



**Materials & Finishes Report for a Residential
Development**

Castletreasure, Douglas, Co Cork

Cairn Homes Properties Ltd

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Meitheal
design partners
Architects



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01 Introduction

Materials & Finishes.

Proposed Building Materials:

- Brick in various textures & colours.
- Painted render.
- uPVC glazing.
- Powder coated & painted aluminium.
- Zinc standing seam.

Proposed Materials:

The intention of the scheme at Castletreasure is to create a modern complex of housing and apartments that creates a unique sense of identity while staying sympathetic to the existing dwellings adjacent to the site.

As the architectural form changes in response to the different character areas, the palette of high-quality materials and finishes helps to ensure that the entire scheme remains legible. Typically, the external facades of the houses are finished in a mix of brick and render while the apartments and duplex units are also finished in this palette of materials to ensure consistency.

All the proposed materials are subject to compliance with Cork City Council following receipt of planning approval from An Bord Pleanála.

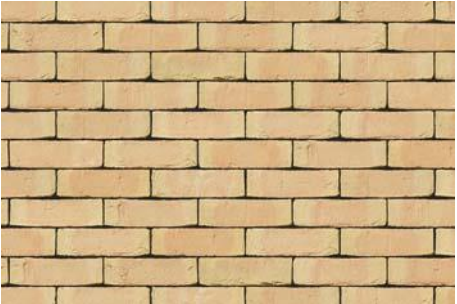




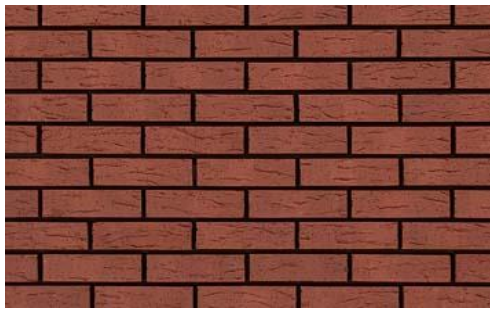
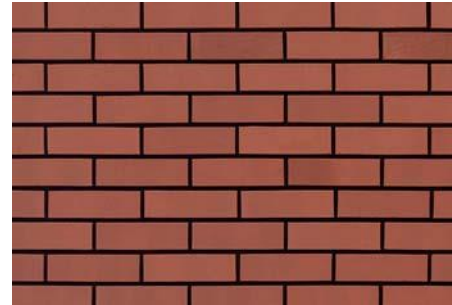
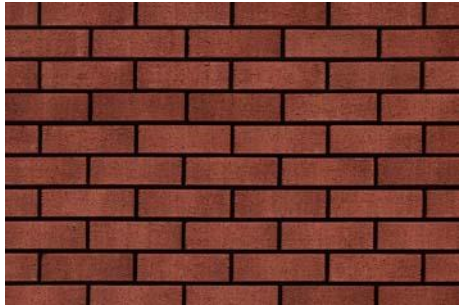
02 Materials & Finishes

Material Samples & References

Brickwork Samples



Buff Brick Colour



Red Brick Colour & Samples

03 Materials & Finishes



Material Samples & References

Render Samples



Smooth Painted Render



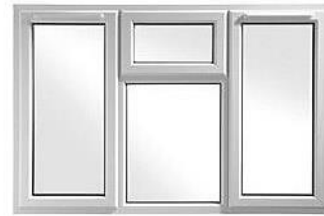
Rough Painted Render

04 Materials & Finishes



Material Samples & References

Painted Windows, Doors & Stainless-Steel Balconies



PVC Doors & Windows



Stainless Steel Balconies & Handrails

05 Materials & Finishes

Material Samples & References

Zinc Standing seam samples



06 Typical Elevational Treatments



House Types

Material Compositions:

Brick

A high quality, durable brick is used throughout the scheme.

A BUFF & RED coloured brickwork is used to clad the exterior.

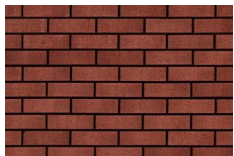
The light colour enhances the daylight quality within the scheme while providing distinct character areas.

Render

A high-quality and durable render provides a durable and modern finish and seeks to complement the brickwork. The addition of render also allows the purchaser an element of customisation in terms of colour.

PVC Windows/ Doors

The windows are high efficiency and extremely durable to ensure a relatively maintenance free system for the occupant. The windows can be painted a number of colours to add individuality to each house while maintaining a sense of identity within the scheme.



07 Typical Elevational Treatments



Apartments

Material Compositions:

Brick

A high quality, durable brick is used throughout the scheme.

A buff coloured brickwork is used to clad the exterior.

The light colour enhances the daylight quality within the scheme while providing distinct character areas.

Render

A high-quality and durable render provides a durable and modern finish and seeks to complement the brickwork.

PVC Windows/ Doors

The windows are high efficiency and extremely durable to ensure a relatively maintenance free system for the occupant. The windows can be painted a number of colours to add individuality to each house while maintaining a sense of identity within the scheme.



08 Typical Elevational Treatments



Crèche

Material Compositions:

Render

A high-quality and durable render provides a durable and modern finish and seeks to complement the aluminium.

Aluminium Roof

A high quality, durable aluminium standing seam roof and pressed aluminium flashing is proposed for the crèche.

Aluminium Windows/ Doors

A powder coated aluminium glazing system and doors are used to clad the exterior. The aluminium enhances the daylight quality within the scheme while providing a distinct contrast to the render.

The windows are high efficiency and extremely durable to ensure a relatively maintenance free system for the occupant.

