



Proposed SHD on lands at former Greenpark Racecourse, Limerick City

Materials and Finishes Report

Issued for SHD Planning Application To An Bord Pleanála - Stage 3

September 2021



Introduction

This document sets out the proposed material expression and the detailing of the proposed development at the former racecourse lands, Greenpark, Limerick City

This document is supplemented by the Building Lifecycle Report appended to the application.

This report proposes to demonstrate the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances and boundary treatments. The proposed development shall provide high quality and sustainable finishes and details to create a distinctive character for both the development and for the wider public realm.

The architecture and landscape design of the scheme will work together to make a high quality coherent scheme. Particular attention has been paid to the materials and facade design used in all parts which overlook the open spaces located throughout the scheme. The residential development and landscape areas will be adapted for all ages.

High quality design and a clear green infrastructure will be applied throughout the scheme with connections to existing street scape and adjoining estates being carefully considered.

The chosen materials will be robust and good detailing shall ensure minimal staining on façades.

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PROPOSED VISUALISATION

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02 - Proposed Materials

2.1 Building Design

The façade strategy is to create buildings with a distinctive geometry which ties into the surrounding area using robust materials of brick, metal cladding and stone.

The elevations composed are designed to complement the contemporary architecture principles of proportion, scale and materiality. The apartment blocks range in height from 4-5 storeys with a coherent architectural language created across the scheme through the use of repeating elements (materials, window types, balcony treatments, etc.). As with the public realm areas, the proposed blocks will be finished to a high standard of materials suitable for the context/ location of the scheme.

The blocks are broken down to form more vertical elements with varied facade treatments. This will create interest and visual variety for this development and form a more meaningful architectural language appropriate for its location.



DUPLEX FACADES - 3D VIEW



RESIDENTIAL DUPLEX AND HOUSING STREET ELEVATION



APARTMENT BLOCK C - SOUTH ELEVATION



2.2 Facade Material Proposals

The materials proposed for the external façades shall be easy to maintain and have excellent life-cycle qualities. The choice of external materials has been driven by our Client’s requirement for a fully sustainable, green and robust design solution. The high-quality façade materials are designed to look as good over their design life with brick, bronzed metal cladding, stone cladding to the tallest element and high quality glazing all designed to ensure minimal staining. The choice of materials will be selected for their inherent good life cycle properties.

A choice of contextual materials such as warm buff brick, glazed screens, metal cladding will provide different treatments giving modulation to facades.

By having contrasting materials, the form of the buildings are broken down into separate elements. Balconies are simply detailed with robust metal balustrades and glass where provided.

The buildings are modulated to respect the differing environmental conditions and to respect the context. High quality design and a clear green infrastructure will be applied to all perimeters of the proposed building.

Please refer to detailed elevations / sections submitted with the application which describe the materiality of each apartment block, duplex blocks and housing units



ELEVATION BLOCK B APARTMENT BUILDING

02 - Proposed Materials

2.3 Materiality

The architecture and landscape design of the scheme will work together to make a high quality coherent scheme. Particular attention has been paid to the materials and facade design used in all parts of the scheme. The residential development and landscape areas will be adapted for all ages with a range of robust landscaped features.

Durability often goes hand-in-hand with low maintenance. The demands for innovative building techniques and the inclusion of materials and components with lower life-cycle costs, test the knowledge and skills of building designers.

The development will be fully NZEB compliant and the glazing will be high quality with a of 70% Light transmittance and 37% 'G' value with a 'u' value of 1.4wm2k for the ensemble. The windows will achieve excellent 'U' values while ensuring good transparency. The target BER of the building is to be A rated.

The materials selected for use in the building envelope will be robust and require low maintenance. Refer to the accompanying Building Life Cycle report for further detail on the building life cycle strategy.



APARTMENT BUILDINGS ARE EITHER CHARCOAL (BLOCK C) OR BUFF BRICK (BLOCK A&B) WITH NAP RENDER



TYPICAL BALCONY TREATMENTS / BRICK DETAILING



RENDER WITH RED AND BUFF BRICK ARE USED FOR HOUSING IN THE DIFFERENT CHARACTER AREAS

02 - Proposed Materials

2.4 - Design Quality

For our client and design team, achieving design quality is key to ensuring the building provides both durability and performance throughout the duration of its life. Marrying robustness with aesthetics is key to achieving lasting quality, with the apartments and amenities designed to enrich the lives of the tenants.

