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Application to An Bord Pleanala

Strategic Housing Development (SHD)

at Mill Road, Saggart, County Dublin

Materials & Finishes Report

December 2021

Contents

The proposed development is on behalf of Tetrarch Residential Ltd, for a residential development at Mill Road, Saggart, Co. Dublin. This document provides details of the selected materials and finishes selected for the proposed housing units, duplex units, and apartment blocks A & B, and external landscape materials and public open spaces.

The 4.94 ha subject greenfield site west of City West Hotel & Conference Centre, and is to the north west of the village of Saggart, east of Rathcoole, & north of the established residential developments of Saggart.

This Report identifies the principal external finished materials to be used in the proposed development, illustrated with planning drawings, Computer Generated Images, and reference images to describe the proposed colours & textures including – pre-coloured render finish & brick facades to housing and duplex units, with external terraces and buffer spaces. Apartment blocks A&B propose two toned brick facades, decorative brickwork cladding, bronze anodized aluminium balcony structures and railings, red powder coated aluminium cladding to circulation areas and recessed entrances with decorative brickwork.

These quality materials have been selected due to their inherent characteristics & robustness suitable for the new residential quarter. Careful detailing and designs have been developed to afford low maintenance and longevity of the materials. This report should be read together with the Architectural & Landscape Design Statements.

Section 1
External Building Materials

Section 2
Landscape External Materials Schedule

Brochure to be read in conjunction with -

Architectural Design Statement
Prepared by Darmody Architecture

Landscape Design Statement
Refer to Murray & Associates accompanying Landscape Report & drawings.

Building Lifecycle Report
Prepared by Renaissance Engineering

Strategic Housing Development (SHD)
at Mill Road, Saggart, County Dublin

External Building Materials

Design Variety Building Finishes & Materials

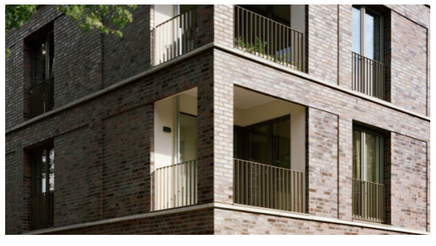
Render & Brick Housing Units

Render & Brick Duplex Units

Apartment Blocks A&B
2no Brick & selected cladding

A contemporary palette of materials is proposed with a balanced mix of selected pre-coloured render and brick as the principal finish to all house & duplex units. Apartment Blocks A & B are a mix of 2no. selected complimentary brick types, and selected cladding.

Reference project housing typology
A2 Architects, Georges Place, Dun Laoghaire



Selected dark & light buff coloured brickwork for Apartments elevation treatment

External Building Materials
Overview, Materials & Expression

View of Apartment Block with 2 tones of brickwork at groudn level and upper levels

View of Apartment link building with use of colour to mark entrances and transition spaces

The principal external finished materials proposed include – brickwork in varying tones, textures & patterns, selected uPVC fenestration, recessed/ semi-recessed/ projecting metal structure balcony details with metal railed balustrades, expressed concrete lintels/string-courses, self-coloured render and slate roofing. These quality materials have been selected due to their inherent characteristics & robustness suitable for the new residential quarter. Detailing has been developed to afford low maintenance and longevity of the 2no. apartment blocks, duplexes and houses.

Apartments
In principle, each of the 2no. Blocks are expressed as two distinct linear brick volumes housing the apartment units and divided by a central common corridor. This is carried through to the expression of the building externally where the two brick volumes are offset by the use of strong colour to mark the circulation spines and entrance points. The use of stepped brickwork is also used at entrances and circulation areas in order to enliven the façades, signal the entrances, and provide visual & tactile interest. Decorative brickwork is also proposed at select areas of Block A & B's facad to create a balanced composition.

Houses & Duplexes
Brick has been chosen as the primary material for the houses and duplexes due to its timeless aesthetic, robust nature and inherent quality requiring little maintenance. This is combined with self-coloured rendered façades in some locations above street level and tiled/slate pitched roofs. Detailing includes the use of expressed concrete lintels and string-courses, recessed entrances and projecting entrance canopies, reconstituted stone surrounds to openings, and patterned brickwork in select locations to add visual interest and texture.

View of Duplex units with mix of brickwork at plinth level and self-coloured render above

View of a typical 3 storey corner house with expressed entrance canopy and curved corner detail

View of "sawtooth" terraced housing with playful expression of roofs to add visual interest

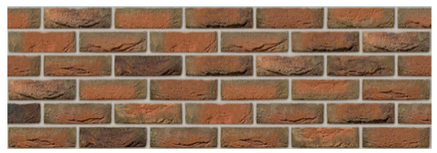
View of wide frontage house type with expressed concrete stringcourse/lintel above ground floor windows

Detailed Design - Houses

The proposed housing units are comprised of 2 & 3-storey units, with 6no. unit types. All units are primarily finished in brick, and/or pre-coloured render finish, contemporary fenestration, and metal cladding.

All units are proposed with a recessed entrance in the front façade, to offer a contemporary entrance portal. Externally, 2no. brick tones are proposed with a red/brown brick tones being the primary proposal, and a light buff brick as the secondary selection.

All fenestration will be double glazed units to one selected colour throughout with low cills where possible to maximise light into the living spaces. In conjunction with the 1.5/ 2 m landscaped external privacy strip, the recesses will afford a generous welcoming space for each house as a transition from the public to private realm.



