

ADAMSTOWN BOULEVARD PHASE 1

GRANT REF: SDZ22A/0007

APPLICANT: ADAMSTOWN STATION & BOULEVARD LTD

MCCAULEY DAYE O'CONNELL ARCHITECTS



QUINTAIN

MARCH 2024

Indicative CGI view of the Linear Park and Home Zone (Area 1) at Adamstown Avenue

INDEX

- INTRODUCTION
- 1.0 CHARACTER AREAS
- 2.0 HOUSES - 2 BEDS
- 3.0 HOUSES - 3 BEDS
- 4.0 HOUSES - 4 BEDS



INTRODUCTION

INTRODUCTION - PLANNING CONDITIONS

Planning Ref: SDZ22A/0007
 Grant Date: 06-09-2022

This document is in response to Condition 7 and prepared by McCauley Daye O'Connell Architects.

Conditions 7 states:

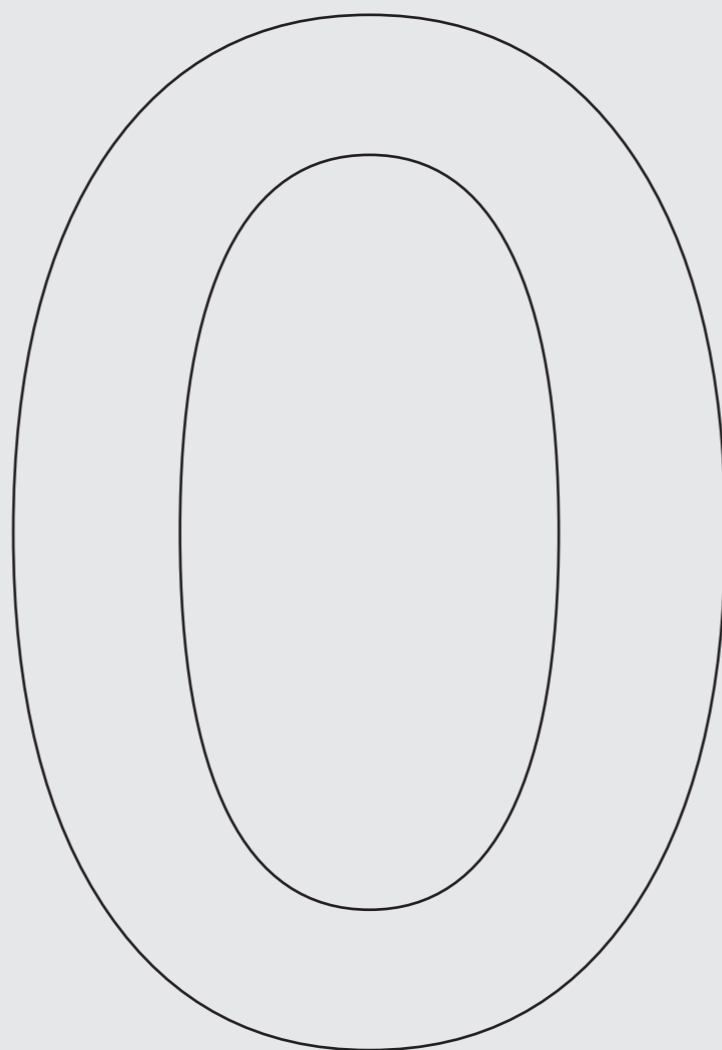
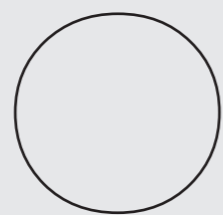
7. Amendments

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments -
 (a) Revised details, as set out in 'Architectural Brochure', received on 6 September 2022, unless otherwise agreed in writing

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.





CHARACTER AREAS

PLANNING SUBMISSION



1.0 CHARACTER AREAS

Character Area 1:

Positioned at the boundary between Adamstown Boulevard and Aderrig Phase 2. A symbiotic approach to materiality and scale is proposed to ensure that there is a certain consistency between the two tiles in terms of architectural language.







Character Area 2:

Each Character Area has its own selection of materials that differentiate it from its neighbours. A mixture of brick and render is proposed in addition to concrete roof tiles.

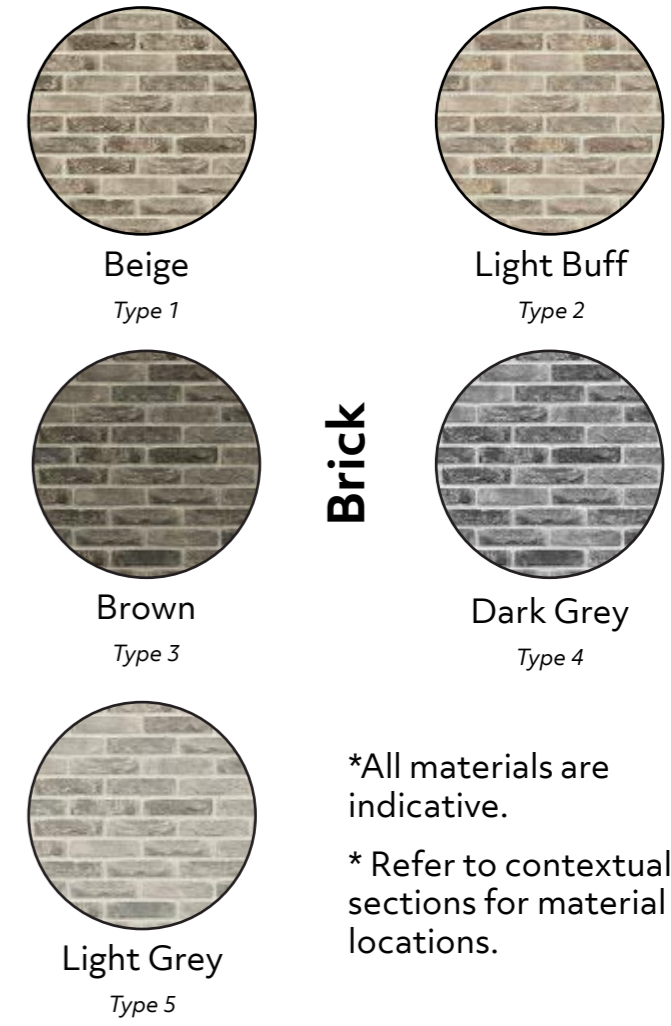
Character Area 2 is designed to be more contemporary transitioning to more industrial Station Road.

Station Road:

Positioned to the southern edge of the SDZ boundary and adjacent to the railway tracks, the style here is to be in a similar vein to its character area but with a more urban and industrial approach.

-  Beige Brick - Type 1
-  Light Buff Brick - Type 2
-  Brown Brick - Type 3
-  Dark Grey Brick - Type 4
-  Light Grey Brick - Type 5
-  Full Render (various tones)

*Refer to streetscapes for materiality extent



Brick

Render

*All materials are indicative.
* Refer to contextual sections for material locations.

DESIGN DEVELOPMENT & AMENDMENTS



- ADDITIONAL BRICK PLINTH AND WINDOW / DOOR SURROUNDS HAVE BEEN INTRODUCED
- For materials and finishes please refer to the 'Planning Conditions - Materials & Finishes' document

1.0 CHARACTER AREAS

Character Area 1:

Positioned at the boundary between Adamstown Boulevard and Aderrig Phase 2. A symbiotic approach to materiality and scale is proposed to ensure that there is a certain consistency between the two tiles in terms of architectural language.

Character Area 2:


Each Character Area has its own selection of materials that differentiate it from its neighbours. A mixture of brick and render is proposed in addition to concrete roof tiles.

Character Area 2 is designed to be more contemporary transitioning to more industrial Station Road.

Station Road:

Positioned to the southern edge of the SDZ boundary and adjacent to the railway tracks, the style here is to be in a similar vein to its character area but with a more urban and industrial approach.

- Beige Brick - *Type A*
- Light Brown Brick - *Type B*
- Brown Brick - *Type C*
- Dark Grey Brick - *Type D*
- Light Grey Brick - *Type E*




Beige
Type A




Light Brown
Type B

Brick




Brown
Type C



Dark Grey
Type D


Render




Light Grey
Type E



White
Type 1



Grey
Type 2



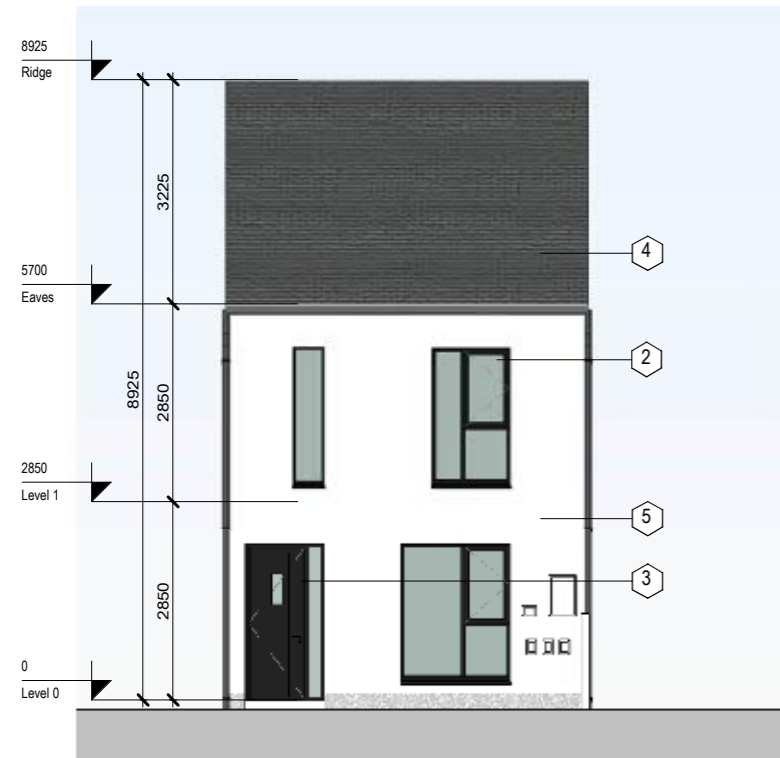
Beige
Type 3

20

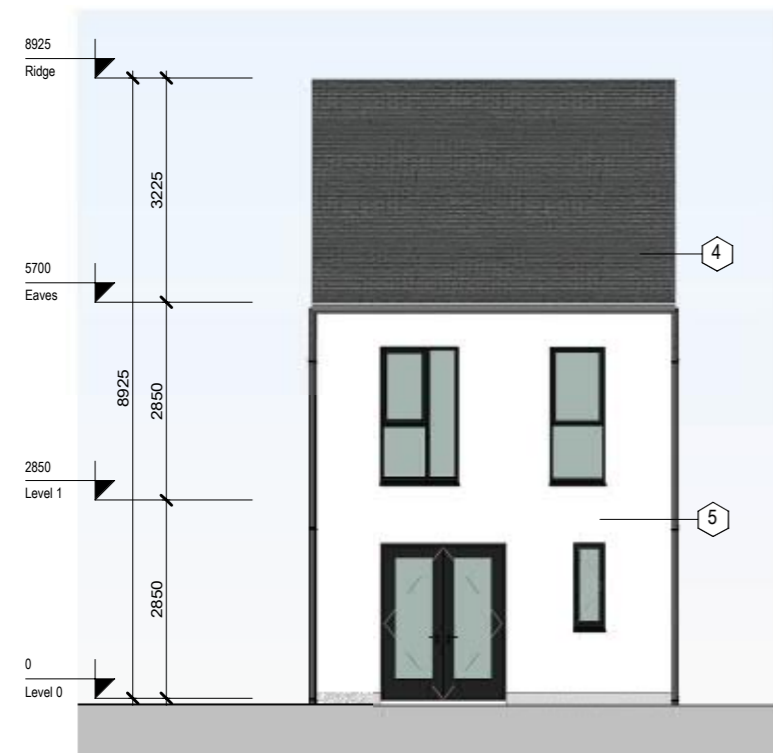
HOUSES - 2 BEDS

2.1 HOUSE TYPE H2AB AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

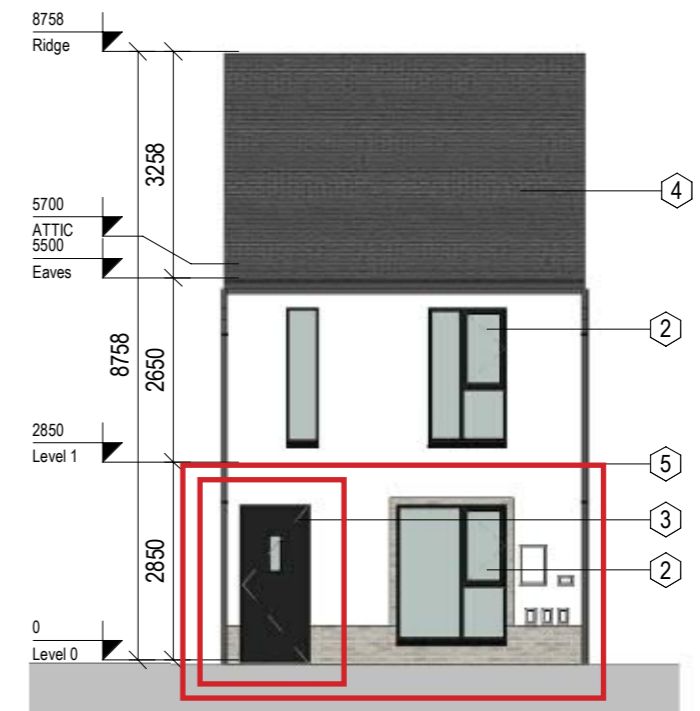


Rear Elevation

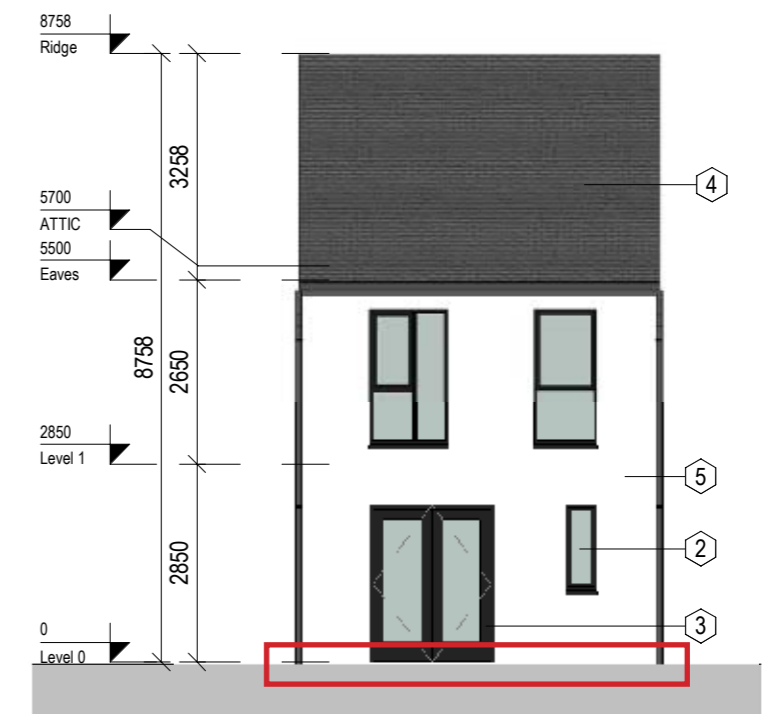
Amendments to the design:

- Brick plinth and window surround introduced
- Plinth to rear removed
- Door side panel removed
- Lower ridge level

DESIGN DEVELOPMENT



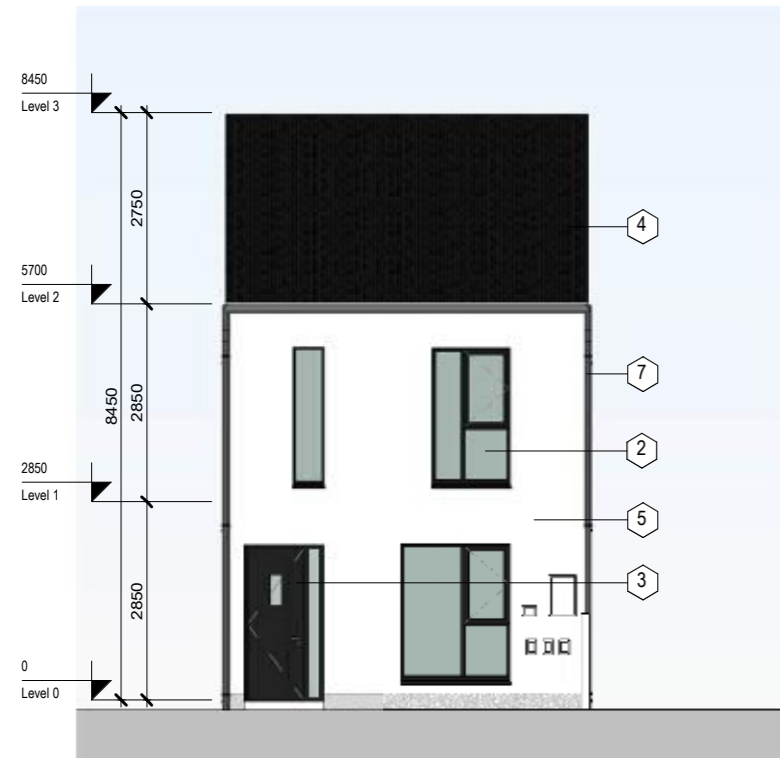
Front Elevation



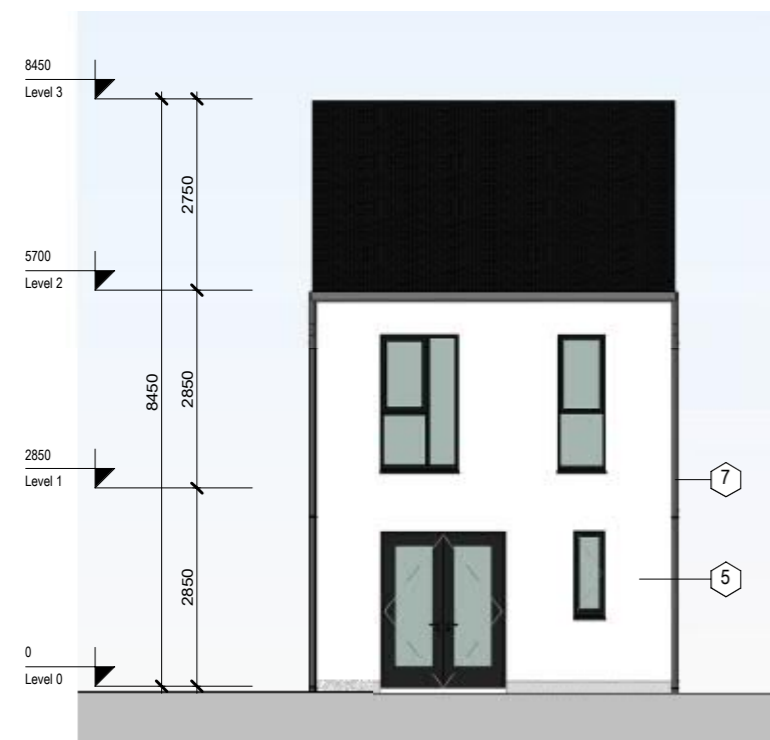
Rear Elevation

2.2 HOUSE TYPE H2AB1 AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

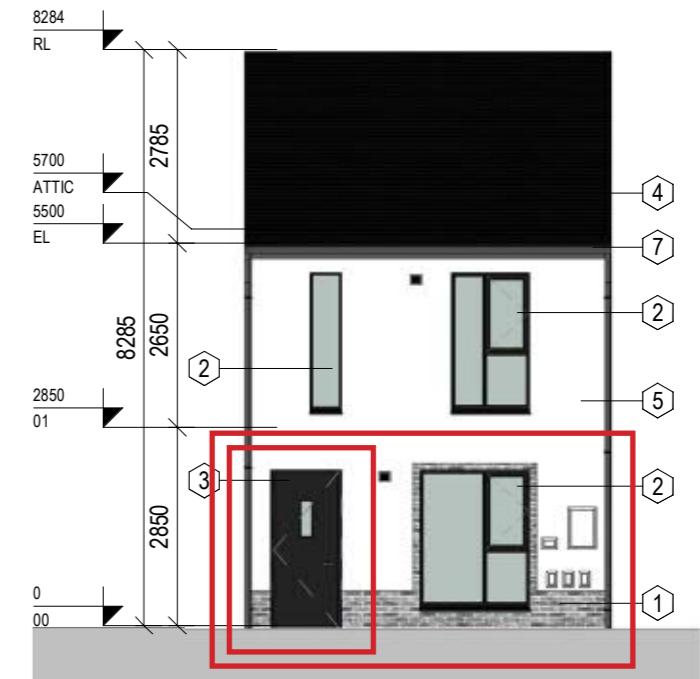


Rear Elevation

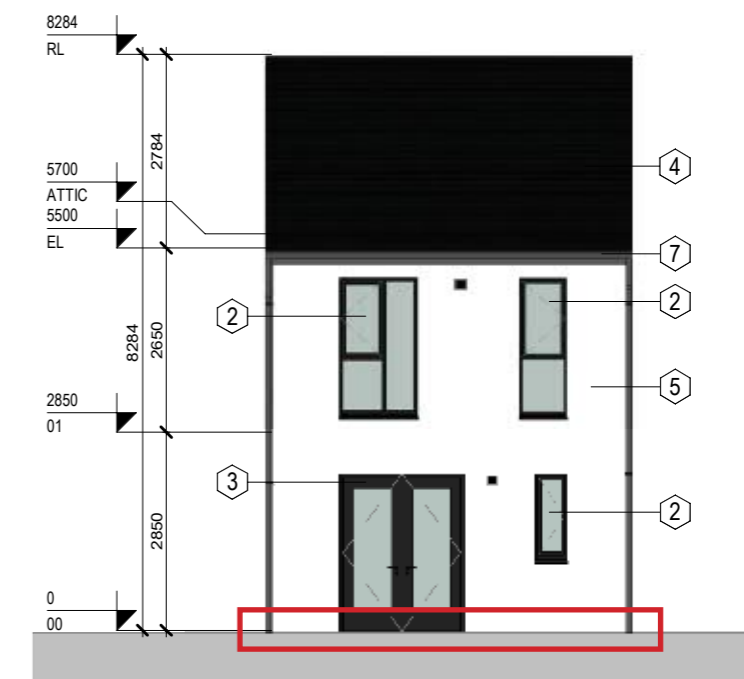
Amendments to the design:

- Brick plinth and window surround introduced
- Plinth to rear removed
- Door side panel removed
- Lower ridge level

DESIGN DEVELOPMENT



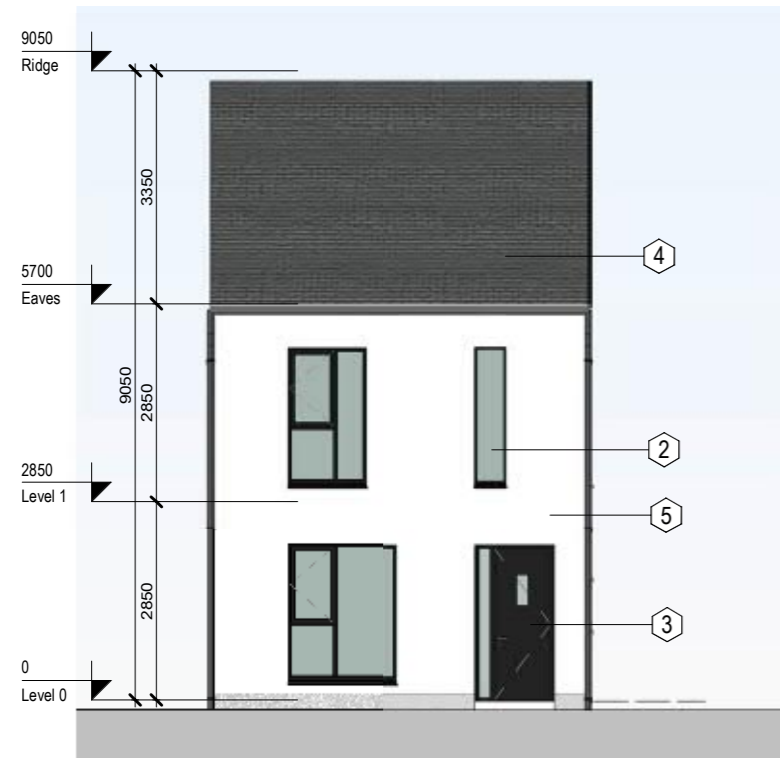
Front Elevation



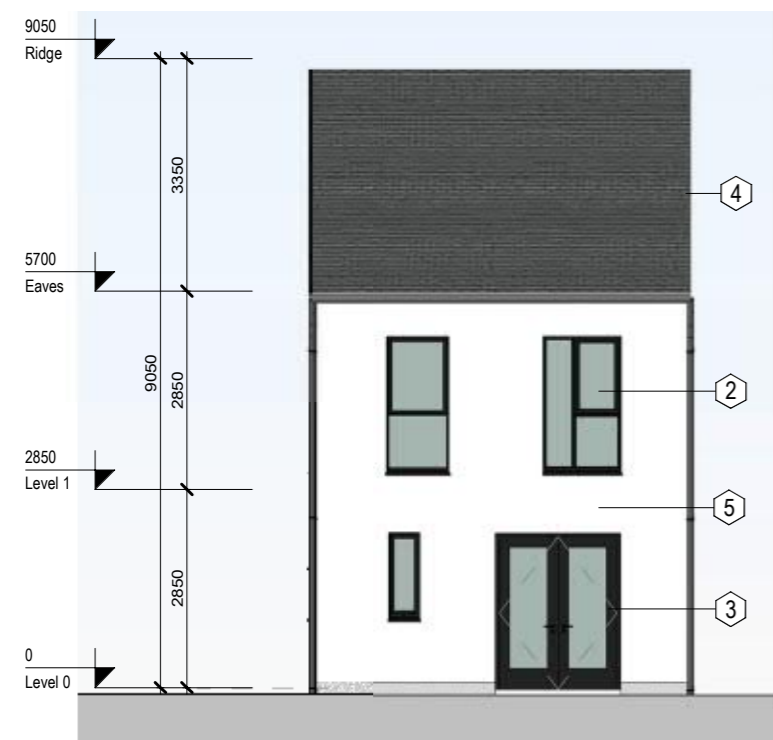
Rear Elevation

2.3 HOUSE TYPE H2AC AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

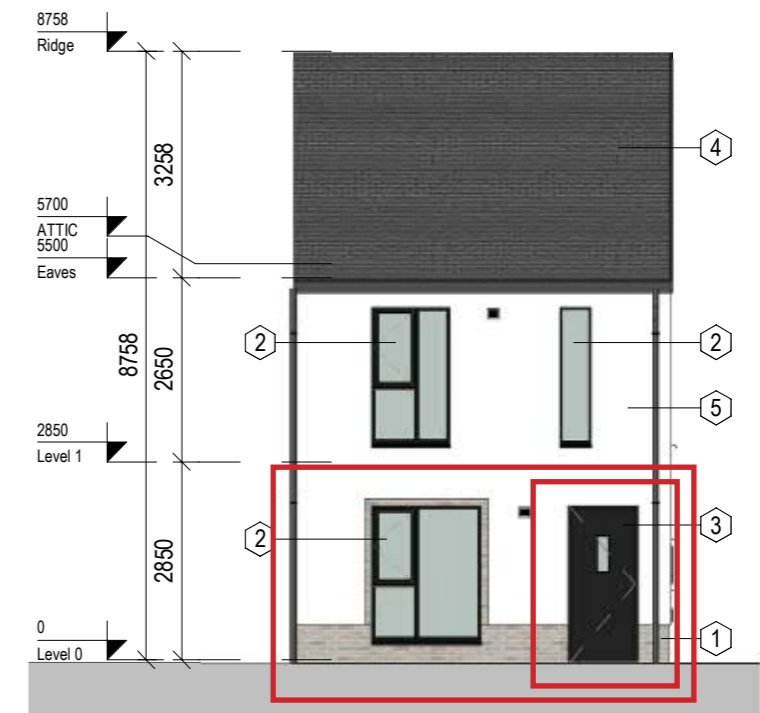


Rear Elevation

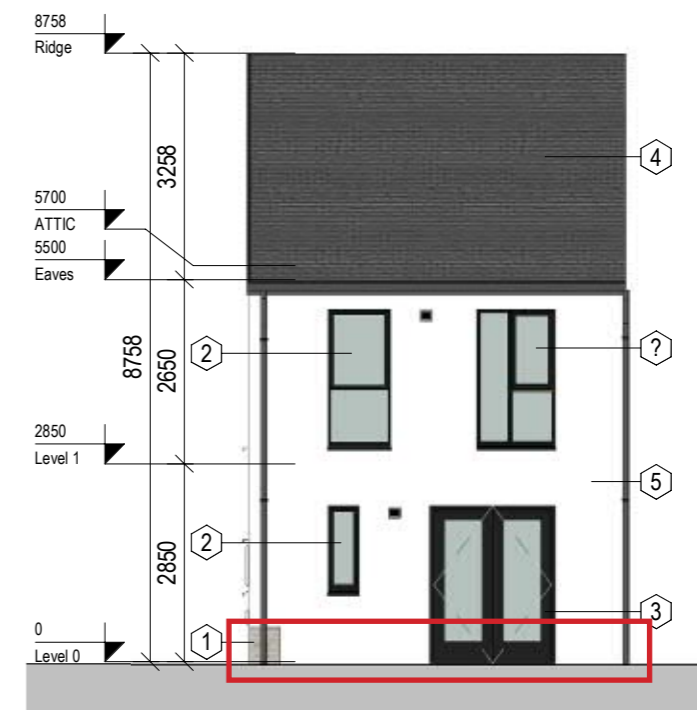
Amendments to the design:

- Brick plinth and window surround introduced
- Plinth to rear removed
- Door side panel removed
- Lower ridge level

