Belcamp – Residential Development

DCC Lands at Belcamp, Malahide Road, Dublin 17

Prepared for Gerard Gannon Properties

Reference Number

1535 – DCC Lands at Belcamp - Strategic Housing Development

Materials and Finishes Report

WILSON ARCHITECTURE

OMM | W

The proposed development is for residential apartments at the Dublin City Council Lands at Belcamp, Malahide Road, Dublin 17. This document provides details of the materials and finishes selected for the apartment units of Blocks 1, 2, 3, 4, 5, and 6, amenity areas, common areas, commercial units and external landscape spaces.

Section 1.0 - INTRODUCTION

The Development is situated on a 17.5 Hectare site, which slopes down approximately 4m from the south to the north boundaries.

The proposed number of units is 1230 apartments and duplexes over a range of 1 to 9 floors, with a proposed density of 70.3 units to the hectare. Additionally, 3084 cycle spaces and 531 car parking spaces are to be provided.

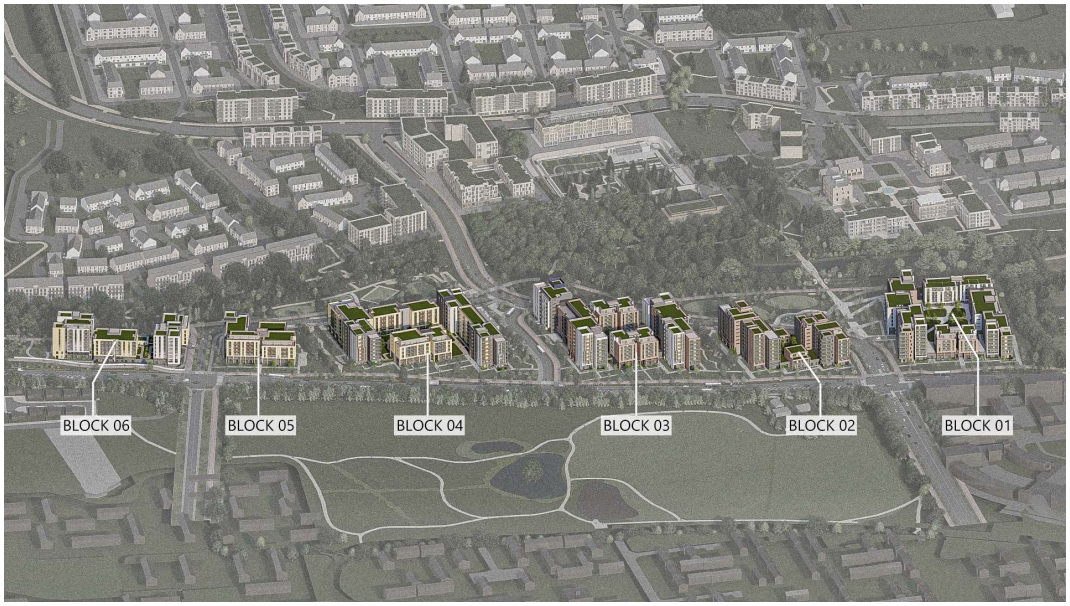
The 6 Main Blocks are orientated parallel to the existing hedgerows along a North-South axis which allows for predominantly East and West facing apartments. This layout also allows for views through the site from R139 to the landscaping beyond. Duplex units on Street Level and the Entrance Lobbies, are strategically located at ground floor level to promote active street fronts.

The Blocks are connected by Podiums at First Floor Level, creating courtyard style Outdoor Amenity spaces above, with car parking, bicycle parking, bin stores and service rooms located underneath.
The top Floors of the 6 Blocks are set back to reduce massing, and Sedum-based Green Roof systems are proposed for the roof level of all the Blocks.

This Report identifies the principal external finished materials to be used in the proposed development, illustrated with planning drawings & reference images to describe the proposed colours & textures.

These quality materials have been selected due to their inherent characteristics & robustness suitable for the residential typology within the environs of Belcamp.

Careful detailing and design has been developed to afford low maintenance and longevity of the materials to all residential units and connecting elements within the scheme.



