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Golf Lane, Residential Development
Materility Report November 2020
Client: Bowbeck DAC

GOLF LANE RESIDENTIAL



CONTENTS

01 Introduction

02 Material and finishes

**03 Communal Finishes by Cameo
Landscape Architects**



01

INTRODUCTION

INTRODUCTION

This document is written in response to An Board Plenala notice of Pre - Application Consultation Opinion in relation to materiality.

“Materials Strategy that specifically addresses the proposed materials and finishes for buildings, open spaces, paved areas and boundaries, having regard to the requirement to provide high quality and sustainable finishes and details. This strategy shall include details of the colour, tone and texture of materials and the modelling and profiling of the materials (including any cladding or framework system) on each block. Particular attention is required in the context of the strategic location and visibility of the site and to the long term management and maintenance of the proposed development. A Building Lifecycle report should also be submitted in this regard, which includes an assessment of the long term running and maintenance costs associated with the development in accordance with Section 6.13 of the 2016 Guidelines on Design Standards for New Apartments”



01

MATERIALS AND FINISHES

MATERIALS AND FINISHES

The material palette for Golf Lane is kept simple and clear to create order between the elements and to have a connection to its context. The material selection for the lower sections and floors has been chosen with care to enhance the soft landscape and to create a scheme that is pleasant and homely for the residents. For the larger buildings, a more formal and urban material palette has been chosen, this palette maintains the warmth of the lower buildings but adds a striking architectural edge in the form of large bronze frames and expansive glass curtain walling.

The materials have been chosen as part of the scheme design, maintaining continuity of finishes and integration with the existing fabric. The projecting bronze finished aluminium bay windows introduce an architectural quality increasing the uniqueness of the scheme reinforcing the concepts of placemaking, and creating a sense of ownership for residents of the development.



Concrete panels with inset glazing



Textured Concrete

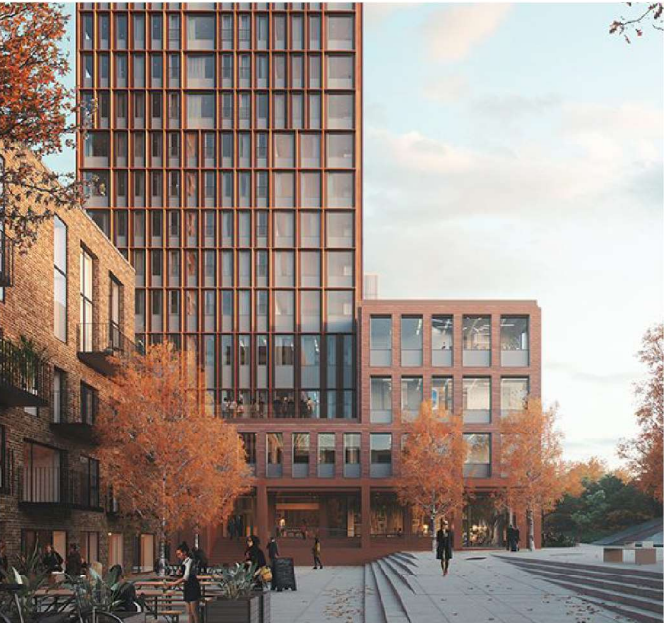


Mixed Smooth and Textured Concrete

In the tallest element Block BO along the M50 corridor, the façade is composed of a curtain walling glazing system with external natural anodized aluminium mullions and transoms and pale brick panels. This façade is framed in a bronze anodised aluminum edge element to the east and west that adds richness and detail to the scheme. Brick and architectural concrete detailing is used throughout to harmonise with the lower buildings.



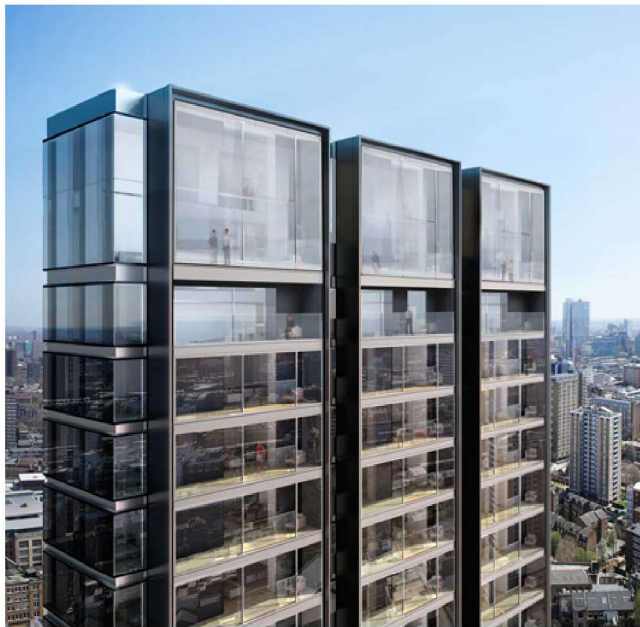
Bronze Anodised Aluminium Frame with Glazed Façade



