

# Age Friendly Ireland Housing **Case Studies**



Age Friendly  
**IRELAND**



# Age Friendly Ireland Housing Case Studies



comhairle chontae na mí  
meath county council

# Contents

Foreword	6	<b>Dublin City</b>	
Introduction	8	Cornamona Court, Ballyfermot, Dublin 10	52
Age Friendly Ireland	8	Glin Court	55
Policy Context	9	<b>Dun Laoghaire</b>	
Collaboration and Partnerships	10	Rathdown - Rochestown House, Sallynoggin, Co Dublin	58
Aligning to Other Policy Agendas	10	Rathdown - Broadford Court, Ballinteer, Co. Dublin	62
Population Ageing	11	<b>Fingal</b>	
Acknowledgements	12	Rowlestown, Swords, Co. Dublin	64
<b>Carlow</b>		St Benedict's, Malahide, Co. Dublin	67
Railway Ave, Pound Lane, Borris, Co. Carlow	13	<b>Galway</b>	
St Mary's Court, Carlow Town	15	Merchants Road Apartments, Galway City	70
<b>Cavan</b>		An Cliathán Housing Scheme, High Road, Galway City	73
Elm Park, Cavan Town	17	Ard Cré Housing Scheme, Galway City	75
<b>Clare</b>		Merlin Woods Housing Scheme, Galway City	77
Kilmaley, Meitheal	19	Gort Na Creige, Claregalway	80
Cúinne an Bhroic, Tulla	21	<b>Kerry</b>	
Clós an Eidhneáin, Roslevan	25	An Cillín, Tralee	83
Cnoc na Scoile, Ashline, Ennis	29	<b>Kildare</b>	
<b>Cork</b>		Coill Dubh, Co. Kildare	86
Cork City, Ringmahon Court, Blackrock	33	<b>Leitrim</b>	
Cork City, Arus Mhuire	35	Lahard, Ballinamore	88
Cork County, Love Lane, Charleville	37	St. Patricks Park, Carrick on Shannon	90
<b>Donegal</b>		Autumn View, Summerhill, Townparks, Carrick on Shannon	92
Trusk Road, Ballybofey, Donegal	39	Dromahair, Co. Leitrim	94
Chapel Road, Dungloe, Donegal	42	Taobh Tire, Manorhamilton	96
Railway Park phase 2	44		
Railway Park phase 3	46		
Newtowncunningham	48		
Long Lane, Letterkenny	50		



## Limerick

Mungret Gate	98
Colivet Court	100

## Longford

Fairgreen View	103
Rose Cottage Garden, Ballinalee	106

## Louth

Fulacht Fia, Mount Avenue, Dundalk	110
Boice Court (Phase 2)	113

## Mayo

Sli na Roba (Phase 2)	115
-----------------------	-----

## Meath

Proudstown House, Navan, Co. Meath	117
------------------------------------	-----

## Monaghan

Clones Renewal Scheme	120
Plás Lorcáin	123

## Offaly

Senan Avenue	126
--------------	-----

## Roscommon

Cluain Fraoigh	129
----------------	-----

## Sligo

CUAN ÍOSA, Ballymote, Co Sligo	131
--------------------------------	-----

## South Dublin

An Clós Beag, St. Marks, Clondalkin, Dublin 22	133
Riverside Cottages, Templeogue, Dublin 6w	136

## Tipperary

Castle Crescent, Nenagh	139
Gantly Road, Age Friendly Neighbourhood	141

## Waterford

St Josephs, Manor Hill	143
------------------------	-----

## Westmeath

Esker Park, Athlone	147
---------------------	-----

## Wexford

Tagoat, Co Wexford	149
--------------------	-----

## Wicklow

Carraig Eden, Greystones	151
--------------------------	-----

Local Authority Contact Details	154
---------------------------------	-----

# Age Friendly Ireland Regions

 **Dublin City**

 **North**

 **East**

 **South East**

 **Midlands**

 **West**

# Foreword

Ireland's population is experiencing major demographic change and rapid population ageing. With increasing life expectancy, the number of older people in Ireland is increasing at pace. A declining birth rate also means there are proportionally more people in older age cohorts. Census 2022 tell us that there are 776,315 people aged 65 and over living in Ireland, an increase of 22% percent from 2016. The highest increase in population was seen among the over 70s, while the number of people aged 85 years and over increased by 25%. Furthermore, the proportion of older people in the population is expected to grow to 1.6 million by 2051. These demographic trends present significant challenges, and opportunities, across a number of public policy areas, and particularly so in relation to housing.

Cooperation across local government has been the foundation on which we have built service delivery to citizens across Ireland. Shared Services have become an intrinsic part of this Government's renewal programme, from when it first emerged in the 2011 reform programme, to how it is linked to the innovation required for all our futures. Public service innovation continues to play a key role in Ireland's continued growth. Continuing to improve our public services, and ensuring better outcomes for all our citizens, remains a key priority for local government.

In Ireland, Meath County Council, on behalf of the local government sector, hosts the national Age Friendly Ireland Shared Service Office providing the leadership and governance, across all 31 local authorities, to forward plan and prepare for population ageing in Ireland. In partnership with Government Departments and key state and public agencies, collaborating with all sectors, the shared service is ensuring we are ready and prepared for demographic change and population ageing.

Housing is one of the core eight domains of the World Health Organisation's global programme for Age Friendly Cities and Communities. Delivering appropriate housing that supports older people to live independently and age in place is fundamental to the vision of an Age Friendly society. Older people may have diverse and often complex needs. Each citizen's individual's needs change across the lifecycle. As we age, we may have a greater need for more accessible homes, warmer homes, enhanced safety and security, and options such as housing located in closer proximity to services and public transport.

Through the structure of the Age Friendly Ireland Shared Service in Meath County Council, all 31 local authorities in Ireland are affiliated to the WHO global network for Age Friendly Cities and Communities. As part of their commitments to this network, and under the direction of national policy in Ireland, they have been advancing the design and delivery of housing that will better serve the diverse needs of the ageing population. Local authorities are at the forefront of housing delivery, through their role as local planning authority, enforcement of building regulations, and direct delivery and management of social housing units.

Working through the network of 31 Age Friendly Housing Technical Advisors, the Age Friendly Shared Service collated this case study series to document examples of good practice in the provision of housing for older people. These Age Friendly housing models demonstrate the key design features of an Age Friendly Home including an emphasis on Universal Design, location and placemaking, energy efficiency and low maintenance environments. These are homes that are easy to access, move around in, located in close proximity to services and amenities, and adapt to our needs as we age.

The range of case studies set out herein illustrates striking examples from around the country of the delivery of Age Friendly Homes. These include new build units and the adaptation and renovation of existing or vacant buildings, as well as housing delivered by local authorities, by Approved Housing Bodies, and private developers.

Age Friendly Homes are high specification, high quality developments that support older people's functional ability. The beautiful examples contained within this report will contribute towards the conversation on rightsizing, especially for older people who decide they no longer need the surplus space in a family home. These models support independent living across the life course and ensure that older people are centrally located in the heart of their communities.

This publication supports the vision of the *Programme for Government* (2020) to create an Age Friendly Ireland and directly responds to objectives in national policies such as *Housing for All* (2021) and *Housing Options for our Ageing Population* (2019), particularly action 1.1 in *Housing Options* which set out to "Develop a catalogue of housing options that provide a range of choices that meet the diverse need of an ageing population." These choices, which may include rightsizing, adapting a home, splitting capacity, addressing underoccupancy, providing assistive technology, energy upgrades and others, promote independent living as we age and form part of effective integrated service delivery.

I commend everyone involved in the collation of this excellent resource in particular the 31 local authority based Age Friendly Housing Technical Advisors for their inputs to this document, and for their wider contribution to *Housing for All* objective to increase the provision of age friendly housing in Ireland. The range and quality of Age

Friendly Housing developments across Ireland will make an enormous difference to the lives of older people and ensure their health and wellbeing are supported across the life course through the built environment. This publication will provide a blueprint of good practice and will be a significant resource to everyone involved in the delivery of housing in Ireland.



A handwritten signature in cursive script that reads "Fiona Lawless".

**Fiona Lawless**

**Chief Executive, Meath County Council**

**November 2023**

# Introduction

Ireland is facing multifaceted policy challenges in relation to our ageing population and demographic change. It is expected by 2030 1 in 5 people in Ireland will be aged over 65. With these policy challenges however, changing demographics presents a raft of new opportunities to introduce new age friendly policies, services, built environments that will enable older aged persons to live as independently as possible, within their own homes and communities.

This report aligns with the government proposal to address the shortfall in housing options for older adults wishing to rightsize (Pathway 2-Housing for All). It aims to identify what housing options are available to older adults, where they are located, how they were developed and how to replicate these elsewhere. This report takes a case study approach in presenting a portfolio of Age Friendly Housing developments and key learnings from their development. The work undertaken in this report reflects wider projects led or supported by Age Friendly Ireland, including the Healthy Age Friendly Homes Programme, Age Friendly Housing and Public Realm training, communication initiatives such as the [www.agefriendlyhomes.ie](http://www.agefriendlyhomes.ie) website, and a suite of age friendly housing resources.

## Information was sought under several headings:

1. How the need for housing was identified
2. The development description
3. The methodology and drivers which brought the development to fruition
4. The financial costings and source of funding
5. Key findings from the development
6. The technical specification of the development
7. Links to further information on the development
8. Photos of the development

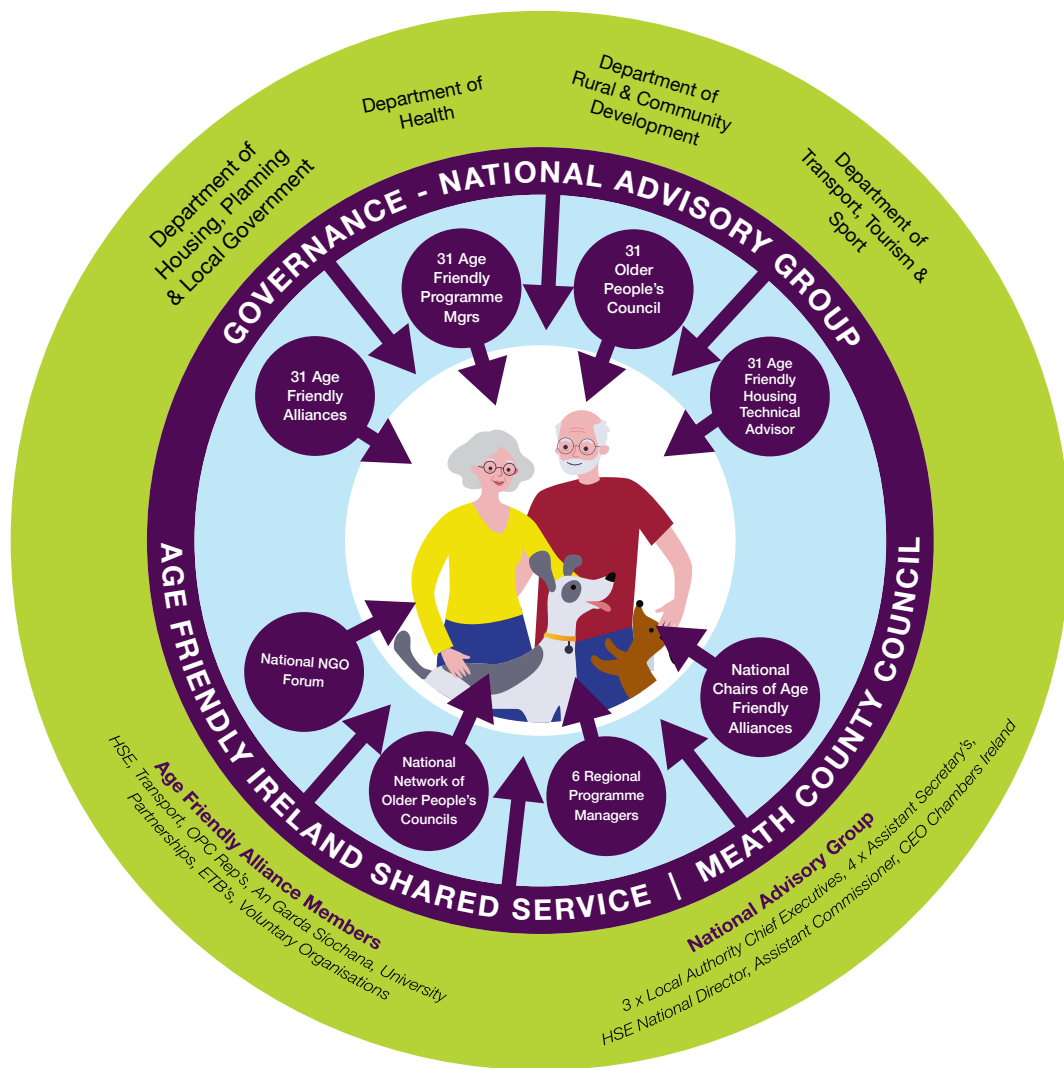
The 31 Local Authority based Age Friendly Technical Advisors all provided information on developments in their regions and further context to each development from their Local Authority Housing departments, fifty three case studies have been included below.

The overarching aim of this work is to provide evidence in understanding the process of development, shaping the portfolio of housing models across Ireland.

## Age Friendly Ireland

The national Age Friendly Ireland Shared Service supports, through the local government system, and increasingly at national level, all 31 local authority led age friendly programme areas across Ireland to prepare for the rapid ageing of Ireland's population by paying increased attention to the environmental, economic, cultural, and social factors that influence the health and well-being of older people. In that role the Age Friendly is delivered through the Age Friendly Shared Service hosted in Meath County Council on behalf of the local government sector.

The shared service is supported at national level by a National Advisory Group which includes members (at Assistant Secretary level) drawn from six key Government Departments, three local authority Chief Executives, an Assistant Commissioner from An Garda Síochána, a National Director from the HSE and the CEO of Chambers Ireland. This Group provides governance, oversight, strategic direction, and advice in relation to the overall shared service achieving its goals and objectives. They provide critical strategic direction where local implementation and best practices can influence national policy on a cross departmental basis and seek to integrate the programme into existing structures and funding lines.



Increasingly, as a result, we are seeing both our local government structures as well as our national government structures engaging with the Age Friendly Programme, including the direct request from various Departments to support them as they prepared their new strategies to 2023.

## Policy Context

Government policy is to support older people to live with dignity and independence in their own homes and communities for as long as possible. A key objective in Ireland's Programme for Government Our Shared Future (June 2020) is the vision of An Age Friendly Ireland. Specifically, Government state they will implement a number of actions that support the statement "Being able to live in appropriate housing, with access to health and social care services, improves our health, but also ensures that older people stay close to their families and actively participate in their communities. In developing a wider choice of appropriate housing options and community supports".



A number of these deliverables are policy objectives within the joint departmental policy statement “Housing Options for Our Ageing Population”. In parallel under the Climate Action agenda the Programme For Government states “We will ensure that older people who are at greater risk of fuel poverty and the respiratory illnesses associated with air pollution be prioritised in climate action and climate-mitigation plans”.

The Housing for All policy which is underpinned by commitments in the Programme for Government, sets out measures to address current housing issues for the ageing population including increased funding for Housing Adaptation Grants for Older People and People with a Disability. Additionally, Housing options of Our Ageing Population Policy Statement is now operating under the framework of Housing for All. The ‘Pathway of Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion’ identifies restricted options for older aged people or people with disabilities as among the most pressing issues and commits to comprehensive measures to support older people and other vulnerable groups.

The National Positive Ageing Strategy (2013) is the over-arching blueprint for age related policy and service delivery across Government and society. It addresses the broader determinants of health, with housing and the built environment being key priority areas.

## Collaboration and Partnerships

Age Friendly Ireland and Maynooth University entered a strategic partnership in 2021 with a view to enhancing the relationship between local government and academia in relation to Ireland’s Age Friendly Agenda. A Research



Manager was jointly appointed to lead on research actions in relation to the Age Friendly Programme, and issues affecting older people across Ireland.

The programme of research undertaken is aligned with the World Health Organisation (WHO) eight Age Friendly themes which define the quality of everyday life for older people.

## Aligning to Other Policy Agendas

Climate change has emerged as one of the biggest challenges we face in the world today. Concurrently, the pace of population ageing is increasing dramatically and presents similar challenges globally. The anticipated demographic change is so pronounced that the World Health Organization developed an international framework called Age Friendly Cities and Communities to support countries and cities to prepare for demographic change. The United Nations has proclaimed 2021–2030 the Decade of Healthy Ageing, with WHO leading international action to improve the lives of older people, their families, and communities. The decade is focused on galvanizing concerted action to develop communities in ways that foster the abilities of older people and change how we think and act about ageing.

In 2021, the residential sector was responsible for 11.4% of Ireland’s greenhouse gas emissions (Environmental Protection Agency). Fuel switching, from coal and peat to oil and natural gas use, as well as improvements in buildings regulations helped reduced emissions per household from 7.0 t/CO<sub>2</sub> per year in 1990 to a low of 3.5 t/CO<sub>2</sub> per year in 2014. Since 2014, fuel use per household has increased by 12% with CO<sub>2</sub> emissions per household increasing to 3.8 t CO<sub>2</sub> in 2021.

The 2021 emissions in the residential sector are 4.9% lower than 2020 levels and are 7.0% lower than their 1990 level, whereas the housing stock increased by 79.5% and population by 42.9% between 1990 and 2021.



Thus thought must be given to the energy efficiency of new homes and are reflected in new building regulations (2019). New dwellings with this high level of energy performance are called Nearly Zero Energy Buildings (NZEB). NZEB homes will be 70% more energy efficient and emit 70% less carbon dioxide than those built under 2005 Building Regulations standards.

The changes will result in new homes being more energy efficient and cheaper to heat than existing dwellings. They will provide health benefits through increased comfort and better air quality.

## Population Ageing

The population of older people in Ireland is increasing, most notably in the latest CSO statistics where the population of persons aged 65 and over increased by almost 2%. In April 2022, there were 768,900 persons living in Ireland aged 65 and over, now making up 15.1% of the overall population. Those aged 45-65 also had an increase in population share between 2016 and 2022, increasing from 23.8% to 25.1% of the total, a volume increase of 151,000 persons.

Population projection scenarios undertaken by CSO predict that the number of older people (i.e. those aged 65 years and over) will increase significantly to nearly 1.6 million by 2051 (under more positive M1 and M2 migration assumptions), and to nearly 1.53 million under more conservative M3 migration scenario. The population of people older again (i.e. those aged 80 years of age and over) is set to rise even more dramatically, with the prediction indicating it could rise to 549,000 (under M1F1) and 535,900 under (M3F2) by 2051.

## Key findings published by Tilda (2016) outline the risk to older people from poor housing:

- Eight percent of over 50's in Ireland live in rented accommodation, with two thirds of these renting from Local Authorities.
- Older adults are more likely to live in homes built before 1970 than younger age groups (69% of those aged 75 and over versus 53% of 65-74 year olds and 36% of 50-64 year olds). Thus, older people would benefit most from home improvement, energy efficiency and fuel allowance schemes.
- Over half of adults aged 50 years and over experience some housing problem. The most commonly reported problems are damp/mould, structural problems and heating difficulties.
- Housing problems were most commonly reported by those living in Local Authority housing and those with mortgages. However, while housing problems are widely reported, 69% are classified as 'minor' by those reporting them.
- Older people who report difficulty heating their homes have poorer self-rated health, and are more likely to report clinically relevant depressive symptoms and chronic pain irrespective of educational attainment.



## Acknowledgements

This report would not have been possible without the work of the 31 Local Authority based Age Friendly Technical Advisors who all provided information on developments in their regions and further context to each development from their Local Authority Housing departments.

To Dr. Adrienne McCann, Researcher, Age Friendly Ireland in partnership with Maynooth University, for her contribution on the initial work of pulling the first draft together.

To Silvana di Cioccio, Executive Engineer, Meath County Council and the Age Friendly Regional Managers; Mairead Cranley Regional Manager North, Anne Rizzo Regional Manager West, Louise Edmond Regional Manager East, Alice Corbett Regional Manager South East, Eileen Hughes Regional Manager Midlands and Bruce McDevitt Regional Manager Dublin City, who collated and coordinated the data from the Age Friendly Technical Advisors and gave their time assisting with the report.

To Patrick O'Sullivan and Clare Naughton from the Department of Housing for their expertise and assistance in reviewing the report.

Finally, we would like to thank both Minister Butler, Minister of State in Department of Health (Mental Health and Older People) and Minister O'Donnell, Minister of State at the Department of Housing, Local Government and Heritage for their continued support of Age Friendly Ireland Shared Service and our work in making Ireland a better place in which to age.





# Carlow

**Railway Ave, Pound Lane,  
Borris, Co. Carlow**

## **Type of Development:**

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2021

## **10 Universal Design Features:**

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

## **Identification of Need**

The need for this development was identified mainly due to the number of applicants on the housing list, along with the changing needs of current housing tenants in the area. The scheme consisted of 9 No dwellings of which, 4 No units of were allocated for Age Friendly Ireland.

## **Development description**

The scheme was designed to accommodate a mix of 3 different house types, 1 no 5 bed bungalows, 4 no 3 bed bungalows and 4 no. 2 bed bungalows. The 4 no. 2 Bedroom dwellings were constructed to a high quality and has building energy rating of A3. All dwellings were provided with an accessible bathroom. The site is located within proximity to the town center of Borris, which allows easy access to all local amenities.

## **Overview of Methodology**

The site was acquired by Carlow County Council in 2017. It was formerly used as agriculture, which was located beside the old Railway Station in Borris. It was recognised as to have great potential due to its convenient location to town centre and spectacular vista of Mount Leinster and the Blackstairs Mountains and all the benefits of village centre activities. The location fits well with Age Friendly Housing as it is close to existing amenities in Borris Village.

## **Financial Costings & Source of Funding**

Department of Housing, Local Government and Heritage provided funding to purchase the lands and construct the development.





## Key Findings

The development has created a sustainable community in accordance with national and local statutory planning policy. The dwellings were designed to match in with the vernacular architecture of the local area. The development in this rural part of Carlow contributed to the economy of the area and surrounding locality. The design of the housing scheme has included communal front area to all of the dwellings, to encourage community integration. Also included was a community orchard, which will be maintained by the occupants of the dwellings and the local community, which includes raised beds for plant and fruit planting. The open spaces include wildflower planting which will further enhance the flora and fauna in the area. Perching seats is provided along the estate for all residents to use. The bus stop is located at the entrance to the housing estate and it is linked to a section of walkways along the old railway line in Borris Town.

## Technical Specification

The dwellings were constructed to meet the current Building Regulation in relation to Part L of the Building Regulations, along with complying with Quality Housing Sustainable Communities guidelines. Dwellings are constructed to a near energy zero rating. Air to water heat pumps were installed for water and space heating. Double glazed windows and doors were installed throughout. Full fill cavity wall insulation along with attic spaces which are highly insulated. All dwellings have been faced with natural stone to the front facades to blend in with the adjoining old railway station house.



Stone cills were also installed along with sliding sash windows to all front elevations. Level access were provide to both front and rear doors of each dwelling. All dwellings are provided with level access shower rooms.



# Carlow

## St Mary's Court, Carlow Town

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2020

### 10 Universal design features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable  
toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology  
and assistive technology

### Identification of Need

The need for this development was identified mainly due to the number of applicants on the housing list, along with the changing needs of current housing tenants in the area. The scheme consisted of 4 No units and all dwellings were allocated for Age Friendly Housing.

This site was identified as suitable due to its proximity to town center, amenities, transport links and community groups.

### Development description

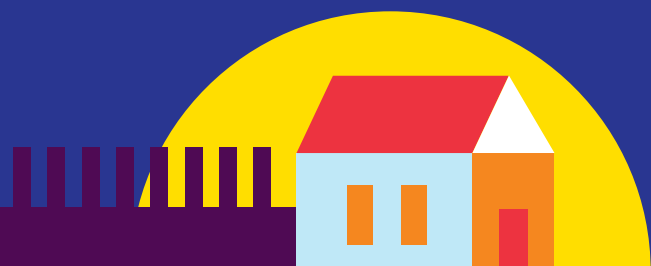
The scheme was designed within an existing mature housing estate which includes numerous facilities such as community allotment, walkway around community playing pitches direct pedestrian access to town center, train station and bus stops. The development was constructed on waste lands which were primarily used for dumping and anti-social behavior. It consisted of 4 no. 2 bedroom single story dwellings.

### Overview of Methodology

The site was zoned for residential development and its location fits well with Age Friendly Housing as it is part of an existing long-established residential community. Level assess were provide to front and rear doors of these dwellings, along with accessible bathrooms.

### Financial Costings & Source of Funding

Department of Housing, Local Government and Heritage provided funding for the construction of this housing development.





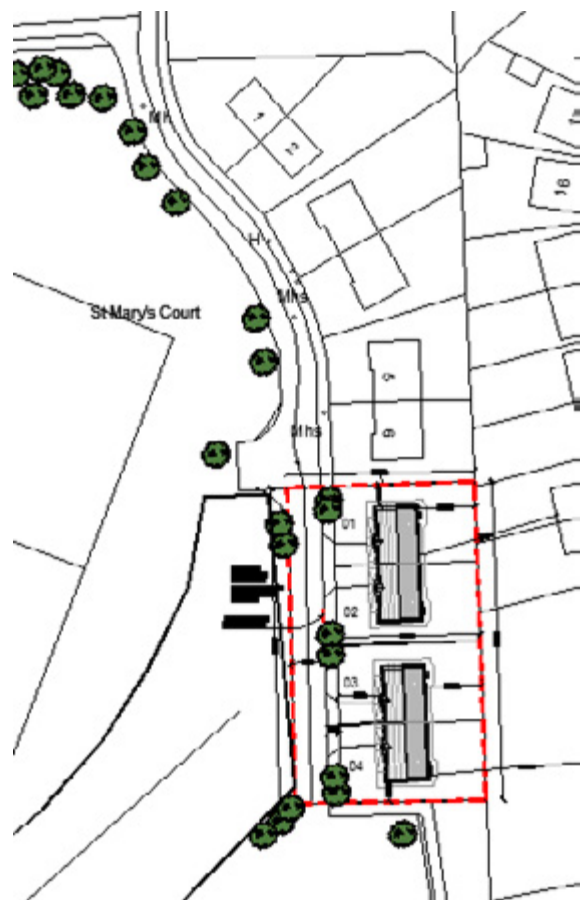


## Key Findings

The development has created Age Friendly housing which is totally integrate into an existing mature residential community therefore providing a great sense of security to the new tenants. The existing allotment is a great benefit for the occupants of the new dwellings as it gives them an opportunity to become involved in the greater the community. The entire scheme has eliminated fossil fuels.

## Technical Specification

The dwellings were constructed to meet the current Building Regulation in relation to Part L of the Building Regulations, along with complying with Quality Housing Sustainable communities guidelines. Dwellings consist of single storey semi-detached type units and associated siteworks which include infrastructural services, roads, footpaths and landscaping. All units received an A3 BER rating and include air to water heating systems. Full fill cavity wall insulation along with attic spaces which are highly insulated. Double glazed windows and doors were installed throughout.



# Cavan

## Elm Park, Cavan Town

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2023

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

Cavan Town has a population of 10,914 (CSO Census 2016).

There was currently a housing need in Cavan Town for 497 No. families with a 127 No. (26%) need for 1 bed units, a 211 No. (42%) need for 2 bed units, a 130 No. (26%) need for 3 bed units, a 27 No. (5%) need for 4 bed units and a 2 No. (1%) need for 5 bed units.

Cavan County Council's proposal is for 13 No. 2 bed single storey semi-detached units.

When this site is developed, it would potentially alleviate the needs of up to 3% of applicants on the housing list for Cavan Town.

### Development description

This is a site consisting of 0.389 Hectares (0.961 Acres) of "Town Core" zoned land and located in Cavan Town Centre.

The site is a gently sloping site with no flooding issues with services running close to site.

There will be 13 No. 2 Bed Single Storey Units.

Adjoining land uses in close proximity include town centre shops, medical centre, Garda Station, Church, National School, all within walking distance from the site.

### Overview of Methodology

The site which is an infill site is located at the back of Church Street in Cavan Town and adjacent to an OPD development close to the centre of town.

There is predominantly a mix of mostly private houses with a small number of social houses.







## Financial Costings & Source of Funding

Construction commenced in March 2022 with an approved budget of €3,246,030 from Department of Housing, Planning & Local Government.

The overall programme is 52 Weeks with a scheduled completion for Q2 2023.

## Key Findings

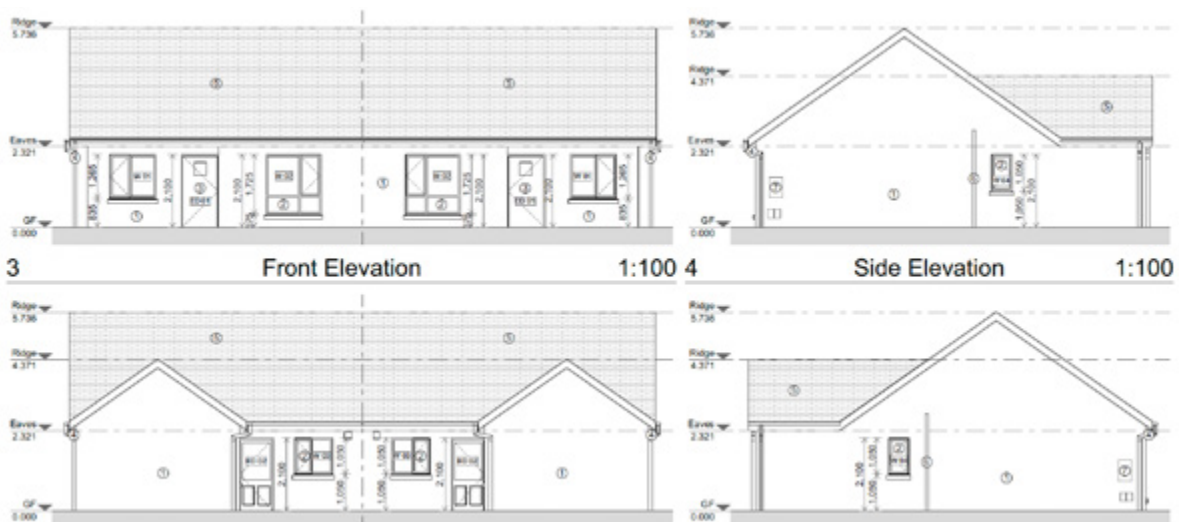
30% of the CCC HWL applicants are over 50 years of age in County Cavan.

