

**MOLA**  
Architecture

# Tandy's Lane Adamstown

Phase 2

**MATERIALITY**

Planning Ref no. SDZ 22A / 0006

In response to Planning Condition 28



QUINTAIN

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1.0

Character Areas

# 1.1 Character Areas - Context

## 1.1.1 Materiality Context

The site is surrounded by a number of different character areas, some under construction and a recently complete. These surrounding schemes use a variety of brick and render tones. To support the tonal character of the overall area this proposal seeks to complement the existing built fabric while aiming to introduce variety to views along the streetscape.

The two main character areas are defined largely by the relationship between the two key North/South roads running along the perimeter of the site. Different, yet complementing brick to that of the opposing schemes were selected to add diversity to the streetscape, aid legibility and define new distinct character areas for this site. (Proposal over leaf)





# 1.2 Character Areas - Proposed

## 1.2.1 Materials Summary

Materials selected have been chosen for their durability and low maintenance requirements, while reflecting the architectural character of Adamstown. (Illustrated in Diagram on Page 5). They are consistent with the aspirations to deliver high quality, resilience and longevity. The brickwork and a self-finished render also provide diversity to the streetscape in texture and colour tone. Reconstituted stone sills and copings are proposed. (Further detail Pg 7,8)

As noted previously, coloured bricks are proposed to create distinct character areas within the scheme. A change in brick pattern is proposed along long elevations of residential units, in order to give a more human scale in these locations. A dark roof tile, with dark coloured gutters, downpipes, fascias and soffits are also proposed. A double-glazed window system is proposed for the scheme, incorporating opening sections, with a metal canopy proposed on certain entrance doors and over bay windows, where provided.

A projected brick detail is proposed around a number of front door porch areas, and a different bond pattern in these areas further enhances the buildings architectural quality. Where a recessed porch detail is proposed, the brickwork will continue into the porch, providing an attractive and durable entrance to the units. Where houses are designed with a recessed porch, a projecting dark grey metal canopy is indicated, with colour tone complementing the windows, doors and rainwater goods on the overall facade.

Stacked brickwork, is proposed in particular location on facades to enhance overall compositions and introduce additional texture. This has been illustrated on the selected facades on Page 11 to 15.

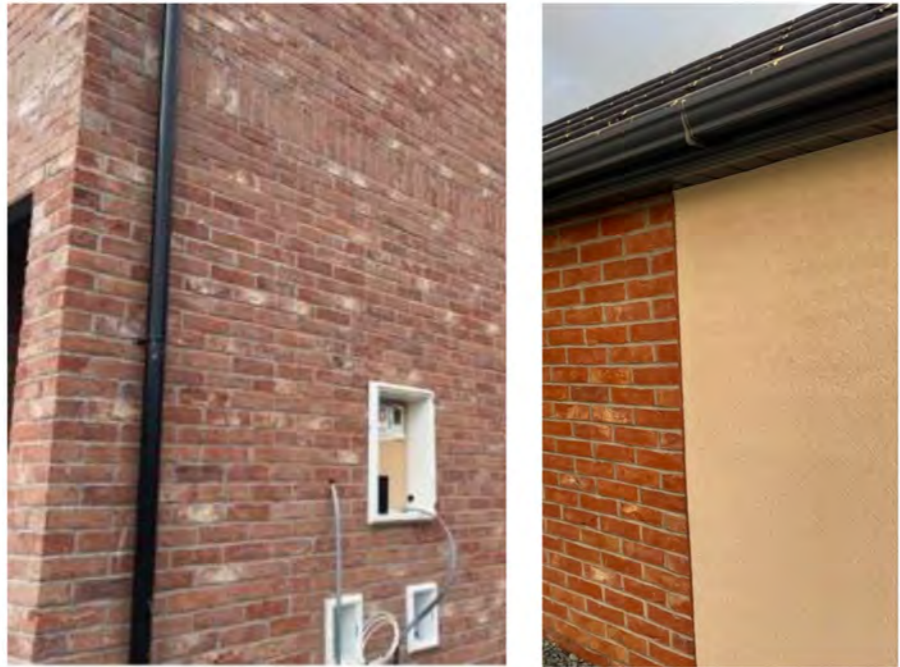
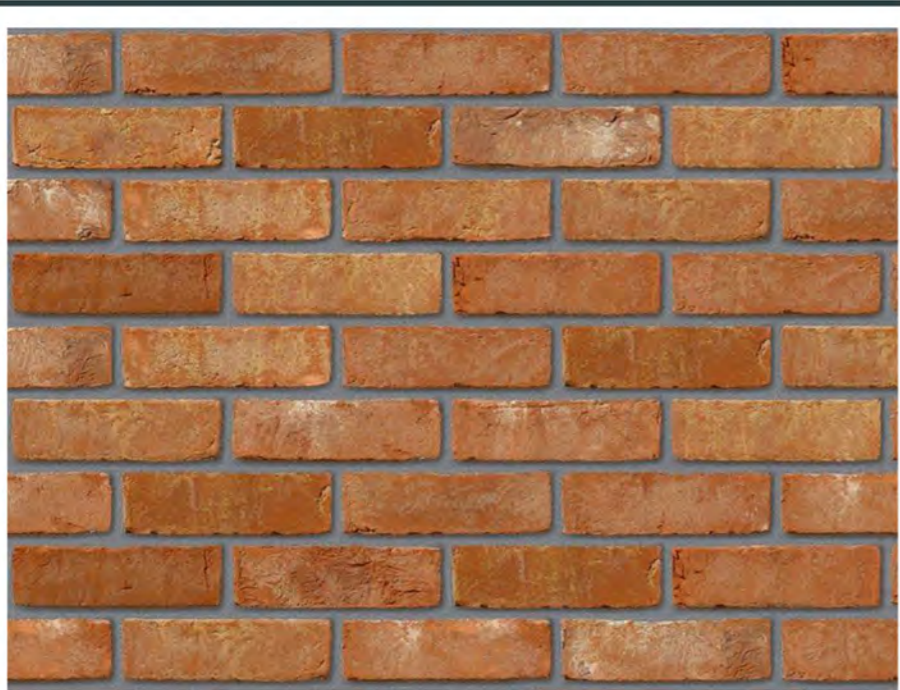


