

MATERIALS STRATEGY



Proposed Development
at
Cairns Road, Sligo

for
Novot Holdings Limited

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SECTION 1.0 BUILDING & LANDSCAPE MATERIALS STRATEGY

1.1 Introduction

This document sets out the proposed material expression and the detailing for the proposed residential development at Cairns Road, Sligo Town, Co. Sligo. The overall development is for the construction of a scheme comprising 74 No. residential units, consisting of 50 No. houses and 24No. apartments/duplex units as well as communal and public open spaces and site development works. This document includes appropriate details of the different facade and landscape materials choices.

This document is supplemented by the Building Lifecycle Report included with the application.

This development proposes a best-in-class residential scheme designed to the latest Planning Guidelines - 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines 2020 and Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities, 2007 and other relevant guidance.

The development description for this planning application is:

Novot Holdings Ltd., intend to apply for permission for development on a site which extends to c. 2.1ha on lands located on the Cairns Road, Sligo, Co. Sligo.

The development will consist of:

1) Construction of 74 no. residential units comprising:

- 5 no. 1-bed own-door apartments,***
- 19 no. 2-bed own-door apartments,***
- 8 no. 3-bed terrace houses,***
- 14 no. 3-bed semi-detached houses,***
- 2 no. 4-bed terrace houses,***
- 26 no. 4-bed semi-detached houses.***

2) Provision of all associated surface water and foul drainage services and connections with all associated site works and ancillary services.

3) Pedestrian, cycle, and vehicular access/egress with Cairns Road, and pedestrian and cycle access/egress with the adjoining Ardcairn residential estate.

4) Provision of public open space, communal open space, private open space, site landscaping, public lighting, refuse storage, resident and visitor car parking including electric vehicle charging points, bicycle parking, boundary treatments, and all associated site development works.

5) Demolition of existing bungalow dwellinghouse and outbuildings located to the north-east of the development site.

6) This application is accompanied with a Natura Impact Statement (NIS).

Particular attention has been paid to the materials used in those parts of the development which address the public realm including the Cairns Road streetscape to the north-east, Ardcairn estate to the north-west, internal streetscapes, home zone courtyards as well as the proposed amenity areas within the scheme.

This report proposes to demonstrate the proposed materials and finishes to the scheme including specific detailing of finishes to building facades and roofs to the houses and apartment/ duplex 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 this new residential development.

1.2 Building/ Facade Design Overview

In terms of the architectural expression, materials, and detail design of the buildings and associated facades the scheme seeks to echo the best examples of traditional and contemporary architecture. The references it draws on range from the traditional methods of buildings in Sligo to contemporary works of architecture. The palette of finishes and materials draws on the best examples from past and present. Brick and render are used as the principal finishes to the elevations. This echoes the predominate use of these materials as a durable weathering finish to the traditional buildings in the county over many centuries. Brick is used as a single type and is used as in conjunction with painted render and other materials to give visual interest, texture and variation to the elevational composition. In this way reference is made to the historic character of the building materials adopted in the region.

The approach to materials adopted in the facade design of the buildings is to break down the greater mass through the use of complementary three-dimensional massings of materials to create varied and pleasing elevations. The areas of different materials are enriched by crisply detailed window openings within the facades. The breakdown of the elevation from the scale of the row of dwellings to the level of the individual door or window is aimed at creating identifiable moments of interest within the greater collective composition. These moments of intensity occur where there is a change in massing or material around entrances, prominent corners and principal areas of fenestration. This helps to make individual areas identifiable and gives a sense of ownership to residents of the individual units within the greater scheme. These buildings also seek to create a genuine architecture of our time and as such not only seek to reference the core materials used historically in the Sligo and west of Ireland context, but also seek to add to the new contemporary architecture of Sligo town. Douglas Wallace as architects are committed to high quality and innovative contemporary design. Newer materials such as pressed metal canopies, glass balustrades and timber/ aluminium windows are used, and are mixed with the traditional ones of brick and render to create visually interesting and uplifting elevational treatments. The disposition and massing of the blocks represents a clear commitment that architecture should propose new appropriate solutions to the residential needs of the 21st century. The architecture of this scheme seeks to add to the quality of the built environment in Sligo. It seeks to make an appropriate statement of our times.