## Technical Specification

This development is designed to comply with Technical Guidance Documents and will have a minimum Building Energy Rating (BER) of A2.

The dwelling types will be designed in accordance with the guidance document for space requirements and room size contained in the Quality Housing for Sustainable Communities 2007, (DOECLG).

With regard to density of the development, the current Draft Cavan County Development Plan 2022-2028 refers to the Sustainable Residential Development in Urban Area Guidelines for Planning Authorities 2009, (DOEHLG).



# Clare

## Kilmaley, Meitheal

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2014

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

In 1998, a group of local residents from Kilmaley, Co. Clare came together to discuss plans for building specialised housing for older adults in their locality. The Retirement Village at Kilmaley Meitheal was developed in response to a community identified need within this rural area. The community felt that in some instances residents were moving into long-term care prematurely as their housing was no longer conducive to their changing functional needs. The initiative was championed by local councillor Tom McNamara. "Kilmaley Voluntary Housing Association" was set up, which brought together a community group to lead this initiative.

### Development Description

Kilmaley Meitheal is a purpose built complex consisting of 24 age friendly houses with a day centre located on the premises. It is centrally located in the village of Kilmaley close to shops and the local church.

The Day Centre services Kilmaley and neighbouring parishes. A bus service is provided to and from the Day Centre.

The Day Centre runs an outreach service into the homes onsite which consists of 1 person from the centre on the days when the centre is not operational (9am-10pm on these days). This person will assist residents with activities of daily living and provides a sense of security for residents.

The development was nominated for the National Pride of Place Competition in 2015.





## Overview of Methodology

A group of volunteers from the local area came together to discuss the prospect of a purpose built development for older adults and the idea was community driven. A green field site was purchased in the centre of the village by Clare County Council for this development. HSE funding was provided towards the Day Care Centre in exchange for a 20 year lease to use as a health care facility. Local residents known to the community who recently moved into long term care were identified by the committee and approached if they wished to relocate into the purpose built houses. Funding was secured from Clare County Council with some local fundraising.

## Financial Costings & Source of Funding

Total construction costs were €3.5 million for all phases. Funding was provided by Clare County Council, the HSE and community fundraising. A HSE section 39 grant also provided annual funding to run the Day Centre and provide an outreach service.

## Key Findings

Since its establishment, long term care residents were identified from the community as people who would benefit from the purpose built housing in Kilmaley Meitheal. On the back of this, these residents were relocated into the houses and lived out many years "at home" versus in long term care.

## Technical Specification

The first phase of the development was completed in 2003, an extension was built on to the Day Centre in 2010 and an additional 12 houses were built as part of phase 2 in 2014. The Day Centre hosts the GP practice as well as the community/district nursing hub.

All buildings are finished to a high standard and set in private, spacious landscaped grounds with ample parking.

## Linkages

<http://www.kilmaleymeitheal.ie/>



# Clare

## Cúinne an Bhroic, Tulla

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** June 2022

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

Following an assessment of approved applicants on the housing list for Tulla, it was determined that the applicants included mixed family sizes ranging in age from young to older people. The need and future objective was established to provide homes suitable for people of all ages and abilities that could be readily adaptable with low cost/cost neutral measures, if necessary. This central Tulla site selected for its age friendly and universal design attributes came to Clare County Council's attention following a public Expression of Interest campaign.

### Development Description

Cúinne an Bhroic is a Clare County Council social housing scheme, comprising 25 no. units within an existing neighbourhood and established community in Tulla town. The development provides a density of 19.5 units per hectare. The 25 units include 8 no. 2 bedroom apartments (75 sqm), 15 no. 3 bedroom houses (84 sqm) and 2 no. 4 bedroom houses (109/114 sqm). Most units are semi-detached or part of a terrace. Four of the apartments are ground floor single storey, three of the 3 bedroom houses are bungalows for families with extenuating medical conditions requiring ground floor/wheel chair accessible accommodation planned and adapted in collaboration with a HSE Occupational Therapist and one of the 4 bedroom houses are ground floor single story, specially adapted and fully accessible. There are 35 no. car parking spaces (including 1 age friendly space) and 3 no. accessible car parking spaces dispersed on site.

In close proximity to Tulla town, within 400m (5 minutes walk) key shops, services and amenities are available including a post office, credit





union, and school. Within 800m (10 minutes walk) there is a bus stop, medical centre, church, library, preschool, secondary school, bank, 24 hour petrol/diesel station, restaurant, playground and local shops (butcher, fruit and veg, pharmacy).

The existing mature trees are an important element in the design of the public amenity space. These are visible from all units and help to create a sense of place. The site layout and design of dwellings encourages community interaction and inclusion, discouraging anti-social behaviour and maximising passive surveillance. The main internal road meanders around the existing mature trees naturally calming vehicular traffic. Footpaths are separated from the roadways and are raised at level crossing points to prioritise pedestrians with accessibility of the full site. A bench seating area has been centrally located within the public realm to act as a social focal point and a rest stop. New soft landscaping and generous recreational green open spaces are created including a grass block area. Private and public open spaces avail of south, east and west orientation. Home thresholds and front outdoor space is partially divided from the public space maintaining connectivity. Generally, the site is level and any gradients are in line with DMURs.

## Overview of Methodology

The site was selected for reasons including the proximity to Tulla town with safe pedestrian access within a 5 minute walk to avail of

retail, educational, recreational and healthcare facilities and public transport services, in turn the sustainable economic and social benefit to Tulla town, location within an existing established and developing mixed tenure community, the level gradient across the site and available service connections to water, surface water drainage, eircom and electricity.

Stage 1 Department approval was granted in March 2019. An external consultant design team was appointed shortly thereafter. This team included Thompson Architects, Hassett Leyden Flynn as civil and structural engineers, Moloney Fox Consulting as building services engineers and Tom McNamara and Partners as cost consultants. The Clare County Council Brief was issued to the Design Team including a Universal Design, Age Friendly and Lifetime Adaptability approach. Design development and engagement with the Age Friendly Technical Advisor incorporated age friendly design elements as much as practicable and within funding parameters. These design elements encompassed the dwellings, outdoor private space and in the public and community realm of the development. For this particular site also, the retention of existing mature trees and the biodiversity development across the soft green elements of the site formed objectives from the outset to encourage the creation of a sense of place.

There was active consultation with the community prior to Planning Stage including input from elected members and feedback at

community evenings. The Part VIII planning process resulted in observations and submissions from the community also which were taken into consideration. The Part VIII Grant of Permission was issued in April 2020. The Department Architectural Advisor was also consulted and any feedback taken into consideration. Liaison with An Garda Síochána resulted in incorporation of crime prevention considerations.

Following tender procurement in May 2020, the contract was awarded to Patrick Keogh Construction in September 2020. Commencement on site began in October 2020 and construction was completed in June 2022, including delays associated with the Covid-19 pandemic and government enforced site closures. There was continuous consultation with the Housing Allocations Team, particularly in regard to any requirements for future tenants in terms of accessibility needs. Once completed properties were advertised on Clare County Council's Choice Based Letting (CBL) website resulting in a high demand of expressions of interest. The properties have been allocated to young families who can age in place, to people with additional needs and to older people in July 2022 ranging from single persons to a mix of families with two parents, single and solo parents including a family of three generations and 9.4% of persons over the age of 50. Tenant Purchase Scheme applications will be considered however properties with level access bedrooms and bathrooms will remain part of the council housing stock as there is a limited supply of this type of dwelling currently.

### **Financial Costings & Source of Funding**

Funding approved by the Department of Housing, Local Government and Heritage under the government's housing plan to 2030 'Housing for All - a New Housing Plan for Ireland'. The main construction contract cost was €4.5 million, All costs above are inclusive of VAT. Rent is calculated using the Clare County Council differential rent scheme and tenants pay Clare County Council directly.

### **Key Findings**

A universal design approach has provided quality homes in Cúinne an Bhroic which work effectively for everyone of different abilities and ages. These homes are integrated into the local neighbourhood, town and sustainable mixed community. Cúinne an Bhroic will also complement the existing nearby AHB-owned Áras Mhuire development of sheltered housing. The development is easy to approach from Doonaun Road, easy to access for vehicles and pedestrians and easy to move around internally. The site layout, suitable permeability of boundaries and the retention of existing mature trees creates a development comfortable in its context and a quality sense of place. All residents have access to appropriate, secure and easily accessible quality outdoor recreational and private garden areas. The incorporation of an outdoor bench area central to the scheme and with full passive surveillance encourages rest and enjoyment of the outdoor space and social interaction. Each housing unit is easy to understand, easy to use and easy to manage in terms of heating and electrical services with easy control and use of systems and the capability to integrate smart technology, energy efficiency and security systems or assistive technology. Units are flexible, safe, cost effective and adaptable over time including such provisions incorporated in terms of room sizes and sanitary specification for entry level toilets in all units to allow for very low-cost adaptations to alter to wet rooms, if required in the future.

By way of the provision of eight no. 2-bed units, Clare County Council has provided opportune right-sizing accommodation, which can be used by people who no longer have the need for a larger property, thereby potentially making available other larger properties for growing families.

Feedback from a new resident noted there is a great mix of people in the estate and it can be full of life especially in the afternoon with all the children. There have been no issues of anti-social behaviour to date. The Estate Management



team have an ongoing presence and are available at all times. Tenancy Enforcement Unit is in place to investigate complaints. The Maintenance Team are also contactable for any issues and requirements. Tenancy support and settlement service is available, provided by Focus Ireland to sustain families and individuals.

Key to the success of this development was the collaboration between Clare County Council, the design team, the Age-Friendly Housing Technical Advisor and the Housing Allocations team, the training and sharing of technical and social age friendly information and requirements among Clare County Council in order to create an age friendly housing development, early discussions with the Department of Housing and cognisance of all up to date relevant national and local policies and guidance.

### Technical Specification

This development is concrete block construction with render finish in a mixed palette of natural colours and concrete slate roof providing low maintenance external finishes. Air to water heat pumps and solar photovoltaic panels are included. Homes achieve an A2 building energy rating (BER).

Each unit is a minimum two bedroom unit. All own door covered entrances are accessible with internal layouts including wider hallways and doorways with open plan living. All patios and gardens are level access. Integrated storage space is maximised. Low cost or cost neutral adaptations can be made if required to provide future full accessibility. Natural light and solar gain are maximised. Large ground floor corner windows maximise views out. The windows are high performance low energy to meet with the required standards.

Downstairs w.c.s can accommodate a future shower. Three no. 3 bedroom single storey units and one apartment are provided with wet rooms. Sanitary rooms can accommodate future grab rails. Bedrooms are located adjacent to bathrooms and can provide future direct access.

Garden sheds, secure bin stores and letter boxes at entrances are provided. Durable kitchens and sanitary ware, ergonomic pull/lever handles and taps, easy to use and accessible heating, electrical and water controls were installed. CAT 5 cables are provided. Capped electrical points to facilitate future stair lifts and future electrical showers in wet rooms are included. Good security and technology systems including alarm system infrastructure, secure doors and windows is included. Infrastructure is in place for electrical vehicle charge points.

Internal finishes are simple, robust and low maintenance. The painted internal walls consist of plastered blockwork walls on the ground floor with timber stud partitions to the upper floors. Specification of materials is informed by the Department of Housing, Local Government and Heritage Employer's Requirements for Detail Design of Quality Housing.



# Clare

## Clós an Eidhneáin, Roslevan

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** Nov 2022

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

In October 2019, over 1300 approved applicants were on the Clare County Council waiting list for social housing in the Ennis area. This figure included HAP households and those on the transfer list. This further broke down into 17% of applications for three bed units, 78% for two bed units and 5% for four bed houses. These applicants included mixed family sizes ranging in age from young to older people. The need and future objective was established to provide homes suitable for people of all ages and abilities that would be readily adaptable with low cost/cost neutral measures, if necessary. The site was selected due to its proximity to Ennis town and adjacent quality infrastructure and purchased by Clare County Council in April 2019.

### Development Description

Clós an Eidhneáin is a Clare County Council social housing scheme, comprising 8 no. units within an existing neighbourhood and established community in Roslevan. The overall site of 0.414 ha is located 3km northeast of Ennis town. The development provides a density of 19.3 units per hectare. The site lies on the Tulla Road (R352) in a well-established area with numerous private dwellings and housing estates. The surrounding houses are 2 storey and bungalow in type. The 8 units include 2 no. 2 bedroom/3 person/ground floor single storey houses (60sqm) and including universal design elements and 6 no. 3 bedroom/5 person/2 storey semi-detached houses (92sqm). There are 15 no. car parking spaces and 2 no. accessible car parking spaces dispersed on site.





In close proximity to Roslevan centre, within 400m (5 minutes walk) key shops, services and amenities are available including a church, petrol station and montessori centre. Within 800m (10 minutes walk) there are bar and restaurants, dentist, sports pitches and local shops (butcher, fruit and veg, pharmacy).

The site layout and design of dwellings encourages community interaction and inclusion, discouraging any anti-social behaviour and maximising passive surveillance. The proposed straight-forward internal road is half flanked with car parking and bounded by a clear pedestrian footpath with level crossings providing full access to all units. A central bench seating area and proposed trees will act as a social focal point and a rest stop directly adjacent to a quality generous green open space will provide a multi-functional amenity area with full visibility of the development and adjacent neighbourhood. Secure private and public open spaces and homes avail of south, east and west orientation. Generally, the site is level and any gradients in line with DMURs.

## Overview of Methodology

The site was formerly part of Killaloe Diocesan Trust lands before it was acquired by Clare County Council. The reason the site was selected was the proximity to Roslevan's many amenities and services and also Ennis town. The Roslevan community is well established and developing continuously with a mix of private and social housing of a diverse range of house types suitable for older people downsizing and growing families. The new infill development is directly accessible from the main road network adjacent to other housing schemes.

Stage 1 Department approval was granted in November 2019. An external consultant design team was appointed in January 2020. The team includes Hassett Leyden Flynn as architect, employer's representative and civil and structural engineer, Matt O'Mahoney & Associates as building services engineers, Lawlor Burns & Associates as cost consultants.

The Clare County Council Brief was issued to the Design Team including a Universal Design, Age Friendly and Lifetime Adaptability approach. Design development and engagement with the

Age Friendly Technical Advisor incorporated age friendly design elements as much as practicable and within funding parameters. These design elements encompassed the dwellings in particular in terms of accessibility and the provision of accessible sanitary facilities, outdoor private space and in the public and community realm of the development.

There was active consultation with the community prior to Planning Stage including input from elected members and feedback at community evenings. The Part VIII planning process resulted in observations and submissions from the community also which were taken into consideration. The Part VIII Grant of Permission was issued in September 2020.

Following tender procurement in July 2021, the contract was awarded to K&D Whelan Construction Ltd.. Commencement on site began in November 2021 and construction was completed in December 2022. Clare County Council Allocations team advertised for interest in the units and

determined who the units were offered to taking into consideration person's waiting time on the housing list and their particular needs including accessibility.

## **Financial Costings & Source of Funding**

The overall project cost was preliminary estimated at €2.1 million and funding approved by the Department of Housing, Local Government and Heritage under the government's housing plan to 2030 'Housing for All - a New Housing Plan for Ireland'. The main construction contract sum is €1.3 million, the remaining costs include design fees, other fees, surveys, service contributions and land purchase etc. All costs above are inclusive of VAT. Rent will be calculated using the Clare County Council differential rent scheme and tenants will pay Clare County Council directly.

## **Key Findings**

Given its proximity to the town centre, the numerous educational, recreational and healthcare facilities located close by and its location close to a bus stop, with easy access to public transport, Clós an Eidhneáin will offer quality social housing and contribute to the creation of a sustainable mixed community in accordance with national and local statutory planning policy.

The development is easy to approach, easy to access for vehicles and pedestrians and easy to move around internally. The site layout, large green space between the new homes and existing neighbourhood creates a suitable development in its context and a quality sense of place. All residents have access to appropriate, secure and easily accessible quality outdoor recreational and private garden areas. The incorporation of an outdoor bench area central to the scheme and with full passive surveillance encourages rest and enjoyment of the outdoor space and social interaction. Each housing unit is easy to understand, easy to use and easy to manage in terms of heating and electrical services with easy control and use of systems and the capability to integrate smart technology, energy efficiency and security systems or assistive technology.

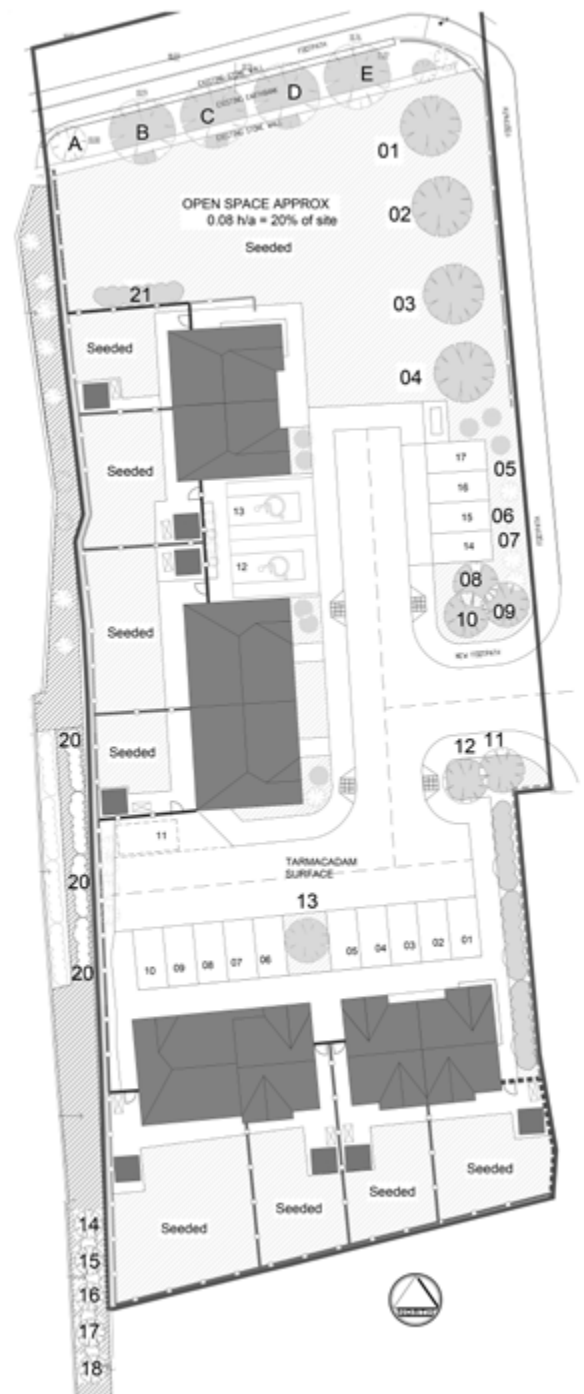
By way of the provision of two no. 2-bed units, Clare County Council will provide opportune right-sizing accommodation, which can be used by people who no longer have the need for a larger property, thereby potentially making available other larger properties for growing families.



## Technical Specification

This development is concrete block construction with render and brick facades and concrete slate roof providing low maintenance external finishes. Air to water heat pumps are included. Homes to achieve an A2 building energy rating (BER). The site is serviced with surface, foul and water. Eircom and electricity and gas are available along Tulla Road (R352). Garden sheds are provided.

The ground floor w.c.s can accommodate a future shower. Two no. 2 bedroom single storey units and six no. 3 bed two storey units are provided with wet rooms. Sanitary rooms can accommodate future grab rails. The windows are high performance low energy to meet with the required standards. Durable kitchens and sanitary ware, ergonomic pull/lever handles and taps, easy to use and accessible heating, electrical and water controls are proposed. CAT 5 cables will be provided. The painted internal walls consist of plastered blockwork walls on the ground floor with timber stud partitions to the upper floors. Internal finishes are simple, robust and low maintenance. Specification of materials is informed by the Department of Housing, Local Government and Heritage Employer's Requirements for Detail Design of Quality Housing.





# Clare

## Cnoc na Scoile, Ashline, Ennis

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** June 2022

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

At the time of the project inception the Clare County Council housing waiting list for social housing in the Ennis area was circa above 1300 no. approved applicants. This figure included HAP households and those on the transfer list. The breakdown was predominantly for 2 and 3 bed houses and to a lesser extent 4 bed houses, with incorporated accessibility requirements. These applicants included mixed family sizes ranging in age from young to older people. The need and future objective was established to provide homes suitable for people of all ages and abilities that would be readily adaptable with low cost/cost neutral measures, if necessary. It represents the redevelopment of the former Ashline halting site and adjoining lands purchased by Clare County Council providing a site in close proximity to Ennis town and adjacent quality infrastructure.

### Development Description

Cnoc na Scoile is a Clare County Council social housing scheme in Ennis, comprising 40 no. units with a mix of two, three and four bedroom accommodation in both single and two storey houses. The site is circa 1.6 hectares equating to a density of 25 units per hectare. The quantum of open space is in excess of the minimum 15% required as per 'Sustainable Residential Development in Urban Areas Guidelines'. There are seven house types to achieve an a variety of layouts and forms. There are 13 no. 2 bedroom units, 20 no. 3 bedroom units, 2 no. 4 bedroom units (with downstairs bedroom and accessible bathroom on the ground floor), 4 no. 2 bedroom bungalow units (2 no. with accessibility





adaptions) and 1 no. 4 bedroom bungalow. Three of the 3 bedroom units include a bedroom and accessible bathroom on the ground floor. There are 60 no. car parking spaces including 3 no. universally accessible car parking spaces dispersed on site. Provision has been made for 5 no. electric vehicle parking spaces but this number can be further increased as ducted infrastructure is provided throughout the site.

The site is within 2.4 km (26-minute walk) of Ennis Town centre, and therefore close to schools, shops, pubs, Ennis Cathedral and GAA facilities. It has direct connection to the M18 through N85 link road as well as all major routes bounding Ennis Town. To the north there is a medical centre and a supermarket, while to the west lies Ennis National School. Adjacent housing lies to the North of the site.

Whilst maximising the benefit of existing mature trees the building types have been gathered in clusters to form homezones, this breaks down the scale of the development and allows for the creation of defensible well observed spaces reinforced with quality landscaping. The housing backs onto the north boundary creating secure rear gardens throughout and

well observed frontages. The design overlooks the existing laneway to the south increasing security for children accessing the adjacent school. It also links into the developing cycle way to the southeast. The design provides a link at the northeast corner to allow pedestrian and cycle links through the site (through stepped and gently sloped access). This increases site permeability and the use of walking and cycling. Traffic calming is provided throughout the scheme by the use of raised ramps to homezones. This allows for continued level access to these areas across the site.

## Overview of Methodology

The site was selected for reasons including the proximity to Ennis town with safe pedestrian access within a 5 minute walk to avail of retail, educational, recreational and healthcare facilities and public transport services. It also sought to re-use an existing disused traveller halting site location within an existing established and developing mixed tenure community. There were also available service connections to water, surface water drainage, eircom and electricity. The Stage 1 Department funding application

was issued in November 2017. The design team included EML Architects, PJ Coleman & Associates as civil and structural engineer, Moloney Fox Consulting Engineers as building services engineer and Tom McNamara & Partners as cost consultant.

Part VIII Planning permission was granted in April 2019. The contractor, Patrick Keogh Construction Ltd. mobilised on site in August 2020. The contract was a 16-month contract and was on target to be delivered on time but following the Public Health Restrictions (issued January 2021), aimed at helping prevent the spread of Covid-19, work on non-essential projects ceased and the site was closed in January 2021. An announcement on in March from the Department of the Taoiseach allowed for construction activities to commence in April 2021, subject to compliance with the 'Return to Work Safely Protocol'. Work resumed on the site on this basis. A Certificate of Substantial Completion issued to the contractor in June 2022.

Seven house types were requested in the design brief in direct response to the variety of needs identified by allocations and a desire by Clare County Council to provide future provision of a diverse range of housing stock. In the design of the development itself, solar orientation was considered to enable as many amenity spaces to be south or west facing as possible. In certain circumstances where identical units are mirrored on the street, the internal layout has been reoriented to allow adjoining lounges to face the sun. Additionally, the house types were developed to allow lifetime home adaptability to provide ground floor shower areas with a small associated increase in floor area where the units did not already offer a full disabled bathroom at ground floor. The house types also reference the Universal Design Guidelines for homes in Ireland within the area constraints of the sustainable community guidelines.

The design was developed to create secure and well observed housing following the irregular site boundary to create pockets of housing

in home zones. The ecology of the site and the adjacent laneway was considered as well as the protected species of bats recorded on the site. Through maintaining the existing mature trees and minimising the retaining walls the landscaping offers a mature developed environment from completion of the scheme. Extensive consultation was carried out both with the local community through a public consultation and the relevant departments within Clare County Council as well as the relevant ecologists. Additionally, site abnormalities were minimised to manage the extensive level changes, materials and house types kept to a minimum and lifetime occupancy maximised.

## **Financial Costings & Source of Funding**

Funding approved by the Department of Housing, Local Government and Heritage under the government's housing plan to 2030 'Housing for All - a New Housing Plan for Ireland'. The main construction contract cost was €9.1 million All costs above are inclusive of VAT. Rent is calculated using the Clare County Council differential rent scheme and tenants pay Clare County Council directly.

## **Key Findings**

Given its proximity to the town centre, the numerous educational, recreational and healthcare facilities located close by and its location close to a bus stop, with easy access to public transport, Cnoc na Scoile offers quality social housing and contribute to the creation of a sustainable mixed community in accordance with national and local statutory planning policy.

Delivery of a high quality social housing scheme against the backdrop of Covid restrictions, site shut downs and supply chain issues required effective collaboration between the Design Team and Clare County Council.

These homes have been allocated since completion in June 2022. The dwellings with a ground floor bedroom and level access bathroom was very beneficial in providing



accommodation for families where one family member had a physical disability. It was a requirement for these households that the HMD-1 form Disability and/or Medical Information Form had to be completed. The 2 bedroom bungalow type properties are home to fulltime wheelchair users. The 2 bedroom properties are home to single applicant households, applicant households comprising of one adult and one child and mature applicant households. 10% of the homes are allocated to persons older than 50.

### Technical Specification

Concrete block construction with a white render finish and some limited panels of brick on bookend or feature units and concrete slate roof tiles providing low maintenance external finishes. Air to water heat pumps are included. Homes achieve an A2 building energy rating (BER).

A high-quality thermal envelope, good detailing, insulation and air tightness follows a fabric first process to meet NZEB mitigating fuel poverty. Where possible the design on opposing street sides maximises the solar gain, predominantly from the west due to the site orientation east to west. The orientation informed the fenestration organisation. Windows are high performance low energy to meet NZEB.

Internal finishes are simple, robust and low maintenance. The painted internal walls consist of plastered blockwork walls on the ground floor with timber stud partitions to the upper floors. Specification of materials is informed by the Department of Housing, Local Government and Heritage Employer's Requirements for Detail Design of Quality Housing.

# Cork

## Cork City, Ringmahon Court, Blackrock

### Type of Development:

- Social
- Private
- Mixed Tenure

### Year of Completion:

#### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

Adapted from: [https://www.housingagency.ie/sites/default/files/ha18002-housing-models-for-an-ageing-population-online\\_1.pdf](https://www.housingagency.ie/sites/default/files/ha18002-housing-models-for-an-ageing-population-online_1.pdf)

### Identification of Need

Addressing the need for sheltered housing in Cork county, this development provides accommodation to older people with an adjoining youth centre promoting intergenerational relationships.

### Development description

Fourteen one-bedroom and two two-bedroom apartments for older people, designed and managed by Cork City Council. This development on two floors, facing onto an internal courtyard was built on the footprint of the former stables and workshops. The building was opened in 2008 at the same time as the youth outreach programme commenced. There is a gated entrance to the grounds that is shared by Ringmahon House and Ringmahon Court.

### Overview of Methodology

Ringmahon Court is built on the site of Ringmahon House; a nineteenth century house in the Blackrock area of Cork. Ringmahon House now functions as a youth outreach centre funded by the Department of Education and Skills. Parallel to the works to Ringmahon House, a new sheltered housing scheme, Ringmahon Court, designed by Cork City Architects, was constructed within the grounds of Ringmahon House.

### Financial Costings & Source of Funding

The social housing scheme was funded by the Department of Housing Planning and Local Government. The adjoining Ringmahon House (former home of Ben Dunne) was renovated







by Cork City Council with contributory support from the Dunne Family.

### Key Findings

Cork City Council allocates the units within the development, following careful consideration, due to the nature of the development and community. The minimum age at which a person is eligible for housing in Ringmahon Court is 60 years of age. The development has been hugely successful to date in providing secure sheltered accommodation. Achieving a mix of gender can be a challenge, with the demographic profile indicating larger proportions of qualifying single male applicants. All of the residents are capable of independent living, with some availing of additional support services such as meals-on-wheels.

### Technical Specification

The apartments are built around a shared courtyard that has its own lockable gate with intercom access. Each of the apartments has a kitchen/ dining living room, one or two bedrooms, a bathroom, storage area and a small balcony. All the apartments are wheelchair accessible. The apartment corridors are well lit,

with generous break-out spaces that could be used as small shared seating areas. Lighting and alarms are maintained by Cork City Council. Underfloor heating is provided throughout, with thermostats in each apartment. There is a resident and assistant caretaker living on site.

### Linkages

[https://www.housingagency.ie/sites/default/files/ha18002-housing-models-for-an-ageing-population-online\\_1.pdf](https://www.housingagency.ie/sites/default/files/ha18002-housing-models-for-an-ageing-population-online_1.pdf)



# Cork

## Cork City, Arus Mhuire

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2019

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

Integrated with its social housing and private rightsizing schemes, this project was targeted to fill a gap in the provision of housing the older aged persons whilst also, freeing- up existing homes for younger families.

### Development description

The residential mix consists of 11 no. 1-bedroom and 19 no. 2-bedroom dwellings. This is achieved through a total provision of 10 no. single-storey 1/2-bedroom houses and 20 no. 1/2-bedroom apartments in 2-storey blocks. Arus Mhuire is owned by the council and managed by the Tuath housing association.

### Overview of Methodology

The scheme allows people aged 60 or over who own their private house, or who are existing local authority tenants, to apply to their local authority for a tenancy in one of its downsizing developments. The local authority can also buy private homes, at a discounted rate linked to the age of the homeowners, and then offer the homeowners a tenancy in a downsizing scheme.