The residential development and landscape areas will be adapted for all ages. Accessibility in the apartments has been modified to better cater for all users and be easily adapted. Larger turning circles are provided in accessible dwellings to facilitate electric wheelchairs. Doors and landings to bathrooms are modified to provide better access. Larger doors are provided for access and internal walls are rationalised to remove nibs that can be vulnerable to damage over time. Corridors are straightened and reduced in size to provide better designs.

Our Client understand the importance of good universal design in using colour and textures to aid way-finding. We will employ different colours to differentiate dwellings and floors, use of contrasting shades in circulation areas, handrails with distinctive colours to the surrounding walls and bold graphics for clear visibility will all be used to ensure good quality design.

Achieving design quality is key to ensuring Greenpark provides both durability and performance throughout the duration of its life. The quality of the public and private realm of this development is key to creating a successful neighbourhood and ensuring a high quality development for residents.

The proposed materials for the Greenpark development have been chosen to improve the long term running and maintenance costs by being robust, easy to maintain and have long life cycles. This will enhance the long term maintenance and management of the proposed development.

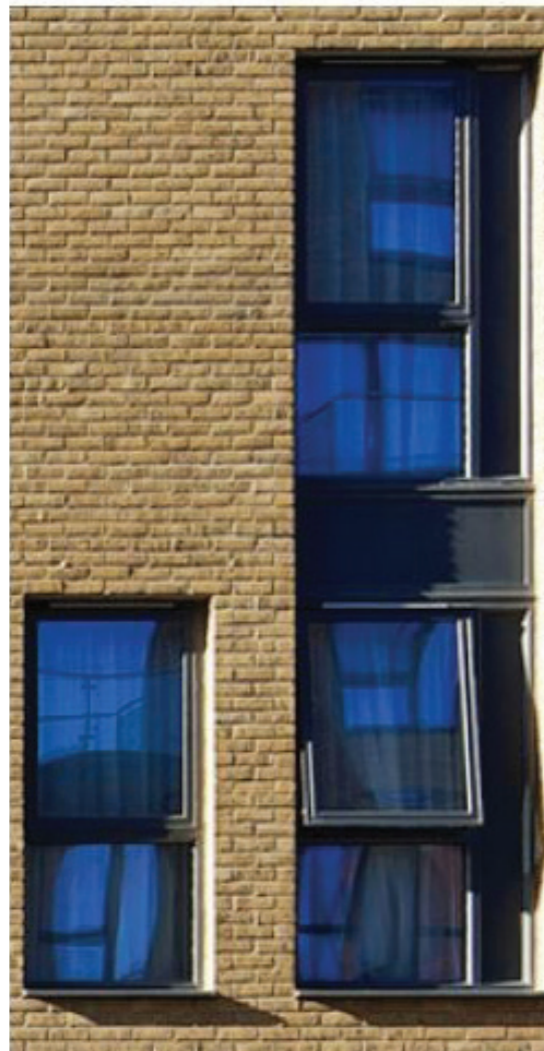
The materials selected will have long and circular life-cycles and have been selected for their sustainable credentials, energy performance and low embedded carbon footprints. We have completed an analysis of the carbon footprint of all the selected materials both as super structure, cladding and internal finishes and the selection has been informed by our Client's sustainability ideals and ethos.



