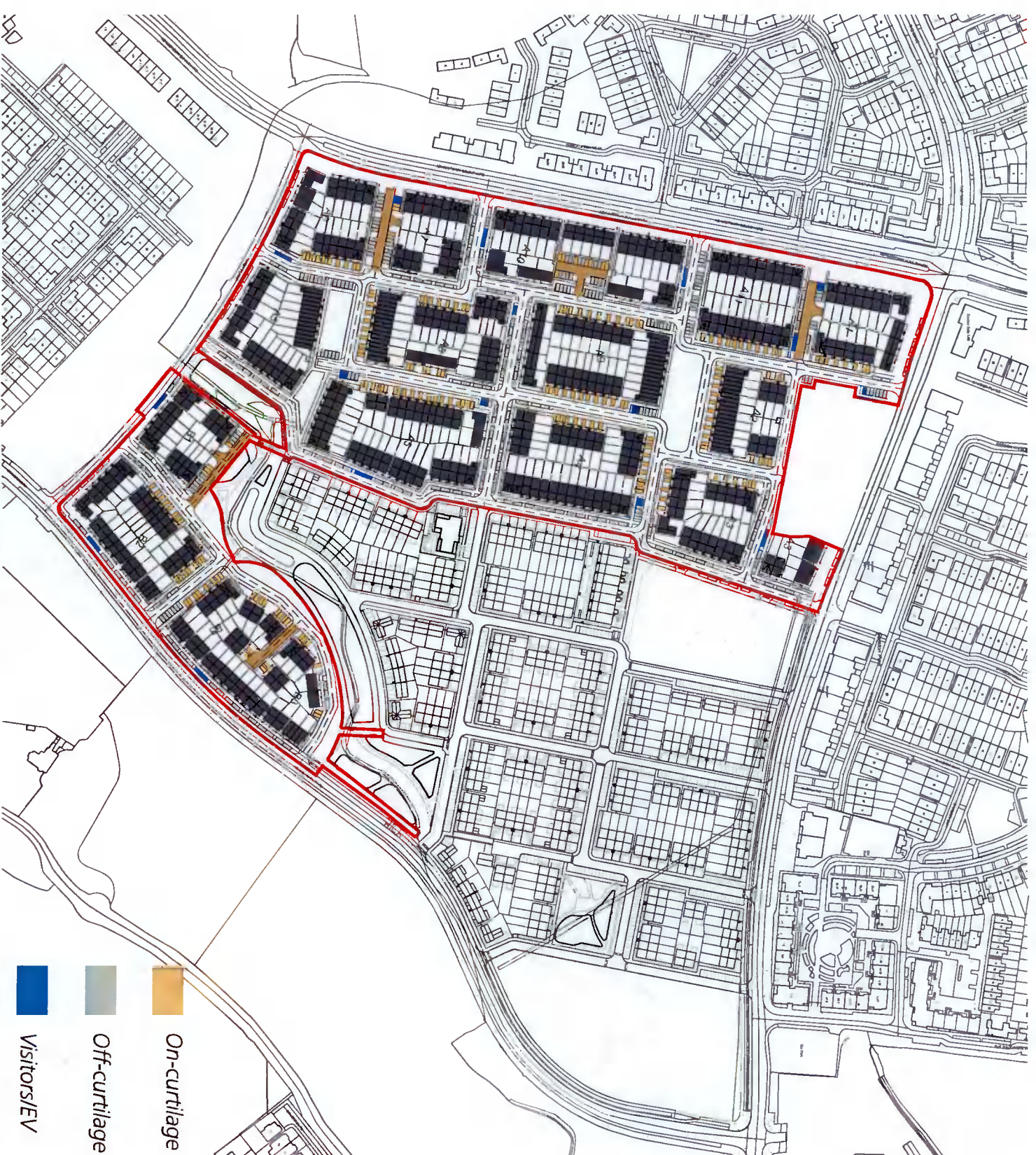
The car parking spaces on street are in easy access of the units they serve and are overlooked for passive surveillance.

Parallel parking has been provided along the north-south and east-west avenue within this scheme in line with the Adamstown Street Design Guide. The parallel parking bays are interspersed with tree planting and landscaping.