Character Area Mapping

Character Areas- Existing & Proposed



# 1.3 Character Area A - Brick Type 1 - Reno Red



**Reno Red brick** with **grey mortar** and buttermilk render (Vandersanden or similar approved)



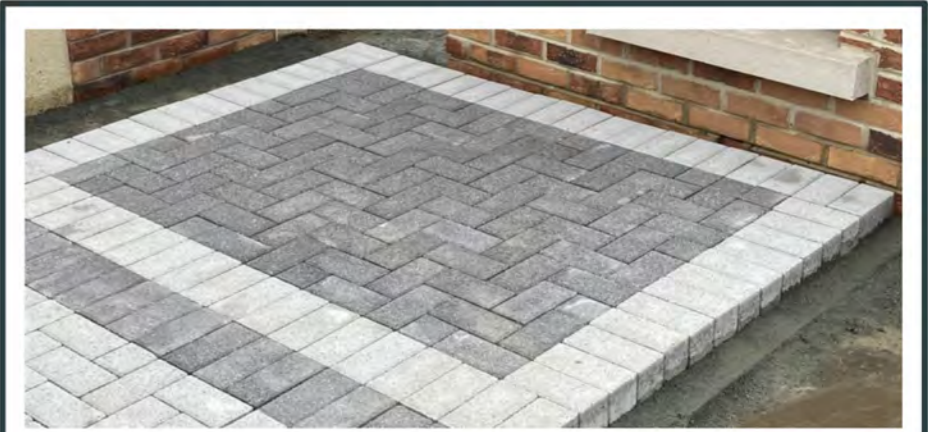
- **Dark Grey PVC Windows** (Munster Joinery or similar approved)
- **Reconstituted Stone cill** to all elevations visible to the street. (Double L or similar approved)
- **Dark Grey PVC Fascia**, Soffit and Water Goods
- **Dark Grey Roof Tile** (Condron Senior Slate or similar approved)