CONTENTS

Section 2.0

DESIGN APPROACH TO MATERIALITY - Context

A practical implementation of good Design and Material principles has informed the design of internal layouts, detailing of the proposed apartment buildings, and building facades. The façade materials will consist of, brick, powder coated double glazed windows and doors, powder coated metal balcony railings, wood effect spandrel panels, standing seam metal cladding, and pressed metal parapet.

A central part of the material design strategy was to employ materials that are of a high quality and contextually relevant to the site in question.

Elements such as the brick, standing metal seam cladding, and aluminium glazing elements were all selected to be sympathetic to the surrounding context of the site, as well as for their other benefits which shall be explored over the course of this document.

***CHARACTER AREA* 05** ***CHARACTER AREA* 06**

Fig . 01 – Part Elevations outlining Material and Colour Palettes for the different character areas

Section 2.1

DESIGN APPROACH TO MATERIALITY – Façade Components

The materials proposed for the external façades shall be easy to maintain and have excellent life-cycle qualities. The choice of external materials has been driven by our Client's requirement for a fully sustainable and robust design solution. The high-quality façade materials are designed to look aesthetically pleasing over their entire design life with brick and high quality glazing all designed to ensure minimal staining. The choice of materials also will be harmonious with the surrounding buildings in Belcamp.

The adjacent table details the material type and proposed colours which are intended to be placed in the scheme.

Over the course of this section we will explore the selection of each individual component under the following headings;

- Outline Description
- Key Performance Characteristics
- Reason for Selection
- Maintenance Requirements
- Comments

MATERIAL & COLOUR LEGEND	
MATERIAL	COLOUR
Brick	Light Grey
Brick	Mid-Tone Grey
Brick	Charcoal Grey
Brick	Beige
Brick	Dark Blue
Brick	Red
Concrete	Light Grey
Standing Seam Metal cladding	Light Grey
Powder coated Metal Balcony Rails	Charcoal Grey
Powder coated double glazed Aluminium Windows	Charcoal Grey
Spandrel Panel with Aluminium Frames	Light Brown / Wood Effect
Powder coated Aluminium Glazed Doors	Charcoal Grey
Powder coated Metal Doors	Charcoal Grey
Metal Parapet	Light Grey

Fig . 02 – Material & Colour Legend

MATERIAL ASSESSMENT – Brick—Light Grey	
OUTLINE DESCRIPTION	• Ibstock Clerkenwell Light Grey Clay Brick measuring 215x102x65mm laid in stretcher bond. • Mortar Colour dark Grey, subject to site sample approval
KEY PERFORMANCE CHARACTERISTICS	• Suitable weathering material • Dimensionally accurate, consistency of colour and texture.
REASON FOR SELECTION	• High Quality • Robust • Ease of maintenance • Whole life design approach. • In keeping with local area
MAINTENANCE REQUIREMENTS	• Minimal – Inspection & Cleaning
COMMENTS	• Contextually appropriate Material Choice – See section 2.1 • Maintenance schedule to be formulated by Facilities Management Company

Fig . 03 – Example Design render showing light grey brick as façade treatment.

Fig . 04 – Example of light grey brick to be used in scheme façade treatment.