There is a small area of communal parking behind the block of houses to Adamstown Boulevard. This provides car parking to the dwellings, as parking is not permitted along this road. Grouping them together maximises efficiencies and allows for areas of landscaping to soften this area.

There is sufficient space in front of each house to allow for access to the front door and a strip of landscaping.

Bicycle parking will be accommodated in the rear private areas of each house dwelling.



\* See Car Parking Strategy Drawing for further information

# 11 Parking

## 11.1 How will the parking be secure and attractive?

Proposed Number of Car Parking Spaces

Unit Type	Provided On Curtilage	Provided Off Curtilage	Total
Houses 352 Units @1-2 per unit	186	314	500
Visitor/ Electric Vehicle		35	35
		Total	<b>535</b>

In accordance with Section 2.4 (vii) paragraph 2.4.22 of the Adamstown SDZ.

<b>Total Private On Curtilage Spaces</b>	<b>186</b>
<b>Total Off Curtilage Spaces</b>	<b>349</b>
<b>Total Number of Car Parking Spaces</b>	<b>535</b>
<b>Percentage of Private On Curtilage Spaces</b>	<b>35%</b>

The requirement for on-curtilage parking in the Adamstown DSZ is 60% maximum.

12

Detailed Design

# 12 Detailed Design

## 12.1 Architectural Treatment & Materials

### Overall design

The choice of architectural style and finish reflects the applicants desire to create a development which is attractive, contemporary and robust. The scheme allows for integrated and coherent landscape treatments. A variety of spaces and surface treatments will be provided. Within the layout, side entry houses at corners provide passive surveillance to all areas of the scheme and definition of corners is created through sharp lines and height at key nodal points.

### Materials

The materials proposed are durable and low in maintenance requirements, and reflect the architectural character of Adamstown. They are consistent with the aspirations to deliver high quality, resilience and longevity. The external wall treatments proposed are brickwork and a self-finished render. Reconstituted stone sills and copings are proposed.

Two coloured bricks are proposed to create distinct character areas within the scheme. A change in brick pattern is proposed along long elevations of residential units, in order to give a more human scale in these locations. A dark roof tile finish is proposed with dark coloured gutters, downpipes, fascias and soffits. A double-glazed window system is proposed for the scheme, incorporating opening sections. A metal canopy is proposed at the entrance doors and over bay windows, where provided.

As outlined in Section 6: Distinctiveness, a change in roof profile at landmark buildings and important corners of the site is proposed. The landmark buildings will have a different external finish from the rest of the units in the scheme, to signify their importance as wayfinding devices.

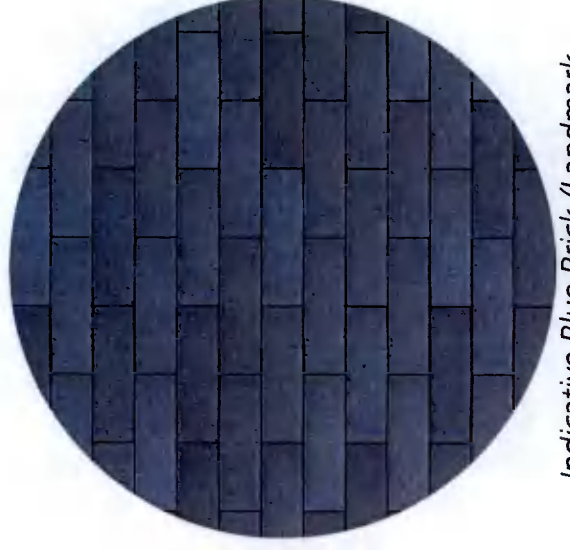
*\*All the finishes subject to agreement with the local authority through compliance.*



*Indicative Red Brick*



*Indicative Buff Brick*



*Indicative Blue Brick (Landmark Buildings)*



*Indicative Door/Window Colour - Grey/Navy*



*Indicative Fine Textured Render*



*Indicative Blue/Black Flat Roof Tiles*



*Indicative Dark coloured gutters and downpipes*



*Indicative Reconstituted Stone sills to front and visible gable facades. Concrete sills to others*

### Images for proposed materials

# 12 Detailed Design

## 12.1 Architectural Treatment & Materials

### Unit Design Detailing

A variety of roof profiles are used in rows of terrace units, and at the pocket parks, to provide a distinct character in different locations and variety to the housing scheme.