DESIGN DEVELOPMENT



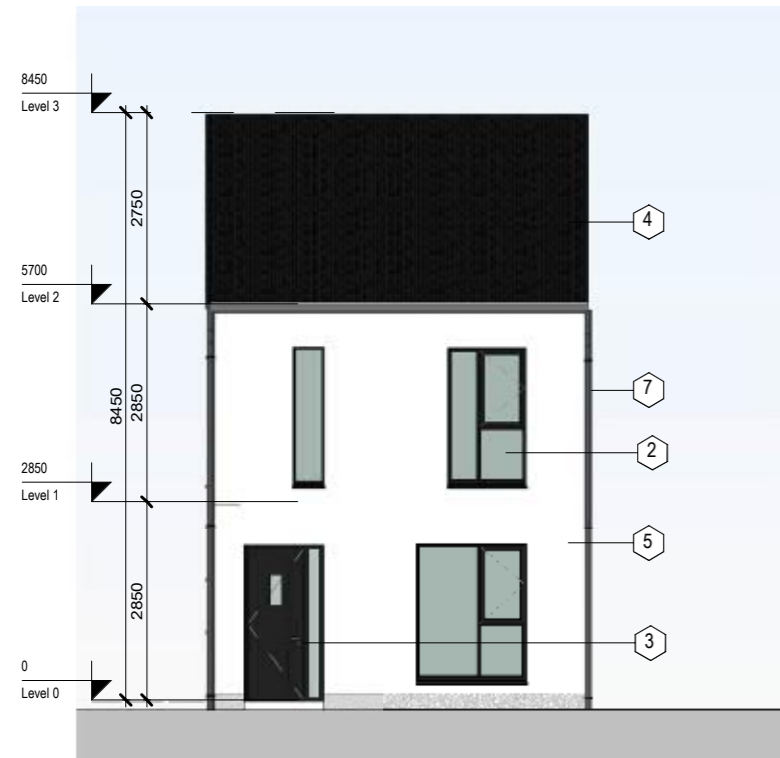
Front Elevation



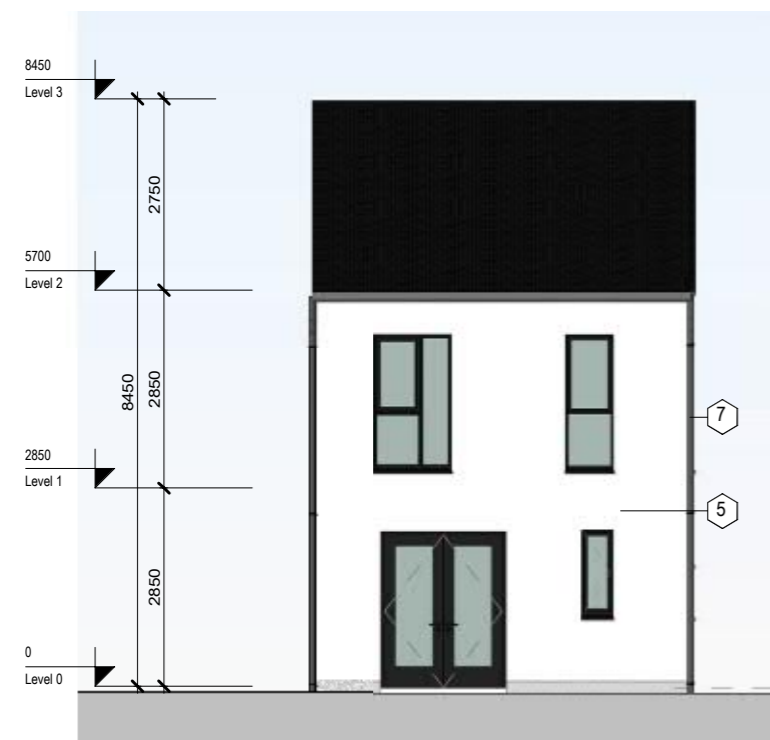
Rear Elevation

2.4 HOUSE TYPE H2AC1 AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

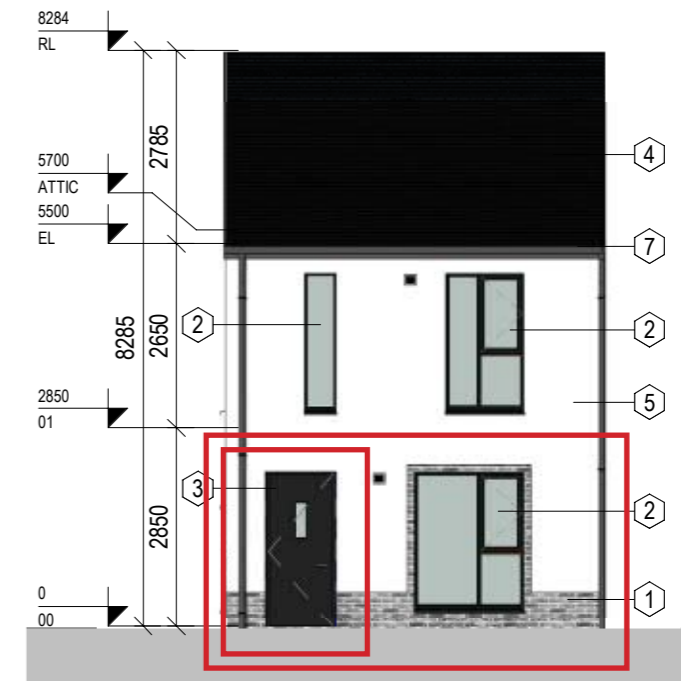


Rear Elevation

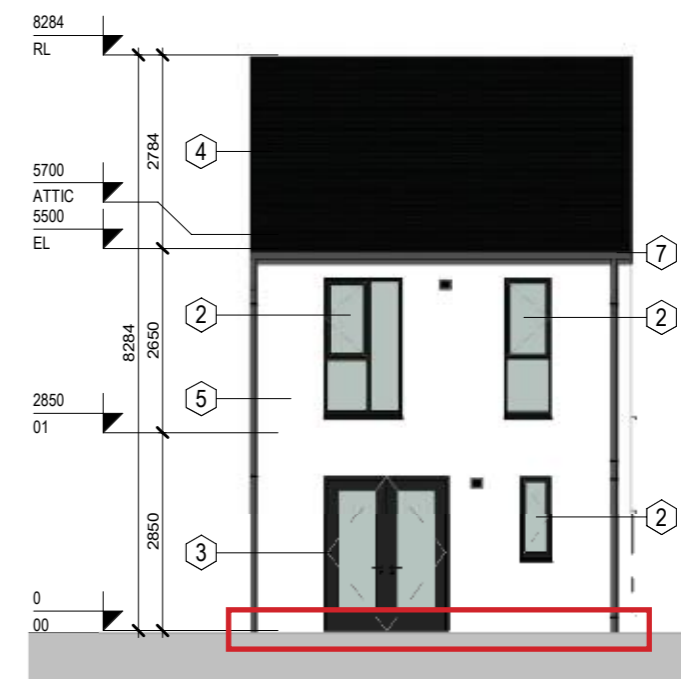
Amendments to the design:

- Brick plinth and window surround introduced
- Plinth to rear removed
- Door side panel removed
- Lower ridge level

DESIGN DEVELOPMENT



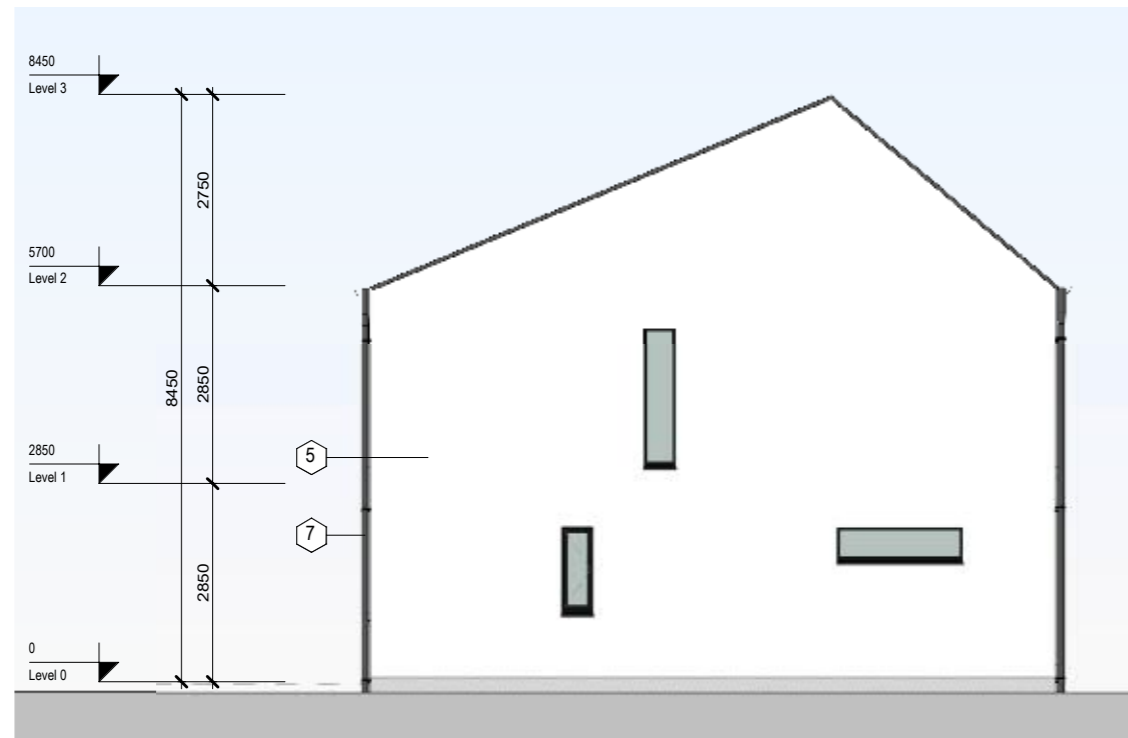
Front Elevation



Rear Elevation

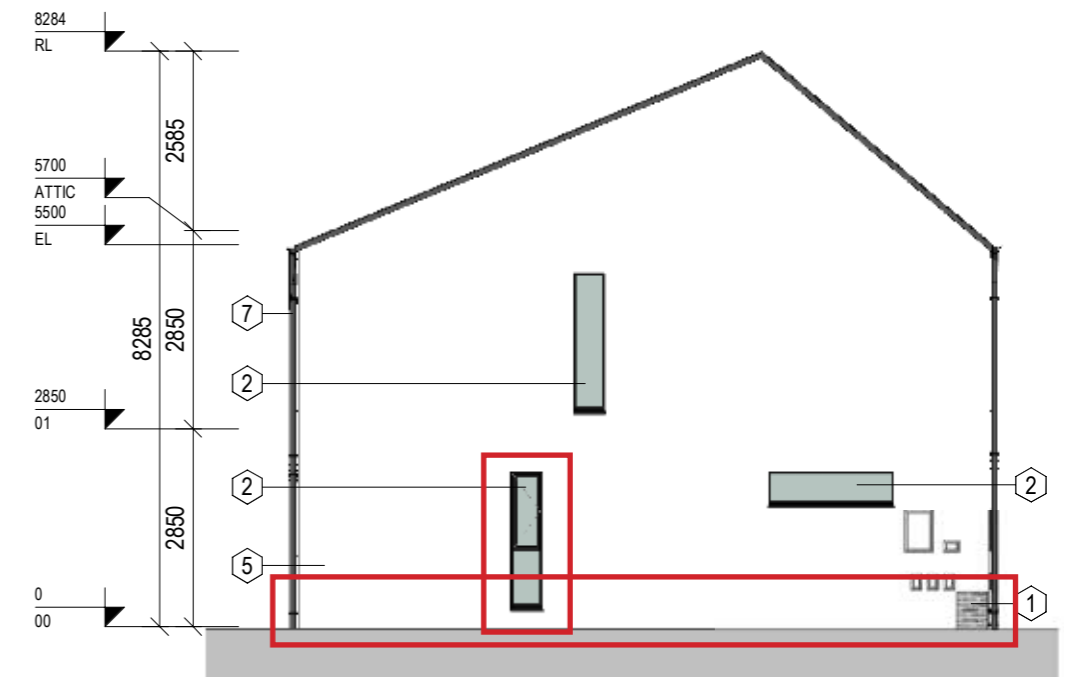
2.4 HOUSE TYPE H2AC1 AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Side Elevation

DESIGN DEVELOPMENT



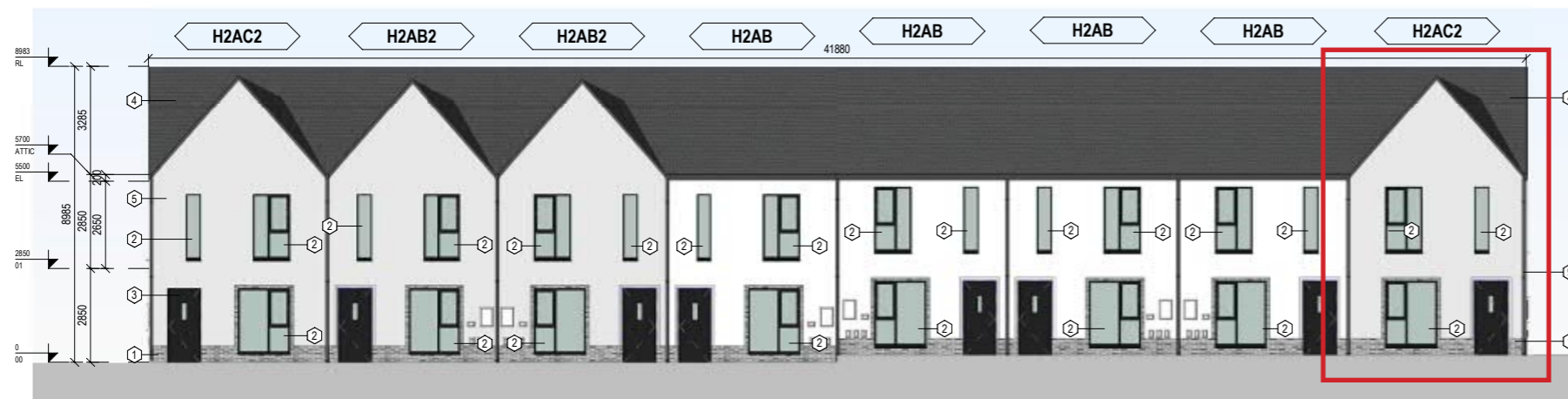
Side Elevation

Amendments to the design:

- Brick plinth and window surround to front introduced
- Plinth to rear and side removed
- Window reduced in size

2.5 HOUSE TYPE H2AC2 AMENDMENTS TO PLANNING APPLICATION

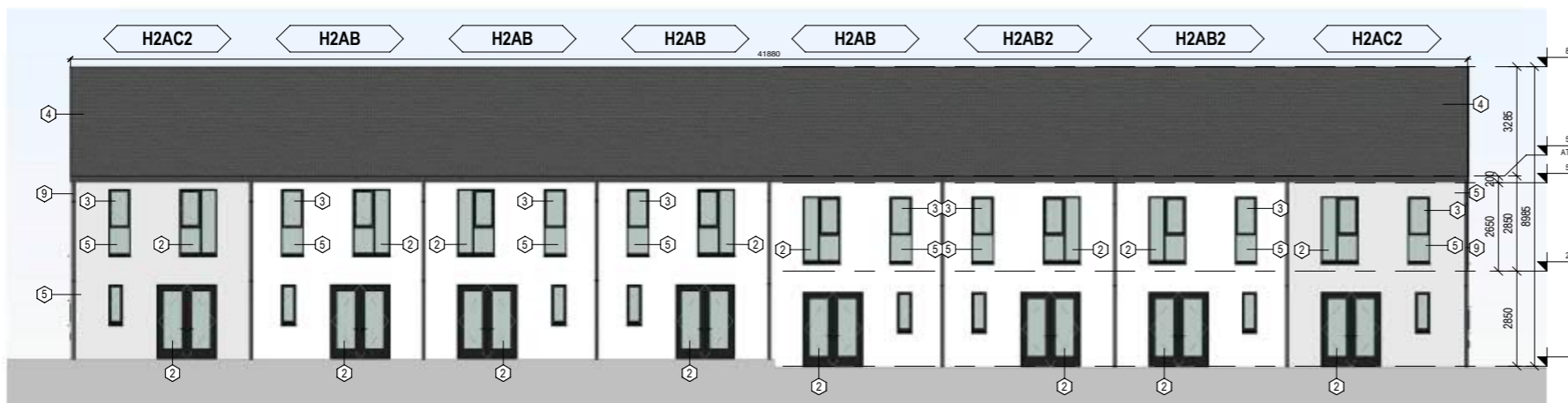
DESIGN DEVELOPMENT



Front Elevation

Amendments to the design:

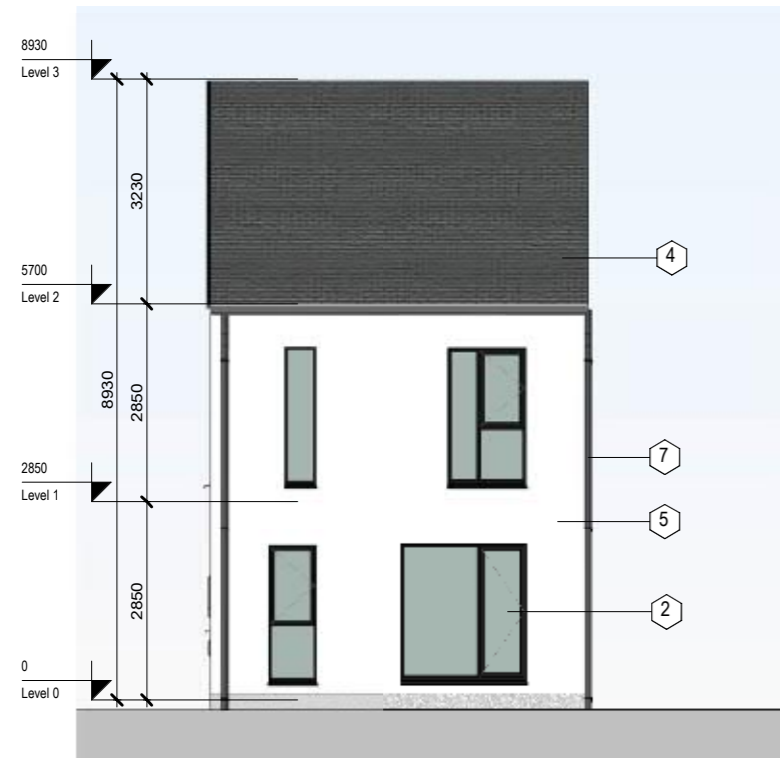
- Type H2AC changed to H2AC2
- Gable introduced to front of terrace T5E



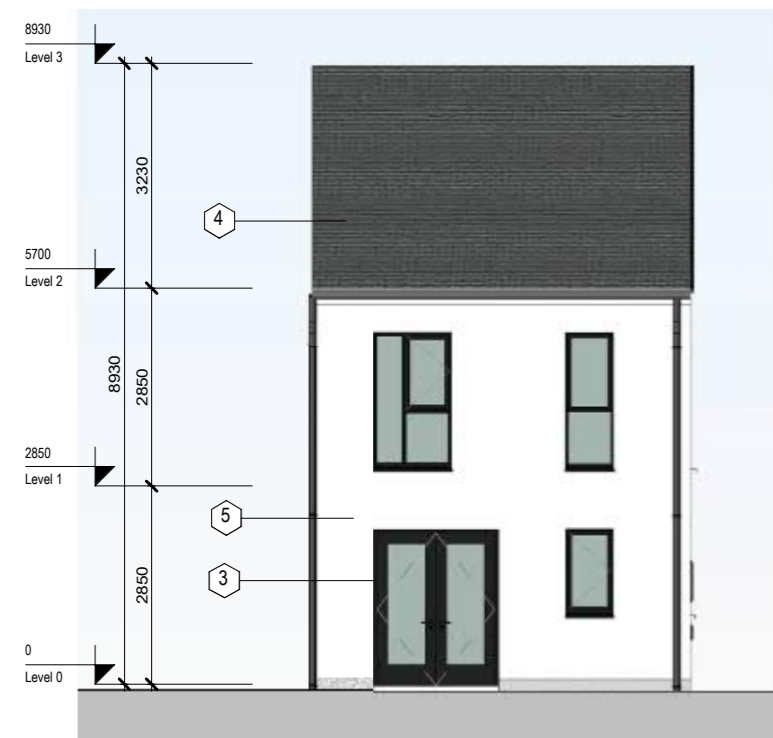
Rear Elevation

2.6 HOUSE TYPE H2AD AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

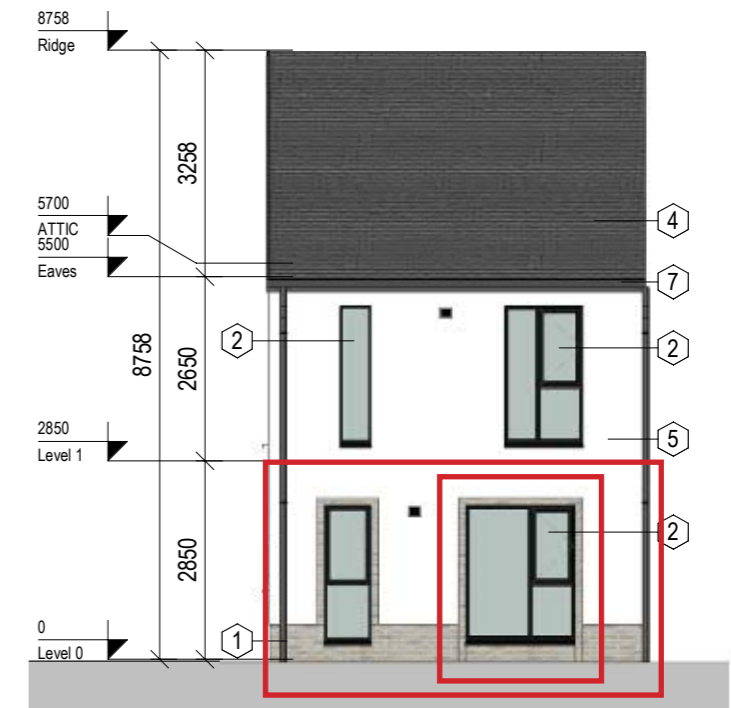


Rear Elevation

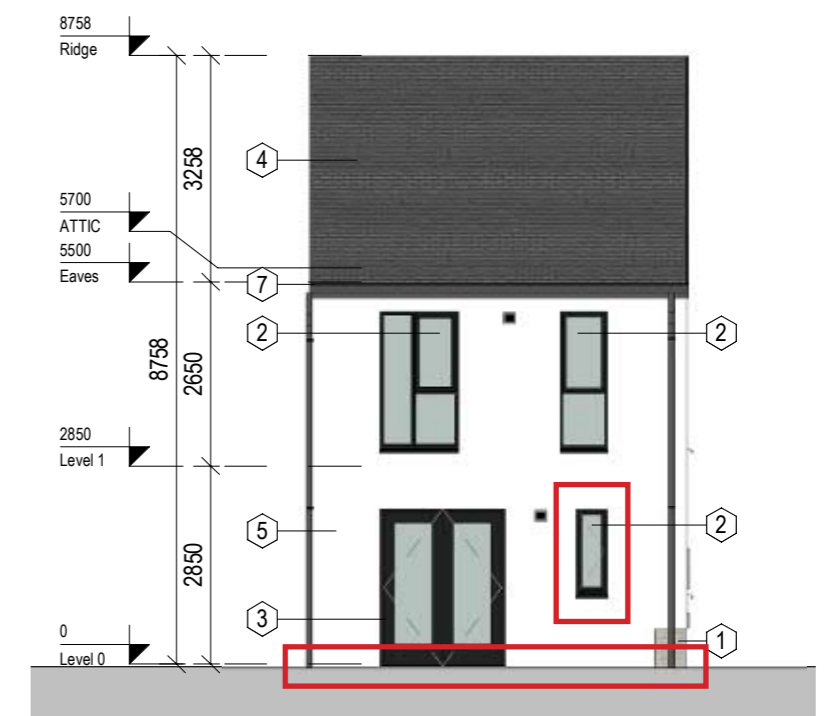
Amendments to the design:

- Brick plinth and window surround introduced
- Plinth to rear removed
- Window type changed
- Lower ridge level

DESIGN DEVELOPMENT



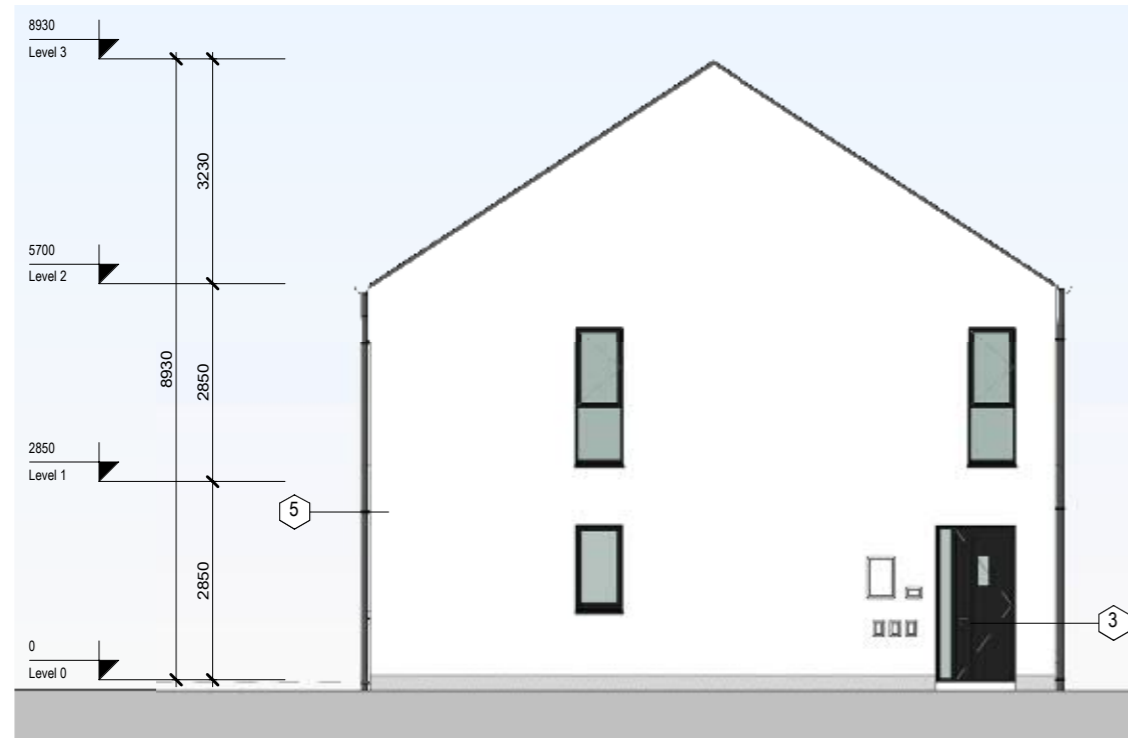
Front Elevation



Rear Elevation

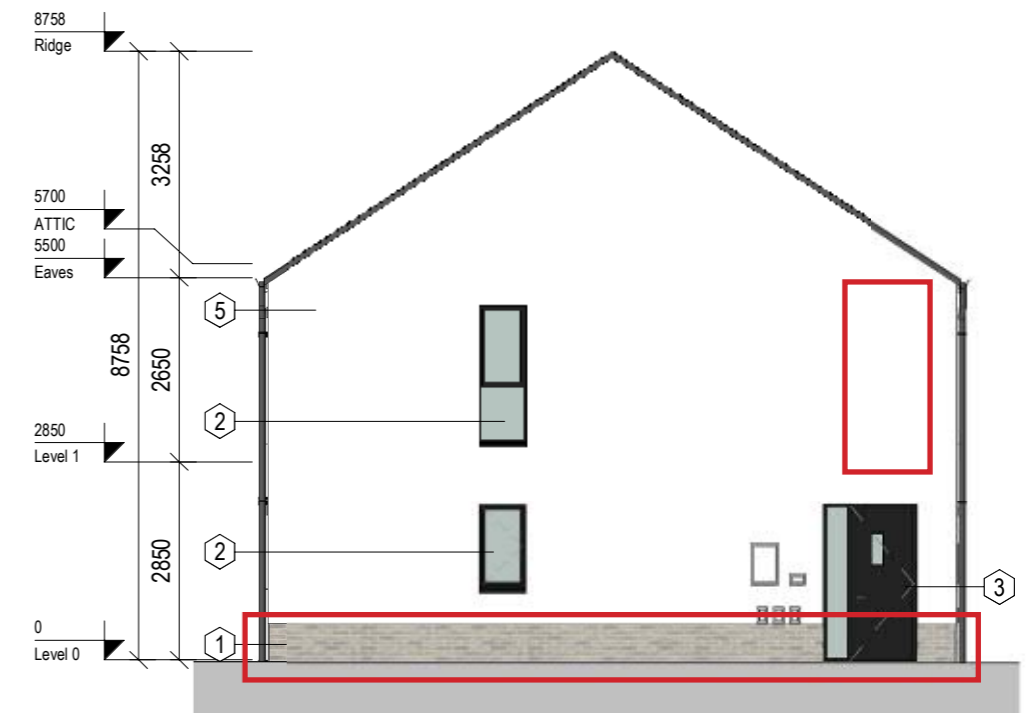
2.6 HOUSE TYPE H2AD AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Side Elevation

DESIGN DEVELOPMENT



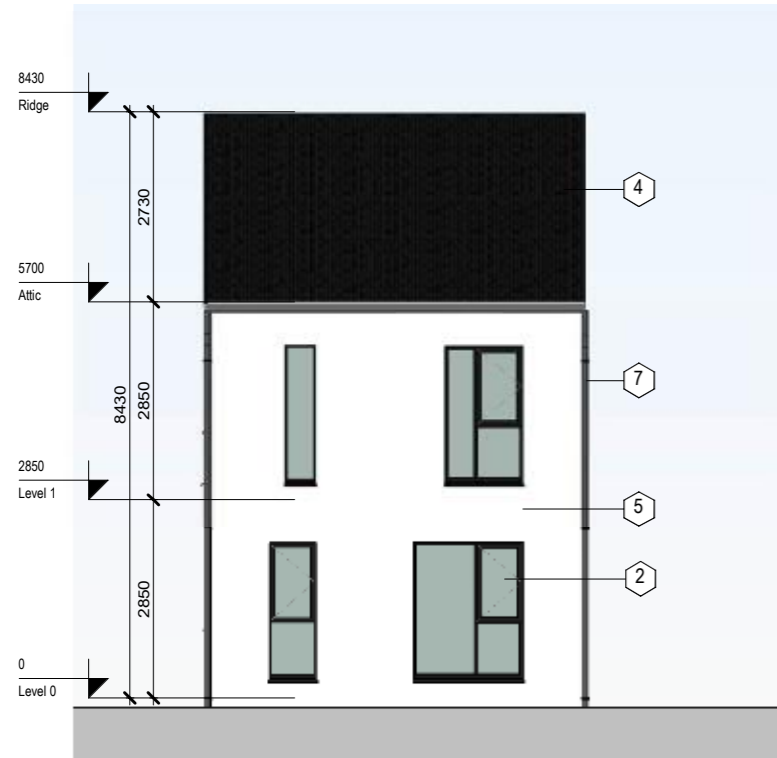
Side Elevation

Amendments to the design:

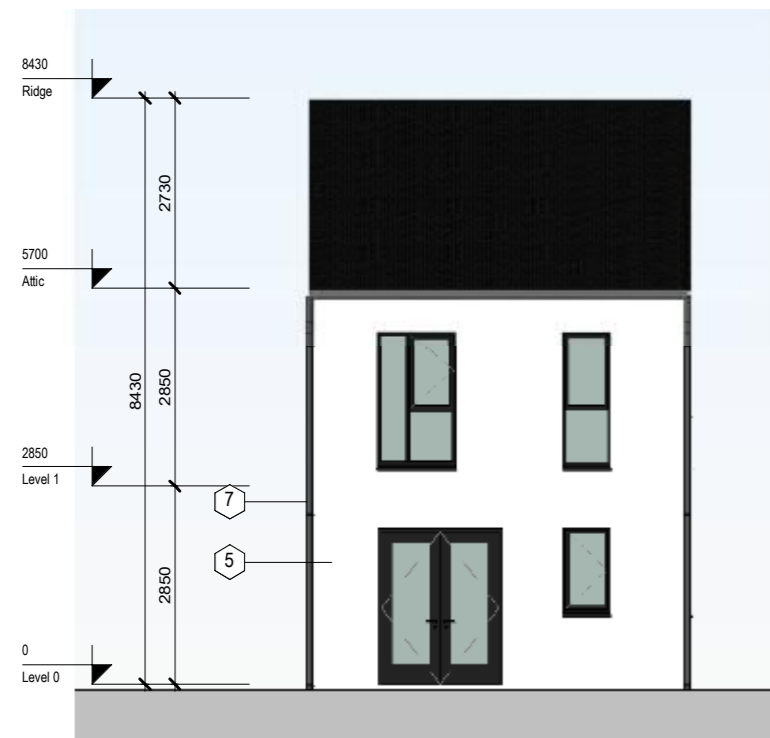
- Brick plinth introduced
- Window omitted