Above: Red/ brown brick sample with ivory or light grey mortar

Above: Light buff brick sample with light grey or beige mortar

CGI of House Type 4 & 1A terrace with 'saw-tooth' roof and gable ended elevation

CGI of House Type 4 & 4A with 'saw-tooth' roof and gable ended elevation, matching width of House Type 1A

CGI of House Type 6 - 3 Storey dual frontage units with cladding to front elevation of upper floors

CGI of wide frontage House Types 3 & 5

Detailed Design - Duplexes

The proposed Duplex units are all three-storey volumes, finished with brickwork and pre-coloured render.

There are 8no. Duplex typologies used within the scheme, offering a variety of design and expression within the site. Duplex units D1-D6 are paired together in 2no. blocks, with brick being used to the lower and protruding volumes, and pre-coloured render to the first and second levels. The stepped facade offers an external south-facing terrace at first floor level, which is enclosed by a brick parapet/ balustrade and stone capping.

Duplex units D7 & D8 are used to enclose and animate POS 03, with dual frontage façades. The unit's design offers the upper level to the 1Bedroom apartment, and a recessed terrace at this level steps the building form back on one edge creating visual interest.

The material combination of brickwork, and metal cladding canopy cover at entrances, offers a distinctive aesthetic for these units.

The rounded 3 storey brickwork corner is a distinctive feature in the scheme that helps enclose the pocket park to the north east of the housing layout. A flat roof above this corner of the building allows the pitched roof to be set back one side and makes use of the stepping down of the façade.

CGI of House Type 1A terrace

CGI of wide frontage units with landscape buffer and material change to signalise entrances

CGI of House Type 5 - 3 Storey dual frontage units with cladding to front elevation fo upper floors

Three Storey stepped facades of terrace duplex D1-D6, with upper recessed levels to be pre-coloured render finish, and brick finish to lower levels and protruding bays.

CGI of Duplex Block A, of 14no. units

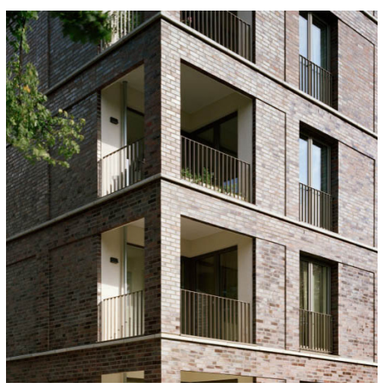
Elevation Strategy - Apartments
Overview of Materials & Expression

Materials Strategy

In principle, the 2no. Apartment Blocks A & B are expressed as two distinct linear brick volumes housing the apartment units and are divided by a central common corridor. This is carried through to the expression of the building externally where a neutral palette of two contrasting tones of brickwork is offset by the use of strong colour to mark the circulation spines. Stepped decorative brickwork is used at entrance points to gently guide the user to the entrance door, providing an attractive and memorable aesthetic.

Block A SW Elevation - Street Elevation
Facade study illustrating use of brickwork with expressed horizontal banding, decorative brickwor k,vertically proportioned fenestration, repeating balconies with metal balustrades supported by framed steel structures

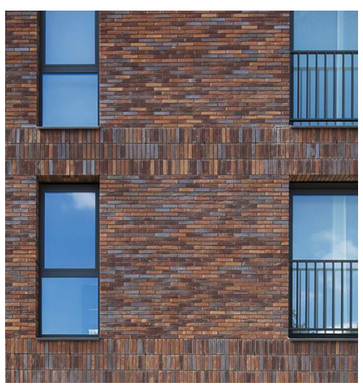
Block B NW Elevation
Facade study illustrating treatment of gables and of 3-storey link volume. Where possible, balconies are placed on gable ends to provide animation. The three storey link building is given a contrasting more playful expression recessed back from the primary volumes.



Brick Façades
A contemporary palette of materials is proposed with two complementary tones of brick as the principal finish to all apartment elevations including the semi private courtyards and public façades.

The contrasting two tones of brickwork to the ground level and the upper levels will add visual interest while still allowing for a coherent sense of variety across the different blocks.

Brickwork has been chosen for its timeless robust qualities and as a low maintenance material.



Fenestration & recessed Balconies
There will be approximately 3no. repeating uPVC windows designs & 2 no. powder-coated aluminium balcony sets with glazed balustrades for ease of quality control and buildability.

The primary balconies will be supported via a lightweight secondary steel post and beam structure, in the same finish as the balustrades and railings, and will form a repeating grid along the primary elevations.

Detailed Design - Apartments
Elevation Strategy - Entrances & Circulation

Entrance and circulation points to Apartment Blocks A & B are detailed and announced with decorative brickwork and strong colours to provide legability for residents and visitors.

The recessed entrance points provide a contemporary threshold to the apartment blocks which affords a sheltered welcoming space from the public realm. Entrances to the internal circulation cores provide animation and activity to streetscape, and 2no. are located on each side of Block A giving access to the communal garden/woodland walk to the north and the street to the south.

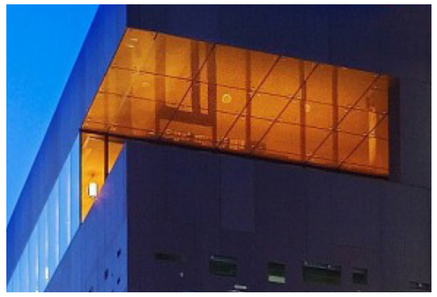
Similarly, within Block B entrance points are located on the streetside, and a through way is provided to the inner communal courtyard. These routes ensure connection and activity to the semi-private courtyard which provides a positive space for residents.