Different financial arrangements apply depending on the circumstances but in all cases, the local authority gets the larger house, and the applicant receives a tenancy in a downsizing scheme. As the project was nearing completion the Council engaged again with the target groups, particularly older people through the elected Members, advertising and it's on-line Choice Based Letting system with its own tenants.





## Financial Costings & Source of Funding

The development was funded by the Department of Housing Planning and Local Government.

## Key Findings

The scheme in the end was oversubscribed, with six older aged person private and twenty-four social housing transfer applicants now forming a new connected community and thirty larger houses released for occupation both publicly and privately across the City.

## Technical Specification

This project is located in Blackrock, a mature residential suburb to the south east of Cork City Centre. It entails the provision of a sheltered housing scheme for older people. Housing where all accommodation is at entrance level and thus easily accessible is the most suitable type for many older aged person occupants, whose mobility may be impaired to varying degrees. This idea becomes a generator for the design scheme.

The dwellings are designed with regard to Lifetimes Homes Standards, so are suited to people with a wide range of needs and are readily adaptable. All of the units within the development are accessed off a communal courtyard/garden. This shared space has a single entrance for both pedestrians and vehicles, in order to promote a feeling of security and sense of community.

A low building height along the western boundary means that the courtyard receives as

much afternoon sun as possible. This, combined with seating at dwelling entrances and first floor balconies contribute to the character and distinctiveness of the scheme, whilst simultaneously encouraging opportunities for social interaction.





# Cork

## Cork County, Love Lane, Charleville

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** Proposed Development

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

Charleville Care Project's service provides supportive housing to bridge the gap that currently exists between standard housing and a nursing home type scenario. It allows people to maintain their independence for longer as they age and also be discharged quicker from hospital in certain situations. The number of units provided as part of this scheme was dictated by the size of the site available and associated appropriate density in line with the Cork County Development Plan.

### Development Description

The proposed development consists of 9 no. 1 bed single storey units.

The scheme has been designed for older aged persons specifically.

The site is located approximately 0.5km northwest of the Charleville town centre, 40km south of Limerick City and 60km north of Cork City.

### Overview of Methodology

The site is owned by an approved housing body called Charleville Care Project (CCP) or Charleville Sheltered Housing Services. CCP caters for older aged persons and vulnerable persons in a retirement village type setting.

### Financial Costings & Source of Funding

The project construction is funded by the Department of Housing, Local Government and Heritage. Fixtures and fittings are funded by Charleville Care Project directly.





FRONT ELEVATION SOUTH TERRACE, COURTYARD ELEVATION



FRONT ELEVATION NORTH TERRACE, LOVE LANE STREET ELEVATION



REAR ELEVATION NORTH TERRACE, COURTYARD ELEVATION



## Key Findings

Opened in 1991 with a group house and 14no. individual housing units, they have extended their campus a number of times and currently accommodate 28no. residents.

This project is to be a further expansion of the existing care facility.

## Technical Specification

The proposed units are A rated, masonry cavity construction with double glazed windows. Each unit will be fitted with a demand control ventilation system and an emergency response security system.

## Linkages

Cork County Council - The Place to Live, Work, Visit and Do Business. ([corkcoco.ie](http://corkcoco.ie))



# Donegal

## Trusk Road, Ballybofey, Donegal

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** on site

### 10 Universal Design Features

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

The 16 two bedroom units and 3 three bedroom units are being developed to help address the existing social housing needs of the Ballybofey/Stranorlar area, particularly for older people. Intergeneration mix is a priority for occupancy of this development.

### Development description

Three two-storey apartment blocks and three houses are set to be built on the site. The site is located approximately 30 minutes south of Letterkenny. The new development will see 19 apartments built at the site – 16 two-bedroom units and three three-bedroom units. The council describes the development as a “predominantly senior citizen housing scheme”. The development is designed around a courtyard with access to private quality open space and seating areas. Each upper floor unit has a generous balcony to enable connection with the external green area, also provided is lift access to 5no. apartments on the first floor. Each unit has an interconnecting bedroom and bathroom to allow for future provision of a hoist if required. An additional community room is provided as part of this development to promote social connection.

### Overview of Methodology

#### Housing For Older People

The brief was to provide a high-quality exemplar senior citizen housing scheme with high quality sustainable lifetime homes. Designed in-house by Donegal Co. Co. Architects’ department to Universal Design standards, it will address and set the standard for housing needs of existing and future residents of Donegal.





Ground Floor Block Plan

### Architectural Appropriate

As a vacant site for many years, the development of this site presented an opportunity to enhance and contribute to the quality and character of surrounding area with active frontage along Trusk Road and along the existing access road to the Weavers development.

### Accessible and Adaptable

The design of the scheme will provide ease of access and circulation for all residents, enabling them to move freely within and throughout the development. Dwellings will be adaptable and meet the requirements of the residents changing needs over time so that they can continue living in their own homes and community as they get older.

### Community Proofing

Shifting towards more compact and sustainable community by ensuring the location of the site is convenient to local transport, services and amenities to enhance the residents independence.

### Sustainable and Energy

To maximize the energy efficiency of the development through improved renewable measures for space heating, ventilation, water heating and lighting.

### Orientation

The layout of the proposed development optimizes the benefits of the direct south orientation of the site. The placement of proposed three blocks and location of public amenity areas maximizes and takes full advantage of the quality of direct sunlight and solar gain during the day.

### Buildable Area

Careful consideration was given during the design of the development to preserve the amenity and privacy and to ensure that there is no adverse impact on the adjacent dwellings. Careful positioning and detailed design of opposing windows was considered to prevent overlooking with the shorter back-to-back distances.



## Financial Costings & Source of Funding

The development is estimated to cost €4.7 million, which will be paid by the Department of Housing, Local Government and Heritage. It is expected that construction on the project will commence in 2021 and take 16 months to complete.

## Key Findings

The residents will benefit from a communal space which will enable group activities, events and provides a shared space where older people can meet and socialise with the aim of combating loneliness and isolation. The site is located within 200m of local shops and a pharmacy, and within 650m of the town centre.

## Technical Specification

Additional space has been designed into the units to accommodate caring, family and medical supports for residents as they age. The development has been designed in line with best practice for an aging population and aims to provide sustainable, long-term homes to meet the needs of older people in a community setting for people aged over 55 years of age. Highly energy efficient homes with advanced entry and security systems, wired for alarm call systems and future technology.



## Key UD Elements - 2 Bed / 4 Person

- Level entry front and back
- Shelter at entrance
- Good circulation
- Wet Room Shower and WC
- Inter connecting bedroom / bathroom
- Reinforced walls for grabrails
- Reinforced Ceilings in Bedrooms and Bathrooms
- Good use of colour/ contrast
- Well positioned windows for external views and light
- Good lighting design
- Future proof wiring for smart technology

# Donegal

## Chapel Road, Dungloe, Donegal

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2024

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

An assessment of need was carried out to determine the type of housing units provided.

The majority of social housing demand in the Dungloe area is for 2-bed properties. In response to this, it was considered appropriate to construct a majority of 2 bed apartments along with 1/3/4 bed units to meet the current demand. Donegal County Council is satisfied that the proposed development is in keeping with the current need and the trend of need in the area. An inter-generational mix is a priority for occupancy.

### Development description

45 no. Housing Units of mixed 1,2,3,4 bed units.

14 of the housing units offer GF accessible homes with UD features. The development was designed in -house by Donegal County Council Architects Department.

### Overview of Methodology

The site is within walking distance of the main street of Dungloe and proximate to shops, supermarkets, a library, a primary school, secondary school and other amenities associates with a large town.

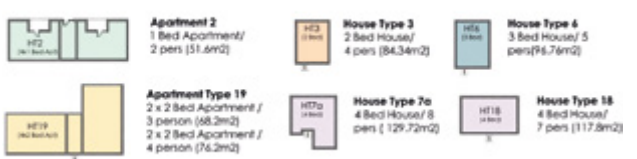
### Financial Costings & Source of Funding

Social Housing Investment Programme.





**House Type Legend**



**Key Findings**

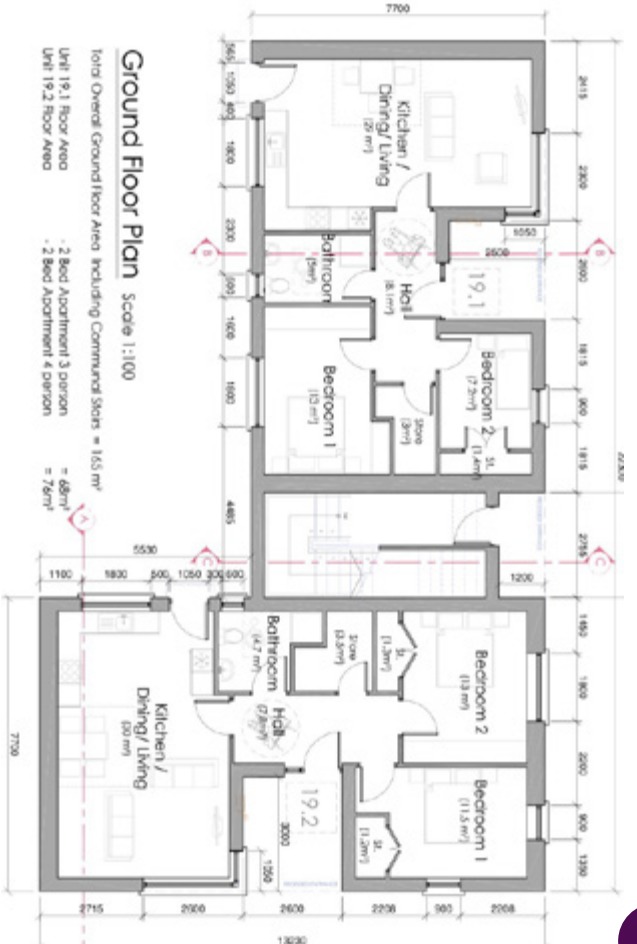
The proposed scheme is an ‘Edge of Centre Site’ development as per ‘Sustainable Residential Development in Urban Areas’ where densities are promoted in a range of 20-35 dwellings per hectare. The proposed density for this development is 29 units per hectare and includes a variety of house types from detached dwellings to terraced and apartment style accommodation.

A Road Safety Audit was conducted to ensure that the proposed development has been evaluated in the context of pedestrian use and any impact of additional traffic.

A Screening Statement for Appropriate Assessment was carried in accordance with Article 6 ( 3) of the EU Habitats Directive to ensure that the development would not cause any negative impact on the environment.

**Technical Specification**

Highly energy efficient homes, with air to water heating systems, solar panels and high spec windows and doors.



# Donegal

## Railway Park phase 2

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2021

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

An assessment of need was carried out to determine the type of housing units provided.

### Development description

Construction of 24 housing units, comprising 8no. apartments, 16no. dwellings (2 bed, 3 bed and 4 bed units) and two 5-bedroom group homes in association with Oaklee housing.

The apartments are all 2 bedroom units, 4 of which are sat GF level. The development was designed in-house by Donegal County Council Architects Department.

### Overview of Methodology

The proposal for this site was characterised by the integration of four different elements, the existing development, the proposed social housing scheme, two group homes and the future development of remaining housing land.

The design has taken on board concerns of the DECLG Architects Department and responds to the existing housing development on the site. It provides a connected greenway through the overall site between the proposed and existing public open space. The proposal allows for pedestrian links and passive supervision of all areas of the development enhancing a sense of security through and around the site.

### Financial Costings & Source of Funding

The 24 housing unit were funded under SHIP and the two group homes funded under CAS.







## Key Findings

Extensive consultation took place with stakeholders to ensure there was a consolidated approach to the development of this site, its housing requirements, design considerations and practical operation with respect to future access and maintenance. Traffic management was a concern of established residents and therefore traffic calming measures are a key feature of the design.

The road realignment also takes account of DMURS, Ref: Section 4.4.7, Horizontal and Vertical Deflections in particular. Providing an offset at the junction with a table top will help reduce speed on the approach to the development, give prominence to the group homes and link the existing and proposed public amenity spaces via a level surface. This will further integrate the existing and proposed sites, reinforcing a low speed environment at the group homes and at the new junctions that establishes the premise for the complete site, of pedestrian priority.

The reliance on passive supervision is enhanced as all areas are overlooked from multiple locations. The dedicated parking for the group home is viewed from the group home, the proposed end apartment building and the existing housing that faces directly on to it. The public amenity space is completely supervised by surrounding housing, slow moving traffic and the group home.

## Technical Specification

Highly energy efficient homes, with air to water heating systems, solar panels and high spec windows and doors.



# Donegal

## Railway Park phase 3

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2023

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

An assessment of need was carried out to determine the type of housing units to be provided, with intergeneration mix as a priority for occupancy. There is a total need of 190 in Donegal Town, the majority being a demand for 2-bed properties. In response to this, it was considered appropriate to construct a large number of 2 bed apartments as part of this phase ie. 83%.

### Development description

This housing development is within an existing Local Authority housing development known as Railway Park, located to the North East of the town centre. Phase I was completed in 2005 and includes 38 units ( 12 affordable), Phase II was completed in 2021 comprising 24 units plus two 5 bedroom group homes.

This final phase comprises 24 Housing Units has a of mix of 2,3,4 bed units.

20 units are 2 beds, 10 of which offer spacious living accommodation at ground floor level.

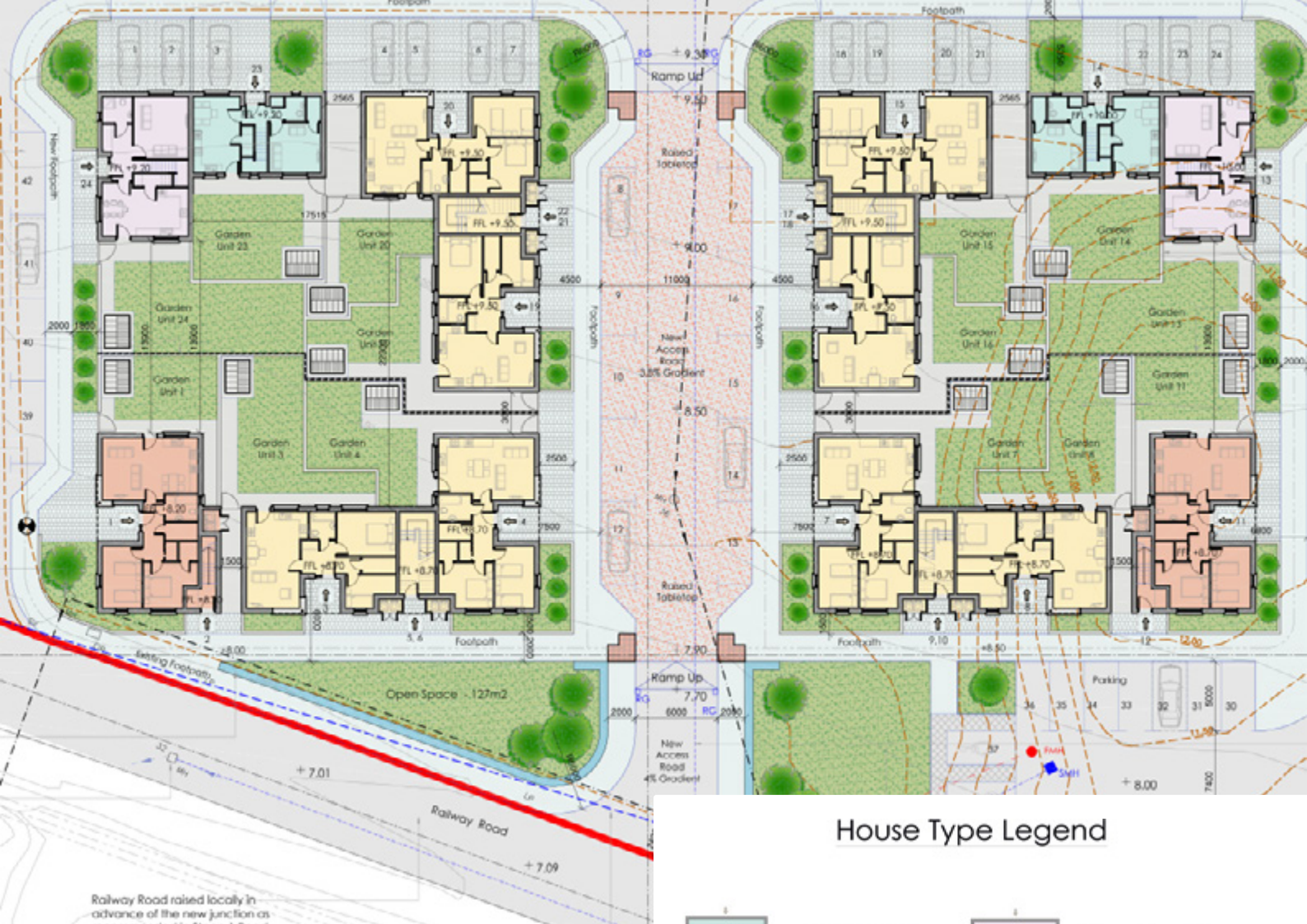
### Overview of Methodology

The site is located to the Northeast of Donegal Town centre and is approximately 950m from the town centre. The site is served with footpaths and public lighting to the Town Centre via Railway Road and Tirchonail Street.

The total area of site for Phase III is circa 0.78 hectares with a density of 31 units per hectare.

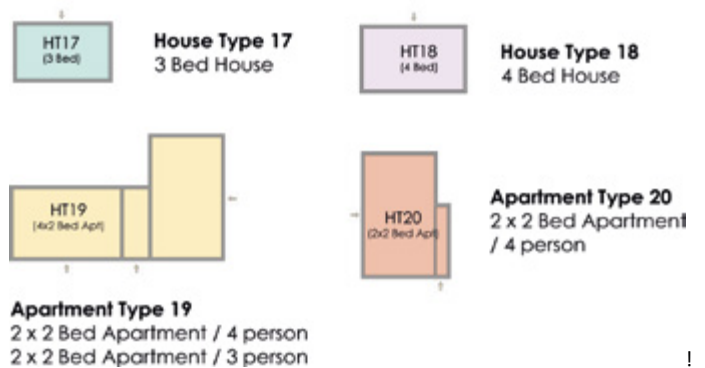






Railway Road raised locally in advance of the new junction as

### House Type Legend



## Financial Costings & Source of Funding

Social Housing Investment Programme (SHIP).

## Key Findings

There is a good mix of private and social housing in Drumrooske, with no reported issues of anti social behaviour in the area. Therefore, the additional 24 units are not expected to have any adversarial effect on the area.

Consultations took place with Donegal County Council Road Design Section regarding access to the proposed units and a Stage 1 Road Safety Audit was carried out on the proposed Phase III scheme to mitigate any traffic / safety hazards.

## Technical Specification

Highly energy efficient homes, wired for future technology

# Donegal

## Newtowncunningham

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2019

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need:

An assessment of need was carried out by the Area Manager for Housing to determine the type of housing units provided. Intergeneration mix was a priority for occupancy.

### Development Description:

This is the final phase of a three phase development in Castle Park. The development is 7 no. housing units comprising 4 x 2 bed apartments, and 3 x 3 bed houses.

2 units are wheelchair accessible ground floor apartments.

### Overview of Methodology:

The housing development is located 400m from the Village centre. It is close to amenities such as shops, a health centre, community centre, Garda station, multiple churches and other amenities which allow for good connection to the community.

### Financial Costings & Source of Funding:

This development was funded through the Social Housing Investment Programme 2015-2020

The land was acquired through the Part V process.







### Key Findings:

The final phase of the development has integrated well into the established residential community, bringing a new dimension of shared open space and a new pedestrian link. This enhances the entire development and includes seating integrated into the boundary walls facing onto the landscaped area to allow full enjoyment of the space. Low level window sills are also a feature of the open plan living area within the wheelchair accessible units to create a greater connection to the outdoors.

### Technical Specification:

Highly energy efficient homes with alu-clad windows, solar panels and air to water heating systems.



# Donegal

## Long Lane, Letterkenny

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2021

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need:

As the largest town in the county, Letterkenny naturally has the highest demand for housing units in the area. An assessment of need was carried out to determine the type of housing units required and a mix of house-types was provided to promote an inter- generational mix.

### Development Description:

The site is located 1.4km from the town centre and is close to Letterkenny hospital, supermarkets, post office and many edge of town amenities including an extensive town park.

This development includes 29 Homes, comprising 12no. 2 bedroom / 4 person apartments, 15no. 3 bedroom / 5 person dwellings and 2 no. 4 bedroom dwellings.

The Part 8 planning for the development was developed by Donegal County Council Architects' Office with detail design carried out and coordinated by Hamilton Young Architects, Sligo.

### Overview of Methodology:

28% of the units are designed with UD features. 6 units offer ground floor spacious living accommodation, with designated disabled parking identified.







## Financial Costings & Source of Funding:

At initial design stage there were discussions with the HSE about including a CAS group home however it was later decided to progress this development with LA units under the Social Housing Investment Programme.

## Key Findings:

The site in question was previously overgrown, unsightly and was subject to anti-social behaviour.

The development of the site has had a very positive impact on the area. It has enhanced the overall appearance of the locality and has resulted in a notable reduction of anti-social behavior while also addressing the chronic housing shortage in Letterkenny.

Considerable consultation took place with the local Crime Prevention Offer of An Garda Síochána and has addressed many issues highlighted within the programme 'Crime Prevention Through Environmental Design or CPTED'.

Particular attention was given to landscaping and the outdoor environment to discourage crime and reduce criminal opportunity while fostering positive social interaction among the users. This was done through good use of lighting and seating areas where passive surveillance allows all areas to be overlooked. High quality windows and doors also provide added security with low level window sills offering a greater connection between the inside and outside environments.

## Technical Specification:

Highly energy efficient homes, with air to water heating systems, solar panels and high spec windows and doors.

# Dublin City

## Cornamona Court, Ballyfermot, Dublin 10

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** currently on site,  
to be completed in 2023

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable  
toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology  
and assistive technology

### Identification of Need

The redevelopment of Cornamona Court in Ballyfermot was identified by Dublin City Council as part of the delivery of new housing under the Housing Strategy 2020. A scheme for some 90 homes for older citizens was developed for the site in 2006-8, but due to the economic downturn nationally, the project was shelved in early 2009, shortly before being lodged for Part viii planning permission.

The current scheme takes into consideration a number of changes, which have occurred in the intervening years, including revisions to the Development Plan, planning considerations, space standards and significant changes in the Building Regulations, including Part M (relating to accessibility) and Part L (dealing with energy efficiency), which all impact on the project.

The scheme was also redesigned to account for a revised housing need which identified a mix and brief for some 61 social housing homes, including both general needs and senior citizens homes.

### Development description

The cleared brownfield site is located on Kylemore Road, Ballyfermot Dublin 10 and previously accommodated single storey senior citizens housing that was demolished in 2007. It is well located in an area of general housing and close to the church and local schools as well as Ballyfermot's busy main street with shops, library, sports and community buildings. The development comprises three residential blocks, providing a total of 61 homes, surrounding an enclosed communal courtyard over a basement





car park. Dwellings are arranged in a two storey terrace at the back of the site and two blocks on the Kylemore Road frontage comprising four and five storey development.

The scheme will provide 28 houses and duplexes for general purpose family housing, with 33 apartments for senior citizens at upper levels. Houses are generally two bedroom-four person units, while duplexes offer three bedroom-five person accommodation. 'Own door' duplex units with stepped access on Kylemore Road will provide active street frontage, as well as helping give a sense of privacy. The community room will also help give life and activity to the street.

### **Overview of Methodology**

Design of the public realm and dwelling design are in accordance with TGD Part M (2010). The 'lifetime home' principle applied to the scheme seeks to enable residents remain in their homes as long as possible. The development at Kylemore Road has been designed to best comply with the Universal Design Guidelines for Homes In Ireland.

### **Financial Costings & Source of Funding**

The social housing element of the Cornamona Court development is funded by the Department of Housing, Local Government and Heritage, while Dublin City Council have funded the residents' community room. The contract value is circa €18 million.

### **Key Findings**

Universal Design is a key aspect of this intergenerational scheme. The project includes a resident's common room on the ground floor of Block A, with access from Kylemore Road. This area will comprise: a common room a kitchenette and toilet facilities The semi-basement car park will accommodate 37 no. car parking spaces, 92 bicycle parking spaces for both residents and visitors, bin stores and plant rooms. There is provision for further on-street parking on the Kylemore Road frontage.



## Technical Specification

Unit types F & G have been specifically designed to be wheelchair liveable. The interior circulation is sufficiently wide to allow convenient circulation and large enough to accommodate 1500mm turning circles. Secure stair and lift cores serve short semi-enclosed galleries, each giving access to a maximum of three apartments or six units per floor.

The majority of the apartments are one bedroom-two person units, but there are a number of two bedroom units to facilitate residents who require a live-in carer. All units comply with Technical Guidance Document Part M: 2010, but in recognition of Dublin City Council's commitments under the Disability Act, some larger units have been incorporated into the scheme for wheelchair users and tenants with particular medical needs.

The buildings have a simple rectangular geometry, animated with generous windows and screens, balconies and access galleries. The two storey houses have simple mono-pitch roofs, to reduce their height and impact on existing neighbouring housing at the rear. The development uses a palette of brick, with contrasting colours at ground level, aluminium composite windows, glass and metal balustrades and handrails, zinc roofing to the houses. The scheme has been designed to meet current energy requirements and includes efficient gas fired boilers, heat recovery ventilation and solar PV panels

The courtyard provides hard and soft landscaped areas, including a garden area related to the community room and a separate children's playground. The duplex units and houses have their own private front and rear gardens for privacy and security.

## Linkages

<http://www.dublincityarchitects.ie/cornamona-court-housing-starts-on-site/>





# Dublin City

## Glin Court

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2024

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need:

According to an analysis of Dublin City Council's combined housing and transfer waiting list from the end of the first quarter 2019, 49.5% of people on the list require one bedroom units, 33.9% require two bedroom units and 14.6% require three bedroom units. Over 60's account for 9.9% of the housing and transfer list across Dublin City.

The analysis from the Dublin City Council's housing list and the fact that people are living longer indicates a greater need for one bedroom units that are designed to be adaptable and flexible to meet the changing needs of our growing population.

Housing Options for Our Aging Population: Policy Statement supports this approach by stating that we should be supporting sustainable lifetime homes by ensuring "that 50% of apartments in any development that are required to be in excess of minimum sizes are suitable for older people/mobility impaired people and develop a template layout guide for same".

It is also a priority that the site is redeveloped. A fire that occurred in January 2018 has had a negative effect on the remaining community in Glin Court and surrounding area. The blocks were left uninhabited and unsightly with steel panels covering all window and door openings.

The former residents of the block were evacuated at the time of the fire and relocated into voids within other senior citizen complexes. A number of these former residents have requested to return to their community in Glin Court. It is therefore critical that the existing complex is redeveloped to provide long term suitable housing for former and new residents



and to enhance the character of the site and surrounding area.

### **Development Description:**

The development will replace the existing 28 unit housing scheme with the construction of 32 quality homes for older person's accommodation. As well as delivering modern homes, the new housing development will also provide for a community room and kitchen to serve both the residents of Glin Court and the wider area with a meals-on-wheels service.

The accommodation is comprised of:

#### **Ground Floor:**

- Community room and kitchen to serve both the residents of Glin Court and the wider area with a meals-on-wheels service.
- 12 no. 56.5sqm wheelchair liveable 1 bedroom apartments with own door access and 21.6sqm private amenity space.

#### **First Floor:**

- 10 no. 54sqm UD 1 bedroom apartments with 16.25sqm private amenity space.

#### **Second Floor:**

- 10 no. 54sqm UD 1 bedroom apartments with 5.4sqm private amenity space.

#### **Parking:**

- 14 car parking spaces, 4 of which are wheelchair accessible.

958sqm of shared private amenity space which includes soft landscaped garden to rear.

### **Overview of Methodology:**

The site has been vacant since the fire in 2018 and an application was made to the DHLGH to demolish the existing 14 flats and 14 bedsits and replace with a new build older person's development. In 2019 Stage 1 funding approval was received. A design team lead by Paul Keogh Architects was appointed. The 32 apartment scheme was tendered in 2022 and will start on site in 2023.

### **Financial Costings & Source of Funding:**

The development is funded by the Department of Housing, Local Government and Heritage. The project value is circa €13 million.





### **Key Findings:**

The project strives to provide new senior citizen homes that will address the housing needs of existing and future residents in line with Dublin City Councils Age friendly city policies and 'Housing Options for Our Aging Population: Policy Statement 2022.

The redevelopment of the site will provide a more holistic solution to the current housing demand and aging population by incentivise older people living in three or four bedroom houses to downside and in turn freeing up more family homes for those on the housing transfer and waiting list.

The redevelopment will also increase the number of dwellings per hectare and provide higher quality homes. It will provide a reinvented site that will be enjoyable and safe for residents and provide a layout that functions well in term of access, servicing and security. It will also provide greening and a visual amenity whilst contributing to the quality of the surrounding area.

### **Technical Specification:**

Construction System:

- Precast concrete structure
- Brick elevations
- Metal composite windows
- Steel deck and balcony balustrading
- Air-source heat pumps
- Photovoltaic solar panels

# Dun Laoghaire

## Rathdown - Rochestown House, Sallynoggin, Co Dublin

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2018

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need:

DLR found there was an established need for Older Persons Accommodation in the area. DLR found existing bedsits were too small and difficult to rent - dark, cold, damp and not fit for purpose. Multi Stakeholder consultation took place to consider what development would work best including DLR, Local Community, DHPCLG, SEAI and EuroPHit. Long term living was identified as a key component of this, thus a range of unit types to suit evolving needs are including. The development is part of DLR rightsizing scheme.

### Development description

The existing development at Rochestown House comprised 2 separate apartment blocks, built in the 1960s, as well as a small terrace of single storey houses built in the 1980s, in the walled garden of Somerton House, Sallynoggin, Co Dublin. The site provides a much loved and tranquil setting for older residents, that is close to shops, bus services and public parks. Because of these advantages, a program of Re-using, Re-adapting and Densification was undertaken. These projects being undertaken over three phases strengthened the community, by introducing additional residents to sustain on site services. It also maximised independent living and life cycle options within the complex for residents as they age, through variation in housing types.