2.7 HOUSE TYPE H2AD1 AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

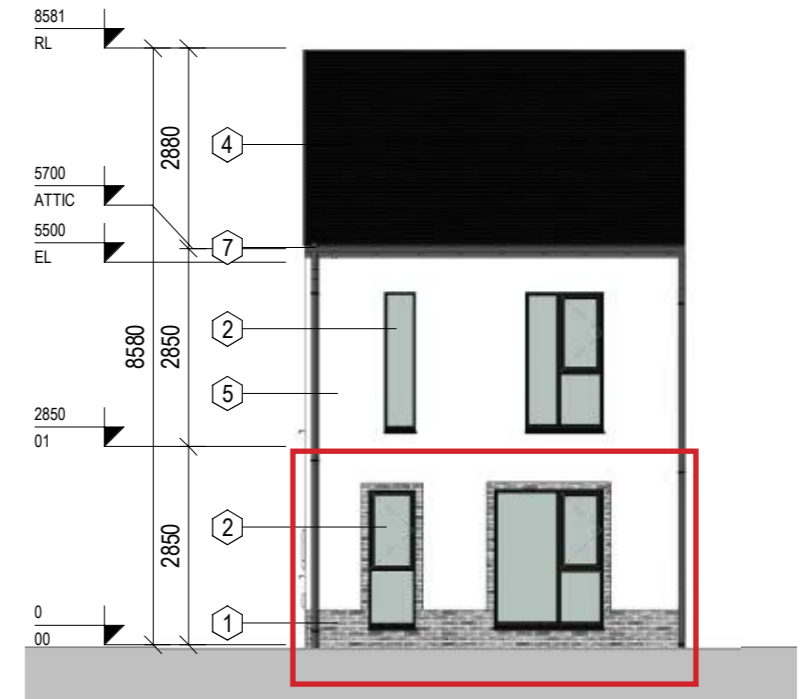


Rear Elevation

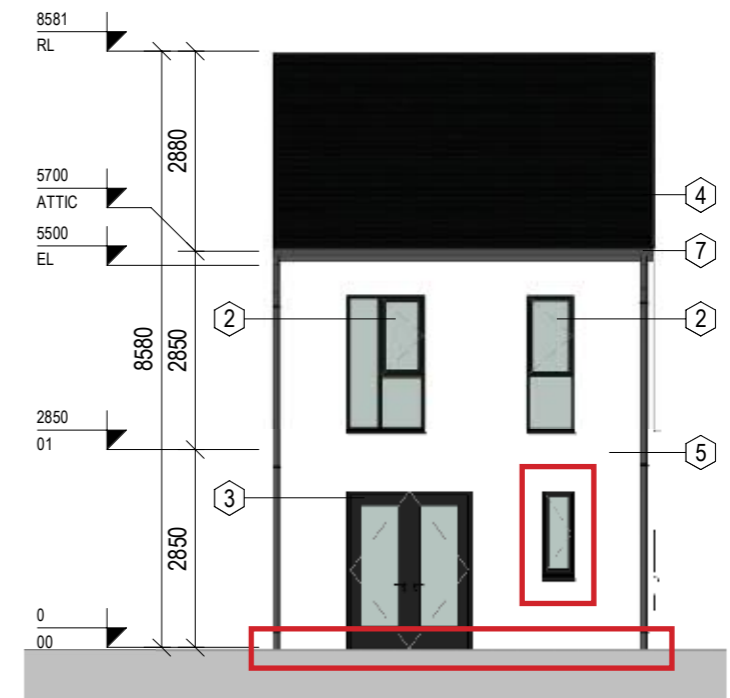
Amendments to the design:

- Brick plinth and window surround introduced
- Plinth to rear removed
- Window type changed
- Higher ridge level

DESIGN DEVELOPMENT



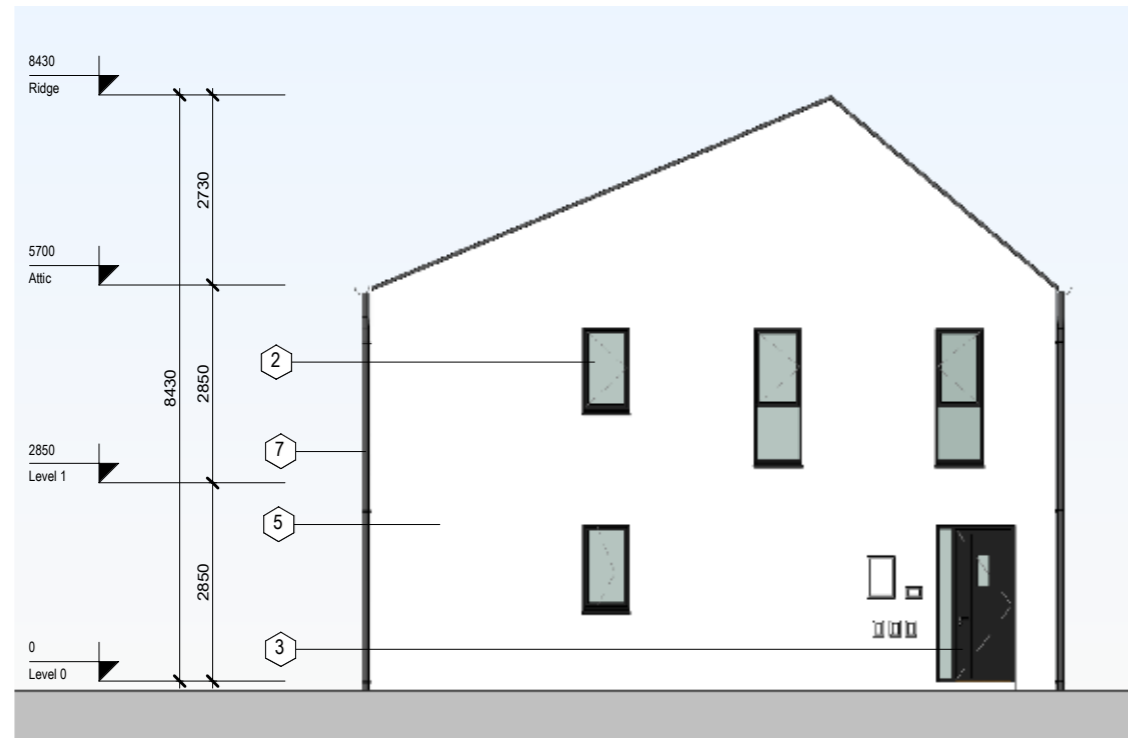
Front Elevation



Rear Elevation

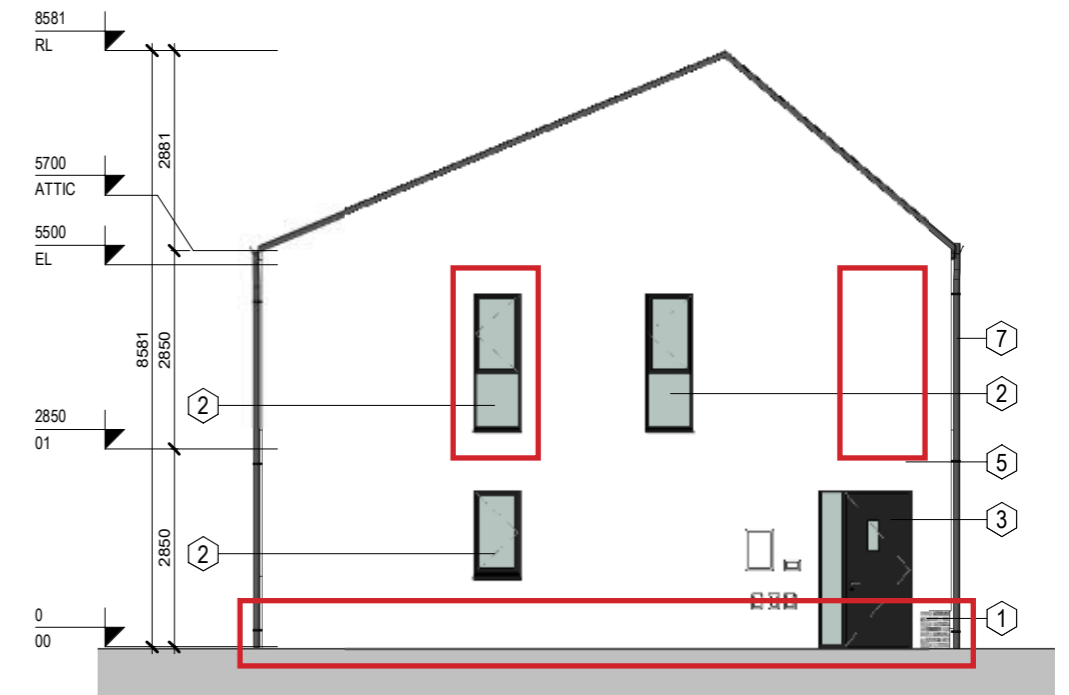
2.7 HOUSE TYPE H2AD1 AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Side Elevation

DESIGN DEVELOPMENT



Side Elevation

Amendments to the design:

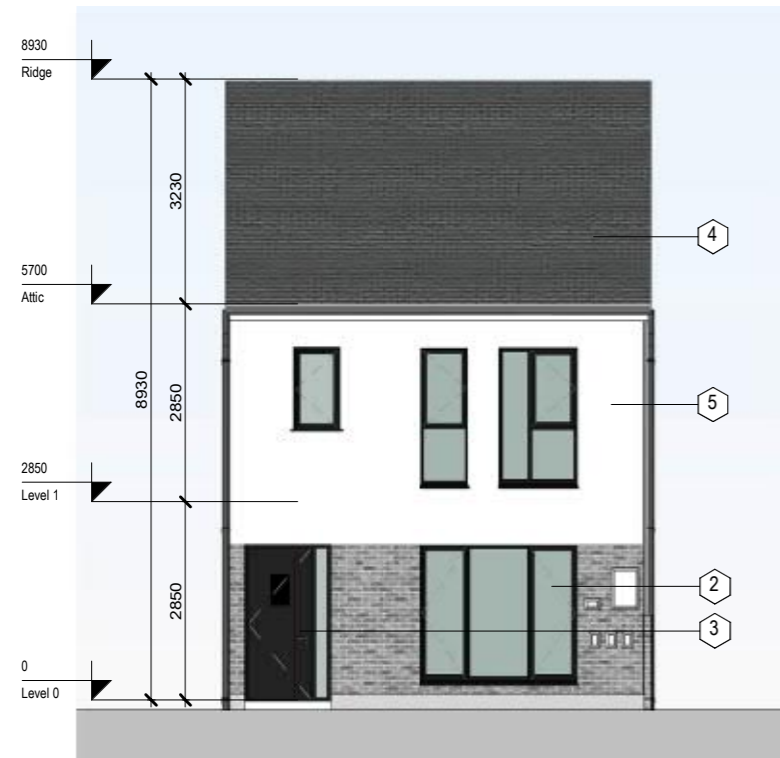
- Brick plinth introduced
- Window type changed
- Window omitted
- Higher ridge level

30

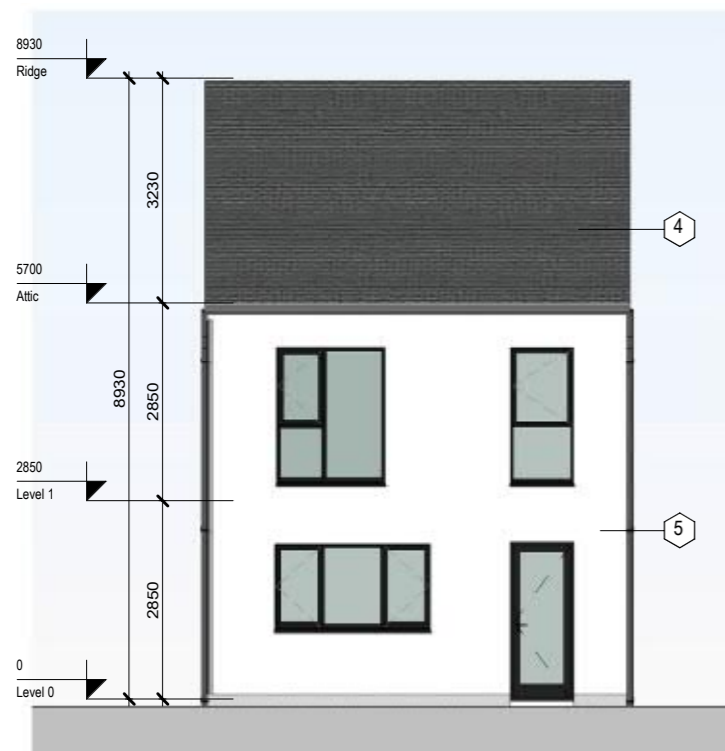
HOUSES - 3 BEDS

3.1 HOUSE TYPE H3AB AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

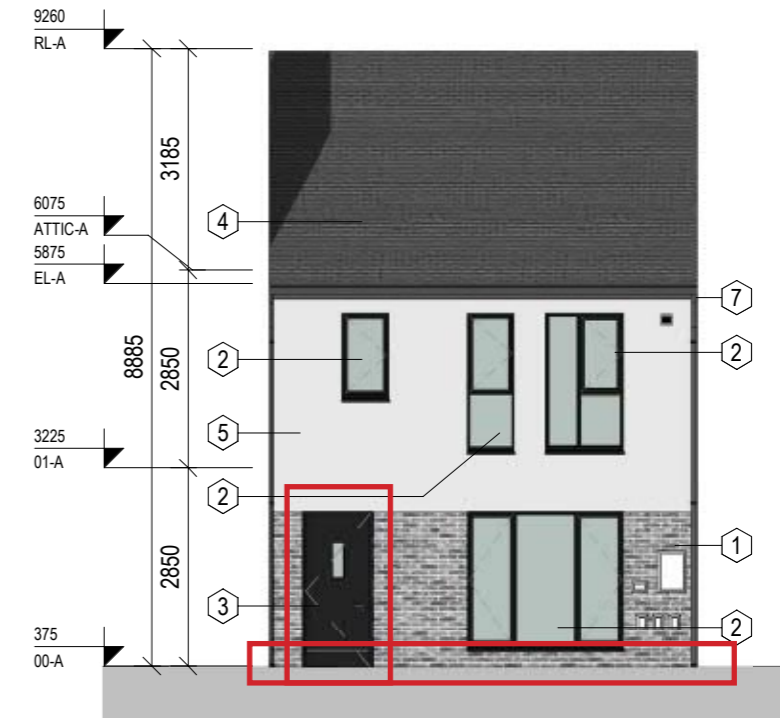


Rear Elevation

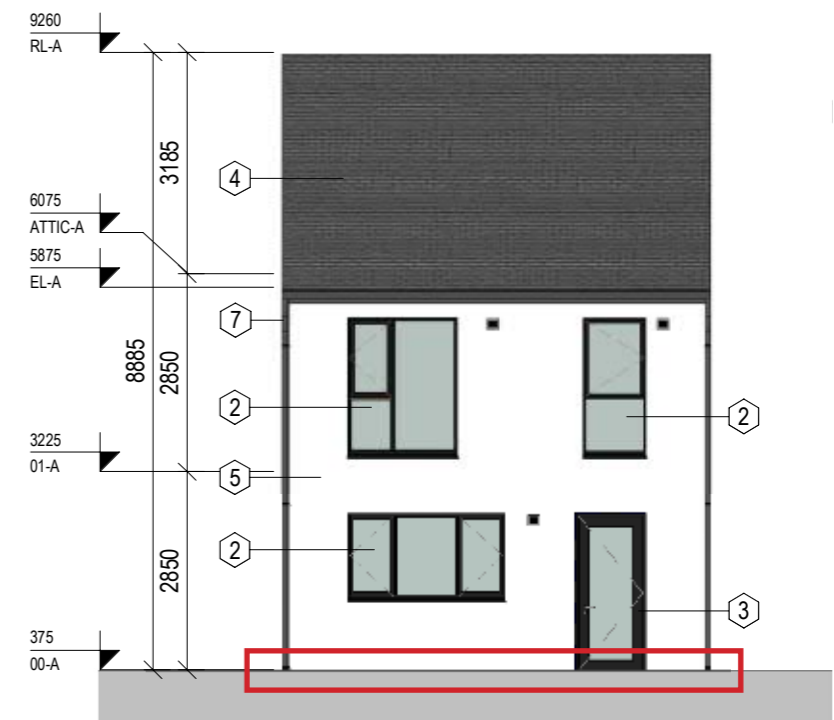
Amendments to the design:

- Brick plinth introduced
- Plinth to rear removed
- Entrance door side panel removed
- Higher ridge level
- Coloured render introduced

DESIGN DEVELOPMENT



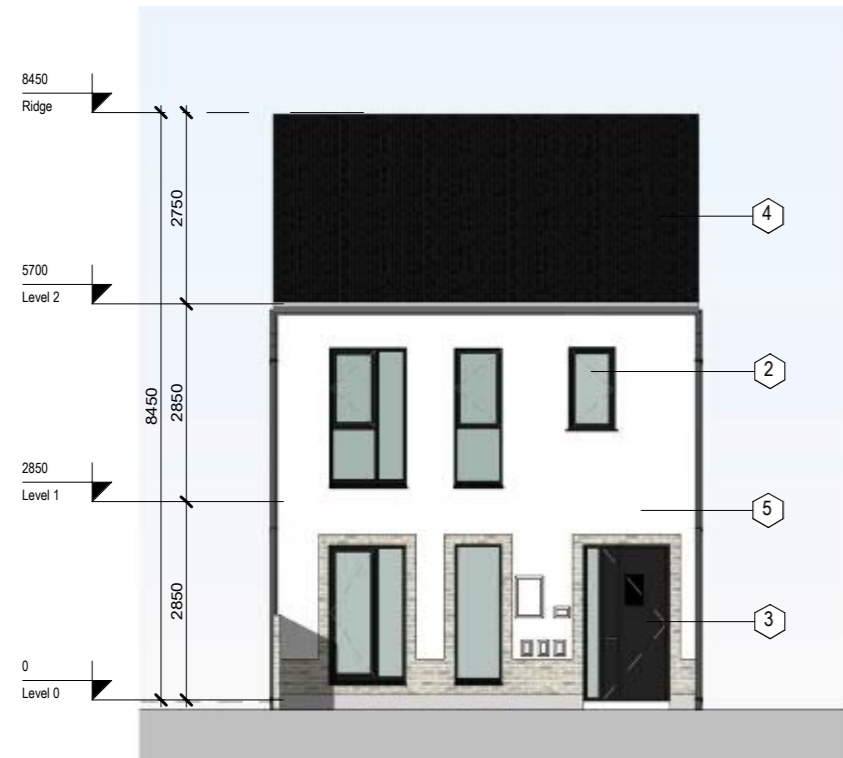
Front Elevation



Rear Elevation

3.2 HOUSE TYPE H3AB1 AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

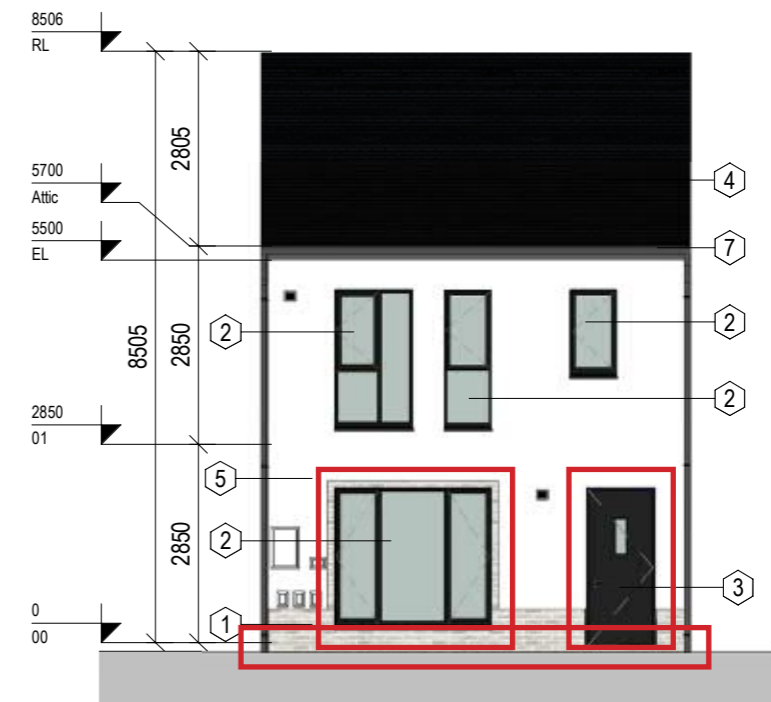


Rear Elevation

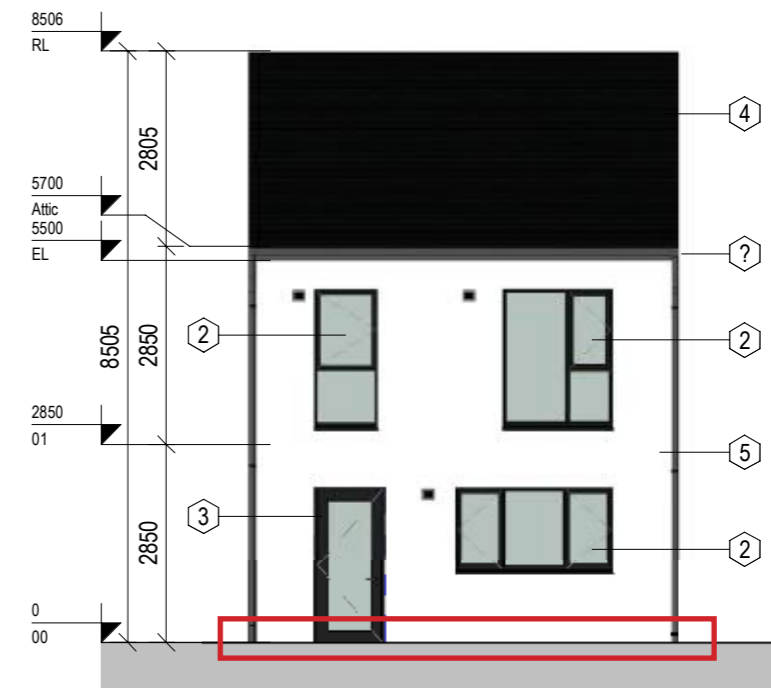
Amendments to the design:

- Plinth to rear removed
- Entrance door side panel removed
- Window type changed
- Front door brick surround omitted
- Higher ridge level

DESIGN DEVELOPMENT



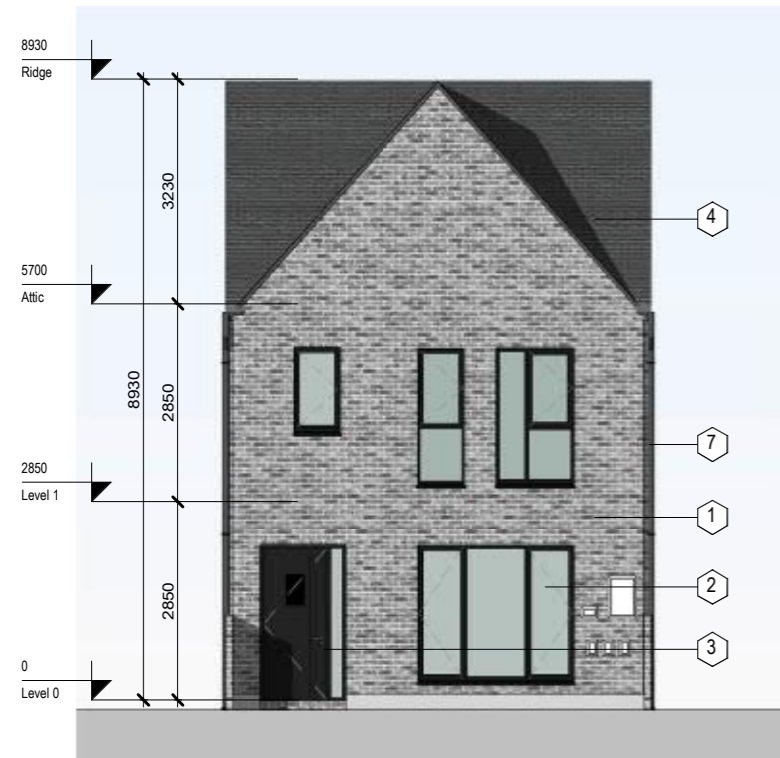
Front Elevation



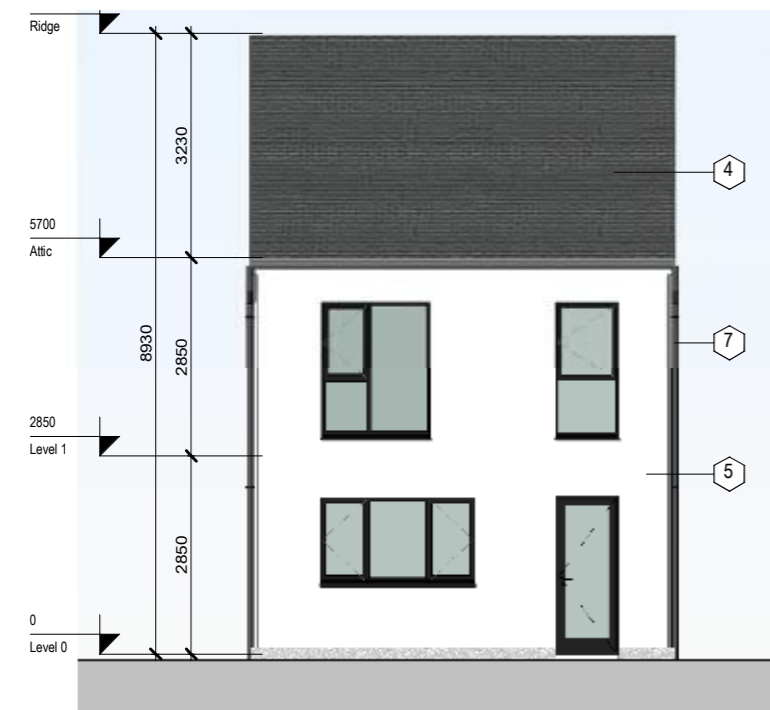
Rear Elevation

3.3 HOUSE TYPE H3AB2 AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

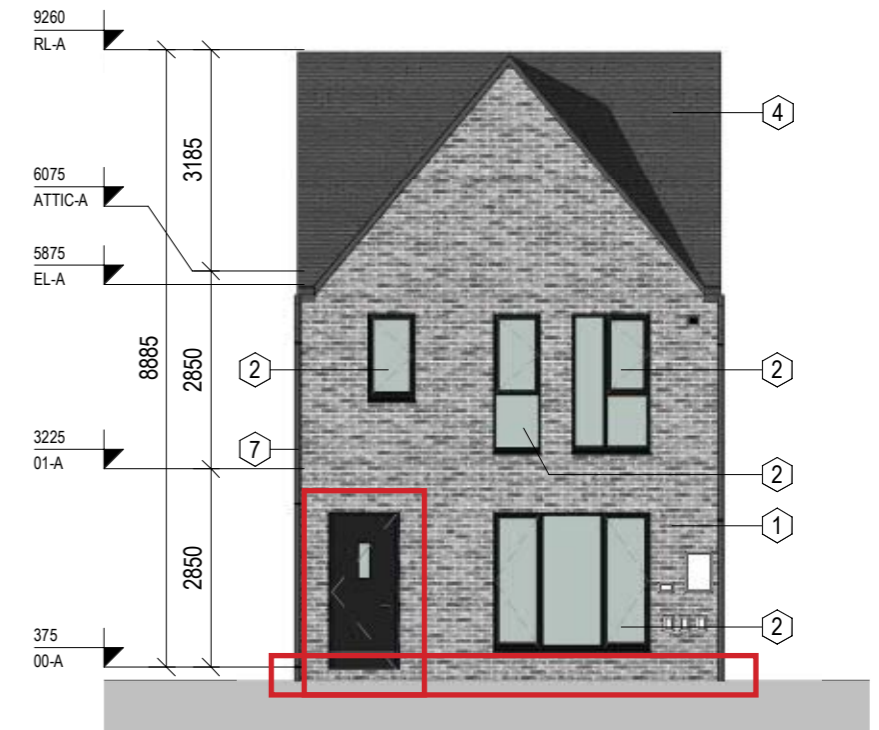


Rear Elevation

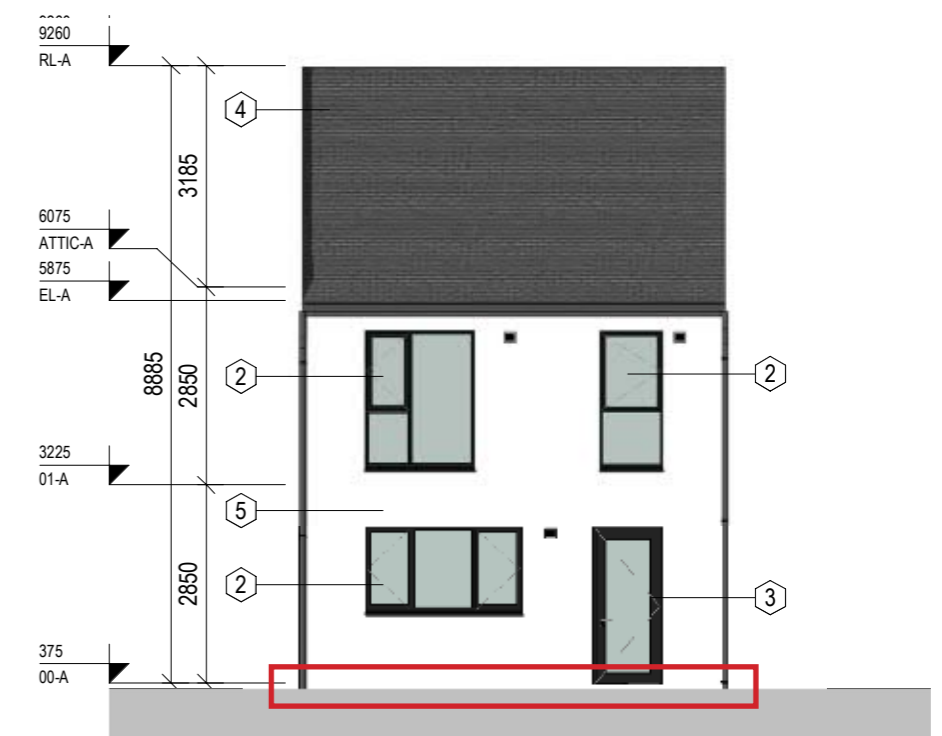
Amendments to the design:

- Brick plinth introduced
- Plinth to rear removed
- Entrance door side panel removed
- Higher ridge level