The use of coloured cladding and fenestration is used externally to express circulation areas within Block A & B. Visually, this natural break in the building volumes introduces a material change adding dynamism and interest to the proposed apartment blocks. An underpass is proposed to the lower 3 storey link volume on Block B to provide a direct connection to the inner semi-private courtyard. This circulation space is lined with a coloured cladding to signal its presence and character. This circulation area directly links the inner courtyard to pedestrian pathways, and to the centre of Public Open Space 01.

Block A elevation with circulation & entrance points highlighted. Recessed balconies are placed to the end of the block to provide animation to the public realm, with stacked external balconies balanced between the entrance points.

Entrance Points & Vertical Circulation
The use of hit-and-miss brickwork will be used to animate and bring life to the stairwell elevations

Vertical Circulation
The use of hit-and-miss brickwork will be used to animate and bring life to the stairwell elevations



Reference Image: Illuminated cladding announcing external spaces, allow for differentiation form the façade material.

CGI of proposed circualtion cladding to Block B & recessed entrance portal with decorative strepped brickwork

Reference Image: Vertical coloured ribbon dividing different brick volumes & consisting of powdercoated aluminium fenestration and cladding panels.

CGI of proposed cladding placed on elevation for animation and relief

Detailed Design - Apartments

Brick Facades - Elevation Strategy & Fenstration

Horizontal banding consisting of double vertically stacked brickwork help to suggestively define the storey heights of the building and create visual interest and subtle texture to the façades

Window openings are contained within these horizontal brick bands and are expressed as a consistent height opening throughout in order give a sense of order and calmness to the façades.

The openings are expressed as full height with a set-back lintel to lend a sense of generosity, whilst still taking into account standard glazing sizes that can be cost-effectively delivered.

Corner Balconies are expressed as recessed loggias within the brick facade, with the horizontal banding following through to unite as part of the whole and to allow for a more lightweight railing and balustrade to balconies for better daylight penetration.

Detail view of Block A North-East Elevation showing typical brick detailing on facade and fenestration selection

Isometric View from 3D study model of typical corner balcony showing continuation of brickwork banding

Precedent image of brick facade with similar expression of brick banding & full height openings and contemporary fenestration

Detailed Design - Apartments
Brick Facades - Reference Images

▲ Reference image: The use of hit-and-miss brickwork is proposed to animate and bring life to the stairwell elevations

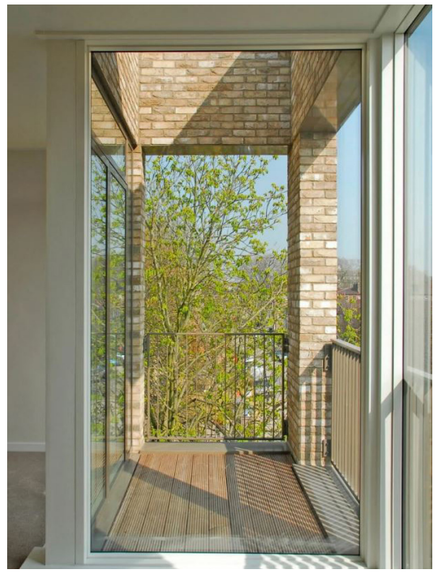
◀ Reference image: combination of buff coloured brickwork with dark coloured fenestration

▲ Reference images showing tone of dark colured grey/brown brickwork with horizontal banding

▼ Reference image of internal view of recessed brickwork corner balcony, and metal balustrade

▲ Block A South-West Elevation
Example of a long typical facade

01 - Selected brickwork. 2No. complimentary tones of brick proposed.
02 - Double-header horizontal bands within stretcher bond coursing at floor levels to brickwork facades.
03 - Free standing steel framed structures to support stacked balconies consisting of Powder Coated I-Beams with metal balustrade
04 - Recessed balcony/terrace with metal balustrade
05 - Balcony element & metal balustrade supported by framed steel structure
06 - Selected uPVC or similar double glazed windows with openable sections and fixed glazed panel.
07 - Selected aluminium or similar double glazed windows as AOV with architectural cladding/ spandral panels
08 - Selected uPVC or similar sliding door and fixed glazed panels to access the external balconies/ terraces.
09 - Recessed entrance portal with powder coated architectural cladding and stepped brickwork
10 - Selected hit-and-miss brickwork pattern
11 - Selected cement fibre panels to facade with coloured infill panels

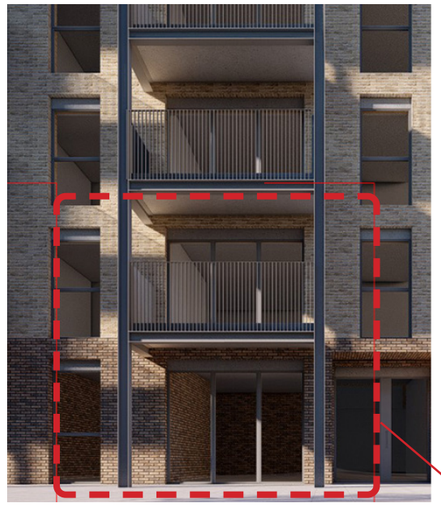


Detailed Design - Apartments
Projecting & Recessed Balconies

Projecting Balconies are the standard form of balcony used throughout the scheme. The balconies will be supported via a lightweight secondary steel post and beam structure, in the same finish as the balustrades and railings, and will form a repeating grid along the primary elevations.