The first phase of the works in 2013 involved upgrading 18 bedsits upgraded to provide 12 one bed units with a new lift and ambulant stairs.







The second phase, undertaken in 2014, refurbished an existing two storey concrete panelled building which originally contained 34 units, mainly bedsits. This block was remodelled, and an additional floor added to provide 34 one-bedroom units ranging in size from 40sqm to 48sqm.

A new lift and ambulant stairs were constructed as part of the works and new facilities such as an office space, nurses' station / hairdressers and communal laundry facilities were included. A new communal dining room, catering kitchen and common space for socialising is also available to residents within the complex and to social groups in the wider community.

The third and final phase undertaken in 2016 created 14 own door units in the centre of the development, built to Universal Design Principles and with units fully wheelchair accessible.

The development offers downsizing opportunities for older people on the social housing list wishing to downsize from a larger Council owned rental properties.

## Overview of Methodology

The scheme was developed over 3 phases as it was a live site with existing residents. A great deal of interaction with the existing residents was required to bring them along the journey and to allow them to have their concerns met.

For phase 1 to commence, the existing residents in that block were all moved into the larger block that was to be phase 2 of the process. Once the first phase was completed, these residents moved into the newly refurbished units and the refurbishment of the second phase began.

The second phase completed in 2016. DLR used this stage to launch a rightsizing scheme for the development, encouraging people to downsize from larger council properties into the newly refurbished apartments; its high-quality build and amenities were a key to the success of the downsizing programme.

The third phase was built in the central area of the site and knitted phase 1 and 2 together. Phase 3 was completely new build and therefore

there were no constraints with the parameters of an existing fabric. This allowed the new units to be designed to universal design principles and offer a greater variety of accommodation. All units are wheelchair accessible, and the 2 single storey units have an additional bedroom, allowing for greater flexibility to facilitate independent living for a wider range of needs.

## Financial Costings & Source of Funding

The capital cost of the scheme was funded by the Department Housing Local Government and Heritage.

Funded under Rebuilding Ireland. Cost: €3,698,000.

## Key Findings

This development was particularly suitable for Age Friendly Housing for a combination of factors. It had an existing community, largely made of older persons established on site. The location has excellent public transport links Dún Laoghaire Dart Station and the City Centre and is a 15-minute walk from Local Shops, Post office, Community Centre and is across the road from Sallynoggin Park.

Phases 1 & 2 were refurbishments that involved upgrades to the building fabric. Phase 2 being the most significant achieving the EnerPHit standard – the passive house certification standard for existing buildings. District heating is used for all the phases with phase 2 & 3 being linked, which allows building energy costs to be capped. A cost for this is charged as part of the rent and includes bin charges, window cleaning costs, and the upkeep of the communal areas.

Communal facilities such as a shared laundry, dining areas and nurses' station are provided in phase 2, to maximise independent living in a sheltered setting. These facilities were attractive to those in the wider community looking to rightsize.

## Technical Specification

All phases of work have been carefully designed to ensure long term sustainable living for older people.

**Phase 1:** 18 bedsits upgraded to 12 one bed units, new Lift and ambulant stairwell installed, deep retrofit undertaken, cavity wall insulation, external wall insulation, air tightness under 3 (m<sup>3</sup>/hr/m<sup>2</sup>), double glazed windows, demand control ventilation, new electrical and mechanical systems, and a change from an oil to a gas district heating system - units upgraded from F/G BER to B2/C1 BER.

**Phase 2:** 26 bedsits and 8 one bed apartments upgraded to 34 one bed units. Second floor constructed along with an ambulant stairs and lift. Facilities include Office, Nurse's Station/ Hairdressers, Communal Laundry, Catering Kitchen and Community Room. Constructed to EnerPHit Passive House standard, including external wall insulation, airtightness 0.8 (ach@50Pa), CHP and natural gas back up boilers, triple glazed windows and doors, MHRV systems for each unit, communal and landlord areas. Units upgraded from F/G BER to A3/B2 BER.

**Phase 3:** 14 new units constructed, 12 one bed apartments and 2 two-bedroom single storey units all designed to Universal Design Principles. Units built to fabric first, Passive House standard, cavity walls construction, triple glazed windows and door, MHRV systems and shared district heat with phase 2, achieving A2 BER.

## Linkages

[https://www.dlrcoco.ie/sites/default/files/atoms/files/opportunity\\_for\\_council\\_tenants\\_to\\_downsize\\_-\\_rochestown\\_house\\_brochure.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/opportunity_for_council_tenants_to_downsize_-_rochestown_house_brochure.pdf)





# Dun Laoghaire

## Rathdown - Broadford Court, Ballin-teer, Co. Dublin

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2022

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

There was a need for older persons accommodation as identified by the Housing Department Social Housing waiting list.

### Development description

Broadford Court is designed as a unique development of 21 one-bedroom accessible senior citizen units with generous common room facilities for residents ordered around an elevated garden courtyard, all assembled sensitively over three levels on this steeply sloping site purchased from Parish lands close to amenities and bus routes. The setting is classic suburban and the elements of the scheme have been selected to respect the existing built form, scale, character and residential amenity of the area. All but 2 of the units have own-door access, with some units addressing the public street to provide passive surveillance, and some have small private patio areas.

### Overview of Methodology

This development was well suited for Age Friendly Housing for a combination of factors. It is located within a long-established residential community with a significant older population. The development is located within a 10-minute walk from Local Shops, Post Office and Ballin-teer Medical Centre and 15 minutes from the entrance to Marley Park. A well serviced bus stop is also located adjacent to the main entrance. The site also benefits from its close adjacency to the parish church and the associated community facilities.







The proposed scheme takes good advantage of the existing sloped site. The ground floor contains 4 own door units fronting onto Broadford Rise, along with vehicular access to an undercroft basement providing secure parking for the development. Above this is a communal courtyard around which access to the other 17 units is arranged. This landscaped courtyard is the heart of the scheme and provides a peaceful secure place for conversation and social interaction. This courtyard is accessed via a long wheelchair ramp leading from street level along with an ambulant stairs, and the communal lift access the private parking directly.

### **Financial Costings & Source of Funding**

The capital cost of the scheme was funded by the Department Housing Local Government and Heritage.

### **Key Findings**

The scheme has proven very attractive to older tenants. The secure car park and proximity to shops and amenities allow the residents to maintain a high level of autonomy. The location within this well-established residential area has meant that many residents have been able to relocate from within the wider residential community in Ballinteer.

The internal courtyard space is well utilized as a safe communal space for socialising that adds to the sense of community. The residents have personalised the internal courtyard by both augmenting existing planting and actively maintaining the landscaped areas.

The shared community room is placed in an elevated sunny corner of the site, that links the communal courtyard with views out to the public road and to the church grounds.

### **Technical Specification**

In terms of sustainability measures the development comprises a district heating system and micro combined heat and power technology (Micro-CHP). The district heating system delivers centrally generated low carbon heat to each of the dwellings. The Micro-CHP unit generates electricity and heat simultaneously from the same energy source with the electricity used for the development's base electrical load and the waste heat by product used to supplement the district heating system.

Sixteen of the units have achieved a BER of A3 with the remainder achieving a B1.

### **Linkages**

<https://www.dlrcoco.ie/en/news/general-news-public-notice-press-releases/21-new-homes-older-persons-broadford-court>

# Fingal

## Rowlestown, Swords, Co. Dublin

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2020

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

This project set out to provide much needed social housing in Rowlestown, a rural commuter village north of Swords. It also aimed to strengthen and revitalise the village centre with an emphasis on placemaking and creating a cohesive public realm.

### Development description

The housing was completed in 2020 on a Fingal County Council owned, prominent greenfield site in the centre of the village, flanked by Rowlestown Church and Community Centre to the south, and the National School to the north.

The design focused on creating a new public open space as a fulcrum for the village, overlooked by the church to the south and houses to the east and west. The hard and soft landscaped public space is easily accessible by the residents of both the new and existing housing and the existing pedestrian footpath on Church Road was rerouted through this area to improve safety for pedestrians.

This is a low-density scheme in line with the Local Area Plan requirements, consisting of 26 dwellings. There is a mix of single (14 no.) and two storey units (12 no.) which all take account of Universal Design and Age Friendly principles. Sixteen of the units feature ground floor bedrooms with accessible showers and many of these were adapted for tenants with special needs.

Several services are within 1km of the development including a local shop (Centra), town hall, school, bus links to Swords (7km) and Ashbourne (8km), both of which have secondary schools, medical centres, supermarkets, shops and pubs.



This estate was selected as the location for the 2020 RTÉ Super Garden series which featured five new bespoke designer back gardens.

### Overview of Methodology

Fingal County Council purchased this greenfield site with the aim to develop social housing in north County Dublin. FCC Architects Department took the lead in the design, obtaining Part 8 Planning Permission in 2016, and proceeding to detail design with support of a multi-disciplinary design team.

The project went to Public Open Tender in late 2017 and a contractor was appointed early in 2018. The project was developed and managed through a BIM process which proved an efficient method to produce the documentation for tender and construction, and for managing the process during construction and handover.

### Financial Costings & Source of Funding

This social housing scheme was funded by the Department of Housing Planning and Local Government under Rebuilding Ireland. The construction cost was circa €4.8million.

### Key Findings

The development provides purpose built age friendly accommodation to meet the needs of the ageing population in greater Dublin County. The development is close to local amenities and bus routes to Swords and Ashbourne.

### Technical Specification

**Security:** The development incorporates security by design principles including a defensible space, passive overlooking and good lighting. All windows and doors are certified to PAS 24 security standard.

**Universal design:** dwellings include wide footpaths, shallow gradients, and defined entranceways to ensure the approach within site is accessible. Front doorways incorporate zinc canopies with lighting to make it easy to find keys in rain or at night. All dwellings have turning circles in habitable spaces, and over 60% of units include at least one bedroom and a fully accessible level access shower on ground floor, with substantially wider than normal internal doors and level access to the front and back.





All the 2-bedroom units are suitable for rightsizing and several include additional single bedrooms specifically for guest/carers to stay. All dwellings have user friendly taps, switches and heating controls and the accessible dwellings have grabrails fitted in the bathrooms and kitchens designed in line with Occupational Therapist recommendations.

All dwellings are of A2 or A3 Building Energy Rating (BER) with renewable energy, solar PV panels, high efficiency gas boilers and demand control ventilation systems.

All the 2-bedroom units incorporate Cat 5 cabling/wiring for window and door automation and/or hoists and the two storey dwellings are designed for installation of future stair lifts.

## Linkages

<https://nolancc.ie/projects/residential/fingal-co-co/rowlestown/>



# Fingal

## St Benedict's, Malahide, Co. Dublin

### Type of Development:

- Social
- Private
- Mixed Tenure

### Year of Completion:

First Phase – 2009, Second Phase - 2018

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

Adapted from: [https://www.housingagency.ie/sites/default/files/ha18002-housing-models-for-an-ageing-population-online\\_1.pdf](https://www.housingagency.ie/sites/default/files/ha18002-housing-models-for-an-ageing-population-online_1.pdf)

### Identification of Need

The scheme has been delivered by the commitment and dedication of the local volunteers of the SVP St Benedict's Conference and is managed and maintained through a volunteer-led approach supported by an on-site housing manager.

### Development description

This is the second phase of a housing development for older people on Estuary Road in Malahide, where the first phase of St Benedict's was completed in 2009. It comprises 37 units of housing, a mix of one-bed and two-bed units plus a community facility.

The original design, completed in 2008, consists of 31 one-bedroom and six two-bedroom single storey dwellings along opposing sides of the site.

A curved terrace winds along the western boundary, and this is faced by a series of pavilion blocks, each containing three units, which screen the adjoining estate housing to the east. An additional eight dwellings backing onto Estuary Road have recently been added (2018). St Benedict's Phase 2 scheme provides an additional eight one-bed units of accommodation for older people to the Society's existing scheme of 37 units.

### Overview of Methodology

The commitment and dedication of the volunteer Conference is key to the ongoing successful management of both the housing and tenants and is very much the added value element to the housing delivery. The vision and work of the local volunteers has realised the





delivery of accommodation that can sustain older people and people with disabilities to live in their community independently.

The volunteer-led approach has translated into ensuring an effective design solution in the delivery of the scheme and also ensures the ongoing highest standards in the management and maintenance/upkeep of the scheme. The Housing Manager provides day to day support to tenants, advocating on behalf of vulnerable tenants, communicating with other professionals and external agencies on their behalf regarding facilities, services, entitlements, and so on.

### **Financial Costings & Source of Funding**

Phase 1 construction cost was €6million and won ICSH award 2009 for best older person housing. St Benedict's Phase 2 scheme provides an additional eight one-bed units of accommodation for older people to the Society's existing scheme of 37 units. Both phases were jointly funded by Fingal County Council using CAS funding. The scheme was 95% CAS funding and 5% of funding provided by St. Vincent De Paul.

The Community Facility built in parallel with the housing units was funded through National Lottery Communal facilities grant in addition to St Vincent De Paul funding contribution.

### **Key Findings**

The single storey design allows for a wide spectrum of users in line with universal design and life cycle adaptability. Open space is overlooked by housing fronts ensuring passive surveillance at all times. Houses are laid out with orientation to maximise sunlight to open space and to allow daylight penetration. Courtyard design lends itself to community interaction. The ethos is to encourage friendship and neighbourly relationships.

The Community Facility built in parallel with the housing units is an integral part of the scheme and offers tenants a valuable social outlet for social, educational and leisure activities.

The scheme is open to people aged 55 years and over (or 50 years and over if a person has a disability) eligible for social housing. The average age is early 70s and there are a few people in their 80s. People come to live here from the broader Fingal area. There is a good mix of people, some of whom have been living in the scheme since 2009.



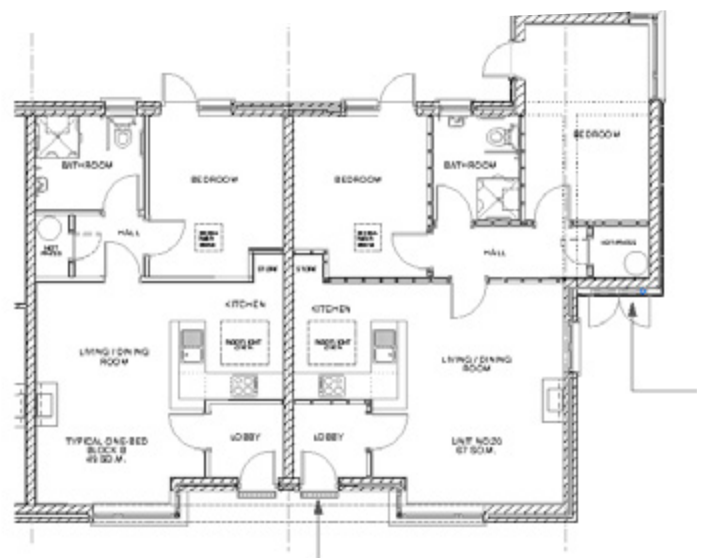
## Technical Specification

All the dwellings are accessible for disabled people. The existing residents provided input into the design of the additional eight units and this resulted in some minor design changes in the second phase. Making an enclosed garden as the focus of the scheme provides a secure ambience for the residents. Living rooms face into this open space, maximising passive surveillance and generating an environment of communal engagement among residents. The scheme has solar panels, self-condensing boilers and high insulation levels. It has been widely praised by both the residents and by housing professionals alike.

Onsite facilities include: a community room, guest bedroom, a manager's office, communal laundry, communal seating area and kitchen (meals are not provided). The housing is built facing onto a communal landscaped garden, which provides a focal point to the scheme. A number of residents have personalised the space outside their homes with potted plants and flowers. There have been discussions with the HSE about having daycare services once a week, however not confirmed at time of writing.

## Linkages

[https://www.housingagency.ie/sites/default/files/ha18002-housing-models-for-an-ageing-population-online\\_1.pdf](https://www.housingagency.ie/sites/default/files/ha18002-housing-models-for-an-ageing-population-online_1.pdf)



6  
PA 003  
PLAN - UNIT NO. 19 & NO. 20  
SCALE 1:100 (A1); 1:200 (A3)



# Galway

## Merchants Road Apartments, Galway City

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2023

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need:

Social housing waiting list in consultation with the GCC Allocations team and GCC Social workers.

### Development Description:

The proposed development consists of a five-storey mixed use development at 17–20 Merchants Road Lower. The development will include social housing apartments on the upper levels with a cultural centre and café on the ground floor. On the roof level a communal roof terrace and play area also form part of the development.

The preliminary briefing requirements received from Galway City Council (GCC) for the new development at the DT tender stage were as follows;

- A cultural centre on the ground floor
- A cafe associated with the cultural centre on the ground floor
- Social apartment units on the first, second, third and fourth floors
- A shared roof top garden on the accessible roof

The project was taken through CWMF Stage 01 and 02 and the project now achieves the following accommodation;

- Cultural Centre Front of House (FOH) 172m<sup>2</sup>
- Cultural Centre Back of House (BOH) 47.7m<sup>2</sup>
- Ancillary Cafe facilities (incl WCHA WC) 20m<sup>2</sup>
- Cafe 64.8m<sup>2</sup>
- Covered Courtyard



- 5no 1B2P units
- 4no 2B3P units
- 3no 2B4P units
- Shared Rooftop Terrace 160.4m2

The 17-20 Merchants Road Lower site currently consists of four number two storey terraced dwelling houses which are in poor condition and vacant. The project brief required the demolition of these structures with provision for temporary structural shoring to adjoining residential properties.

The nature of regeneration with the city Centre’s medieval core and infill development on this constrained urban site requires a design led approach to massing and materiality that responds to and has regard for its surrounding context. This approach is in line with Project Ireland 2040’s aim for compact growth and sustainable neighborhoods that are attractive places to live and are within easy access to a range of local services, amenities, community facilities and public transport networks.

### Overview of Methodology:

Hall McKnight and the integrated Design Team were awarded the tender for this development in Autumn of 2020. The project comprises an infill development within the tight urban quarter of Merchants Road Lower in Galway City on a brownfield site. A hybrid programme for a cultural venue and cafe on the ground floor and social housing apartments on the upper floor was brought forward by GCC in response to the cultural significance of this urban quarter and the social housing needs of Galway City.

### Financial Costings & Source of Funding:

Source of Funding: Department of Housing, Local Government and Heritage.



### Key Findings:

To be established post -occupancy.

### Technical Specification

The heating strategy for the residential apartments proposes air to water heat pumps. The 12no. external heat pump units for the apartments will be located on the roof. The indicative ventilation strategy for the residential units is for Demand Control Ventilation in each of the apartments. This strategy will be confirmed at the next design stage. Electrical Consumer Units will be provided within each apartment. A DEAP analysis for the apartments and a NEAP analysis for the cultural venue & café will be undertaken in line with NZEB requirements. Following the development of open plan layouts in response to site constraints, a sprinkler system conforming to BS 9251 will be provided for the development. Further design development is required at the next stage.



# Galway

## An Cliathán Housing Scheme, High Road, Galway City

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2023

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

Social housing waiting list in consultation with the GCC Allocations team and GCC Social workers. The scheme will provide sheltered housing units for older aged persons and three number accessible units for families with special needs. The 'Age in Place' strategy allows for older persons to live independently in their own homes and communities.

### Development description

An Cliathán housing scheme consist of 15 units of social housing on residentially zoned lands on the High Road (Old Monivea Road), in the townland of Ballybaan More.

The scheme proposes a mix of 12 no. 2 bed units intended for older aged person occupants and 3 no. 3 bed fully accessible units (to Universal Design Standards) intended for families with particular disability needs.

The lands comprising the development site are in the ownership of Galway City Council. The front portion was acquired through two separate Compulsory Purchase Orders under the Derelict Sites Act. This was then augmented through the strategic acquisition of another residence to the rear.

### Overview of Methodology

Standard procurement method with Employer Design and Architect-led design team and traditional construction method with masonry cavity walls & precast floor slabs.







## Financial Costings & Source of Funding

Stage four approval from the Department of Housing was granted in January 2022 and the contract has already been awarded, with works currently on site with completion scheduled for Q3 2023.

### SHIP funding

The approved construction budget is €3,530,000 (incl VAT).

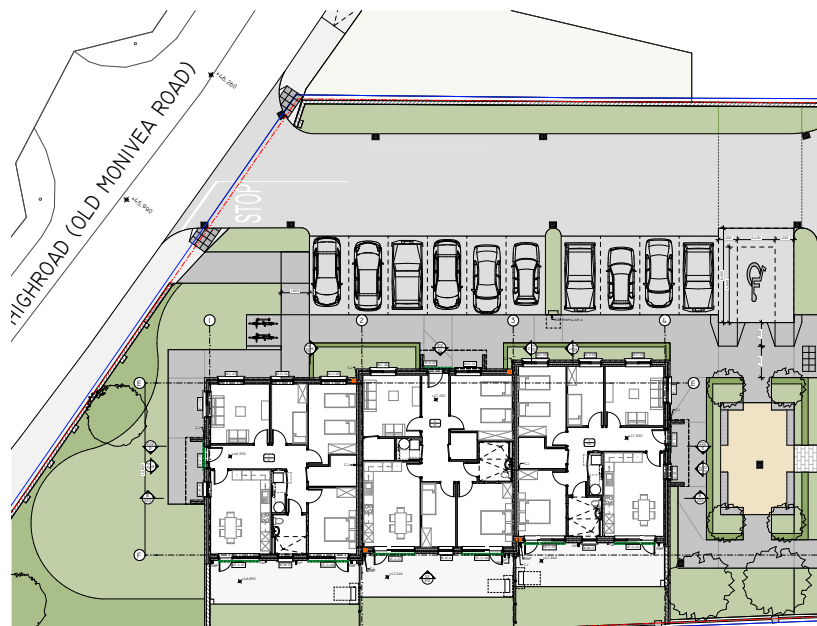
### Key Findings

The post occupancy study will provide key learnings and evaluate the design for the provision of the level access, self-contained units. The units for older aged persons include for a double bedroom and a second single bedroom to allow for family or a carer to stay over.

### Technical Specification

'Employers design for Detail Design of Quality Housing' as set out in the Guidance Issue September 2019

Externally finishes shall be of painted plaster and light coloured brickwork. The current design includes for brick to wrap the three prominent public facing sides of Block 2. The most publicly prominent faces of Block 1 will similarly be wrapped in light coloured brickwork, with the homezone facing portion of the building being painted plaster. Roof finish will be grey single ply membrane. Fenestration is proposed to be as simple as possible, with large areas of glazing achieving bright, sunny interiors.





# Galway

## Ard Cré Housing Scheme, Galway City

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2021

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

Social housing waiting list in consultation with the GCC Allocations team and GCC Social workers.

### Development Description

Seventy Eight social housing units on a greenfield site at Ballymoneen road, Galway City.

The development includes for six number lifetime homes located on the Ground floor and provide 2 bed accommodation.

78 Social Housing Units for Galway City Council on a greenfield site at Ballymoneen Road. Phase Two: lifetime homes; Type F units: Ground floor 2bed units.

### Overview of Methodology

Standard procurement method with Employer Design and Architect-led design team and traditional construction method with masonry cavity walls & precast floor slabs.

### Financial Costings & Source of Funding

SHIP funding.

### Key Findings

Creation of homezone and connection with existing RA zoned lands.

We assume this is to do with the design associated with Age friendly housing and how well it is working for the end user. (this information would need to come through feedback from the current tenants)





## Technical Specification

'Employers design for Detail Design of Quality Housing' as set out in the Guidance Issue September 2019.

Dwellings consist of semi-detached, terraced, duplex and apartment type units and associated siteworks include infrastructural services, roads, footpaths and landscaping with Pavilion area, MUGA pitch and soft play area with associated play equipment. All units received an A3 BER rating and include a centralized extract fan system together with PV panels installed to roof area.

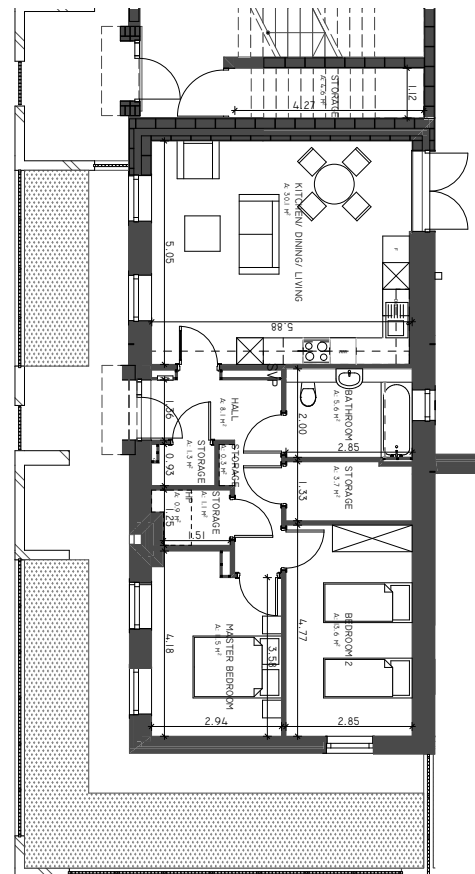
Dwellings consist of semi-detached, terraced, duplex and apartment type units and associated siteworks to include infrastructural services, roads, footpaths and landscaping with Pavilion area, MUGA pitch and soft play area with associated play equipment. All units received an A3 BER rating and include a centralised extract fan system together with PV panels installed to roof areas.

## Linkages

<https://www.jjrhatigan.com/project/ard-cre-phase-2-ballymoneen-road/>

## Key Findings

The Key design strategy for the development is as follows:



# Galway

## Merlin Woods Housing Scheme, Galway City

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2025

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

The Summary of Social Housing Assessments 2021 indicates the need for smaller sized households including 1 adult, 1 adult or a couple with 1-2 children, and 1 couple households, which now account for 86.7% of all households currently on the waiting list. This combined figure was 86% in 2020 and 75% in 2019.

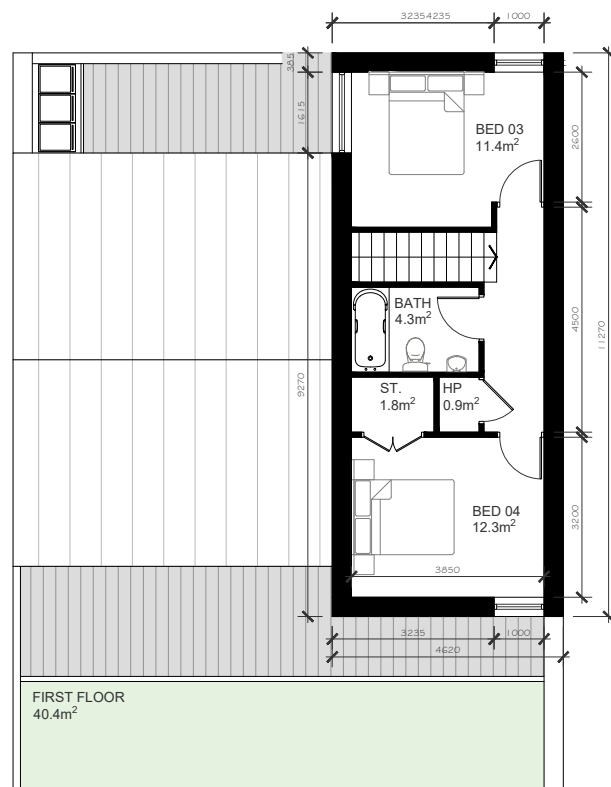
### Development Description

It is proposed to build a social and affordable housing development of 103 units in two and three storey buildings on lands belonging to Galway City Council at Merlin Woods, Galway. The proposed 103 units comprise 79% houses and 21% apartments/duplexes, with the latter all being own-door units. 78% of the units are 2 bed units, 14% are 3 bed units and 4% are 1 bed units and 4 bed units each. Social housing blocks will be integrated into the affordable housing scheme, evenly distributed throughout the site. This proposal will cater for standard, age friendly, live/work opportunities and people with disabilities, on an area of residentially zoned land available for immediate development. Out of the 18 social dwellings proposed, 4 are intended to address the growing needs of Galway City Council to provide housing specifically for disabilities.

### Overview of Methodology

TBC as project progresses.





## Financial Costings & Source of Funding

The main body of the project is to be affordable housing. The Site Service Fund from the Department has afforded GCC the opportunity to subsidise housing for people who do not meet the social housing criteria. Approximately 80% of the scheme will be affordable with the remaining 20% dedicated to social housing. Social Housing funding has been approved under SHIP.

## Key Findings

TBC as project progresses.

## Technical Specification

'Employers design for Detail Design of Quality Housing' as set out in the Guidance Issue September 2019.

### Apartments

Conventional cavity wall construction with precast hollow core floor slabs between separating units, and timber floor joists and roof structure elsewhere, all built off concrete

raft foundation. Easi joists are being considered within duplexes and apartments for their ability to accommodate services within their build-up depth, given the increasing level of services now required. Further investigation into floor build ups will take place at the next stage. Windows and doors shall be of an alu-timber type. No fireplaces/chimneys are required. Externally finishes shall be of painted plaster with some degree of brickwork as indicated on the proposed drawings. It is proposed that the flat roofs be finished in a single-ply membrane finish. Some flat roofs will have a parapet to break up the elevations. Flat roof structure build ups will be similar to floor build ups and this will be further reviewed at the next stage. Building envelopes are intended to be simple in configuration, avoiding an excessive number of features (corner windows, bay windows, projecting balconies etc.) that add to building costs. However, all duplex apartments will have generous terraces/balconies as indicated in the preliminary house type drawings attached in this section. Internal planning of apartments / duplexes are fully compliant with the various DoHPLG guidelines.



## Houses

Construction of the houses will be as described above, but generally with conventional pitched roofs finished in slate. These pitch roofs will be built using either pre-fabricated timber roof trusses or cut timber roofs. These options will be reviewed in further detail at the next stage. Finishes and materials shall be hard wearing, weather proofed and the palette shall reflect the local context and geology. No pebble dash is

proposed. Local stone cladding shall be used as indicated on the proposed drawings. Internal planning of houses is fully compliant with the various DoHPLG guidelines. Most houses have the kitchen to the front of the house, enabling passive supervision of public spaces during the day and early evening, with the living rooms to the backs of the houses and opening with double doors onto the back gardens.



# Galway

## Gort Na Creige, Claregalway

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2020

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

This scheme addressed the need for a Sheltered Housing development in the area and provides accommodation for older people together with a modern-Day Care Centre, both of which are closely linked to the neighboring Churchview and Slí an Bhradáin residential developments.

