

Henry J Lyons

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

ARCHITECTURAL DESIGN STATEMENT

April 2022

SCANNED

ADAMSTOWN - Phase III



Client



QUINTAIN

ADAMSTOWN BLOCKS A, C & D
Design Team

Date	Rev	Description
12.04.22	P01	Issued for Planning Application

Architects

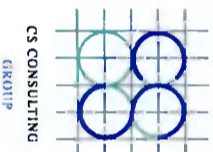
Henry J Lyons

Planning Consultant

SLA

Stephen Little
& Associates

Civil and Structural Engineers



CS CONSULTING
GROUP

Services Consultant



OCSC
OCCUPATIONAL SAFETY CONSULTANTS
Consulting Engineers

Landscape Architect

Camlins

Traffic Consultant

ATKINS

Quantity Surveyor



Linesight

Fire Consultant



Maurice Johnson & Partners
FIRE SAFETY ENGINEERING & ACCESS CONSULTANTS

Access Consultant



OHAC
Occupational Health & Access Consultancy

CONTENTS

01 INTRODUCTION

02 SITE STRATEGY

03 MASSING

04 DESIGN

05 MOVEMENT STRATEGY

06 CHARACTER

07 SCHEDULES

I SUMMARY SCHEDULE

II ACCOMMODATION SCHEDULE

III PROPOSED PART V ALLOCATION

IV HOUSING QUALITY ASSESSMENT



01

INTRODUCTION

1.1 INTRODUCTION

1.2 SUMMARY OF DEVELOPMENT

1.3 CONTEXT OF PROPOSAL

1.4 SITE CONTEXT - SDZ

1.5 DEVELOPMENT OF MASTERPLAN

1.6 HEIGHT STRATEGY AND LANDMARKS

1.7 COMPARISON WITH PREVIOUS MASTERPLAN

01 INTRODUCTION

1.1 INTRODUCTION



This Design Statement has been prepared in support of a planning application submitted on behalf of Quintain Developments Ireland Ltd (the applicant) for a new housing development in Adamstown, Co. Dublin.

The proposed development comprises Phase Three of the Adamstown District Centre and consists of 37,402 sq. m (gross floor area including car parking and storage) of residential development to be constructed in 3no. blocks ranging in height from 2 to 9 storeys. There is a total of 436no. apartments, comprising 9no. studio apartments, 204no. 1-bedroom apartments, 213no. 2-bedroom apartments and 10no. 3-bedroom apartment. An ancillary residents Pavilion Amenity Building (2 storey) is linked to Block D, ancillary resident's amenity rooms and facilities are also provided at ground floor level of Block A. All apartments are provided with private open space in the form of balconies or gardens. The proposed block description is as follows:

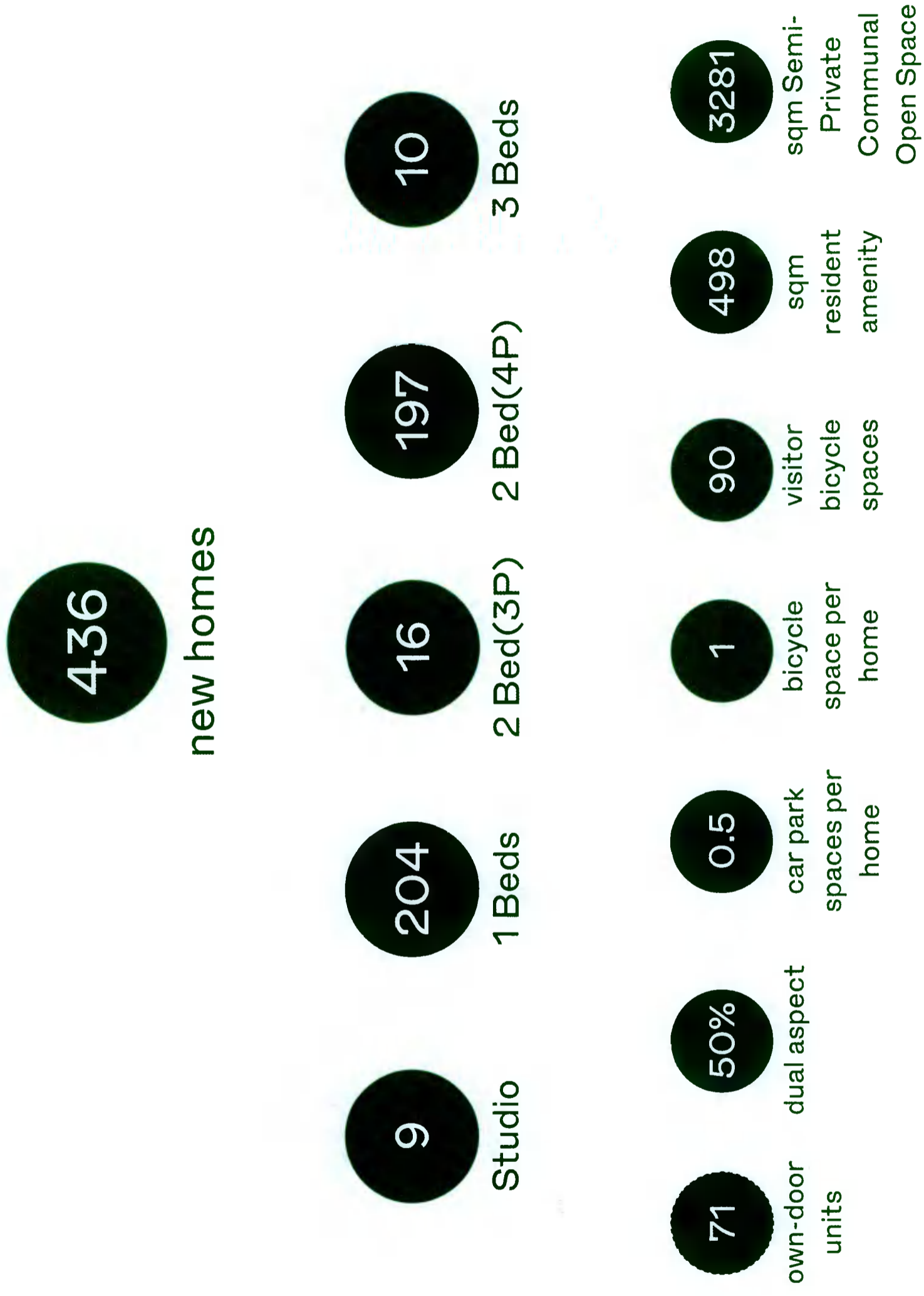
Block A (c. 11,821sq. m gross floor area): 4 - 5 storeys in height, with a total of 143no. apartments (70no. 1-bedroom apartments, 67no. 2-bedroom 4 person apartments and 6no. 3-bedroom apartments). A resident's only podium level, courtyard is provided within Block A. Ancillary plant, storage, waste, and internal bicycle parking rooms provided at ground floor level.

Block C (c. 9,680sq. m gross floor area): 4 - 9 storeys in height, with a total of 124no. apartments (60no. 1-bedroom apartments, 5no. 2-bedroom 3person apartments 55no. 2-bedroom 4person apartments and 4no. 3-bedroom apartments). Communal open space is provided within 2no. parcels of land to the east of Block C between Block C and Block D. Ancillary plant, waste and internal bicycle parking rooms provided at ground floor level.

Block D (c. 12,757sq. m gross floor area): 2 - 5 storeys in height, together with linked ancillary resident's pavilion building (2 storey). Block D comprises a total of 169no. apartments (9no. studio apartments, 74no. 1-bedroom apartments, 11no. 2-bedroom 3person apartments, and 75no. 2-bedroom 4person apartments). Communal open space is provided within 2no. parcels of land within Block D. Ancillary plant, amenity rooms and internal bicycle parking rooms provided at ground floor level. Ancillary plant, waste and internal bicycle parking rooms provided at ground floor level. The development provides a total of c. 3,138 sq. m landscaped public open space. A total of c. 3,281 sq. m resident's communal open space is provided at ground floor level and at first floor level on a podium above the car parking area. A total of 220no. car parking spaces are provided for this development, with 58no. at street level, 88no. beneath the podium and a further 74no. within the Block F multi-storey car park. 526no. bicycle parking spaces are provided, including 416no. covered, stacked bicycle parking spaces and 110no. Sheffield Stands in the public realm. Photovoltaic panels are provided on the roof of Blocks A, C and D, as well as lift over runs and plant at roof level. The development also includes the provision of ancillary site development, boundary treatments and landscape works.

01 INTRODUCTION

1.2 SUMMARY OF DEVELOPMENT



01 INTRODUCTION

1.3 CONTEXT OF PROPOSAL

The subject site sits within the context of an area designated as the 'Station Tile' under the 2014 Adamstown Strategic Development Zone Scheme.

