



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage



Eolas Housing Ireland Conference 2024

Designing for Affordable Housing and Sustainable Communities

Martin Colreavy

Dip Arch BArch Sc MSc Urban Design MRIAI

Head of Strategic Delivery and Urban Advisory Unit,
Affordable Housing Division, DHLGH

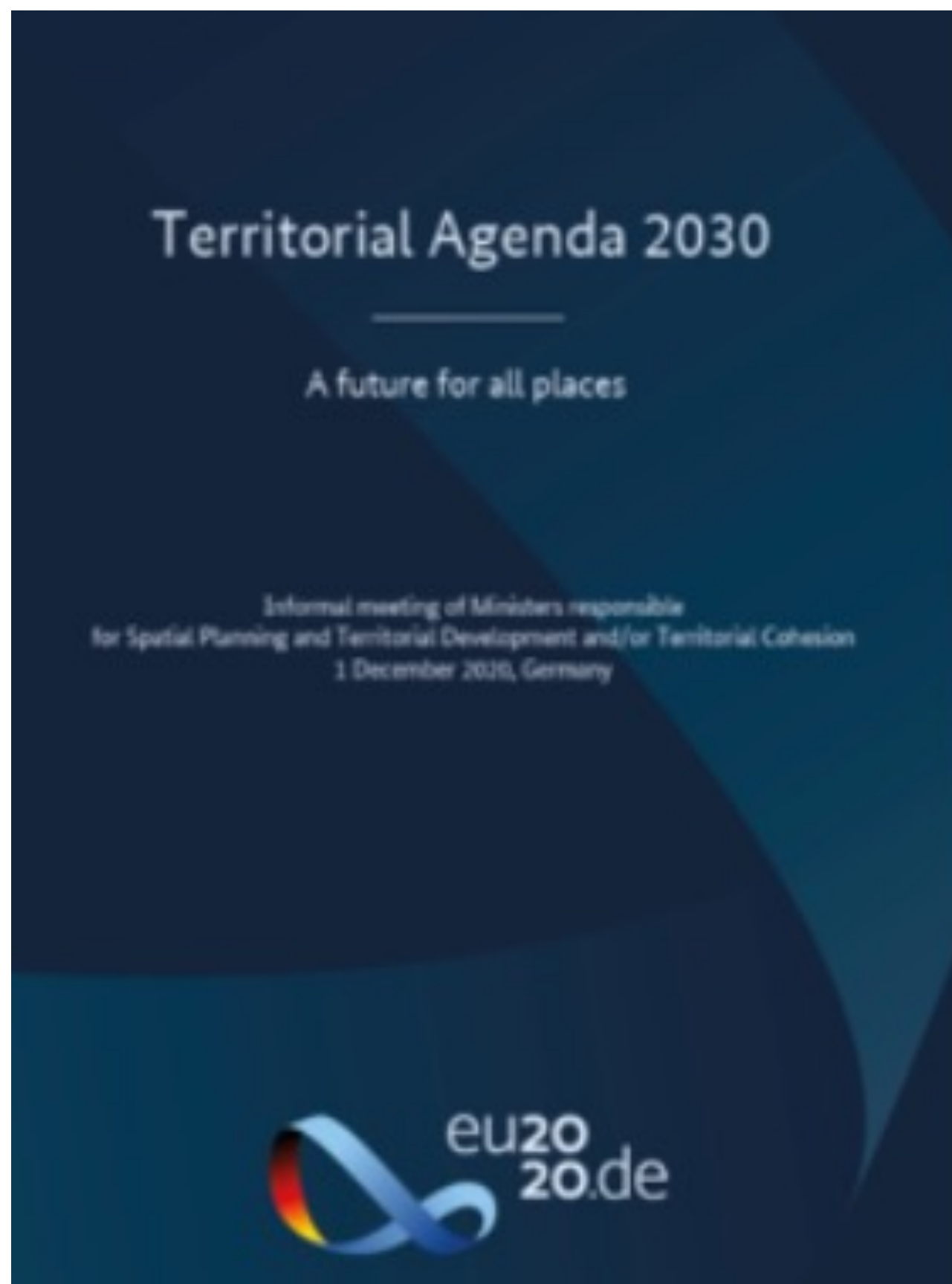


CONTEXT



EU Territorial Agenda (TAEU2030)

A future for all Places



The new Leipzig Charter 2020

Transformative power of Cities



Councils Conclusions on Urban and Territorial Development



Brussels, 15 December 2020
(OR. en)