### Development description

Gort Na Creige is a development of 14 Sheltered houses for independent living together with a Day-Care Centre (Claregalway & District Day Care Centre) that provides facilities and activities for older members of the community. It is located close to the centre of Claregalway which hosts a range of facilities and is well serviced by public transport. Footpaths provide good pedestrian connectivity to the Day Care Centre from the village.

The scheme was designed by Murphy Heffernan Architects.

### Overview of Methodology

A suitable greenfield site was initially identified. This site (which was generously donated) is nestled behind an established housing development in Claregalway. The primary objective was to provide suitable housing for older people within the village of Claregalway and to be close to services and amenities in the locality. The project started in 2018 and was complete in early 2020. The development provides dwellings for older people who can live independently in the community and can be supported through the Claregalway & District Day Care Centre as required.





## Financial Costings & Source of Funding

The site was donated to the Claregalway and District Day Care Centre (CDDCC) which eliminated the land purchase costs. The project was funded under Capital Assistance Scheme (CAS) by the Department of Housing, Planning and Local Government.

## Key Findings

Gort Na Creige is nestled in a cul-de-sac of an established residential scheme.

The feedback obtained was that the occupants appeared to enjoy the thermal comfort of the house and the internal layout of the dwellings.

The houses were built to the latest standards and included triple glazing and underfloor heating with air to water heat pumps. The houses achieved an A3 BER rating, all of which meets the needs of the residents at Gort Na Creige.

The residents have access to the Day Care Centre located immediately adjacent to the housing development. The centre has a range

of activities and facilities including Day Trips, Arts and Crafts, Bingo, Card games, Music and Entertainment.

The centre aims;

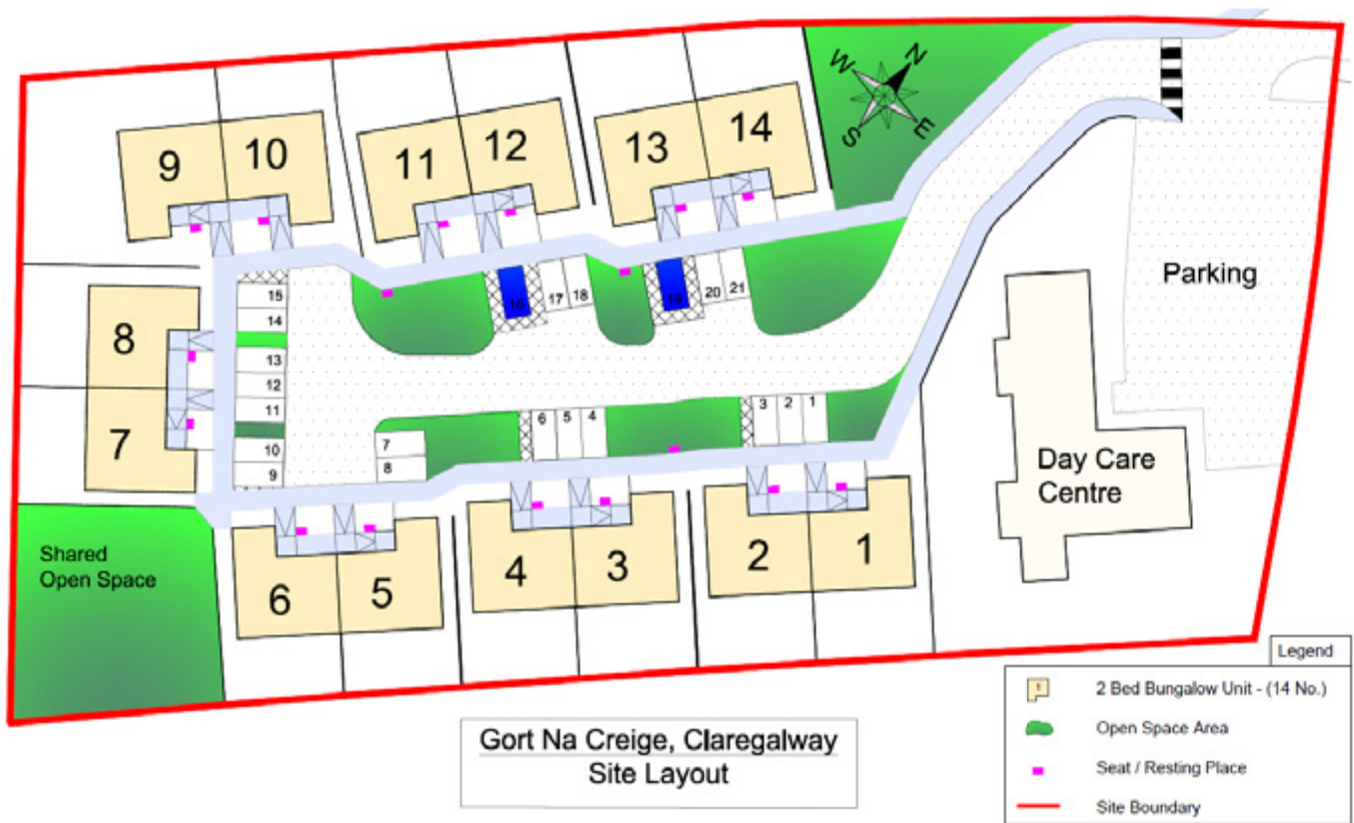
- To encourage older people and assist them in terms of both physical and mental health,
- To provide support and be a social outlet for older people in the community to enable them to remain independent in their own community and to prevent loneliness and isolation,
- To provide a facility that is safe, warm and enticing to visit

A communal garden to include a polytunnel is also planned at the development.

## Technical Specification

The development consists of 14 No. 2 Bedroom semi-detached bungalow units and a Day Care Centre which are finished to a high standard. All the homes are wheelchair accessible. This housing development has been designed to incorporate the principles of Universal Design Guidelines for Homes in Ireland.





The layout of the units provides passive supervision across the public areas which adds a sense of security to the residents at this development.

The units were designed to be spacious internally with open spaced Kitchen / Dining and Living Area, 1 No. Main Bedroom, Accessible Toilet (containing a level access shower, shower seat, wash hand basin and grab rails), 1 No. Guest Bedroom, wide hallways and storage press. Large windows from the living areas front onto the public open spaces. Sensor lights were installed both internally in the main hall and externally at the entrance for additional user convenience at night. Canopies provide shelter at each dwelling entrance. Each house is fully insulated and airtight which achieves an A3 BER rating.

Seating has been provided throughout the development as the site slopes from the front towards the rear.

The Day Care Centre achieves an A2 BER rating and is used daily by both staff and visitors.

## Linkages

<https://claregalwaydaycarecentre.ie/>

<https://mhltd.ie/portfolio/gort-na-creige/>

<https://mhltd.ie/portfolio/day-care-centre/>



# Kerry

## An Cillín, Tralee

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2019

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

Kerry County Council identified a specific need to accommodate older aged persons and persons with disabilities from the housing waiting list who could live independently within the community. Several factors were considered in profiling applicants for this development such as distance from the town centre, location along local bus service route, services available, differing levels of need of applicant's qualified and the desire to combine a mix of tenants who would have the ability to live independently, cohesively, and most importantly that would support each other in a sustainable manner in years to come.

### Development description

An Cillín, is a development of 21 social houses designed around the needs of older aged persons and persons with disabilities. The fully accessible dwellings single storey homes are arranged in small clusters framing high quality, landscaped open spaces, fostering community interaction and sense of place whilst sensitively integrating with the woodland setting.

### Overview of Methodology

An Cillín was designed by Kerry County Council's Housing Capital Unit. The 21 single storey dwellings comprise 12 one-bedroom, 8 two-bedroom homes and 1 three-bedroom home. All dwellings are fully accessible complying with Building Regulations for disabled access and have been designed to meet the needs of allocated tenants enabling them to safely and independently approach, access and circulate within the buildings.





One dwelling was designed around the specific needs of a tenant from the initial design stage whilst other dwellings were further adapted during construction to suit the needs of allocated tenants. Adaptations included specialised bathroom fit-out, ceiling hoist, specially adapted kitchen units etc. through consultation and liaison with Occupational Therapists.

All houses contain a wet-room with level access shower facilities and aids such as grab rails. All dwellings have open plan arrangements to facilitate ease of access.

Careful consideration was given to the sloping nature of the site to ensure level approach to all dwellings and gentle gradients to all routes throughout the site.

A resin bound amenity trail was incorporated into the natural landscape enabling residents and locals and to meander through the development. This has improved connectivity and permeability in the neighbourhood connecting Killeen Road with local amenities and surrounding residential developments.

The dwellings' distinct design and their placement in relation to each other gives the development a unique sense of place and provides security for residents. This is further enhanced by the semi-private paved areas outside each front door that residents are encouraged to make their own and which promotes social interaction between neighbours.

### **Financial Costings & Source of Funding**

The project was funded by the Department of Housing Local Government & Heritage under the Social Housing Investment Programme.

The All-In Project Cost for the 21-unit scheme was €3.9m. The average cost per unit is €186,00 representing excellent value for money.

### **Key Findings**

An Cillín is a tranquil natural setting within Tralee town. The development provides security and comfort to potentially vulnerable tenants whilst also creating a legible, permeable area which connects with local services.

The scheme has enabled older residents and those with disabilities the ability to live independently with enhanced quality of life. The low energy homes are adaptable to their needs and future-proof against challenges faced by an aging population.

The development was completed in August 2019 with tenants receiving keys to their new homes in the following weeks. Feedback from tenants has been overwhelmingly positive. An Cillín is widely regarded as a positive contribution to the social and urban fabric of the area.

### Technical Specification

Dwellings are constructed in traditional masonry cavity walls with painted plaster finish. Trussed roofs are finished in fibre cement slates with simple eaves and verge detailing.

The dwellings are uncomplicated and efficiently designed as a contemporary take on the principles of vernacular architecture seen in Co. Kerry: simple forms and proportions and a simple pallet of inexpensive yet high quality materials that are durable and easily maintained.

The dwellings are all BER A rated (3 no A2, 18 no A3). Elemental u-values for floors, walls, roofs and windows were designed to exceed Building Regulations. Heating and domestic hot water is provided by an air to water heat pump with heat distribution via underfloor heating. A space heating gas stove is also installed in the living room areas. Natural ventilation is employed with mechanical extract to wet areas.

A resin bound amenity trail was incorporated into the natural landscape allowing locals and residents to meander through the development linking Killeen Road with the Colles Sandes Estate, Nuns Walk and adjacent residential developments.

Stormwater drainage was designed in accordance with the latest Sustainable Urban Drainage System (SuDS) guidance. The design features high quality landscaping – flower beds, planter boxes and wildflowers to compliment the woodland setting and support the local eco-system. Daffodil and tulip bulbs have been planted in groups throughout the scheme.

Existing mature natural boundaries have been maintained in so far as it was possible and supplemented with native hedgerows and trees maintain a sense of security yet permeability through the site.





# Kildare

## Coill Dubh, Co. Kildare

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** to commence in Q4 2022-completion Q4 2023

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

Required in Coill Dubh:

- one beds 26 required
- two beds 35 required
- 3 beds 8 required

### Development description

The development consists of 10 housing units.

Four of these units are one-bedroom single storey accessible units.

There are two-bedroom units.

Three are three-bedroom units with the ground floor living area adjacent to the ground floor wet room to accommodate future adaption.

### Overview of Methodology

All two story unit are to be built with engineered floor joists at first floor level. This will result in the ground floor wall not being load bearing and increasing the flexibility to adapt the house in the future.

Wet rooms are located adjacent to bedrooms in 1 bedroom units to accommodate adaption to ensuite units if required.

### Financial Costings & Source of Funding

Funded by DHLGH.

Stage 4 approval for €3.17M.





### Key Findings

This will be reviewed post construction.

### Technical Specification

- Traditional Masonry construction.
- Heating strategy -air to water heating and demand control ventilation.
- BER Ratings of A1 or A2.



# Leitrim

## Lahard, Ballinamore

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2023

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

This housing scheme is a response to the local need which is set out in the Leitrim Housing Strategy 2015-2021 document which highlights the significant demand that currently exists within the county. The 'waiting list' for those on the housing list for social housing has levelled out at approximately 523 requests. The site forms part of an existing housing development known as 'Lahard' which is situated to the NE of Ballinamore town centre. The site is accessed from the existing service road which abuts the R199.

### Development description

The proposed development consists of 10 residential units incorporating a mix of semidetached two storey and single storey houses with the ability to cater for a wide spectrum of housing needs. Due to the sloped nature of the site and the location of the existing service road, the units have been designed around an extension to the existing service road which is laid out in a T junction manner to provide a stop end to the overall development. The design of the houses and site has taken account of the site topography and the existing units that exist within Lahard. The design also takes account of all national and local policies and meets all the standards set to provide a high quality, sustainable development.

### Overview of Methodology

The Lahard estate currently consists of 47 properties, 21 of which are in private ownership and 26 of which are owned by Leitrim County Council. There is approximately 1 hectare of







the overall site in the ownership of Leitrim County Council currently not developed and it was proposed to utilise a portion of this land to accommodate 10 No. social housing units. In order to help meet the housing need in the area a mix of 2 and 3 bedroom units were proposed.

### Financial Costings & Source of Funding

The site was in the ownership of Leitrim County Council. In order to progress the project funding was secured from the Dept of Housing, Local Government and Heritage . The construction phase of the works are expected to cost approximately €2,400,000 and are scheduled for completion in Q2 2023.

### Key Findings

Inclusion of 20% Age Friendly Units helped to secure Part 8 planning for 10 Unit development against strong local opposition to development.

### Technical Specification

The design takes account of all national and local policies and meets all the standards set to provide a high quality, sustainable development, with 2 units specifically designed as Age Friendly Accommodation.

### Linkages

[http://www.leitrimcoco.ie/eng/Services\\_A-Z/Planning-and-Development/Council-Proposals/Part-8-Proposals/Housing-development-at-Carrick-on-Shannon/-Planning-Report\\_Part-8-Pairceanna-an-Bhaile.pdf](http://www.leitrimcoco.ie/eng/Services_A-Z/Planning-and-Development/Council-Proposals/Part-8-Proposals/Housing-development-at-Carrick-on-Shannon/-Planning-Report_Part-8-Pairceanna-an-Bhaile.pdf)



# Leitrim

## St. Patricks Park, Carrick on Shannon

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** Q4 2022

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

The current position regarding housing need for the Carrick on Shannon area is that there are 161 approved applicants on the Housing List, with this demand predominately for Carrick on Shannon town. In terms of the accommodation requirements there are a total of 122 households requiring 1 or 2 bed accommodation with approximately 10% of these over 65.

### Development description

This development consists of 2 No. 2 bed one storey units. These houses are located within 700m of the town center. Facilities including education, health, employment, economic, retail, recreation and amenity are all in close proximity.

### Overview of Methodology

An existing 3-bedroom house with an extensive garden to the rear was purchased by Leitrim County Council in late 2019. The 0.15 hectare site was divided so that 0.07 Ha remained within the boundary of the refurbished house. The remaining 0.08 Hectare was to be used for new builds. This was developed to accommodate 2 No. social housing units.

### Financial Costings & Source of Funding

In order to progress the project funding was secured from the Dept of Housing, Local Government and Heritage. The construction phase of the works are expected to cost approximately €540,000 and are scheduled for completion in Q4 2022.





## Key Findings

Leitrim County Council has a very limited land bank in Carrick on Shannon on which to build social housing and is advancing the development of most of this land under separate Projects.

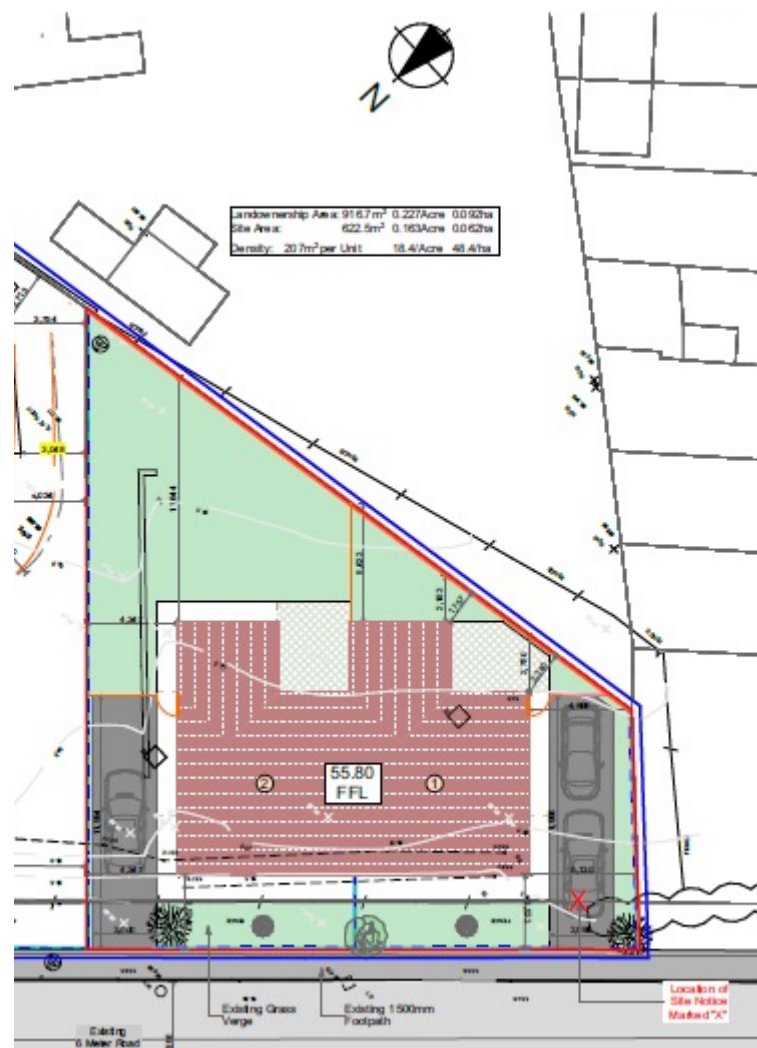
The utilisation of this infill site to deliver social housing units is consistent with the Government Strategy whilst specifically targeting the large need for 2 bedroom units in the Carrick on Shannon area.

## Technical Specification

The Design and specification reflects the needs of older adults and incorporates the following elements:

- minimum room sizes in accordance with Quality Housing for Sustainable Communities;
- use of open plan living spaces ;
- designated storage space;
- design for 2-3 person occupancy ;
- optimise access (bathroom facilities in particular)
- use of durable, low-maintenance external materials;
- optimum use of natural light;
- optimum use of natural thermal gain;
- energy efficient, robust and low-maintenance heating system design;
- assimilation into existing built environment;

- easy access to rear gardens
- appropriate landscaping with emphasis on low maintenance;
- permanent, low maintenance boundary.



# Leitrim

## Autumn View, Summerhill, Townparks, Carrick on Shannon

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2021

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

Regarding housing need in County Leitrim the highest level of demand across all types of housing requirements is in Carrick on Shannon Town. This development consists of 27 residential units incorporating a mix of bungalows and two storey houses with the ability to cater for a wide spectrum of housing needs.

### Development description

The site was a greenfield location situated to the NE of Carrick on Shannon town center. The site is accessed off Summerhill Road via the Autumn View junction. To the north and west of the site are open fields with a series of detached residential units located to the south. To the immediate east lies the Autumn View housing development consisting of 17 bungalows. Further east lies St Patrick's Hospital.

### Overview of Methodology

Due to the sloped nature of the site it was designed around a central green space to assist in passive supervision of the area and maximize views and prospects for the residents. The design of the houses and site has taken account of all national and local policies and meets all the standards set to provide a high quality, sustainable development.





## Financial Costings & Source of Funding

In order to progress the project funding was secured from the Dept of Housing, Local Government and Heritage. The construction phase of the works cost approximately €6,800,000 and were completed in 2021.

## Key Findings

When the units were allocated it was found that the accommodation where Age Friendly Principles were adopted were highly suitable for tenants with a range of needs. Tenants with reduced mobility due to Osteoarthritis, Spine Curvature, Fibromyalgia & Brain Haemorrhage and an age range of 38 years to 75 years have all been accommodated with no further adaptations needed.

## Technical Specification

The Project was designed in accordance with current building regulations and standards and the following guidance documents to ensure an age friendly living environment:

- Recommendations for Site Development Works for Housing Areas (Department of the Environment and Local Government, October 1998)
- Quality Housing for Sustainable Communities (Department of the Environment, Heritage and Local Government 2007)
- Design Manual for Urban (Department of the Environment, Community and Local Government 2013)
- Employers Requirements for Detail Design of Quality Housing (Department of Housing Planning and Local Government Sep. 2019)
- Universal Design – Deliver on the principles of universal design to ensure that buildings and environments are inherently accessible to older aged persons, and persons with disabilities.





# Leitrim

## Dromahair, Co. Leitrim

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** Q4 2023

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

The current position regarding housing need for the Dromahair area is that there are 22 approved applicants on the Housing List. In terms of the accommodation requirements there are a total of 14 households requiring 1 or 2 bed accommodation. A breakdown of these applicants shows that 14% of the Housing List is over 65 and provision of appropriate accommodation for this growing cohort of social housing recipients needs to be planned for.

### Development description

This site consists 2 No. 2 bed one storey units and 2 No. 2 bed two storey units These houses will be in the heart of the village and the community and ideally suited for the older age profile of those in the age friendly housing units. Dromahair contains all the desired facilities required in a village setting with education, health, economic, retail, recreation and amenity in close proximity to the development.

### Overview of Methodology

The existing site was purchased by Leitrim County Council in late 2020. The area of the total site is approximately 0.18 hectare however Leitrim County Council has made an application to the DRCD for RRDF Funding in order to construct an Open Library on a 0.09 Ha section of the site. The remainder of the site has an area of 0.09 Ha. and is suitable for development of 4 No. social housing units which includes 2 No Age Friendly Housing Units.



## Financial Costings & Source of Funding

In order to progress the project funding was secured from the Dept of Housing, Local Government and Heritage . The construction phase of the works are expected to cost approximately €1,100,000 and are scheduled for completion in Q4 2023.

## Key Findings

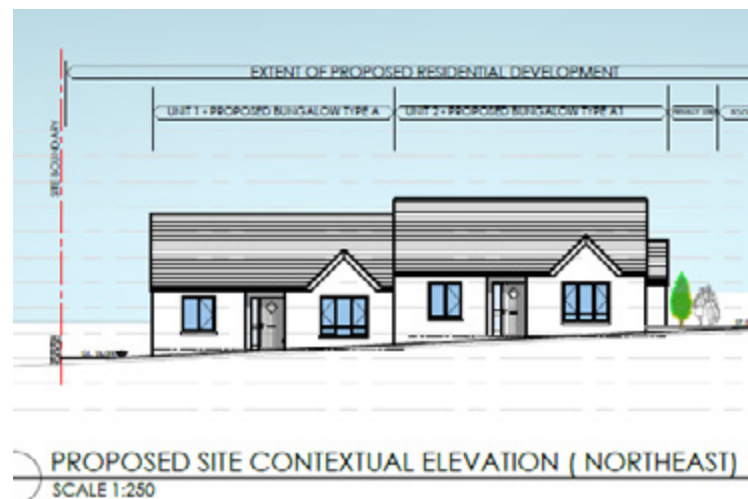
The recently purchased site in the centre of Dromahair represents the only available land within Dromahair Village owned by Leitrim County Council with a zoning (mixed use) that allows for residential construction. It was therefore important that this development incorporate a number of Age friendly units to meet this area of need.

## Technical Specification

The Project was designed in accordance with current building regulations and standards and the following guidance documents to ensure an age friendly living environment:

- Recommendations for Site Development Works for Housing Areas (Department of the Environment and Local Government, October 1998)

- Quality Housing for Sustainable Communities (Department of the Environment, Heritage and Local Government 2007)
- Design Manual for Urban (Department of the Environment, Community and Local Government 2013)
- Employers Requirements for Detail Design of Quality Housing (Department of Housing Planning and Local Government Sep. 2019)
- Universal Design – Deliver on the principles of universal design to ensure that buildings and environments are inherently accessible to older aged persons, and persons with disabilities.



# Leitrim

## Taobh Tire, Manorhamilton

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2023

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

The development arises in response to the local housing need as set out in the Leitrim Housing Strategy 2015-2021. The 'waiting list' has identified 76 approved applicants on this housing list and almost exclusively for Manorhamilton. 61 of these households require 1-2 bed accommodation. This proposal will meet the needs of 5 applicants from the waiting list and the adoption of Universal Design features ensure the properties are Age friendly.

### Development description

The proposed development consists of 5 residential units incorporating a mix of semidetached and detached single storey houses with the ability to cater for a wide spectrum of housing needs. Due to the sloped nature of the site and the location of the existing public road, the units have been designed with direct access onto the public road and backing onto the existing Clooneen Park development. The design of the houses and site has taken account of the site topography and the existing units that exist within the Taobh Tire development. The design takes account of all national and local policies and meets all the standards set to provide a high quality, sustainable development.

### Overview of Methodology

The site is a greenfield infill site located to the North-East of Manorhamilton town centre and accessed from the N16 hospital road junction. The site is located adjacent to the existing Clooneen Park and Taobh Tire housing developments. It is the last phase of the Taobh Tire development with no further land available for housing development in the immediate proximity.





## Financial Costings & Source of Funding

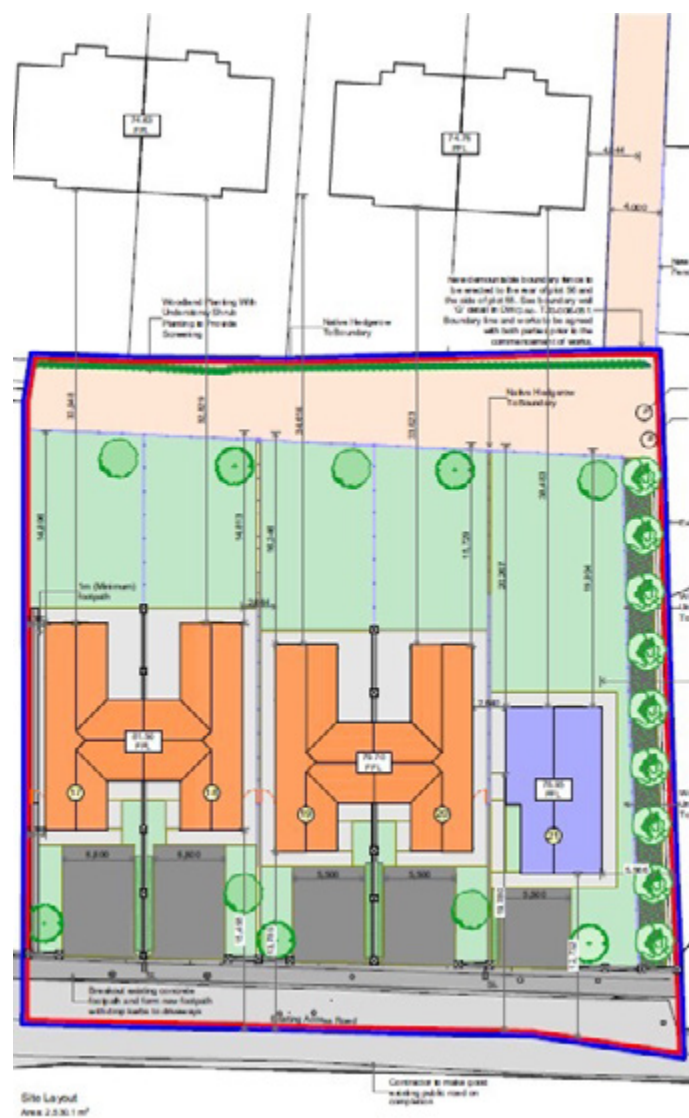
The site was in the ownership of Leitrim County Council. In order to progress the project funding was secured from the Dept of Housing, Local Government and Heritage. The construction phase of the works are expected to cost approximately €1,200,000 and are scheduled for completion in Q2 2023.

## Key Findings

The design strategy for this site was tested with a number of design options which were presented and discussed with the Planning Dept and Housing Dept of Leitrim County Council. The collaboration of the Planning Dept, The Housing Dept and the DHLG&H Architectural Advisor resulted in a design that was sympathetic to the existing build environment with an emphasis on Age Friendly design.

## Technical Specification

The design takes account of all national and local policies and meets all the standards set to provide a high quality, sustainable development. By incorporating the principles of Universal Design the Houses will be readily adaptable to suit the needs of a wide variety of tenants.



# Limerick

## Mungret Gate

### Type of Development:

- Social
- Private
- Mixed Tenure

### Year of Completion:

#### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

Rightsizing provides older persons the opportunity to move to homes more suited to their needs. This private 'rightsizing' scheme allows people older than 55 who find their dwellings too large, to request the council purchase their home in return for a life-long tenancy in a managed Older Persons Scheme. This is a voluntary scheme.

### Development description

23 two-bed Apartments are available. This scheme is voluntary and in partnership with Clann Housing. It is located at Mungret Gate, just outside Limerick city where eight two-bed town houses are available. The scheme aims to deliver more age-friendly housing to Limerick residents and reducing the likelihood of entering into nursing homes and care facilities. The project is targeted to fill a gap in the provision of housing for Older Persons whilst also, freeing up existing larger homes for younger families.

### Overview of Methodology

Those interested in rightsizing may request the Council to purchase their home in return for a lifelong tenancy in Mungret Gate. The following eligibility criteria applies; aged 55 or over, and own your own home. The proposed development is aimed at those who:

- find that your home is too big for your needs?
- your children left home?
- want to reduce the running costs of your household?
- want to move to a managed community for Older Persons?



## Financial Costings & Source of Funding

Limerick county council purchase the private home of the applicant in return for a lifelong tenancy in a purpose built age friendly development.

## Key Findings

TA to provide further info.

