



# Materiality Report

Proposed Development at  
**Glencarrig, Celbridge, Co. Kildare**  
On Behalf of Garyaron Homes Ltd.

**Contents**

**Disclaimer** ..... **3**

**0.0 Introduction – Proposed Development** ..... **3**

**Section 1**

**Materials & Materials Specification** ..... **4**

## Disclaimer

Without Prejudice to the generality of this Materiality Report, the information provided is indicative and subject to change following detailed design and construction. As far as possible information is correct at the time of submission to the relevant authority for Planning Approval.

## 0.0 Introduction – Proposed Development

The proposed development will consist of:

(a) the demolition (total area approx. 800 sqm) of the existing buildings on site and the existing front boundary treatment; and  
(b) the construction of a new residential and creche scheme of 137 no. units in a mixture of houses and apartment units ranging from 2 to 5 storeys in height as follows:

- Block A (3-5 storey apartment block) comprising 39 no. apartments (19 no. 1 bed and 20 no. 2 bed units)
- Block B (4-5 storey apartment block) comprising 51 no. apartments (24 no. 1 bed and 27 no. 2 bed units)
- Block C (3-4 storey apartment block) comprising 25 no. apartments (11no. 1 bed and 14no. 2 bed units)
- Houses (2 -3 storeys) comprising 22 no. house units (5no. 4-bed semi-detached, 4no. 3 bed semi-detached, 4no. 3-bed terraced and 9no. 3-bed end of terrace).

A separate building will accommodate a Childcare Facility/creche of approx. 248 sqm with outdoor play area of 460 sqm. Bike Store building (86 sqm) and Plant Room/ ESB-Sub-station building (66.9 sqm).

Each residential unit will be afforded with private open space in the form of a balcony or terrace in the case of the apartment units and a rear garden in the case of the housing units. Public open space is proposed in the form of play areas, outdoor seating and planting and pedestrian and cyclist links (approx. 4,380 sqm).

A total of 129no. car parking spaces are provided at surface level, including 7 no. Accessible spaces; 80 no. bicycle spaces (for Visitors and Residents, in bike stands) together with 124 no. Secure bicycle spaces within 5no. Bike stores.

The development shall be served via a new vehicular access point from the L5062. Upgrade works are proposed to the vehicular access point from the R405 onto the L5062 to facilitate the proposed development and to provide for improved access and egress for the overall development.

New pedestrian and cyclist access points will be provided on to the R405 from the site. The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; internal roads and footpaths; waste storage areas and electrical services and all associated site development works.

## Section 01

### Proposed materials and finishes specification.

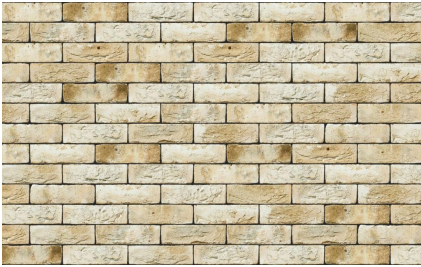
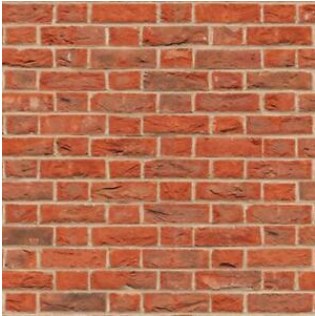
#### 1.1 Materials & Materials Specification:

Implementation of the Design and Material principles to the design of the building envelope, internal layouts, facades and detailing has informed the materiality of the proposed development.

The proposed envelope of the building is a mix of brick and durable render finish, with high-performance double-glazed aluminium windows. Based on comparison with similar schemes developed, the proposed materials are considered durable and would not require regular replacement or maintenance.

Materials have been selected with a view to longevity, durability and low maintenance. Consideration has been given to Building Regulations and includes reference to BS 7543:2015 'Guide to Durability of Buildings and Building elements, Products and Components'.





It is expected that a sinking fund allowance will account for future major maintenance and upgrade costs. A 10-year Planned Preventative Maintenance (PPM) strategy will determine the level of sinking fund required.



Measure	Description	Benefit
Implementation of the Design and Material principles to the design of the proposed development.	Materials have been selected with a view to longevity, durability and low maintenance with Consideration given to Building Regulations and include reference to BS 7543:2015 'Guide to Durability of Buildings and Building elements, Products and Components'	Longevity, durability and low maintenance of materials
Brickwork to the building envelope	<p>Buff brick will be used for the apartments.</p>  <p>Houses will receive a red brick finish to front and selected side facades.</p> 	Requires minimal maintenance and does not require regular replacement



<p>Durable Synthetic Render Finish</p>	<p>Synthetic Render limits the risk of traditional render including cracking, colour fading and algal growth.</p> <p>Provided to Rear and Side walls of Houses together with feature areas of Creche building elevation.</p> 	<p>Requires minimal maintenance and does not require regular replacement</p>
<p>Installation of factory finished double glazed aluminium / uPVC windows and doors</p>	<p>Throughout Apartments and Houses.</p> 	<p>Requires minimal maintenance and does not require regular replacement</p>

<p>Installation of standing seam roofs to porches and dormers, where provided.</p>		<p>Requires minimal maintenance and does not require regular replacement</p>
<p>Installation of factory finished Precast concrete/ steel composite balconies</p>	<p>Apartments will receive steel and glass balconies, which provides for a quality, durable and clean finish.</p> 	<p>Requires minimal maintenance and does not require regular replacement</p>
<p>Fascia, Soffit and Rainwater goods – Aluminium / uPVC</p>		<p>Requires minimal maintenance and does not require regular replacement</p>

Measure	Description	Benefit
Paving and Decking Materials	Use of robust high-quality materials and detailing to be durable for bikes, play, etc. – Refer to Landscape Architects drawings and details.	Ensures the longevity of materials.
	Industrial SMA (Stone Mastic Asphalt)	
		
	Tarmacadam Hot Rolled with Colour Chip	
		
	In-situ concrete Paths	
		
	Concrete tactile paving and kerbing	
		

	<p>Permeable Rustic Paving / Flag paving</p> 	
<p>Site Layout &amp; Landscaping Design</p>	<p>High quality landscaping both hard surface (for the cycle /car parking and pavements) and soft landscaping with planting and trees. The landscaping will be fully compliant with the requirements for Part M / K of the Technical Guidance Documents and will provide level access and crossings for wheelchair users and pedestrians with limited mobility.</p> <p>Designated car parking including accessible &amp; visitor car parking reduces the travel distances for visitors with reduced mobility.</p> <p>Refer to Landscape Architect drawings and details.</p> <p>Wet-rubber pour surfacing (creche play area)</p>  <p>Natural granite kerbing</p> 	<p>Plenty of room for cycles and pedestrians along with car spaces provide a good balance between pedestrians and car users.</p> <p>Wheelchair user-friendly.</p>



	<p>Stainless steel / timber street furniture seating</p>  <p>Stainless steel bollards, litter bins and bike-stands</p>  	
Balconies & openable windows	Use of balconies & openable windows allow individuals to clean windows themselves.	Reduces the cost and reliance on 3 <sup>rd</sup> party contractors for cleaning & maintenance.