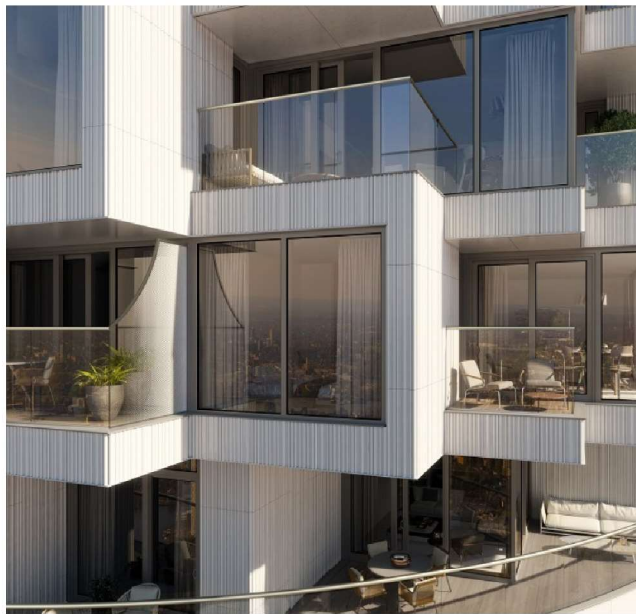
Aluminium Frame with Glazed Façade and Brick elements



Aluminium Frame with Glazed Façade and Brick elements



Bronze Anodised Aluminium Frame with Glazed Façade



Brick Façade with Deep Reveals



Bronze Anodised Aluminium Frame with Glazed Façade

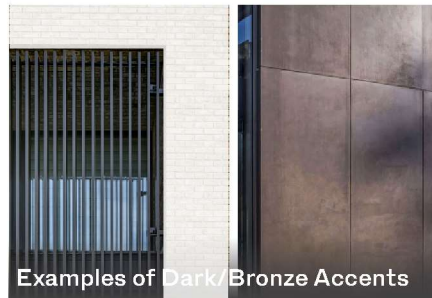
FACADE DETAILS

High-quality pre-cast concrete panels are proposed on the external facade with textured concrete and bronze finished frames enclosing the northeast and west facades. The use of highly specified, robust factory finished windows and doors, with prefinished metal and glass balustrade balconies will also reduce ongoing maintenance costs. All of the mentioned materials will help create a building that resists deterioration and which is easily maintained and managed.

For Buildings A and C the materials include precast architectural concrete, plaster render, accompanied by concrete balconies with extensive glazing and feature elements of bronze finished aluminium bay windows.



WHITE RENDER FINISH is used to break up the volume of higher blocks.
To add a colour aluminium in **BRONZE** hues is proposed



Class Balconies & Wintergardens

Glass and Metal are used throughout the scheme.

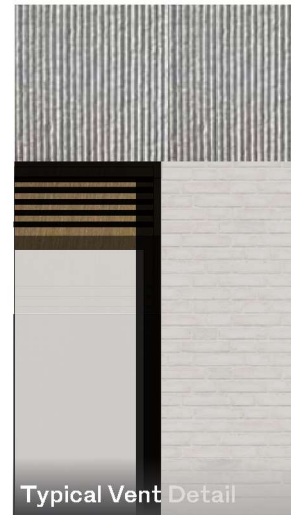
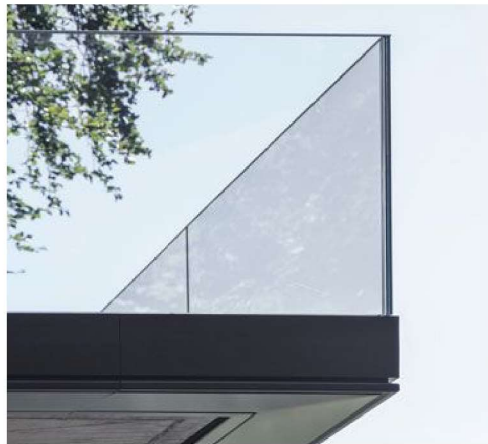
Glass Balconies & Wintergardens allow for light to penetrate into the apartments and allow for extended views out. The Balconies & Wintergardens spaces are semi recessed to give shelter and privacy to the units allowing for the balconies to be used year round.

