



BELCAMP

MATERIALITY AND FINISHES REPORT

MAY 2022

Gerard Gannon Properties



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1.0 OVERVIEW & PRECEDENTS

1.1 INTRODUCTION

This Materiality Report has been prepared by Conroy Crowe Kelly Architects on behalf of Gannon Properties to accompany a Strategic Housing Development application for 2,527 new dwellings and local facilities on a large site, 8km from Dublin City Centre. Although part of a single historic landholding, the site straddles the jurisdictions of Dublin City Council and Fingal County Council and is zoned for residential use.

The subject buildings referred to in this report are located on the lands in the jurisdictions of (FCC) Fingal County Council and consist of 1297 no. residential units. Please refer to the separate Materials and Finishes Report prepared by Wilson Architecture for the 1230 no. apartments on the (DCC) Dublin City Council Lands.

The ABP Inspector's report made the following recommendations for the additional documentation for the SHD application for Lands at Belcamp, Dublin 17 (ABP-311570-21):

2. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances, boundary treatment/s and neighbourhood / commercial centre. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long-term management and maintenance of the proposed development and a life cycle report for the apartments in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020).

This report identifies the principal external finished materials to be used in the proposed development and illustrated with planning drawings & reference images to describe the proposed colours & textures. The materials have been selected due to their inherent characteristics & robustness for the residential typology within the environs of Belcamp. Careful detailing and design has been developed to afford low maintenance and longevity to all residential units and connecting elements within the scheme.

The lands on which the SHD development is proposed share a relationship with the Protected Structures already established and acknowledged within the previously approved development. These approvals were for lands wherein the Protected Structures were contained ie. Belcamp Hall and Chapel, the Washington Tower, the Walled Garden, the bridge between the lakes, original entrance gates, and ice house. The lands pertinent to the SHD application do not contain any protected structures however, they do however represent an extension of the context and setting.

In particular the walled garden with its extensive and historic brick walls forms a key element and will be set within a changed context. The design of the new structures has therefore properly taken careful account of the setting and its materiality and been developed accordingly.



The Washington Monument



Belcamp Hall circa 1870.



New development in Phase 1 in the Belcamp Demise.



The walled garden stepped bricks

1.2 High Quality Sustainable Finishes

Brick is intentionally chosen as one of the primary materials in Belcamp for its durability, low maintenance requirements and long life span. This can be seen in the primary fabric on the historic Belcamp Hall, Chapel, Walled garden, Washington Monument and the primary material in new residential development of Phase 1 and Phase 1B in the grounds to the east of Belcamp Hall.

A palette of contrasting brick tones will be carefully selected to create a unique character and to distinguish each character areas, aiding navigation. Precast capping or metal flashing details will be used at parapets to minimise staining and protect the brick from weathering. Contrasting mortar pointing will accentuate the brick finish where darker tones are used. The rest of the material palette within the development such as render and dark metal standing seam cladding will compliment the primary brick elements.

To the large apartment blocks located along the primary route the façade materials will consist of primarily brick, powder coated double/triple glazed windows and doors and powder coated metal balcony railings / glass guarding.

A central part of the material design strategy was to employ the use of various brick patterns, recesses and bonds within the facades to both distinguish and extenuate them. Proposed examples will include, the use of stack bond brickwork, hit and miss brickwork, brick corbelling and protruding bricks.

A separate building life cycle report has been prepared with this application which outlines in detail the measures which have been taken in the design process and material selection to manage and reduce costs for the benefit of the residents as well as planning for successful maintenance of the development.



Samples of proposed contrasting brick themes, low maintenance durable finish. Washington Red and Quartz Ivory Brick.



Examples of brick articulation detailing and high quality finishing.



Stepped / protruding brick profile as seen in the walled garden



Render finish

1.3 Specific Detailing of Finishes, Openings & Privacy



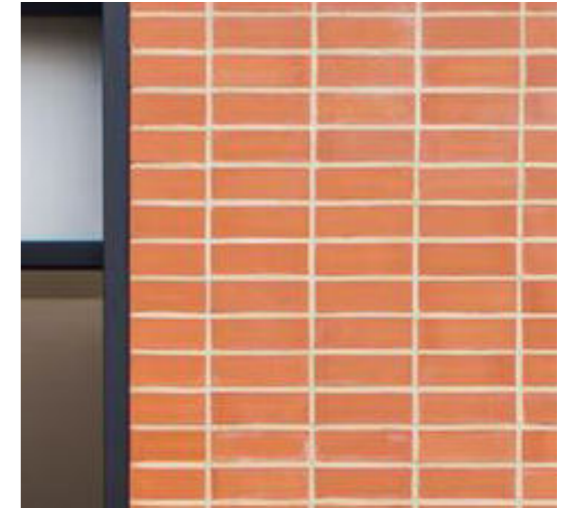
Powdercoated aluminium windows and metal guarding detail



Metal standing seam cladding



Metal entrance canopy



Stackbond brick detail



Apartment Block G - South Elevation



Apartment Block N - East Elevation



Pressed metal cill and window



Painted entrance doors to own door units

1.4 Balconies and Privacy Screening

A mix of design approaches were taken to ensure privacy is maintained for residents in the design of the balconies, followed through within different character areas. This creates a varied feel for the different neighbourhoods within Belcamp.

Some apartment blocks have fully recessed balconies with excellent privacy such as apartment block G in character area 3 which has balconies integrated into the facade.

Most blocks have the semi-recessed type balconies while some have balconies overhanging the facade. For shared balconies perpendicular screening is carried out with an opaque glazed unit, this occurs on apartment blocks H,L & L, where a toughened glass screen 1.8m high is employed to allow privacy and separation between residents.

Balcony design will be kept simple with prefinished steel in a charcoal finish and either glass or a metal powder finished balcony railing. The balcony structure can be made and prefinished off site to allow for ease of installation and superior finish.

All balconies will be individually drained using metal rainwater goods. This avoids water pooling and rainwater staining to the edges of the facade which is unsightly and causes maintenance issues.



South facing elevation of apartment block H



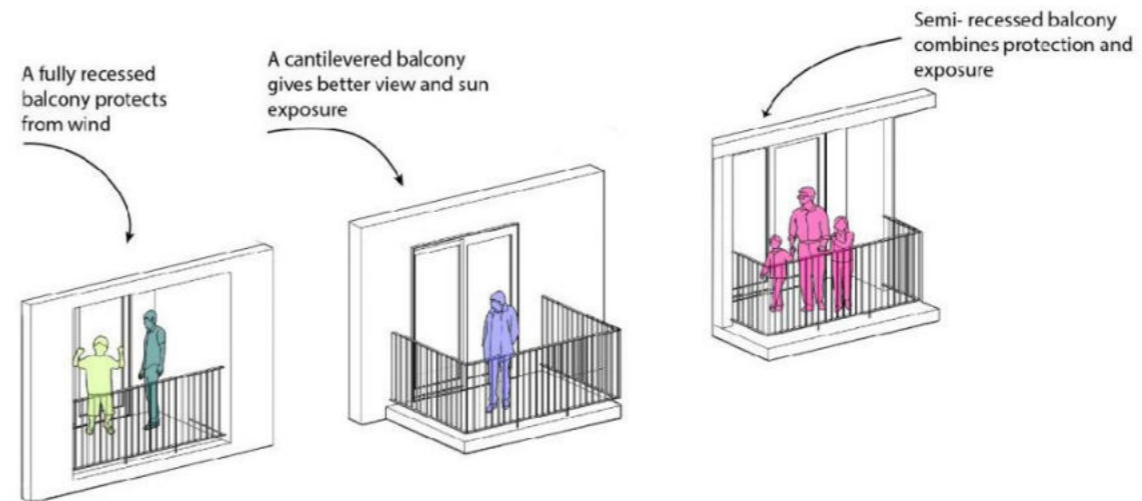
Privacy screen where required on a shared balcony.



