



Glebe House Residential Development, St Agnes Road, Crumlin, Dublin

## Materials and Finishes Report

Stage 3 Application to An Bord Pleanála  
April 2022





# 01 - Introduction - Materials and Finishes Report

## Introduction

This document sets out the proposed material expression and the detailing of the proposed development at Glebe House, St. Agnes Road, Crumlin. It includes appropriate precedent, details the different facades showing materials choices.

This development proposes a best in class residential scheme designed to the new Planning Guidelines - 'Sustainable Urban Housing: Design Standards for New Apartments' Guidelines for Planning Authorities for a development of

- 150 apartments (74 one beds, 72 two beds & 4 three beds) including ancillary support accommodation such as plant rooms, refuse stores and secure bicycle stores.
- A Creche
- A Cafe

Particular attention has been paid to the materials used in those parts of the public realm that will be well used such as the public spaces and streets that face onto roads and surround the existing Glebe House (a protected structure).

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 within Crumlin Village, Dublin.

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 civic open spaces and the semi-private podium courtyard. The residential development and landscape areas will be adapted for all ages with a range of robust landscape features.

This report should be read in conjunction with the Landscape Report from Ait Landscaping and Urbanism. The report should also take cognisance of the Building Life Cycle Report.



PROPOSED VISUALISATION FROM SOMERVILLE DRIVE

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## 02 - Proposed Materials

### 2.1 Building Design

The apartment blocks are 4-6 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 Crumlin Village.

Rooftop storeys shall be completed in zinc metal cladding. A choice of contextual materials such as brick of various colours and textures to identify different blocks, glazed screens, zinc metal cladding, self coloured render and coloured metal panels on balconies will provide different treatments giving modulation to facades. Balconies are simply detailed with robust metal balustrades.

The materials proposed for the external façades will 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, high quality render finishes and high quality glazing all designed to ensure minimal staining.

The façade strategy is to create a building with a distinctive geometry which ties into its surrounding using the traditional materials of brick, render and zinc. The Blocks A and B have a simple rectilinear form creating a sheltered courtyard. The elevations composed are designed to compliment the contemporary architecture principles of proportion, scale and materiality.



FACADE TREATMENT





## 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, high quality render finishes and high quality glazing all designed to ensure minimal staining. Rooftop storeys shall be completed in zinc metal cladding.

The choice of materials also will be harmonious with the surrounding buildings in Crumlin ACA in the tone of the brickwork being compatible with the stone historic buildings of Crumlin Village.

A choice of contextual materials such as brick of various colours and textures to identify different blocks, glazed screens, zinc metal cladding, self coloured render and coloured metal panels on balconies will provide different treatments giving modulation to facades.

By having contrasting materials, the form of the building is broken down into separate elements. Balconies are simply detailed with robust metal balustrades.

The buildings are modulated to respect the differing environmental conditions and to respect the context. Thus street elevations have more formal brick treatments while the inner courtyard will have more render finishes.

High quality design and a clear green infrastructure will be applied to all perimeters of the proposed building. Connections with existing hard landscaping of the site are carefully considered. Green buffer zones incorporating soft landscape screening will be used to create a visual and acoustic buffer to Somerville Terrace. High quality glazing systems shall ensure noise abatement.

Please refer to detailed elevations / sections submitted with the application which describe the materiality of each block. Refer to Elevations included in Appendix A



ELEVATION FACING REAR GLEBE HOUSE



ELEVATION FACING REAR SOMERVILLE GREEN



## 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 which overlook Glebe House, the civic open space and the semi-private courtyard. 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 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 the best 'U' value 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.