Integrated Vents

The windows use a system of integrated vents to provide sufficient ventilation to the units. Integrated vents are a refined solution to ventilation requirements. They can be designed into the facade as a datum and work subtly in the elevation.



**GLASS
BALCONIES**



Typical Vent Detail



**INTEGRATED
WINDOW VENT**





02

LANDSCAPE MATERIALITY

LANDSCAPE MATERIALITY



GENERAL APPROACH

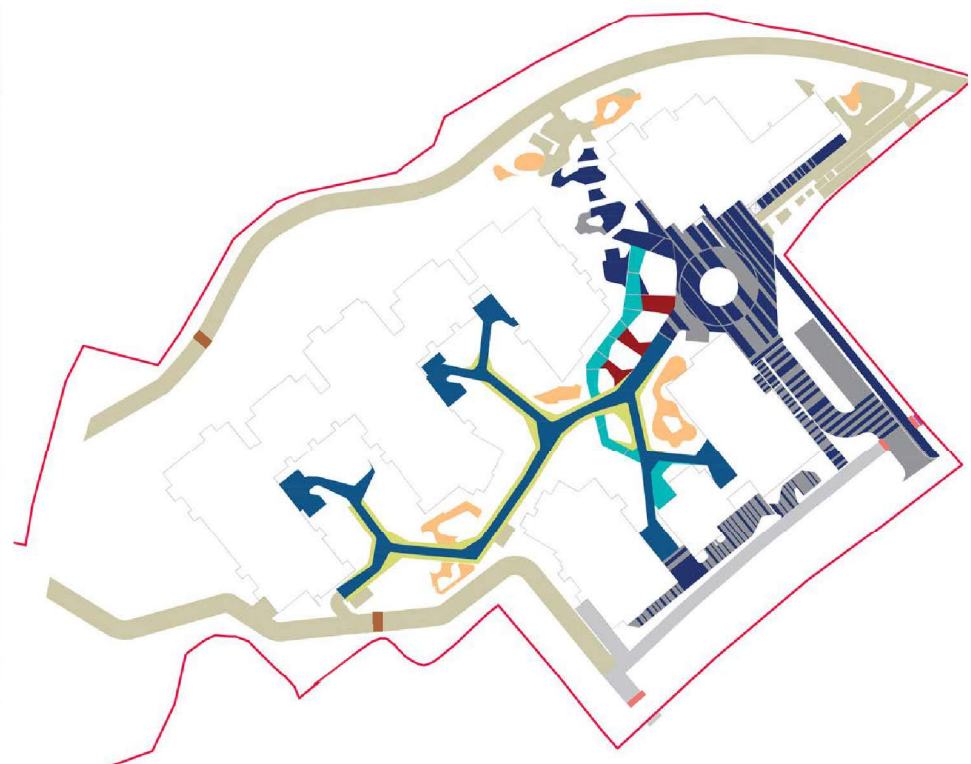
The scheme will create a series of high quality landscaped podium areas that provided a range of amenity for residents. The changes in surface material, finish or pattern are laid out to define the various areas and uses across the podium, such as the definition of narrower footpaths and routes where the fire tender access is provided.

The use of different tones and finishes of paving material supports the various character, scale and use of the landscape spaces.

- » High quality landscaped podium areas
- » The scheme presents a 'development specific' palette of materials and pattern that support the various uses across the character areas. A shared space approach is applied through the plaza the changing in the hard surface materials will minimize the visual appearance of the carriageway. This approach deems to encourage any drop off traffic to a minimum speed and indicate that this is a pedestrian priority zone.
- » Collectively the planting and spatial arrangement creates an attractive and safe environment, that lessens the impact of background traffic noise and reduces air pollution through the use of planting. This encourages residents to walk, pause and enjoy the immediate environment around the and maximizes the potential of the new landscape.
- » The changing in the hard surface materials will divide the required fire tender route to narrower paths.
- » The different tones and finishes of the paving materials give the feeling of small scale landscape spaces.
- » Demarcation of different tones and sizes of material layouts provide the feeling of a comfortable landscape setting.
- » The layout establishes a well-defined, legible and fully accessible domain for the visually and physically impaired to enjoy as well as the able-bodied.
- » Simple and legible, comfortable and fully accessible design for visually and physically impaired people.