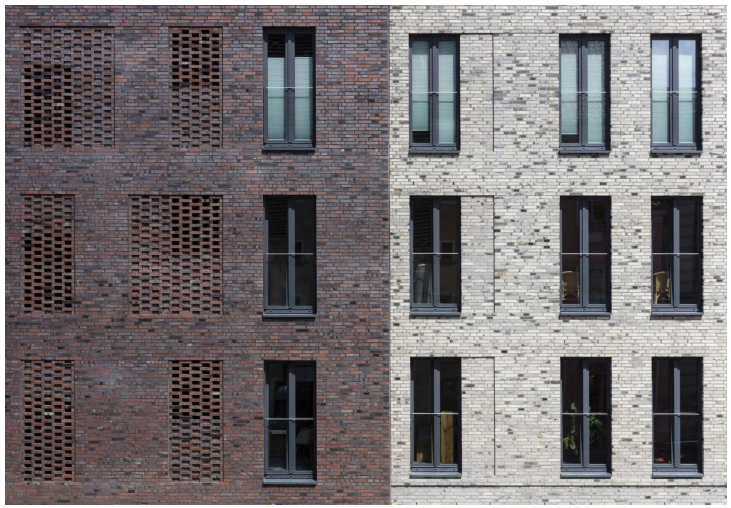


Fig . 05 – Example of Light Grey Brick

Fig . 06 – Example of Light Grey Brick

Fig . 07 – Example of Light Grey Brick

MATERIAL ASSESSMENT – Brick—Mid-Tone Grey	
OUTLINE DESCRIPTION	• Ibstock Clerkenwell Dark Grey Clay Brick measuring 215x102x65mm laid in stretcher bond. • Mortar Colour light Grey, subject to site sample approval
KEY PERFORMANCE CHARACTERISTICS	• Suitable weathering material • Dimensionally accurate, consistency of colour and texture.
REASON FOR SELECTION	• High Quality • Robust • Ease of maintenance • Whole life design approach. • In keeping with local area
MAINTENANCE REQUIREMENTS	• Minimal – Inspection & Cleaning
COMMENTS	• Contextually appropriate Material Choice – See section 2.1 • Maintenance schedule to be formulated by Facilities Management Company

Fig . 08 – Example Design render showing mid-tone grey brick as façade treatment.

Fig . 09 – Example of mid-tone grey brick to be used in scheme façade treatment.

Fig . 10 – Example Mid-Tone Grey Brick

Fig . 11 – Example Mid-Tone Grey Brick

Fig . 12 – Example Mid-Tone Grey Brick

MATERIAL ASSESSMENT – Brick—Charcoal Grey	
OUTLINE DESCRIPTION	• Ibstock Clerkenwell Satin Grey Clay Brick measuring 215x102x65mm laid in stretcher bond. • Mortar Colour light Grey, subject to site sample approval
KEY PERFORMANCE CHARACTERISTICS	• Suitable weathering material • Dimensionally accurate, consistency of colour and texture.
REASON FOR SELECTION	• High Quality • Robust • Ease of maintenance • Whole life design approach. • In keeping with local area
MAINTENANCE REQUIREMENTS	• Minimal – Inspection & Cleaning
COMMENTS	• Contextually appropriate Material Choice – See section 2.1 • Maintenance schedule to be formulated by Facilities Management Company

Fig . 13 – Example Design render showing charcoal grey brick as façade treatment.

Fig . 14 – Example of charcoal grey brick to be used in scheme façade treatment.

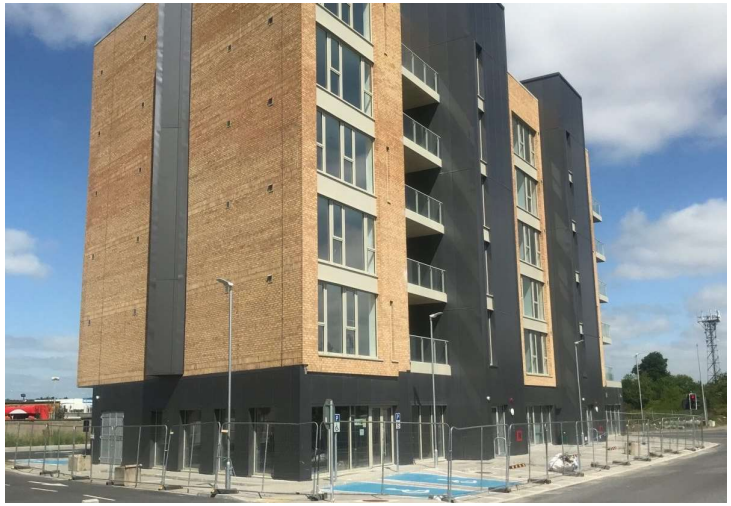


Fig . 15 – Example Dark Grey Brick

Fig . 16 – Example Charcoal Grey Brick

Fig . 17 – Example Charcoal Grey Brick

MATERIAL ASSESSMENT – Brick—Beige	
OUTLINE DESCRIPTION	• Ibsotck Clerkenwell Throckley Oatmeal Textured Clay Brick measuring 215x102x65mm laid in stretcher bond. • Mortar Colour light Grey, subject to site sample approval
KEY PERFORMANCE CHARACTERISTICS	• Suitable weathering material • Dimensionally accurate, consistency of colour and texture.
REASON FOR SELECTION	• High Quality • Robust • Ease of maintenance • Whole life design approach. • In keeping with local area
MAINTENANCE REQUIREMENTS	• Minimal – Inspection & Cleaning
COMMENTS	• Contextually appropriate Material Choice – See section 2.1 • Maintenance schedule to be formulated by Facilities Management Company

Fig . 18 – Example Design render showing beige brick as façade treatment.