13923/20

REGIO 285
FSTR 194
FC 98
SOC 800
DEVGEN 183
AGRISTR 114
PECHE 435

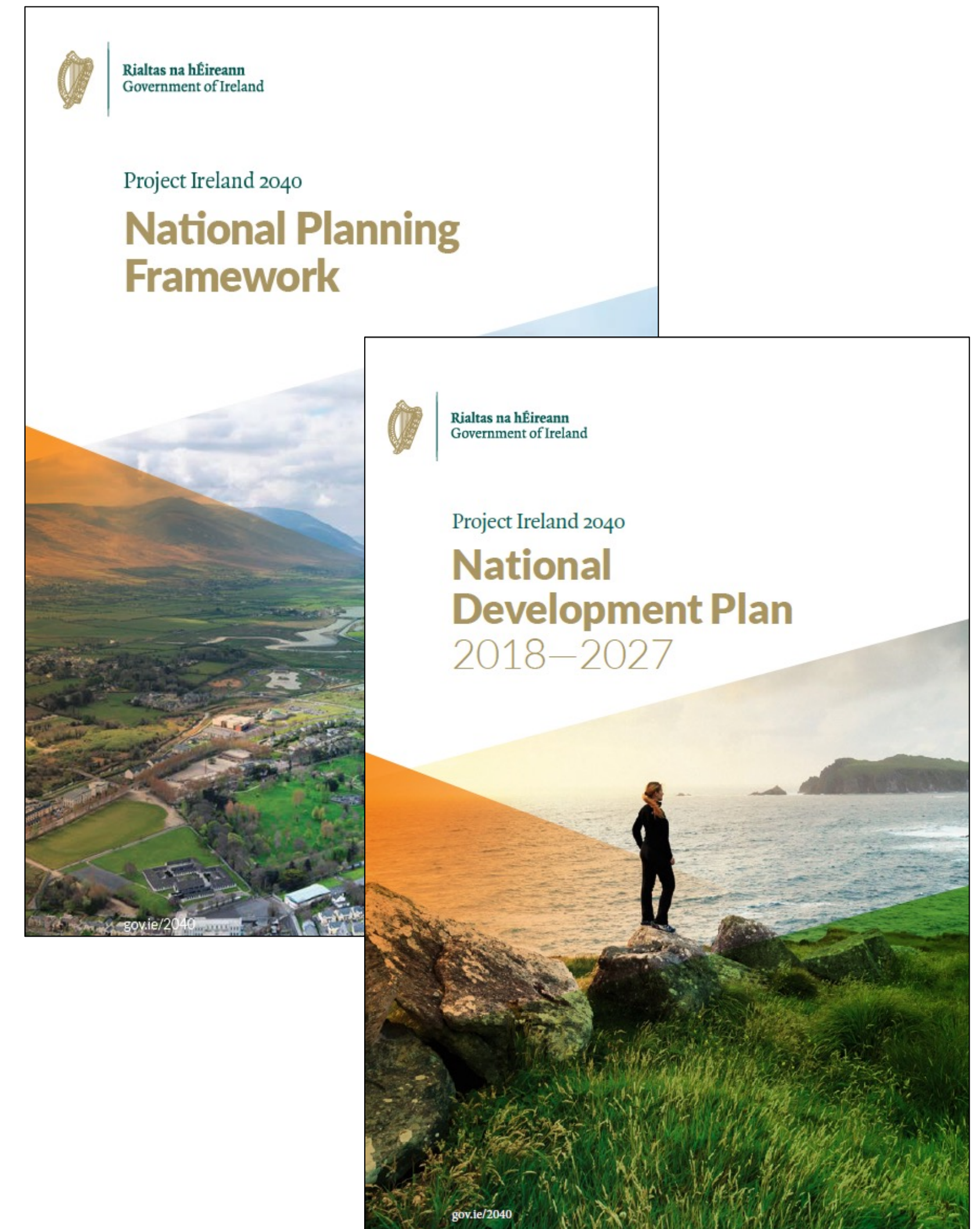
OUTCOME OF PROCEEDINGS

From:	General Secretariat of the Council
To:	Delegations
No. prev. doc.:	13597/20
Subject:	Council conclusions on urban and territorial development

Delegations will find in the Annex the Council conclusions on urban and territorial development, as approved by the Council on 14 December 2020.

Project Ireland 2040

- **National Planning Framework (NPF)** to 2040 and National Development Plan to 2031
- As Spatial Plan, NPF, sets out **strategy** to accommodate growth
- As Capital Investment Plan, NDP sets out **funding** envelope
- Approved together by **Government** in 2018



NPF Strategy

- Modest shift in Regional balance - '50:50' target, not by restricting EMRA, but by increased growth in the regions
- Focus on Dublin and the other four cities, targeting at least 50% growth
- Five regional/cross-border growth drivers
- 50% brownfield/infill development target for cities, 30% elsewhere, 40% overall
- Package of measures for rural regeneration



Housing for All

A new Housing Plan for Ireland

- Housing for All - a New Housing Plan for Ireland is the Government's housing policy to 2030, published in September 2021. The plan addresses the most pressing housing challenges facing the State and is set out across 4 pathways;
- The overall aim of the plan is that:

“Everyone in the State should have access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life”