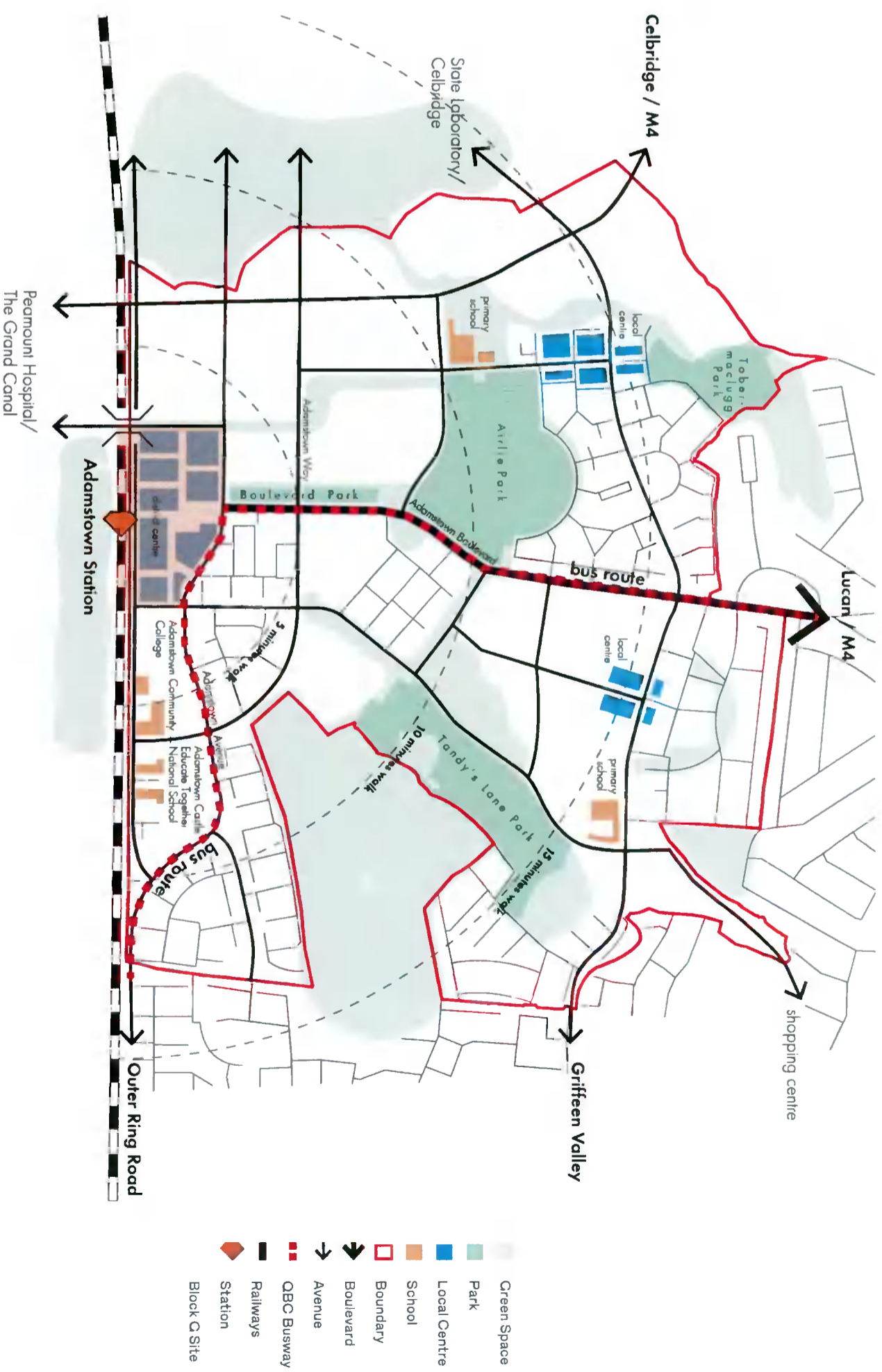
The Adamstown Planning Application Reg Ref SDZ220A/0008 represented the first phase of the Adamstown Station District Centre masterplan, which has been subject to discussions with South Dublin County Council since the beginning of 2019.

The Masterplan developed by architects Allies and Morrison built upon the vision set out in the Adamstown SDZ for an attractive, well-integrated, vibrant town centre at Adamstown Station, providing a mix of building uses, an inviting landscape and high-quality homes.

In October 2020, An Bord Pleanála approved an application by South Dublin County Council to vary the SDZ Planning Scheme 2014 to include an increase in the residential density of the District Centre to a maximum of 975 Residential Units. Prior to this, the SDZ had specified a minimum of 490 and a maximum of 585 residential units.

Henry J Lyons is working with Quintain and the design team to realise and further develop the objectives of the Station Tile masterplan and the SDZ Vision, taking into account the approval by An Bord Pleanála for added density on the site.

The subject of this document is Blocks A, C & D which form the West end of the overall Towncentre masterplan, comprising 436 residential units accommodated in a series of buildings laid out in 3 distinctly separated zones or blocks, and a distinctive resident's pavilion block at the heart of the scheme.



Plan of Adamstown Context from Masterplan Design Statement Reg Ref SDZ220A/0008 by Allies and Morrison



CC1, Block F - Permitted Reg. Ref. SDZ220A/0018