Balustrades are set within the frame structure and give a contemporary aesthetic to the façade, with one side to be finished in a solid panel to provide a solid section of guarding, which alternates sides to provide added visual interest. These solid panels will be made up of perforated metal panels with an abstract design in an anodized bronze finish. Access to balconies depend on the individual units and orientation, as to maximise the daylight and sun into the individual units. Care has been taken for the placement of the balconies on the elevation to maximise these requirements for future residents.

CGI of study model for projecting balcony & metal balustrade supported by framed steel structure to selected colour



CGI of section of elevation for projecting balcony & metal balustrade supported by framed steel structure to selected colour

Recessed balconies provide enhanced privacy for residents and are provided in corner & prominant positions

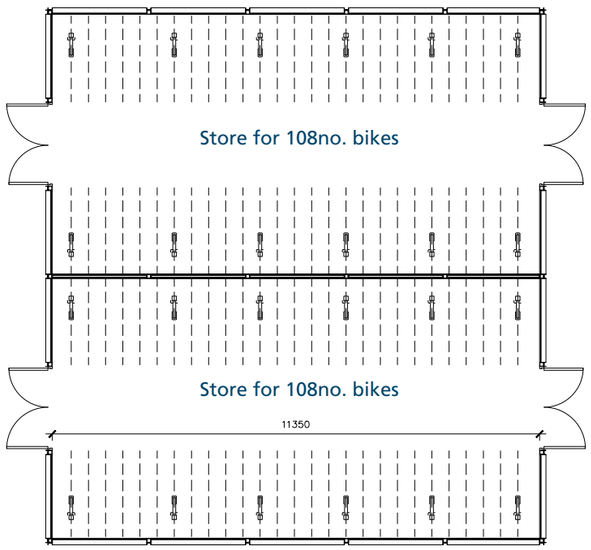
Corner balconies will primarily be of the recessed variety in order to positively articulate the corners and provide a more robust expression. They will also lend an added sense of privacy to the residents of these apartments. The horizontal brick banding will continue through and around the corners to hold the balconies, with the balustrades registering as more lightweight elements within the larger openings.

CGI of recessed and projecting balconies to Block B, with dark and light buff brick, & metal balustrade supported by framed steel structure to selected colour

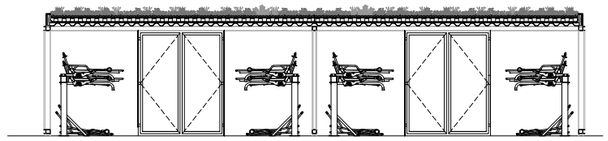
NE Elevation Apartment Block A showing typical balcony "landscape"

Reference: Detail view of perforated bronze panels to balcony

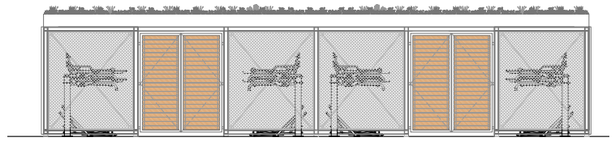
External Building Materials
Bike Storage Enclosure A



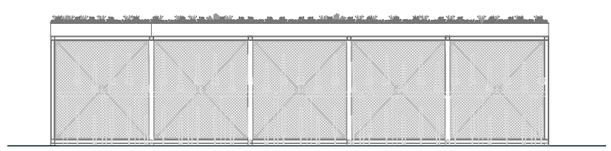
Bike Storage Enclosure Plan for dual entrance store



Section of Bike Storage Enclosure

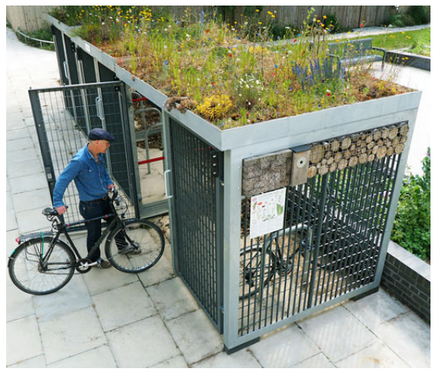


2no. Elevations of Bike Storage Enclosure



2no. Elevations of Bike Storage Enclosure

Ref Image; Josta double-stacking bike storage units



Ref Image; Enclosed Bike shelter with steel structure & finish, and green roof to create a pleasing aesthetic

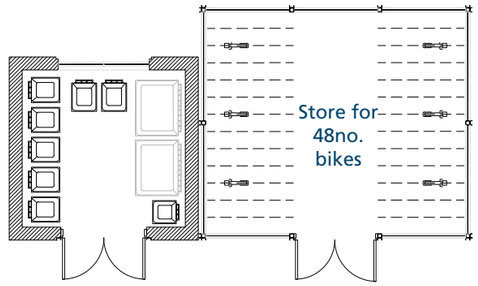
A contemporary palette of materials is proposed to create the bicycle enclosure set within the courtyard of Apartment Block B, that will blend and be easily screened to the proposed soft landscaping.

The proposed bike store unit is single storey in form and has been designed for secure and discrete storage for all residents. It is located on the outer edge of the courtyard and is easily accessible on both sides from a level pathway.