ILLUSTRATIVE MASTERPLAN

HARDSCAPE PALETTE



- Informal area
- Formal Area
- Natural area

- PT0.** Tactile paving (In accordance with DCC Highways specification.)
- PTA.** Tactile paving
- PT1.** Paving (In accordance with DCC Highways specification.)
- PT2.** Flag Paving
- PT2a.** Flag Paving
- PT3.** Flag Paving
- PT4.** Cobble Stone
- PT5.** Resin bound
- PT5a.** Resin bound
- PT6.** Self Binding Gravel
- PT7.** Safety Surface (Play areas)
- PT8.** Reinforced grass guard

The hard landscape palette has been carefully selected to define the hierarchy of spaces and to enhance the character and use within them. Materials are high quality and robust and will help to create a positive, inclusive and inspiring environment, where people feel comfortable to walk through, sit, contemplate and enjoy the landscape setting.

LANDSCAPE MATERIALITY

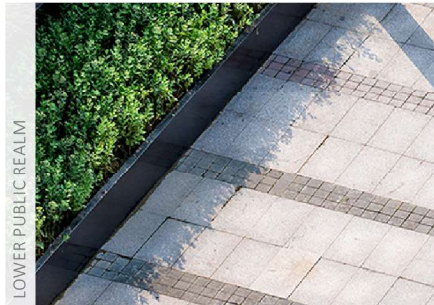
MATERIALITY PROPOSED IN THE "FORMAL AREA"



STEPS DETAIL- TERRACED GARDEN



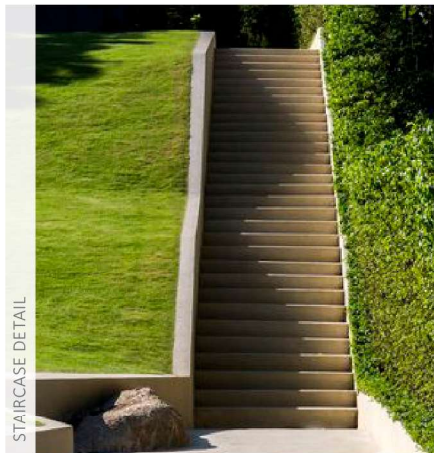
PAVING STRIP- SHARED PLAZA



LOWER PUBLIC REALM



RETAINING WALL DETAIL



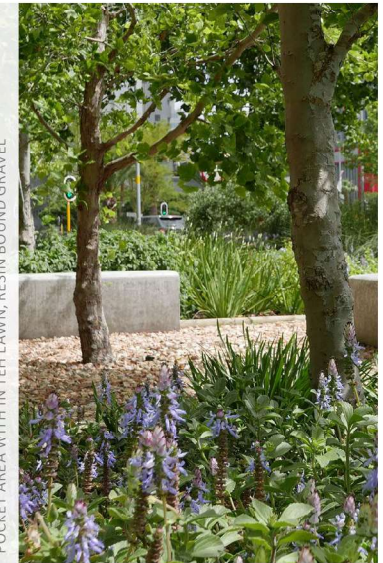
STAIRCASE DETAIL



MATERIALITY PROPOSED IN THE "INFORMAL AREA"



DETAIL PAVING - RESIDENTIAL COURTYARD



POCKET AREA WITH IN TECH LAWN, RESIN BOUND GRAVEL



DETAIL RESIN BOUND GRAVEL



HARD SURFACE DETAIL



HARD SURFACE DETAIL

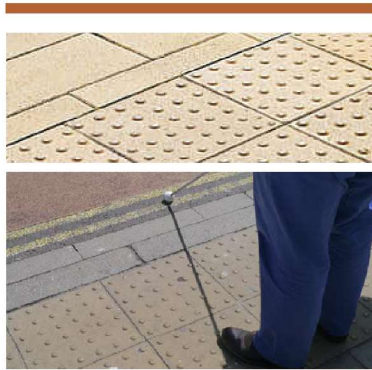


WILDFLOWER PATHWAY

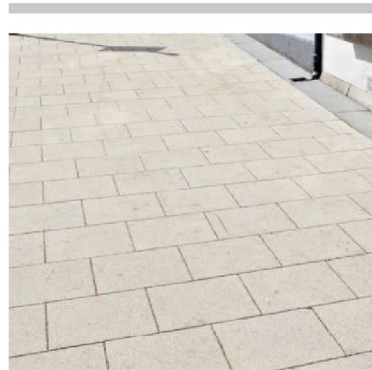


MATERIAL AND FINISHES

Paving Type A. Tactile paving
 Product: Blister tactile paving
 Colour: Buff colour 400x400mm
 Supplier: Tobermore or Similar Approved



Paving Type 1. Paving
 In accordance with DCC Highways specification.