**Concrete cills** to all elevations not visible to the street



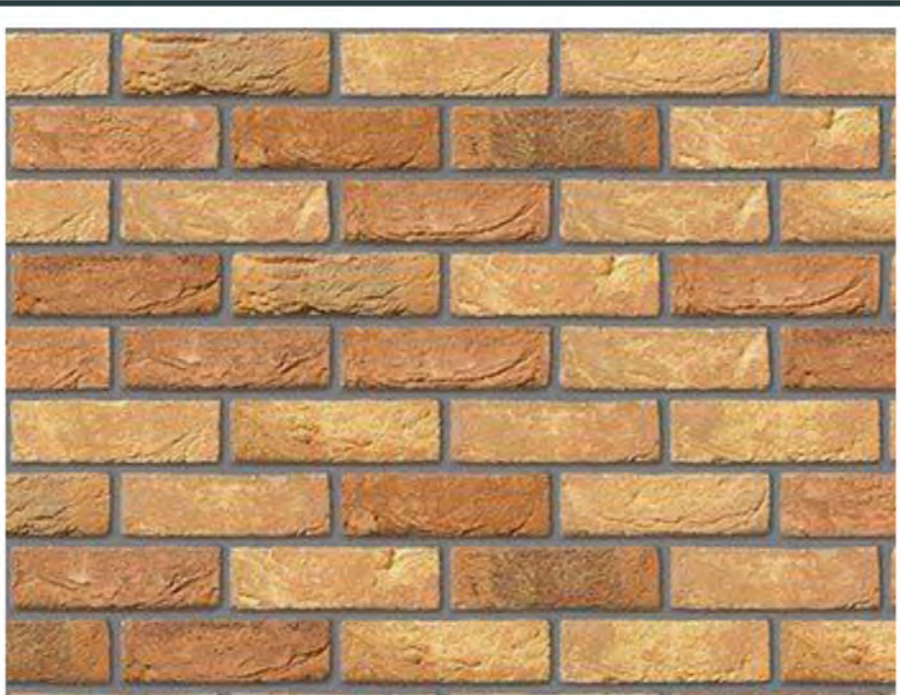
**Buttermilk Render**



**Driveway Finishes**  
 Driveways to be charcoal centre with silver trim  
 Visitor spaces to be silver centre with charcoal trim  
 Laid in a herringbone pattern (Tobermore 200x100x80mm  
 Pedesta brick paving or similar approved).



# 1.4 Character Area B - Brick Type 2 - Primula



**Primula brick** with **grey mortar** and buttermilk render (Vandersanden or similar approved)



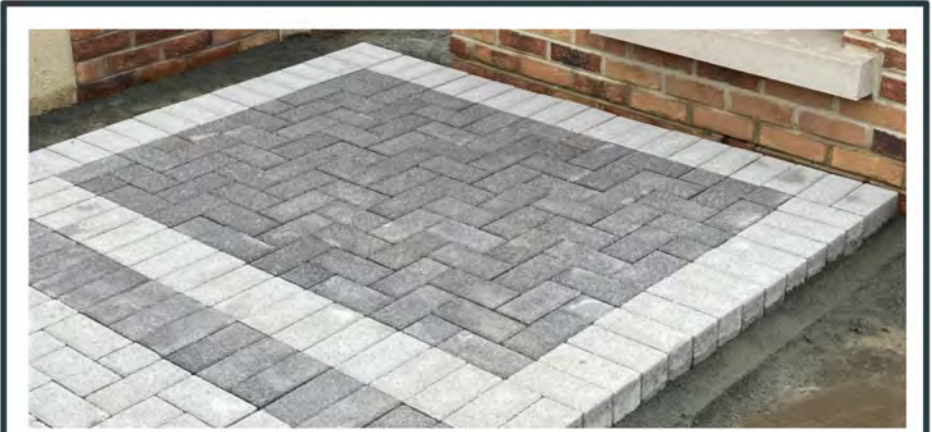
- **Dark Grey PVC Windows** (Munster Joinery or similar approved)
- **Reconstituted Stone cill** to all elevations visible to the street. (Double L or similar approved)
- **Dark Grey PVC Fascia, Soffit and Water Goods**
- **Dark Grey Roof Tile** (Condron Senior Slate or similar approved)



Concrete cills to all elevations not visible to the street



**Buttermilk Render**



- Driveway Finishes**  
 Driveways to be charcoal centre with silver trim  
 Visitor spaces to be silver centre with charcoal trim  
 Laid in a herringbone pattern (Tobermore 200x100x80mm  
 Pedesta brick paving or similar approved).



2.0

Contiguous Elevations

# 2.1 Contiguous Elevations - Line Drawing

## Introduction

This section of drawings are offered to describe in greater detail the materiality of the scheme with selected materials applied.

Contiguous elevations are illustrated with buildings enlarged to illustrate variety of detailing and texture along the facade.

