Development Area 1 Adamstown Castle

- 500 600 Dwelling units
- Up to 3,000 sq. m. of non-residential development
- · Primary and Post Primary School site



Adamstown SDZ Planning Scheme South Dublin County Council September 2003

Adamstown Castle	
Area character type	Low development density
Gross area	21.1 hectares
Net development area	12.15 hectares
Min-max plot ratio	1:0.42 - 1:0.50
Min-max total development	50,000 - 60,000 sq. m.
Min-max dwellings per Ha	42 - 50
Min-max total dwelling units	500 - 600
Min affordable/social dwellings	15% of total dwellings
Min non-residential development	133 - 160 no. childcare places
Max non-residential development	5% of total development up to 3,000 sq. m.
Max retail development	10% of total non-residential up to 300 sq. m.
Min-max courtyard building height	1 - 2 storeys with up to 3 storeys at corner/feature buildings 1 - 2 where reduced
Min-max perimeter building height	3 - 4 storeys with up to 5 storeys at corner/feature buildings 2 - 3 with up to 4 where reduced
Max landmark building height	15 metres (up to 5 storeys approx.)
Min local public open space	0.76 hectares

Key - Access and Movement

Access Distributor Road with Busway

Residential Distributor Road with Busway

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Residential Distributor Road - no Parking

Residential Distributor Road - with Parking
Access Point from Main Road Network

Local Through Road

Pedestrian and Cycle Network

Key - Buildings and Spaces

Boundary of Net Development Area

Key Building Frontage

Key - All Plans

SDZ Planning Scheme Boundary (Gross Development Area)

SDZ Planning Scheme Boundary (where outside gross development area)

Road

Dedicated QBC Busway

Perimeter Building

Courtyard Building

Reduced Height Building

Flexible Use (Perimeter) Building

School/Civic Building

Opportunity for Landmark Building

Local Public Open Space

Private Open Space

Established Tree to be Preserved

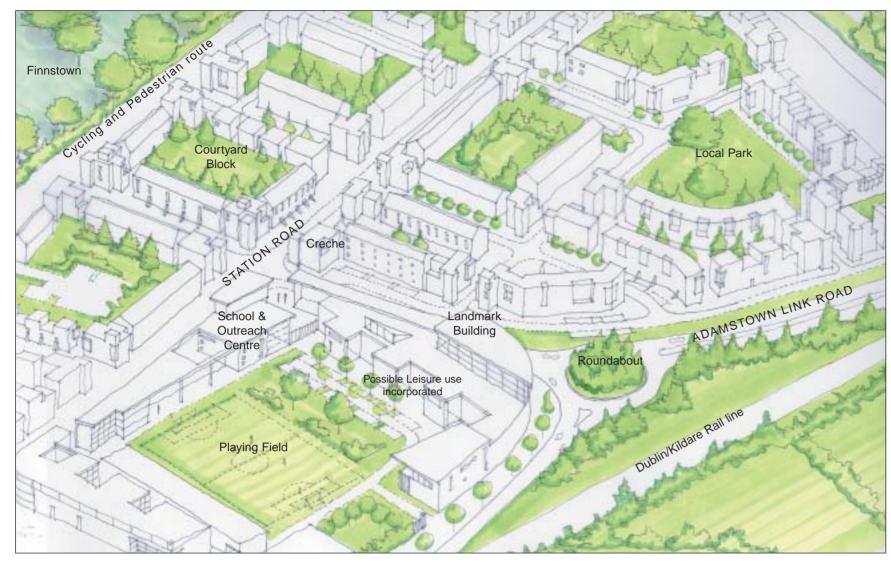


Access and Movement



Buildings and Spaces





Bird's Eye View of Entrance to Adamstown



Three-Storey Edge



Local Park - Quality Finishes

Urban Design Characteristics

- Clear pedestrian and cyclist network
- Landmark buildings at 'arrival' points, especially Adamstown Link Road
- School buildings provide street edge and internal protected play areas
- Retain existing trees
- Overlooked open space / cycleway to edge of Finnstown tree belt
- Apply orientation principles where possible - south facing living space etc.
- Permeable development areas
- Opportunities for creches off primary routes and adjacent to local park



Example of Pedestrian Edge



Example of School



Example of Courtyard Block