DESIGN DEVELOPMENT



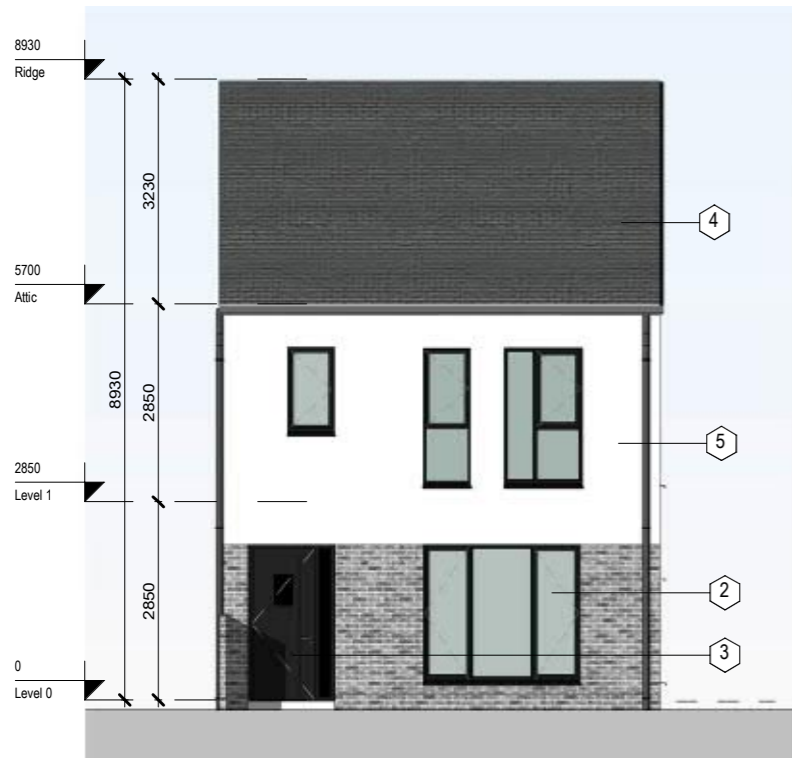
Front Elevation



Rear Elevation

3.4 HOUSE TYPE H3AC AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

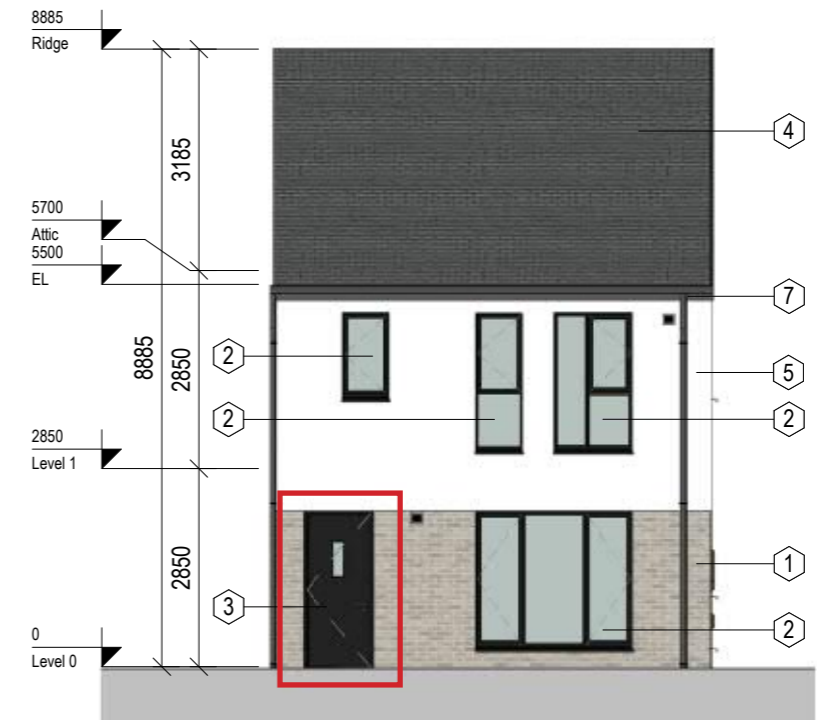


Rear Elevation

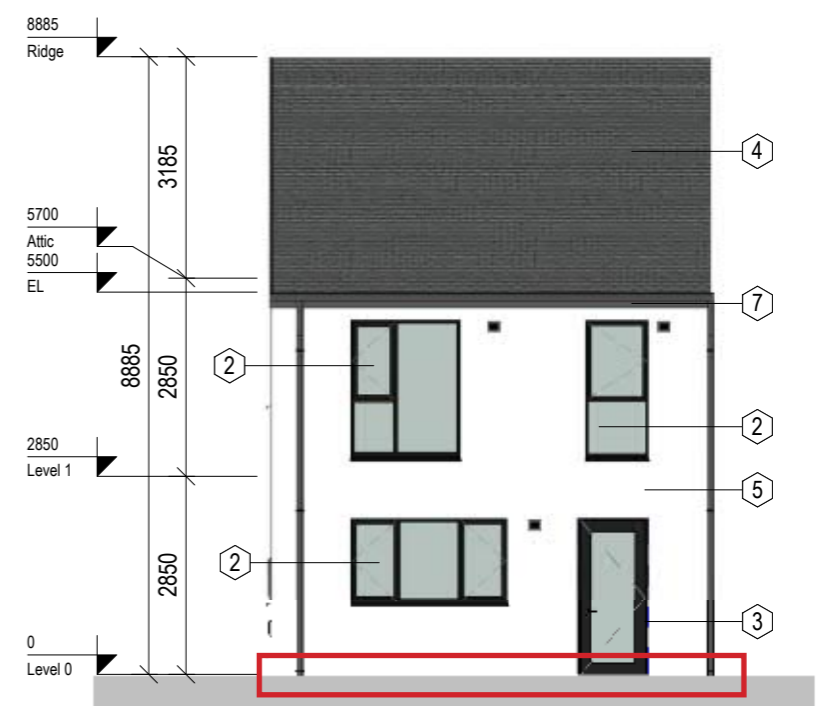
Amendments to the design:

- Plinth to rear removed
- Entrance door side panel removed
- Lower ridge level

DESIGN DEVELOPMENT



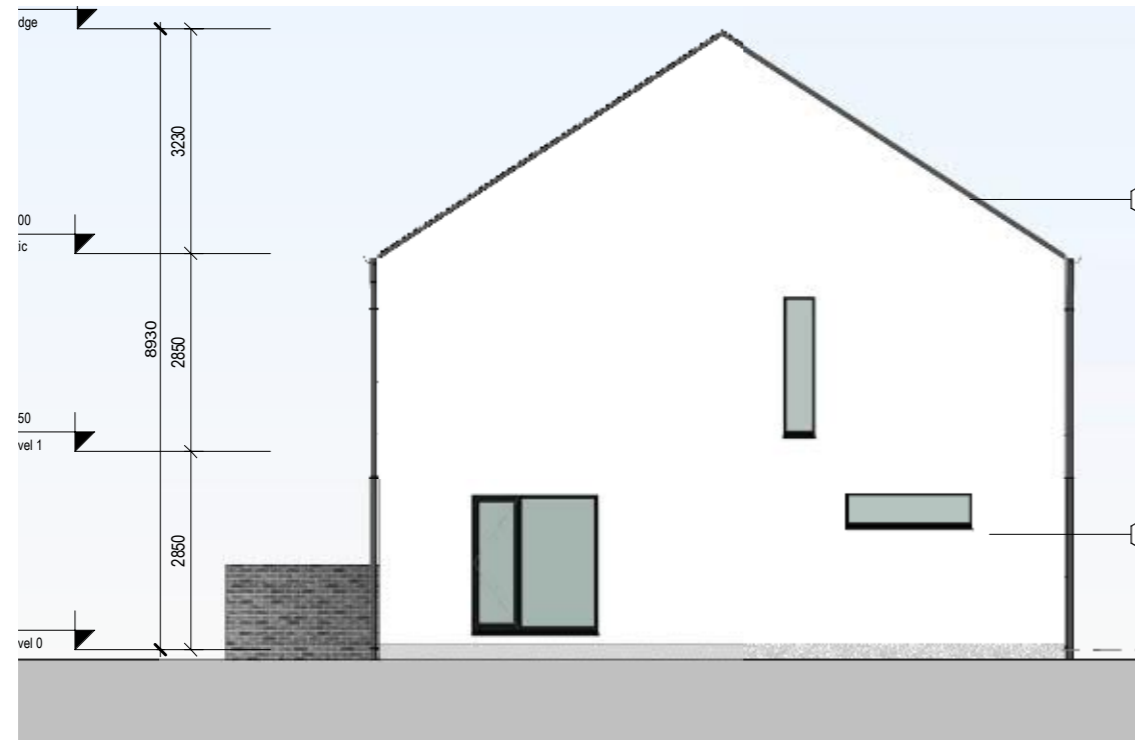
Front Elevation



Rear Elevation

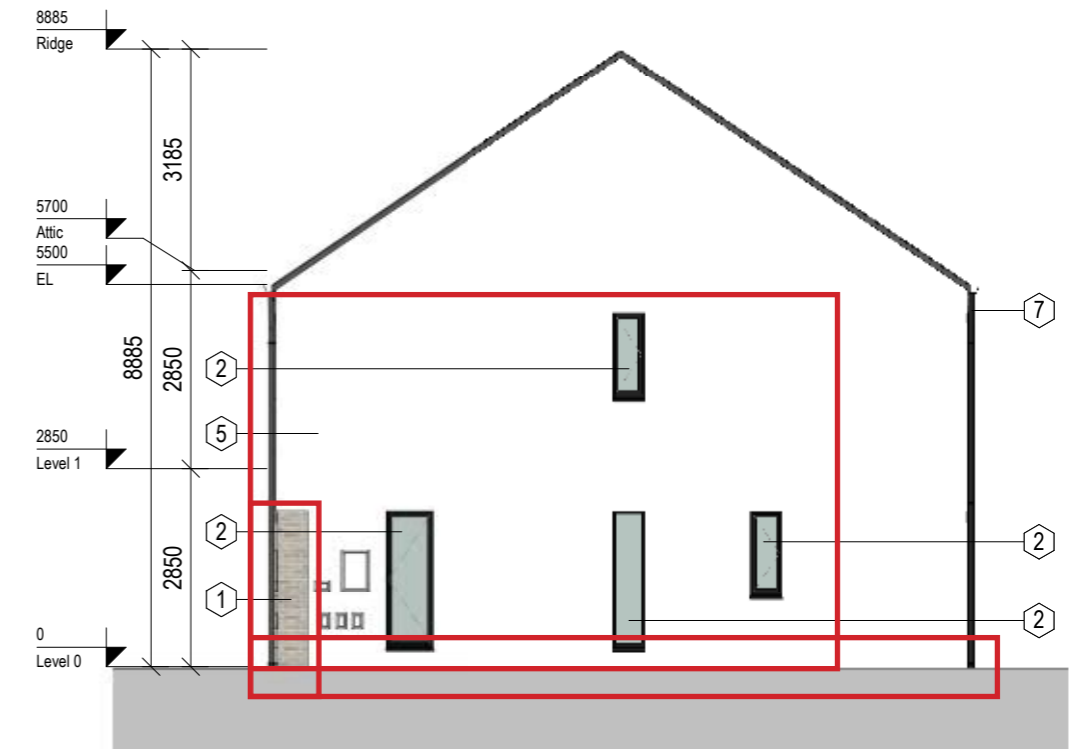
3.4 HOUSE TYPE H3AC AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Side Elevation

DESIGN DEVELOPMENT



Side Elevation

Amendments to the design:

- Window type and position amended
- Plinth removed
- Brick wrapped around corner
- Lower ridge level

3.5 HOUSE TYPE H3AC1 AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

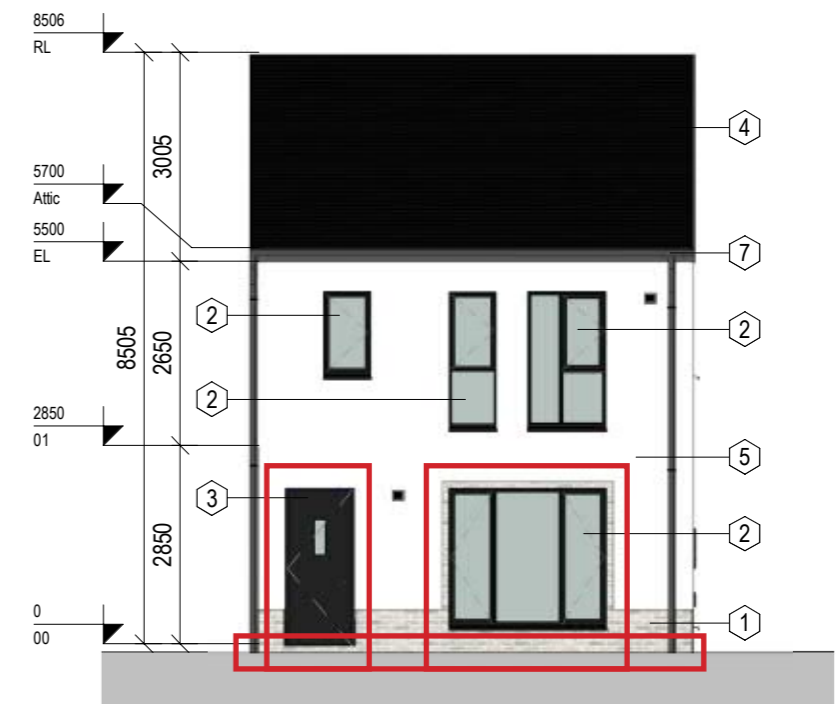


Rear Elevation

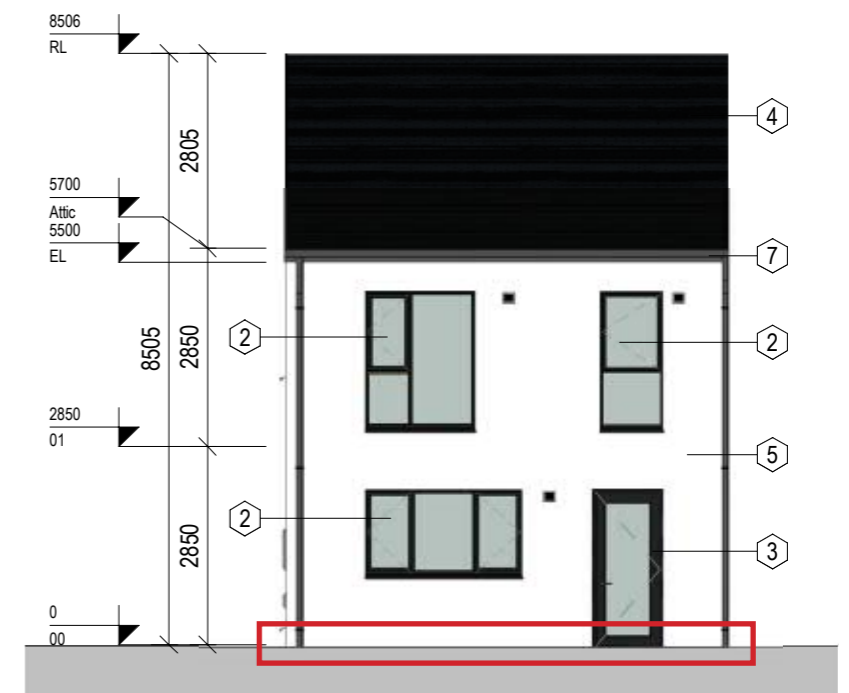
Amendments to the design:

- Brick plinth introduced
- Plinth to rear removed
- Front door brick surround and side panel removed
- Window type amended
- Higher ridge level

DESIGN DEVELOPMENT



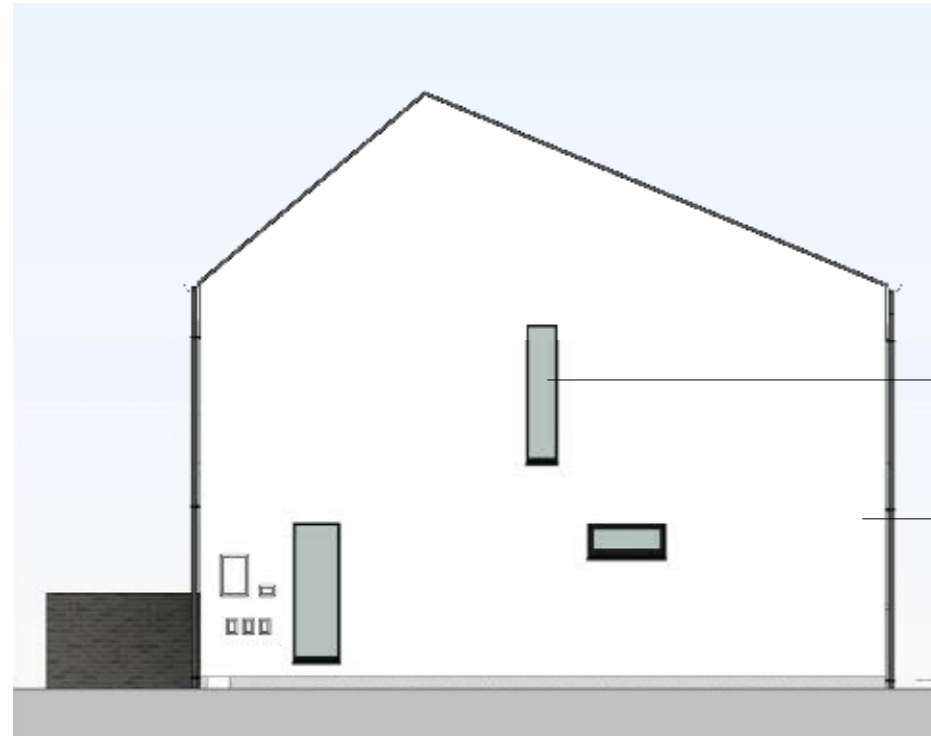
Front Elevation



Rear Elevation

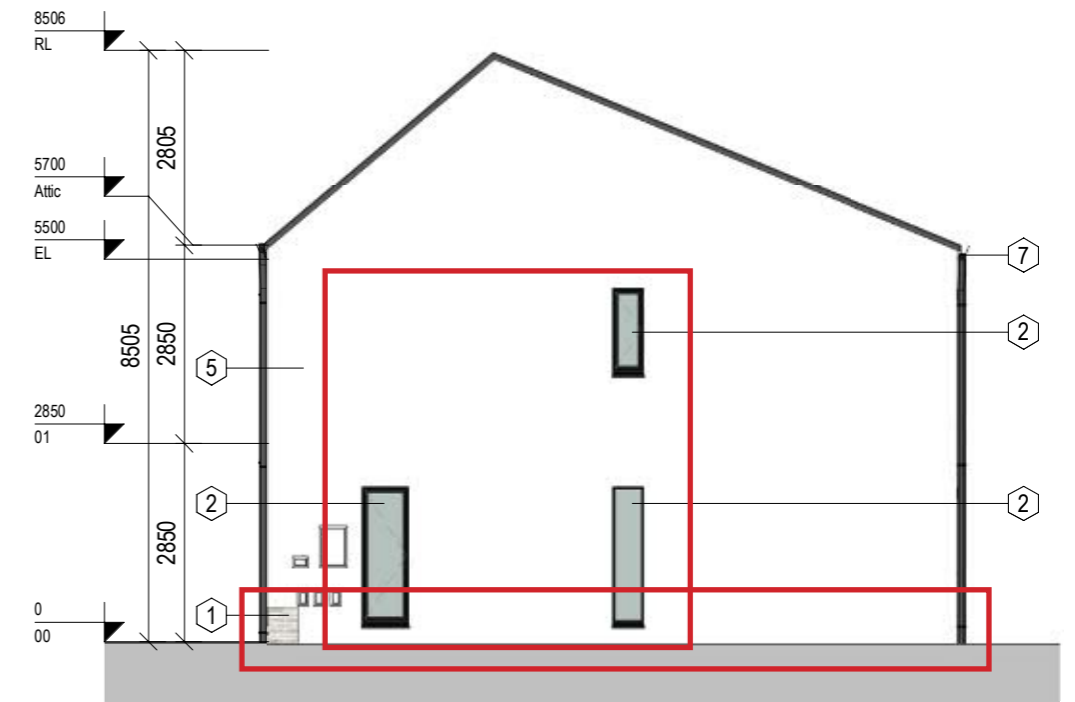
3.5 HOUSE TYPE H3AC1 AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Side Elevation

DESIGN DEVELOPMENT



Side Elevation

Amendments to the design:

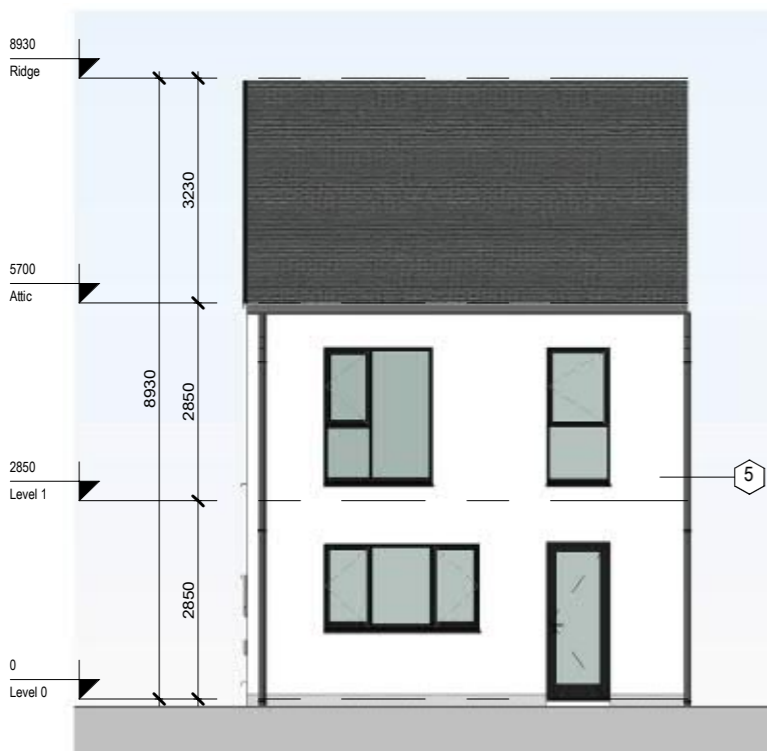
- Plinth removed
- Brick detail introduced
- Window type and position amended

3.6 HOUSE TYPE H3AC2 AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation



Rear Elevation

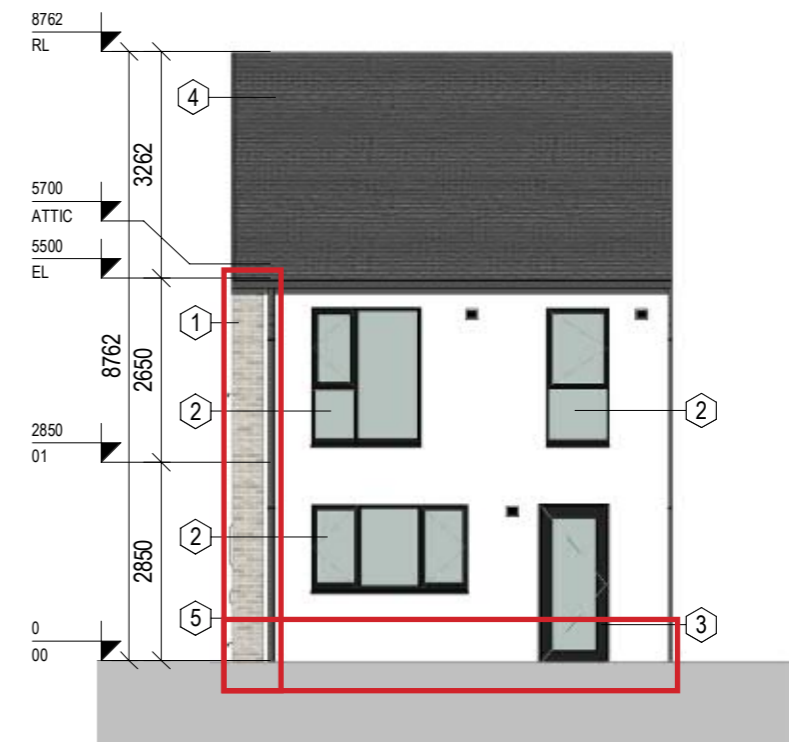
Amendments to the design:

- Brick plinth introduced
- Plinth to rear removed
- Front door side panel removed
- Lower ridge level
- Brick wrapped around corner

DESIGN DEVELOPMENT



Front Elevation



Rear Elevation

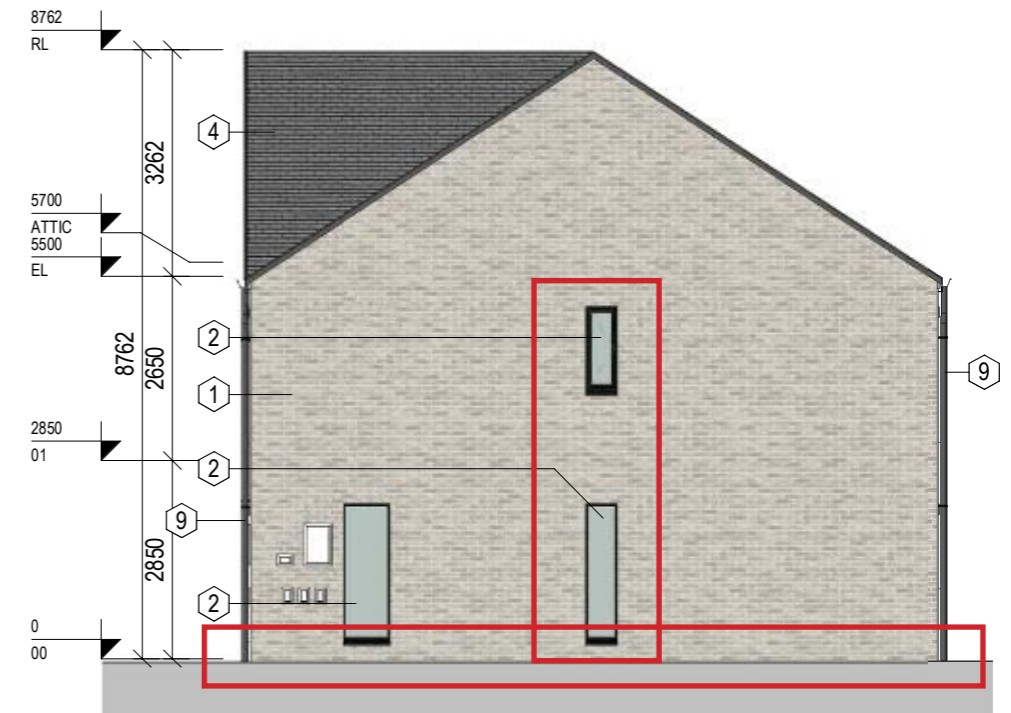
3.6 HOUSE TYPE H3AC2 AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Side Elevation

DESIGN DEVELOPMENT



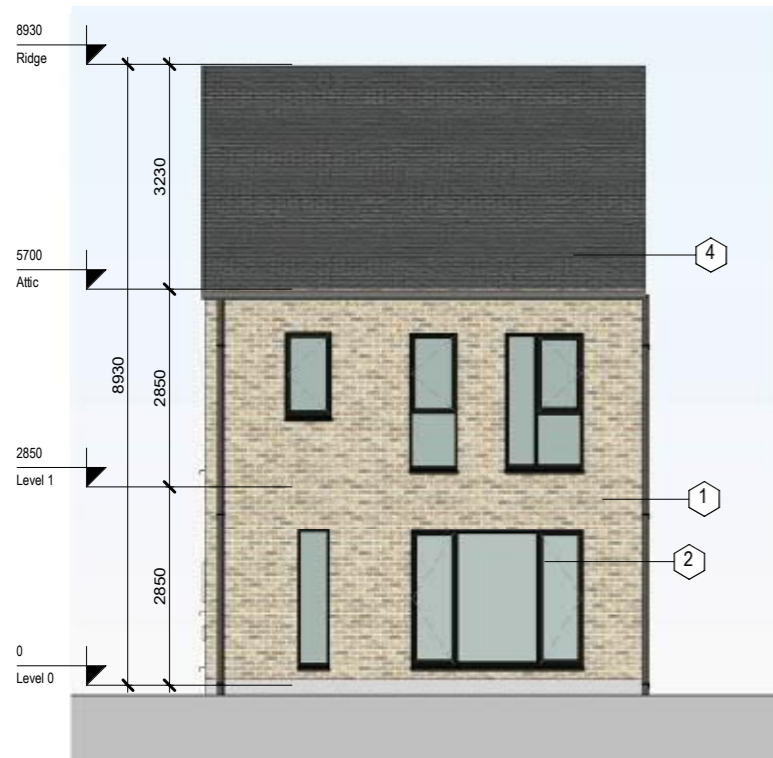
Side Elevation

Amendments to the design:

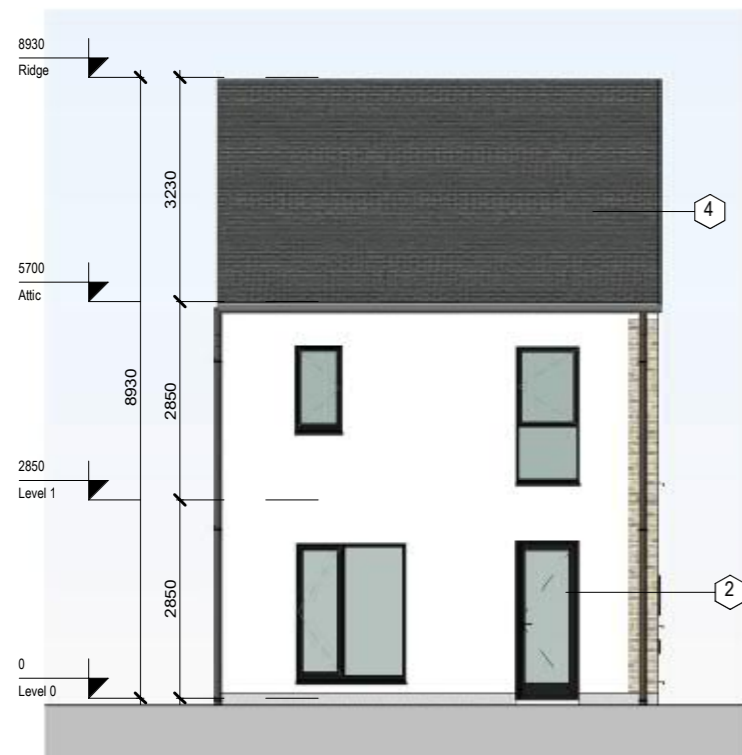
- Brick plinth introduced
- Window type and position amended

3.7 HOUSE TYPE H3AD AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

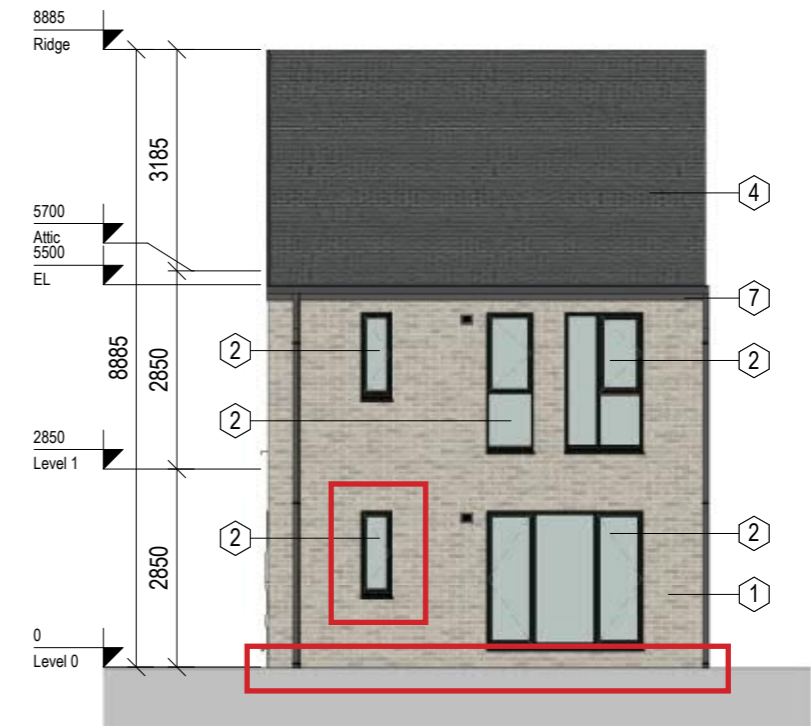


Rear Elevation

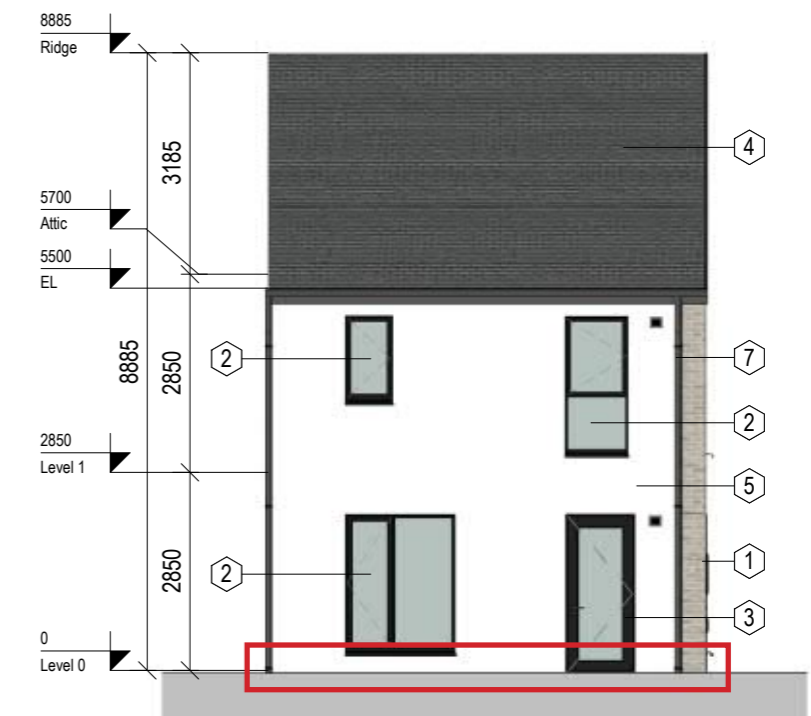
Amendments to the design:

- Brick plinth introduced
- Plinth to rear removed
- Window type changed
- Lower ridge level

DESIGN DEVELOPMENT



Front Elevation



Rear Elevation

3.7 HOUSE TYPE H3AD AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Side Elevation

DESIGN DEVELOPMENT



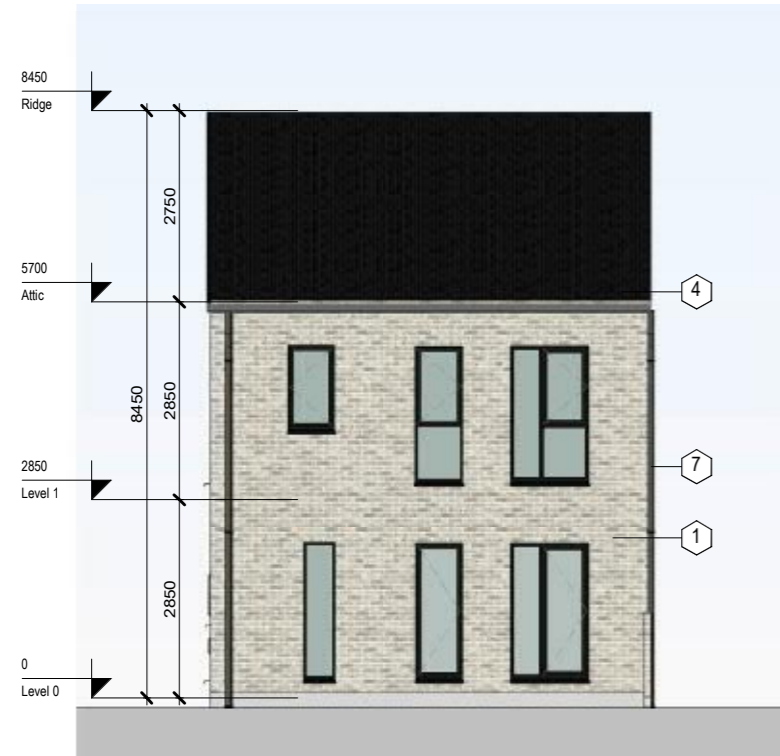
Side Elevation

Amendments to the design:

- Brick plinth introduced
- Entrance door side panel removed
- Window type amended

3.8 HOUSE TYPE H3AD1 AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation



Rear Elevation

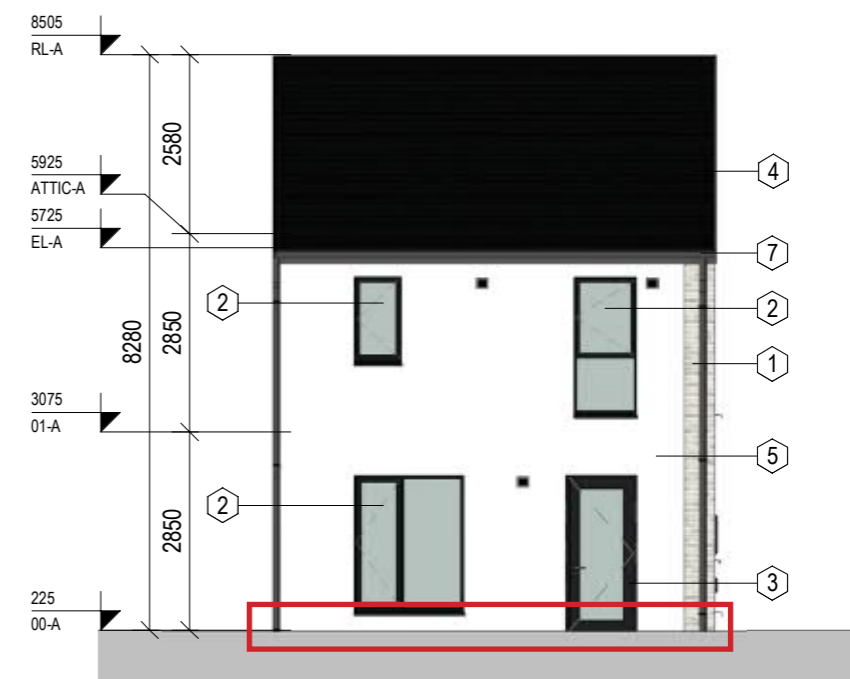
Amendments to the design:

- Brick plinth introduced
- Plinth to rear removed
- Window type changed
- Higher ridge level

DESIGN DEVELOPMENT



Front Elevation



Rear Elevation

3.8 HOUSE TYPE H3AD1 AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Side Elevation

DESIGN DEVELOPMENT



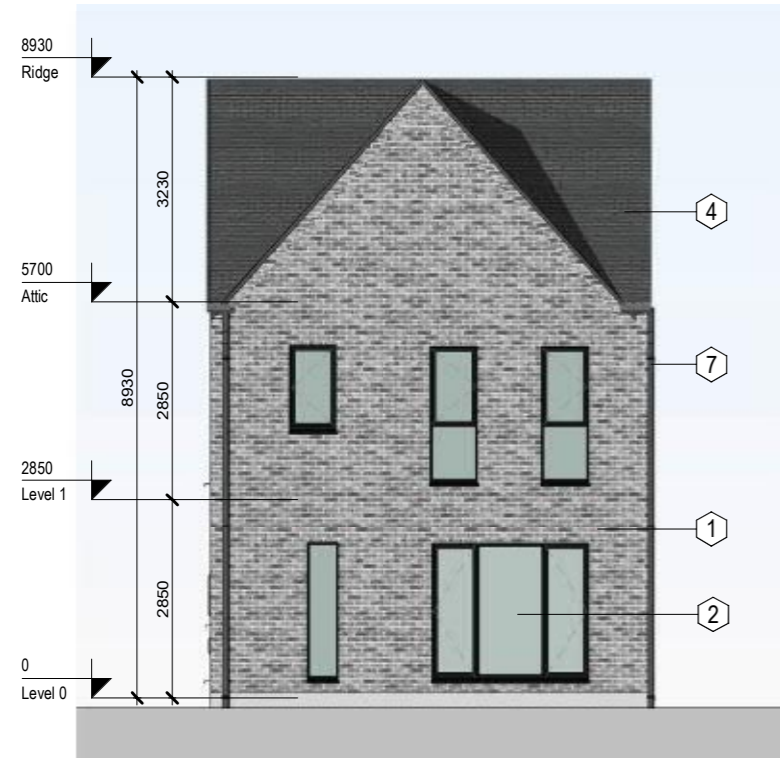
Side Elevation

Amendments to the design:

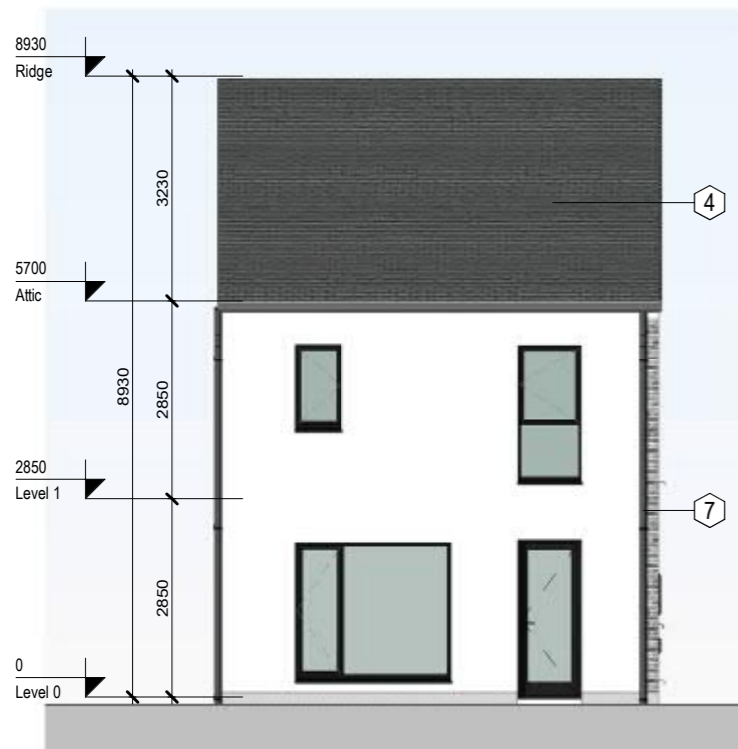
- Brick plinth introduced
- Entrance door side panel removed

3.9 HOUSE TYPE H3AD4 AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

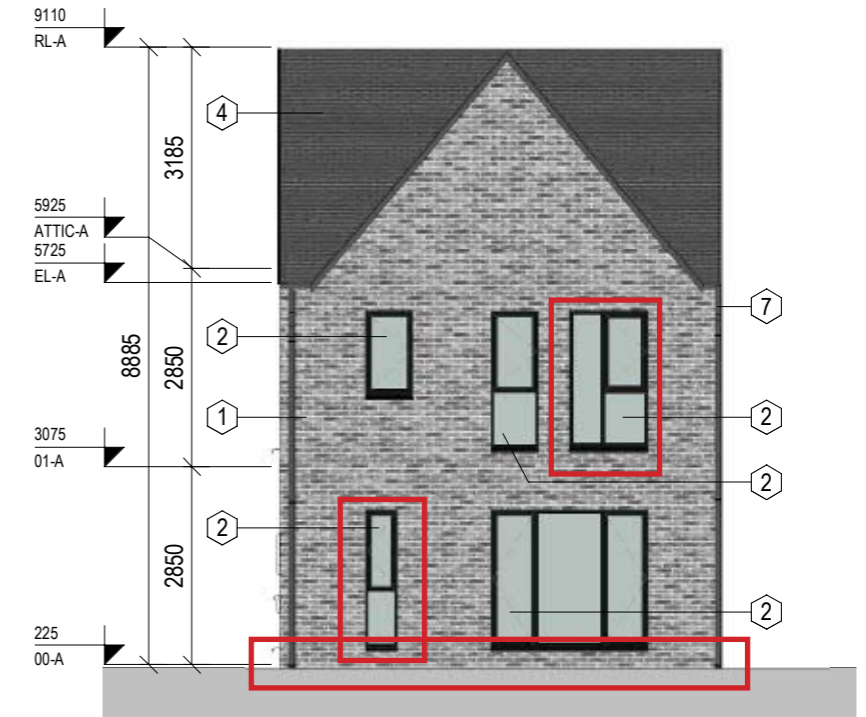


Rear Elevation

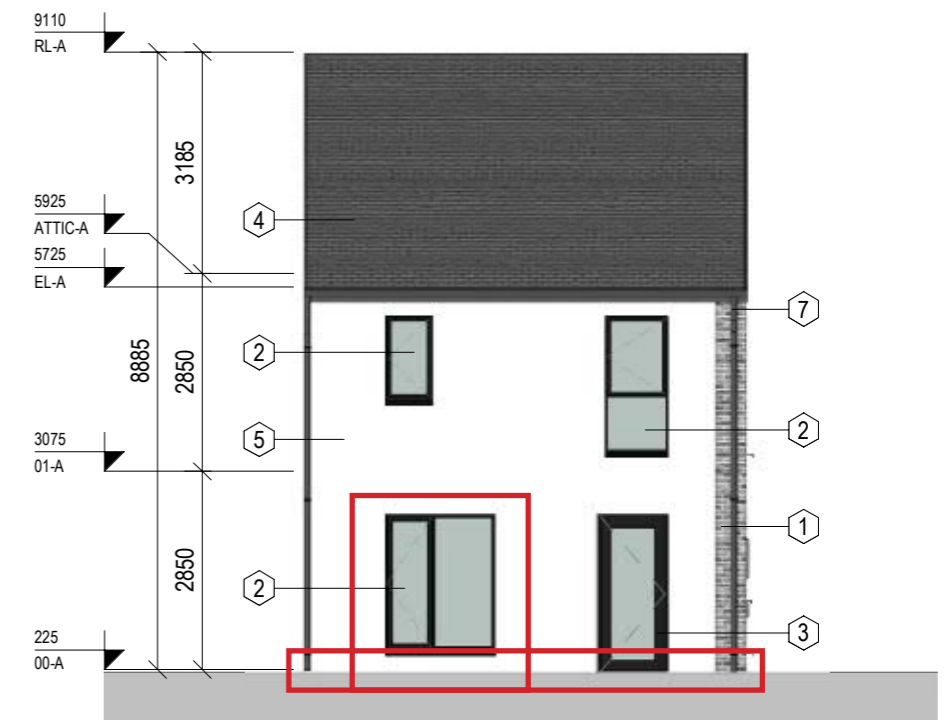
Amendments to the design:

- Brick plinth introduced
- Plinth to rear removed
- Window type amended
- Higher ridge level

DESIGN DEVELOPMENT



Front Elevation



Rear Elevation

3.9 HOUSE TYPE H3AD4 AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Side Elevation

DESIGN DEVELOPMENT



Side Elevation

Amendments to the design:

- Brick plinth introduced
- Entrance door side panel removed

3.10 HOUSE TYPE H3BA AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

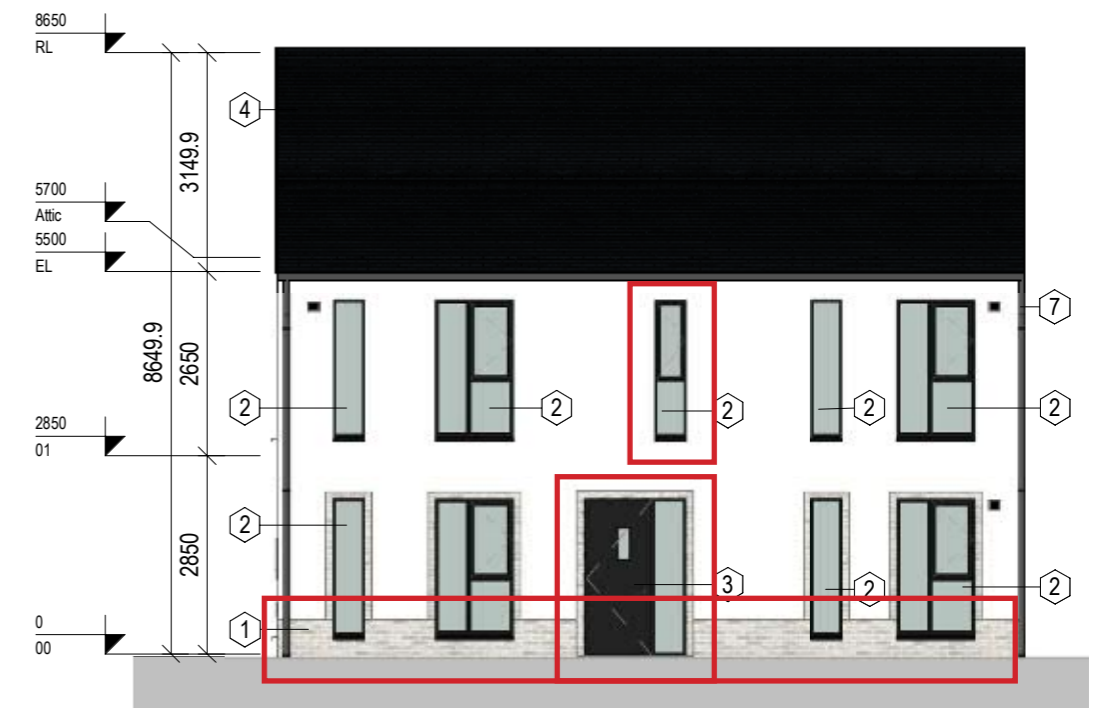


Rear Elevation

Amendments to the design:

- Brick plinth amended
- Plinth to rear removed
- Window type amended
- Front door side panel enlarged
- Lower ridge level

DESIGN DEVELOPMENT



Front Elevation



Rear Elevation

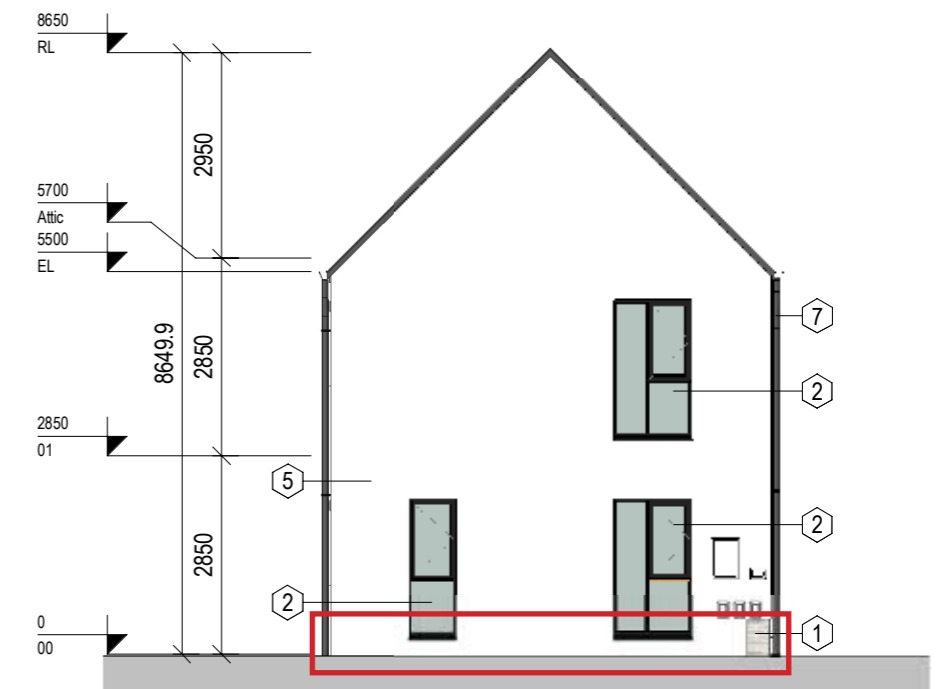
3.10 HOUSE TYPE H3BA AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Side Elevation

DESIGN DEVELOPMENT



Side Elevation

Amendments to the design:

- Brick plinth removed

3.11 HOUSE TYPE H3DB AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION

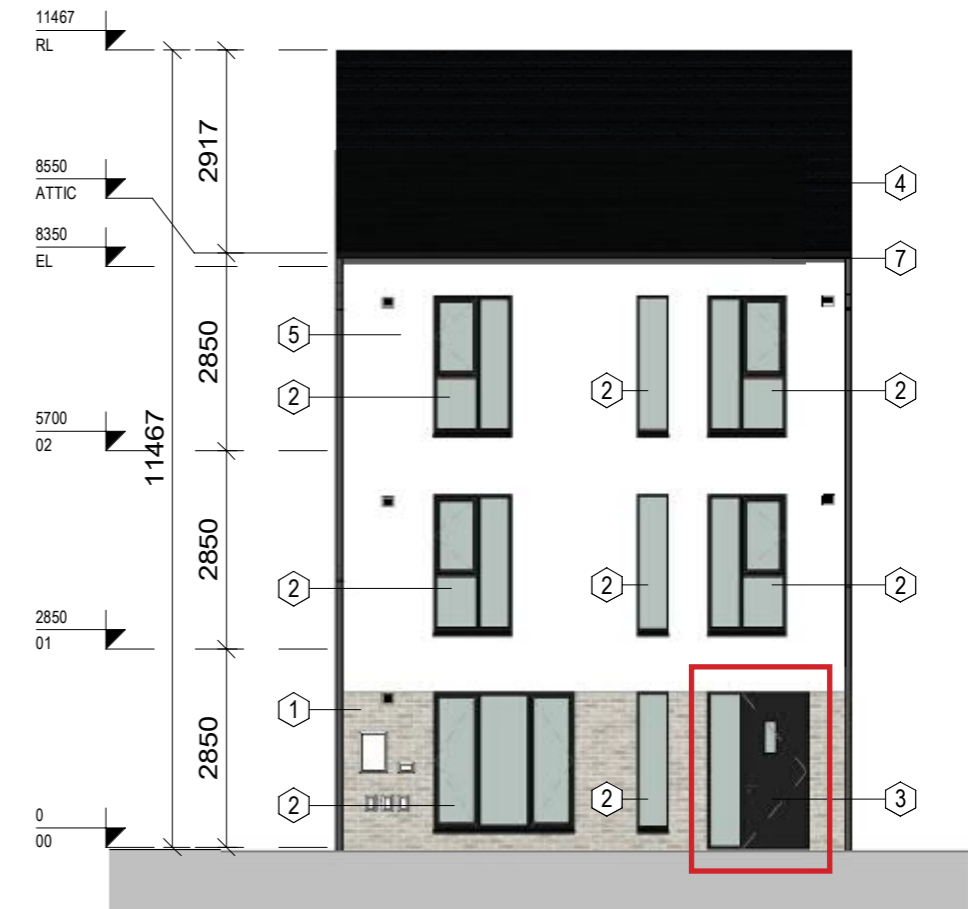


Front Elevation

Amendments to the design:

- Ridge level increased
- Entrance door type amended

DESIGN DEVELOPMENT



Front Elevation

3.11 HOUSE TYPE H3DB AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION

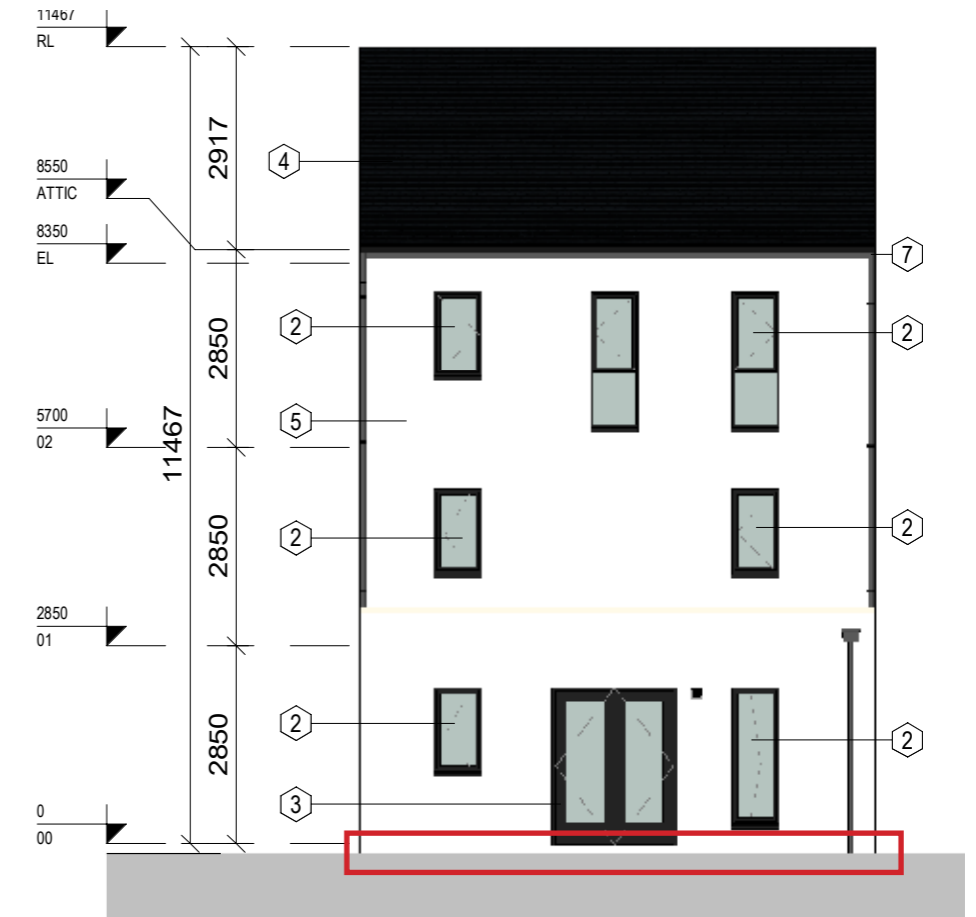


Rear Elevation

Amendments to the design:

- Plinth to rear removed

DESIGN DEVELOPMENT



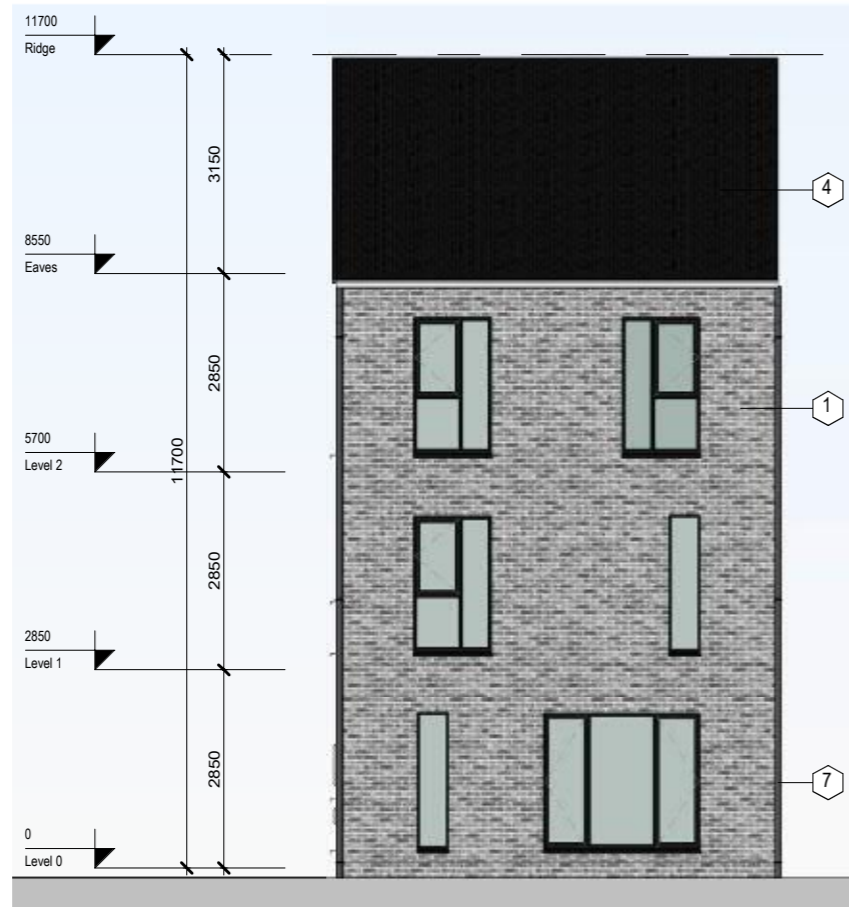
Rear Elevation

40

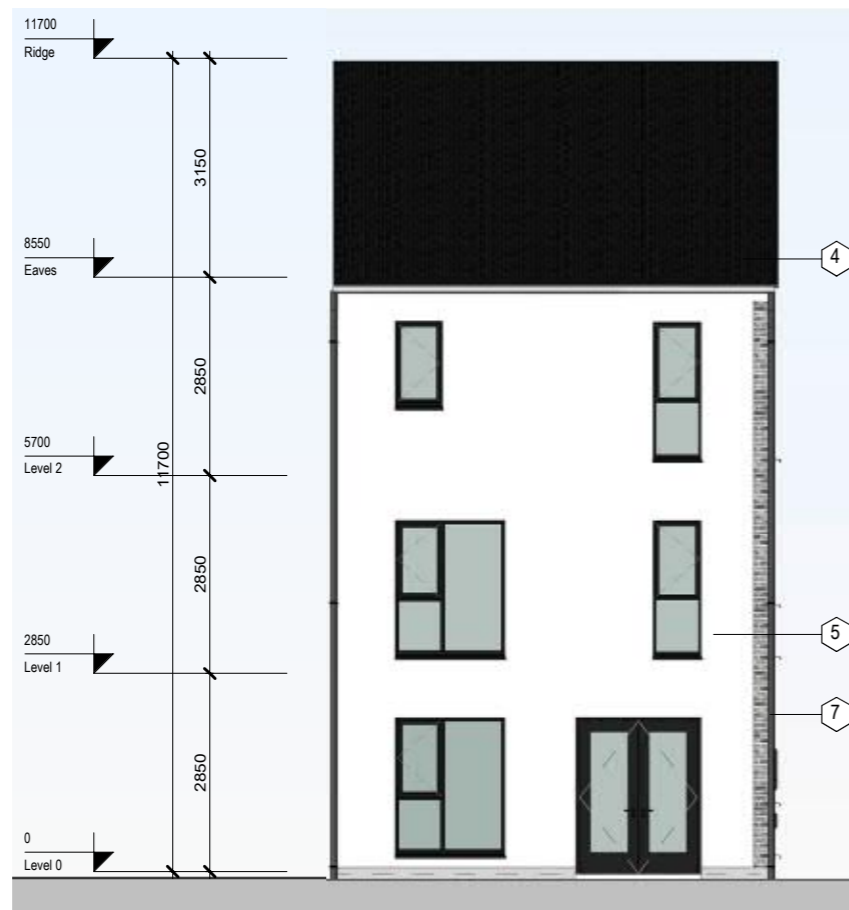
HOUSES - 4 BEDS

4.1 HOUSE TYPE H4AD AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

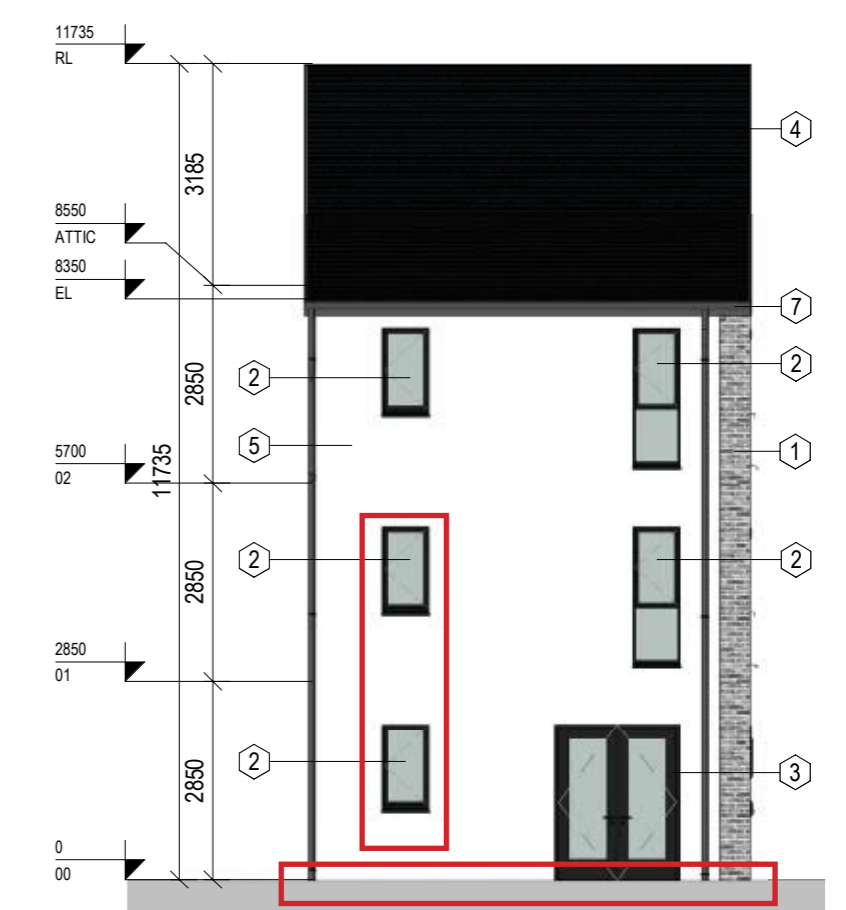
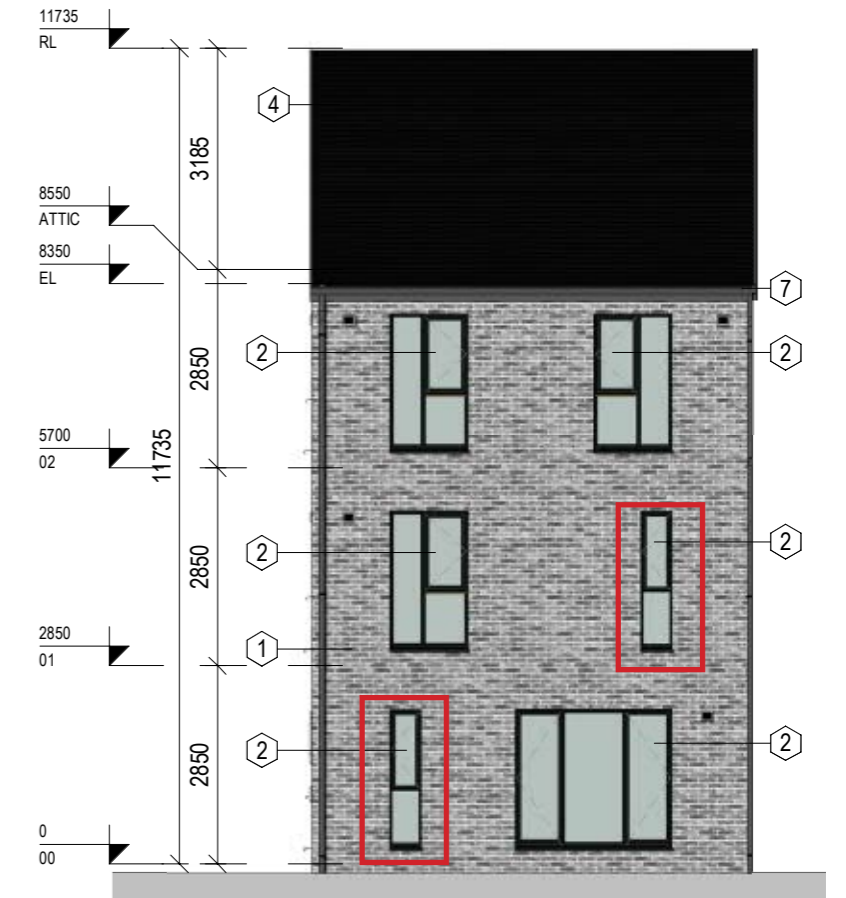