## Technical Specification

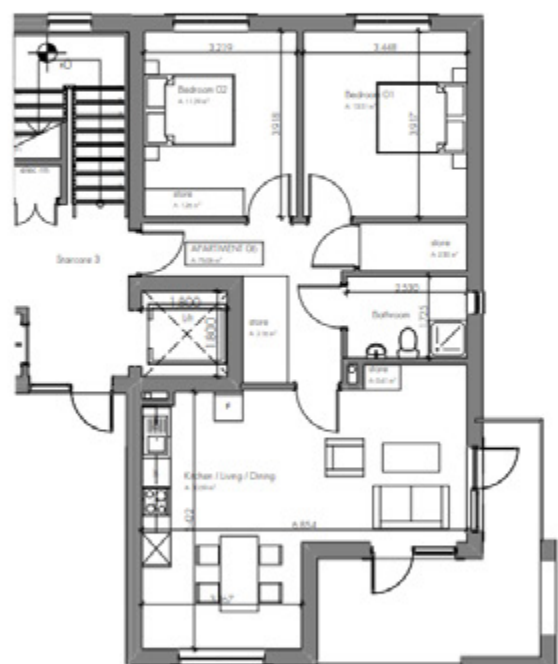
Every 2 bedroom apartment is finished to a high standard and includes the best in fittings and fixtures. Beautiful spacious homes nestled between Raheen and Dooradoyle, 5km from Limerick City Centre. Set in a well-established and well-serviced area, the private rightsizing homes at Mungret Gate benefit from countryside surroundings with plenty of activities nearby including a playground, stunning scenery and 2km of walk and cycle paths.

Apartments are low maintenance with high quality external finishes. uPVC windows and front door with 3-point locking system each with private gardens. Each apartment is A2 BER rating with high levels of roof, wall and floor

insulation. Air to water heat pump in situ and underfloor heating at ground floor level.

## Linkages

<https://www.limerick.ie/sites/default/files/media/documents/2021-11/private-rightsizing-scheme-details-mungret-gate.pdf>



# Limerick

## Colivet Court

### Type of Development:

- Social
- Private
- Mixed Tenure

### Year of Completion:

#### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

The need for this development was identified in conjunction with the Limerick Regeneration Project which began in 2013. Age friendly housing was identified as a key priority in this area based on the changing demographic of the Southill population; young families who lived in the area are now aged in their 70's. Housing was no longer fit for purpose due to residents functional decline as they aged, with many reporting increases in crime and antisocial behaviour, meaning they no longer felt safe in their homes.

### Development description

Colivet Court is a purpose built accommodation complex for older adults in the Southill area of Limerick. Colivet Court is a 35 unit housing development specifically for older adults. It is a modular design with central access to four apartments over two floors at each point. In total, there are 21 two-bedroom apartments, 14 one-bedroom apartments, guest rooms and a shared communal facility. All rooms and access points are accessible and wheelchair friendly. A communal garden is accessible internally through the apartment complex and the layout of the complex is designed that residents may "bump into each other" to promote social interaction between residents.

### Overview of Methodology

Limerick City and County Council (LCCC) held six formal public information events held over a twelve month period in Southill where over 300 members of the community attended. Families were identified if they lived in regeneration area







or outside the area if applicable. Many residents who moved into the new development were from the regeneration area where their home was being demolished. Other residents were identified from the social housing waiting list in Limerick. If residents were from outside the regeneration area, an arrangement was in place where residents could sell their home to the council for an independently valued price. In some instances other family members e.g. son/daughter could buy the family home from the council if preferable. Limerick City and County Council covered the cost of resident's solicitor fees when selling their homes.

### **Financial Costings & Source of Funding**

The overall project cost was estimated at €6.7M. The main construction contract cost was €6.1M, design costs were €0.4M and the remaining miscellaneous costs included other fees, surveys, service contributions etc. All costs above are inclusive of VAT however relate to 2014 costs and have not been adjusted in line with inflation of costs. Funded by the Department of Housing, Planning and Local Government through the

Social Housing Investment Programme (SHIP) as part of the regeneration programme. Rent is calculated using the Limerick City and County Council differential rent scheme. Tenants pay Clúid directly.

### **Key Findings**

Colivet Court is conveniently located a short distance (450m/5 minute walk) from shops and a supermarket at Roxboro Centre. There is a local bus service into Limerick City Centre. The complex is leased and managed by Clúid Housing Association who provide all services to tenants at Colivet Court on behalf of LCCC. Clúid has adopted a bottom up approach to management rules. Clúid's Housing Officer, visits regularly to meet residents on a one to one basis. An emergency service (warden call) is also available through Tunstall Call Centre – 24 hour response centre.

The local HSE Community Worker for the Over 55s in Southill has a long-standing relationship with many people living on the scheme and was integral to the transition period for many residents. During the development phase she provided assistance to those moving in,

ensured supports followed residents who relocated, organised public health interventions when needed and built links with tenants she didn't already know. She spoke on behalf of residents with their permission in switching utility providers, sourcing new contracts for home services e.g. Wi-Fi, TV, water metre new connections and cancelling previous contracts. She is still very much active within Colivet Court and pro-active in helping with and encouraging use of the communal facilities.

### Technical Specification

All homes are accessible with wide doors, large circulation spaces or level access. Colivet Court has level thresholds, ramps and wide corridor widths. All ground floor apartments are wheelchair accessible. There are six wheelchair accessible parking spaces in the development. The stair core serving apartments 15 – 21 has been fitted with a passenger lift. Provision has been made in all other stair cores for the installation of a lift in the future should the need arise. Five apartments have been fitted with wheelchair accessible bathrooms including a wheelchair accessible toilet and basin, shower seat and all necessary grab rails.

The scheme has extensive internal and external common areas where tenants can meet and socialise. Many residents already knew each other well having lived in the Southill area most of their lives. The communal facility has been designed to be used by the wider community also but controlled by the residents creating an integration of the development with the surrounding community rather than a stand-alone older person's accommodation.

There is a high level of insulation in the walls, floor and roof, high quality double glazed windows and external doors are fitted. There is a high standard of air tightness in the building fabric to reduce heat loss through the roof and windows, and minimise draughts. Two photovoltaic panels are provided per apartment

as a sustainable source of renewable energy. All apartments in the development achieve a Building Energy Rating (BER) of B1; one resident's fuel bill mid-winter went from €55 per week to €7 per week.

### Linkages

[https://www.housingagency.ie/sites/default/files/ha18002-housing-models-for-an-ageing-population-online\\_1.pdf](https://www.housingagency.ie/sites/default/files/ha18002-housing-models-for-an-ageing-population-online_1.pdf)



# Longford

## Fairgreen View

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2021

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need:

At the time of the initial scheme proposal, there were 635 no. approved housing applicants who were seeking to be housed in Longford Town.

This was broken down as follows:

- 16 no. 1 bed dwelling
- 233 no. 2 bed dwelling
- 369 no. 3 bed dwelling
- 16 no. 4 bed dwelling

Ongoing reviews by the allocations team had encountered considerable difficulties in identifying alternative means of meeting the housing need. Little or no suitable properties were available in the neighbourhood for renting or for sale.

As there were no realistic alternatives available, and as the land was in the Local Authorities ownership and was an open area at the end of an existing housing estate, we recommended that this site represented a good means of partially addressing the current need while infilling an unused site.

### Development Description:

The site was already in the ownership of Longford County Council. It was an unused open area at the end of an existing housing estate. It was deemed an ideal site for the purpose of developing 1 no infill house on an unused brownfield site for a need in the area.

The overall site of 0.019 ha is a non- rural site and is located approximately 400m from the centre of Longford town, where local services, schools and convenience shopping can be







accessed. The site is ideally located within walking distance of the centre of Longford Town and all amenities.

The existing estate consists of 4 no. 2 bed single storey detached houses and 6 no. 3 bed 2 storey semi-detached houses.

The plans for the existing 2 bed single storey houses do not comply with current Department Guidelines and so would not be permitted now.

In order to comply with Department Guidelines, it was proposed to construct a 1 bed 2-person single storey house on the site.

It was proposed to construct a high quality 1 bed 2 person single storey house of 49m<sup>2</sup> to fit on the site, allowing a driveway to the side of the house with a front and rear garden space to suit the location and character of the adjoining dwellings. The house was thoroughly designed to meet the needs and requirements for older aged persons.

### **Overview of Methodology:**

Part 8 planning was prepared and submitted by Longford County Council in-house, with approval received in October 2019.

Following a tender competition Cunningham Design and Planning Consultants were awarded the contract to Design and act as PSDP and Assigned certifier for the project in December 2019. The part 8 planning drawings were novated to the successful consultants.

### **Financial Costings & Source of Funding:**

Tenders were advertised on E-tenders in February 2020.

Funding was requested from the Department of Housing, Planning & Local Government under the 4 stage SHIP Construction approval process. Approval for the Construction of 1 no. 1 bed single storey dwelling and associated site works was received in June 2020.

The works commenced on site in October 2020 and were substantially complete in June 2021, with the final snag items completed shortly after.



The Total Construction costs were just over €144,000.

### Key Findings:

It was a very tight site therefore all deliveries were managed and scheduled to ensure only small loads arrived on site at any one time.

The existing boundary walls were raised slightly to ensure privacy with neighbours.

The Contractors managed the project successfully, liaising with residents, Longford County Council and the design team throughout the process to ensure the delivery and smooth running of the project.

Works were completed to the satisfaction of all involved including the tenant, who has since moved into their new home. The tenant is extremely happy and proud of their new home.

### Technical Specification:

The works included the following:

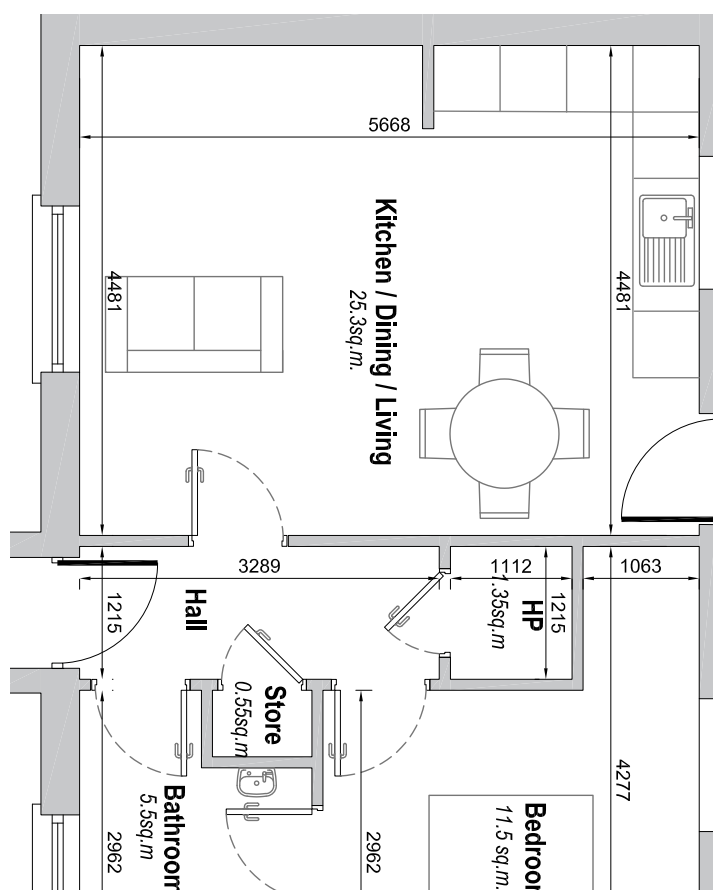
- The removal of the existing paved surface, concrete and subbase.
- Repair, point, tidy up and re-cap existing boundary walls.
- Demolish existing front boundary walls and piers.
- Remove existing concrete bollards.
- The construction of 1 no single-storey 1-bed OPD dwellings of 49m<sup>2</sup> including all necessary service connections and civil works.
- The house is of blockwork construction with 150mm full fill cavity insulation.
- Double glazed windows.
- Heating is by means of an Air to water heat pump, with photovoltaic solar panels to ensure a BER rating of A2 was achieved.
- The dwelling was designed and built to ensure it was Age friendly.

- New Boundary walls to front and paved / grassed areas.

The house has a combined open plan kitchen, dining & living room area, 1 bedroom and a bathroom with a level access shower, as well as a hotpress and storage areas. The bathroom is accessible from both the bedroom and the hallway.

The house also has its own private front garden and rear yard.

There is a driveway to the side of the house for private parking.



# Longford

## Rose Cottage Garden, Ballinalee

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2021

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need:

At the time of the initial scheme proposals, there were 76 no. approved housing applicants who were seeking to be housed in Ballinalee.

This was broken down as follows:

32 no. - 2 bed dwellings

43 no. – 3 bed dwellings

1 no. – 4 bed dwelling

Ongoing reviews by the allocations team had encountered considerable difficulties in identifying alternative means of meeting the housing need. Little or no suitable properties were available in the neighbourhood for renting or for sale, in particular there were no 2 bed bungalows available for sale in the town of Ballinalee.

As there were no realistic alternatives available, and as the lands were in the Local Authorities ownership, we recommended that this option represented the best means of at least partially addressing the current need.

### Development Description:

The site was purchased by Longford County Council in 2016 and contained an existing old house of historical interest as well as a large garden with potential for 6 no sites.

The garden was completely overgrown with numerous large trees, various walls, steps, concrete slabs, an old shed in one corner and a septic tank.

The overall site of 0.175 ha is located in the centre of Ballinalee Village in Co. Longford on the junction of the R194 and the L1056 within



a mixed-tenure, mixed-income residential neighbourhood. Ballinalee is a lively village situated on the Camlin River. It is located midway between Longford Town and Granard, where additional local services, schools and convenience shopping can be accessed.

The existing house Rose Cottage is of historical interest and is currently being renovated by the regeneration team for development into a local history museum/visitor centre.

It was proposed to develop the site to accommodate 6 no 2 bed single storey dwellings to accommodate a local need.

The architectural form and design of the development and houses was conceived to maximise the potential of the site, to also blend and be integrated within the townscape identity and minimise any architectural impact. The design of the development provided for 6 high quality, one storey, semi-detached dwellings with front and rear garden space to suit the location and character of the existing building located within the site and the surrounding properties. Units enjoy their own gate access at front and side heading to a private space to the rear. Houses have been thoroughly designed to meet the needs and requirements for older aged persons.

### Overview of Methodology:

The site previously had planning permission for 6 no single storey dwellings which expired in April 2018. The houses proposed in this planning permission were also below the Department standard and were not deemed appropriate in the present form.

Following a tender competition ArchEngTech Consulting Ltd. were awarded the contract to Design and act as PSDP and Assigned certifier for the project in July 2018.

Part 8 planning drawings were prepared and submitted by ArchEngTech Ltd., with approval received in November 2018.

As part of the part 8 planning conditions, we were required to engage the services of an Archaeologist. Prior to engaging an Archaeologist, it was necessary to clear the site of all the large trees and hedges to allow for the excavations. This was carried out in May 2019.

The archaeologist was procured and appointed by the Consultants. Archaeological testing was then also carried out in May 2019.

Nothing of archaeological interest was noted apart from the remains of a French drain running

east west across the southern end of the site and glass and red brick fragments from the fill indicated a 19th or 20th century date for its construction.

Due to the fact that nothing of archaeological interest was noted in any of the test trenches, it was recommended that development should be allowed to proceed without the need for any further archaeological involvement.

### **Financial Costings & Source of Funding:**

Tenders were advertised on E-tenders at the end of 2019.

Funding was requested from the Department of Housing, Planning & Local Government under the 4 stage SHIP Construction approval process. Approval for the Construction of 6 no. 2 bed single storey dwellings and associated site works was received in May 2020. The works commenced on site in September 2020 and were substantially complete in December 2021, with the final snag items completed shortly after. The Construction costs were €1.027 million, with the addition of the site clearance and Archaeological works of €13,400 giving a total Construction cost of €1.04 million.

### **Key Findings:**

The proposal had sought to repeat the successful Older Persons Dwelling (OPD) use to the west, but of an alternative design that remains sympathetic to the existing cottage on site, which is of historical importance and is to be retained and converted exclusively for public/community use. Each proposed use, and in combination, was considered ideally suited to the central and prominent location within this typical village environment. Semi-detached units were proposed to increase land use on site but are of single storey and in a close-knit arrangement to reflect the OPD use and community it is intended for, while minimising any privacy issues.

The Contractors managed the project successfully, liaising with residents, Longford County Council and the design team throughout the process to ensure the delivery and smooth running of the project. Works were completed to the satisfaction of all involved including the tenants, who have since moved into their new homes. The tenants are extremely happy and proud of their new homes.

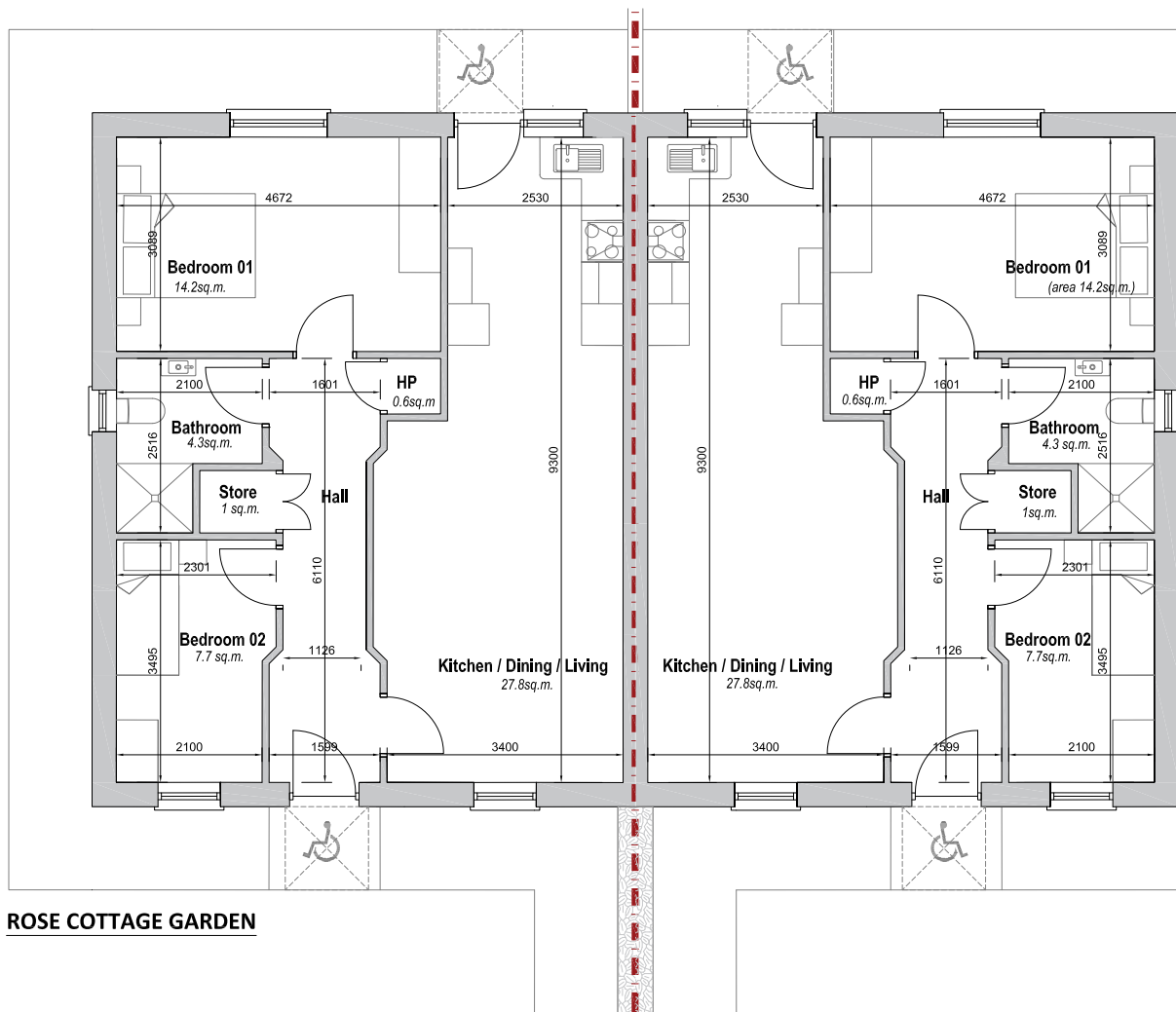
### **Technical Specification:**

The works included the following:

- Site Clearance of large number of trees, various internal walls, steps, hedges and vegetation.
- Decommissioning & diversion of existing services.
- Demolition of existing extensions to adjacent house and out-buildings.
- The removal of the existing paved surfaces of concrete, tarmac and subbase.
- Existing septic tank to be decommissioned and removed.
- Remove existing fences and construct new boundary walls with neighbouring houses.
- Removal of large areas of rock encountered under the houses and particularly under the services.
- The construction of 6 no single-storey 2-bed dwellings of 67.88m<sup>2</sup> each including all necessary service connections and civil works.
- The houses are of blockwork construction with 150mm cavity partially filled with 100mm insulation.
- Double glazed windows.
- Heating is by means of Air to water heat pump to ensure a BER rating of A3 was achieved.
- The dwellings were designed and built to ensure they are Age friendly.



- Each house has a combined open plan kitchen, dining & living room area, 2 bedrooms and a bathroom with a level access shower, as well as a hotpress and storage areas.
- Each house also has its own private front and rear gardens.
- Parking is communal off the adjacent estate road, with a pedestrian link passageway for ease of access.
- This passageway also proved useful for the location of services as well as a safe route for pedestrians to the nearby playground.
- Stone walls were built on the external perimeters facing the main roads to tie in with the existing neighbourhood.
- New Boundary walls / fences / railings to front and rear, concrete footpaths and grassed areas.
- New Brick paving & tarmac footpaths outside site boundary to match existing.
- New tarmac parking area, wider entrance road, new kerbing & new tarmac surface.
- New storm drainage with Aco drains, gullies and connection to existing sewer.
- New foul drainage with connection to existing sewer.
- Watermain services to Irish Water specification, ESB, Telecom services.
- Landscaping and site development works.
- Line marking and signage.



# Louth

## Fulacht Fia, Mount Avenue, Dundalk

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2024

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

In 2017 the demand for housing in Dundalk was as follows:

- 1 Bed Unit = 628 no. applicants
- 2 Bed Unit = 634 no. applicants
- 3 Bed Unit = 451 no. applicants
- 4 Bed Unit = 60 no. applicants
- 5 Bed Unit = 2 no. applicants

There was also the following need for 1 Bed special needs units and over 55 sheltered Accommodation

- Intellectual = 40 no applicants
- Mental Health = 10 no applicants
- Sensory = 3 no applicants
- Exceptional/compassionate = 5
- Over 55 = 146 no applicants

There was also the following need for 2 Bed special needs units and over 55 sheltered Accommodation

- Intellectual = 4 no applicants
- Mental Health = 4 no applicants
- Sensory = 13 no applicants
- Exceptional/compassionate = 5 no applicants
- Over 55 = 42 no applicants

· It was envisaged that the provision the 93 no Units would meet some of this need.

The waiting times for social housing in Dundalk at the time was 8-9 years.

There was no alternative means of meeting the housing need in Louth. LCC uses other schemes





such CALF, CAS, CPOs, Acquisitions, long term leasing etc in tandem with the SHIP Scheme in order to meet the current housing need in the County.

### **Development description**

This development is located in Dundalk, Co. Louth, adjacent to Mount Avenue, 250m south of the Headford residential development. The development consists of 93 no. residential dwellings in a mix of terraced, semi-detached units and duplexes. The site takes cognisance of the proposed Mount Avenue Road redevelopment and also includes the provision of a new vehicular access from Mount Avenue road to the future residential development on the neighbouring site to the east. The Mount Avenue area was identified for residential development by the Dundalk and Environs Development Plan 2009-2015. The site area extends to 3.09 hectares in area.

### **Overview of Methodology**

Part 8 was granted for development on 11th January 2022.

Stage 4 (of the four-stage approval process) was approved by the Department of Housing, Local Government and Heritage on 13th January 2023.

Construction is expected to commence towards the end of quarter one 2023.

### **Financial Costings & Source of Funding**

Source of funding: Department of Housing, Local Government and Heritage.

Stage 3 approved 13/7/2022 with an all-in budget cost of €26,925,435.68 (VAT Incl.). Stage 4 approved 13th January 2023, with an all-in budget cost of €33,653,510.84 (VAT incl.).

### **Key Findings**

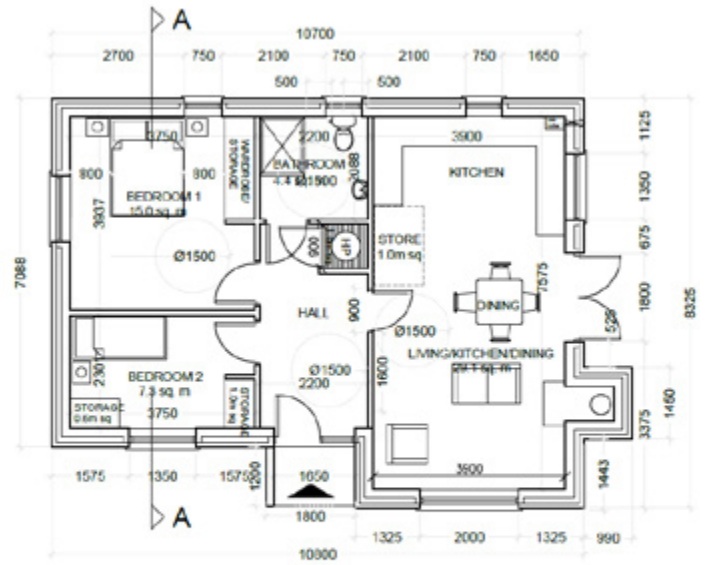
The development will provide purpose built disabled accommodation and age friendly accommodation to meet the needs of the ageing population in County Louth. The development is close to the local bus routes into Dundalk.

## Technical Specification

There is open Space in the middle of the development allowing most of the houses to have an aspect to green space. The scheme creates a western boundary relating to the new Mount Avenue Road and creating a stronger streetscape along the link road.

The Architects have produced a design with 93 housing dwellings including duplex units. This gives a density of 33 dwellings per hectare.

There are 5 No. OT specified bungalows and 4 No. 2 bed ground floor apartments within the development that have been universally designed.





# Louth

## Boice Court (Phase 2)

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2024

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

Areas of Choice 31/12/2017

Drogheda North (approved applicants only) – 723

HAP Drogheda at 31/12/2017 – 728

Housing Demand 31/12/2017

Housing List excluding HAP - 935

There was no alternative means of meeting the housing need in Louth. LCC uses other schemes such CALF, CAS, CPOs, Acquisitions, long term leasing etc in tandem with the SHIP Scheme in order to meet the current housing need in the County.

### Development Description

The site at Mell, Drogheda, is situated on the North side of Drogheda, in a mature residential area. It is located on the eastern side of Cement Road immediately north of the existing Aldi supermarket. It backs onto St. Joseph's Terrace in Loughboy and its eastern boundary is shared (in part) with Mell Lane and the houses in Fountain Hill. The south-eastern portion of the site shares a boundary with St. Joseph's National School Mell which is an existing two-storey school.

The proposed development will be served by two accesses; one from Mell Lane which serves the existing St. Joseph's National School and the other access which is directly off Cement Road. It should be noted that there is no through-road in this scheme. Both accesses are essentially cul de sacs which are linked via a pedestrian hard landscaped pedestrian route. The original overall site area was approximately 3.55 Ha (8.76 acres).



## Overview of Methodology

Part 8 was granted for the majority of the development on 9th June 2008, with a small section receiving Part 8 grant on 1st November 2021.

Stage 4 (of the four stage approval process) was approved by the Department of Housing, Local Government and Heritage on 9th January 2023.

Construction is expected to commence on site towards the end of quarter 1 2023.

Financial Costings & Source of Funding:

Source of funding: Department of Housing, Local Government and Heritage

Stage 4 approved 9th January 2023 with an all-in budget cost of €27,137,837.93 (VAT Incl.).

## Key Findings

The development will provide purpose built disabled accommodation and age friendly accommodation to meet the needs of the ageing population in County Louth. The development is close to local amenities and bus routes into Drogheda.

## Technical Specification

Boice Court Phase 1 construction was completed in November 2012.

Boice Court Phase 2 Development consists of 72 social housing units. This consists of detached bungalows, detached 2 storey houses, semi detached houses, terraced houses, apartments and duplexes.

There are 2 No. three bed detached bungalows (with OT reports) – D2 & D4 and 10 No. two bed accessible ground floor apartments – E1 to E5, which would suit older persons.

There is open Space in the middle of the development allowing most of the houses to have an aspect to green space.

# Mayo

## Sli na Roba (Phase 2)

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2020

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

Mayo Co Co Housing Department has identified social housing needs for all areas of the county, and the brief for this project was formulated around the needs identified for the Ballinrobe area.

### Development description

Sli na Roba Phase 2 is a development of 16 social houses in Ballinrobe, Co Mayo. Eight of the sixteen houses were designed with older aged persons in mind, being single-storey accessible dwellings clustered around a small public green, using passive surveillance and opposite facing dwellings to foster a feeling of security and a strong sense of community. A simple, adaptable plan was a key design consideration for the internal layout of these houses.

### Overview of Methodology

A traditional methodology was adopted in the development of this social housing project. The design was developed by Mayo Co Co Architects Department with the support of external engineers and quantity surveyors. Construction was procured and executed using the public forms of contract.

### Financial Costings & Source of Funding

Final costs were very efficient at less than €200k per unit excluding VAT. Funding source for this project was Department of the Housing, Planning, & Local Government.





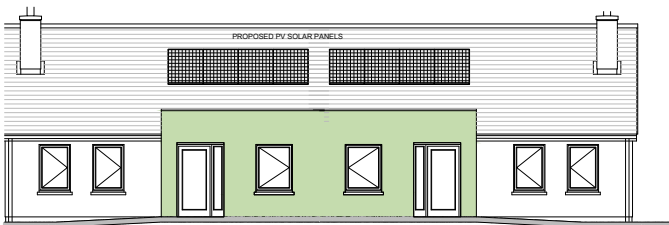
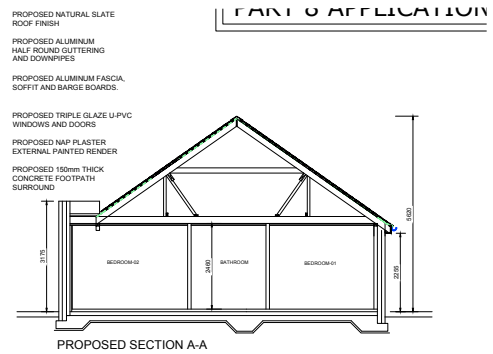


## Key Findings

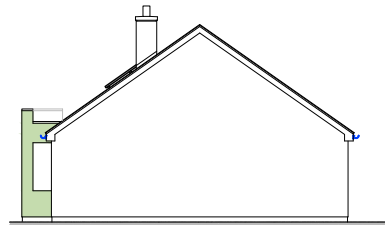
Proximity to local amenities was of huge benefit to the community that occupied the dwellings.