Drawings included in this section are as follows:

2.1 Contiguous Elevations (Scaled Drawing)  
(Black and White Line drawing)

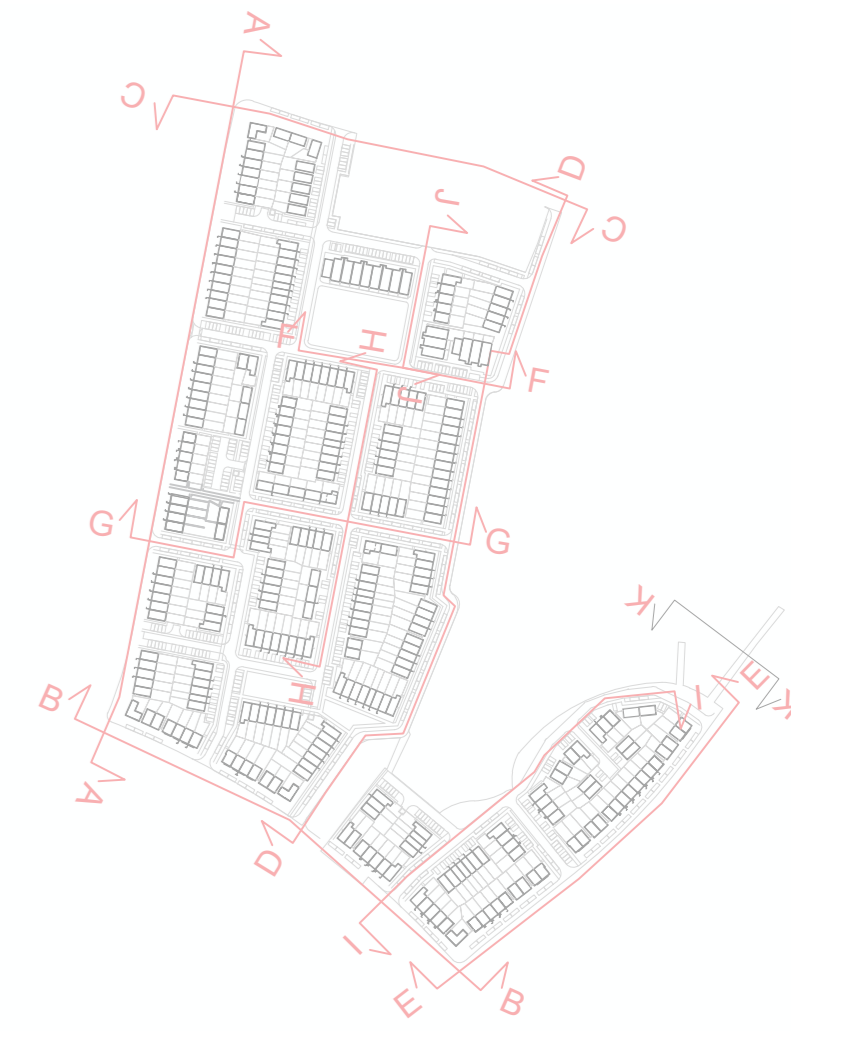
2.2 Contiguous Elevations (Materials Applied)  
(Colour Drawings)

Note:

Elevations and Site Plan drawings relate to updated Site Plan in response to conditions received on Planning Ref no. SDZ 22A / 0006.

Section/Elevation A-A and Site Plan drawings have been updated to comply with Planning Condition 21c.





1 Proposed Contiguous Elevation A-A 1:500



2 Proposed Contiguous Elevation G-G 1:500

4 Proposed Contiguous Elevation A-A 1:200 Part C

NOTES / LEGEND

— SITE BOUNDARY

ALL LEVELS REFER TO ORDNANCE SURVEY DATUM, MALIN HEAD

Key Plan:

Rev: Date: Description: By:

Table with 4 columns: Rev, Date, Description, By. Contains revision history.



Notes:  
Do not scale.  
Use figured dimensions only.  
This drawing is to be read in conjunction with all relevant specifications and drawings.  
All dimensions to be checked on site.  
In the event of any discrepancies between drawings, the contractor is to inform the Architect immediately.  
© COPYRIGHT This drawing or design may not be reproduced without permission.

Stage:

PLANNING

Table with columns for Client, Project, Drawing No., Date, Scale, and Revision. Includes project details for 'TANDY'S LANE DEVELOPMENT PHASE 2'.



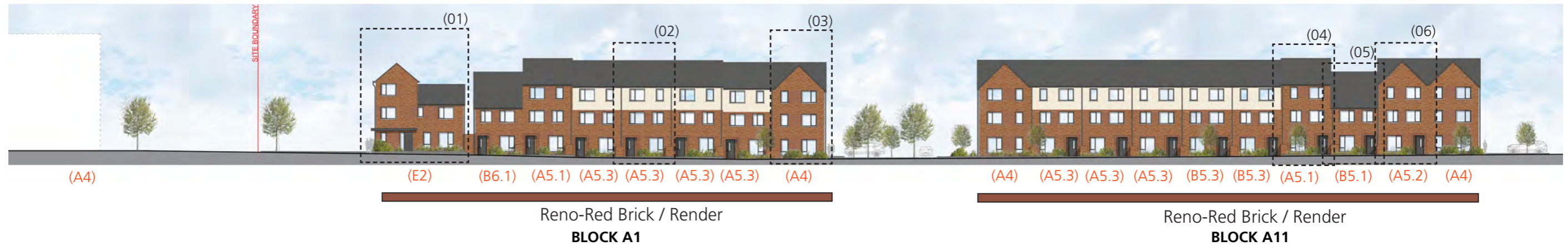
# 2.2 Contiguous Elevations - Materiality



