

Outline Specification of Materials and Finishes
To be read in conjunction with Part 8 drawings for:

Proposed Social Housing Development comprising 25 residential homes on undeveloped lands located off Stocking Avenue and Stocking Lane, Rathfarnham, Dublin 16.

The proposed design utilises a limited palette of high-quality, low-maintenance materials to include:

Selected clay brick to all elevations

Slated roof finishes with powder coated metal rainwater goods to neutral colours to match window finish to monopitched roofs. Any roof flashings and trims will match colour of rainwater goods.

Composite (aluclad or similar quality) windows to selected neutral colours.

Stairs elements to first floor entrances will be in pre-cast or cast in-concrete or similar prefabricated construction.

Boundary walls generally to front and rear terrace spaces will consist of low brick walls with brick finish to match main elevation. Walls to street elevations will have painted or powder coated metal railings and gates.

Materials to other boundary walls, and any ancillary structures such as bin stores, bicycle storage areas, gates or screens will consist of brick and/or painted or powder coated metal railings. Where solid screens or doors are to be used these will consist of iroko, cedar or similar weather-resistant material panels on a metal frame.