Example of metal guarded semi-recessed balconies



Example of glass cantilevered balconies



Balcony typologies used by CCK in the development



Drainage to the balcony

1.5 Entrance and Boundary Treatments

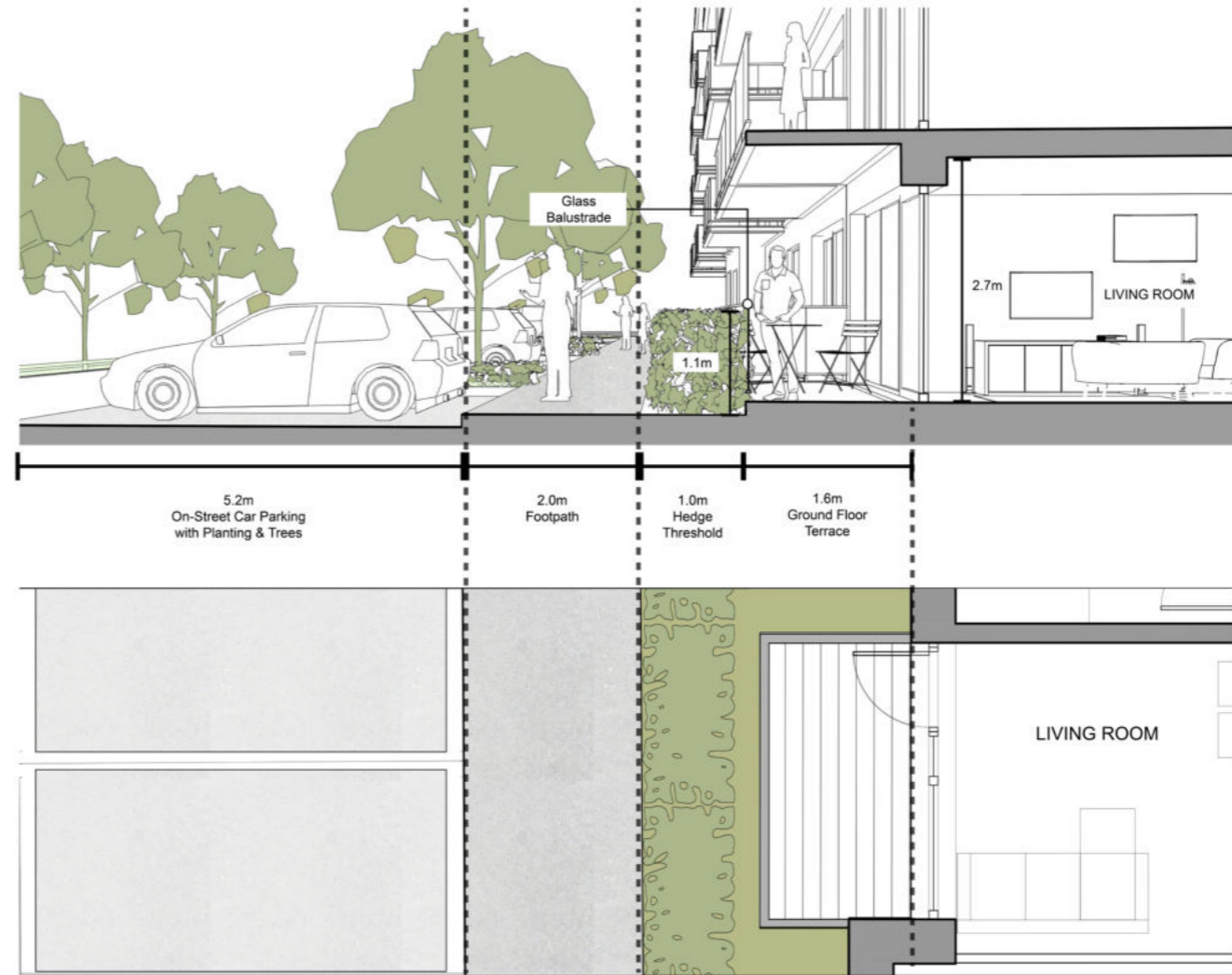
Every house has a rear, private and usable garden that meets and often exceeds Development Plan standard.

Apartments have integrated private balconies which are partly setback into the building line for privacy, and partly extend out for more sunlight and for better passive surveillance of public and private areas below.

The design of the ground level curtilage to single aspect ground floor apartments that do not have a private external space to the rear is given extra consideration. Terraces with a minimum width of 1.5m are protected by a steel railing or glass balustrade on the edges, and by soft landscaping on the form of evergreen hedging as a buffer to the public path.

All apartment and duplex units have a landscaped area of managed communal open space to the rear curtilage of the block and with good exposure to natural sunlight. All are sized to meet or exceed Section 28 guidelines.

All apartment and duplex units have a landscaped area of communal open space. This is usually in the form of a courtyard within the perimeter of the urban block at ground level, and in two instances at podium level above a car park (Blocks F and G). These generous semi-private spaces are overlooked by the dwellings they serve and could be gated from the public street if the management company and residents feel it is required.



Above: Typical terrace detail for ground floor dwelling

Below: Examples of terrace boundary details, soft and hard landscaping, for ground floor dwellings.



Key precedent images of landscaped boundary treatments

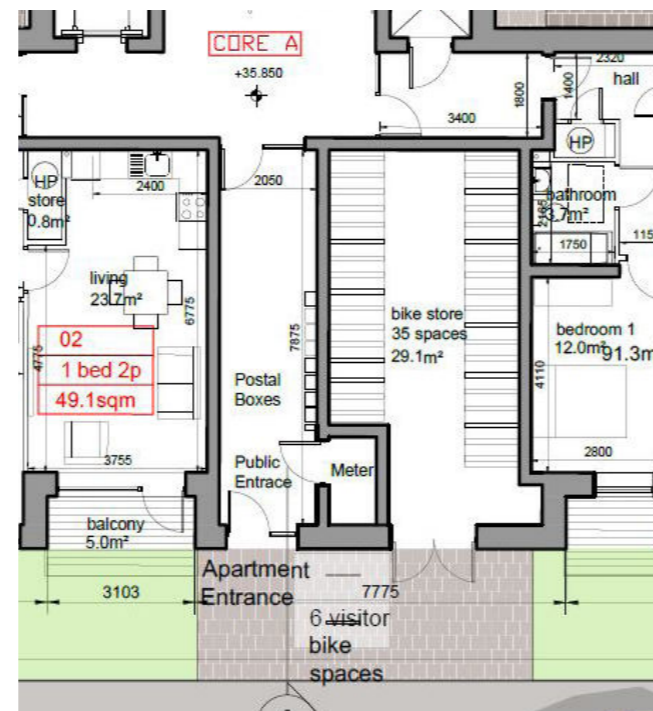
Typical Entrance Conditions

Block L

Block L has two primary entrances into two separate cores from the southern EWLR facing side. These entrances are centrally located within each core to allow quick access up into the units above. Each entrance is flanked either side by apartments but balconies are set back to ensure privacy, no overlooking and acoustic separation.

Above, privacy is ensured by set back balconies providing privacy, at ground level.

Screening at ground level is also assisted by the use of soft landscaping/hedges as indicated opposite.



Apartment entrance core located facing the EWLR adjacent balconies are set back.



Elevation to the entrance of block L, residential unit set back with hedge screening.



View from the EWLR.

Block F

Block F has no single primary entrance, rather 4 core entrances into the residential parts of the building with separate entrances for the commercial units which face the public square. Two entrances are located to the east at the public square and two to the west side and onto the street.

One entrance to the east side is indicated on the plan opposite, it is flanked with retail units. This doorway is thus stepped back from the building line and gives separation from adjacent uses. The undercroft typology provides shelter and acoustic privacy.

The entrances to the west side are treated as per Block L above and opposite with the addition of a metal standing seam entrance canopy.



An entrance indicated to the east side flanked with commercial units.



Elevation showing set back entrance and commercial units to the side.



View from the public square.