Fig . 19 – Example of beige brick to be used in scheme façade treatment.

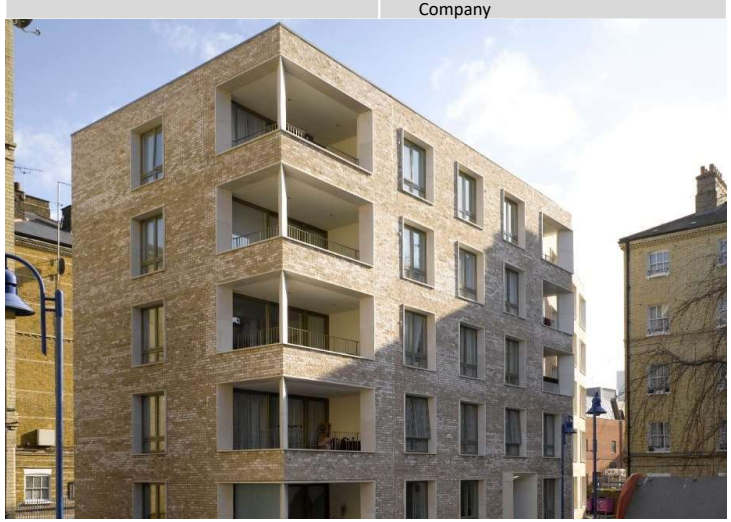


Fig . 20 – Example Beige Brick

Fig . 21 – Example Beige Brick

Fig . 22 – Example Beige Brick

MATERIAL ASSESSMENT – Brick—Dark Blue	
OUTLINE DESCRIPTION	• Ibsotck Lodge Lane Riven Blue Clay Brick measuring 215x102x65mm laid in stretcher bond. • Mortar Colour light Grey, subject to site sample approval
KEY PERFORMANCE CHARACTERISTICS	• Suitable weathering material • Dimensionally accurate, consistency of colour and texture.
REASON FOR SELECTION	• High Quality • Robust • Ease of maintenance • Whole life design approach. • In keeping with local area
MAINTENANCE REQUIREMENTS	• Minimal – Inspection & Cleaning
COMMENTS	• Contextually appropriate Material Choice – See section 2.1 • Maintenance schedule to be formulated by Facilities Management Company

Fig . 23 – Example Design render showing dark blue brick as façade treatment.

Fig . 24 – Example of blue brick to be used in scheme façade treatment.