## Technical Specification

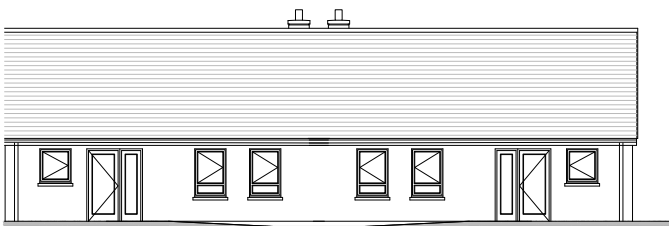
All house types were developed in line with the Department's Quality Housing for Sustainable Communities guidelines and the age-friendly houses are fully accessible.



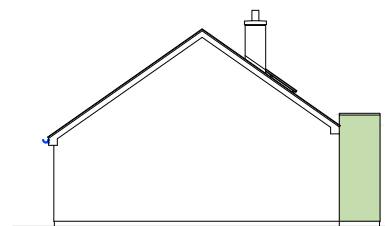
FRONT ELEVATION



END ELEVATION 1



REAR ELEVATION



END ELEVATION 2



# Meath

## Proudstown House, Navan, Co. Meath

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2018

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

A wealth of legacy issues in Navan included dereliction in Flowerhill/Abbeylands area, Andy Brennan Park and Old Spicers Baker Site. On the back of this, an Urban Regeneration and Development Fund (URDF) application was made under land activation. The Proudstown project predated URDF but presented an opportunity to tackle dereliction on a smaller scale using SHIP.

### Development description

Development consists of 4 single storey houses with 2 number 2 bedroom houses (65 sqm) and 2 number 1 bedroom houses (50 sqm) designed with reference to the "Universal Design Guidelines for Homes in Ireland", and recommendations from Age Friendly Ireland.

### Overview of Methodology

The site was acquired by Navan Town Council in 2006. It was formerly the site of a single dwelling which was destroyed by fire approximately 20 years ago. Anti-social behaviour on the derelict site was a continuous issue. The site looked unsightly for residents in the area and impacted negatively on the local community. The location fit well with Age Friendly Housing and Rightsizing guidelines and AFI came on board at design stage.

### Financial Costings & Source of Funding

Single stage process, with the project commencing on site in May 2018. The project completed in December 2018 and the official opening took place in May 2019. Construction



cost for this project was €716K. (incl. VAT). All in costs €845K including architects fees €93K - average cost of €211K per unit. Funded by SHIP.

### **Key Findings**

The development includes a beautiful courtyard in the centre of development which is on a mature site with a number of mature trees retained. The development is in close proximity to essential local service such as shops, post office, church, GP surgery, bus stop and others.

Tenant impact: all tenants were originally from the area; 3 downsized from other Council properties, and one came temporary accommodation. Family members have reported positive changes in their loved ones mental health and all tenants have stated how much happier they are in their new homes. One tenant reported that their depression is not as severe as it used to be. In addition, security features have resulted in Tenants feeling safer in their new homes.

### **Technical Specification**

Each dwelling is wired for an intruder alarm. All doors with a clear opening of 850mm. Video monitored front door and two internal monitors. Wired to accept a remote door opening system if required in future. Colour differentiated sockets and switches to aid the visually impaired. CAT 5 cabling used throughout. Full size wet room in each dwelling. Easy grip handles and taps and slow closing kitchen doors. Level access to both entrances and throughout (no door saddles). Older persons parking spaces. Age Friendly Transport – access to bus stop. Courtyard provide excellent passive surveillance.

Within the development there is communal seating and raised flowerbeds. Low cost maintenance exteriors have been used such as aluclad windows, composite doors, PVC fascia and soffits. Communal green space and raised flower beds are being maintained by the tenants themselves – self ownership, more sociable and provides opportunity to meet. Meath County Council carry out home visits and have encouraged the creation of a Residents Association.

Each house comes with its own patio area outside and private rear garden. Gardens of individual houses are being maintained by one tenant who has offered to do so.

**Energy efficiency:** A1 and A2 energy rating means lower running costs for heating the houses. This is a big relief for many tenants resulting in lower home heating bills. No open fires, no solid fuel to be carried by older persons and no responsibility for older persons to maintain chimneys. Low running cost of houses. One bill to cover both heating and electricity. Photovoltaic panels – contributing to reduce energy bill. Mechanical ventilation – humidity sensitive air inlets control the airflow throughout the home.

One bill to cover both heating and electricity. Photovoltaic panels – contributing to reduce energy bill. Mechanical ventilation – humidity sensitive air inlets control the airflow throughout the home.

**Linkages**

<https://www.mmp.ie/projects/age-friendly-housing-development/>



# Monaghan

## Clones Renewal Scheme

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2022

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

At project inception of the Clones Renewal Scheme, Clones had 108 first preference housing applicants.

#### Clones Town Property Need:

42 of the applicants are in need of one-bedroom accommodation

30 of the applicants are in need of two-bedroom accommodation

27 of the applicants are in need of three-bedroom accommodation

7 of the applicants are in need of four-bedroom accommodation

2 of the applicants are in need of five-bedroom accommodation

Derelict properties were identified and acquired under the Derelict Sites Act, 1990 (As Amended) to be taken back into use for social housing. Some of the properties had previously been used for commercial purposes however demand for commercial properties on Fermanagh Street had decreased significantly over the years.

It was initially intended to cater for general need however consideration was given in design to accessible environments for aging people and people with disabilities. To reduce future adaptation costs the properties were designed with adaptability in mind for example level accessible showers, level threshold entry and exit points, elevator etc.







## Development description

The properties are located within the town of Clones situated on Fermanagh Street and Analore Street. These streets are in close walking distance of all local services including council offices, churches, schools, H.S.E. Primary Care Centre, local shops and the county library. There were no social houses on Fermanagh Street or within close proximity prior to the project commencing. The properties were all located in areas with good amenities and services and were considered to be sustainable.

12 Properties were acquired under Clones Renewal Scheme providing 7 Renewal Project Sites. 6 of the 7 sites consisted of three storey apartment buildings with ground floor accessible apartments which are both age and mobility friendly with one site also having a passenger lift allowing access to all three floors and another apartment being future proofed with a lift shaft. There are 22 number apartments in total consisting of 4 one beds and 18 two beds. The last remaining site consists of two 3 bedroom three storey town houses.

## Overview of Methodology

The properties were all demolished and new A-rated apartments and town houses were constructed in their place with social housing requirements in mind. The properties were designed in accordance with “Sustainable Urban Housing Design Standards for New Apartments” providing adequate living floor area, storage, amenity space and refuse storage. The properties comply with Building Regulations and good building practices. All through the design process accessibility was included.

## Financial Costings & Source of Funding

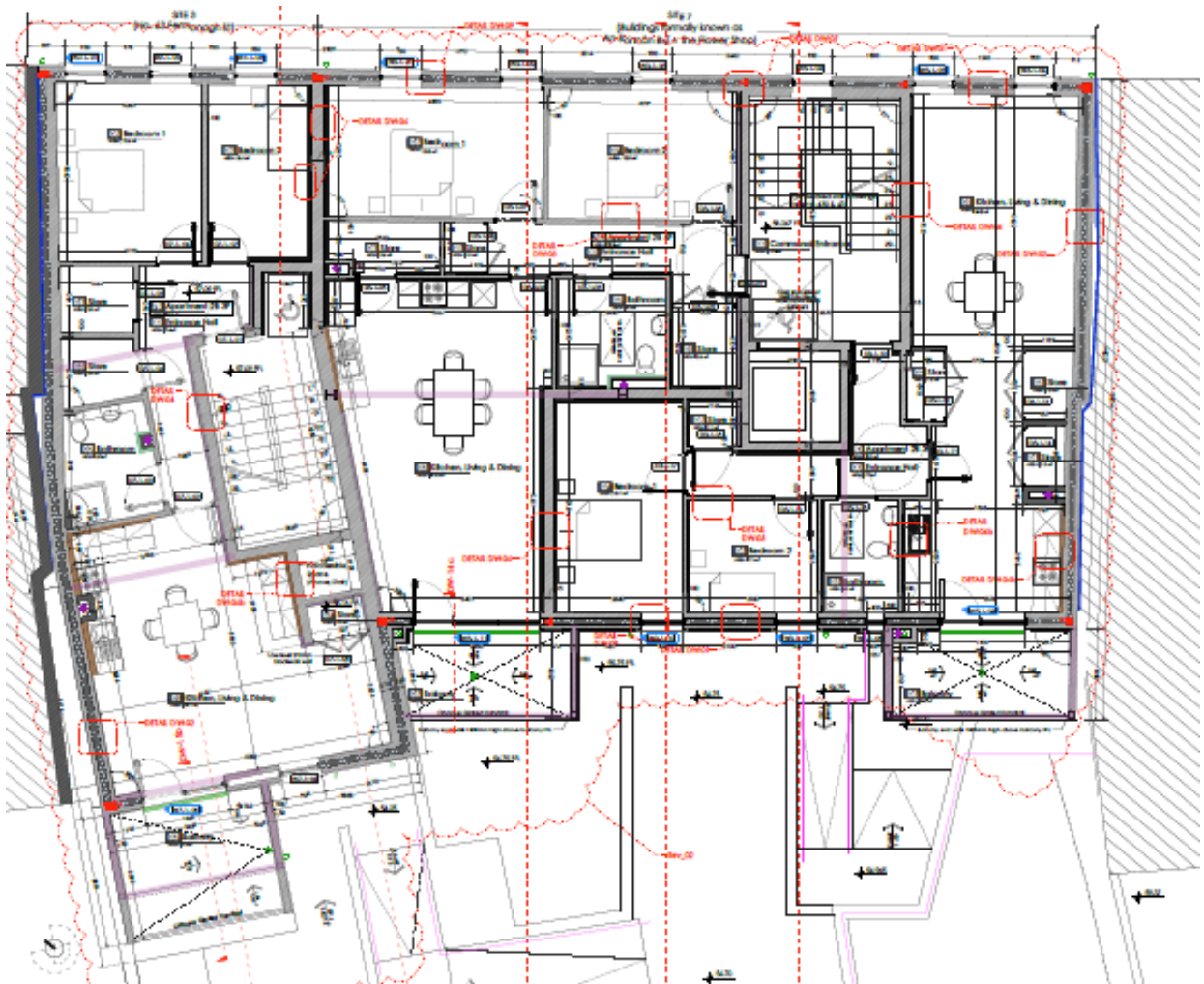
- Department of Housing, Local Government and Heritage
- Project Type – Social Housing Investment Programme (SHIP)
- Funding – Social Housing Capital Investment Programme
- Approval Status – Funding Approval issued in January 2019
- Approved Funding – € 6,028,293.00

## Key Findings

- Early collaboration is essential for good design.
- The public were in favour of such developments due to the reduction of unsightly derelict properties.
- Residents will benefit from the close proximity of the developments to the local services.
- Tenants quality of life will be greatly improved due to age friendly design.
- Development security will provide tenants with peace of mind.
- Clones Town is well served by public transport by both Bus Eireann and the local link transport facilities, combined with town centre living reduces need for parking.

## Technical Specification

The apartments have been carefully designed to ensure long term sustainable living for older aged persons, apartments can be accessed by an elevator in one apartment block with low rise stairs and handrails in all others. All apartments have level access showers, suitable turning circles in habitable spaces, bathrooms and corridors, phones to remotely open the main communal doors, private open space balconies, disabled persons refuges on each floor and an overall energy rating of A2 and each unit is heated by a modern heat pump.



# Monaghan

## Plás Lorcáin

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2019

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

433 housing applicants first preference is Monaghan town

162 of the applicants are in need of one-bedroom accommodation

151 of the applicants are in need of two-bedroom accommodation

94 of the applicants are in need of three-bedroom accommodation

22 of the applicants are in need of four-bedroom accommodation

4 of the applicants are in need of five-bedroom accommodation

8 of the applicants above require accessible accommodation

62 of the applicants above are 55 years and over, 26 are over 60 and 12 are over 65.

### Development description

The development comprised of 43 new dwellings (semi-detached and terraced types):

2 x 6 Person 4 Bedroom types (General Family)

12 x 5 Person 3 Bedroom types (General Family)

23 x 4 Person 2 Bedroom types ((Small/Lone Parent Family)

6 x 3 Person 2 Bedroom types (bungalows suitable for older aged persons)

The works included open space, landscaping, playground, new access road, pedestrian access to neighbouring estate, drainage, street lighting and other siteworks.







The houses are of timber frame construction provided by IJM Timber Engineering Ltd Monaghan. Use of Air Source Heat Pumps for space and water heating to avoid reliance on fossil fuels. All materials used for construction were specified to achieve a high quality, durable and low maintenance finish and appearance. The 43 homes are finished to a high quality and energy efficient with Building Energy Ratings of A2 & A3.

### Overview of Methodology

On acquisition of the lands which comprised c. 8Ha (c. 20Acres), the Council engaged a Design Team to prepare a residential led master plan for the lands overall to include social housing, private affordable housing and an age friendly design. This master plan also took account of amenities for the local area including childcare and recreational facilities with linkages to the surrounding communities.

The Council's Housing Department liaised closely with the Design Team to prepare a detailed Brief for the new development. Design workshops were held to consider options for

the layout of the site as well as different internal dwelling layouts to accommodate a wide variety of adaptable dwelling types suitable for the identified housing needs of the local area.

### Financial Costings & Source of Funding

The finance for the construction of these homes by Monaghan County Council was provided by the Department of Housing, Planning & Local Government under the Rebuilding Ireland Programme.

Budget: €8.1million.

### Key Findings

- Mixed Development provides good community spirit
- Early collaboration is essential for good design and future proofing.
- Close proximity to services is key.
- Tenants report savings on energy costs due to good design.



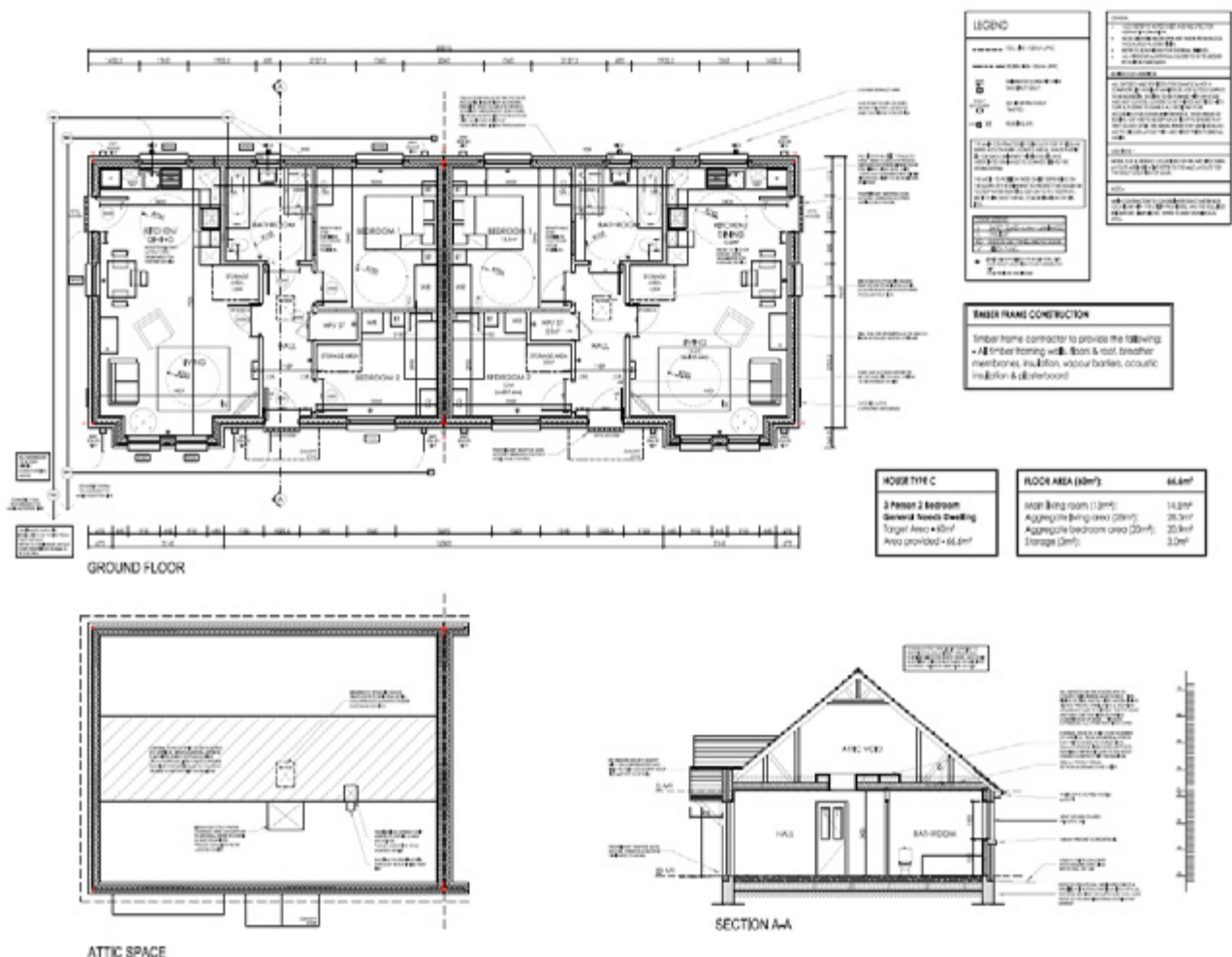
## Technical Specification

These properties were designed to be future proof, using Lifetime Home Principles to provide excellent space and accessibility. Each property has a Building Energy Ratings of at least an A3, level access is provided at front and rear doors with a canopy for shelter at the front doors. Shallow gradients are a feature throughout the overall development on all public footpaths and within each of the plots suitable for wheelchair use and people with restricted mobility.

The layout of all dwellings considered furniture positions to properly plan room sizes and electrical services and radiator positions with circulation, door opening sizes and turning circles planned to suit all levels of mobility including wheelchair users.

Ground floor toilet sized and plumbed to allow provision of a future shower with wheelchair standard access. All rooms designed to be used for persons in a wheelchair with minimum 1.5m turning circles. Kitchen units altered and lowered in two properties for wheelchair users ease of use.

The houses are mostly intended to accommodate general need, however 6 of the houses are single storey to accommodate older aged persons and infirm and 2 of the houses have downstairs accessible bedrooms to accommodate people with disabilities. To reduce future adaptation costs all of the houses are designed with adaptability in mind at no additional cost, for example straight flights of stairs and potential positions for future through-floor lifts and level access showers have been considered.



# Offaly

## Senan Avenue

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** Q4 2023

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

The need for the development was established from the housing list to accommodate the large number of over 55's in the area and allow aging in place for a number of tenants on the housing list. There were 52 applicants on the housing list aged 55 years or over at Capital Appraisal Stage hence the allocation of the dwellings as Age Friendly Older persons Dwellings.

### Development Description

The scheme accommodates four two-bed 3 person bungalows on an urban infill site near to the town centre. The site location fits well with Age Friendly Housing due to its proximity to existing amenities in Edenderry town and the location of a number of Age Friendly developments already in the area.

### Overview of Methodology

The site has been in the ownership of Offaly County Council for a number of years and a small development was planned for the site. The site was a vacant green field site, which slopes downhill and required separation distances from a large EIR substation on the site. Following site assessment and appointment of the Age Friendly Technical Advisor the initial two bed bungalows on the site were redesigned to incorporate Universal design elements both within the dwellings and on the site to create an Age Friendly environment. The site is a corner site and there are some issues with antisocial behavior in the area which required a creative solution to dwelling location while maximizing site density. The design solution also required



access to the rear lane of existing dwellings on the street to be retained and parking to be provided.

The site frontage and new dwellings will address both roads that bound the site and will curve gently in order to do so. This design feature should allow the development to settle well into the existing urban fabric and enhance this vacant corner while also allowing passive surveillance of all parts of the site and fostering community and ownership of the site for the tenants through the provision of courtyard parking a common entrance footpath and planter beds and seating.

Offaly County Council Capital Housing Department are acting as Architects and Project Managers for the scheme and have appointed external consultants for the provision of Civil & Structural, Mechanical & Electrical and Quantity Surveying Consultancy Services.

## Financial Costings & Source of Funding

The Department of Housing Local Government and Heritage are providing SHIP to construct the development. The overall cost of the scheme €1.2 million with Construction costs of €1.054 million. The remaining costs consist of design team fees, other fees, utilities and service contributions.

## Key Findings

The development is currently on site and due for completion in Q4 2023. It should provide a sustainable quality age friendly development in line with Department Quality housing guidelines within walking distance of the town centre.

## Technical Specification

The houses are designed to adapt to the changing needs of the tenants as they age through the incorporation of Universal Design features including wider doors and corridors, underfloor heating, level access throughout, a wet room with a soft spot to the main bedroom to allow future connection between these rooms. The site will be fully accessible site with no steps. The Houses will be A2 rated.





Internal finishes will be simple robust and low maintenance in line with Department Employers Requirements guidelines on specification.

The external finishes are low maintenance self-coloured rendered walls with grey feature brick panels, concrete tile roofs, dual colour aluclad windows and doors and pressed aluminium rainwater goods, fascia and soffits.

The slope of the site has been incorporated into landscaped open space with planting and planters used to give an edge to the common walkway and railings used only where necessary and rear gardens are of a manageable but useable size.

# Roscommon

## Cluain Fraoigh

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2021

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

The seven houses were built on a west facing gently sloping site to the rear of an existing estate. The challenge was to provide a distinct neighbourhood and yet be part of the original estate. The solution was a linear design, thus allowing for a shared surface pedestrian street with communal parking areas close to the estate entrance. Resident cars are corralled close to the entrance, maximizing space given to the public realm to be enjoyed by all.

### Development description

A seven house infill development. The scheme incorporates a shared surface idea, banishing cars from front garden areas of the houses and reorganises the public realm in favour of the pedestrian and cyclist with the parking and bin store moved to a shared car park.

### Overview of Methodology

The award winning modern 'A' building energy rated homes were designed by Sweeney Architects and constructed by FVG Construction. The contemporary shared public space design creates a unique sense of place and community integration by organising the public realm in favour of the pedestrian and cyclist with the parking and bin store moved to a shared car park. Cycling and pedestrian paths were provided, which can be expanded into future neighbouring developments and link up with the two main roads either side of this scheme via the neighbouring developments. These paths will also benefit the community in the promotion of environmentally friendly transport and as a recreational amenity. The development includes







a unique bespoke housing style with mono pitch zinc effect roofs, heat pumps, extensive glazing and open internal roof space creating large living areas. There are 4 dwelling types based on a variation of 2 and 3-bed bungalow type, L-shaped plan in a combination of detached and semi-detached homes. The lifecycle of a house and its ability to adapt to all stages of life influenced the design.”

### Key Findings

Quality and aesthetically pleasing materials have been employed including raised planter beds (concealing changes in level), Staffordshire blue brick front walls with galvanised railings, Roscommon limestone to front bays of houses, gabion cages to rear retaining walls with judicious planting.

All construction materials are robust and practical, with a long lifespan, requiring no external maintenance. The materials and form of the houses are distinctive, creating a sense of place for the residents. The L- shaped layout promotes cross ventilation allowing more sunlight, this is enhanced with the south facing orientation and dual aspect windows allowing

natural light all day. The under-floor heating, tiling, joinery (fire doors and open ceilings) and kitchen are designed to last.

The development was winner of ICSH Award and shortlisted by Chartered Institute of Housing.

### Technical Specification

Extensive glazing and open roofs create large open living spaces. Insulation fitted on the outside of the roofs allows inhabitants to enjoy the exposed internal timber. The attic space is reduced and optimised to allow more space to the habitable area.

### Linkages

<https://sweeneyarchitects.ie/projects/res/residential-cluain-fraoigh-clooneybeirne/>



# Sligo

## CUAN ÍOSA, Ballymote, Co Sligo

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2020

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

Addressing the needs of the ageing and vulnerable population, some living in isolation in this rural area, was identified as a very important need. The provision of a community in which older aged persons could feel safe and included while still maintaining independence being a priority of the stakeholders involved.

### Development description

8 additional houses being built in Cuan Íosa and an extension to the nursing unit in Ballymote.

### Overview of Methodology

The members of St. Vincent de Paul have been working on this project since the 1980s, to ensure that community housing is provided to those who need it. This initiative has been one of the big successes of its time.

At a time when older aged persons, particularly those living in isolated areas, were in need of housing, the St. Vincent de Paul's Conference in Ballymote applied for funding for this project. Sixteen houses were built in the first phase, another 12 in the second phase and now the Department of Housing has granted final approval for 8 more houses to be constructed.

These new homes – which will be mostly one and two bed units – will provide accommodation for older aged persons, persons with disabilities and disadvantaged families.





## Financial Costings & Source of Funding

Department of Housing committed a budget of €1.7m for the 8 additional houses at Cuan Iosa.

## Key Findings

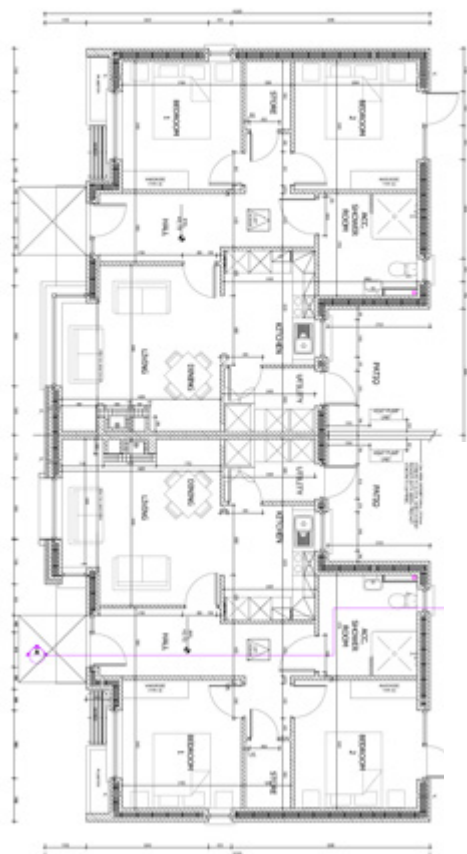
The delivery of phases 1, 2 and now the further phase 3 are a testament to the success and positivity around this development. The location of the village of Ballymote provides proximity to facilities which is enjoyed and welcomed by residents who, without this development, may have had periods of isolation and now feel part of a supported community with dwellings that offer a safe, high quality dwelling.

## Technical Specification

8 units to be developed ranging between one and two bedroom properties. Elements of construction included: trussed slate roof, blockwork construction with nap plaster finish, heat pump system, A3 rated BER rating to dwellings, landscaped green areas, public lighting, external lighting and signage to housing area.

## Linkages

<https://www.sammonbuilders.com/projects-1/construction-of-8-no-houses-at-cuan-iosa-ballymote-co-sligo>



# South Dublin

## An Clós Beag, St. Marks, Clondalkin, Dublin 22

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** Q1 2023

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

The wider area of Ronanstown and Neilstown was developed in various stages from the 1970s onwards. There is a significant housing need in the area and in particular an identified need for smaller units which could facilitate existing older residents to rightsize and age-in-place within their established communities.

There is a shortage of lands available for development in the area and it was important to utilize the site as effectively as possible in line with policies and objectives set out in the County Development Plan and the County Age Friendly Strategy 2020-2024.

### Development description

The proposed development consists of 8 Age-Friendly specific units and community room and is part of a larger development of 38 general social housing units currently under construction. The Age Friendly units are at an advanced stage of construction and the overall development is due for completion in Q1 2023.

The project is one of a series on infill projects in the County located on under-used public open spaces within established residential estates. In addition to providing choice in housing options and addressing specific housing needs in the area these developments have an urban design function and are intended to stitch-in to existing estates, provide additional enclosure, active frontages, and passive surveillance to the remaining public open space.

The Age Friendly element of the current proposal consists of a single-storey, self-contained courtyard-type development consisting of four







one-bed, two-person dwellings and four 2-bed dwellings. The two bed units are intended to allow a visitor to stay-over if required.

The community room element is intended to facilitate a number of potential uses such as attendance by a GP, nurse or other medical professional or use as a meeting space to facilitate the needs of future residents.

### **Overview of Methodology**

The proposed Age Friendly units are part of larger housing development, and their inclusion is supported by policies and objectives contained in the Council's Development Plan, Housing Strategy and Age Friendly Strategy.

The proposal utilizes standard SDCC house types developed as age-friendly specific units. The proposal was brought to Part 8 stage by South Dublin County Council Architects Department and tendered as a design and build contract for detailed design and construction stages.

The approach to the design of the units was based on providing generous space standards, ease of access, circulation, and flexibility in use. A simple, flexible layout is intended to allow

for further adaptation and accommodation of assistive technologies if required in the future and based on resident's particular needs. The emphasis has been on providing quality space standards and flexibility in use rather than incorporating technological infrastructure which can be added at a later date if required.

### **Financial Costings & Source of Funding**

The proposed development is located on lands which are in Council ownership and the development is funded by the Department of Housing, Planning and Local Government through the Social Housing Investment Programme (SHIP). The overall cost of the project (38 units) is €10.6m inclusive of V.A.T. and the Age-Friendly units are being delivered within existing Department ceiling-costs.

### **Key Findings**

The project is currently on site and is one of the first of a new generation of Age-Friendly developments in South County Dublin using the shared courtyard typology and incorporating a community room for residents use. The success

of the proposal will depend on the active participation of the future residents in engaging with and claiming ownership over the shared elements of the proposal and in particular the shared courtyard space and community room. The intention is to provide a physical setting which would encourage social interaction and the ingredients which could facilitate the growth of a sustainable community of older residents.

### Technical Specification

External walls consist of a light gauge steel system for internal leaf with brick and rendered blockwork external leaf. All internal partitions

are in light gauge steel system. The system allows for a high level of insulation to the external fabric.

All units are designed to meet a minimum A1 BER rating requiring high levels of insulation, airtightness and inclusion of renewable energy sources including solar and air-to water technologies. High quality materials are used including Aluclad windows, brick, render and fiber-cement external finishes with cast aluminum rainwater goods.