BALCONY TREATMENTS

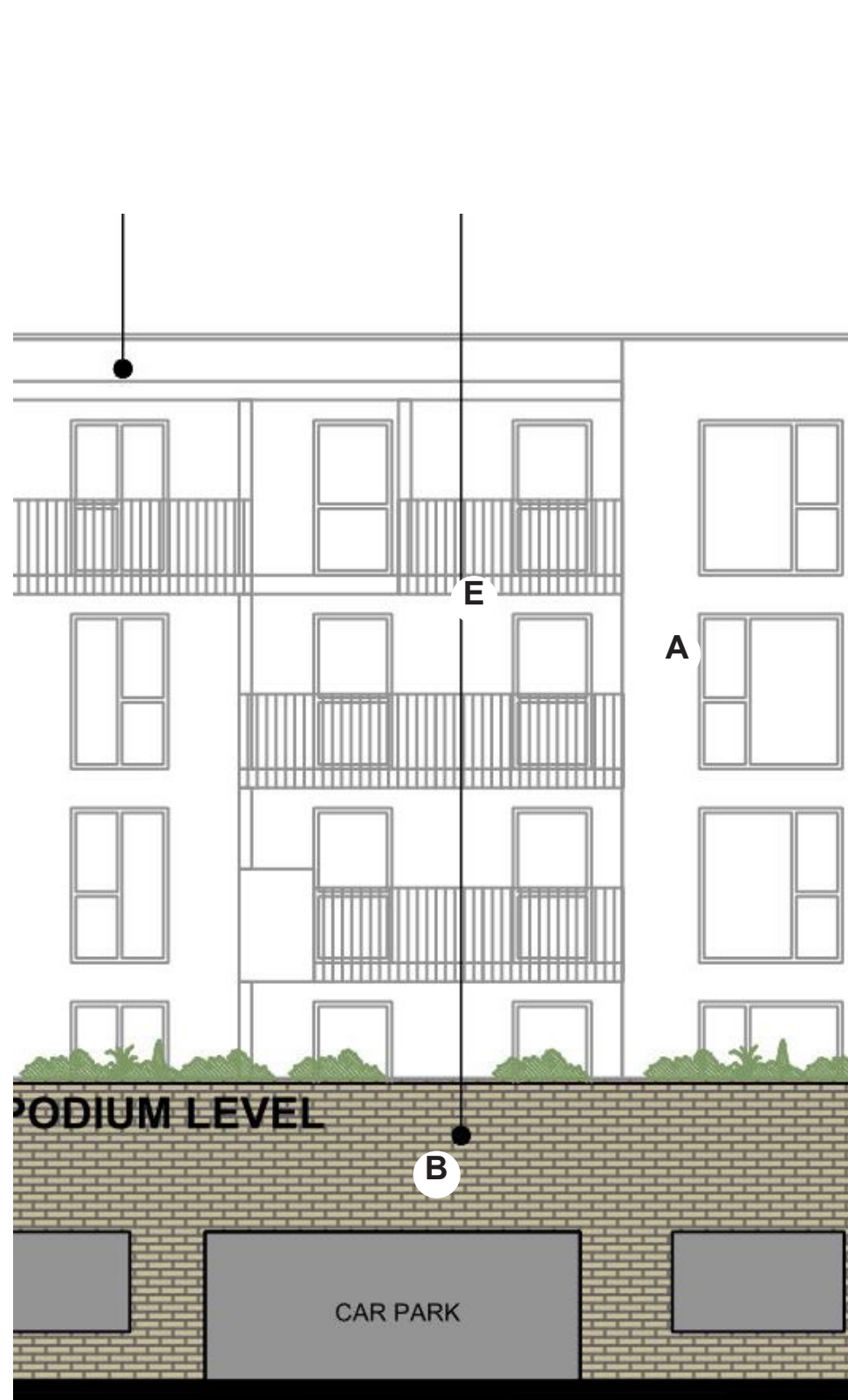


ELEVATION ON TO NEW ROAD (BLOCK A IN FOREGROUND)



