

# Appendix C - Materials and Finishes Report

CASTLELAKE SHD

Lands at Castl lake, Terrysland, Carrigtwohill, Cork

Prepared for BAM Property Ltd. – June 2022

# CONTENTS

## Section 1 - INTRODUCTION

## Section 2 - DESIGN APPROACH TO MATERIALITY

- 2.1 Context
- 2.2 Façade Components

## Section 3 - LANDSCAPE DESIGN

- 3.1 Strategy
- 3.2 Landscaped Areas
- 3.3 Streetscapes and Pathway
- 3.4 Site Boundary Treatments

## Section 4 - SUMMARY

A Planning Application is being lodged to Cork County Council by BAM Property for a Strategic Housing Development at Castl lake, Terrysland, Carrigtwohill, Co. Cork.

## Section 1 - INTRODUCTION

A Planning Application is being lodged to an Bord Pleanala by BAM Property Ltd. for a Strategic Housing Development at Castl lake, Terrysland, Carrigtwohill, Co. Cork. The application site is positioned to the north-west of the centre of Carrigtwohill, comprised of a series of land parcels with a combined area of 18.30 hectares, 16.30 hectares of which are developable lands and accommodating 716 dwelling units distributed across the development as varying Character Areas.

The proposed development comprises a variety of residential accommodation in a number of built forms distributed throughout the development;

- 224 Detached, Semi-detached and Terraced two storey own-door access
- 284 Duplex Units with own door access and
- 208 Apartments - one to three bed units

This Report identifies the principal external finished materials to be used in the proposed development, illustrated with drawings & reference images to describe the proposed colours & textures. These quality materials have been selected due to their inherent characteristics & robustness suitable for the varying residential typology within the proposed housing scheme.

Careful detailing and design has been developed to afford low maintenance and longevity of the materials to all residential units and connecting elements within the scheme. In addition the report references elements of Hard and Soft Landscape elements and the Site Boundary treatments proposed across the development.

This report should be read together with the Architectural Design Statement and the Landscape Design Rationale Report

## Section 2 - DESIGN APPROACH TO MATERIALITY

### 2.1 Context

A practical implementation of good Design and Material principles has informed the design of internal layouts and detailing of the proposed built fabric.

Material and Finishes are selected for their Aesthetics, Durability, Quality, Economy & Low maintenance and the development is constructed with a small palette of good quality, robust and easily maintained materials. Maintaining common materials throughout the development is integral to harmonizing the varying buildings architecturally and detailing has been developed to afford low maintenance and longevity of the apartment blocks, duplexes and houses.

The principal external finished materials proposed include – brickwork in varying tones, textures & patterns, selected fenestration, recessed/ semi-recessed/ projecting metal structure balconies with metal railed balustrades, expressed concrete lintels/string-courses, self-coloured render and slate roofing.

The homezone area propose the use of brick as the principle facing material throughout the development with the majority of the building façades to consist of a palette of bricks used in a variety of bonds and styles laid to break up the elevation into a clean, elegant and modern architectural rhythm. Walls are generally brick with coloured render with boundary walls onto the public realm consisting of both brick and render walls and railings with hedging. Pavements and parking areas are finished with a mixture of buff coloured tarmacadam, resin bound gravel and permeable paving to create a sense of shared ownership and to slow traffic down

At the Apartment buildings, the brick colour and texture will vary in tone from block to block and within blocks so as to provide variation and a modulation of scale across the development while also contrasting with planting. Ground level will incorporate more robust brick and concrete finishes appropriate to parking and service areas while upper floors will be finished predominantly with brick with complimentary dark render and cement fibre cladding panels to distinguish the stepping back of the massing at upper levels.

A design palette of styles & elevational treatments are used across the development, with specific consideration to material choice at public and semi-public thresholds, horizontal and vertical junctions and hard landscape within the public realm.



Fig . 01  
Site External Finishes Diagram and Legend



Fig.02  
Unit Typologies – House | Duplex | Apartment

### Building External Finishes

- Render and Brick Type 1 Housing Units
- Render and Brick Type 4 Housing Units
- Render and Brick Type 1 Duplex Units
- Render and Brick Type 4 Duplex Units
- Render and Brick Type 3 Duplex Units
- Render and Selected Brick Types Apartment Units & Creche
- Site Boundary

## Section 2 - DESIGN APPROACH TO MATERIALITY

### 2.2 Façade Components

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 and robust design solution. The high-quality façade materials are designed to look aesthetically pleasing over their entire design life with brick and high quality glazing all designed to ensure minimal staining. The choice of materials also will be harmonious with the surrounding neighbouring buildings

The table below details the material type and proposed colours which are intended to be placed in the scheme.