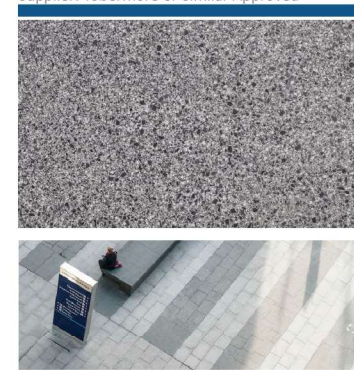
Paving Type 2. Flag Paving, (Central Plaza, public area)
 Product: Braemar Flags
 Size/Colour: 600x400x50mm, Alto Silver Ground
 Finish/Laying pattern: Ground Finish/ Stretcher bond
 Supplier: Tobermore or Similar Approved



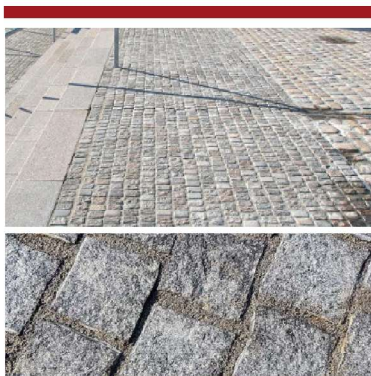
Paving Type 2a. Flag Paving, (Residential courtyard)
 Product: Braemar Flags
 Size/Colour: 600x400x50mm/ 400x400x50mm, Alto Silver Ground
 Finish/Laying pattern: Ground Textured/ Stretcher bond
 Supplier: Tobermore or Similar Approved



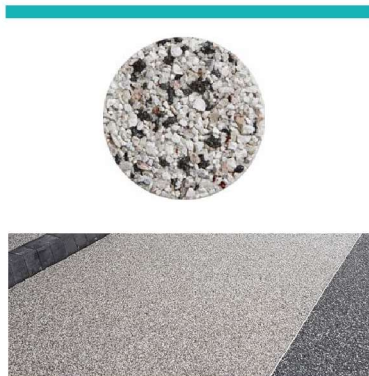
Paving Type 3. Product: Flag Paving, (Central Plaza, public area)
 Product: Braemar Flags
 Size/Colour: 600x400x50mm, Braemar Flags, Cara Slate Ground
 Supplier: Tobermore or Similar Approved



Paving Type 4. Product: Cobble Stone (Adjacent Seating Area)
 Size/Colour: TBC/ TBC
 Supplier: CED or similar Approved



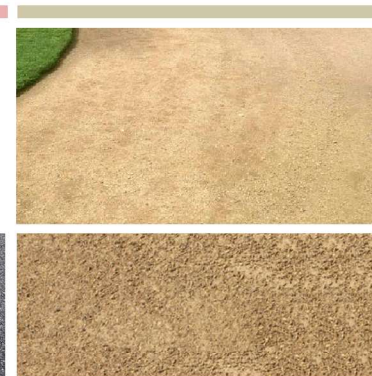
Paving Type 5. Resin bound
 Product: Resin Bound (Secondary walkway)
 Colour: Apollo or Similar Approved
 Supplier: Sureset or Similar Approved



Paving Type 5a. Resin bound
 Product: Resin Bound (Secondary walkway)
 Colour: Blue granite or Similar Approved
 Supplier: Sureset or Similar Approved



Paving Type 6. Product: Self Binding Gravel
 (Cycle and pedestrian walkway)
 Colour: Golden Amber or Similar Approved
 Supplier: Breedon Aggregates or Similar Approved