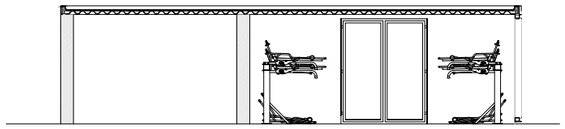
The unit is enclosed by a galvanised steel frame construction, with infill steel mesh panels, and timber panels as ventilated doors. This allows for an attractive and robust enclosure which allows for an attractive solution to the external and communal/public spaces within Block B.

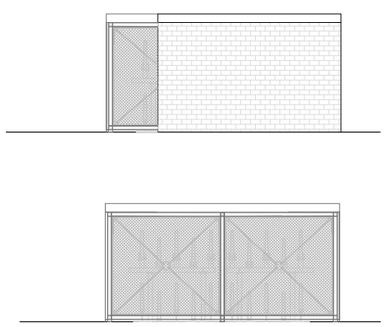
A green roof is proposed on substrate structure, which will visually soften the impact of the structure, and also be aesthetically pleasing for residents on the upper apartment levels.

External Building Materials
Bin & Bike Storage Enclosure B

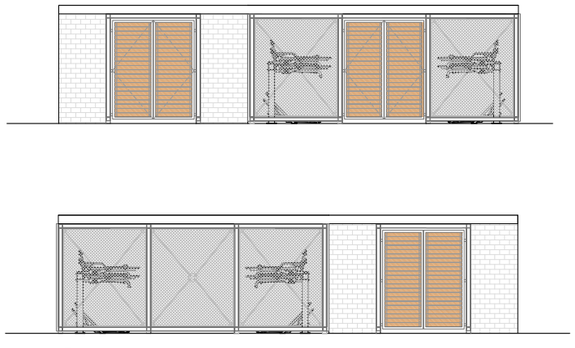


Bike Storage Enclosure B Plan, with adjoining bin store





Bike Storage Enclosure B - 2no. elevations



Bike Storage Enclosure B - 2no. elevations & section

Ref Image; Interior of Enclosed Bike shelter at Dublin Port Centre by Darmody Architecture

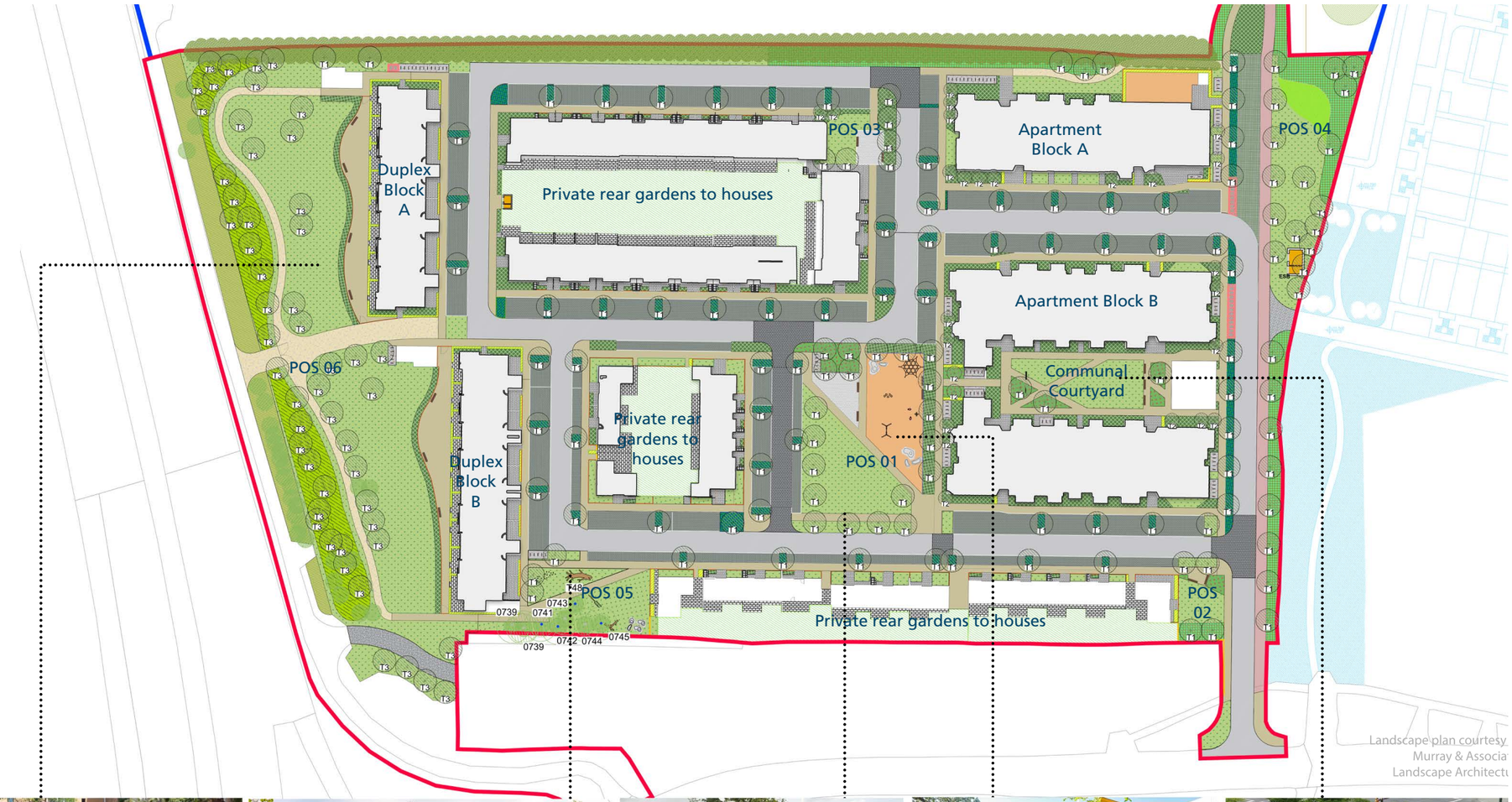
Ref Image; Exterior of Enclosed Bike shelter with tmber cladding & dual stacked bike racks