MATERIAL & COLOUR LEGEND	
MATERIAL	COLOUR
Brick	Beige
	Red
	Mid-Tone Grey
	Charcoal Grey
Roof Slate	Dark Grey
Powder coated Metal Balcony Rails	Charcoal Grey
Powder coated double glazed Aluminium Windows	Charcoal Grey
Powder coated Aluminium Glazed Doors	Charcoal Grey
Powder coated Metal Doors	Charcoal Grey
Metal Parapet	Light Grey

Fig.03  
Material & Colour Legend

Section 2 of the report explores the selection of each individual component under the following headings;

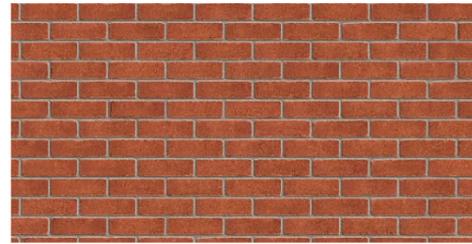
- Outline Description
- Key Performance Characteristics
- Reason for Selection
- Maintenance Requirements
- Comments



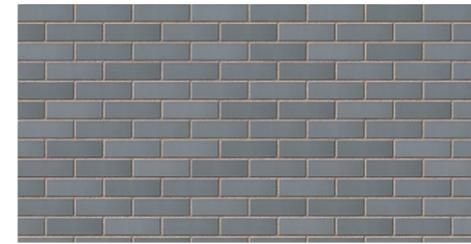
## Section 2 - DESIGN APPROACH TO MATERIALITY

### 2.2 Façade Components

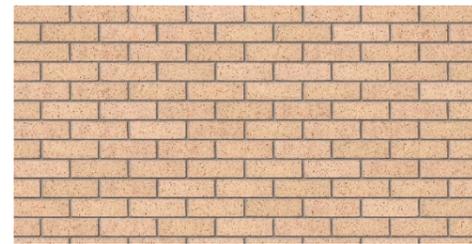
MATERIAL ASSESSMENT – BRICK	
OUTLINE DESCRIPTION	<ul style="list-style-type: none"> <li>• Stock Clay Brick measuring 215x102x65mm laid in stretcher bond.</li> <li>• Mortar Colour light Grey, subject to site sample approval</li> </ul>
KEY PERFORMANCE CHARACTERISTICS	<ul style="list-style-type: none"> <li>• Suitable weathering material</li> <li>• Dimensionally accurate, consistency of colour and texture.</li> </ul>
REASON FOR SELECTION	<ul style="list-style-type: none"> <li>• High Quality</li> <li>• Robust</li> <li>• Ease of maintenance</li> <li>• Whole life design approach.</li> <li>• In keeping with local area</li> </ul>
MAINTENANCE REQUIREMENTS	<ul style="list-style-type: none"> <li>• Minimal – Inspection &amp; Cleaning</li> </ul>
COMMENTS	<ul style="list-style-type: none"> <li>• Contextually appropriate Material Choice – See section 2.1</li> <li>• Maintenance schedule to be formulated by Facilities Management Company</li> </ul>