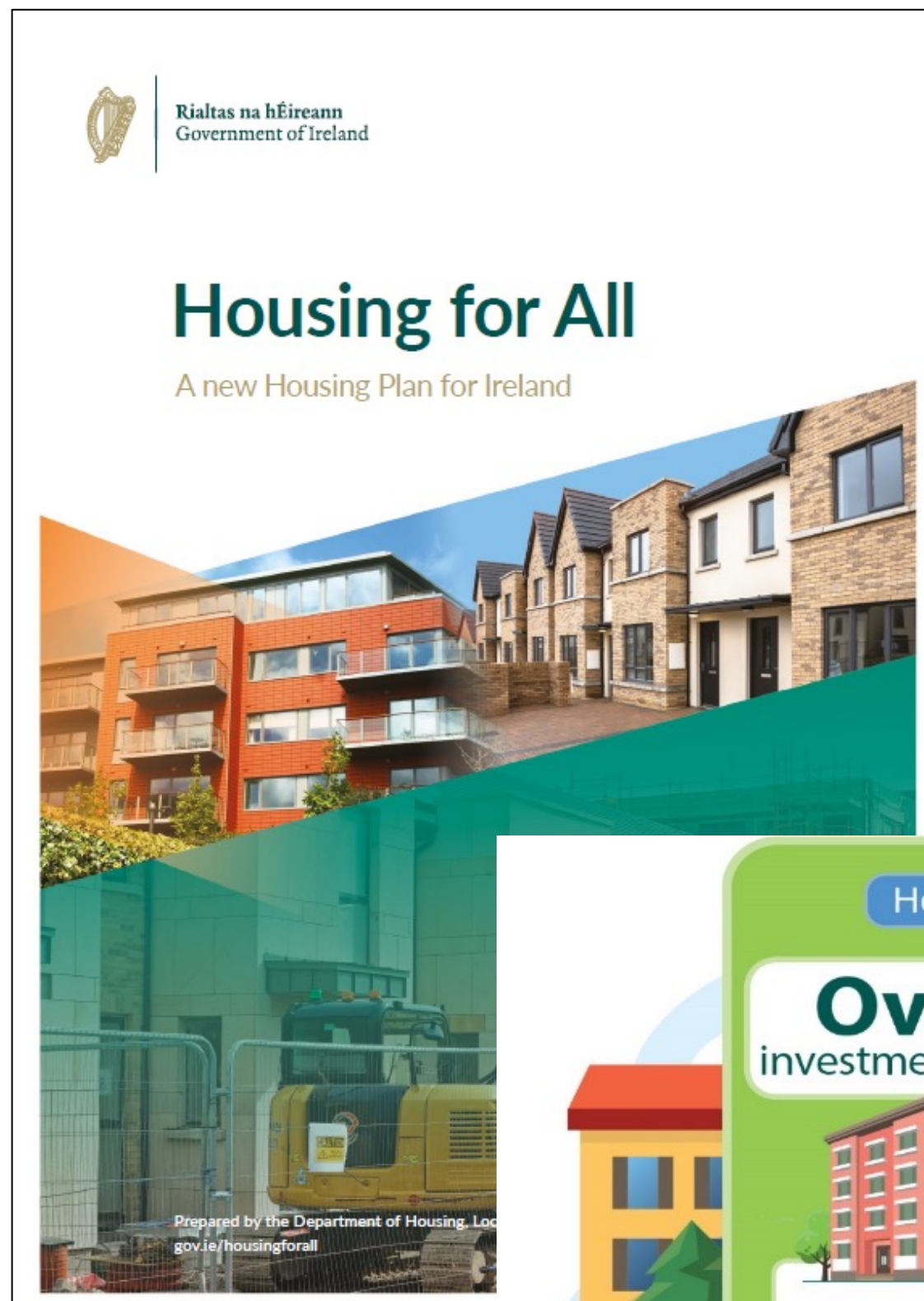
Affordable Housing— *Housing for All*



Housing for All focusing on 4 pathways to a Sustainable Housing System

- **Pathway 1:** Increasing Affordability/Home ownership (First Home, Cost Rental, STAR, AHF, LDA Project Tosaigh)
- **Pathway 2:** Eradicating Homelessness/Social Housing Delivery
- **Pathway 3:** Increasing new Housing supply via mechanisms such as Land Value Sharing (LVS), Urban Development Zones (UDZ) and Croí Cónaithe (Cities) Scheme
- **Pathway 4:** Vacancy and Existing Stock (Towns Centre First/Croí Cónaithe Towns)

Affordable Housing— *Housing for All*



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Key Delivery Pathways – Affordable Delivery

- **Affordable Purchase delivery pathways** - funded and legislatively underpinned
 - First Home – jointly with pillar banks
 - Local Authority– Affordable Housing Fund (AHF)
 - Land Development Agency – Project Tosaigh/State Lands
- **Cost Rental delivery pathways** - funded and legislatively underpinned
 - Approved Housing Bodies – Cost Rental Equity Loan (CREL)
 - Local Authority– Affordable Housing Fund (AHF)
 - Land Development Agency – Project Tosaigh/State Lands/STAR
 - Other market operators – Capital and Debt Funding/STAR

Key Delivery Pathways – Affordable Delivery

- Expansion of the **Vacant Property Refurbishment Grant (VPRG)**
 - €30,000 to €50,000
 - €50,000 to €70,000 (where the property is derelict)
- **Project Tosaigh** Phase II
- **Croí Cónaithe Cities** Phase II
- Extension of the **Local Authority Home Loan** to the purchase and renovation or renovation only of Derelict/Non Habitable Homes.
- **Additional Affordable Resources in place (69) in Local Authorities to support delivery of Affordable**