With materials and structure similiar to Bike Store Enclosure A, the bin & bicycle stores which serve Duplex blocks A & B, and will blend and be easily screened within the proposed soft landscaping within Public Open Spaces 6. A similar form enclosure is also proposed for the Creche, and is located to the eastern edge of the Creche, at the ground floor of Block A.

One of Store B is located to the north-east of Duplex Block A, and the second is located to the north of Duplex Block B within POS 06. Both stores are easily accessible via a level access pathway and serve the respective resident of the proposed Duplex Blocks.

The bikes store within these units are also enclosed by a galvanised steel frame construction, with infill steel mesh panels, and timber panels as ventilated doors. The bin store area is of masonry construction, timber panels as ventilated doors, and brick finish externally to match the Duplex units. This allows for an attractive and robust enclosure, which allows for an attractive solution to the stored located adjacent to external Public Open Space 06 within this area of the site.

External Landscaped Areas
Character Overview



Landscape plan courtesy of Murray & Associates Landscape Architects

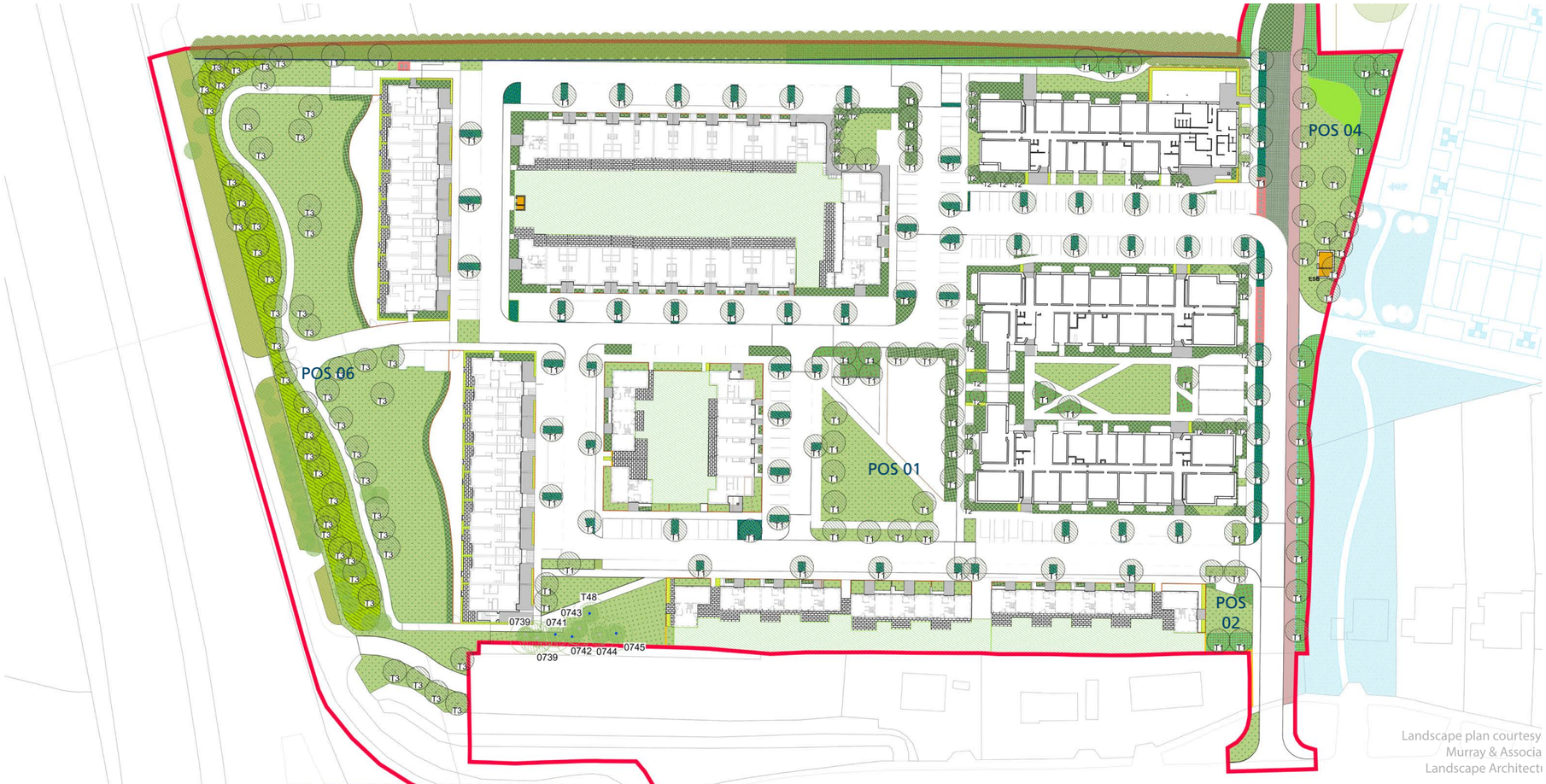




Extract from Murrays & Associates Landscape Masterplan proposal and design statement.