Ibstock Ellistown Dorset Red Stock Clay Brick or similar



Ibstock Clerkenwell Dark Grey Clay Brick or similar



Ibstock Clerkenwell Throckley Clay Brick or similar



Ibstock Clerkenwell Satin Grey Clay Brick or similar

Fig.04  
Brick Range | Type



Fig.05  
Material Finishes - Housing Reference Images



Fig.06  
Brick variation across the Duplex and House Unit Types

Castlelake SHD

## Section 2 - DESIGN APPROACH TO MATERIALITY

### 2.2 Façade Components

MATERIAL ASSESSMENT – ROOF SLATE	
OUTLINE DESCRIPTION	<ul style="list-style-type: none"> <li>Tegral fibre-cement slate Cedral Thrutone Endurance or similar</li> </ul>
KEY PERFORMANCE CHARACTERISTICS	<ul style="list-style-type: none"> <li>Highest water repellency</li> <li>Strength</li> </ul>
REASON FOR SELECTION	<ul style="list-style-type: none"> <li>Durable &amp; Robust</li> <li>Irish made - Reduced Carbon Footprint</li> </ul>
MAINTENANCE REQUIREMENTS	<ul style="list-style-type: none"> <li>Minimal – Cleaning as required</li> </ul>
COMMENTS	<ul style="list-style-type: none"> <li>Consistent Roof finish across House and Duplex Units</li> <li>Maintenance schedule to be formulated by Facilities Management Company</li> </ul>



Fig.07  
Example of smooth Blue | Black Roof Slate

MATERIAL ASSESSMENT - RENDER	
OUTLINE DESCRIPTION	<ul style="list-style-type: none"> <li>Contrasting Natural Render Finish combined with Brick</li> </ul>
KEY PERFORMANCE CHARACTERISTICS	<ul style="list-style-type: none"> <li>Durable waterproof layer</li> <li>Robust</li> <li>High Frost resistance</li> </ul>
REASON FOR SELECTION	<ul style="list-style-type: none"> <li>Durable &amp; Robust</li> <li>Locally Produced</li> </ul>
MAINTENANCE REQUIREMENTS	<ul style="list-style-type: none"> <li>Minimal – Cleaning as required</li> </ul>
COMMENTS	<ul style="list-style-type: none"> <li>Maintenance schedule to be formulated by Facilities Management Company</li> </ul>



Fig.08  
Example of Render to be used in scheme façade treatment

MATERIAL ASSESSMENT – CEMENT FIBRE BOARD	
OUTLINE DESCRIPTION	<ul style="list-style-type: none"> <li>Durable Composite External Cladding Board</li> <li>Lightweight and Flexible System Installation</li> </ul>
KEY PERFORMANCE CHARACTERISTICS	<ul style="list-style-type: none"> <li>Durable</li> <li>Consistent finish and colour</li> <li>Quick installation</li> </ul>
REASON FOR SELECTION	<ul style="list-style-type: none"> <li>Easy to clean</li> <li>Low Fire Risk</li> <li>Recyclable</li> <li>BRE Rating 'Very Good'</li> </ul>
MAINTENANCE REQUIREMENTS	<ul style="list-style-type: none"> <li>Minimal - Inspection &amp; Cleaning</li> </ul>
COMMENTS	<ul style="list-style-type: none"> <li>Maintenance schedule to be formulated by Facilities Management Company</li> <li>Versatile installation for complicated plans</li> </ul>