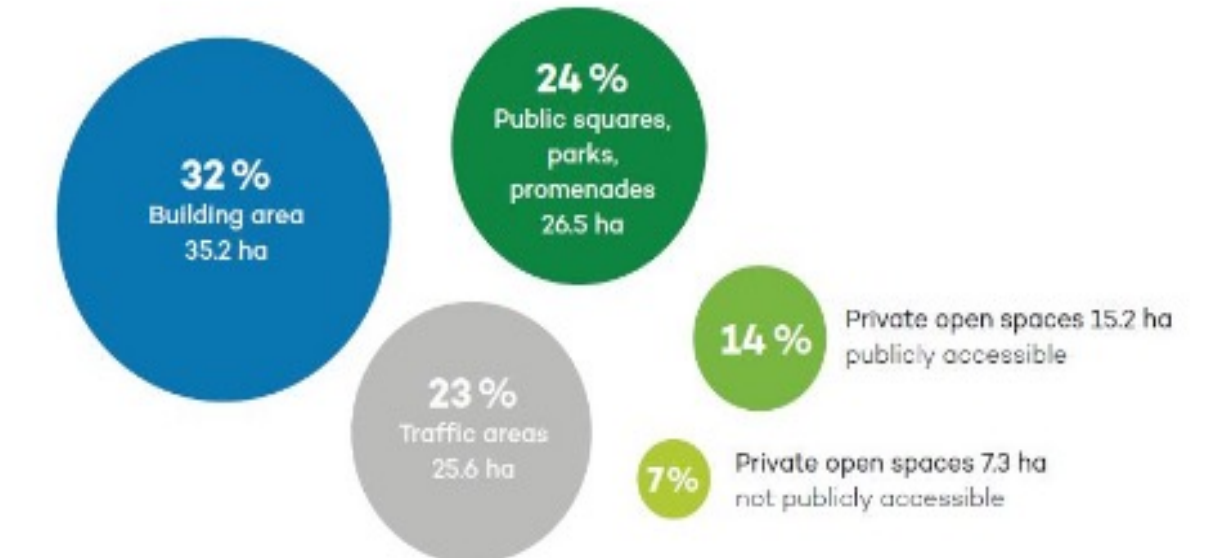


Hamburg HafenCity Regeneration (Re-use Brownfield Assets and Historic areas)

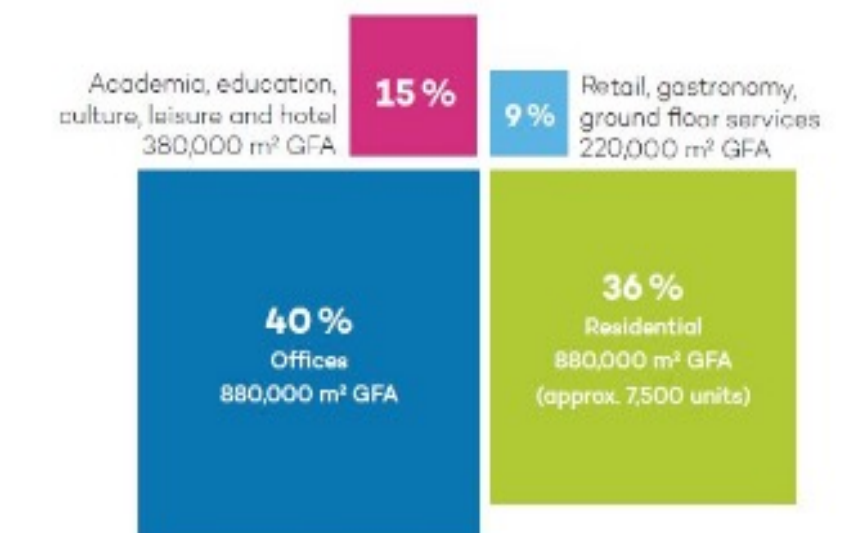


Land areas (total: 127 ha)

Distribution of land areas
(less Oberhafen neighborhood and DB tracks in HafenCity)



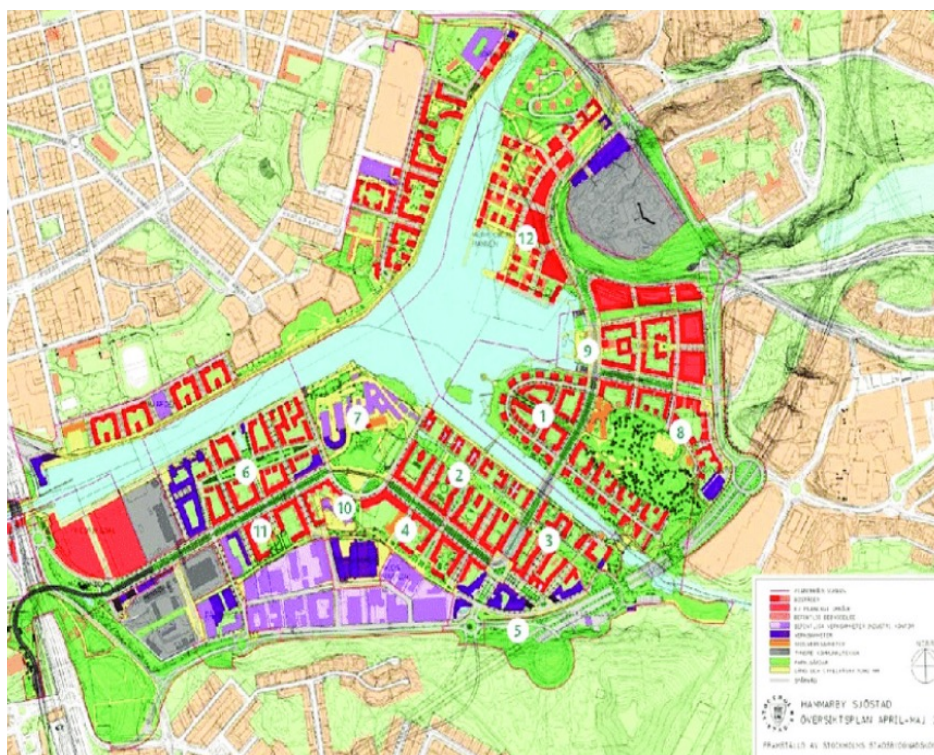
Distribution of building space
Total: approx. 2.5 million m² GFA