**Proposed Section A-A**  
(Not to scale)



**Proposed Section A-A - Block A1 & A11**  
(Not to scale)



**Selected House Types - Materiality**  
(Not to scale)



**01- Type E2**  
(4bed House -3 Storey)



**02- Type A5.2**  
(4bed House -3 Storey)



**03- Type A4**  
(4bed House -3 Storey)



**04- Type A5.1**  
(4bed House -3 Storey)



**05- Type B5.1**  
(3bed House -2 Storey)



**06- Type A5.2**  
(4bed House -3 Storey)



# 2.2 Contiguous Elevations - Materiality



**Proposed Section A-A**  
(Not to scale)



**Selected House Types - Materiality**  
(Not to scale)



**01- Type A5.2**  
(4bed House -3 Storey)



**02- Type A5.1**  
(4bed House -3 Storey)



**03- Type A6.2**  
(4bed House -3 Storey)



**04- Type C2**  
(4bed House -3 Storey)



**05- Type C1.2**  
(3bed House -2 Storey)



**06- Type A4**  
(4bed House -3 Storey)



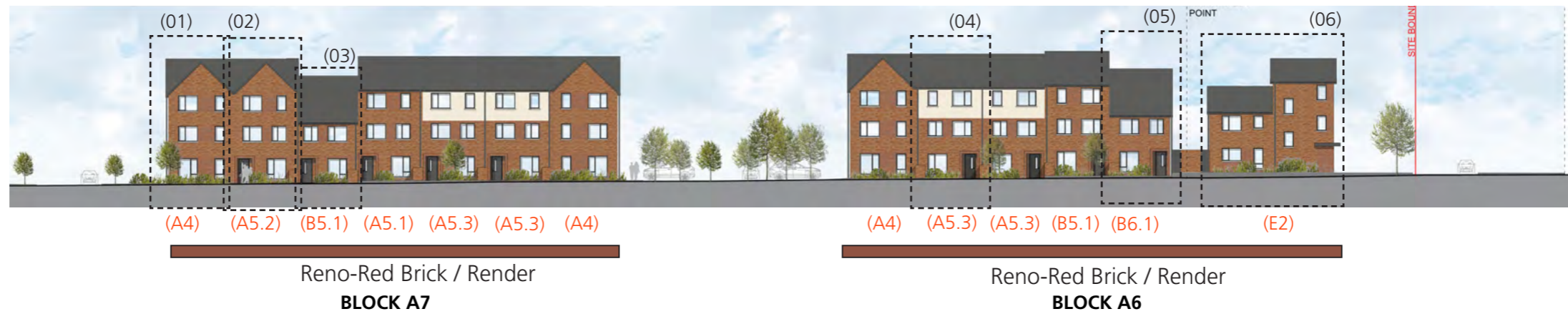
# 2.2 Contiguous Elevations - Materiality