Rear Elevation

DESIGN DEVELOPMENT

Amendments to the design:

- Plinth to rear removed
- Window type amended
- Higher ridge level



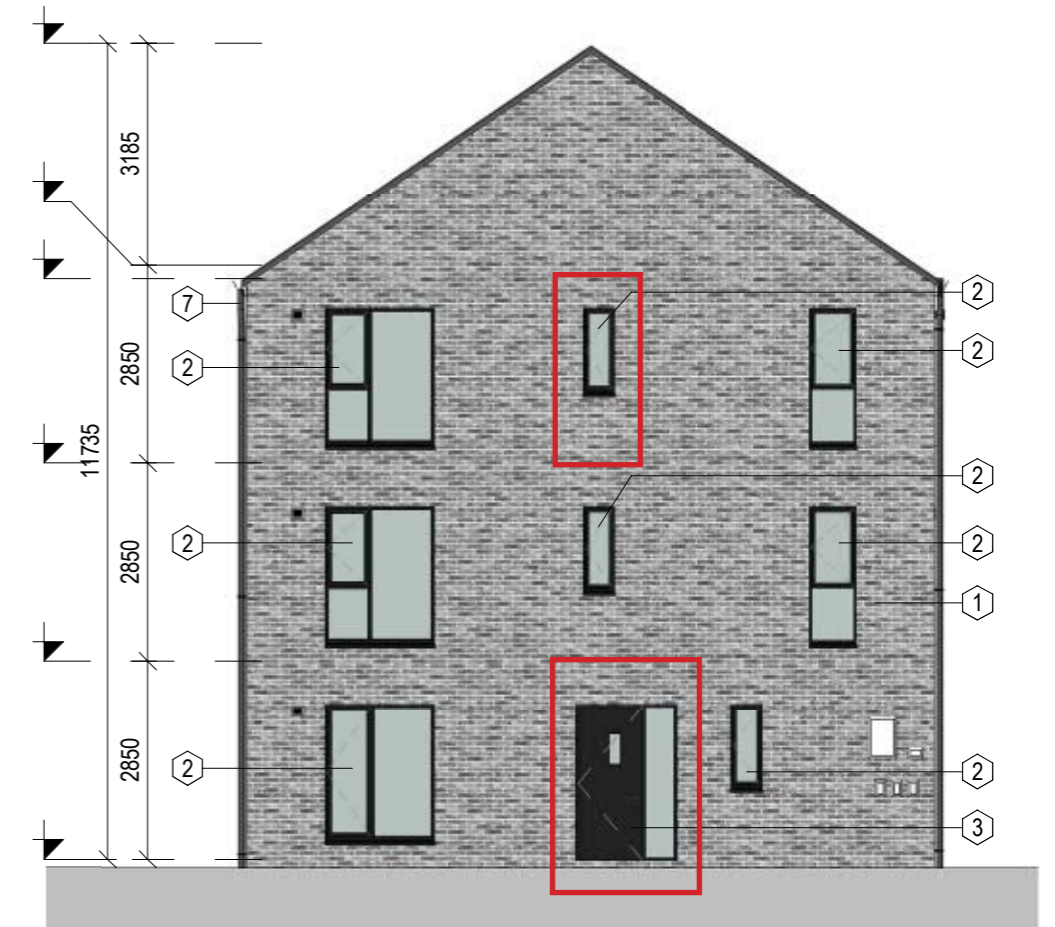
4.1 HOUSE TYPE H4AD AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Side Elevation

DESIGN DEVELOPMENT



Side Elevation

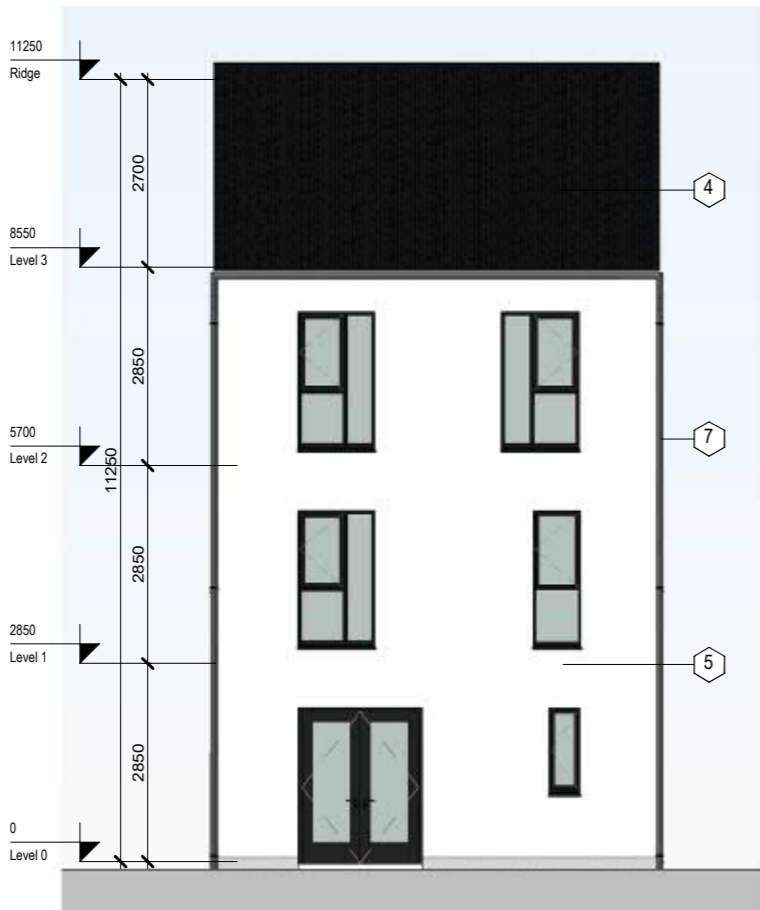
Amendments to the design:

- Entrance door type amended
- Window introduced

PLANNING SUBMISSION



Front Elevation



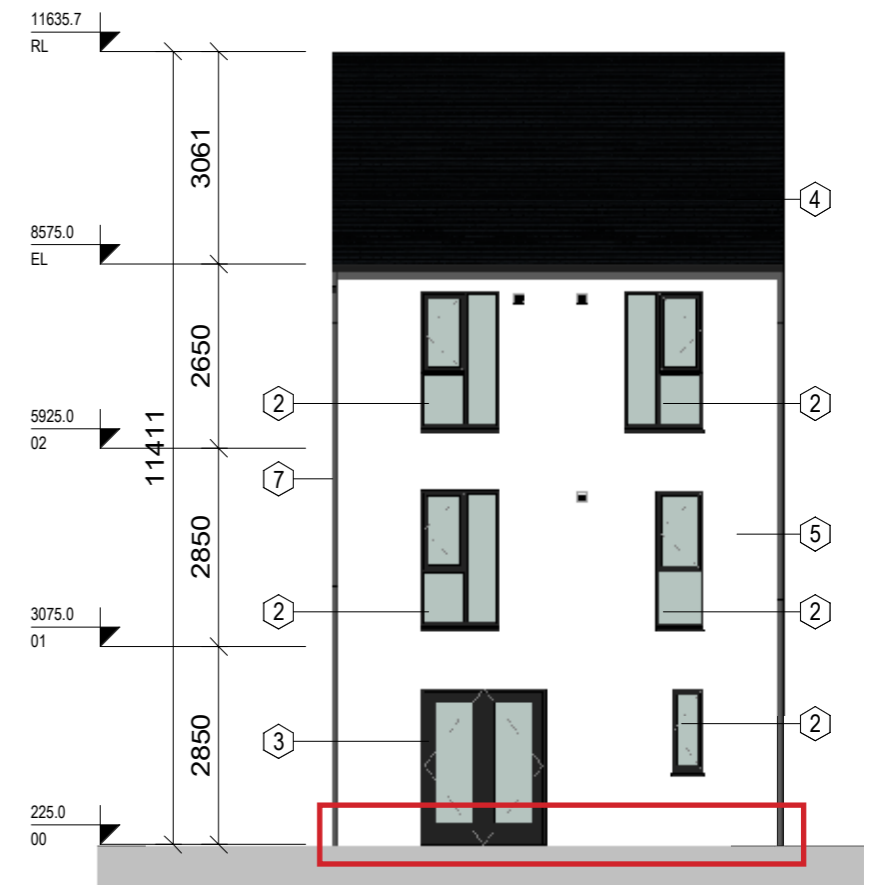
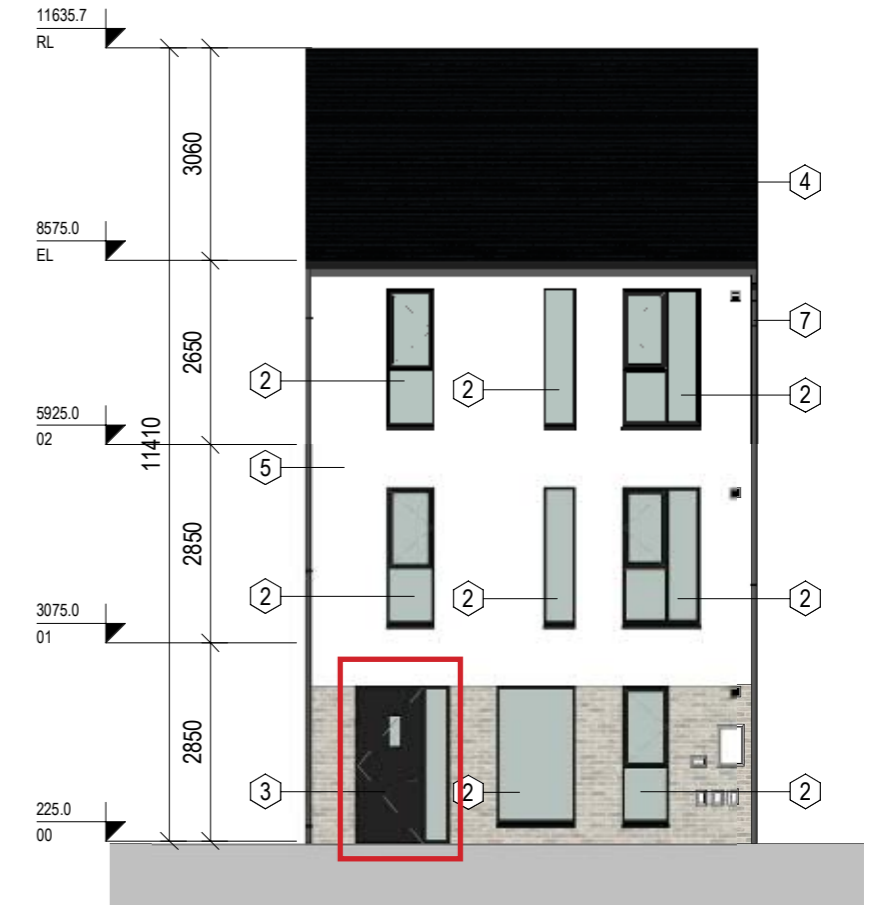
Rear Elevation

4.2 HOUSE TYPE H4BB AMENDMENTS TO PLANNING APPLICATION

DESIGN DEVELOPMENT

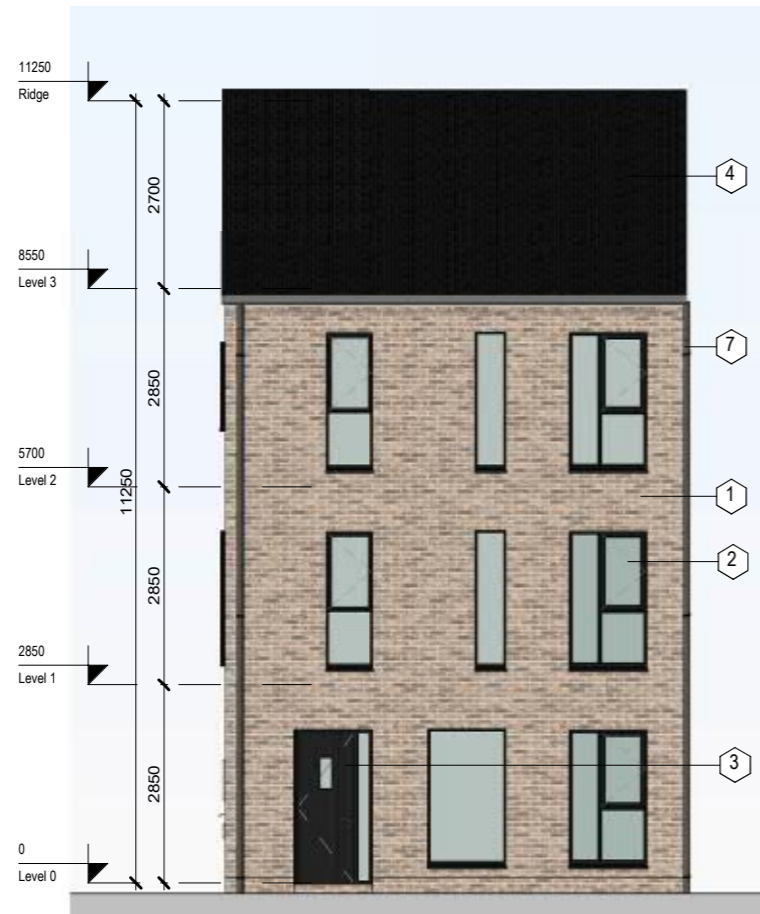
Amendments to the design:

- Plinth to rear removed
- Front door side panel enlarged
- Higher ridge level

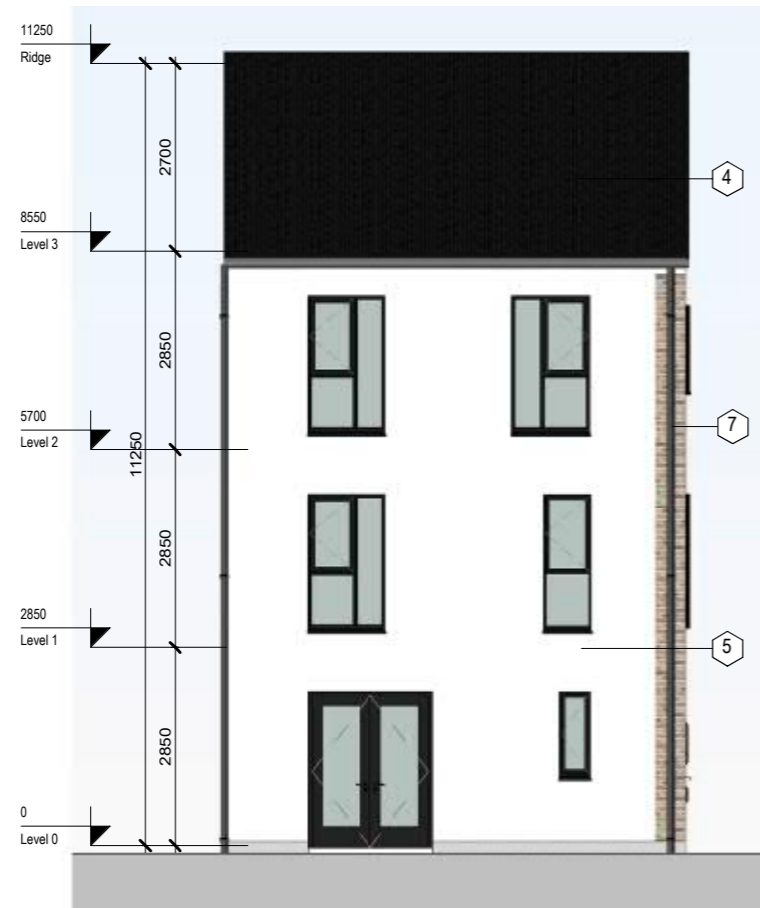


4.4 HOUSE TYPE H4BC AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

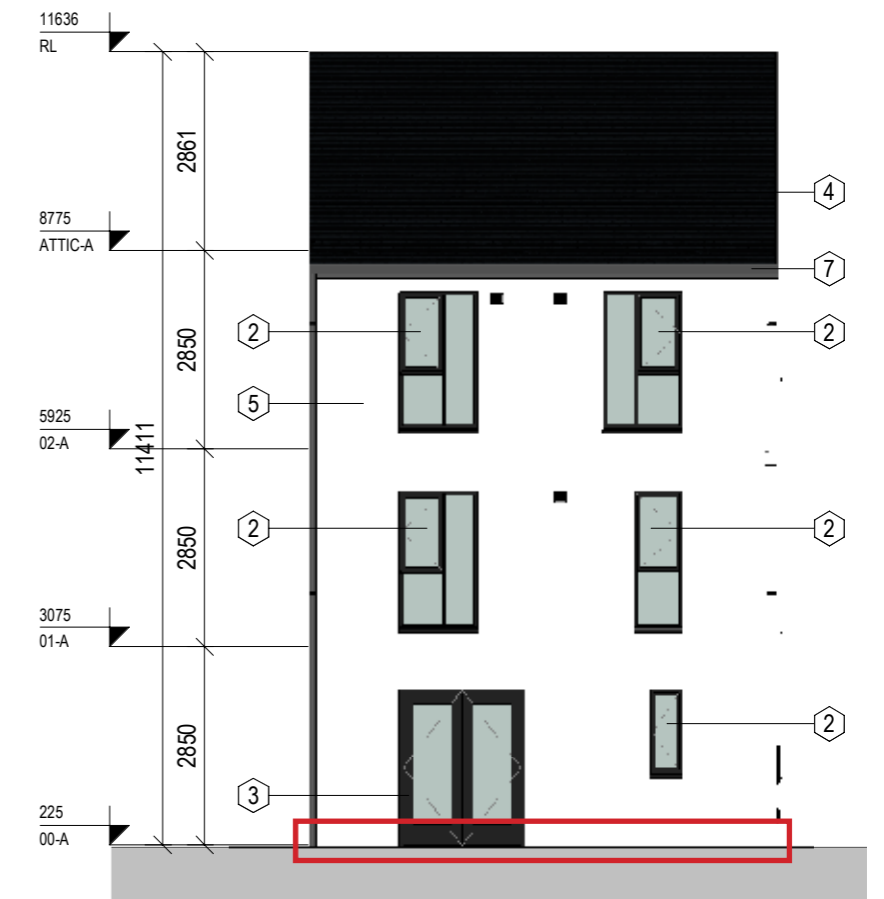
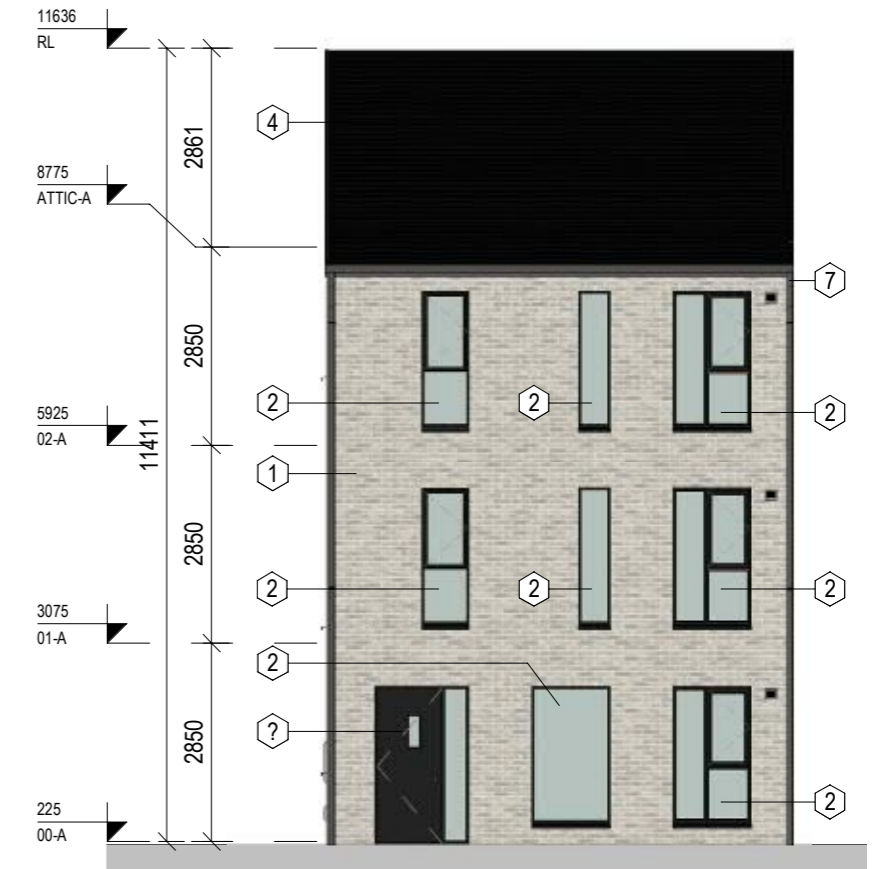


Rear Elevation

DESIGN DEVELOPMENT

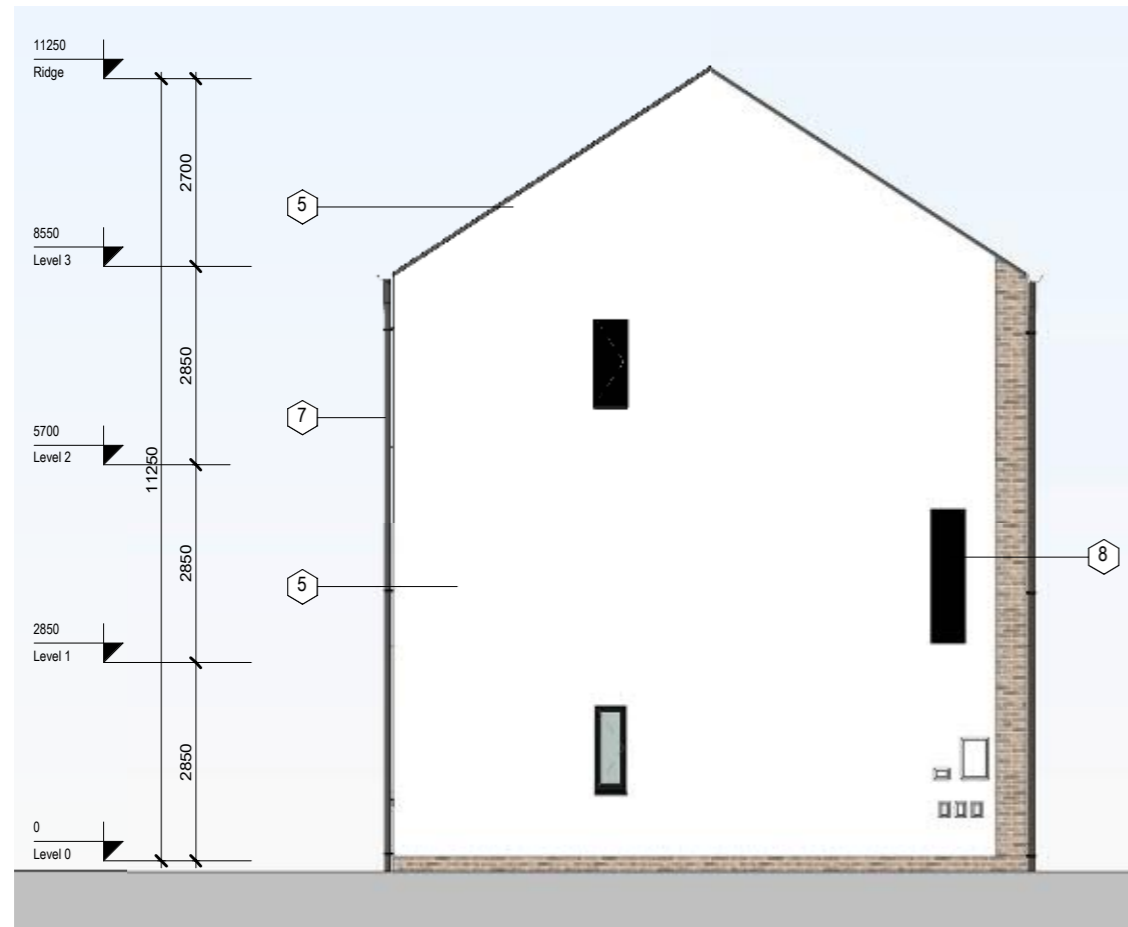
Amendments to the design:

- Plinth to rear removed
- Higher ridge level



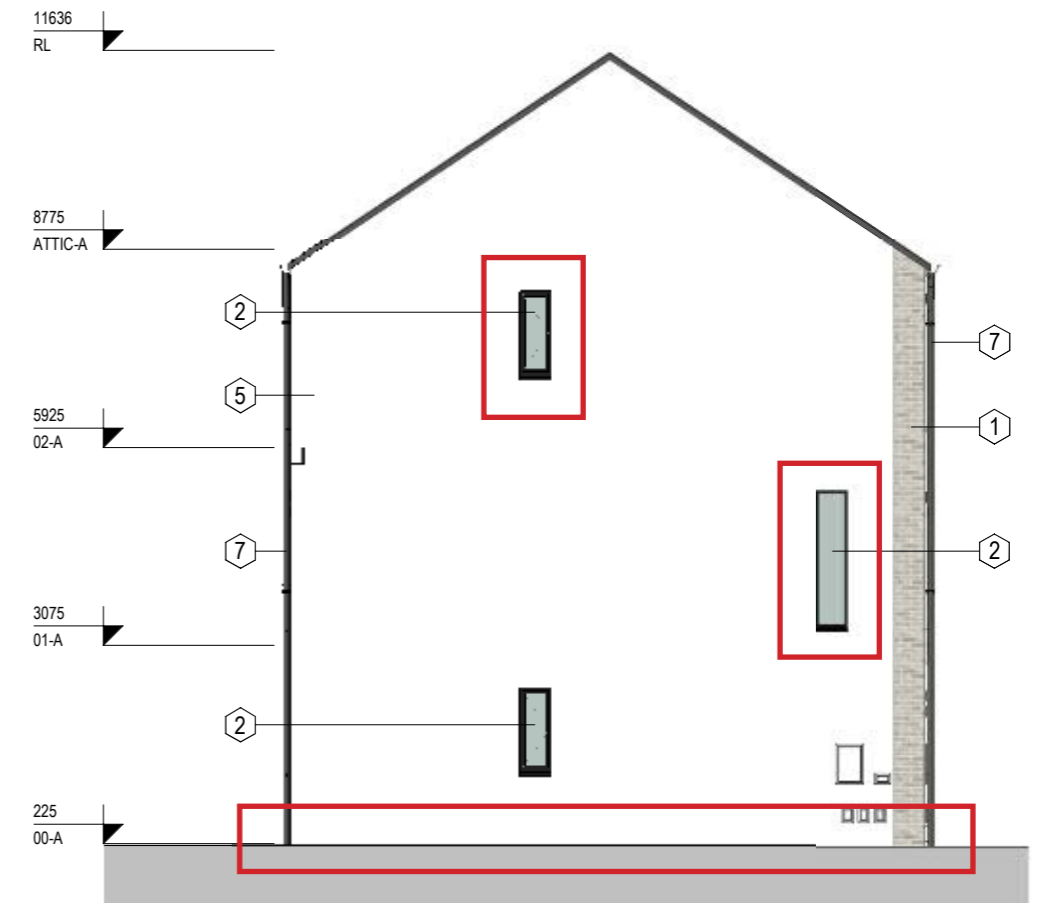
4.4 HOUSE TYPE H4BC AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Side Elevation

DESIGN DEVELOPMENT



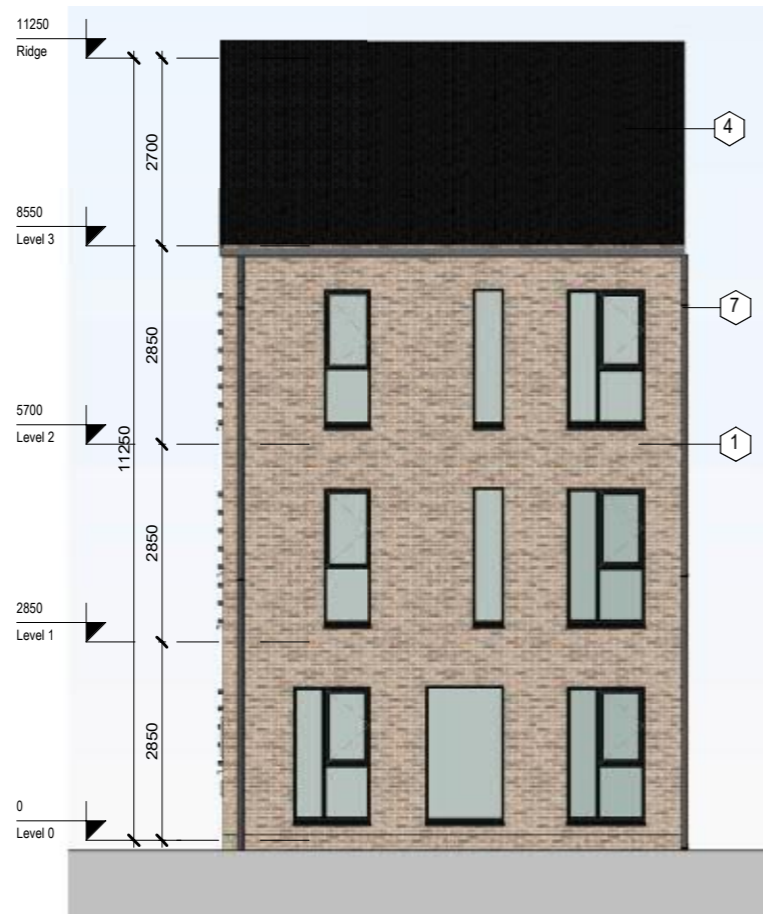
Side Elevation

Amendments to the design:

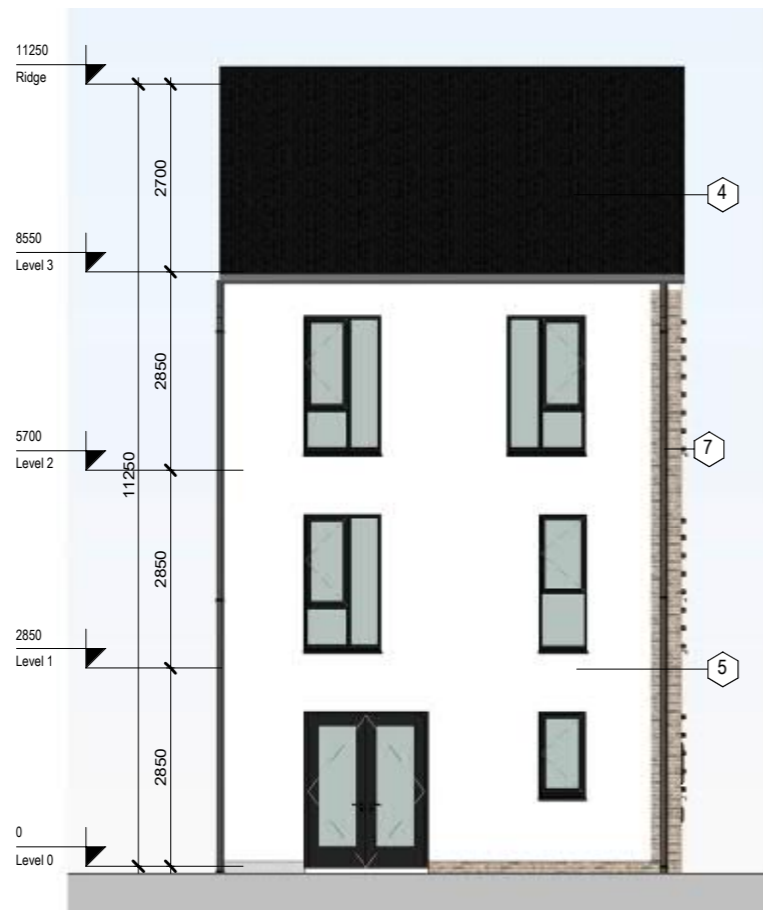
- Brick plinth removed
- External louvers replaced with opaque glass

4.6 HOUSE TYPE H4BD AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation

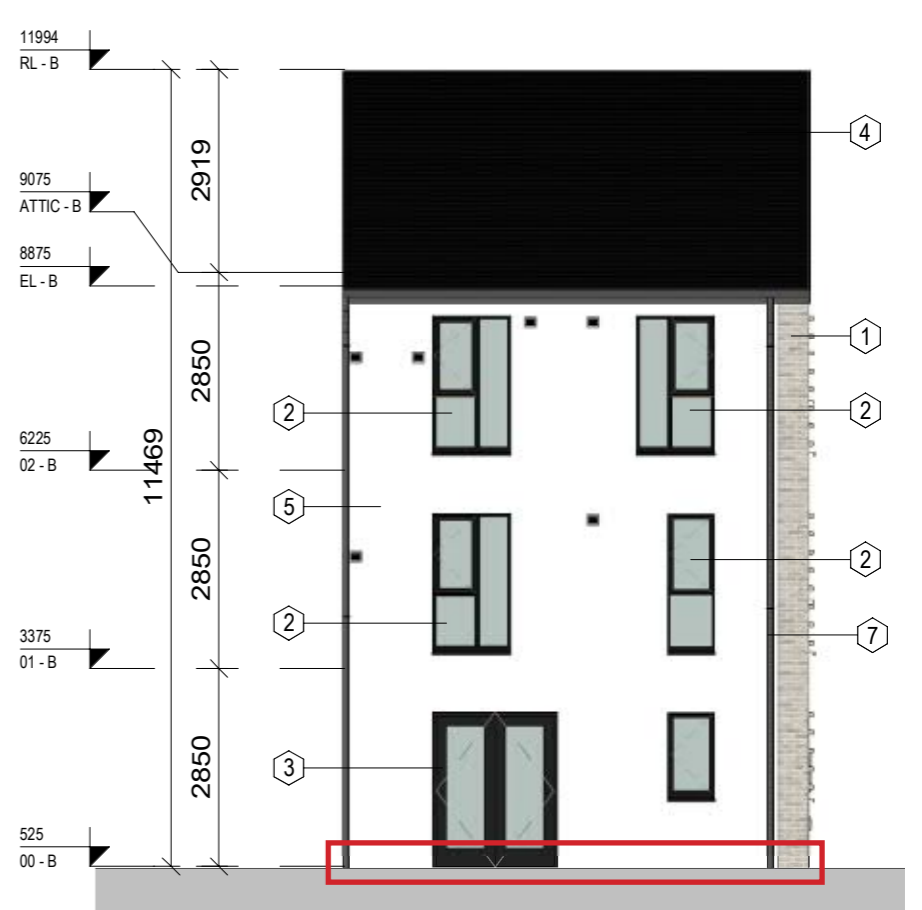
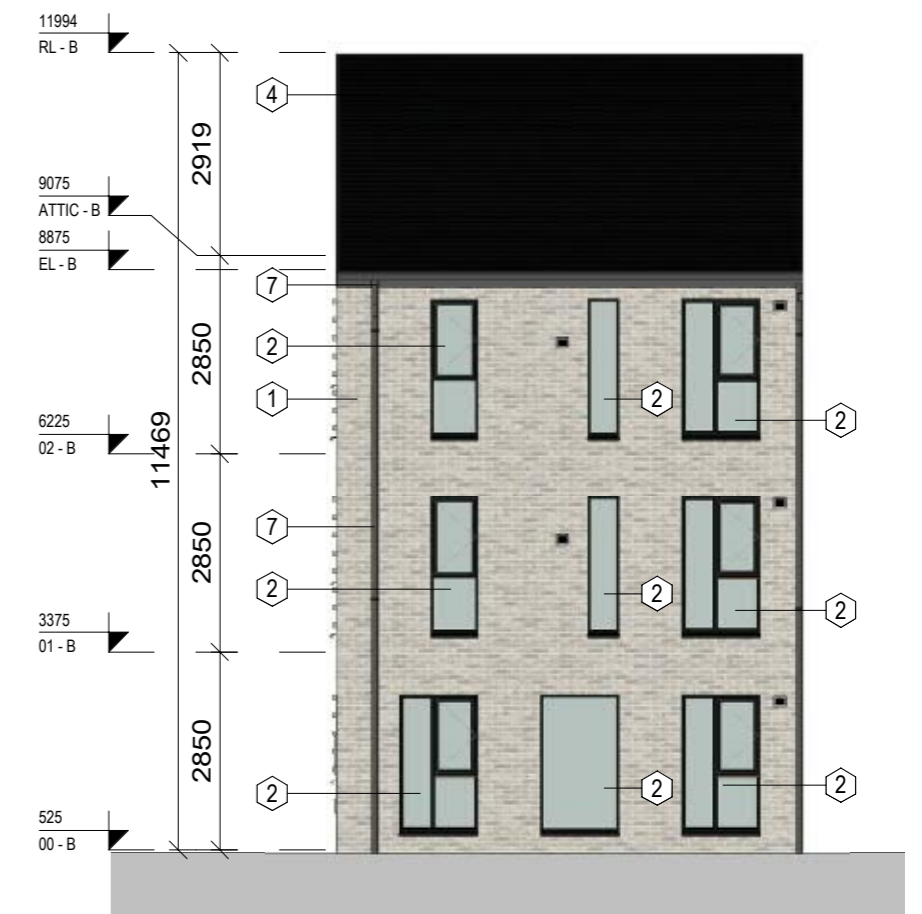


Rear Elevation

DESIGN DEVELOPMENT

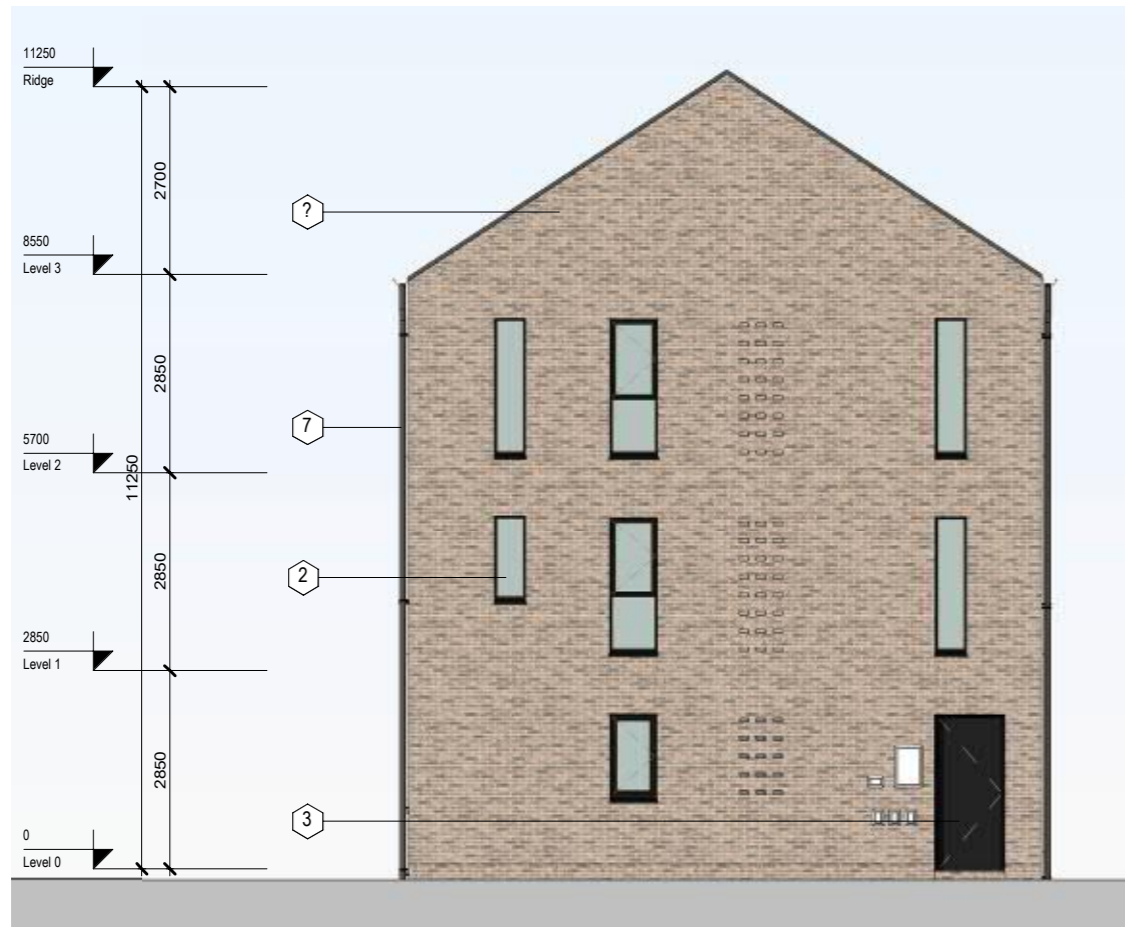
Amendments to the design:

- Plinth to rear removed
- Higher ridge level



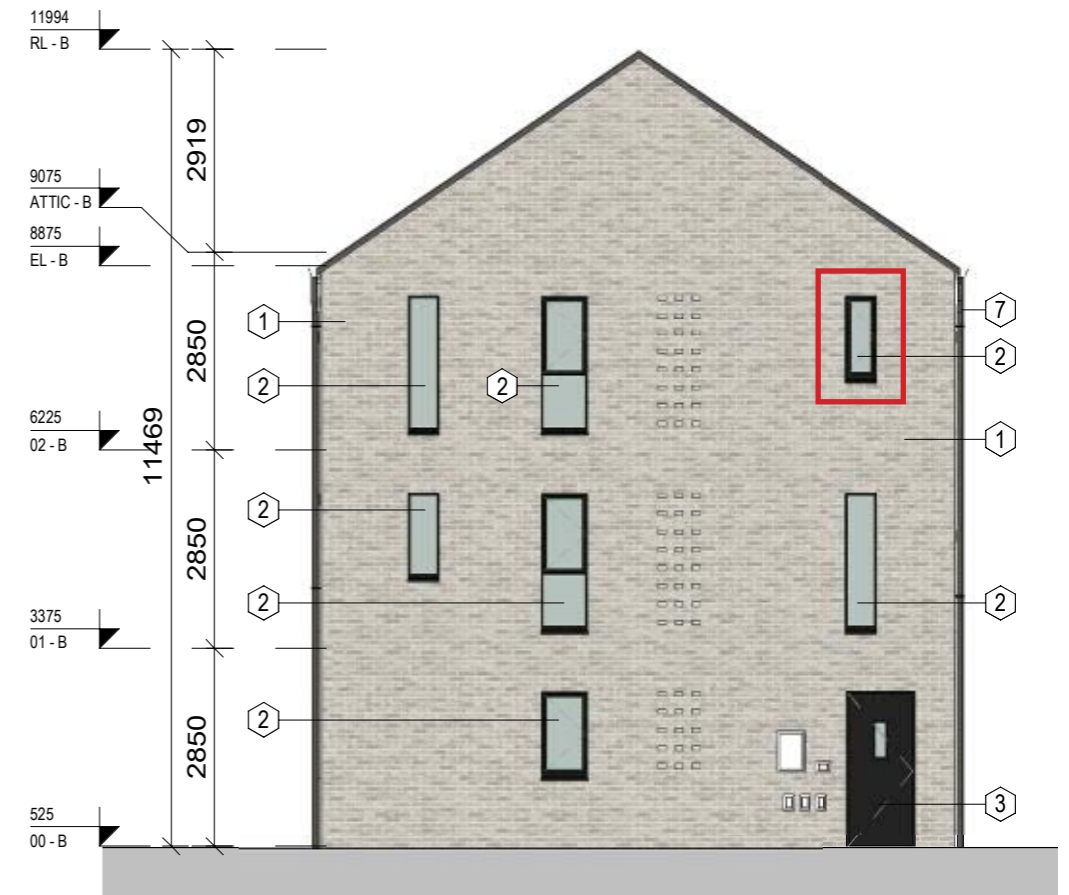
4.6 HOUSE TYPE H4BD AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Side Elevation

DESIGN DEVELOPMENT



Side Elevation

Amendments to the design:

- Window type amended

4.8 HOUSE TYPE H4CB

AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION

DESIGN DEVELOPMENT



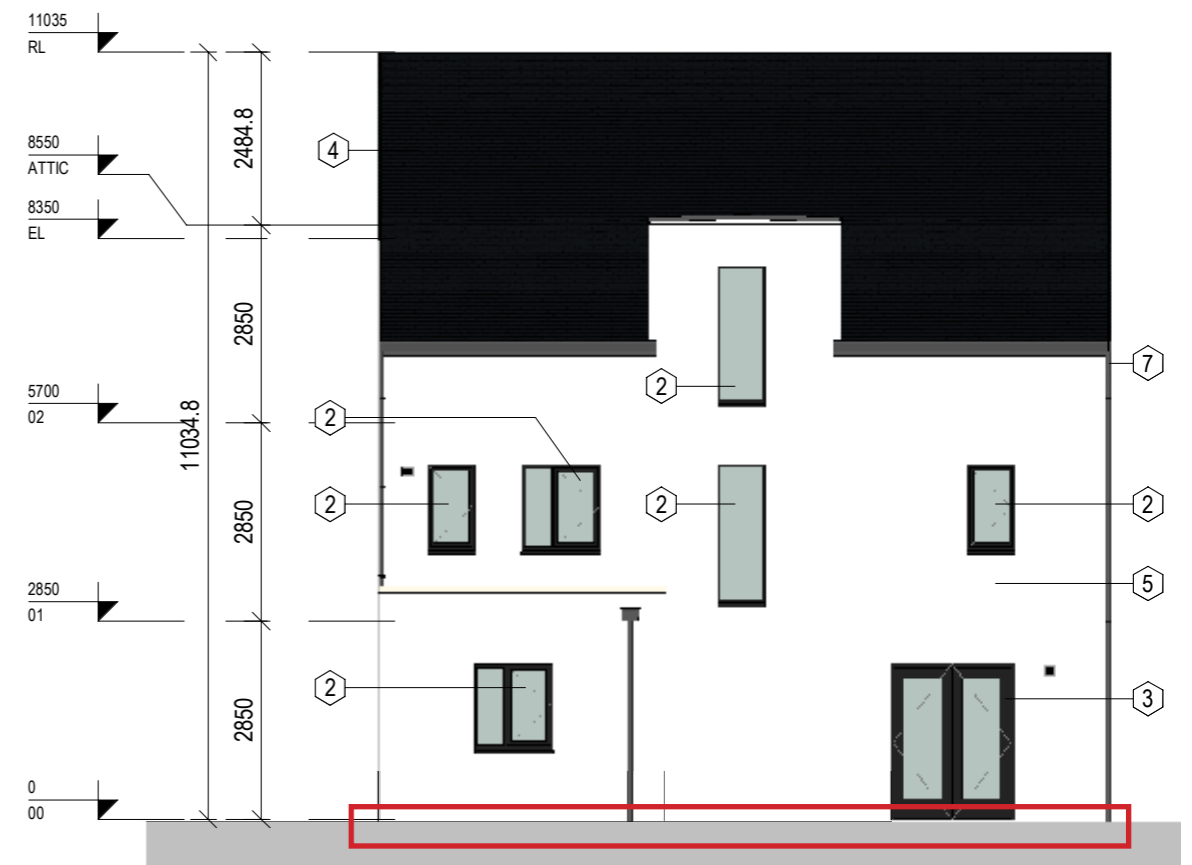
Front Elevation



Rear Elevation

Amendments to the design:

- Plinth to rear removed
- Window type amended
- Entrance door amended
- Lower ridge level



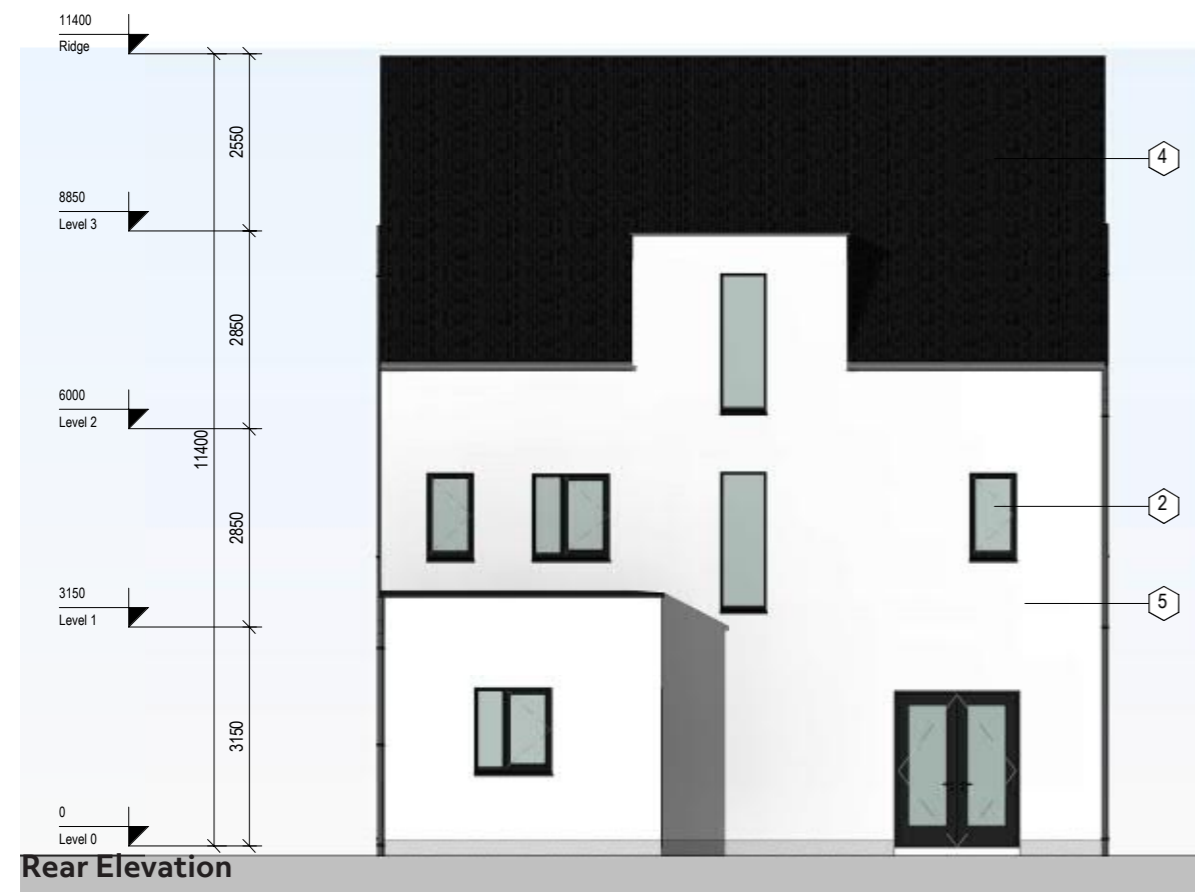
4.9 HOUSE TYPE H4CBF

AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Front Elevation



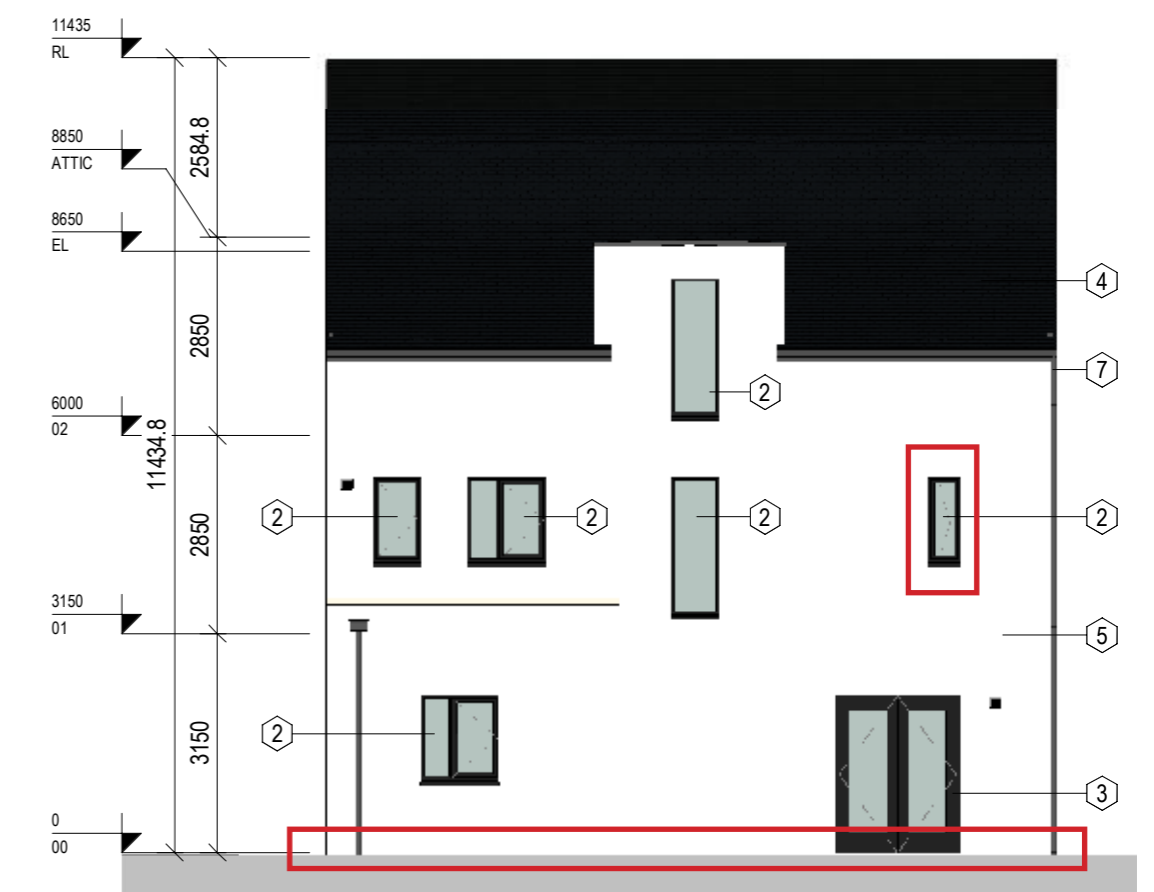
Rear Elevation

DESIGN DEVELOPMENT

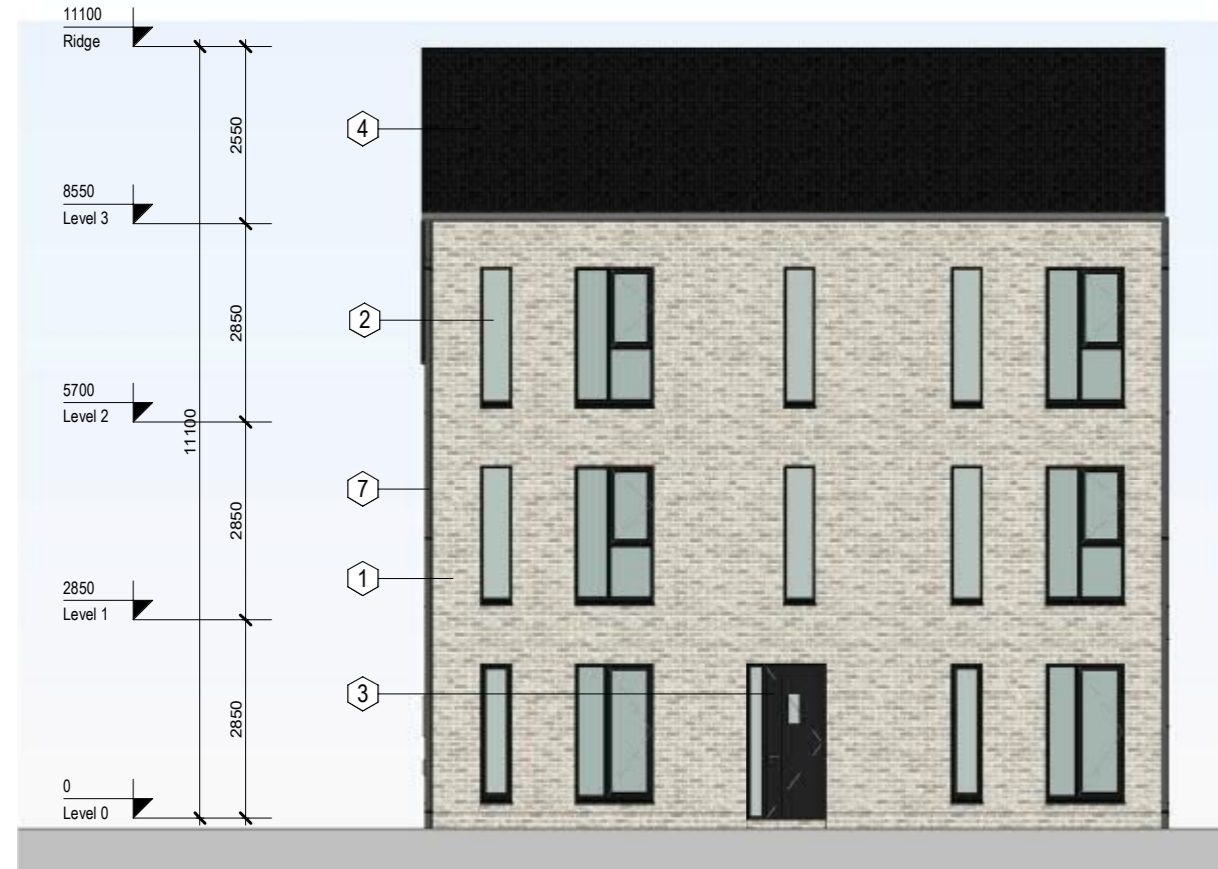


Amendments to the design:

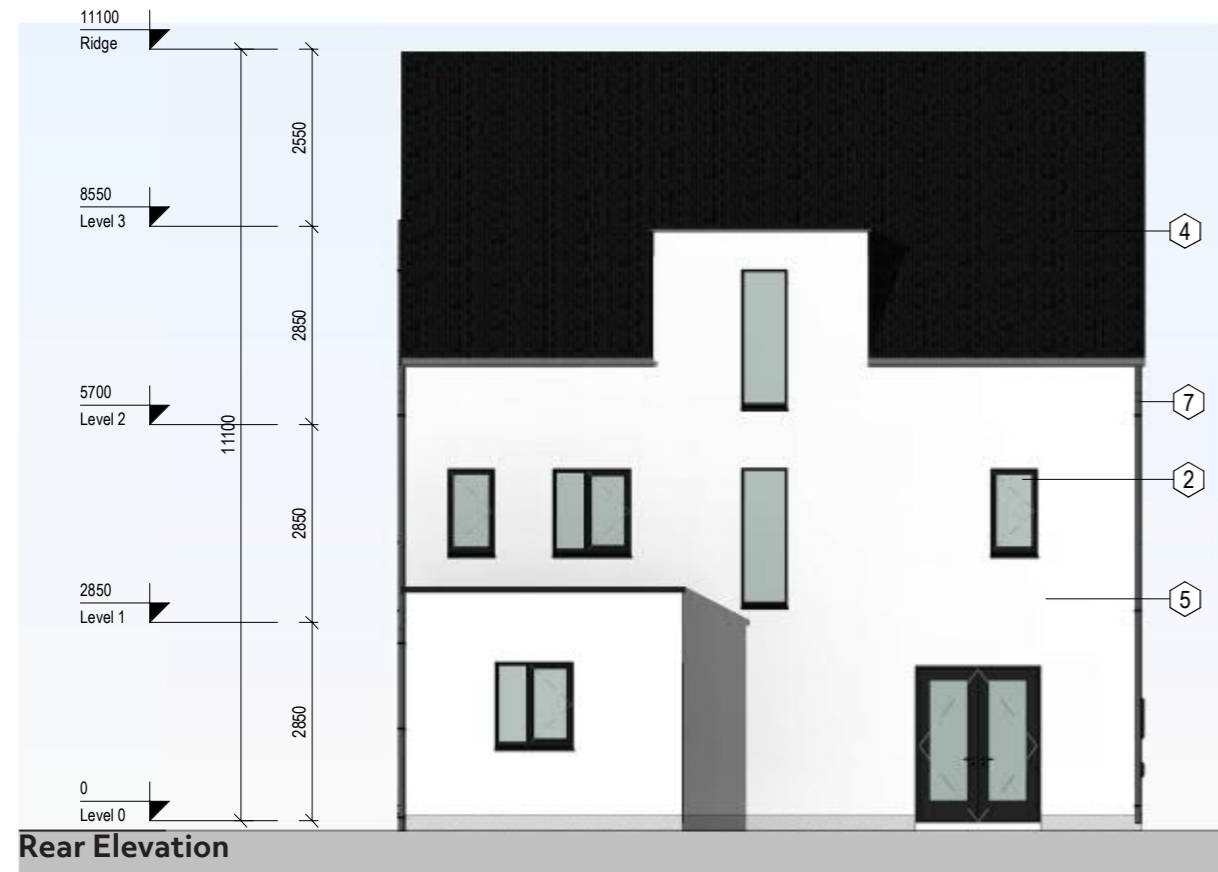
- Plinth to rear removed
- Window type amended
- Front door type amended
- Brick detail introduced
- Higher ridge level