1.6 Landscaped Areas and Pathways

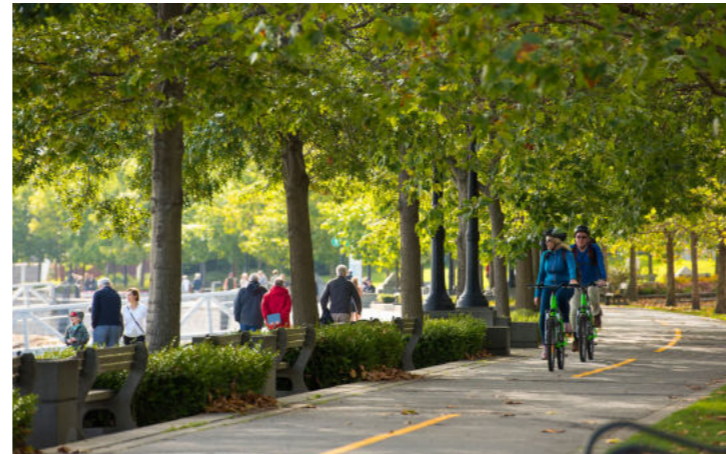
A comprehensive landscaping scheme has been prepared for the development by The Big Space Landscape Architects, please refer to the individual landscape architects report and drawings for further details.

The design focuses on a range of high quality outdoor spaces for residents which include public parks, communal amenity gardens within the blocks for residents' use, play areas with passive supervision at podium landscaped communal outdoor areas, extensive sedum roofs and roof gardens providing for a wide range of residents needs. The landscape approach is integrated with the engineering design to ensure a highly sustainable development which can be easily maintained in the future.

In the public realm a hierarchy of streets is established through different landscape details between different zones in the development. On the EWLR metal tree grilles are employed with a mix of paving flags and setts. The intention is to integrate and complement the existing quality of the public realm here with durable low maintenance finishes. Permeable paving is used at all street parking spaces to assist the SuDS strategy for the development and provide sustainable rainwater attenuation.

In the semi private realm the landscaped courtyards within the blocks employ a combination of biophilic planting, grass surface, paving, tree planting, defensive planting, benches and play equipment to create a varied outdoor environment for all to enjoy

The Open Space has been designed to provide a diverse high quality landscapes with opportunities for moving, socialising and spending time outdoors in an inclusive and overlooked space. The spaces have been developed to provide a distinctive setting which will appeal to all ages. The location and positioning of all open spaces have been considered in detail as part design development stage in terms of proximity to the surrounding houses as being positioned to provide passive surveillance, visual relief and a quality aspect. All the landscape finishing requirements have been addressed and fully referenced in each of the key open spaces landscape architects drawings.



Two way cycle path



Examples of tree grilles metal and resin

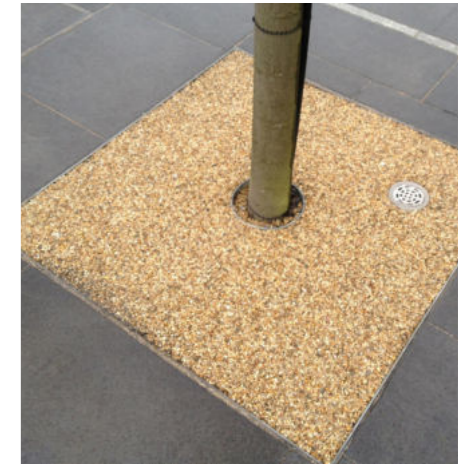
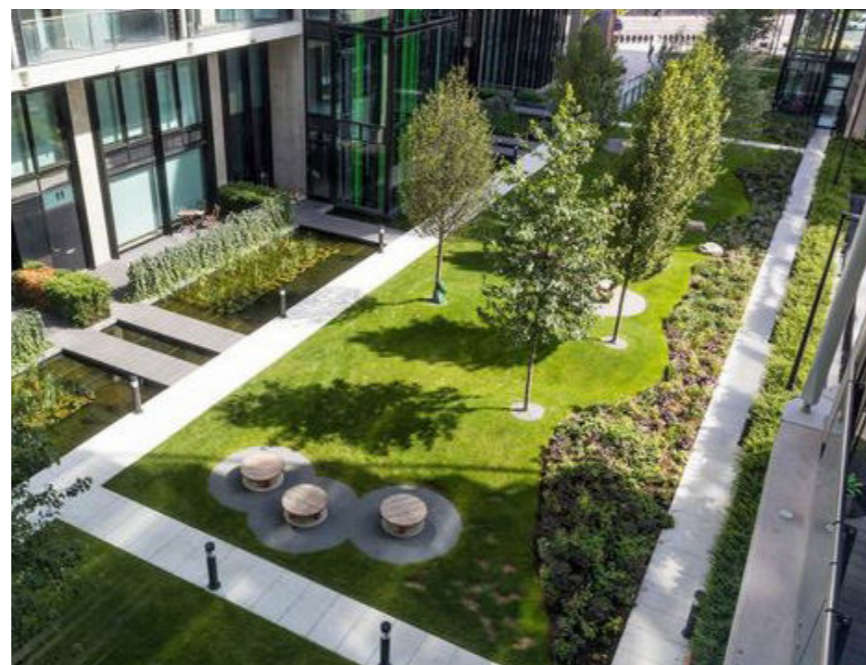


Image of permeable parking bays



Examples of permeable hard landscape to the public square



Key precedent images of Landscaped Podium semi private realm



1.7 Shopfronts

The main retail offering is concentrated in the town square area.

The buildings surrounding the square and walled garden are mixed use, with commercial activity occupying some or all the ground floor areas opening out to the public spaces, with residential uses overhead. Blocks D, F and J present most of the commercial accommodation around the town square, within their ground floor footprints, with additional area in Block G in the form of a corner retail unit opposite the walled garden and near its west entrance.

Active shop frontages to all the retail units are strongly encouraged in the design, with a clear line of sight into the retail area, to provide an engaging retail interface between the retail and the public realm.

All external signage shall be subject to approval by the Landlord and shall be in keeping with the existing permitted signage within Belcamp and the historic setting. The signage will be required to be individual lettering (400mm maximum height) accommodated within the dedicated signage area above each shop unit.

It is not permitted to completely blank out windows. Any manifestations can not be solid, and must be transparent, opaque or patterned.

Permitted manifestations are restricted at two heights, between 850 1000mm and between 1400 1600mm from the ground. Externally hanging signs will not be permitted.

Signage materials and colours should match and complement Belcamp's material palette. Using metal such as aluminium and brass, for the individually mounted letterings is strongly encouraged, the use of these materials not only compliments and matches the existing material palette but it is low maintenance and durable.

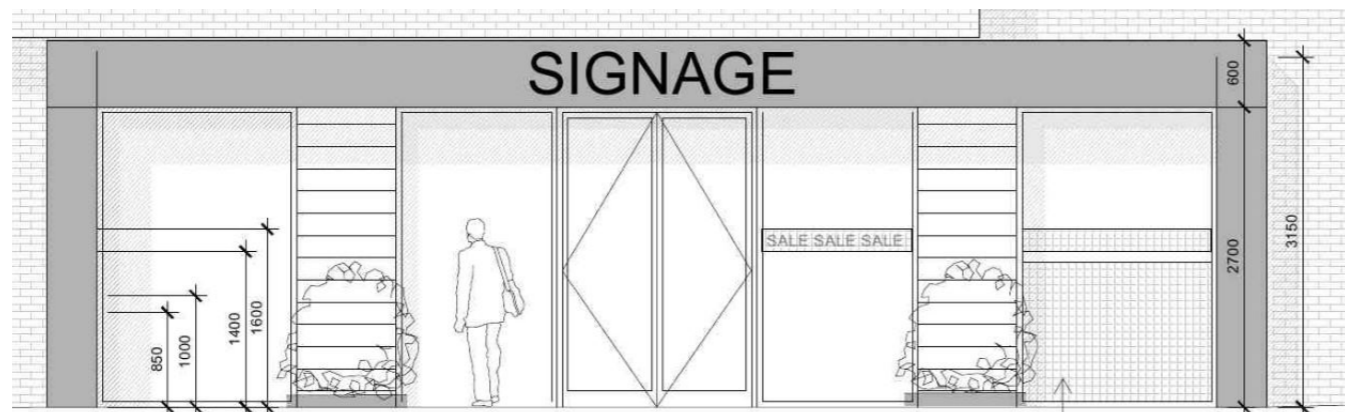
Gannon Properties are a part of the All Ireland Pollinator Plan. As a supporter of the Pollinator Plan they are playing a vital role in helping pollinators to survive and improve biodiversity across Ireland. Tenants will be strongly encouraged to incorporate some planting such as a couple of pots by the door or some window boxes at ground level.