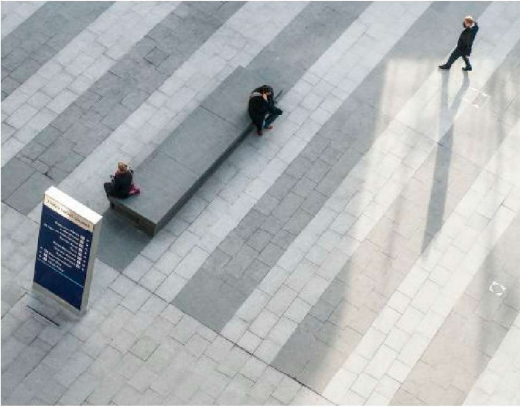
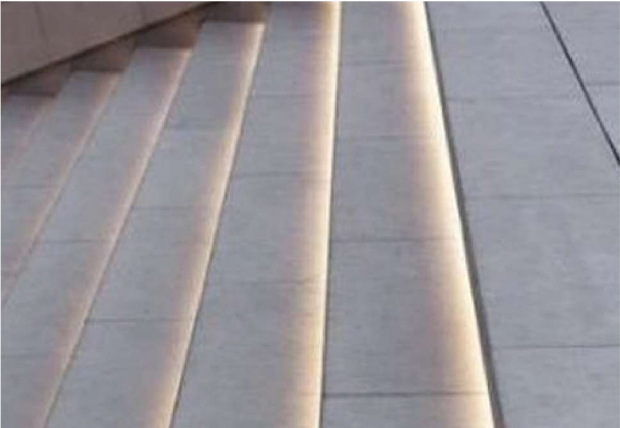
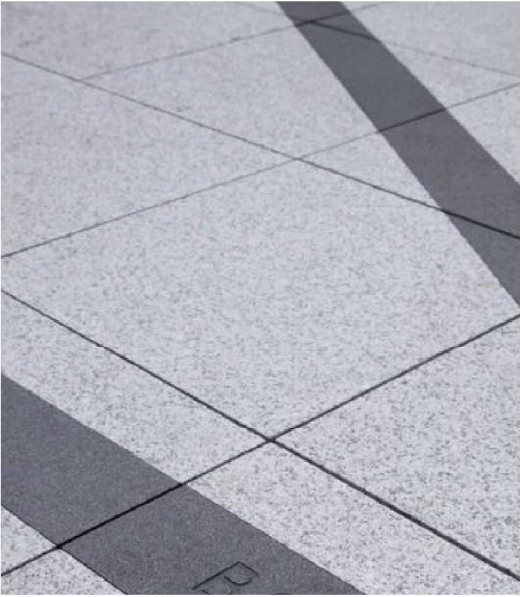


Paving Type 7. Product: Wet Pour Safety Surface
 (Play areas)
 Colour: Varies
 Supplier: Sureset or Similar Approved



LANDSCAPE MATERIALITY

HARDSCAPE PRECEDENTS



FIRE TENDER CIRCULATION

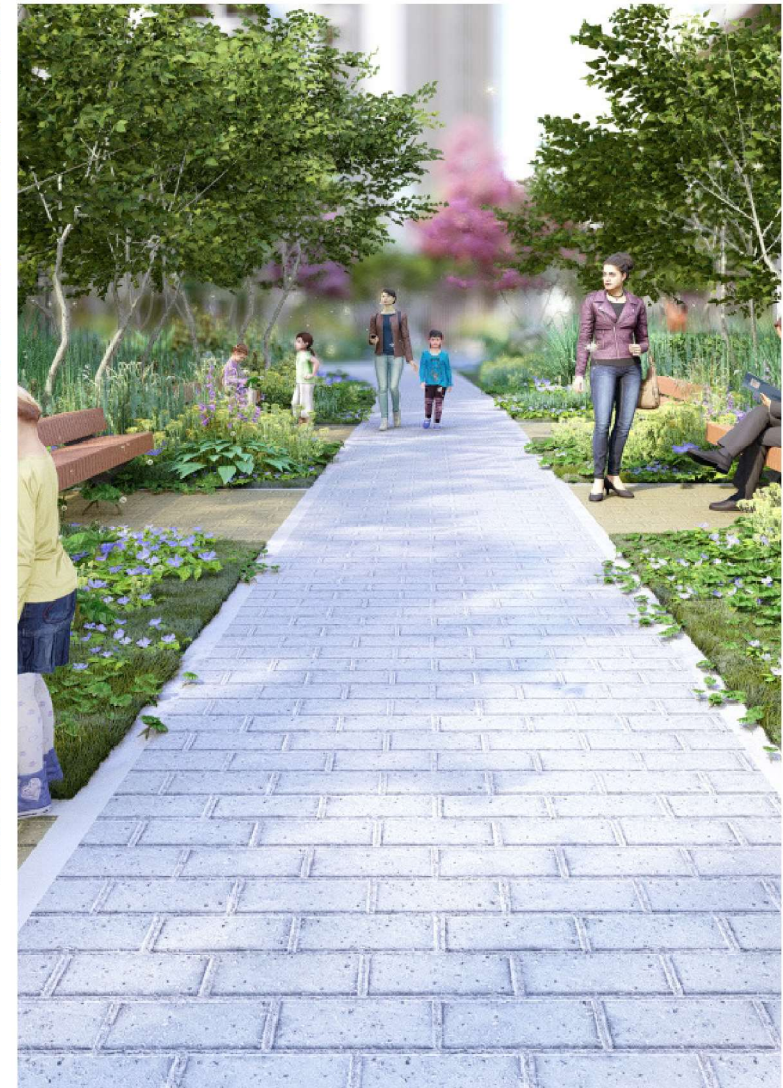
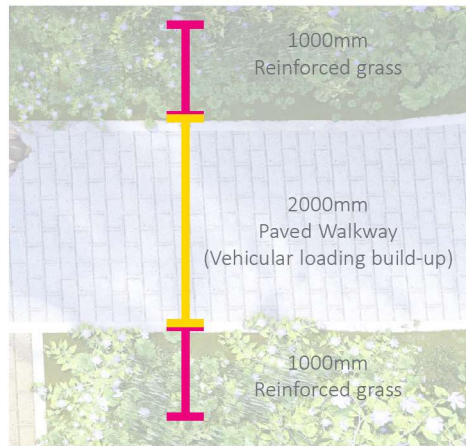
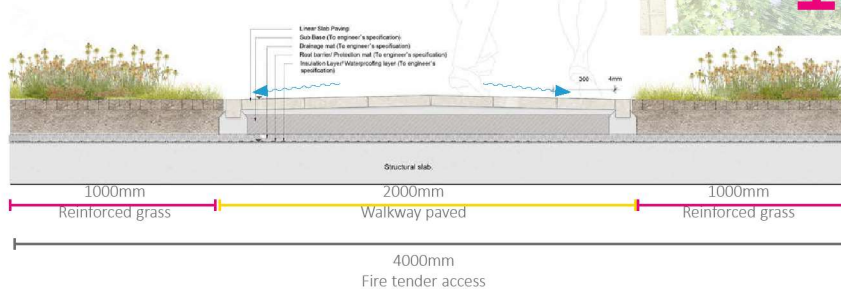