## 02 - Proposed Materials

### 2.4 Facade Material Proposals



ELEVATION FACING BLOCK A



Pigmented dark grey render finish



Light buff brick with white mortar



White brick with white mortar



PPC aluminium zinc cladding



Pigmented light grey render finish







# 02 - Proposed Materials

## 2.4 Facade Material Proposals



ELEVATION TO SOMERVILLE DRIVE



## 02 - Proposed Materials

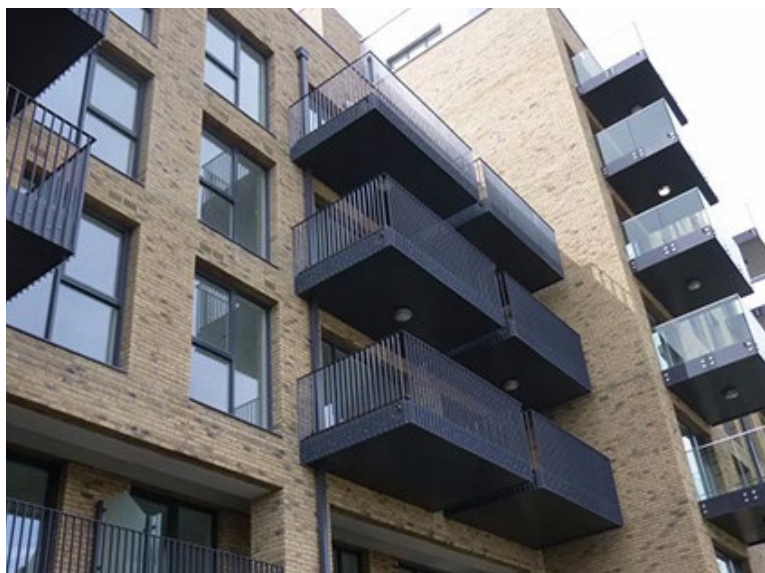
### 2.5 Treatment of Balconies

The proposed scheme provides private amenity space through the use of private balconies and terraces which achieve and/or exceed the prescribed minimum areas and adjoin the main living spaces/ bedspaces of the apartments. Balconies (or roof terraces) are provided to all apartment units as shown on the floor plans where they will benefit from natural sun light for at least part of the day.

**Balcony Typology** - Balconies are simply detailed with painted steel and light weight powder coated metal balustrades panels

Balconies all have a functional relationship with the main living areas of the apartment. The balconies will have solid metal panels of different colours which will give character to the different blocks.

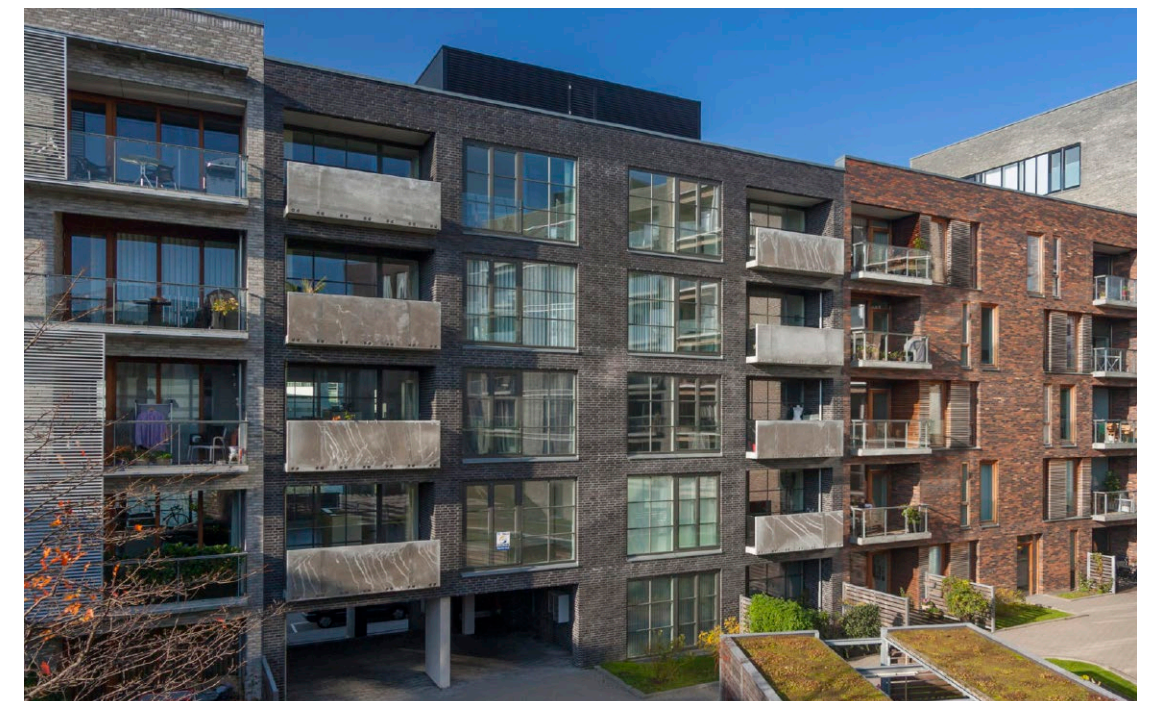
Balconies will have a minimum depth of 1.5 metres and meet the minimum floor area requirement under the guidelines.