**Proposed Section A-A**  
(Not to scale)



**Proposed Section A-A - Block A7 & A6**  
(Not to scale)



**Selected House Types - Materiality**  
(Not to scale)



**01- Type A4**  
(4bed House -3 Storey)



**02- Type A5.2**  
(4bed House -3 Storey)



**03- Type B5.1**  
(3bed House -2 Storey)



**04- Type A5.3**  
(4bed House -3 Storey)



**05- Type B6.1**  
(3bed House -2 Storey)



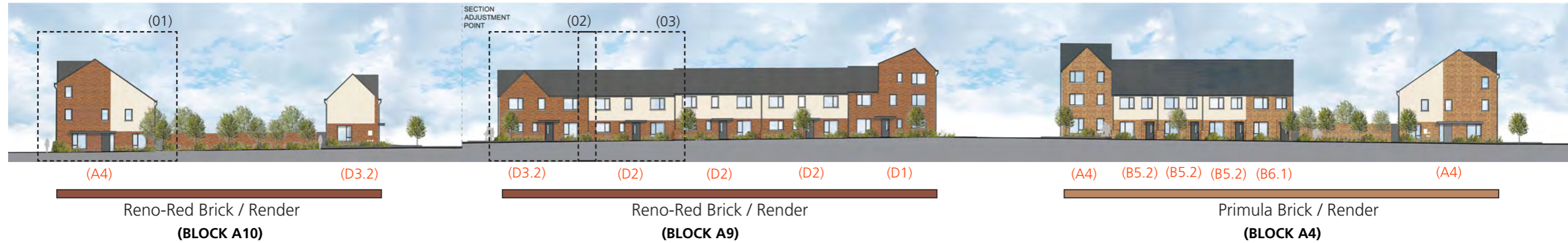
**06- Type E2**  
(4bed House -3 Storey)



# 2.2 Contiguous Elevations - Materiality



**Proposed Section G-G - Block A10 & A9 & A4**  
(Not to scale)



**Selected House Types - Materiality**  
(Not to scale)



**01- Type A4**  
(4bed House - 3 Storey)



**02- Type D3.2**  
(3bed House - 2 Storey)



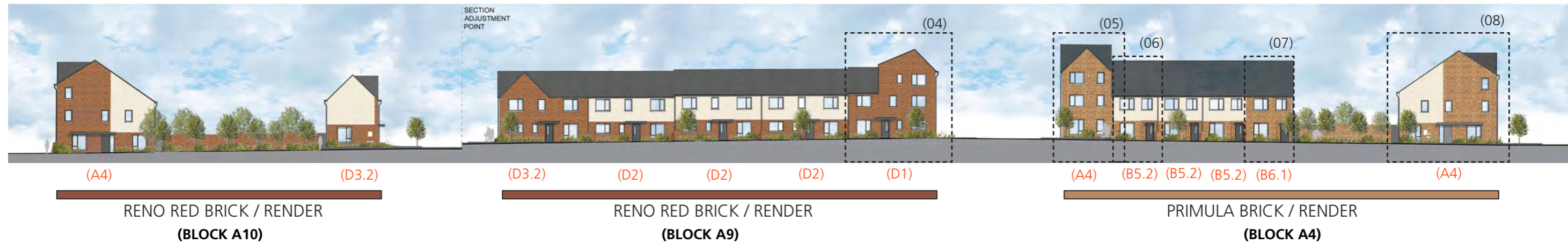
**03- Type D2**  
(3bed House - 2 Storey)



# 2.2 Contiguous Elevations - Materiality



**Proposed Section G-G - Block A10 & A9 & A4**  
(Not to scale)



**Selected House Types - Materiality**  
(Not to scale)



**04- Type D1**  
(4bed House - 3 Storey)



**05- Type A4**  
(4bed House - 3 Storey)



**06- Type B5**  
(3bed House - 2 Storey)



**07- Type B6**  
(3bed House - 2 Storey)



**08- Type A4**  
(4bed House - 3 Storey)

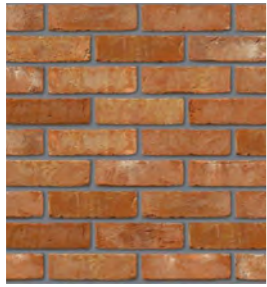


3.0

CGI's - Streetscapes



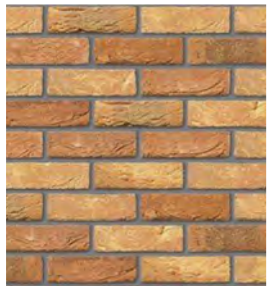
# 3.1 CGI - Streetscapes A&B



Reno Red Brick - CGI B



Buttermilk Render (Zoom in)





Primula Brick - CGI A



CGI Image A

## KEY PLAN



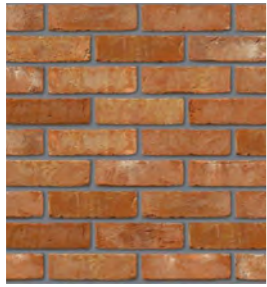
-  Reno Red Brick - Brick Type 1 (Character Area A)
-  Primula Brick - Brick Type 2 (Character Area B)



CGI Image B



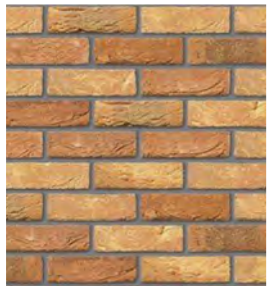
# 3.2 CGI - Streetscapes C&D



Reno Red Brick - CGI D



Buttermilk Render (Zoom in)