View of the retail unit to the south eastern corner of Block F



Elevation showing the retail unit to the north eastern side of Block F



WINDOW MANIFESTATION
Example of suitable guide to show frontage and signage

It is not permitted or encouraged to completely blank out shop-front windows, any manifestations can not be solid. They are required to be transparent, opaque or patterned and must be position within the permitted height.



Example of suitable shop frontage and signage

1.8 Podium Roof Gardens and Green Roofs



Plan of the landscaped podium and green roofs of Block F

A comprehensive landscaping scheme has been prepared for the development by The Big Space Landscape Architects, please refer to the individual landscape architects report and drawings for further details on the landscape of the podium and green roofs.

Landscaped podiums are used on Blocks D, F and G. Green sedum roofs are used on the other Blocks within the development.

Landscape Courtyard (TBS)

A variety of shrubs, trees, hard landscape surfaces and seating areas provide amenity space for residents of all ages.

Landscape Garden (TBS)

A roof garden is located on the 1st floor level of block F, overlooking the walled garden. A planted green area and fixed seating mixed with planting and hard landscape surfaces provide a durable amenity space for residents.

Sedum Green Roof

A layer of sedum plants across the roof in an extensive green roof system. Requires little maintenance and aids rainwater attenuation while providing improved acoustic performance of the roof for residents.



Precedent image of Roof Garden



Precedent image of sedum green roof



Precedent image of sedum green roof

Advantages of a Green Roof

A green roof has many benefits at economic, ecological and societal levels. A green roof provides a rainwater buffer, purifies the air, reduces the ambient temperature, regulates the indoor temperature, saves energy and encourages biodiversity in the city. Green roofs are part of climate-proof construction. What's more, people are happier in a green environment than in grey surroundings:

1) Provides a rainwater buffer Provides a rainwater buffer

A green roof absorbs rain water by the water buffering in the plants, substrate and drainage layer. This delays the discharge of rainwater to the sewage system, purifies the rainwater, and water also evaporates through the plants. This all helps to stabilize the groundwater level, reduces the peak load on the sewage system and reduces the risk of flooding.

2) Purifies the air Purifies the air

The plants in a green roof filter particulate matter from the air and convert CO2 into oxygen. With a green roof you are contributing to air purification.

3) Reduces the ambient temperature Reduces the ambient temperature

Plants absorb sunlight, 50% is absorbed and 30% reflected; so this helps to create a cooler and more pleasant climate. For the indoor climate this means that the air conditioning doesn't have to work so hard, which in turn means energy savings. And this too has an extra positive effect on the climate in the immediate vicinity of your building and on the temperature in the city. Overall, it means a 3°C temperature reduction in the city.

4) Reduces ambient noise Reduces ambient noise outside and inside

A green roof acts as a sound barrier to your building. It absorbs sound and thus provides a quieter environment, both inside and outside your building.

5) Extends life span of roof Extends life span of roof

A green roof protects the roofing material from external influences such as the sun, rain, wind and temperature fluctuations and doubles or triples the life span of your roof to up to 60 years or even longer. You will recoup the investment in your green roof within 8 to 21 years.

5) Adds value to the building Adds value to the building

The natural and sustainable appearance, combined with a reduction in energy costs and extension of the life span of your roof, means an increase in value of your property.

6) Increases biodiversity Increases biodiversity

The Sedums, herbs, grasses or host plants that are included in the a green roof promote the habitat of birds, butterflies and insects, especially in the city environment which is mainly concrete and asphalt.

7) Creates fire-resistant layer Creates fire-resistant layer

Plants naturally contain a lot of moisture. With a green roof you create a natural fire-resistant layer on your house or office building.

8) Increases the feeling of well-being Increases the feeling of well-being

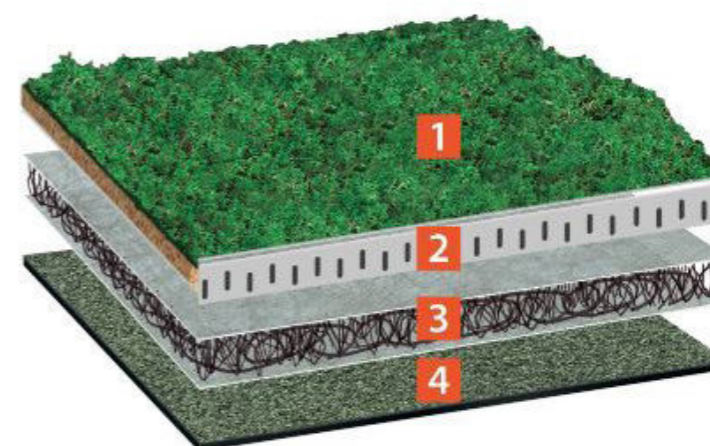
Living and working in a green environment has a positive effect on the well-being of people. Greenery offers relaxation and reduces stress.

9) Low Maintenance

Using vegetation blankets you can create a green roof with a direct-green result. The mats are carefully pre-cultivated and on delivery boast 90% coverage. This means that weeds hardly get a chance to establish themselves and the maintenance required is negligible.