EXAMPLE OF BALUSTRADE TO UPPER FLOORS



EXAMPLE OF BALCONY SCREENING



EXAMPLE OF BALUSTRADE DETAILS



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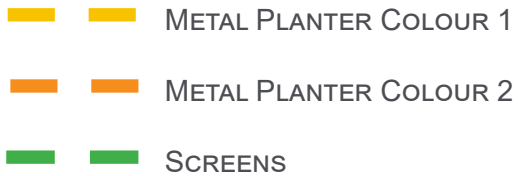
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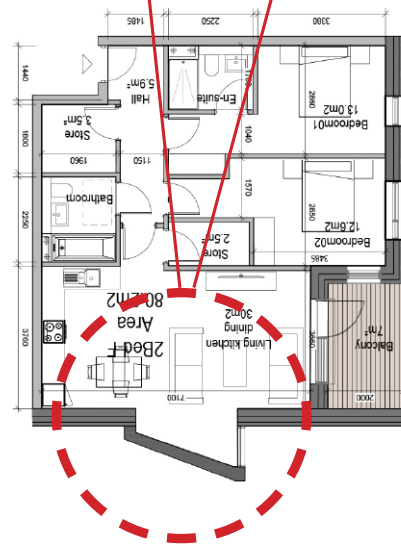
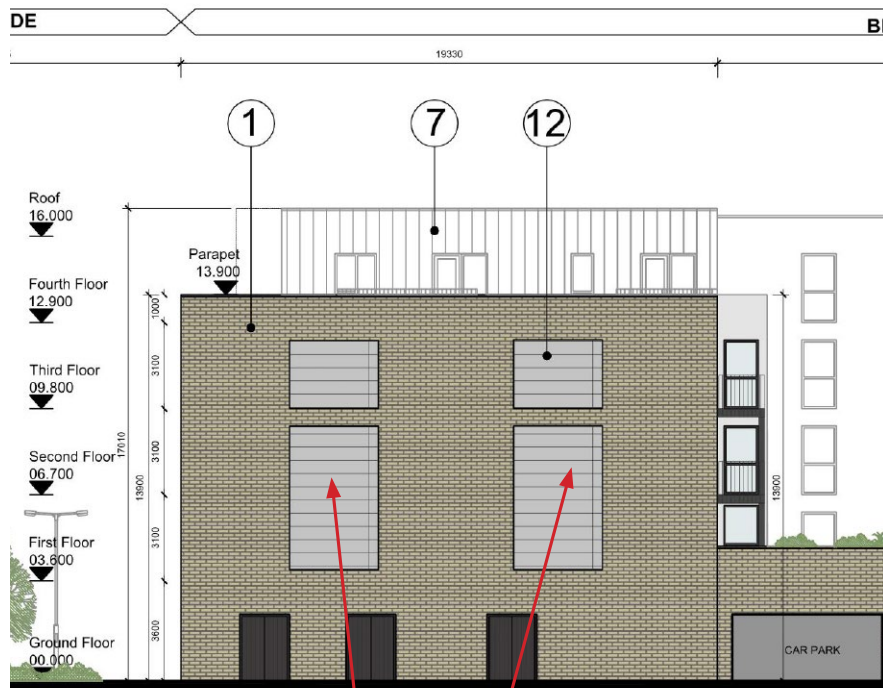
## 2.5 Treatment of Balconies