Fig . 25 – Example Dark Blue Brick

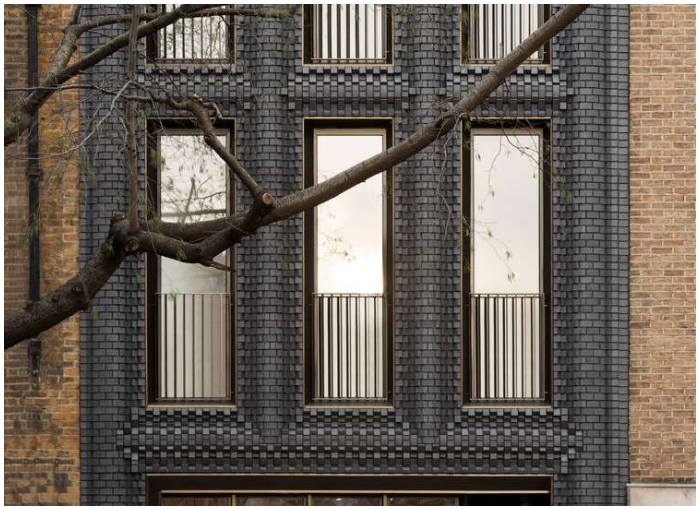


Fig . 26 – Example Dark Blue Brick

MATERIAL ASSESSMENT – Brick—Red	
OUTLINE DESCRIPTION	• Ibsotck Ellistown Dorset Red Stock Clay Brick measuring 215x102x65mm laid in stretcher bond. • Mortar Colour light Grey, subject to site sample approval
KEY PERFORMANCE CHARACTERISTICS	• Suitable weathering material • Dimensionally accurate, consistency of colour and texture.
REASON FOR SELECTION	• High Quality • Robust • Ease of maintenance • Whole life design approach. • In keeping with local area
MAINTENANCE REQUIREMENTS	• Minimal – Inspection & Cleaning
COMMENTS	• Contextually appropriate Material Choice – See section 2.1 • Maintenance schedule to be formulated by Facilities Management Company

Fig . 27 – Example Design render showing red brick as façade treatment.

Fig . 28 – Example of red brick to be used in scheme façade treatment.

Fig . 29 – Example Red Brick

Fig . 30 – Example Red Brick

Fig . 31 – Example Red Brick

MATERIAL ASSESSMENT - Concrete	
OUTLINE DESCRIPTION	• In Situ concrete Wall located at Parking Level and Service Areas
KEY PERFORMANCE CHARACTERISTICS	• Durable waterproof layer • Robust • High Frost resistance
REASON FOR SELECTION	• Durable & Robust • High Frost resistance • Locally Produced
MAINTENANCE REQUIREMENTS	• Minimal – Cleaning as required
COMMENTS	Location of concrete material within scheme beneath podiums Maintenance schedule to be formulated by Facilities Management Company

Fig . 32 – Design render showing location of concrete at Parking Level

Fig . 33 – Example of Concrete colour to be used in scheme façade treatment

Fig . 34 – Example finished in-situ Concrete walls

Fig . 35 – Example Concrete Carpark

Fig . 36 – Example Concrete wall

MATERIAL ASSESSMENT – Metal Standing Seam	
OUTLINE DESCRIPTION	• Sheets formed on-site • Secret fixings for aesthetically pleasing finish
KEY PERFORMANCE CHARACTERISTICS	• Durable • Weathertight • Consistent finish and colour • Quick installation
REASON FOR SELECTION	• Easy to clean • Low Fire Risk • Recyclable • BRE Rating 'Very Good'
MAINTENANCE REQUIREMENTS	• Minimal - Inspection & Cleaning
COMMENTS	• Maintenance schedule to be formulated by Facilities Management Company • Versatile installation for complicated plans

Fig . 37 – Design render showing location of standing metal seam cladding on top floor apartments

Fig . 38 – Example of standing metal seam claddings

Fig . 39 – Examples of standing seam metal cladding

Fig . 40 – Examples of standing seam metal cladding

Fig . 41 – Examples of standing seam metal cladding

Section 2.2

DESIGN APPROACH TO MATERIALITY - Balconies

The proposed scheme provides private amenity space through the use of private balconies and terraces which achieve and/or exceed the prescribed minimum areas and adjoin the main living spaces/ bedrooms of the apartments. Balconies are provided to all apartment units as shown on the floor plans where they will benefit from natural sun light for at least part of the day.

Balconies will have a minimum depth of 1.5 metres and meet the minimum floor area requirement under *the 'Sustainable Urban Housing: Design Standards for New Apartments'* issued by the Department of Housing, Planning and Local Government. Inset balconies are provided to give visual interest to the elevations as the façade treatment alternates between solid walls, glazed sections and balconies 'punched' into the elevation. Metal balcony rails act as balustrades and shall be high enough to provide protection yet retain views to the surrounding areas both inside and out of the site.

Balconies are simply detailed with light weight powder coated metal balustrades. Balconies all have a functional relationship with the main living areas of the apartment and in the majority of cases add a liveliness to the elevated podium areas, creating a pleasing connection from private apartment, to private amenity space and to the communal landscaped areas.

The use of balconies 'punched' into the façade will provide privacy and visual interest to the facades while at the same time allowing residents to be outside in a private space that is protected from the elements that are so often an issue in the Irish climate.