Please refer to the individual block elevations and overall site context elevation and section drawings prepared by Douglas Wallace Consultants and the 3-D visualisations prepared by Douglas Wallace Consultants illustrating the design of the scheme and demonstrating how the development will sit in the site and the surrounding streetscape and adjoining context.

1.3 Building Façades & Landscape Materials 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 well over their design life with brick, high quality render finishes and glazing all designed to ensure minimal staining. The choice of materials also will be harmonious with the surrounding buildings in the Cairns Road and wider Sligo town area.

The choice of contextual materials such as brick, pressed metal, slate, aluminium/ uPVC windows, glazing and render will provide a modern interpretation with traditional materials. By having contrasting massing of materials, the form of the buildings are broken down into separate elements. The buildings

are modulated to respect the differing environmental conditions and to respect the context. Thus, streetscape and public realm elevations have more formal brick treatments while sheltered private rear gardens have more render finishes.

The facades of the new development shall be articulated to create lively and interesting modulated elevations. A new residential setting is created through the placement of the new streets, enclosures to areas of public open space and facades.

The proposed buildings will use a mix of buff /rust coloured brick and coloured render facades. Pairing of areas of brick massing and different facade colours are used to create diversity on the different blocks which will lead to a more varied and interesting facade typology over the range of different block types.

Windows shall be a high quality, thermally broken, aluminium/ uPVC products. The balcony walls to duplex units are constructed with the same durable brick or render finishes as the other parts of the building facades, with limited areas of high-quality glazed balustrading. Window cills and parapet cappings are proposed as reconstituted stone materials to the public realm elevations. Roofs to all blocks are pitched roofs finished in durable blue/ black fibre-cement slates with clay ridge tiles.

High quality hard and soft landscaping from an integral element of the development and the materials strategy. Durable material have been selected for hard landscaping surface finishes including RC block paving, coloured asphalt, compacted gravel and softfall safety surfaces. These are combined with soft landscaping grassed and planted areas as part of an overall landscape design which include the streetscapes, avenue, shared-surface home-zone courtyards as well as the central amenity area and other public and communal amenity areas in the development.

High quality new landscape design and a clear green infrastructure will be applied to all perimeters of the residential zoned areas of the site. Landscaped buffer zones incorporating soft landscape screening will be used to create a visual buffer to the existing houses and gardens to the perimeter of the site. Boundary treatments & planting will create a visual buffer to the adjoining existing houses to the north, south, east and west of the site.

The new planting will reinforce the existing extensive screening planting along the eastern boundary of the site and to the western boundary.

Please refer to the drawings and report prepared Douglas Wallace Consultants submitted with the application for more details. Please also refer to the 3-Dimensional Visualisations prepared by Douglas Wallace Consultants for information on the visual expression of the development including the landscaped areas.

1.4 Materiality

The architecture and landscape design of the scheme will work together to create a coherent and holistic design expression for the development. Particular attention has been paid to the selection of materials and facade design used in all parts which interact the streetscapes and public realm areas of the scheme. The residential buildings and landscape areas have been designed so that they are usable and attractive areas for all ages with a range of robust landscape and recreational features.

Durability of material selection with ensure minimal maintenance requirements. 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. Robustness of the design and construction is paramount in ensuring the materials selected will be lasting and look attractive throughout their life. The chosen materials will be robust and are all proven over long periods of use in the local environment. Good constructional detailing shall ensure minimal staining on façades or excessive maintenance requirements.

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.

**SECTION 2.0
DETAILS OF BUILDING MATERIALS PROPOSED**



3-D Visualisation showing typical House Blocks showing Brick, Render and Pressed Metal Materials in differing compositions to facades with tile pitched roofs over



3-D Visualisation of typical Apartment/ Duplex Block showing Brick, Render & Glazed Materials to facades with tile pitched roofs over

Durable and aesthetically pleasing materials have been selected for all building facades & roofs. Materials have been considered with regard to durability and reduction in long-term maintenance requirements. The wall/ facade and roof materials selected are set out below.