Also, slight variations in material finishes are proposed to a number of house elevations, while maintaining the same floor plans. These are described on the house type sheets, where any variation in material treatment is demonstrated, such as at front elevations and gable walls. All variations are captured on the drawings including the site plans and house type sheets.

A projected brick detail is proposed around the front door porch areas. The brick will have a different bond pattern in these locations. Where a recessed porch detail is proposed, the brickwork will continue into the porch, providing an attractive and durable entrance to the units. Where a recessed porch is not provided, a projecting metal canopy is indicated.

As mentioned previously, a different brick detailing is proposed on a number of brick facades throughout the scheme. Here, the different bond pattern, such as stacked brickwork, is proposed between windows. The contiguous elevations and the individual house type sheets describe this further.

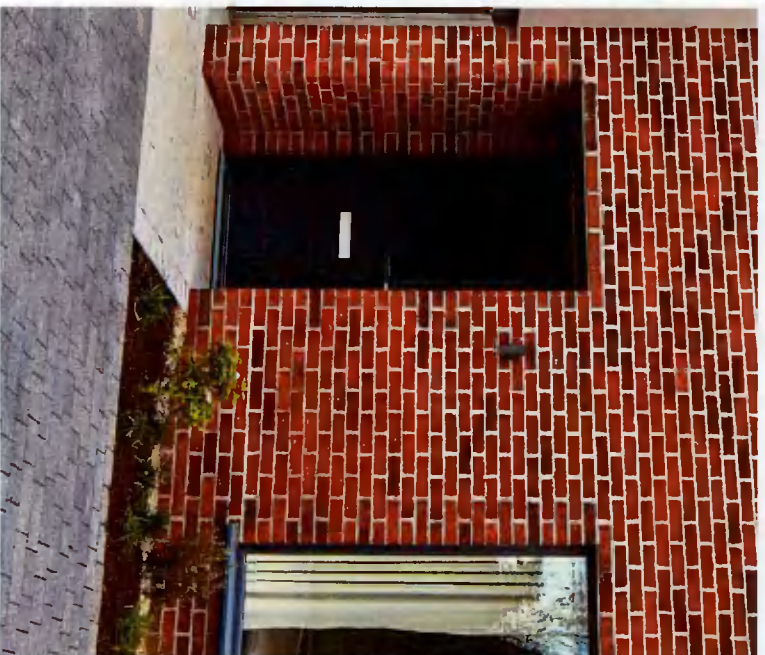
Bin storage is considered and is located either in the rear gardens of the houses, or within integrated brick enclosures in the front gardens of the houses.



Stack bond brick detailing



Bin storage at mid-terrace units



Brick recessed porch detail



Metal porch canopy



Projecting brick detailing

Precedent Images for proposed indicative detailing

# 12 Detailed Design

## 12.1 Architectural Treatment & Materials

CGI Images of the proposed scheme



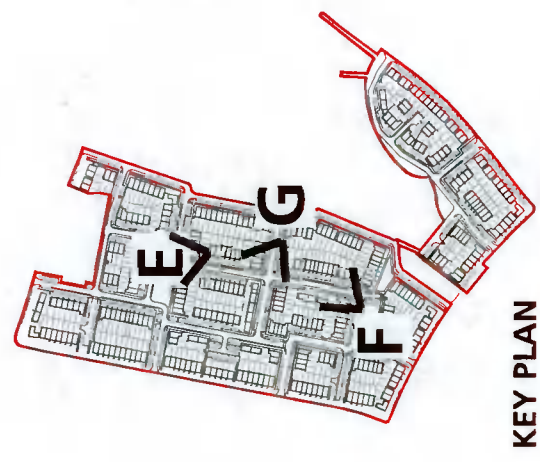
CGI Image E



CGI Image F



CGI Image G



KEY PLAN