## 02 - Proposed Materials

### 2.6 Treatment of Boundary

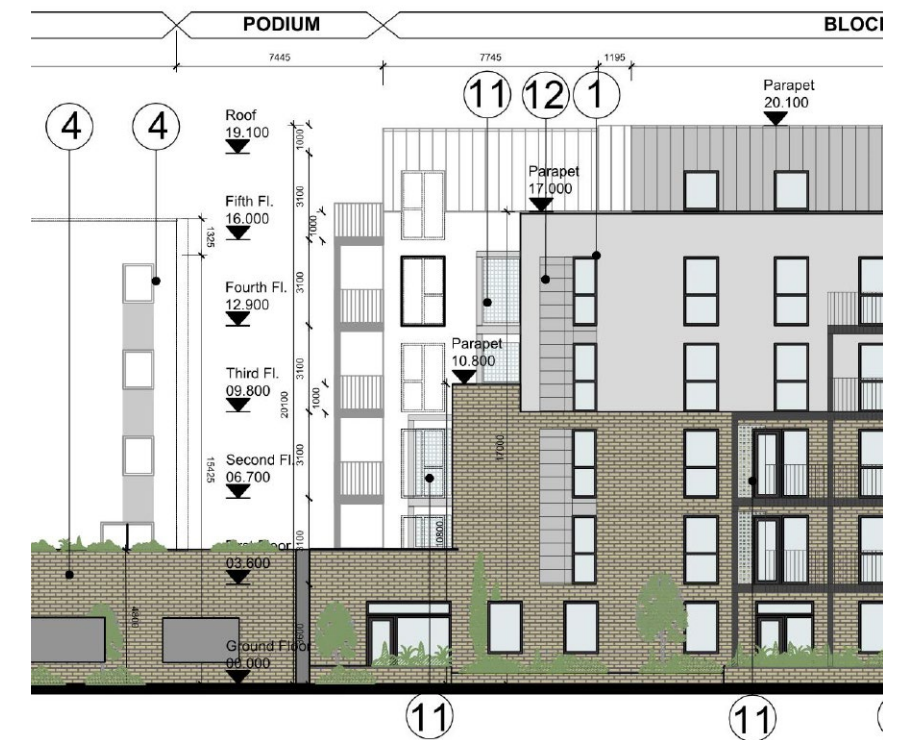


Note:  
Solid spandrel to boundary with  
glazed bay window facing west

The side elevation of Block B facing West has been designed to include oblique angled bay windows which do not overlook the boundary. These apartments are predominantly facing either North or South and the windows facing West, in order to give dual aspect, have been designed to avoid direct overlooking of this boundary.

Terraces or balconies will be screened by 2.1m high opaque glass screens or by solid walls so that privacy shall be maintained. The landscaped podium has been moved back from the boundary wall by over 5m and shall have a green screen along the edge to further provide a level of screening to the rear gardens of the houses to the West of the site at Somerville Green and St. Agnes Terrace.