LANDSCAPE MASTERPLAN



02 - Proposed Materials



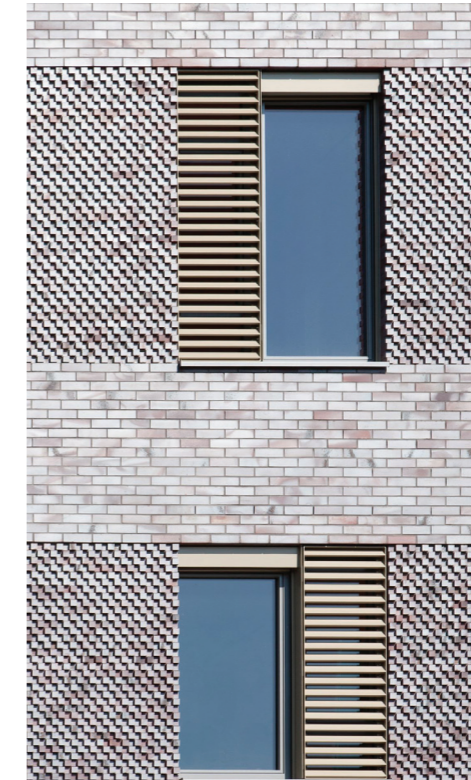
SPANDREL PANELS: VERTICALLY



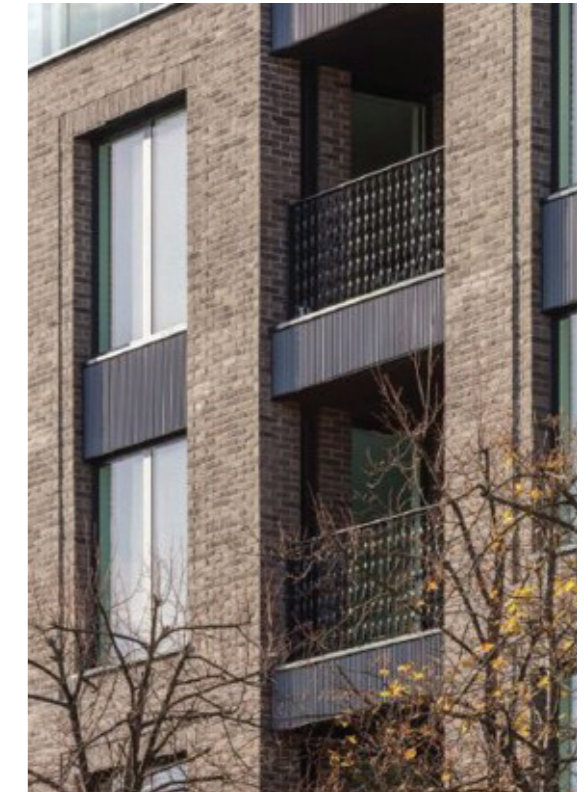
SELECTED BUFF BRICK WITH GREY FLUSH MORTAR



TYPICAL BRICK EXEMPLAR CLADDING



BRICK FACADE DETAILING



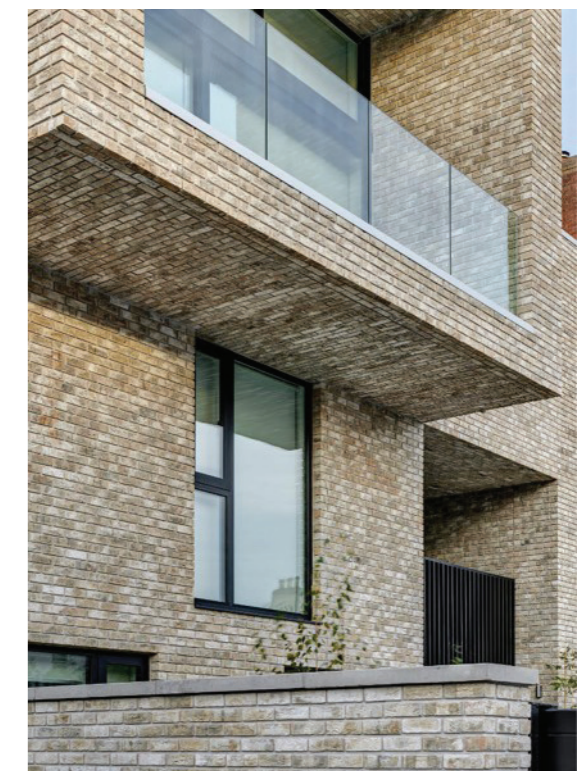
INSET BALCONY / TERRACE

The expression of the buildings set into a parkland setting with the green spaces between the buildings expressed as an integral part of the design. The majority of buildings are completed in buff, red and dark grey brick. On the apartment blocks, the detailing of the brick provides relief for facades with a layering of depth through the use of framing for balconies on the end elevations. Selected colour balcony finishes and metal screening to balconies also form a contrasting expression for the brick.

Vertical emphasis with simple repetition to produce an elegant composition, reduce overall perception of mass by controlling expression devices and simple forms with use of shade and colour of the same /contrasting materials.