Hammarby Sjöstad, Stockholm (Sustainable Brownfield Regeneration)



Hammarby Sjöstad is an international exemplar for sustainable development and one of Stockholm's largest urban regeneration projects. In the early 1990's, there was nothing here except for dwindling industry on the heavily contaminated harbourside. Thirteen years in the making, this booming 200 hectare district is now home to 28,000 residents and 10,000 workers.



Building on already established *Place-making* Best Practice since 2007 – the “*How to...*”



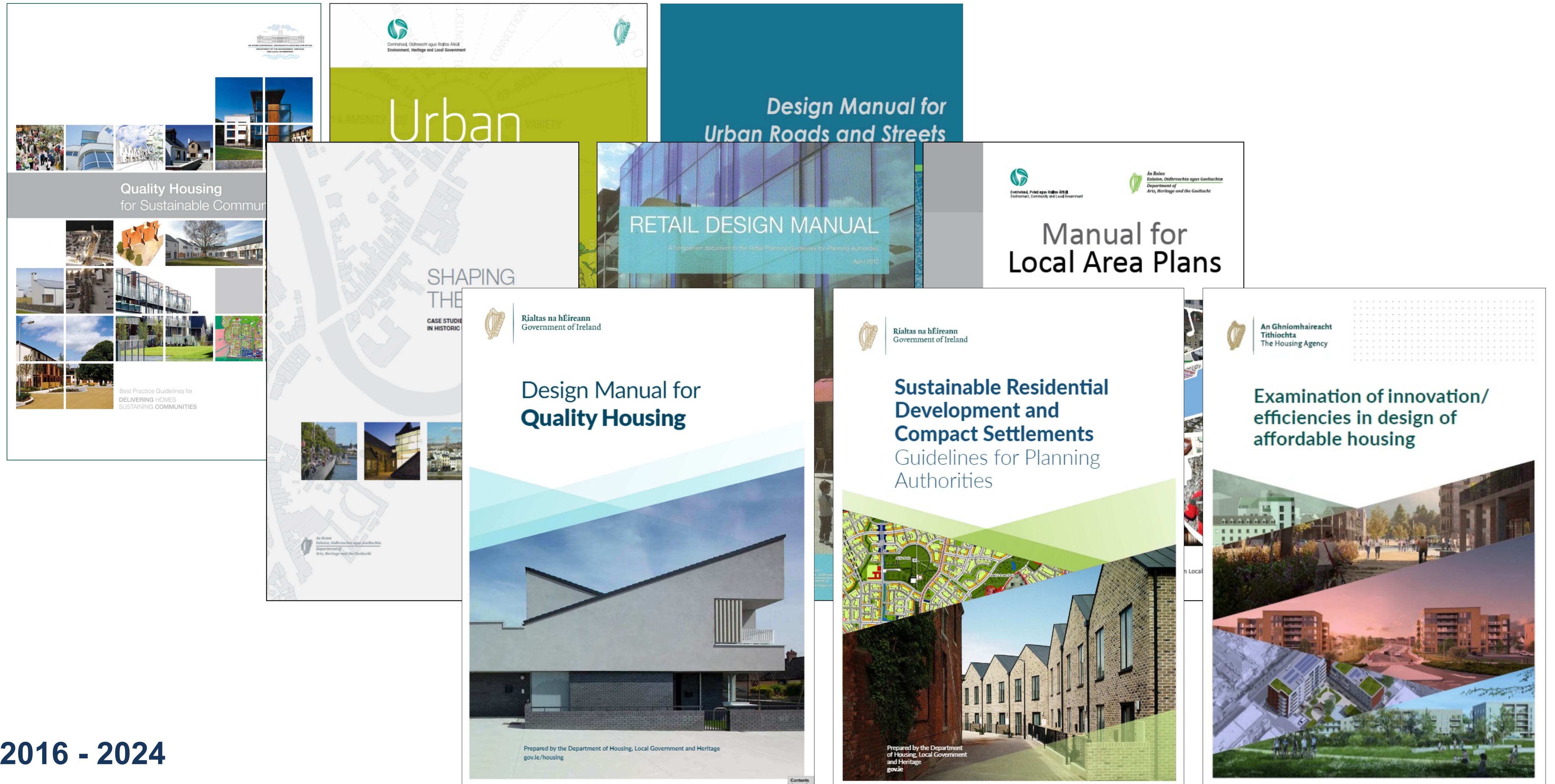
2007 - 2013

Building on already established *Place-making* Best Practice since 2007 – the “*How to...*”