# South Dublin

## Riverside Cottages, Templeogue, Dublin 6w

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** Q4 2022

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable  
toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology  
and assistive technology

### Identification of Need

Templeogue village and its wider hinterland consists of a variety of long-established housing areas and there is a particular need identified in the area for smaller units which could facilitate existing older residents to rightsize and age-in-place within their established communities.

There is a severe shortage of lands available for development in the area and it was important to utilize the site as effectively as possible in line with policies and objectives set out in the County Development Plan and the County Age Friendly Strategy 2020-2024.

### Development description

The proposed development consists of 10 Age-Friendly specific dwellings and is currently nearing completion on a very restricted brownfield site. The development is located in a backland area which is located directly off the main street through the village and in very close proximity to services, transport and amenities.

The project is one of a series of infill projects in the County located on under-used sites within established residential areas and in this project the site utilizes a small car-park in Council ownership. In addition to providing choice in housing options and addressing specific housing needs in the area the development will provide a more active, attractive, appropriate, and sustainable use for this serviced site.

The Age Friendly element of the current proposal consists of apartment units provided in two terraces of two-stories enclosing a triangular courtyard space. The units consist of nine one-bed, two person units and one two-bed unit.





The two bed unit will allow a visitor to stay-over if required. The dwellings enclose a shared courtyard space which is further enclosed and protected by surrounding boundary walls and a gated access.

### **Overview of Methodology**

The proposed Age Friendly units are part of larger housing development, and their inclusion is supported by policies and objectives contained in the Council's Development Plan, Housing Strategy and Age Friendly Strategy.

The proposal utilizes standard SDCC house types developed as age-friendly specific units. The proposal was brought to Part 8 stage by South Dublin County Council Architects Department and tendered as a design and build contract for detailed design and construction stages.

The approach to the design of the units was based on providing generous space standards, ease of access, circulation, and flexibility in use. A simple, flexible layout is intended to allow for further adaptation and accommodation of assistive technologies if required in the future and based on resident's particular needs. The emphasis has been on providing quality space

standards and flexibility in use rather than incorporating technological infrastructure which can be added at a later date if required.

### **Financial Costings & Source of Funding**

The proposed development is located on lands which are in Council ownership and the development is funded by the Department of Housing, Planning and Local Government through the Social Housing Investment Programme (SHIP). The overall cost of the project is €2.8m inclusive of V.A.T. with and the Age-Friendly units are being delivered within existing Department ceiling-costs.

### **Key Findings**

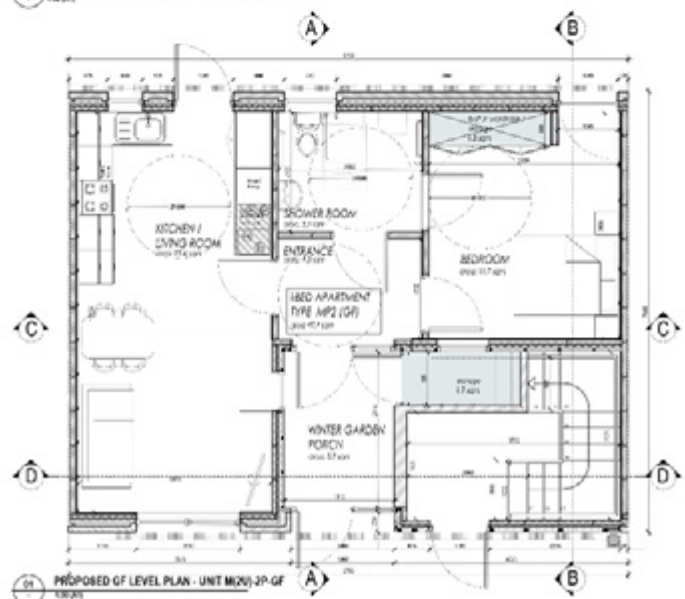
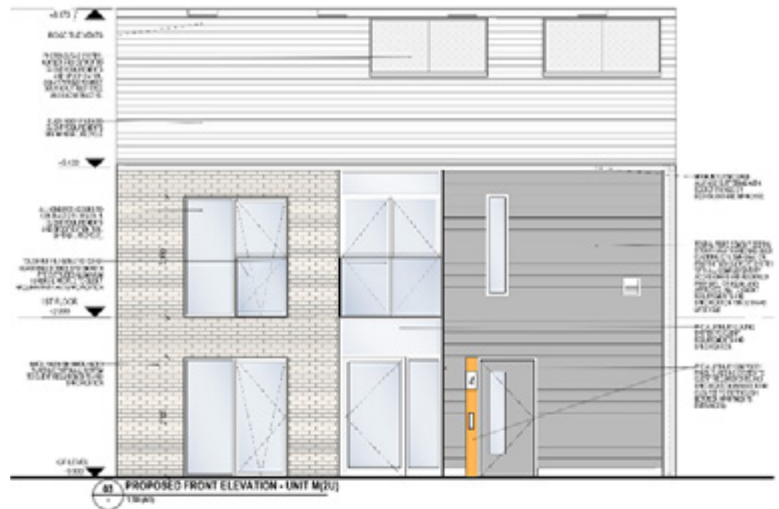
The project is currently on site and is one of the first of a new generation of Age-Friendly developments in South County Dublin using the shared courtyard typology. The success of the proposal will depend on the active participation of the future residents in engaging with and claiming ownership over the shared elements of the proposal and in particular the shared courtyard space. The intention is to provide a

physical setting which would encourage social interaction and the ingredients which could facilitate the growth of a sustainable community of older residents.

### Technical Specification

External walls consist of a light gauge steel system for internal leaf with brick and Cedral (fiber-cement) cladding to the external leaf. All internal partitions are in light gauge steel system. The system allows for a high level of insulation to the external fabric.

All units are designed to meet a minimum A1 BER rating requiring high levels of insulation, airtightness and inclusion of renewable energy sources including solar and air-to-water technologies. High quality materials are used including Aluclad windows, brick and fiber-cement external finishes with cast aluminum rainwater goods.



# Tipperary

## Castle Crescent, Nenagh

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2023

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

There is a significant requirement for smaller, Age-Friendly Units in the centre of Nenagh.

### Development description

This is a new age-friendly, social housing development of 10 units on a 0.25 hectare site at Woodview Close, Nenagh, Co. Tipperary. The development will consist of 6 No. Two Bedroom, single storey houses & 4 No. One Bedroom units, two at ground level and two at first floor level. The new development has been designed to suit more older aged person's residential need with a landscaped courtyard with parking to the front and smaller private gardens to the rear. It is considered a development of this nature will be appropriate on this site beside the existing housing at Castle Crescent and the adjoining Enable Ireland facility.

### Overview of Methodology

This is an excellent site adjoining an existing single storey development of sheltered housing and beside an Enable Ireland Day Care facility. It is in an ideal location in an established residential area in the heart of the town.

### Financial Costings & Source of Funding

The cost of this development is €1.5M and it has been funded by the Department of Housing under their Capital works Programme.





## TYPICAL ELEVATIONS



VIEW A



ADJACENT ENABLE IRELAND HOUSING



VIEW C



HOUSING ACROSS THE ROAD



VIEW B

PROPOSED NEW AGE-FRIENDLY DEVELOPMENT AT CASTLE CRESCENT  
WOODVIEW CLOSE, NENAGH, CO. TIPPERARY  
August 2020

SITE DETAILS

DRG No. 20/02/12

SCALE : 1:12.5

TIPPERARY COUNTY COUNCIL  
Housing Department, Civic Offices, Chunnel  
Tel : 0761 065000

## Key Findings

There is now a growing demand for smaller units in the middle of all our towns, especially for Age-Friendly or downsizing needs and this compliments our drive to address vacant and brown field sites to repopulate and enhance key town centre sites.

## Technical Specification

All of the dwellings in this new development have been designed with accessible toilet facilities at Ground Level that is fully accessible to wheelchair users. All of the Ground Floor plans also have been designed with a designated future bed space that allows the Kitchen/Dining & Living to continue to function as normal, but with the addition of an incorporated sleeping facility should the dwelling be required to be used at Ground Level only, at a later stage. A range of units types have also been incorporated to suit a range of residents, two bedroom units with a variety of rear garden sizes and one bedroom units. All designs are also in keeping with the minimum standards for multiple unit residential development in the Tipperary Development Plan.

The essence of the design of this development of 10 units is to provide a sheltered arrangement, close to the centre of the town and the nearby daycare facility and has been designed specifically for an Age-Friendly need with paved communal forecourt parking and small back gardens that is particularly suited to older aged person residents. It offers accommodation of 1 & 2 Bed units only and has been designed to give each resident their own private accommodation, but very much within an intimate, secure and sheltered community arrangement, close to all of the amenities of the town of Nenagh. Linkages

# Tipperary

## Gantly Road, Age Friendly Neighbourhood

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2025

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

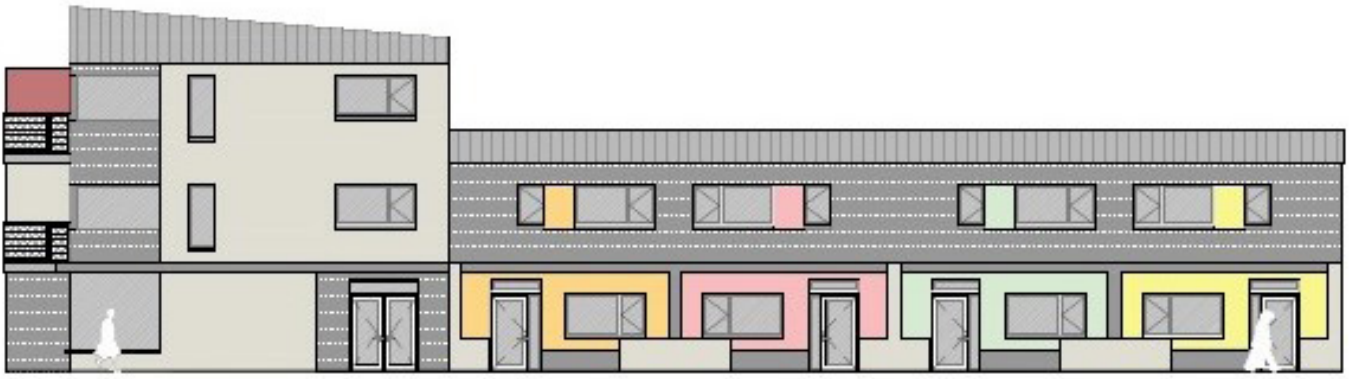
### Identification of Need

The vision for the Gantly Road Age Friendly Neighbourhood is to create a more vibrant and appealing place for people of all ages to live, in the middle of one of our main towns, through intelligent and forward thinking solutions. This project is presented as a pilot scheme for how to develop age friendly communities within rural towns in dealing with typical conditions such as regeneration, infill and back lands sites. A specific site within the masterplan has now been selected by the RIAI as one of the 4 national sites for their first ever Town Centre Housing Design Competition. The winning entry, with 17 units, will be the first development within the masterplan area and will be the beginning of the regeneration of this declining part of central Roscrea into a new Age-Friendly neighbourhood that will become a model for all of our towns for the future.

### Development Description

The completed neighbourhood will provide 50 residential units, but the initial competition winning scheme will be a self-contained courtyard residential block of about 17 units. The project aims to demonstrate the effectiveness of alternative housing models in a rural Irish town setting, to engage with local communities, to build upon existing Age Friendly projects and activities and to incentivise public and private sector investment. All of the development within the masterplan area will not just provide suitable age-friendly accommodation but also the necessary ancillary facilities such as leisure, shopping and healthcare amenities and a communal social facility at Ground Level for all residents to enhance their





**NORTH ELEVATION**

level of community and support within the environment in which they live.

### Overview of Methodology

The initial development will provide a specific, stand-alone, Age-Friendly specific residential facility but the overall purpose of developing Gantly Road is to create an entire community that is close to all the amenities in the middle of Roscrea. That community will in turn rejuvenate and bring life back to this important part of the town. The initial development will be an important starting block to the redevelopment of the entire area, west of the main street, to becoming an age-friendly neighbourhood that will be demonstration of how all of our towns can be transformed to meet the changing needs of our aging population.

### Financial Costings & Source of Funding

The cost of this development is estimated to be in the region of €2.25M and will be funded by the Department of Housing under their Capital works Programme.

### Key Findings

There is now a growing demand for smaller units in the middle of all our towns, especially for Age-Friendly or downsizing needs and this compliments our drive to address vacant and brown field sites to repopulate and enhance key town centre sites.

### Technical Specification

All of the dwellings in this new develop will be designed with accessible toilet facilities at Ground Level that is fully accessible to wheelchair users. Many of the units will be to U.D. standard. All of the Ground Floor plans will also have been designed with a designated future bed space that allows the Kitchen/Dining & Living to continue to function as normal, but with the addition of an incorporated sleeping facility should the dwelling be required to be used at Ground Level only, at a later stage. A range of units types have also been incorporated to suit a range of residents, two bedroom units with a variety of rear garden sizes and one bedroom units. All designs are also in keeping with the minimum standards for multiple unit residential development in the Tipperary Development Plan. An inherent part of the residential block will also be a Community Room at ground level to facilitate a range of Age-Friendly activities, social events and services for all of the residents to share.





# Waterford

## St Josephs, Manor Hill

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** Due for Completion Q1 2023

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

This project was an opportunity to return to productive use, an iconic building which will showcase many of the key objectives from both Rebuilding Ireland and Housing for All.

The re-use of vacant buildings is also an objective of the National Re-Use strategy and Waterford Vacant Homes Action Plan.

This site will provide an exemplar project for both city center living for accommodation for older aged persons along with an opportunity to roll out a pilot scheme for a Rightsizing Policy for local authority tenants.

The 2020 Summary of Social Housing Assessments indicated that out of 1,267 qualified households, 22% were aged over 50. There was also an indication that 57% of qualified households were single person households. This has determined the breakdown of the units to be provide in this development.

### Development description

St Joseph's is a former religious convent with various outbuildings located on a 2.29 ha site in Waterford City Centre. The main building was originally constructed c.1900 and was used as the Convent for the Little Sisters of the Poor. There has been very little use of the building since 2010 except when it was used briefly for temporary school accommodation.

All of the buildings proposed to be refurbished are included in the National Inventory of Architectural Heritage and also as protected structures in the Waterford City Development plan.





In total, 71 units are proposed, with 50 units located within the main building and 21 located within the various out-buildings clustered on the site.

64 of the units are apartments, with the remaining 7 dwelling houses.

The breakdown of the proposed units are: 42 x 1Beds, 28 x 2beds and 1 x 3bed.

The site is excellently located in a city center location with ease of access to a full range of local services and facilities. There are bus stops serving 7 different bus routes within 250m of the site which serves the city center, Waterford University Hospital, primary health care centers, libraries, shops etc.

The dwelling units are served by a number of external spaces which will provide a good connection to the outdoors for recreation and functional needs such as a community garden / allotments etc. Despite the topography of the site, a number of gentle slope walkways linking the different areas of the site have been incorporated and will form a great connection to the immediate community outside the boundary of the site including well established Barracks Street and Cartridges Avenue.

In addition to this, at the centre of the main building is a multipurpose day room in what was the old chapel which has potential for hosting get togethers / entertainment purposes which will be operated in conjunction with the local authority / AHB.

71 residential units are set to come on-stream for older aged persons in Waterford city, at the site of the former home of the 'Little Sisters of the Poor'. The development includes a mix of studio, 1 & 2 bed apartments and houses at a city centre location. The development includes the refurbishment of the existing protected structure and is delivered through the Waterford Repair and Lease Scheme.

## Overview of Methodology

Centrally located in Waterford City, this development will promote and support independent living and ageing in place for older aged persons through the refurbishment and reuse of vacant buildings. The buildings are protected, and a full conservation and architectural impact assessment has been undertaken. In accordance with the current Waterford City Development Plan, Waterford

Vacant Homes Action Plan, National Re-Use Strategy and Housing for All Action Plan, the reuse of existing vacant buildings is both a local and national objective. City center sites are identified and prioritized for residential use as sustainable development that should be encouraged and enabled.

Additional buildings that are already on the site are protected structures, and in a statement, Waterford Council said that a portion of the government funding will be used to re-purpose the existing buildings which were once vacant.

The project will be made possible through the Repair and Lease Scheme which has been pioneered in Waterford and is a significant driver in providing high-quality affordable housing solutions and returning vacant buildings into use in Waterford.

## **Financial Costings & Source of Funding**

This project is being delivered through the Repair and Lease scheme (RLS). The RLS is targeted at owners of vacant properties which cannot afford or who do not have access to the funding required to bring these properties up to the rental standards. The RLS tackles the issue of vacancy as well as having the additional benefits in terms of regenerations, employment and investment in the local area.

The maximum allowable funding from RLS of €60,000 per unit has been granted by the DHLGH totaling €4,260,000 with the remainder to be funded by the property owner.

Once complete, the units will be leased to WCC for 25 years and the units will be tenanted by qualifying households on the housing list.

€4.2m Euro in government funding has been approved by the Department of Housing, Local Government as part of the government's 'Housing for All' plan at St Joseph's House, Manor Hill.

## **Key Findings**

While the adaptability of existing buildings is not without its challenges in terms of delivery of Universal Design features, their reuse along with proximity to amenities means that they should not be overlooked when it comes to housing options for older aged persons. These 71 units, which will be delivered under this scheme will be comfortable and spacious homes and will bring a new vibrant community to this building and immediate area.

Also, the added benefit of the chapel will provide an opportunity for both formal and informal gatherings which may not be as easily provide in a traditional new build development on a greenfield site.

In addition to the accommodation being developed, also included are meditation gardens, community day room with cooking facilities and entertainment potential.

## **Technical Specification**

The redevelopment of the existing building has its challenges when it comes to meeting all the requirements of universal design with the fire regulations having precedence on the layout, however each of the 71 units exceeds the spatial requirements contained within the Quality Housing for Sustainable Communities and 2018 Apartment Guidelines, all have level access leading up to and within the units, the basements units will have full wet rooms and 40% of the units will have an additional bedroom.

All dwellings in the various out-buildings have independent own door access with circulation spaces and level access across most of the site. Apartments within the main building have independent own-door access via communal protected areas that will be access-controlled.



The units in the main building are served by 2 passenger lifts and 4 stair cores.

There are internal and external common areas where tenants can meet and socialize and there will be an emphasis on inclusion of the wider community through the sharded spaces and gardens.

Although exempt from the requirement of a BER, it is expected that these units will range from C2 – A2 BER rating due to the high levels of insulation and standard of construction applied to future proof the building.

Project due to be delivered mid 2022.



# Westmeath

## Esker Park, Athlone

### Type of Development:

- Social
- Private
- Mixed Tenure

### Year of Completion:

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

Adapted from: <https://www.glenman.ie/project/esker-park-arcadia-westmeath/>

### Identification of Need

While the overall development of 33 housing units was allocated to families with a social housing need, five particular units were identified to be suitable of older persons. The suitability of these units for older persons was identified at design stage.

The allocation of these units, commensurate with their suitability for older persons, was based on Westmeath County Council allocations policy and prioritisation strategy.

Each of these five units are two-bedroom, three-person units. Four of these are single-storey houses and the fifth is a ground floor two-bedroom, three person apartment. All the two-storey houses have ground floor wetrooms 180x150 cm.

### Development description

This project involved the construction of 33 residential units comprising of 23 two-storey terrace houses, 4 single-storey terraced houses, 4 two-storey semi-detached houses and a single two-storey block consisting of 2 apartment units. 5 of these units are Age Friendly.

### Overview of Methodology

This development was constructed on a Made Ground infill site with a large embankment to the north-eastern side of the site, which was reduced in levels and also included the placement of retaining walls and tiered insitu concrete seating into the embankment, along with soft landscaping.





## Financial Costings & Source of Funding

The development was funded by the Irish Government under Rebuilding Ireland: Action Plan for Housing and Homelessness.

## Key Findings

This project required the completion of all units to turn-key standard. It also required the provision of retaining walls, block subdividing walls, roads, paths, pavings and associated site works which included drainage works to service the new units and connecting these works to existing public drainage services. Included in these works was the installation of galvanised gates and railings to the site boundaries of all units, all hard and soft landscaping consisting of front and rear gardens with trees and hedging in all common green areas.

## Technical Specification

This development consisted of a mixture brick and plaster external finishes with a prefabricated truss roof slated, UPVC triple glazed window units with PVC down pipes and gutters. Esker

Park achieved a BER rating of A2 and complies with TGD Part L requirements.

Specification of each unit included: Full fill cavity bead insulation, air to water heating system, underfloor central heating, triple glazed external joinery, fitted kitchen and utility units, selected vinyl flooring to kitchens, utility, hallway and bathrooms, garden shed equipped with electricity, external acrylic render finish with coloured feature panel, powder coated external door canopies, large external feature seating area, brick feature plinth and soldier course, cedar panelling to side gates and door canopies, brick garden walling and various feature planted areas.

## Linkages

<https://www.glenman.ie/project/esker-park-arcadia-westmeath/>



# Wexford

## Tagoat, Co Wexford

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** Expected 2024

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

As part of an overall scheme of 18 units, 4 units have been identified as specifically meeting the requirements for older aged persons. While this scheme is at an early stages and the allocation of these units are not complete, they have the potential to meet the needs of an older occupant.

### Development description

18 unit scheme comprising a mix of unit types on a 2 acre site. 2 x 2 bed bungalows and 2 x 2 bed ground floor apartments are part of the scheme offering accommodation to a variety of occupants which will bring diversity to the scheme. It is located on an infill site in a village setting and as such is well connected to local amenities and bus routes.

### Overview of Methodology

Generally we provide a mix of unit types in new developments and the 2 bed typology has been developed to meet Universal Design Principles, therefore future proofing these units to act as lifetime homes. This not only provides a good social mix within a scheme but also provides more interesting streetscapes and possibilities to create a sense of place.

### Financial Costings & Source of Funding

SHIP Funding for this scheme will be applied for by the local authority.





## Key Findings

While this scheme has not been completed yet, the 2 bed typology has been tried and tested in a number of other schemes.

- Wider hallway offering easy access between rooms and a sense of space when you enter the house. Fully glazed front doors and side lights ensure the circulation space is bright and welcoming.
- Larger toilets offer greater flexibility for a wider range of occupants therefore future proofing the units
- Window handles on all window units are at low level for ease of access
- Allowing for 1500mm turning circles offering spacious rooms
- Adaptability – rooms can be configured to meet broad spectrum of requirements.

## Technical Specification

Please refer to the unit type plan where the key age friendly features have been highlighted. Further to this the following apply:

- Corridor width of minimum 1200mm
- Clear access of 800mm to both sides and end of bed
- Accessible approach route
- Main bedrooms at least 13m<sup>2</sup>
- Bathroom minimum 2100 x 2400mm
- Bathroom located immediately adjacent to main bedroom with soft spot between. No electrical conduits located in vicinity of the soft spot. These rooms are also fitted with slimline light fittings to allow future installation of a hoist.
- Very energy efficient with heat pumps and MVHR systems
- All outlets, switches and controls to be at a consistent height between 450mm and 1200mm
- Easy to use fixtures and fittings ie lever mixer/ taps that can be used single handed and with a closed fist.

# Wicklow

## Carraig Eden, Greystones

### Type of Development:

- Social
- Private
- Mixed Tenure

**Year of Completion:** 2024

### 10 Universal Design Features:

- is well-connected to local amenities
- is easy to approach and enter
- is connected to the outdoors
- is easy to move about in
- has accessible and adaptable toilets and bathrooms
- has a guest bedroom
- has easy to use fittings and fixtures
- is energy and cost efficient
- has good security systems
- has infrastructure for technology and assistive technology

### Identification of Need

It is proposed that these apartments would confirm to the universal design principles for age friendly living. The need for the provision of age friendly housing has been identified in this area.

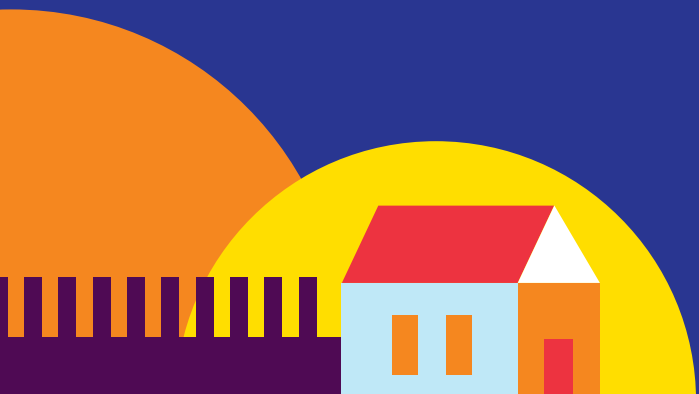
In the Greystones Municipal Area, there are 392 applications on the housing list for one bedroom accommodation, 463 applications for 2 bedroom accommodation and 235 applications for 3 bedroom accommodation. WCC consider that the site represents a valuable opportunity to provide 14 No. 1 bedroom dwellings in an urban area, where accommodation is severely restricted. A site most beneficial to aged people as it is within walking distance of bus route and close to amenities.

The inclusion of social housing was part of the requirement when Wicklow County Council bought the much-loved building for the recovery charity Tiglin in 2017.

### Development description

The proposal is for 14 no. age friendly 1 bedroom units over three storeys in one block. The dwellings will be constructed to Part M and with future adaptability in mind. This would offer the opportunity to avoid the excessive costs on adapting houses at later date/decanting people as their needs change.

14 one-bed apartments for older aged persons on the Carraig Eden site. All the apartments will have balconies and face out to sea, whilst Wicklow County Council hopes Tiglin would be the approved housing body looking after the scheme, given that they are already operating the centre which is on the grounds.







Wicklow County Council will manage the allocation of the apartments, which will be reserved for people over 55.

## Overview of Methodology

It is felt that Age Friendly apartments would be suitable for this site.

There are a significant number of services within 1km including a lifeguarded beach, the main street in Greystones, supermarkets, cafes, shops, schools, sports clubs, restaurants, a pharmacy, a medical centre and churches. There is a Garda station adjacent to the site.

There is a bus stop 150m from the site. The train station on the Dublin to Rosslare line is 750m walk from the site. There is a bike path and a waterfront promenade beside the site.

In 2016 Wicklow County Council became aware that Carraig Eden was being sold, putting the 30 residents at risk of homelessness. Wicklow County Council swiftly collaborated with the Department of Housing, Local Government and Heritage and funding was secured to purchase and upgrade the dilapidated building into a transitional supported accommodation facility, operated by Tiglin.

The accommodation changed from dilapidated, draughty, shared bedrooms and communal bathrooms to 35 no. en-suite single bedrooms that are wrapped up in an all new super insulated exterior to create a super low energy building.

Carraig Eden now provides the residents with high quality, modern, independent living accommodation, encapsulating the best of sustainable design in a re-imagined deep retro fit building while at the same time providing them with support from the Tiglin community through the shared living facilities and access to the support team. Located in the centre of the town and close to the Dart station, the residents are ideally located to take up employment or training opportunities in the community.

The high quality of this building and its surrounds sends a message to the residents that they are valued both as individuals and as part of the community in Greystones.

## Financial Costings & Source of Funding

Department of Housing, Local Government and Heritage provided funding to purchase and upgrade the development.

## Key Findings

The 14 apartments will be in a three-storey building, which is the same height as other houses in the locality. The plans would see Rise At The Cove remain as a neighbouring café, whilst the development will include an amenity

space. It is hoped that the apartments' location will encourage people to downsize and this would mean more family sized homes would become available in the area.

## Technical Specification

Highly energy efficient homes, wired for future technology.



# Local Authority Contact Details

Local Authority	Contact Number	Contact Email Address
Carlow County Council	(059) 9170300	corporate@carlowcoco.ie
Cavan County Council	(049) 4378300	info@cavancoco.ie
Clare County Council	(065) 6821616	customerservices@clarecoco.ie
Cork City Council	(021) 4924000	servicecentre@corkcity.ie
Cork County Council	(021) 4276891	customer-care@corkcoco.ie
Donegal County Council	(074) 9153900	info@donegalcoco.ie
Dublin City Council	(01) 2222222	customerservices@dublincity.ie
Dun Laoghaire Rathdown	(01) 2054700	info@dlrcoco.ie
Fingal County Council	(01) 8905000	customer-care-unit@fingal.ie
Galway City Council	(091) 536400	customerservice@galwaycity.ie
Galway County Council	(091) 509000	customerservices@galwaycoco.ie
Kerry County Council	(066) 7183500	info@kerrycoco.ie
Kildare County Council	(045) 980200	customer-care@kildarecoco.ie
Kilkenny County Council	(056) 7794000	info@kilkennycoco.ie
Laois County Council	(057) 8664000	corp-affairs@laoiscoco.ie
Leitrim County Council	(071) 9620005	customerservices@leitrimcoco.ie
Limerick Local Authorities	(061) 556000	customerservices@limerick.ie
Longford County Council	(043) 3343300	customerservices@longfordcoco.ie
Louth County Council	(042) 9335457	info@louthcoco.ie
Mayo County Council	(094) 9064000	info@mayo.ie
Meath County Council	(046) 9097000	customerservice@meathcoco.ie



---

Monaghan County Council	(047) 30500	info@monaghancoco.ie
Offaly County Council	(057) 934 6800	customerservices@offalycoco.ie
Roscommon County Council	(090) 663 7100	info@roscommoncoco.ie
Sligo County Council	(071) 9111111	info@sligococo.ie
South Dublin County Council	(01) 4149000	info@sdblincoco.ie
Tipperary County Council	0818 065000	customerservices@tipperarycoco.ie
Waterford City & County Council	0818 102020	contact@waterfordcouncil.ie
Westmeath County Council	(044) 9332000	customerservice@westmeathcoco.ie
Wexford County Council	(053) 9196000	customerservice@wexfordcoco.ie
Wicklow County Council	(0404) 20100	CustomerService@wicklowcoco.ie

---

Contact details for the Technical Advisor in each Local Authority can be found on the Age Friendly Ireland website [www.agefriendlyireland.ie](http://www.agefriendlyireland.ie)



## Age Friendly Ireland

Meath County Council, Buvinda House  
Dublin Road, Navan, Co. Meath,  
C15 Y291

[www.agefriendlyireland.ie](http://www.agefriendlyireland.ie)

[www.agefriendlyhomes.ie](http://www.agefriendlyhomes.ie)

January 2025



comhairle chontae na mí  
*meath county council*