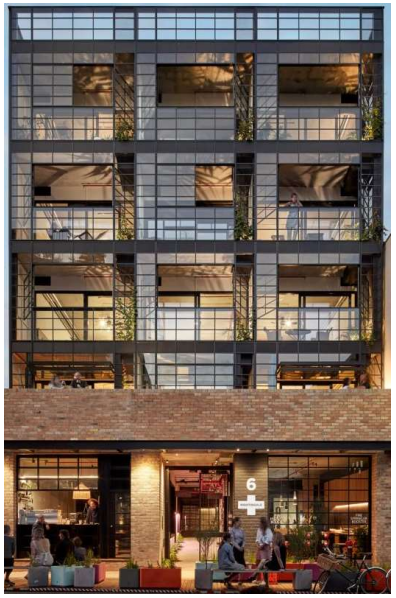


Fig . 42 – Example of 'Punch' protected Balconies creating connection from apartments to outside space

Fig . 43 – Example of protected Balcony adding amenity to adjacent bedroom space

Fig . 44 – Inset Balconies acting as connection space between private apartments and communal greenspace and podiums

Section 3.0 – Landscaping Strategy

3.1 - Landscape Design

One aspect of the Landscape Design Principles is to complement the architectural design with appropriate planting and materials robust for current uses while also enhancing the character of the site and surrounding areas.

3.2 - Boundary Treatment

Existing Hedgerow to be retained along site boundary to RI39 and between individual Blocks 02, 03, 04 & 05, acting as a natural barrier between residential and roads (Fig. 47). Northern and remaining boundaries to be treated with primarily soft landscaping and open space parklands to soften the transitional space into the development (Fig. 48).

3.3 – Streetscapes and pathways

A variation of materials used in the footpaths creates an aesthetically pleasing mix, combined with the use of extensive soft landscaping allows for a diverse and unique finish to all streetscapes and pathways throughout the development (selection shown in Fig. 50). This provides the user with a distinct experience of both architectural and natural elements when circulating the development.

Please refer to the Landscape Drawings, Specifications and Reports for further details.