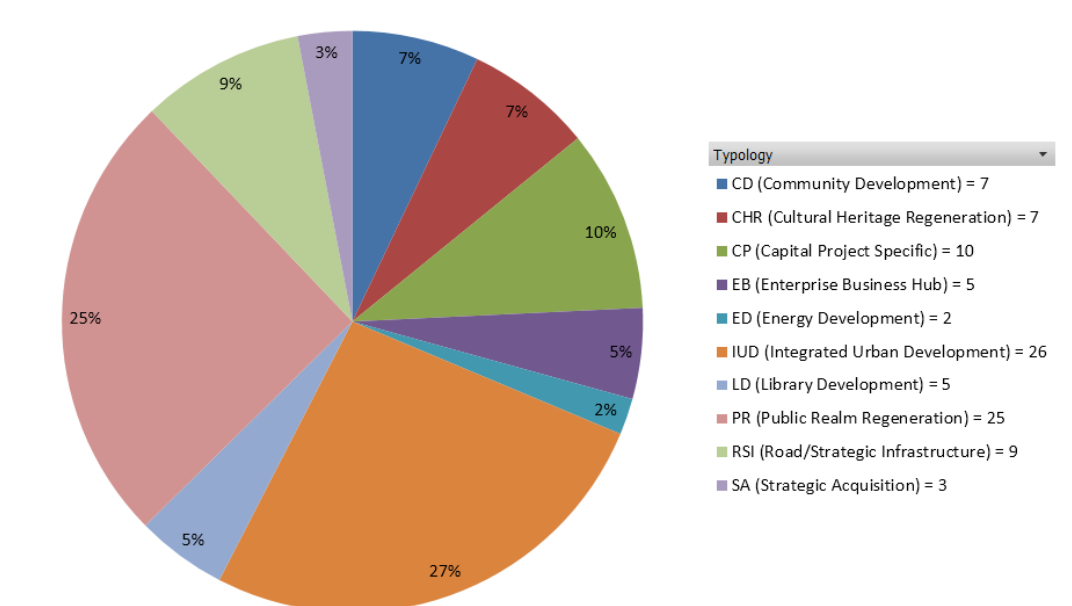
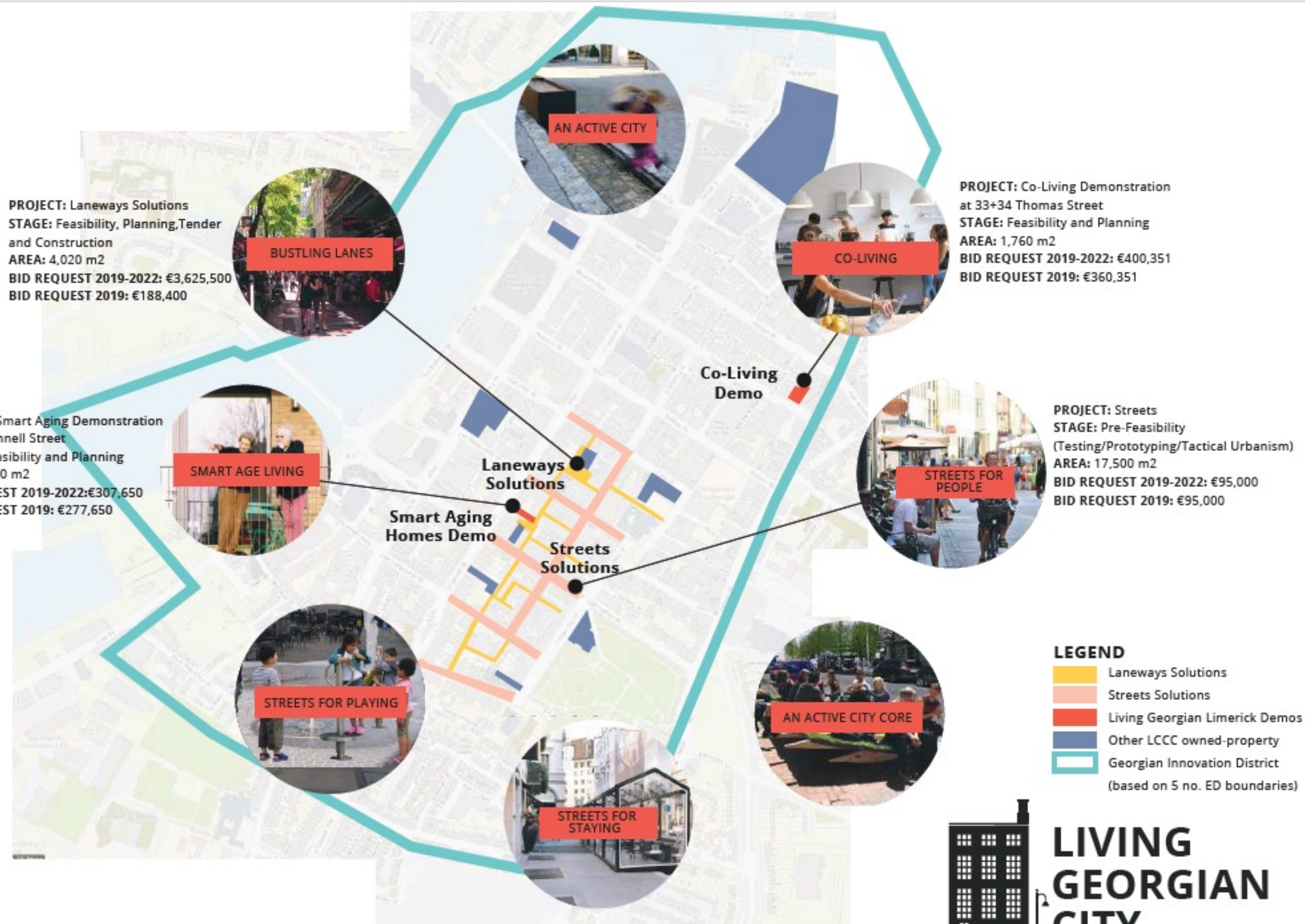