Walls/ Facades:

- Brick
- Painted Sand & Cement Render
- Pressed Metal canopies over Doors/ Entrances
- uPVC/ Aluminium External Window & Door Frames
- RC Cills & Parapet Cappings
- Glazed Balustrades

Roofs:

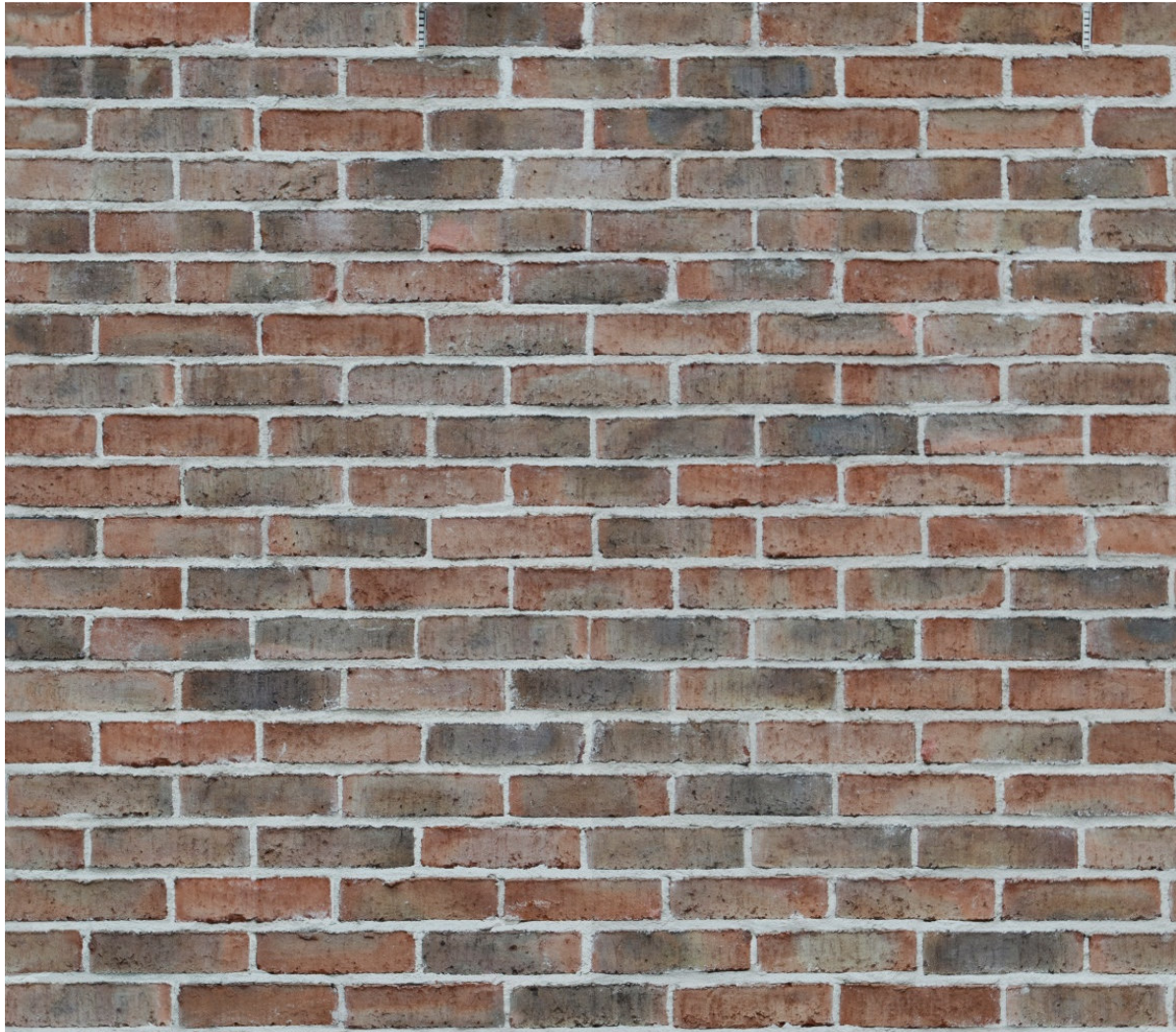
- Fibre Cement Blue/ Black Colour Slates/ Tiles
- uPVC/ Aluminium Windows
- uPVC/ Aluminium Roof Lights