PLANNING SUBMISSION



Front Elevation



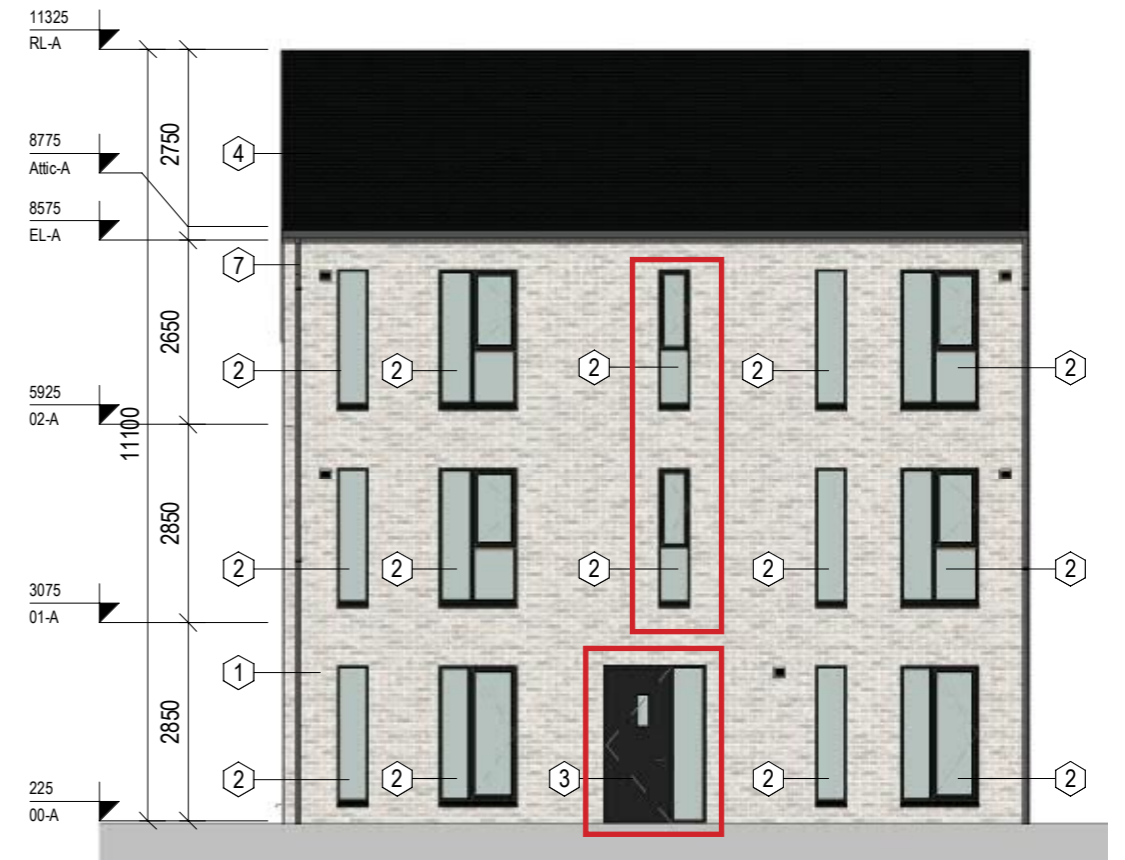
Rear Elevation

4.10 HOUSE TYPE H4CC AMENDMENTS TO PLANNING APPLICATION

DESIGN DEVELOPMENT

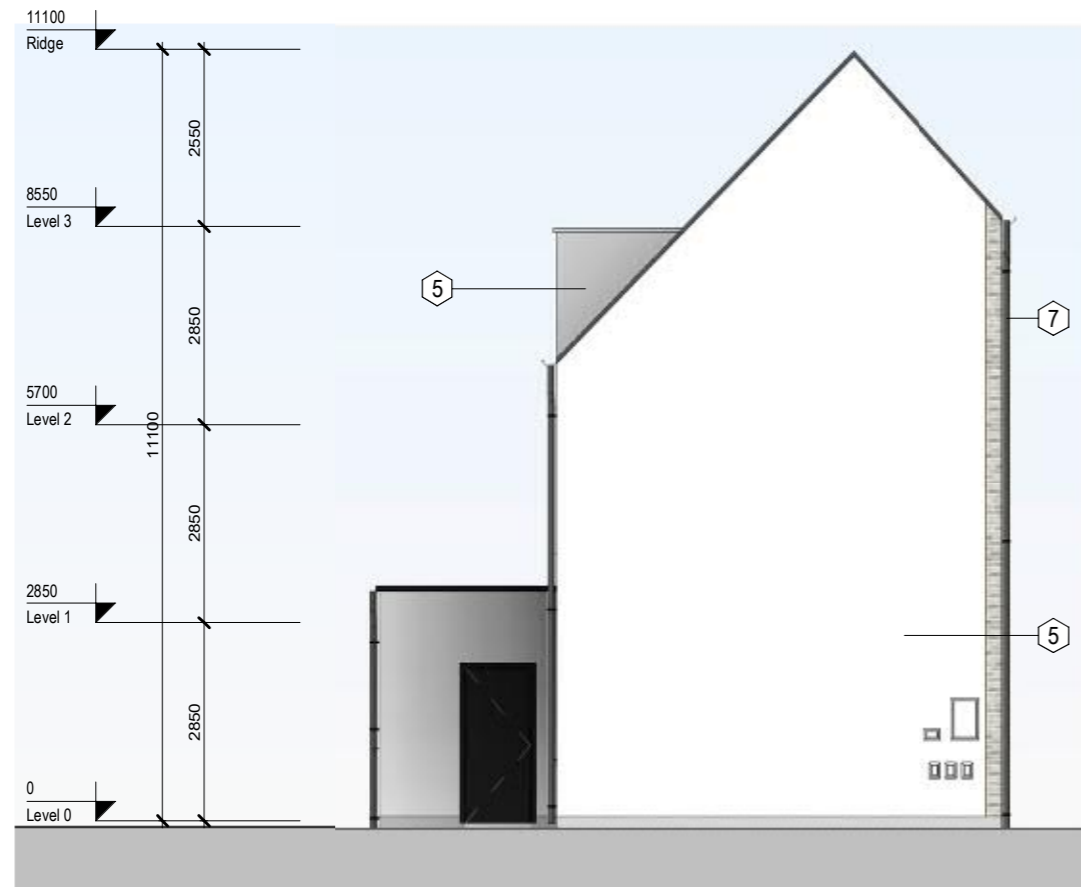
Amendments to the design:

- Plinth to rear removed
- Window type amended
- Front door type amended
- Higher ridge level



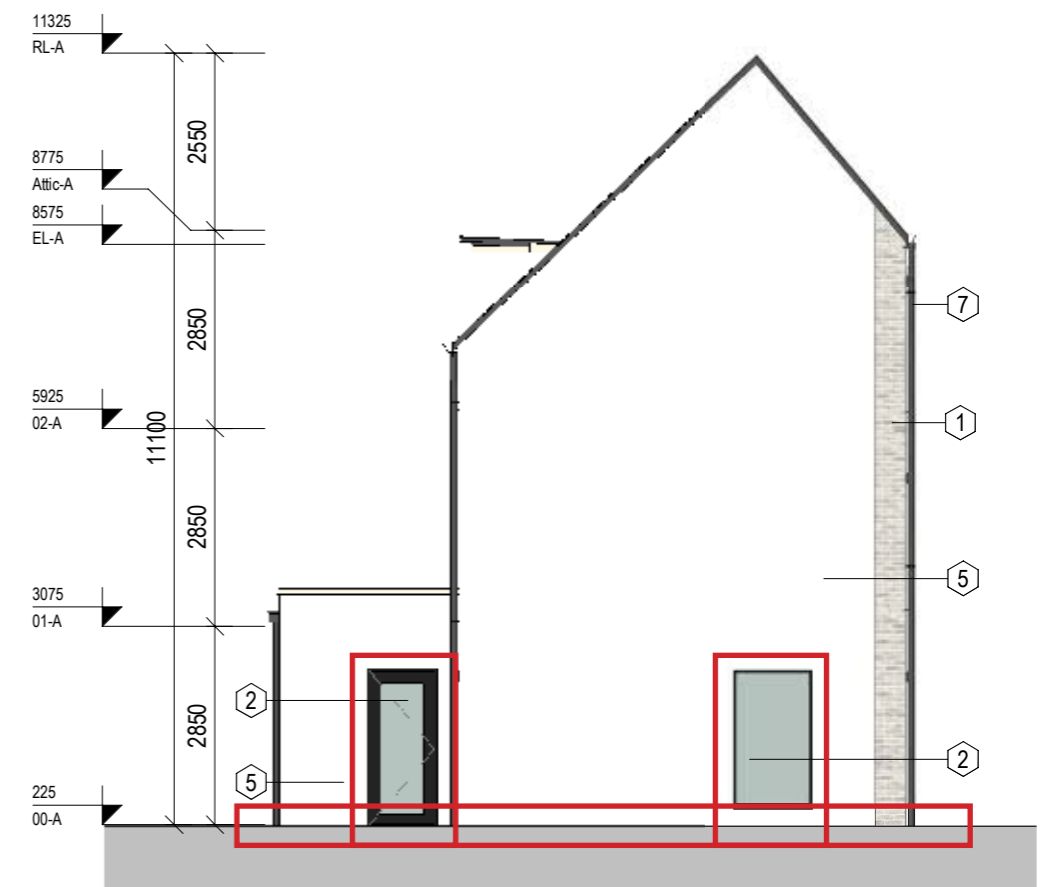
4.10 HOUSE TYPE H4CC AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Side Elevation

DESIGN DEVELOPMENT



Side Elevation

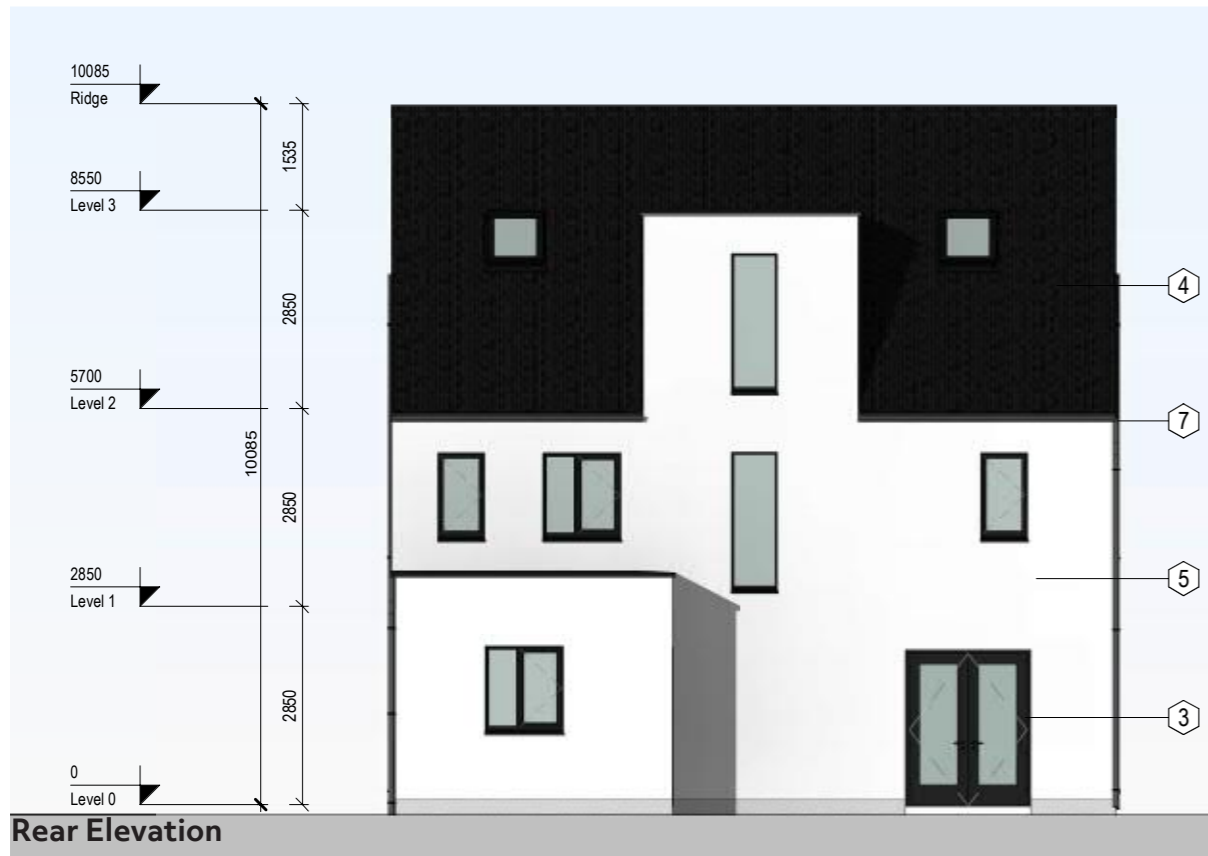
Amendments to the design:

- Plinth removed
- Window introduced
- Door type changed

PLANNING SUBMISSION



Front Elevation



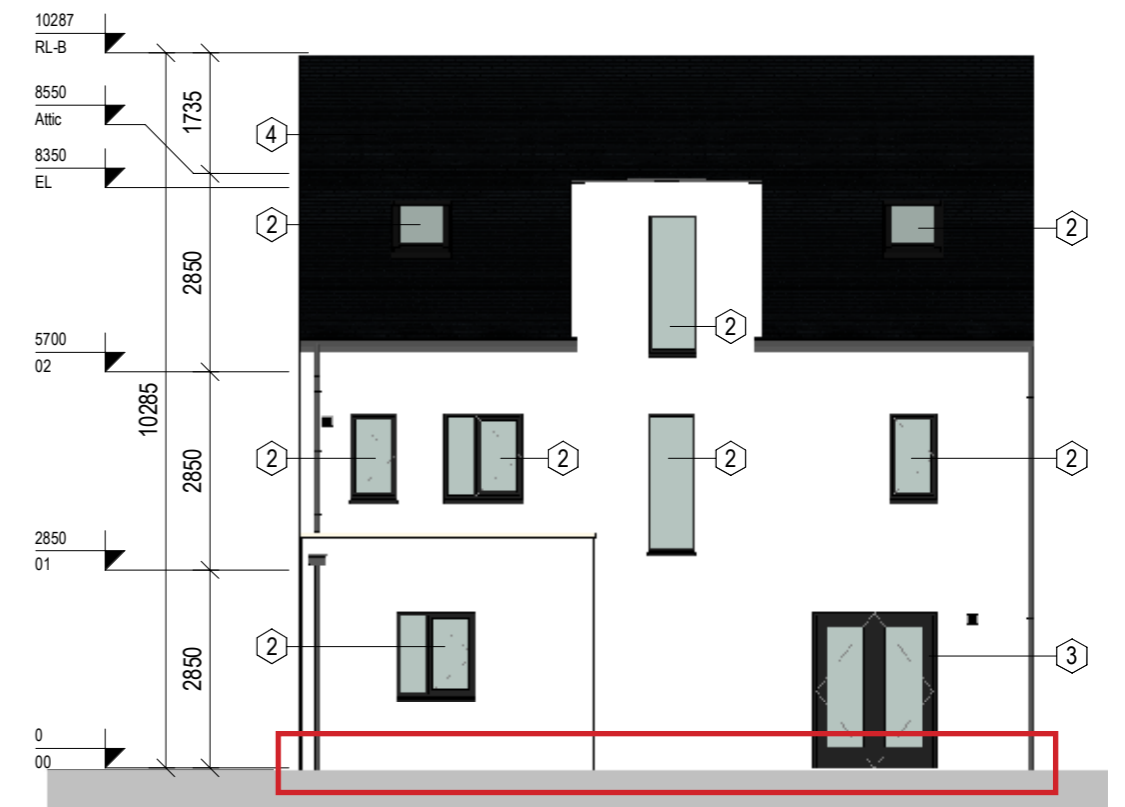
Rear Elevation

4.11 HOUSE TYPE H4CE AMENDMENTS TO PLANNING APPLICATION

DESIGN DEVELOPMENT

Amendments to the design:

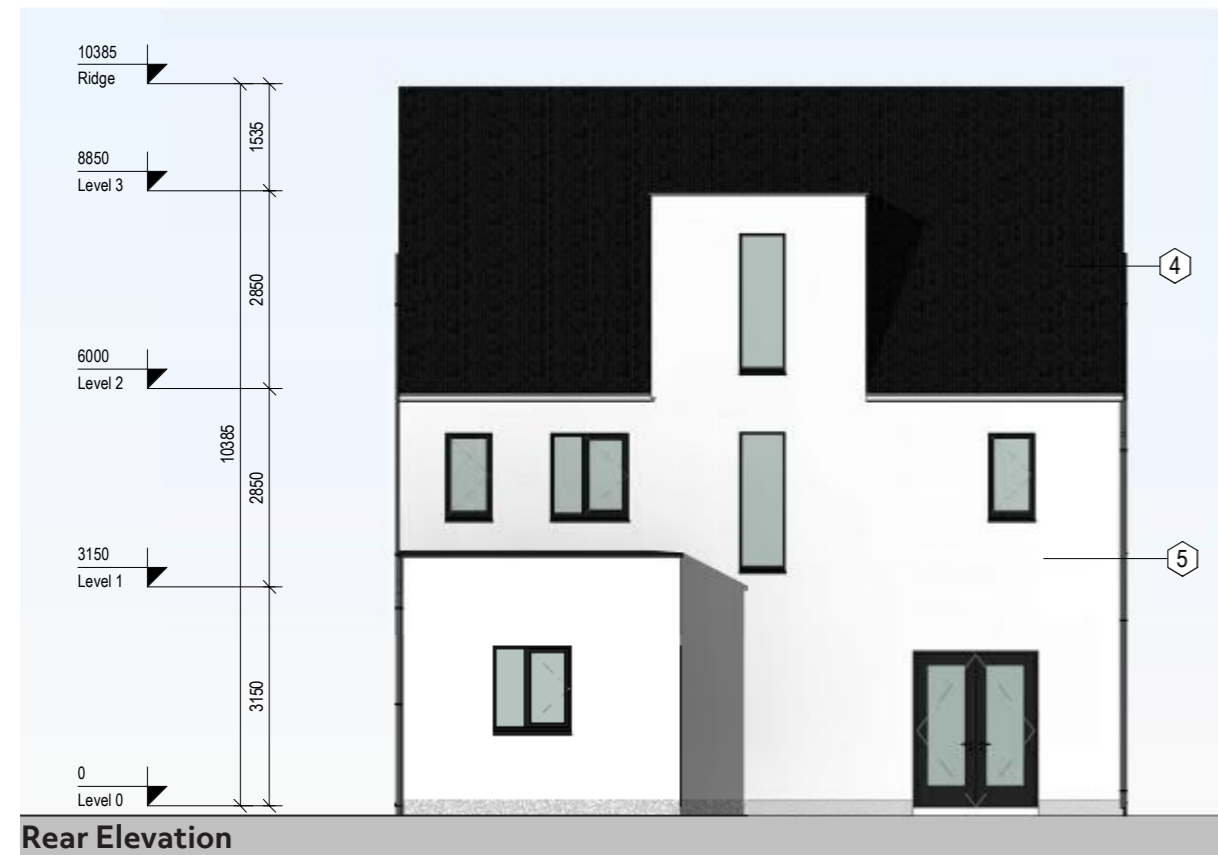
- Plinth to rear removed
- Window type and position amended
- Entrance door type amended
- Higher ridge level



PLANNING SUBMISSION



Front Elevation



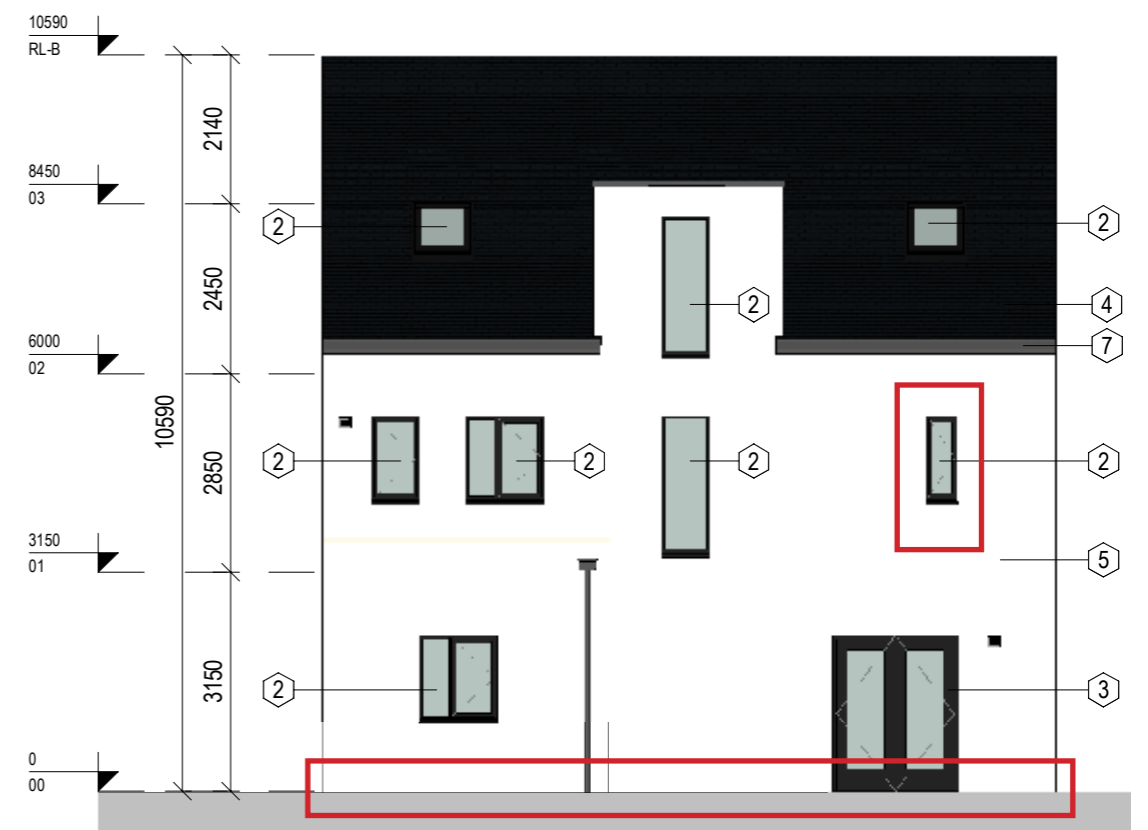
Rear Elevation

4.12 HOUSE TYPE H4CEF AMENDMENTS TO PLANNING APPLICATION

DESIGN DEVELOPMENT

Amendments to the design:

- Plinth to rear removed
- Window type amended
- Entrance door type amended
- Detail at first floor removed
- Higher ridge level



PLANNING SUBMISSION



Front Elevation



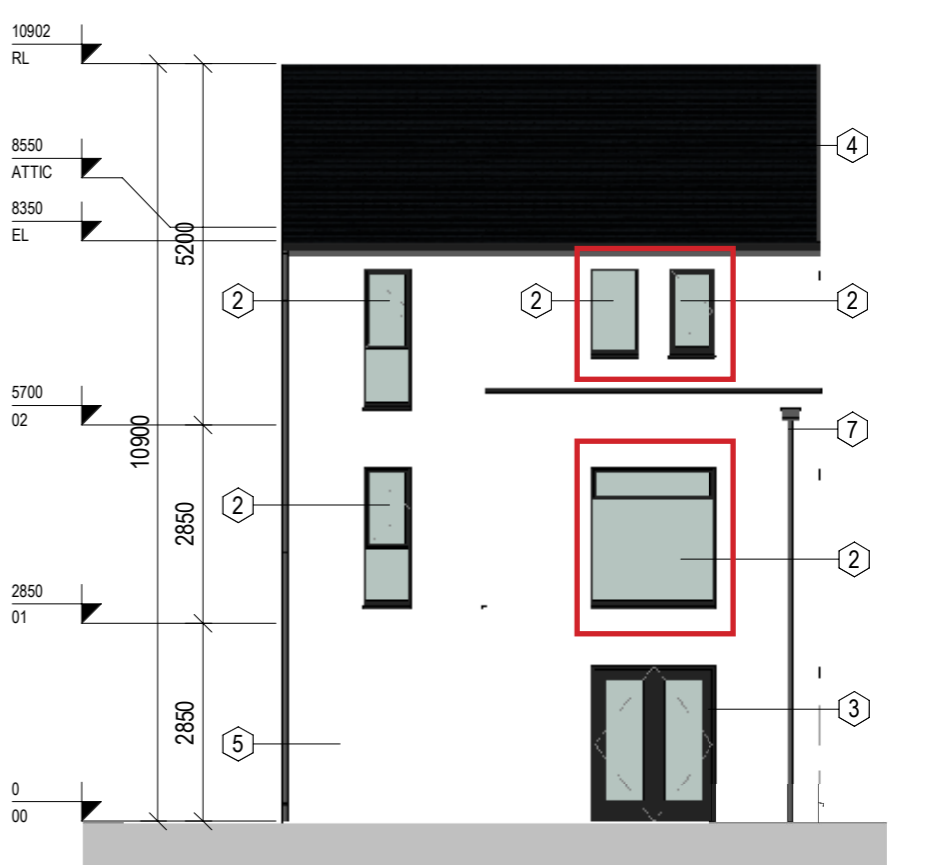
Rear Elevation

4.13 HOUSE TYPE H4HC AMENDMENTS TO PLANNING APPLICATION

DESIGN DEVELOPMENT

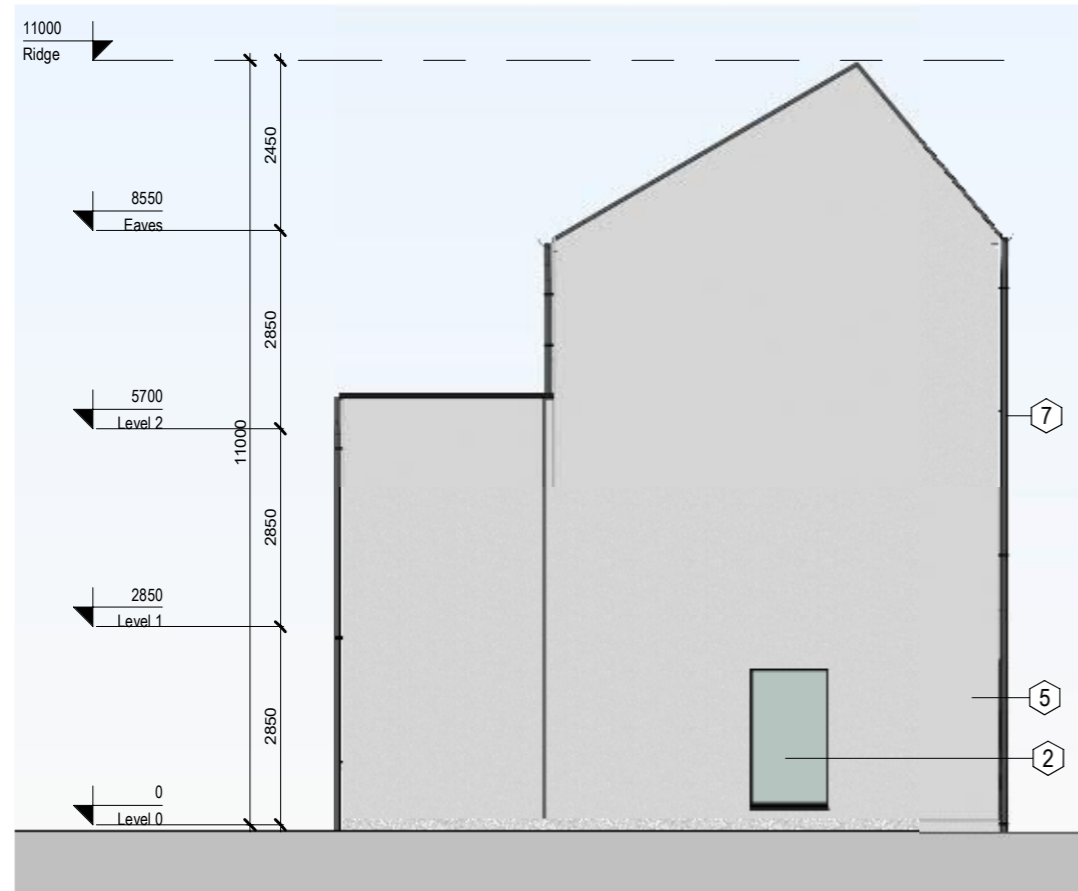
Amendments to the design:

- Brick plinth introduced
- Front door side panel removed
- Windows / door brick surrounds removed
- Window type amended
- Lower ridge level



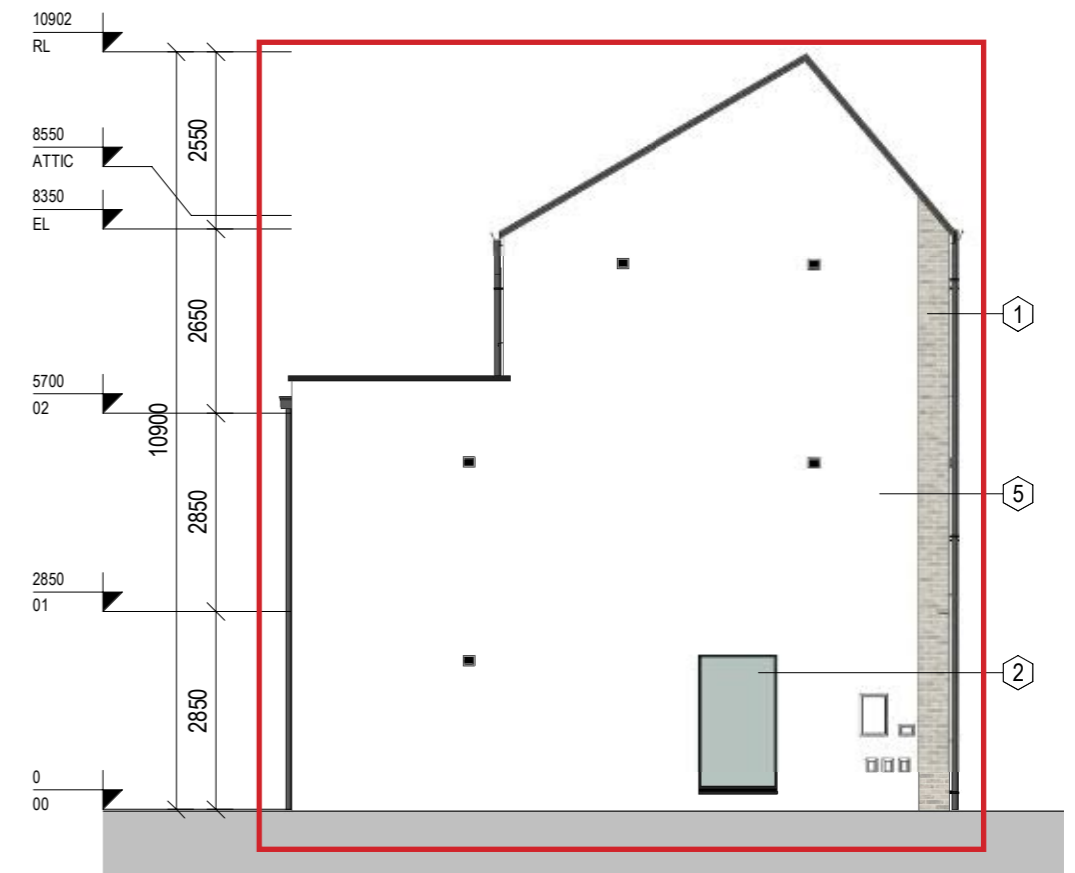
4.13 HOUSE TYPE H4HC AMENDMENTS TO PLANNING APPLICATION

PLANNING SUBMISSION



Side Elevation

DESIGN DEVELOPMENT



Side Elevation

Amendments to the design:

- Render colour amended
- Brick wrapped around corner

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