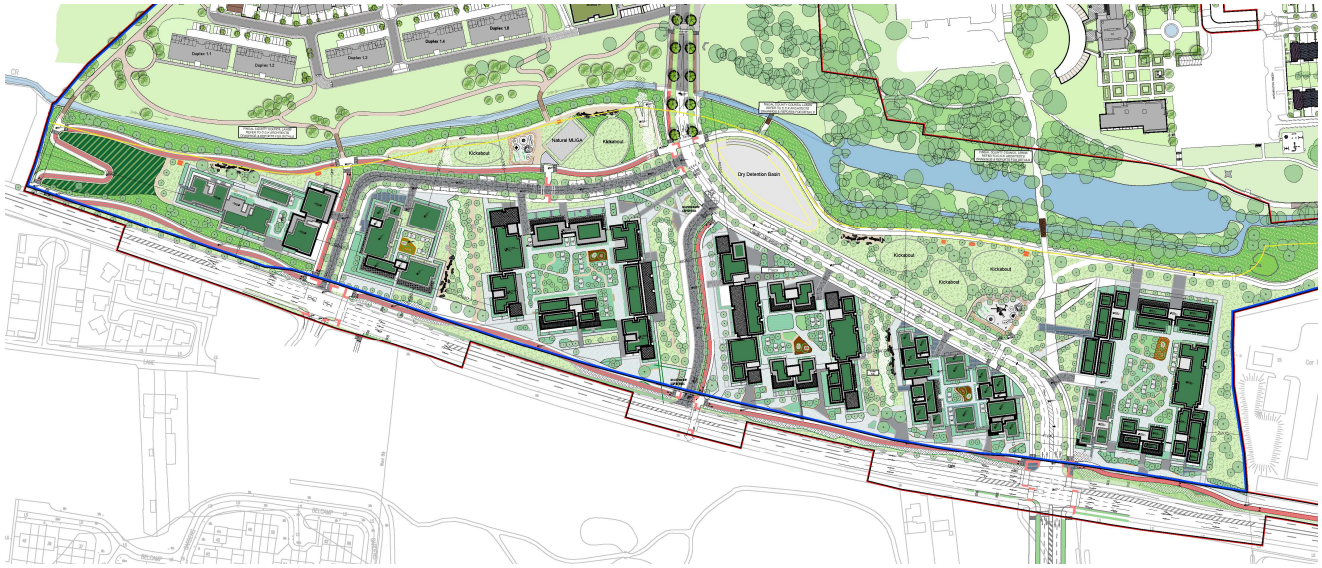


Fig . 45 – Site Landscape

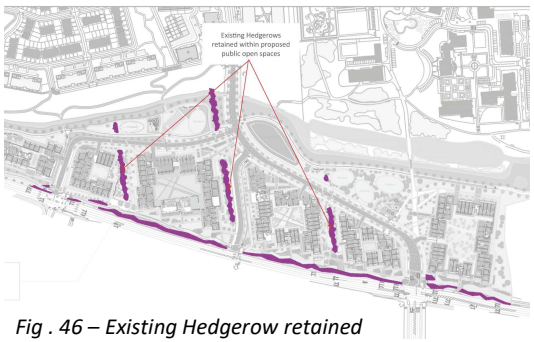


Fig . 46 – Existing Hedgerow retained

Fig . 47 – Open Space Parklands

Fig . 48 – Street Treatment Plan

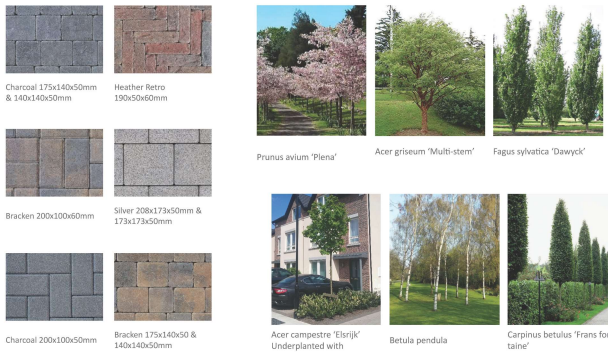


Fig . 49 – Hard and Soft Landscaping select examples

Section 4.0 – Conclusion

The selection of high quality and robust materials and finishes is key to ensuring this residential development provides both durability and performance throughout the duration of its life.
Through carefully considered specifications and detailing, and good practice installation methods, the intent is that the materials and finishes shall minimise their maintenance, replacement and degradation over the life span of the buildings.
These characteristics of the proposed materials go hand in hand with the intent to create aesthetically pleasing facades and a distinctive character for the development while remaining contextually sensitive to the area.

Fig . 50 – Site Landscape

Section 5.0 – Appendix – Block elevations

Below is a selection of the building Elevations included in the SHD submission package provided in the interests of clarity. A key plan has been provided to display where each elevation is taken from while a Material Legend has been provided to annotate the location of each material treatment.

01 - South Elevation - Block 1

Scale 1:200 @A0

MATERIAL & COLOUR LEGEND		
Tag	Material	Colour
1a	Brick	Light Grey
1b	Brick	Mid-tone Grey
1c	Brick	Charcoal Grey
1d	Brick	Red
2a	Concrete	Light Grey
3a	Powder coated Metal Balcony Railings	Charcoal Grey
4a	Powder coated double glazed Aluminium Windows	Charcoal Grey
5a	Powder coated Aluminium Glazed Doors	Charcoal Grey
5b	Powder coated Metal Doors	Charcoal Grey
6a	Metal Parapet	Light Grey
7a	Spandrel Panel with Aluminium Frame	Light Brown/Wood Effect
8a	Powder Coated Single Glazed Privacy Screen With Obscure Glass	Light Grey

South Elevation - Block 2

MATERIAL & COLOUR LEGEND		
Tag	Material	Colour
1a	Brick	Light Grey
1b	Brick	Red
1c	Brick	Charcoal Grey
1d	Standing Seam Metal Cladding	Light Grey
2a	Concrete	Light Grey
3a	Powder coated Metal Balcony Railings	Charcoal Grey
4a	Powder coated double glazed Aluminium Windows	Charcoal Grey
5a	Powder coated Aluminium Glazed Doors	Charcoal Grey
5b	Powder coated Metal Doors	Charcoal Grey
6a	Metal Parapet	Light Grey
8a	Powder Coated Single Glazed Privacy Screen With Obscure Glass	Light Grey