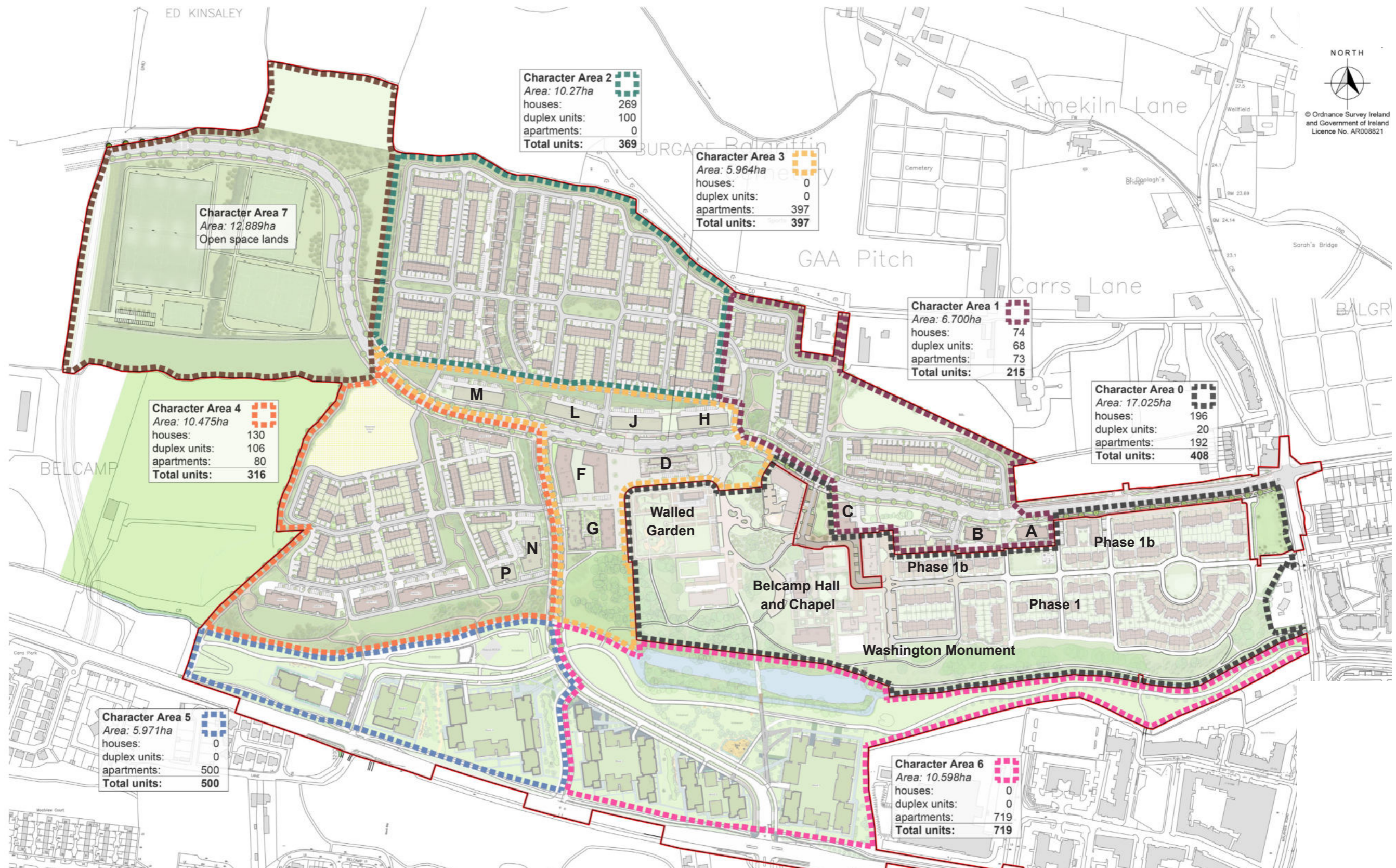
Precedent image of a sedum green roof



Product	Description	thickness	weight
1 Bauder XF301 Sedum Blanket*	A single layer sedum system, GRO compliant substrate is held within a nylon mesh with attached moisture mat. The sedum blanket is grown for circa 12 months and contains up to 17 species of sedum	28mm	44Kg/m ²
2 Bauder AL40	A bespoke edge trim which retains the XF301 system and secures the system to the underlying waterproofing	N/A	N/A
3 Bauder SDF Mat	Multifunctional drainage, filtration and protection layer manufactured from ultraviolet resistant nylon woven loops, which are thermally bonded to geo-textile filter fleece facings. (Only required on flat roofs)	20mm	1Kg/m ²
4 Underlying Waterproofing system	Bauder's underlying waterproofing system, options for Bituminous Membrane, Hot Melt, Single-ply or Cold applied liquid systems.	N/A	N/A
Green Roof Build up (fully saturated, excludes the waterproofing)		48mm	45Kg/m²

A bauder sedum roof built-up

CHARACTER AREAS WITH BLOCKS ILLUSTRATED



Site Layout indicating Character Areas

2.1 Character Area One

CHARACTER AREA 1 - Materials

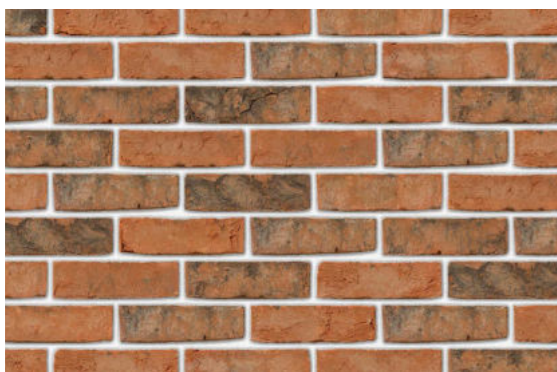
Character Area 1 encloses a section of the new East West Link Road (EWLR) that runs west from the Malahide Road. The street section is contained by strong built edges. The southern portion interfaces with the permitted development under construction. The northern portion provides for a green space relating to Belcamp-Hutchinson to its northeast, and a portion of the biodiversity loop, an ecology greenway, runs along the northern boundary as it turns south as far as the EWLR, where the route can continue south via a pedestrian crossing. An old access to Carr's Lane on the north boundary will become a pedestrian and cycle green route, opening up links to Innisfails GAA club, and creating a new north to south link from Carr's Lane to the Belcamp Hall precinct, and onwards to the DCC lands and the R139.

This is a mid-density character area with a large public park in the southeast corner. comprises 215 dwellings and is broadly a 3-way split of houses, duplex units and apartments. The apartment and duplex blocks are 4 storeys, they all correspond with a coherent architectural language created across the Belcamp scheme via the use of repeating elements (materials, window types, balcony treatments, etc.). The elevations are all composed to compliment the contemporary architecture principles of proportion, scale and materiality.

The proposed larger blocks will be finished to a high standard of materials suitable for the context/location of the scheme. The brick all being a light grey or dark brown coloured bricks, render and dark metal / zinc cladding to the walls.. The balconies will use glass guarding and handrails.

The 2 storey terraces are designed with a simple robust detailing and a limited material palette. This comprises of red brick with simple rendered panels this to match the palette of the existing housing in Belcamp Phase 1a and 1b, these have pitched roofs with dark clay roof tiles and are arranged in a consistent composition and rhythm throughout, resulting in a series of well-considered well-mannered elevations across the character area.

Block C is located within the curtilage of Belcamp Hall and will share a common language of architectural detail and materiality with that of the Phase 1 blocks surrounding the protected structure.



Red bricks with white or grey mortar as used in existing development in Phase 1m to be continued in Character Area 1.

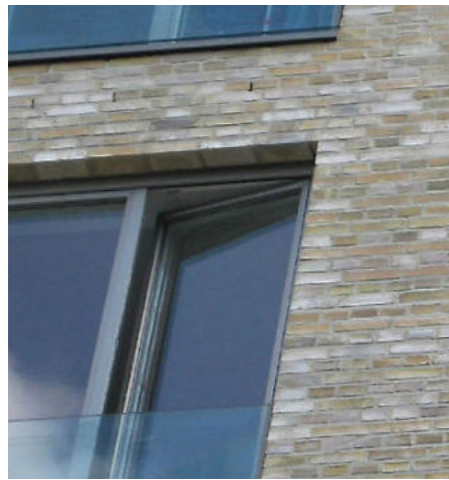


View of Duplex Type 3 Terrace from the EWLR



View of a terrace of type 7 houses.

Apartment Buildings A, B, & C



Metal windows



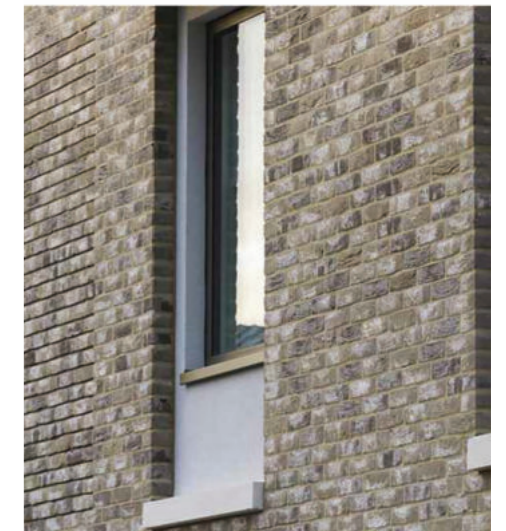
Glass guarding to balconies



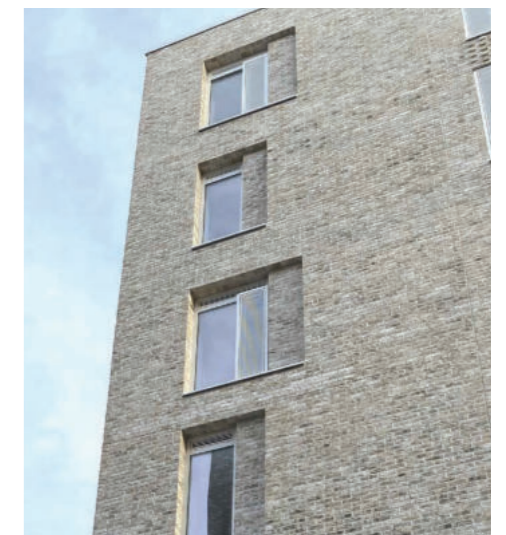
Metal entrance canopy



View of Apartment Building A



Recessed panels with renders

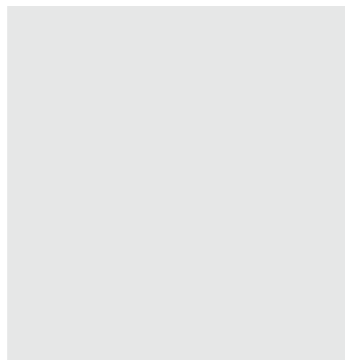


Light grey brick with recesses

Apartment Buildings A, B, & C



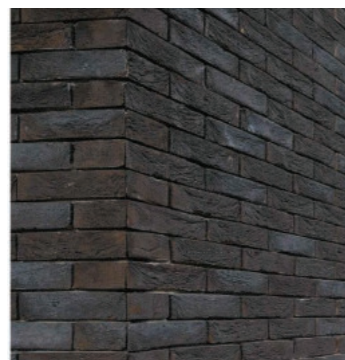
Dark Brown Brick ('Livorno')