Fire tender circulation, 4m wide
(Provided from DBFL Engineers)

Paving Type 8. Product: Reinforced grass guard
Supplier: Netlon or Similar Approved



PROPOSED REINFORCED GRASS SYSTEM DETAIL

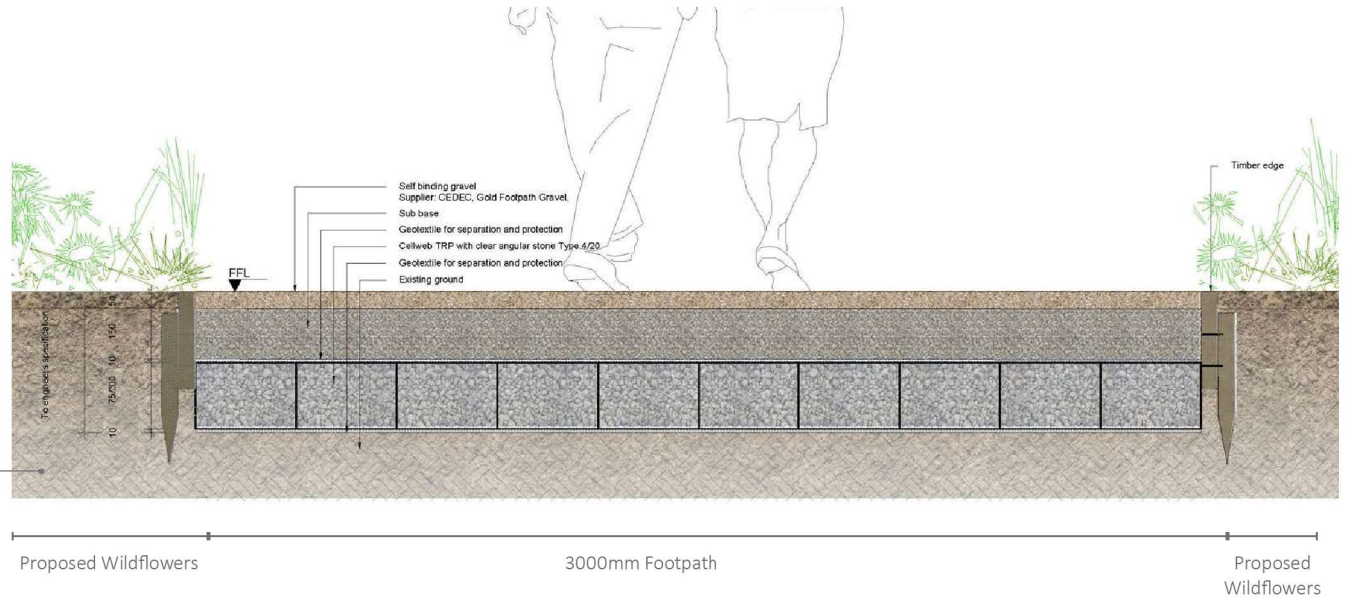


For illustrative purposes only

LANDSCAPE MATERIALITY

TYPICAL HARDSCAPE BUILD-UP: SELF BINDING GRAVEL WITH CELLULAR CONFINEMENT SYSTEM

A cellular confinement system specifically designed for tree root protection Such as CellWeb (product) is recommended. The system creates a permeable and stable, load bearing surface for traffic or footfall whilst eliminating damage to roots through compaction and desiccation of the soil.