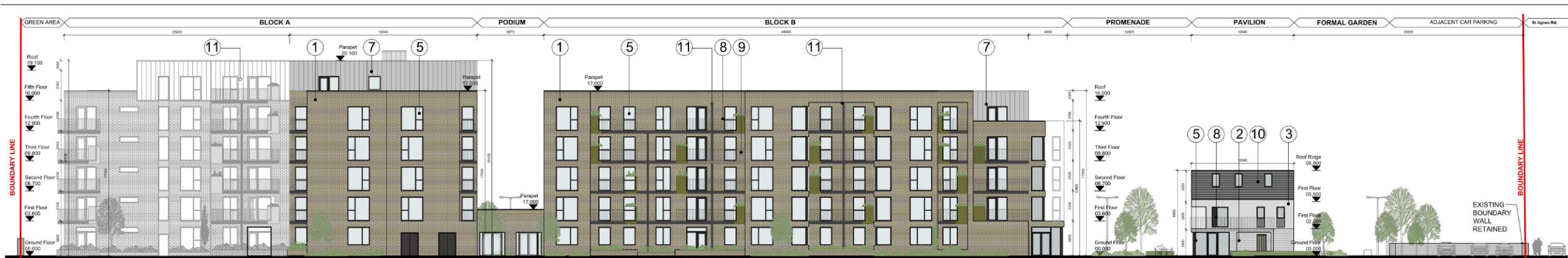
Privacy strips of planting are provided adjacent to the apartments which are located at street and podium levels (Refer to Landscaping Consultant's Report) Each Apartment has been designed to minimise sound transmission between units by using the appropriate acoustic insulation as part of the party wall construction.



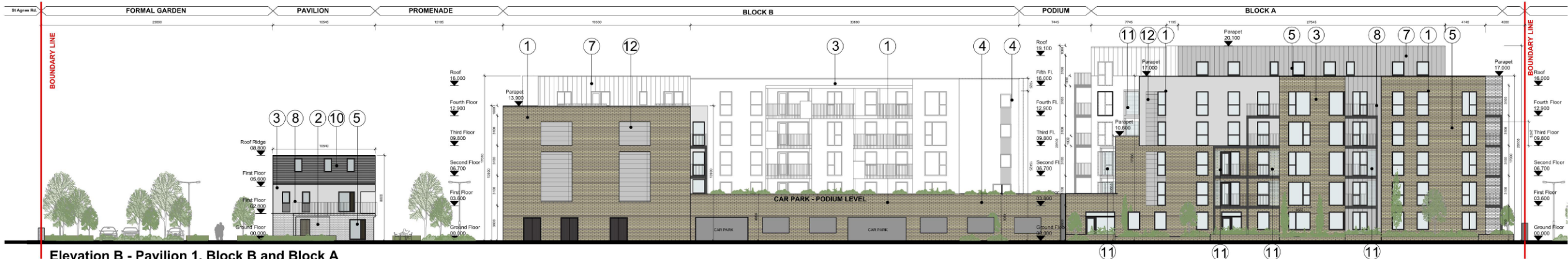
VIEW OF SCALPEL WINDOW



# Appendix A - Elevations



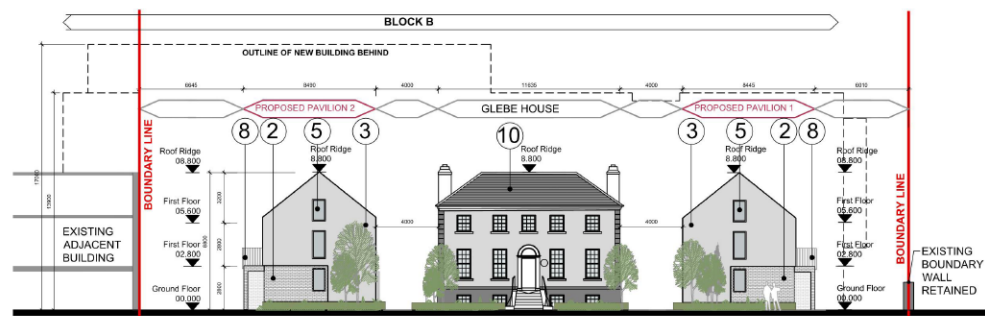
Elevation A - Block A, Block B and Pavilion 2.