Each of the principal Public Open Spaces, communal areas, and private gardens within this area of the site are defined by specific landscape treatments and material selection.

External Landscaped Areas
Materials - Soft Landscaping



Landscape plan courtesy
Murray & Associa
Landscape Architect

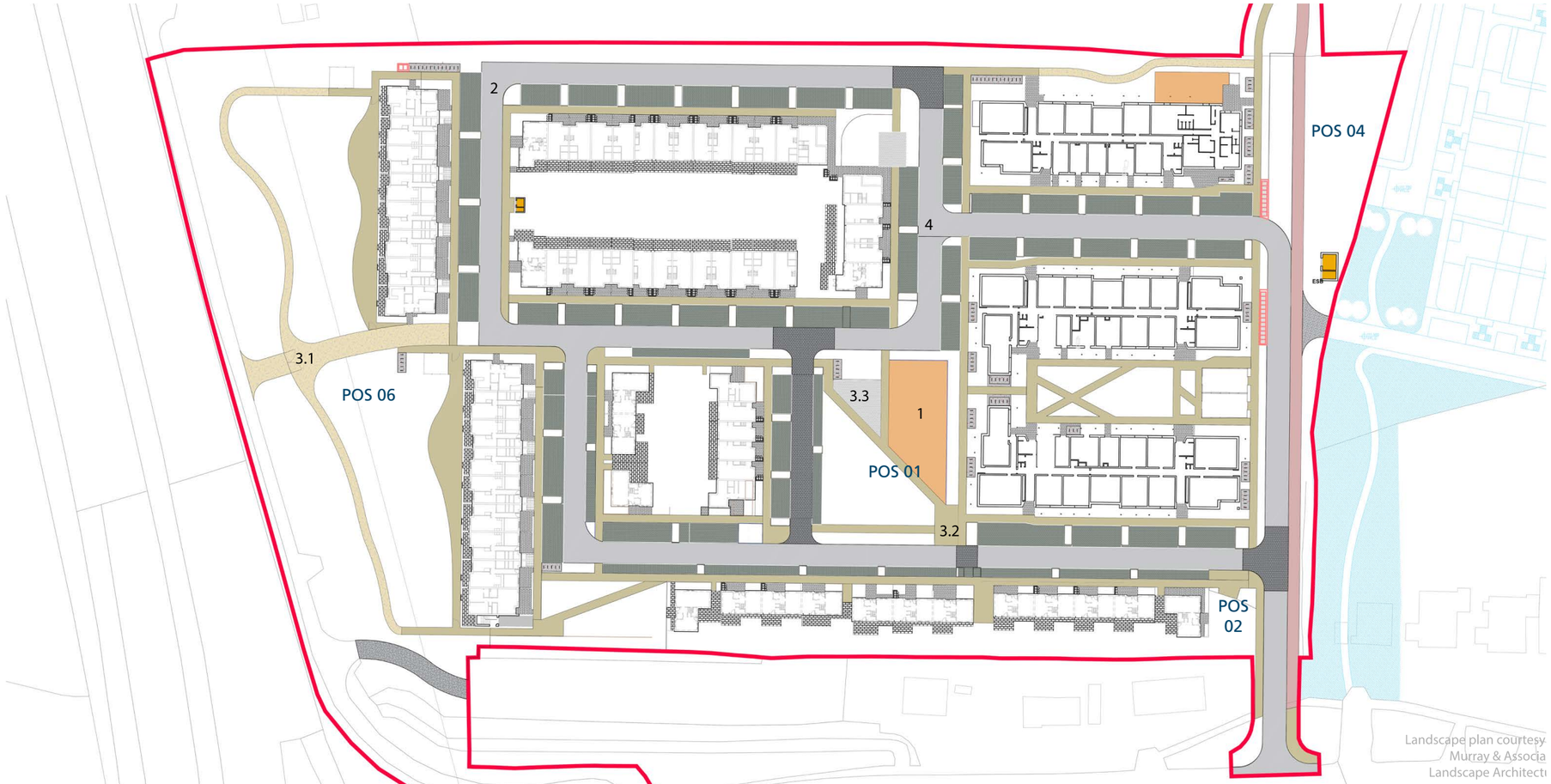




Extract from Murrays & Associates Landscape Masterplan proposal and design statement.

Each of the principal Public Open Spaces, communal areas, buffer zones, and boundary edges are proposed with a wide selection of planting and plant species.

External Landscaped Areas
Materials - Hard Landscaping



Landscape plan courtesy
Murray & Associa
Landscape Architect

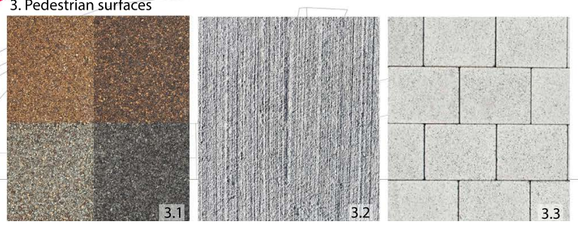
Extract from Murrays & Associates Landscape Masterplan proposal and design statement.

External surface and hard landscaped areas are defined by an array of materials used to create character areas and variety in the public realm, and various spaces in the proposed development.