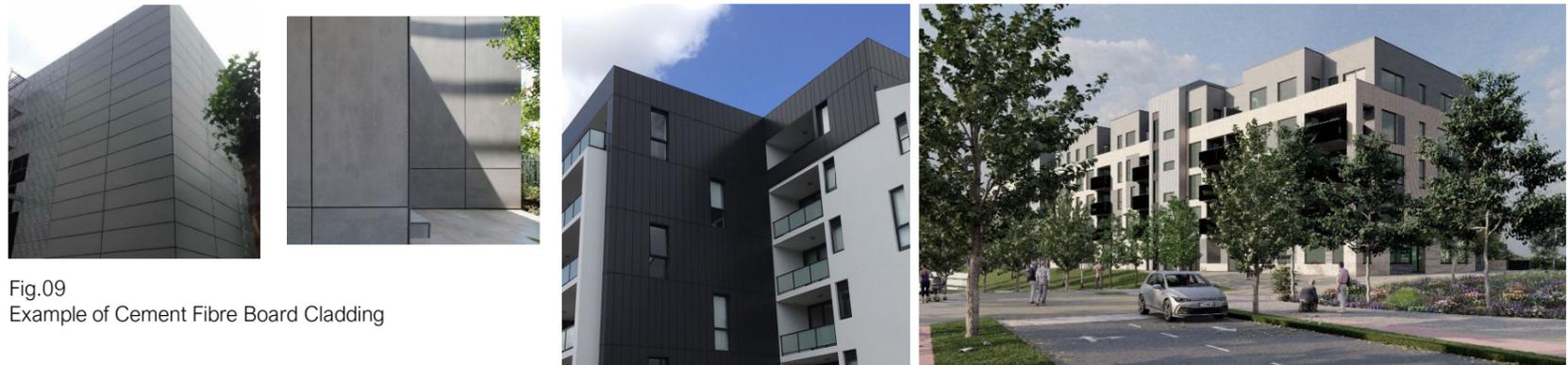


Fig.09  
Example of Cement Fibre Board Cladding

### Section 3 – LANDSCAPE DESIGN

#### 3.1 Strategy

The proposed landscape design draws upon the rural context of this satellite town of Cork City and the fact that people will choose to live there wanting the more rural lifestyle. Through the use of geometry the design concept establishes a strong structural form, giving a sense of place and belonging, but with a softness through the use of curved geometry to strengthen the rural connection.

#### 3.2 Landscaped Areas

Each of the principal Public Open Spaces, communal areas, and private gardens within this area of the site are defined by specific landscape treatments and material selection.



Fig.10  
Neighbourhood | Local | Pocket | Communal Park Images

Each of the principal Public Open Spaces, communal areas, buffer zones, and boundary edges are proposed with a wide selection of planting and plant species.



Fig.11  
Planting

External surface and hard landscaped areas are defined by an array of materials used to create character areas and variety in the public realm, and various spaces in the proposed development.



Fig.12  
Surface Materials

### Section 3 – LANDSCAPE DESIGN

#### 3.3 Streetscapes and Pathways

An important aspect of the proposed development is its network of paths, roads and open spaces that provide good pedestrian and cyclist infrastructure for recreational and functional purposes, linking the development with the facilities within the town and connecting in with the green infrastructure of the wider area.

The main roads will be a central thoroughfare of the estate with roads leading off either side to the various housing. Planting has been selected to create a distinct and pleasant tree lined character to these dominant roads, while clearly defining the separation between the public footpath and public road spaces.

Home zones are designed to encourage a high level of social interaction between residents. The presence of trees and vegetation near circulation routes, particularly in chicanes, provides a separation between the public and private, aids in slowing down cars, improves the street aesthetics and provides a wildlife corridor.

Shared surfaces are designed to soften and allow for a less formal approach between road, parking and pedestrian/cycling route, but with clear delineation of each surface and its use through the application of different material finishes.



Fig.15  
Streetscapes

### Section 3 – LANDSCAPE DESIGN

#### 3.4 Site Boundary Treatments

The development land has boundaries linking back to existing residential development, adjacent to road infrastructure, along the raised rail embankment to the north and existing natural features to perimeter of the site which shall be incorporated and protected for biodiversity corridors and wild-life habitat.



Long distant views looking south over the River Lee Valley from the top of the site.

Site Boundary treatments are detailed in Architects drawings;

CHD-WIL-ZZ-ZZ-DR-A-0055\_Boundary Wall Treatments - Sheet 01

CHD-WIL-ZZ-ZZ-DR-A-0056\_Boundary Wall Treatments - Sheet 02

The proposed treatments vary from perimeter railing and brick wall enclosures to the Duplex terraces, low height brick / cement render dividing walls to the house units with their timber palisade garden fences and a series of existing and proposed Paladin wire mesh fencing to the perimeter of adjoining lands and existing boundaries