2.1 WALLS/ FAÇADE MATERIALS:

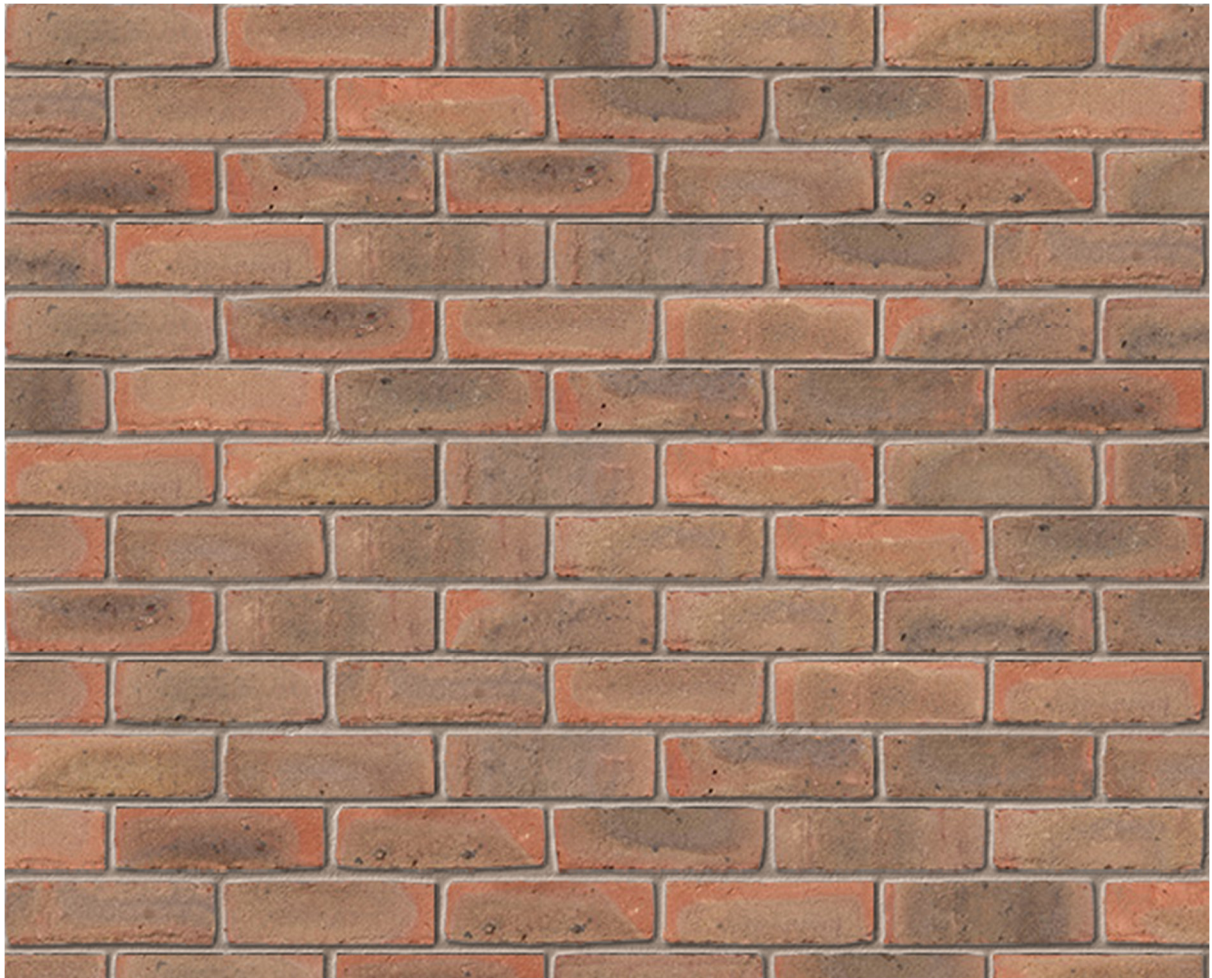
2.1.1 Brick

The primary facade finish material to the buildings fronting the public realm seascape, courtyards and public amenity areas is brick which has been selected as it is an attractive and durable material finish, The brick types selected are Ibstock Birtley Olde English buff brick &/or Ibstock Chailey Stock brick. These will be pointed with a grey-coloured mortar. Please see below image/ details of the brick type specified.

Ibstock Birtley Olde English buff with grey-coloured mortar pointing to joints:



Ibstock Chailey Stock bricks with grey-coloured mortar pointing to joints:



2.1.2 Render

Areas of Render are paired with the primary brick material to give variation and modulation to public realm, streetscape and communal area facades.