Smooth Render



Light Grey Brick



Dark Brown Brick ('Livorno')



View of Apartment Building C



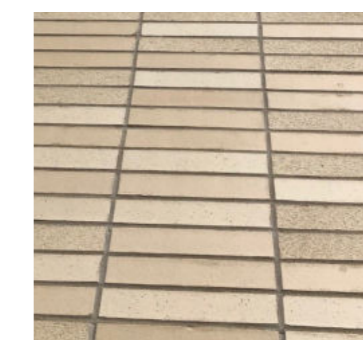
View of Duplex type 2



Dark Brick (Secondary)



Light Brick (Primary)



Stacked brick pattern



Metal cladding to stairs

Duplex Type 3

Brown brick to penthouse

Brickwork facade

Metal cladding to bay

Metal entrance canopy



Duplex Type 3 Terrace: South Elevation

Powder coated metal windows

Brick facade

Metal bay window

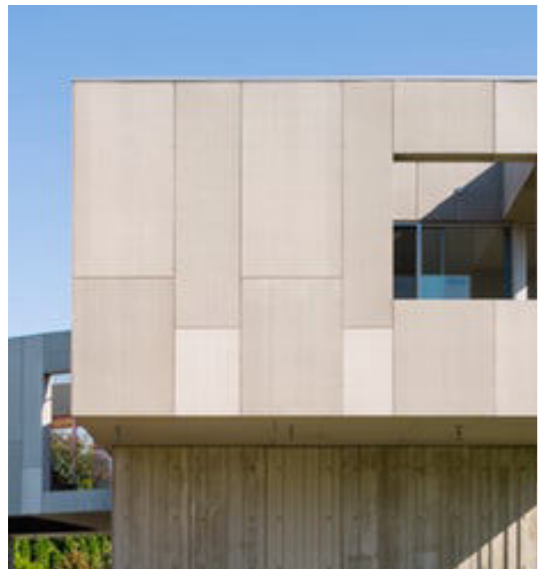
Metal entrance canopy



Birds Eye view of Duplex Type 3 Terrace from the EWL



Metal bay window and brick detail.



Fibre cement cladding board



Metal entrance canopy



Brickwork facade red

Fibre cement cladding

Powder coated metal windows

Metal entrance canopy and aluminium entrance doors

Painted rendered panels between windows

View of the Creche Building in Character Area One

Houses

For further information refer to the Housetype booklet



Weinberger Washington Red



Dark concrete tile to roofs



Painted timber entrance door



Street Elevation for House Type 3

Dark concrete tiles

Brick facade

All units double glazed with thermally broken frames in uPVC or Aluminium. Double or triple glazed

Standing seam metal entrance canopy

Painted timber entrance door

2.2 Character Area Two

CHARACTER AREA 2 - Materials

Character Area 2 comprises the north west development area, located between the proposed park to the west, comprising c.10 Ha for active recreation, and Character Area 1 to the east. The northern boundary is to agricultural land and is bounded to the north partly by mature trees edging the old avenue to Spring Hill house, and to the south by hedges and trees of a townland boundary.

This is a mid-density character area with public pocket parks. It is comprised of 369 dwellings - all houses and duplexes. The duplex blocks are 4 storeys and houses 2/3 storey. They all correspond with a coherent architectural language created across the Belcamp scheme via the use of repeating elements (materials, window types, balcony treatments, etc.). The elevations are all composed to compliment the contemporary architecture principles of proportion, scale and materiality.

The proposed building will be finished to a high standard of materials suitable for the context/location of the scheme. The brick all being brown coloured bricks to the houses, render and dark metal / zinc cladding and dark roof tiles. To apartments a selected ochre brick will be used and balconies will use powder coated metal guarding and handrails.

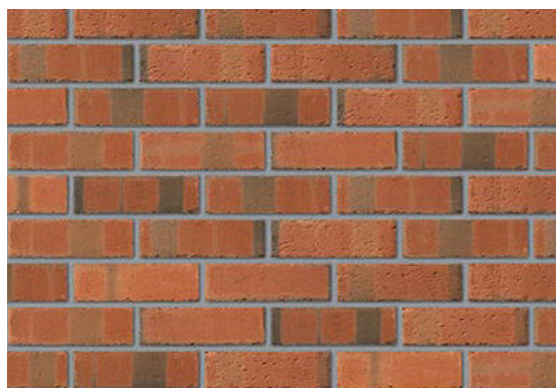
Character Area 2 differs with its use of brick on all front facades. The elevational treatment sees Grafton Brown Brick used across the elevations. The use of flush eaves on gables and narrow fascia boards on the facades enhances the contemporary design of the house types in this Character area.



View of House Type 3 Terrace



View of Duplex types 2 and 3



Kingscourt Grafton Brown or similar



Vandersander Dark Grey or similar

Duplex Blocks



Dark metal cladding to facade

Brickwork facade

Metal bay window

Powder coated metal windows

Metal entrance canopy

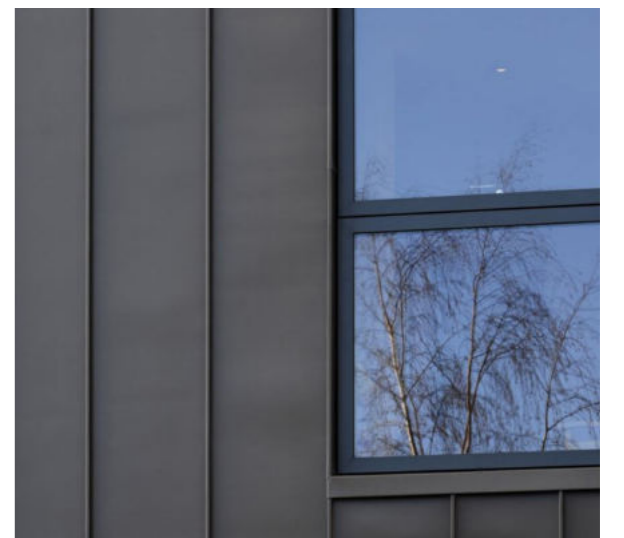
Duplex Type 2 Terrace: Street Elevation



Ochre bricks with white or grey mortar



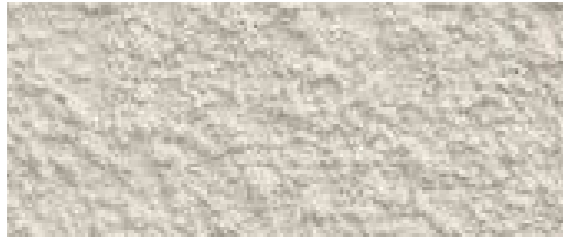
Metal entrance canopy detail



Dark metal cladding / window detail

Houses

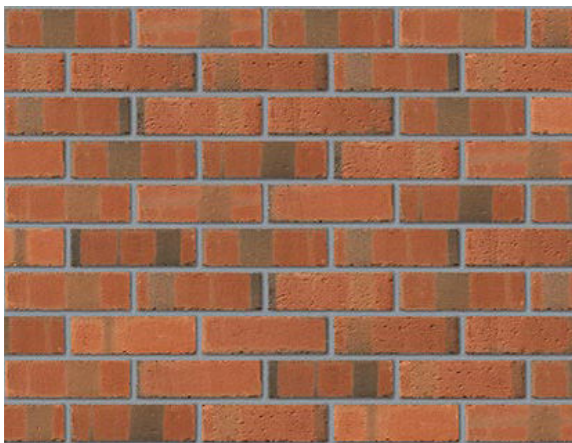
For further information refer to the Housetype booklet



Rendered finish to terrace.