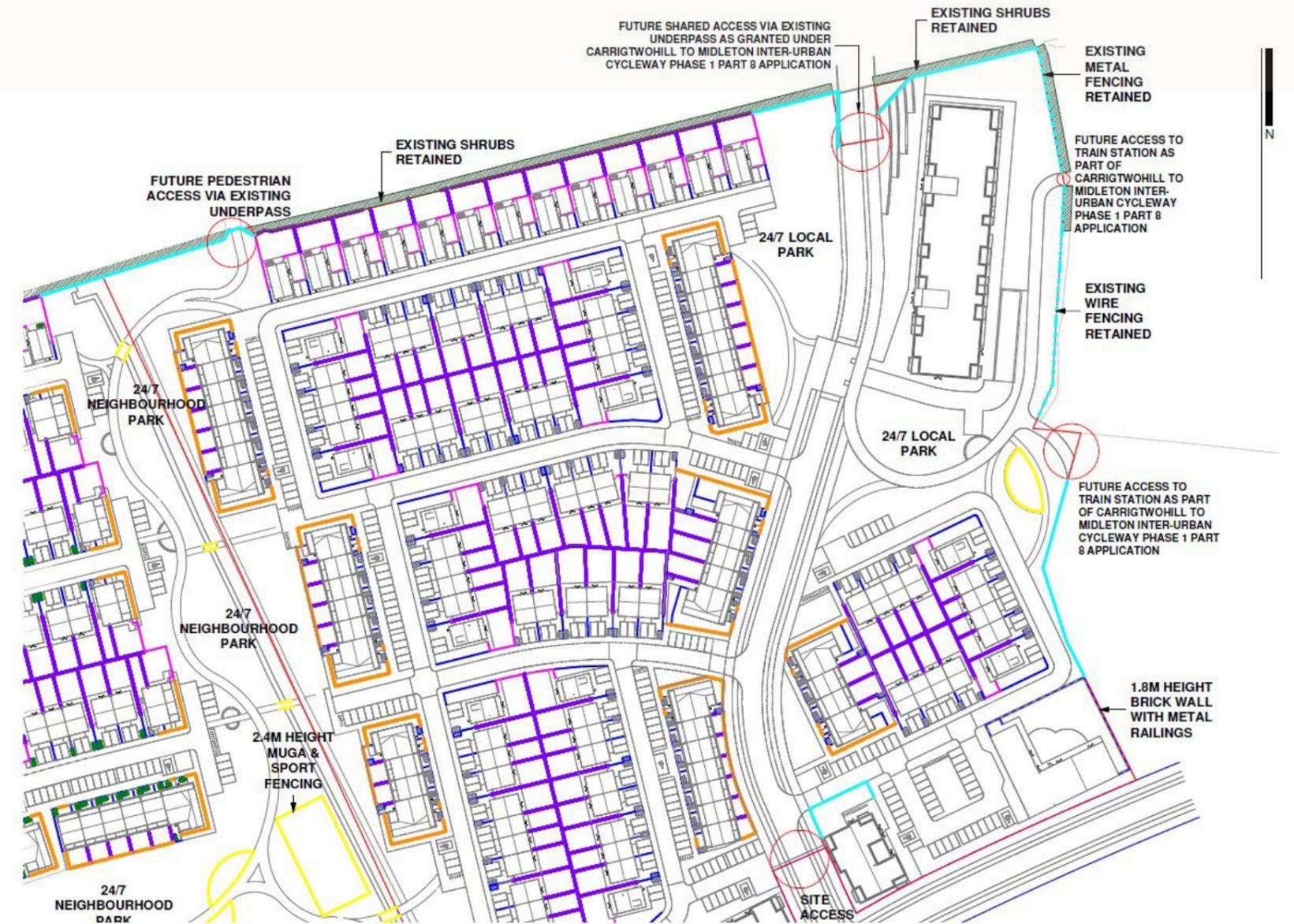


Fig.13 Extract Site Boundary Plan

#### Proposed Boundary Type Elevation

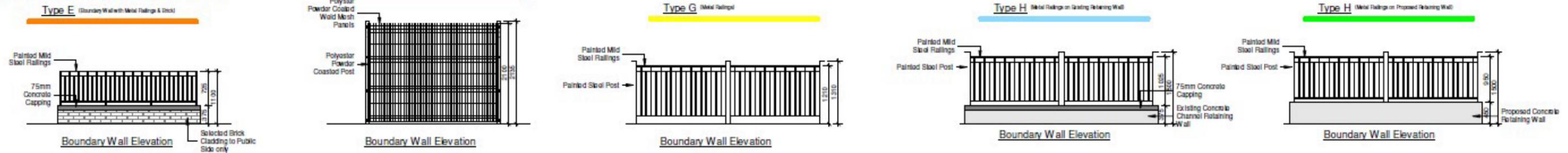


Fig.14 Boundary Types

## Section 4 – Summary

The selection of high quality and robust materials and finishes is key to ensuring this residential development provides both durability and performance throughout the duration of its life.

Through carefully considered specifications and detailing, and good practice installation methods, the intent is that the materials and finishes shall minimise their maintenance, replacement and degradation over the life span of the buildings.

These characteristics of the proposed materials go hand in hand with the intent to create aesthetically pleasing facades and a distinctive character for the development while remaining contextually sensitive to the area.