1. Play surface

2. Neighbourhood street

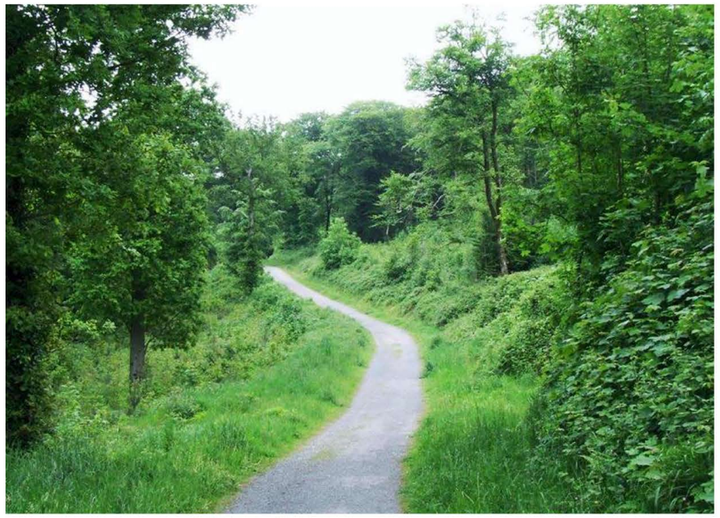
3. Pedestrian surfaces

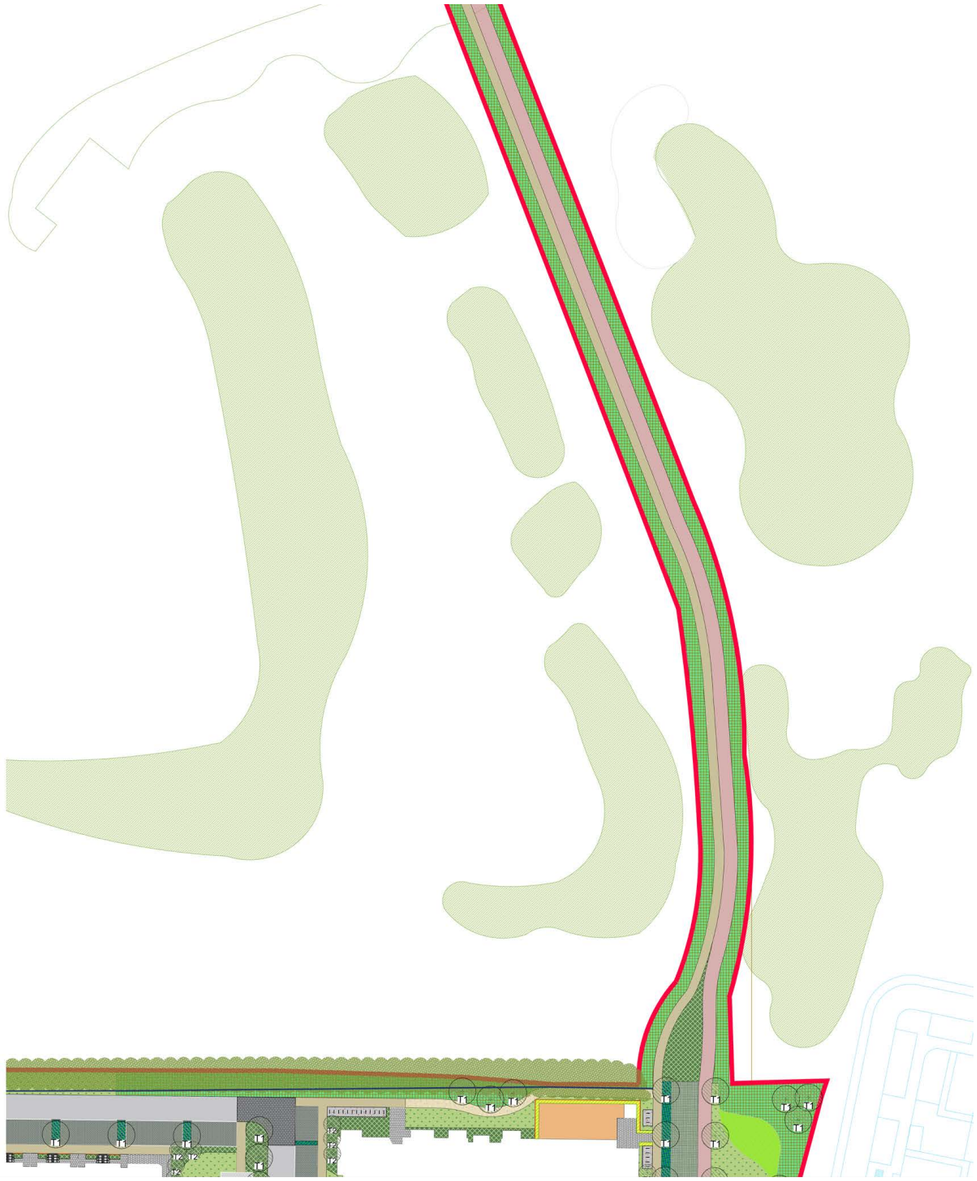


4. Vehicular surfaces

External Landscaped Areas

Materials - Pedestrian & Cyclist Connection





Landscape plan courtesy of
Murray & Associates
Landscape Architecture

Extract from Murrays & Associates Landscape Masterplan proposal and design statement.

Proposed material selection for east-west connection route from subject site, through adjacant Citywest amenity lands. The proposed route will provide an accessible pedestrian & cyclist connection for future residents and visitors to the site to the surrounding lands and area of Citywest and Saggart.

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