White/ Chalk colour render is primarily use along with particular areas of grey coloured render to accent particular areas of the facades – generally in areas between massings of different brick and lighter colour render materials.

Render is used to the rear of the individual house to their non-public rear garden facades



White/ Chalk Colour Render to facades



Grey Colour Render to limited areas of facades

2.1.3 Pressed Metal Cladding – to Entrance Canopies

Pressed Metal is issue as the finish material to specific detail areas of canopies at dwelling entrances to define these areas and give shelter at the threshold/ interface between the public realm and the private sphere of the individual dwellings.



Dark Grey Coloured Pressed Metal Cladding to Canopies at Unit Entrances

2.1.4 uPVC/ Aluminium/ Composite External Windows & Door Frames

uPVC or Powder Coated Aluminium External Window frames and uPVC or Powder Coated Aluminium/ or Composite door frames are proposed set within the facade compositions. Window/ Doors to include high performance thermally efficient double or triple glazing units. The external colour is to be mid-dark grey colour to tone with the canopy pressed metal cladding



***Powder coated grey coloured aluminum/ uPVC windows to facades
(set within brick/ render surrounds)***

2.1.5 RC Cills & Parapet Cappings

Durable and attractive RC window cills and parapet cappings are to be utilised to the public realm facing facades of the buildings. These products are long lasting and require little maintained while having an attractive appearance which complements both brickwork and render surrounds. For the private garden facades of the dwellings, matching durable RC cills will also be utilised.



Image of RC Window Cill/ Parapet type

2.1.6 Glazed Balustrades

Glazed Balustrades are proposed to limited areas of the balconies/ terraces of the Apartment/ Duplex blocks. They assist in breaking down the overall composition and giving a modulating rhythm to facades. These sections of glazing will be toughened/ laminated glass suitable for external balcony use and will be opaque glazed for privacy purposes to ensure the balconies/ terraces are usable spaces for resident of the units they serve.



Image of Glazed Balustrades to External Terraces

2.2 ROOFSCAPE MATERIALS:

2.2.1 Blue/ Black Coloured Roof Slates/ Tiles

Blue-Black Concrete Slate Tiles are proposed to the pitched roofs of the building, in line with the predominant traditional use the pitched roof form in the locality. This modern form of a traditional material is very durable and well suited to the Irish Environment.

Image of Blue/ Black Roof Slate Tiles



2.2.2 Pressed Metal Cladding – to Dormer Surrounds

Pressed Metal is to be used as the finish material to specific detail areas of dormer window surrounds to the dormer type dwelling houses to define these areas.



Dark Grey Coloured Pressed Metal Cladding to Contemporary Dormer Elements including uPVC/ aluminium windows

2.2.3 uPVC/ Aluminium External Windows to Dormers

uPVC or Powder Coated Aluminium/ Timber External Window frames are proposed set within the proposed contemporary orthogonal dormers. Windows to include high performance thermally efficient triple glazing units. The external colour is to be dark grey colour to tone with the dormer pressed metal cladding

2.2.4 uPVC/ Timber/ Aluminium External Rooflights

uPVC or Powder Coated Aluminium/ Timber External Window frames are proposed set within the sloped plane of the fibre-cement slate roofs. Roof Light Windows to include high performance thermally efficient triple glazing units. The external colour of the rooflight frame and flashings is to be dark grey colour to tone with the surrounding fibre-cement slate roof finish.



Dark Grey Coloured timber/ aluminium roof light windows set within sloped plane of the roof

SECTION 3.0 LANDSCAPE MATERIALS PROPOSED

3.1 Landscape Design

A comprehensive landscape plan has been designed for the public realm by Douglas Wallace Consultants. The landscaped public open spaces, home-zone courtyards, streetscapes, communal areas and streetscapes will incorporate a combination of quality hard landscaping, dense planting, specimen trees, seating, lighting and play areas. The landscape concept for the development will be a coherent, robust, long lasting and inspiring design solution. Taking a 'site specific' approach the intention is to create an innovative and creative solution that is appropriate for the environment and caters for the needs of all the end users equally.



Proposed Aerial 3-D View of Central Amenity Area



Proposed 3-D View of Central Amenity Area

3.2 Boundary Treatments & Public Realm

The concept for the scheme is based on delivering a high-quality residential development that responds to the existing context and which seeks to create an integrated, permeable and sustainable residential development.

