

SECTION 6.0

CHARACTER AREAS | MATERIALS & FINISHES

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6.1 Details of Materials and Finishes

Tinakilly is an area of significant natural beauty and any development on this site must give way to and respect its surroundings.

Tinakilly Avenue itself is one of the finest examples of a sylvan avenue and its form, atmosphere and ecosystem must be nurtured as development of the surrounding lands occurs. Any development must give back in terms of open green space and protection of fauna and flora.

The environs of Tinakilly are also home to two protected structures, Tinakilly House and Broadlough House. Both houses use neutral colored render set against a luscious green backdrop. Examples of brown and burnt orange brick can also be found in surrounding structures, notably the Clermont Campus Building. These materials provided the basis on which the proposed material palette was developed.

Tinakilly ONE has been granted planning permission by Wicklow County Council . These proposed homes line the south side of Tinakilly Avenue using a muted colour palette of grey render and grey brown brick to draw attention from the houses to the surrounding green landscape. Simple, contemporary and paired back elevations in muted tones allow the beauty of the site be the main focus.

Tinakilly TWO will draw from its neighbouring development a mutual respect for the landscape. Similar grey brown brick will be used as the material base for the housing adjacent to the avenue on approach to Tinakilly House.

As the development moves away from this boundary, brick with auburn and red undertones will be introduced to units in the west portion of the site. The introduction of red and auburn tones also draws its inspiration from the landscape as it moves into Autumn months and green becomes burnt orange. These tones are familiar and can be seen at Tinakilly House throughout the year as the seasons change. The green ivy set against the grey rendered house becomes burnt orange.

This approach to material selection, in conjunction with a variations in street orientation and building form, will create a number of character areas within the development as outlined in the following section. Each will have a unique relationship to it's surrounding landscape, paying tribute to materials in use in the surrounding landscape and making this landscape the focal point.