Primula Brick - CGI C



CGI Image C

## KEY PLAN



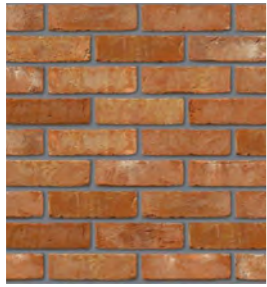
-  Reno Red Brick - Brick Type 1 (Character Area A)
-  Primula Brick - Brick Type 2 (Character Area B)



CGI Image D



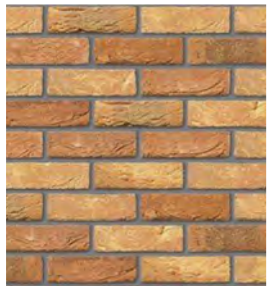
# 3.3 CGI - Streetscapes - E&F



Reno Red Brick



Buttermilk Render  
(Zoom in)



Primula Brick - CGI E & F



CGI Image E

## KEY PLAN



- Reno Red Brick - Brick Type 1  
(Character Area A)
- Primula Brick - Brick Type 2  
(Character Area B)



CGI Image F



4.0

Landmark Corners - Materiality



# 4.1 Landmark Building "A"

## Northern Landmark Building



Revised Landmark Building A - View (A) looking north-west



Revised Landmark Building A - View (C) looking west



Revised Landmark Building A - View (B) looking north-east

### Material Palette:



Buttermilk Render (Zoom in)



Brickwork - Primula (Vandersanden)



Standing Seam Metal Cladding (Prefalz single-lock system or similar)



Site Plan - Zoom-in to Landmark A



# 4.2 Landmark Building "B"

## Southern Landmark Building "B"



Revised Landmark Building B - View (A) looking north



Revised Landmark Building B - View (C) looking west



Revised Landmark Building B - View (B) looking east

### Material Palette:



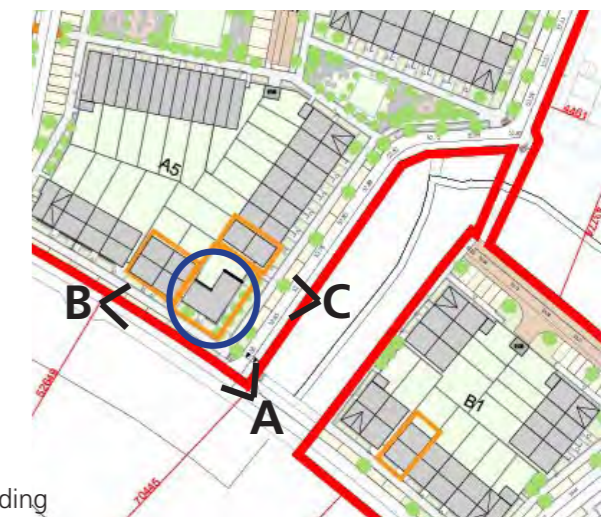
Self Coloured Render (Buttermilk Tone)



Brickwork - Primula (Vandersanden)



Standing Seam Metal Cladding (Prefalz single-lock system or similar)