LANDSCAPE VISUALS

CENTRAL PLAZA



For illustrative purposes only

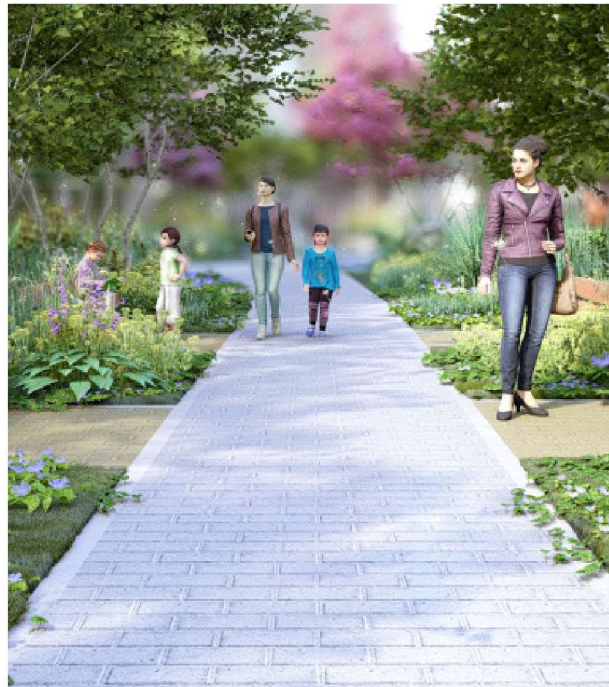
The central plaza space consists of high quality reconstituted stone paving slabs set in horizontal bands of different tones.

The approach creates a formal setting which responds to the main entrances of the building and surrounding landscape. The layout and design approach provides pedestrian priority via a shared space approach.

A coherent matrix of street furniture including benches, bollards and lighting will ensure a high-quality robust landscape that provides primarily for the pedestrian user rather than the vehicular.

To ensure there is a physical boundary and demarcation between private space and publicly accessible space a secure fence lines the western edge between the private residential courtyard and publicly accessible central plaza. This is supplemented with attractive structured seasonal planting.

RESIDENTIAL WALKWAY



For illustrative purposes only

The private residential courtyard and amenity spaces offer a softer landscape palette with a sympathetic and natural design approach. The general approach is of a naturalistic park path with lush shrub and tree planting lining either side of the route.

Fire tender access must be accommodated and this is sensitively provided via a soft and hard landscape solution, that mitigates the need for excessive corridors of hard paving across the scheme.

A 2.0m pedestrian walkway is provided with 1.0m of vehicular load overrun to either side of the path. The overrun is constructed with a reinforced grass system to create a visual 'greener' edge treatment to footpaths that will support heavy loading. Materiality has been selected that is robust and appropriate to the setting, ultimately creating a high quality environment whilst maintaining the natural setting.

All timber products will be sourced from a manufacturer / supplier with a proven sustainability record.

LOWER PUBLIC REALM



For illustrative purposes only

The proposed public realm to the south of the site creates a public streetscape with visual permeability into the development and the semi-private residential space. This area is designed to maximize public space and will meet DCC highways specification for materiality.

LANDSCAPE MATERIALITY

LANDSCAPE VISUALS

TERRACED GARDEN



For illustrative purposes only

PLAY AREA



For illustrative purposes only

SHARED PEDESTRIAN AND CYCLE LANE



WILDFLOWERS PATHWAY



For illustrative purposes only

To the northern boundary, the aspiration is to create a unique series of landscaped terraces connected via steps which provide a series of gardenesque amenity spaces.

In-situ concrete walls will be cast to create the retaining structure for the terraces and changes in level. Each terrace provides a 'pocket' space where residents can enjoy the outdoor environment, with seating, pergola structures and attractive planting. Play spaces will also be provided with various topography-based and natural-play.

Intimate and communal spaces are provided which create moments for personal space where residents may choose to read a book or contemplate the planting, in contrast to smaller gathering spaces where social interaction can take place.

A diverse range of plants is specified throughout the surrounding area to maximize biodiversity of the development and to connect the site within its locality.

Footpaths / cycle paths within the surrounding area will be permeable (self-binding gravel) to allow surface run-off to penetrate back to the natural water table.

Additionally seasonally accessible footpaths will be mown through the area of flood zone to allow access at certain times of the year.