A series of external spaces have been created within the development ranging in hierarchy from the central amenity area, which has been designed to provide a vibrant and robust heart to the quarter, through to smaller public open spaces, communal residential areas and home-zone courtyards and streetscapes envisioned as comfortable and attractive spaces for residents and down to the small, private garden and terrace spaces of individual house, apartment and duplex units. The various spaces will be clearly defined and identifiable as public, semi-private and private space.

The landscape design will deliver robust and durable spaces, ensuring longevity and minimising the requirement for extensive ongoing maintenance. Soft landscaping has been selected to promote invertebrates and pollinators and reduce the use of chemical herbicides.

Secure and comfortable communal and public amenity spaces will be provided for residents in appropriate locations proximate to units across the site. The residential development and landscape areas are designed for all ages. Accessibility in the dwellings has been designed so that all units in the development are accessible at ground level to better cater for all users and be easily adapted to ensure good quality design. The development will provide a balance of house, apartment and duplex typologies that cater for the widest possible demographic.

Existing boundary treatments are to be reinforced and augmented with appropriate new structures and planting to the other western, southern and eastern boundaries of the site. Boundary details are further detailed in the Landscaping information submitted with the application.



Proposed 3-D View looking along Cairns Road at entrance

3.3 Streetscapes & Pathways

The overall design concept for the scheme is based on delivering a high-quality residential development that responds to the existing context and which seeks to create an integrated, permeable and sustainable community in the Cairns Road area. The blocks are designed to ensure adequate separation distances are maintained to ensure sufficient daylight/ sunlight and to ensure privacy for the existing adjoining residential dwellings. The internal amenity areas have been designed to benefit from good orientation and be sufficiently proportioned to usable for a variety of activities.

The proposed building at the interface with the Cairns Road streetscape (Block J) is design as a dual-fronted building so that a purpose design primary façade treatment will face onto the public road create a definitive urban edge to Cairns Road. The more formalised streetscapes within the development will be complemented by a soft landscaped green buffer zone and pedestrian footpath. There are a number of activity areas provided in the public realm such as play spaces, seating areas and informal play areas. The use of hard and soft landscaping to make the realm more comfortable and permeable will greatly enhance the public realm.

Footpaths and streets facilitate convenient access and permeability throughout the site. Footpaths and roads will comply with DMURS requirements. All areas will be designed to facilitate universal access to all users. Permeable pedestrian and cycle routes will be enhanced and have priority over car routes.

All materials will be designed to a high standard, will be robust and withstand a long-life, as well as meet the BCARCE standard, where required. The new streetscape realms will be landscaped with high quality materials such as high quartz concrete pavers, polished flags, bound gravel surrounding, planting and mature tree specimens and seating located in sunny areas. Furniture proposed have a multifunctional use and create an attractive urban landscape to provide amenity area for the residents.

The landscaping proposals throughout will provide for high quality outdoor public realm spaces.

3.4 LANDSCAPE MATERIALS:

3.4.1 Paving Flags

Paving Flags (Tobermore Braemar range or similar) laid in stretcher bond pattern utilised to landscape feature areas in a limited range of soft natural colours



3.4.2 Block Paving to Driveways/ Parking Areas

Paving Flags (Tobermore tegula range or similar) laid in stretcher bond pattern to driveways and parking areas in a limited range of soft natural colours



3.4.3 Limestone Gravel

Natural Limestone Gravel pathways within amenity areas



3.4.4 Wood Chip to Children's Play Areas

Natural Woodchip impact attenuating safety surface layer set on geotextile sheet on hardcore to Children/s Play Areas



3.4.5 Buff Colour Grit on Macadam Surface

Buff Colour Grit on Macadam Surface to Home-Zone Courtyard Shared Surfaces



3.4.6 Macadam Surface

Macadam Surface to roadway surfaces



SECTION 4.0 CONCLUSION

4.1 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 this residential development 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 street frontages and public realm.

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

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

The use of robust high quality landscaping materials for this site is intended to provide materials that reduce the need for ongoing maintenance costs. Materials have been 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 buildings remain robust. Resilient materials have been selected for balconies, paving areas and for all external accessible areas. The selection of external materials will minimise maintenance as all materials are self-finished, robust and long lasting.