TYPICAL FACADE TREATMENT

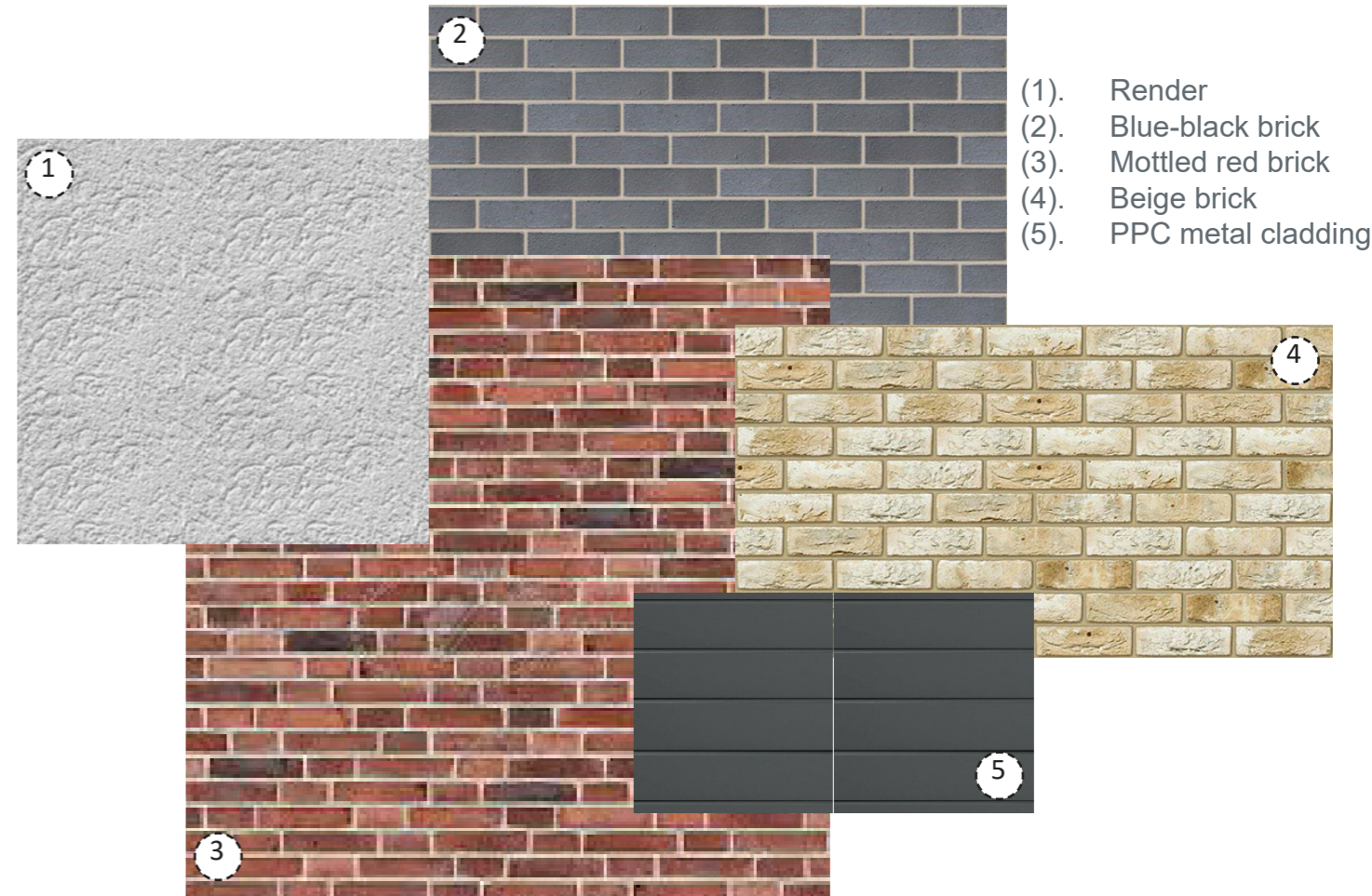


GLAZED GUARDING INSERTS



02 - Proposed Materials

2.5 - Facade/Elevational Study: Housing



2.6 Conclusion

The proposed material and finishes to the scheme will be of the highest quality. Particular care has been taken for the design of the private and public realm to ensure high quality and sustainable finishes and details which will create a distinctive character for the development. The proposed development will form a sustainable design solution for this site.

Achieving design quality is key to ensuring Greenpark provides both durability and performance throughout the duration of its life. The quality of the private and public realm of this development is key to having a successful neighbourhood. High quality design and a clear green infrastructure will be applied to all perimeters of the proposed buildings, with particular attention to the materials and facade design used in all parts which overlook the open spaces.

The detailing and specification for materials and finishes has taken into account the micro-climate of sunlight, daylight and wind to ensure a design solution that is robust, fit-for-purpose and will be of the highest quality over its design life.

Greenpark has been designed in order to ensure that robust and long life materials and products with low maintenance are selected as much as possible. Materials have gone through a rigorous selection to ensure the proposed materials will meet the highest lifecycle value. Equally the sustainability credentials of the selected materials has been reviewed thoroughly to ensure optimum design solutions.

The use of robust high quality landscaping materials is intended to provide materials that reduce the need for ongoing maintenance costs. Particular attention has been paid to the materials used in those parts of the public realm and building facades in order to complement the surrounding area. Materials were selected based on the value they bring in terms of low maintenance and easy cleaning and their aesthetic value.

The chosen cladding materials will be robust and good detailing shall ensure minimal staining on facades. Hard-wearing internal finishes are selected to ensure the building remains robust.