Site Plan - Zoom-in to Landmark B

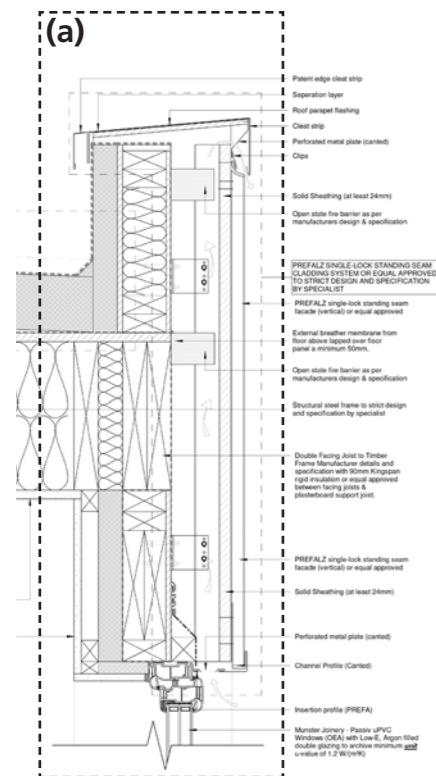
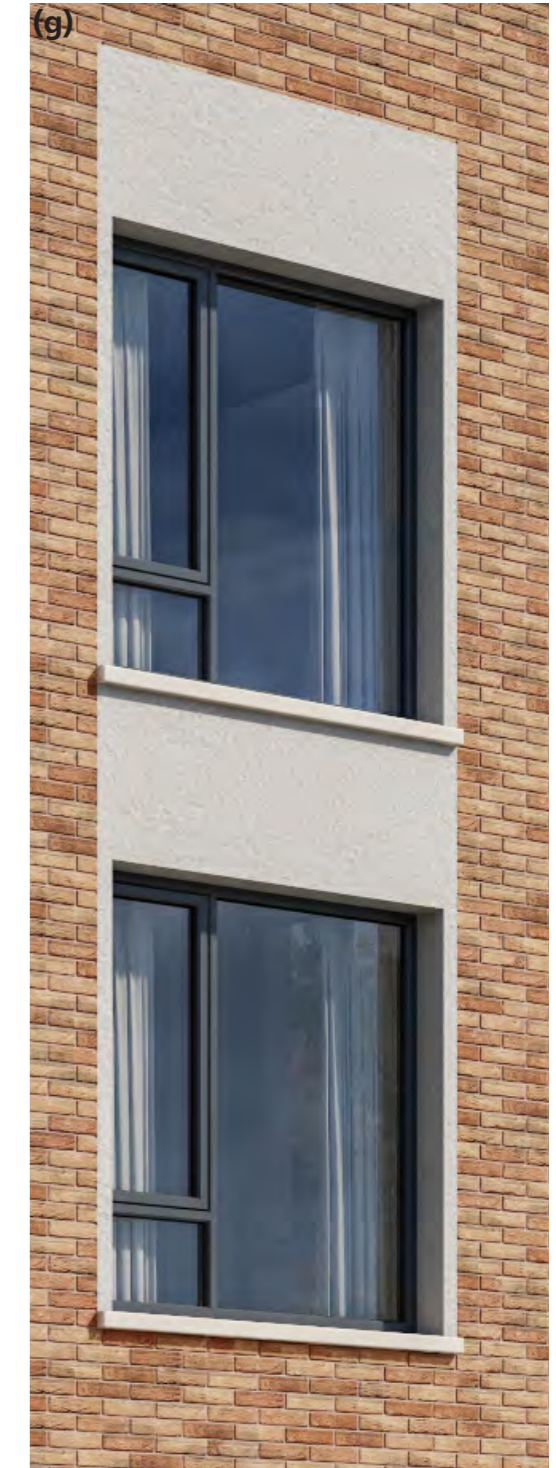
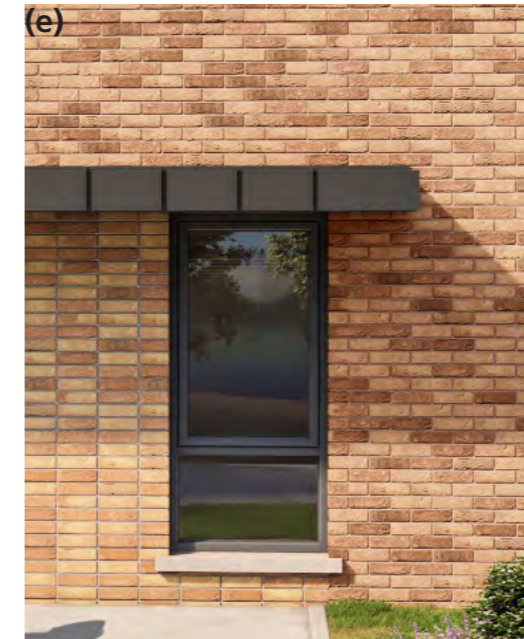


# 4.3 Landmark Corners - Details

## Landmark Building Materials Summary

### Material Summary

- Primula brick with grey mortar and buttermilk render (Vandersanden or similar approved)
- Dark Grey PVC Windows (Munster Joinery or similar approved)
- Reconstituted Stone cill to all elevations visible to the street (Double L or similar approved)
- Dark Grey PVC Fascia, Soffit and Water Goods
- Dark Grey Roof Tile (Condron Senior Slate or similar approved)
- Concrete cills to all elevations not visible to the street
- Buttermilk Render
- Lightcolour window reveals
- Dark Grey Cladding - Prefalz Single-lock standing seam cladding system or equal approved.
- Dark Grey Canopy over entrance door
- Paving with a charcoal body and a silver trim, laid in a herringbone pattern (Tobermore 200x100x80mm Pedesta brick paving or similar approved).



01

01. Metal Detailing (a&b)

- Metal cladding (vertical emphasis)

02. Cladding Precedents (c&d)

- Metal cladding with vertical emphasis

03. Brick & Render Detailing (e,f&g)

- Window Detail & emphasis on lighter reveals