Elevation B - Pavilion 1, Block B and Block A



Elevation C - Block B



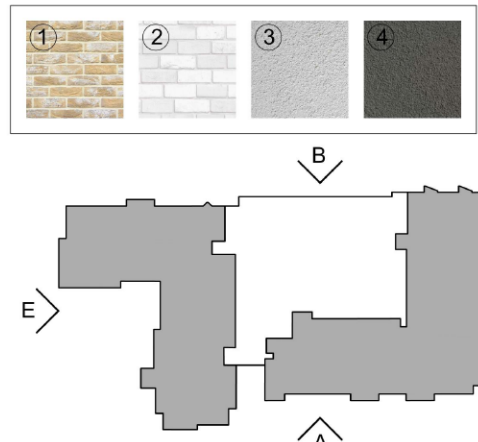
Elevation D - Pavilion 2, Glebe House, Pavilion 1 Front Elevation



Elevation E - Block A

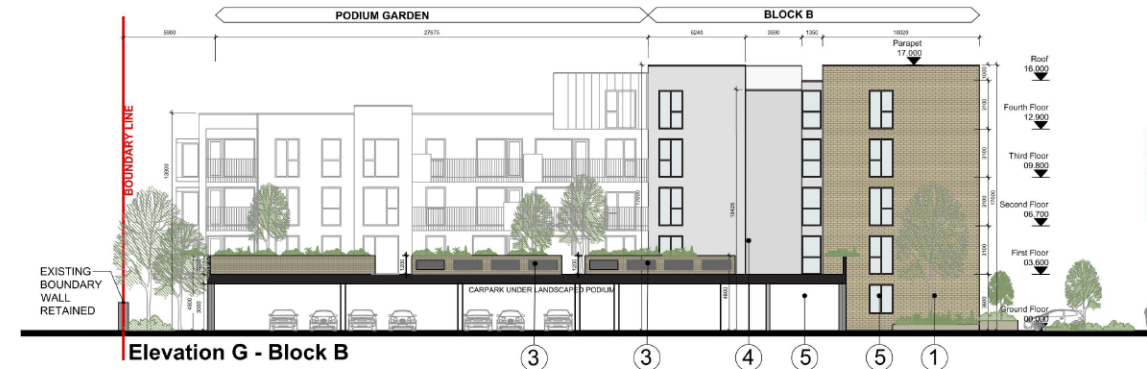
## External Finishes

- ① Light buff brick with recessed mortar.
- ② Light grey brick with recessed mortar.
- ③ Light grey nap render finish.
- ④ Dark grey nap render finish.
- ⑤ PPC aluminium window system.
- ⑥ PPC aluminium curtain wall system.
- ⑦ Polyester Powder Coating aluminium cladding.
- ⑧ Painted steel balcony system.
- ⑨ Painted steel colour panel fixed to balcony system.
- ⑩ Natural slate roof to conservation architect specifications
- ⑪ Privacy screen between apartment balconies
- ⑫ Solid Spandrel to avoid overlooking
- ⑬ Painted external steel access gate





# Appendix A - Elevations



## External Finishes

- ① Light buff brick with recessed mortar.
- ② Light grey brick with recessed mortar.
- ③ Light grey nap render finish.
- ④ Dark grey nap render finish.
- ⑤ PPC aluminium window system.
- ⑥ PPC aluminium curtain wall system.
- ⑦ Polyester Powder Coating aluminium cladding.
- ⑧ Painted steel balcony system.
- ⑨ Painted steel colour panel fixed to balcony system.
- ⑩ Natural slate roof to conservation architect specifications.
- ⑪ Privacy screen between apartment balconies.
- ⑫ Solid Spandrel to avoid overlooking.
- ⑬ Painted galvanized steel access gate.