Flush eaves detail to roofs



Kingscourt Grafton Brown



View for House Type 4 and 2 within a terrace



Vandersander Dark Grey

Dark concrete tiles

Flush eaves

Brick facade

All units double glazed with thermally broken frames in uPVC or Aluminium. Double or triple glazed

White render

Painted timber entrance door

Dark brick

2.3 Character Area Three

CHARACTER AREA 3

Character Area 3 continues the new boulevard planted east-west street forming one side of a new town square. This is a pivot in the scheme, a local focus of activity and an important connection with the walled garden and historic wooded landscape beyond. Shops, services cafes etc are to be located here spilling out onto the square. Buildings here surround the walled garden and overlook the woodland to the south. Buildings on the north side of the main avenue form a strong sunlit edge and back onto the townland boundary which is to be replanted and provide for a cycle/ pedestrian link to the park. This area is mainly apartments and duplex units forming a mixed use town centre. 399 dwellings all apartments and a local centre are proposed.

The surrounding buildings are proposed in brick, indented and carved to give solidity and a sense of permanence to the building forms. They have landscaped terraces at different levels including the roof top patio and pergola on Block D. The brick texture and colour will take its cue from the old garden walls – a little paler, flatter and less rustic, sufficient for what is new to be crisp, and what is old to be aged and patinated, but all to be of a family. The activities on the square include the south facing commercial units facing across the street, cafe/bar/deli in Block D spilling out west into the square, the main food anchor and smaller retail liners on the opposite side facing east.

The apartments are 4/5/6 storeys, they all correspond with a coherent architectural language created across the Belcamp scheme via the use of repeating elements (materials, window types, balcony treatments, etc.). The elevations are all composed to compliment the contemporary architecture principles of proportion, scale and materiality. Two blocks F and G are podium blocks with a raised landscape area at first floor level with car parking under.

The proposed blocks will be finished to a high standard of materials suitable for the context/ location of the scheme. The brick all being a ochre coloured brick, render and dark metal zinc cladding to the walls and penthouse level. The balconies will use metal or glass guarding and handrails.



Ochre bricks with white or grey mortar

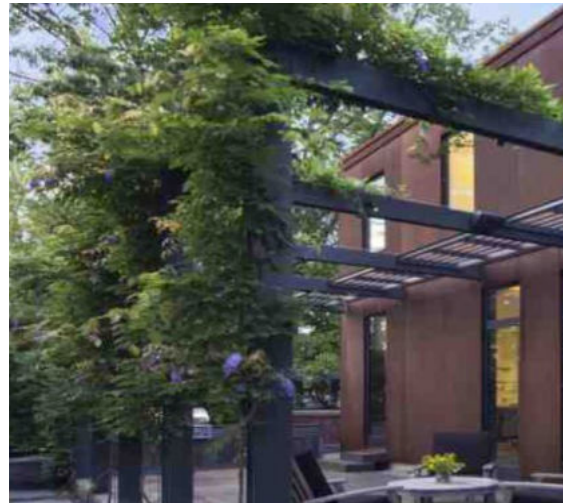


View of the Town Square and Blocks G and D looking North.



View of Blocks G and F looking North

Apartment Block D



Timber pergola to roof level garden



Block D South Elevation



Block D West Elevation



Recessed balconies



Dark metal windows and coping detail



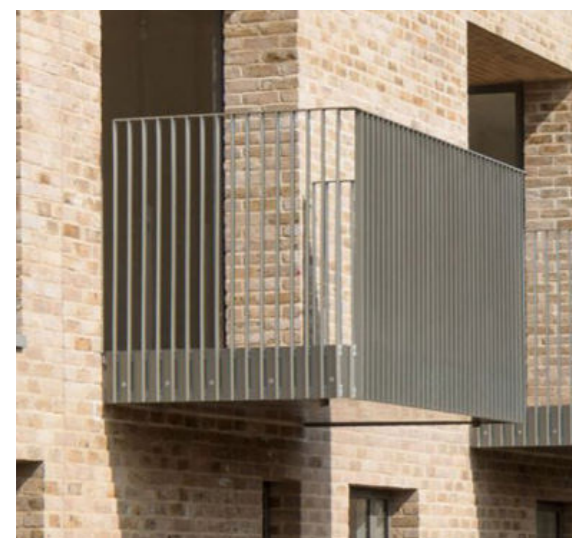
Block D with adjacent walled garden

Dark metal coping detail

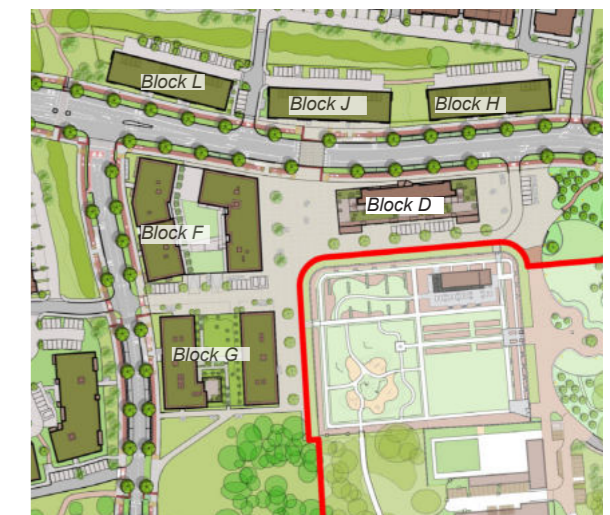
Buff brick facade

Recessed balcony

All units double glazed with thermally broken frames in uPVC or Aluminium. Double or triple glazed



Metal balcony detail



Apartment Blocks L, J & H

Selected buff brick to facade

Glass guarding

Dark metal cladding to balcony

Hedge screening



Block H,J,L & M - South Elevation



High performance flat roof system

Dark metal coping

Metal cladding to balcony

Metal windows



Block H,J,L & M - South Elevation

Apartment Block F & G

Sedum green roof

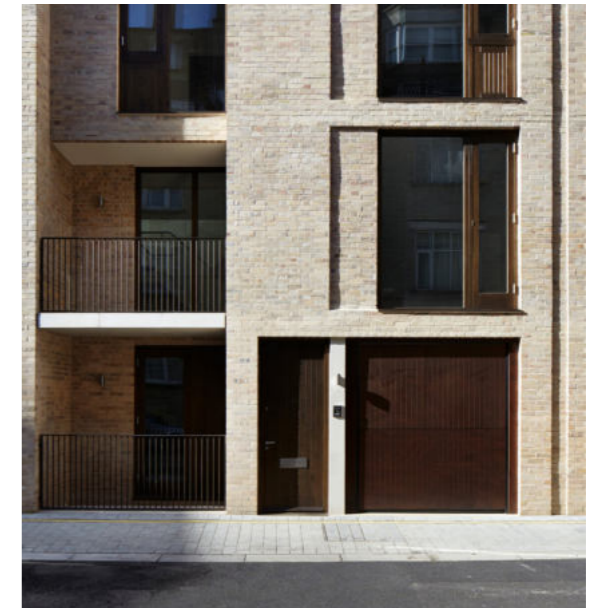
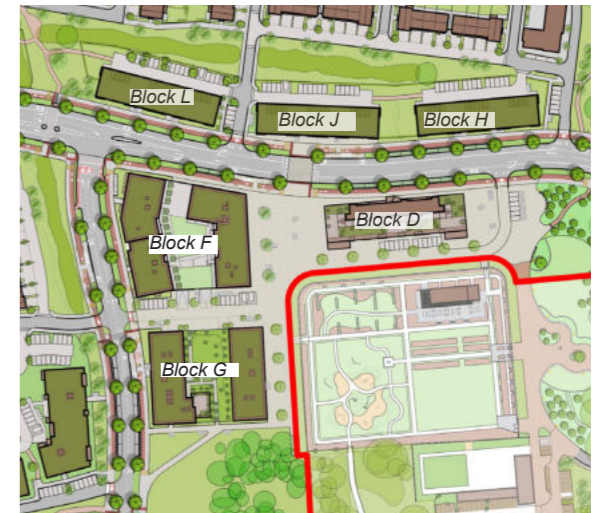
Metal windows