03 - South Elevation - Block 3
Scale 1:200 @A0

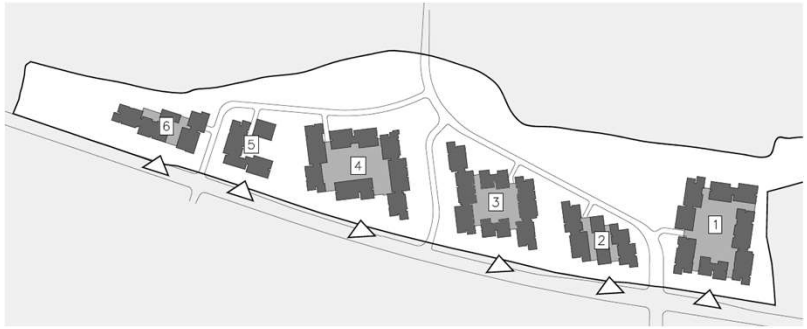
03 - South Elevation - Block 4
Scale 1:200 @A0

MATERIAL & COLOUR LEGEND

Tag	Material	Colour
1a	Brick	Light Grey
1b	Brick	Red
1c	Brick	Charcoal Grey
1d	Brick	Dark Blue
2a	Concrete	Light Grey
3a	Powder coated Metal Balcony Railings	Charcoal Grey
4a	Powder coated double glazed Aluminium Windows	Charcoal Grey
5a	Powder coated Aluminium Glazed Doors	Charcoal Grey
5b	Powder coated Metal Doors	Charcoal Grey
6a	Metal Parapet	Light Grey
8a	Powder Coated Single Glazed Privacy Screen With Obscure Glass	Light Grey

MATERIAL & COLOUR LEGEND

Tag	Material	Colour
1a	Brick	Light Grey
1b	Brick	Buff / Light Brown
1c	Brick	Charcoal Grey
1d	Brick	Dark Blue
2a	Concrete	Light Grey
3a	Powder coated Metal Balcony Railings	Charcoal Grey
4a	Powder coated double glazed Aluminium Windows	Charcoal Grey
5a	Powder coated Aluminium Glazed Doors	Charcoal Grey
5b	Powder coated Metal Doors	Charcoal Grey
6a	Metal Parapet	Light Grey
7a	Standing Seam Metal Cladding	Zinc / Grey
8a	Timber Cladding	Light Brown
9a	Powder Coated Single Glazed Privacy Screen With Obscure Glass	Light Grey



South Elevation - Block 5

Scale 1:200 @A1

MATERIAL & COLOUR LEGEND		
Tag	Material	Colour
1a	Brick	Light Grey
1b	Brick	Beige
1c	Brick	Charcoal Grey
1d	Standing Seam Metal Cladding	Light Grey
2a	Concrete	Light Grey
3a	Powder coated Metal Balcony Railings	Charcoal Grey
4a	Powder coated double glazed Aluminium Windows	Charcoal Grey
4b	Powder coated double glazed Aluminium Windows with obscure glass	Charcoal Grey
5a	Powder coated Aluminium Glazed Doors	Charcoal Grey
5b	Powder coated Metal Doors	Charcoal Grey
6a	Metal Parapet	Light Grey
8a	Powder Coated Single Glazed Privacy Screen With Obscure Glass	Light Grey

South Elevation - Block 6

Scale 1:200 @A1

MATERIAL & COLOUR LEGEND		
Tag	Material	Colour
1a	Brick	Light Grey
1b	Brick	Mid-tone Grey
1c	Brick	Charcoal Grey
1d	Brick	Beige
2a	Concrete	Light Grey
3a	Powder coated Metal Balcony Railings	Charcoal Grey
4a	Powder coated double glazed Aluminium Windows	Charcoal Grey
5a	Powder coated Aluminium Glazed Doors	Charcoal Grey
5b	Powder coated Metal Doors	Charcoal Grey
6a	Metal Parapet	Light Grey
7a	Spandrel Panel	Light Brown/Wood Effect
8a	Powder Coated Single Glazed Privacy Screen With Obscure Glass	Light Grey