Rathnew Church & School House



Broadlough House



Tinakilly House - Grey Render | Burnt Orange & Green Vegetation



Clermont Campus Building



Concrete Roof Tiles & Grey / White Render



Selected Grey Brown Brick



Selected Brown / Burnt Orange Brick

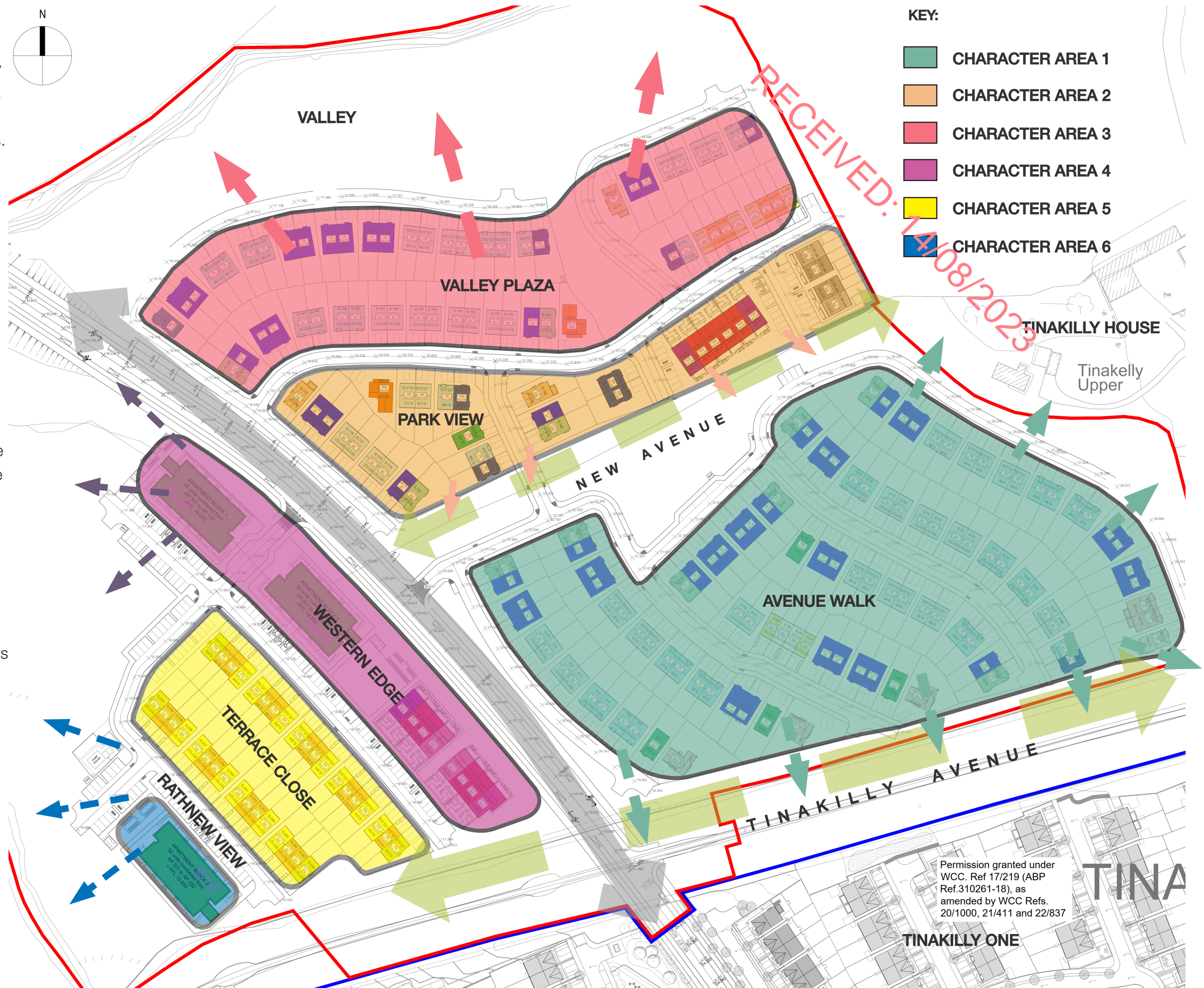
6.2 Character Areas

The homes for the proposed new Tinakilly neighbourhood are orientated to respond, reflect, enhance and protect the sites key ecological features, views and boundaries. As such, distinct Character areas have evolved from and have been determined by the natural site context.

The proposal is cognisant of the development to the south of Tinakilly Avenue – the beautiful tree lined access to Tinakilly House Hotel to the east of our site.

The successful treatment and response to this tree lined avenue by the currently development (under construction) to the south of our proposal, is due in part to the orientation, articulation, and colour palette of the new homes.

Tinakilly Two looks to achieve a similar subtlety in its execution. The architecture, as with Tinakilly ONE, is designed to reveal itself subtly and be glimpsed beyond the existing treeline as one progresses along Tinakilly Avenue – its presence is not immediately obvious.



Character Area 1 - Avenue Walk

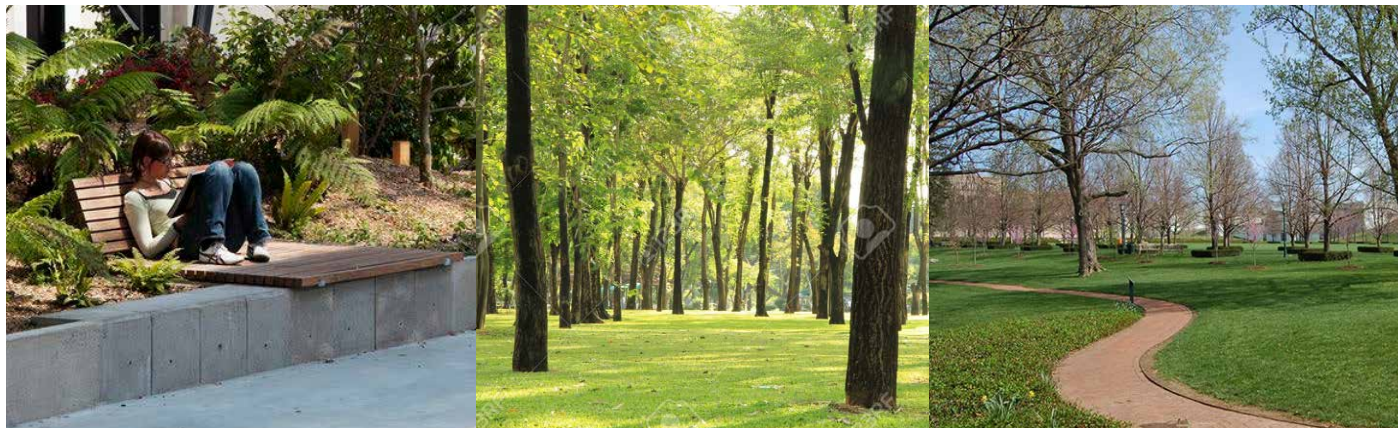
This character area is designed to enhance, balance, and continue this subtle theme of gentle reveal along Tinakilly Avenue and into the heart of the neighborhood taking its cues from the development to the south and the colour plate of Tinakilly House.



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Character Area 2 - Park View

This new neighborhood and the associated homes enjoy the natural amenity of the enhanced existing tree lined and hedgerow walkways, which link into the new local park. There is a subtle change in house types and orientation, as the homes look to enhance the existing tree line rather than dominate it.



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Character Area 3 – Valley Plaza

The homes of this distinct area have magnificent views down the valley to the newly created 'stream-walk' below, reached via the new Valley Plaza through a series of accessible pathways. The Valley Plaza which links from the new park in Character areas 1 & 2 to the landscaped stream walk is created over the site of an existing gravel pit, and provides a mix of soft and hard landscape treatments providing somewhere for neighbors and friends to meet – a destination point in the heart of the neighborhood.



Character Area 4 – Western Edge

Three story duplex & four story apartment buildings frame a central green space to form a clear edge to the new relief road. The duplex homes have dual aspect front doors which provide street and play activity throughout the area, whilst the communal amenity space associated apartments further activate this area.



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 Character Area 5 - Terrace Close

The homes here are arranged in traditional terraced streets to provide smaller family homes. The terraces are adjacent to a landscaped pocket park to the south, offering opportunities for family play and enjoyment.



 Character Area 6 – Rathnew View

The western edge of the site is bounded by a four story apartment building, affording residents magnificent views over Rathnew and the landscape below. The communal open space associated with these apartments activates the immediate surroundings, with links to the adjacent landscaped walks and pocket parks providing further opportunities for family play.





Character Area 1 Sample Elevation



Character Area 2 Sample Elevation



Character Area 3 Sample Elevation



Character Area 4 Sample Elevation



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 Character Area 5 Sample Elevation



 Character Area 6 Sample Elevation

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