Brick facade

Commercial metal window system



Block F - East Elevation facing the town square



Ochre bricks with white or grey mortar



Recessed balconies

Metal balcony detail

Apartment Block F & G



Block G - West Elevation



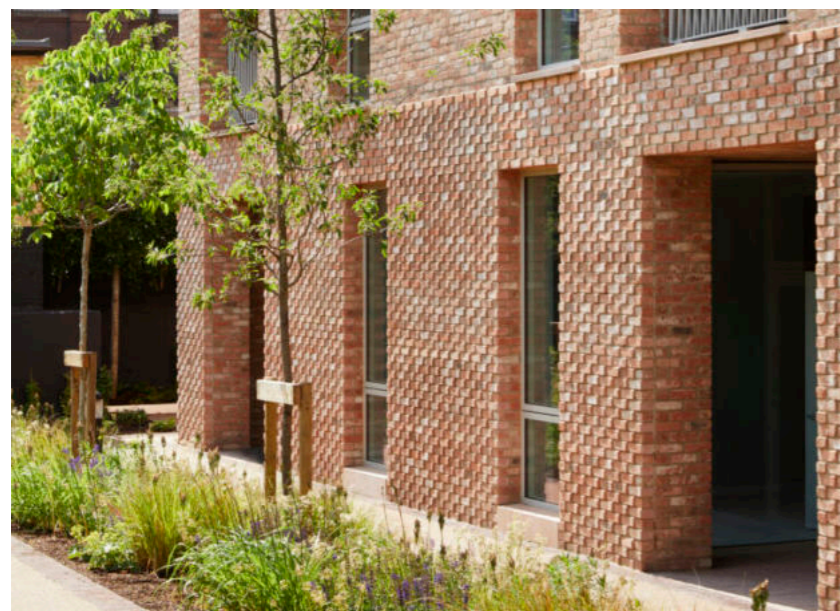
Block G - South Elevation



Block G - East Elevation



*Recessed balconies with metal guarding
Light ochre brick colour*



Rusticated base



Block G with the walled garden adjacent beyond

CHARACTER AREA 4

Character Area 4 occupies the mid-west portion of the Belcamp lands and includes the reserved site for the school. The school at this location can avail of the active sports facilities in the park. The western edge of the character area is part of the proposed ecology greenway around the development perimeter. The southern edge is the transition to the character area 5. An existing hedgerow retained as a bio-diversity corridor is on a natural desire line from character areas 5 and 6 to the school. This area is mainly family houses and comprises 147 dwellings and a school of 6.43Ha.

The enclave is contained by the EWLR and the link road from the R139 to the north and east, and sports grounds and Mayne River valley to the west and south. There is a strong edge looking south over the valley park, and this with the park, is part of Character Area 5.

This is a mid-density character area with a large public park in the southeast corner. comprises 316 dwellings of houses, duplex units and apartments. The apartments are all 5 storeys and duplex units 4 storeys, they are all correspond with a coherent architectural language created across the Belcamp scheme via the use of repeating elements (materials, window types, balcony treatments, etc.). The elevations are all composed to compliment the contemporary architecture principles of proportion, scale and materiality.

The proposed blocks will be finished to a high standard of materials suitable for the context/location of the scheme. The brick being a grey coloured brick, render and dark metal / zinc cladding to the walls and penthouse level. The balconies will use glass guarding and handrails.

The 2 storey terraces are designed with a simple robust detailing and a limited material palette. This comprises of brick with simple rendered panels, these have pitched roofs with dark clay roof tiles and are arranged in a consistent composition and rhythm throughout, resulting in a series of well-considered well-mannered elevations across the character area.



Birds Eye view of Character Area 4 dwellings from the south



Terraces in character area 4.



Grey bricks with white or grey mortar



White rendered finish

Apartment Block N



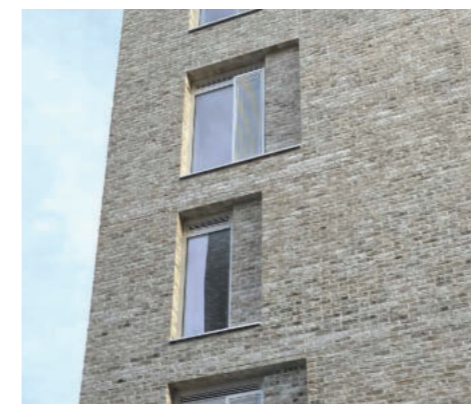
View of Apartment Block N



Glass balustrade to balconies



East Elevation of Block N



Light grey brick with recesses



Stackbond brick detail to facade

Apartment Block P

Sedum green roof

Metal coping detail to parapet

Metal windows

Brick facade

Glass guarding to balcony

Hedge screening to ground floor units



East Elevation of Block P

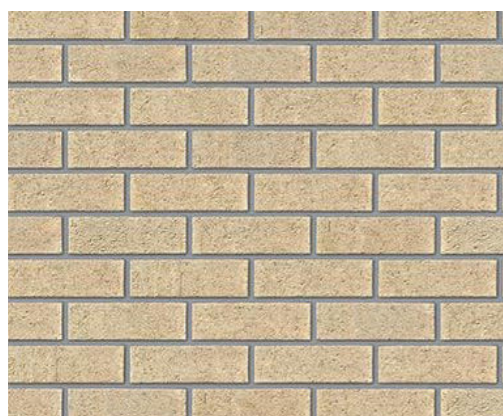
Block P - Southern facing Elevation facing the river walk



Dark metal windows and coping detail



Recessed balconies to corners, brick surrounds



Selected grey bricks



Timber slatted type doors to the communal areas on the north elevation



North elevation of Block P



Duplex Blocks



A dark standing seam metal roof will be used on the duplex type 1



Dark brick

Recessed panels

Light brick

Duplex Block 1 - Southern Elevation



recessed brick panel detail

Standing seam dark metal roof

Metal windows

Glass guarding to

Brick facade

Juliet balcony metal guarding



Grey brick



Dark brick



A dark metal Juliet balcony guarding used to the windows at first floor level. View of the Southern elevation of Duplex 1 facing the river walk

Houses

For further information refer to the Housetype booklet



Rendered finish to panels on facade



Grey bricks with white or grey mortar



Standing seam metal entrance canopy



Timber entrance door



View for House Type 7 and 2 within a terrace

Dark concrete tiles

Flush eaves

All units double glazed with thermally broken frames in uPVC or Aluminium. Double or triple glazed

Brick facade

Render section to facade

Metal standing seam entrance canopy

Timber painted entrance door



Dark metal bay window to gables

SUMMARY AND CONCLUSIONS

The proposed material and finishes to the scheme will be of the highest quality. Care has been taken for the design of the private and public realm to ensure high quality and sustainable finishes and details which will create a distinctive character for the development. The proposed development will form a sustainable design solution for this site.

Achieving design quality is key to ensuring this residential development provides both durability and performance throughout the duration of its life. The quality of the private and public realm of this development is key to having a successful neighbourhood.

High quality design and a clear green infrastructure will be applied to all perimeters of the proposed buildings, with particular attention to the materials and facade design used in all parts which overlook the street frontages and public realm.

The detailing and specification for materials and finishes has taken into account the micro-climate of sunlight, daylight, wind to ensure a design solution that is robust, fit-for-purpose and will be of the highest quality over its design life.

This development at Belcamp has been designed in order to ensure that robust and long life materials and products with low maintenance are selected as much as possible.

Material selection has gone through a selection process to ensure the proposed materials will meet the highest lifecycle value. Equally the sustainability credentials of the selected materials has been reviewed thoroughly to ensure optimum design solutions.

The use of robust high quality landscaping materials for this site is intended to provide materials that reduce the need for ongoing maintenance costs. Materials have been selected based on the value they bring in terms of low maintenance and easy cleaning and their aesthetic value.

The chosen cladding materials will be robust and good detailing shall ensure minimal staining on facades. Hardwearing internal finishes are selected to ensure the buildings remain robust. Resilient materials have been selected for balconies, paving areas and for all external accessible areas.

The selection of external materials will minimise maintenance as all materials are self-finished, robust and long lasting.