



Materials & Finishes Report – SHD Planning Application

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26th August 2020



1.0 ABP OPINION ITEM 5 - PROPOSED MATERIALS & FINISHES



Item 5 extract from the An Bord Pleanála Opinion report and specific information to be submitted:

A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development. A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the proposed development.

The architectural response to the above specific information is submitted in this section of the report based on the following:

This report specifically addresses the above item 5 in the ABP Opinion relating to the proposed materials and finishes for the buildings included in the planning application documentation.

The proposed materials & finishes will provide a high quality, durable and sustainable finish with a contemporary architectural character.

A separate life cycle report is also submitted as part of this planning application.

Please also refer to the separate Landscape Report prepared by Stephen Diamond & Associates Landscape Architects regarding landscaped areas and the screening/boundary treatment included in the planning application submission.

The proposed external building finishes for phase 2 will match the high quality finishes used in the permitted phase 1 residential scheme and as constructed to the existing shopping center facing Frascati Road including:

- Reconstituted Stone Panels – light cream/white and light grey colour.
- Powder coated Aluminum framed glazed curtain walling, windows and doors.
- Powder coated Aluminum spandrel panels.
- Glazed balustrade guardings to balconies and external walkways.
- Exposed steel structure to external walkways with painted finish.
- Special planting elements with stainless steel wiring and planters supporting soft landscape planting as per the Landscape Architect’s details.



View of north east façade with permitted apartments facing onto Frascati Road and proposed additional phase 2 apartments set back over the existing car park decks

These proposed materials provide a high quality, durable and sustainable finish with a contemporary architectural character.



Extract proposed north east elevation to phase 2 studio apartments



View of proposed phase 2 apartments north west elevation

Special planting elements with stainless steel wiring and planters supporting soft landscape planting as per the Landscape Architect's details.

Glazed balustrade guardings to balconies and external walkways.

Full height glazing - powder coated Aluminum framed glazed curtain walling, windows and doors.

White reconstituted Stone Panels - example Techrete



Detail of proposed phase 2 facade



Detail of proposed phase 2 facade

White reconstituted Stone
Panels - example Techrete

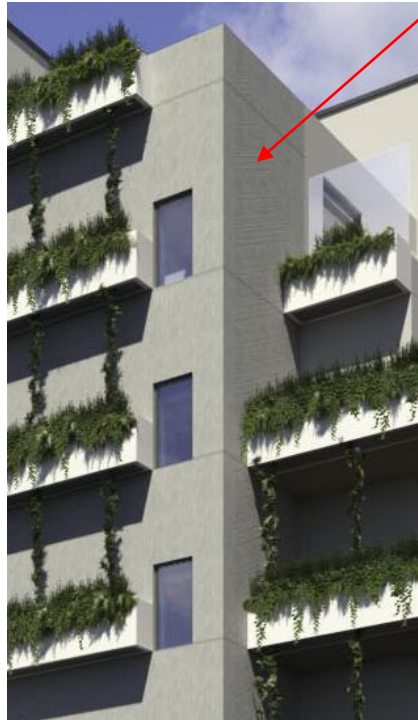


Detail of proposed phase 2 facade



Sample panel of white reconstituted
stone cladding proposed

Coloured reconstituted Stone
Panels to gable facades -
example Techrete



Detail of proposed phase 2 gable facade



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Powder coated Aluminum framed glazed curtain walling, windows and doors.

White reconstituted Stone Panels - example Techrete

Green roofs

Glazed balustrade guardings to balconies and external walkways.

Exposed steel structure to external walkways with painted finish



Detail of proposed phase 2 external finishes & materials

Coloured reconstituted Stone Panels to gables - example Techrete

Special planting elements with stainless steel wiring and planters supporting soft landscape planting as per the Landscape Architect's details.

Self coloured render to courtyard facades

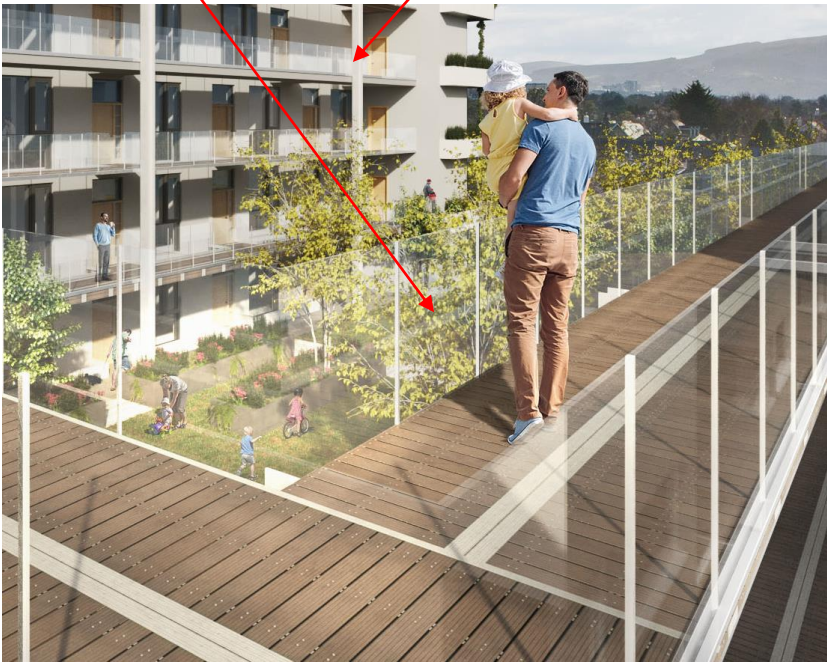
Powder coated Aluminum framed glazed curtain walling, windows and doors.



Detail of proposed phase 2 courtyard walkways

Glazed balustrade guardings to balconies and external walkways.

Exposed steel structure to external walkways with painted finish



Detail of proposed phase 2 courtyard walkways

Glazed balustrade guardings to balconies – winter gardens to be added

Full height glazing - powder coated Aluminum framed glazed curtain walling, windows and doors.

Black reconstituted Stone Panels - example Techrete



Detail of phase 1 permitted external finishes

Black reconstituted Stone Panels - example Techrete

Full height glazing - powder coated Aluminum framed glazed curtain walling, windows and doors.

Glazed balustrade guardings to balconies – winter gardens to be added



Detail of phase 1 permitted external finishes

Landscape & Screening

Please also refer to the separate Landscape Report prepared by Stephen Diamond & Associates Landscape Architects regarding landscaped areas and any screening/boundary treatment included in the planning application submission.

The design proposals include extensive use of planting and landscaping to screen the proposed new buildings and provide a green environment.

The South East corner of the proposed development has been set back and two apartments omitted at the upper levels to reduce impact on adjoining houses.

In addition the ‘green wall’ planting acts as screening and help to soften the massing of the elevations.



CGI VIEW FROM SOUTH EAST-PLANNING SCHEME

Landscape & Screening



AERIAL CGI VIEW FROM SOUTH WEST– SHOWING LANDSCAPING & PLANTING PROVIDING SCREENING

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