2012 - 2014

Building on already established *Place-making* Best Practice since 2007 – the “*How to...*”









- Cultural Quarter
- Viking Triangle
- Retail Spine
- Ballybricken



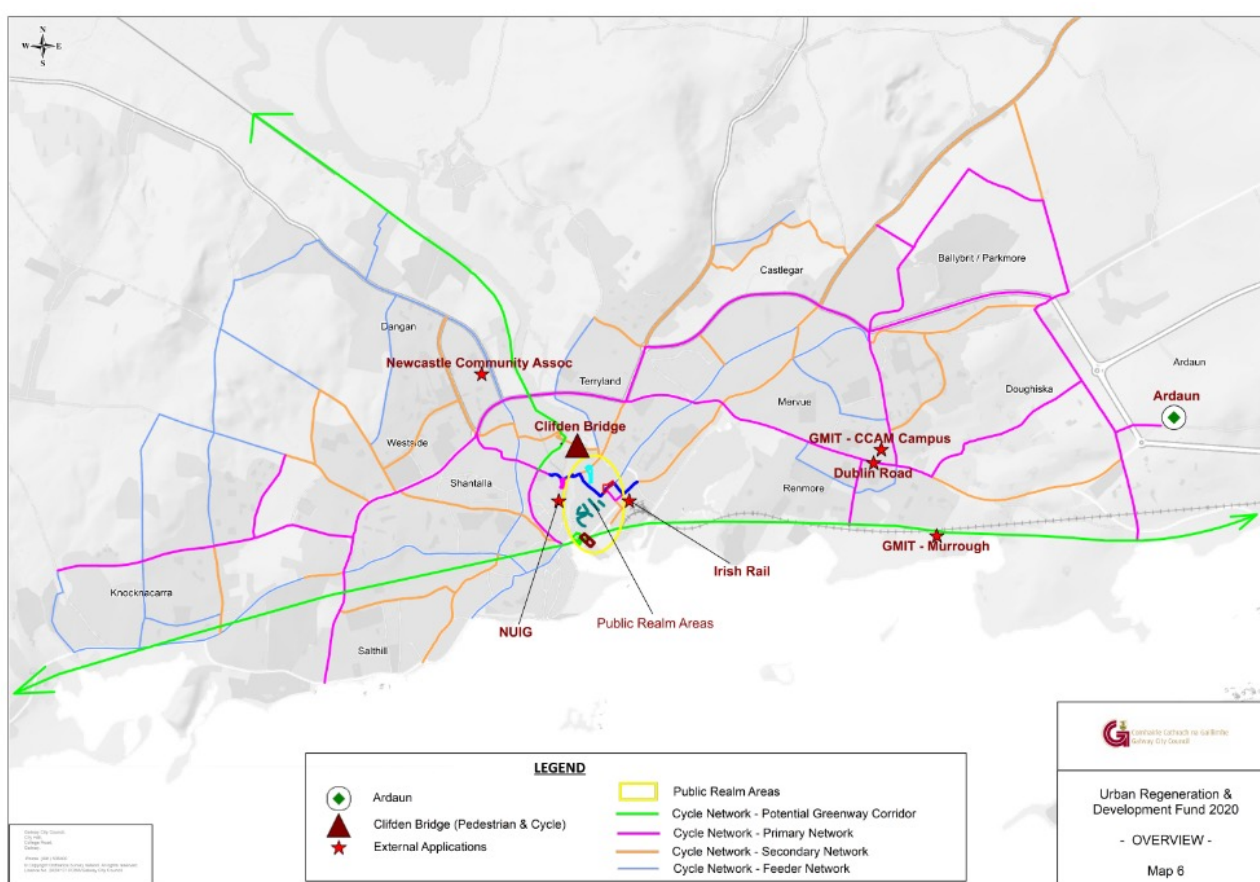
A Reordered City Centre



Apple Market - bringing learning outside



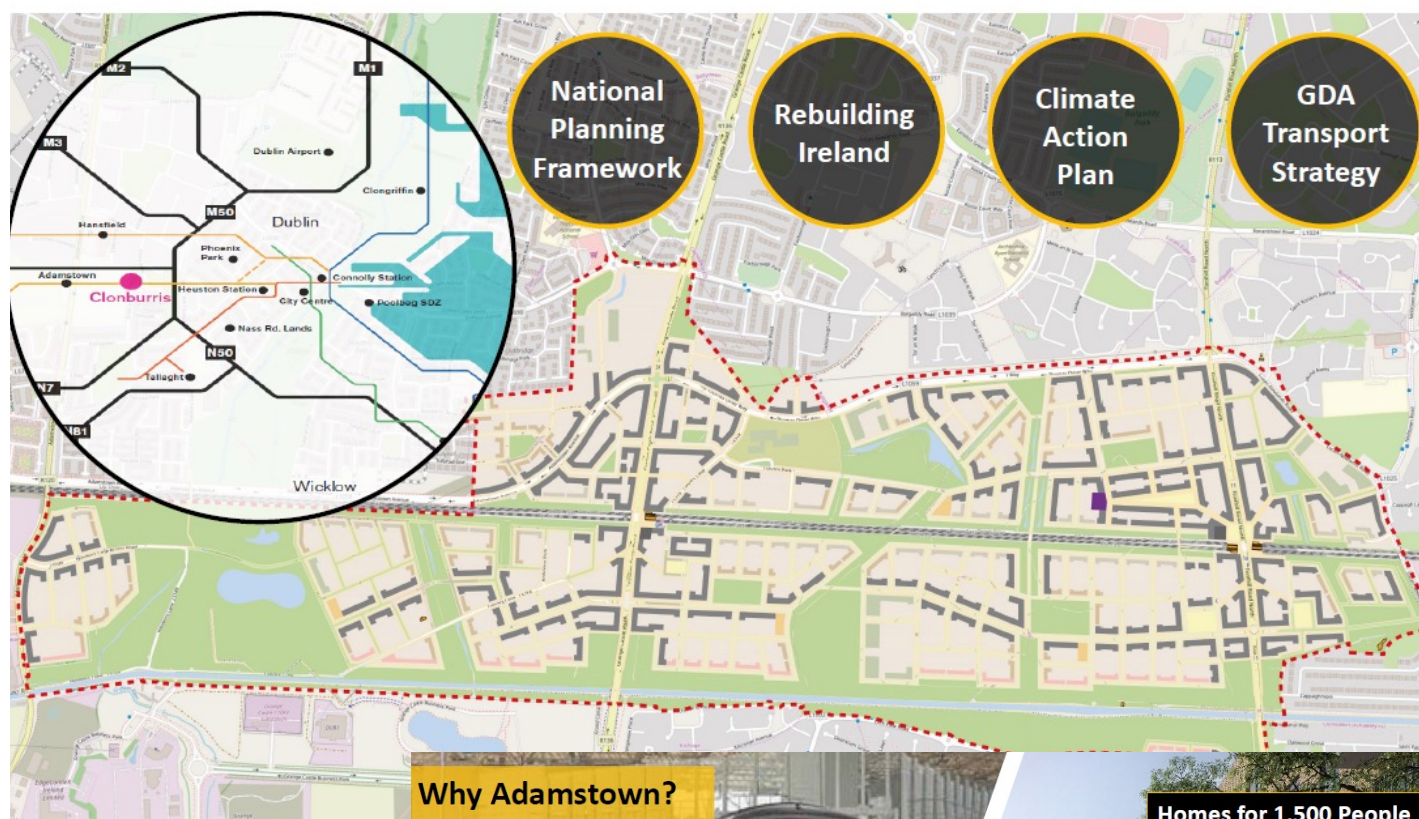
Apple Market - Reflecting people



Galway City Centre – Public Realm, Connectivity and Brownfield Enablement Horizontal Projects







Why Adamstown?

Train Station

Electrification of Rail Line by 2027

14/15 TPH to Dublin

Walkable Neighbourhoods

Image of Town Centre Plaza – Planning Approved

Homes for 1,500 People

585 Homes

120 Social/Affordable Homes

2,200 Jobs

Vibrant Town Centre

Image of Town Centre Plaza – Planning Approved

SDCC SDZ Multi-Annual Investment



Cherrywood SDZ—Overview of Infrastructure Implementation

www.dlrco.ie

Completed and under construction

URDF Funding 2018—Secured

URDF Funding 2020—Applied for



A. Castle Street Link

(€1,055,000)

Project Summary

• What can it deliver?

• Why chosen?

• Why now?

• Progress since May



• 600 – 915 dwellings.

• New Village Centre, School, Offices, Park.

• The only development access in or out – key to unlocking the Development Area.

• Access to 2 Luas stops (1 unopened).

• Completes Bus Priority Route from bus gate to TII P&R. Key sustainable modes route.

• Numerous Public benefits (as above).

• Pre-planning progressing at pace since May.

DLRD CC SDZ Cherrywood

First Move Master Plan from City Centre 12Ha



2 Hectares

- Part of Master Plan for 12Ha
- 400 Apartments
- 68,000 sqm Office
- 4,600 sqm Retail
- 200 Bed Hotel



Needed - Cork City Council

- Public Realm
- Sports
- Leisure
- Culture

Cork CC City Docklands

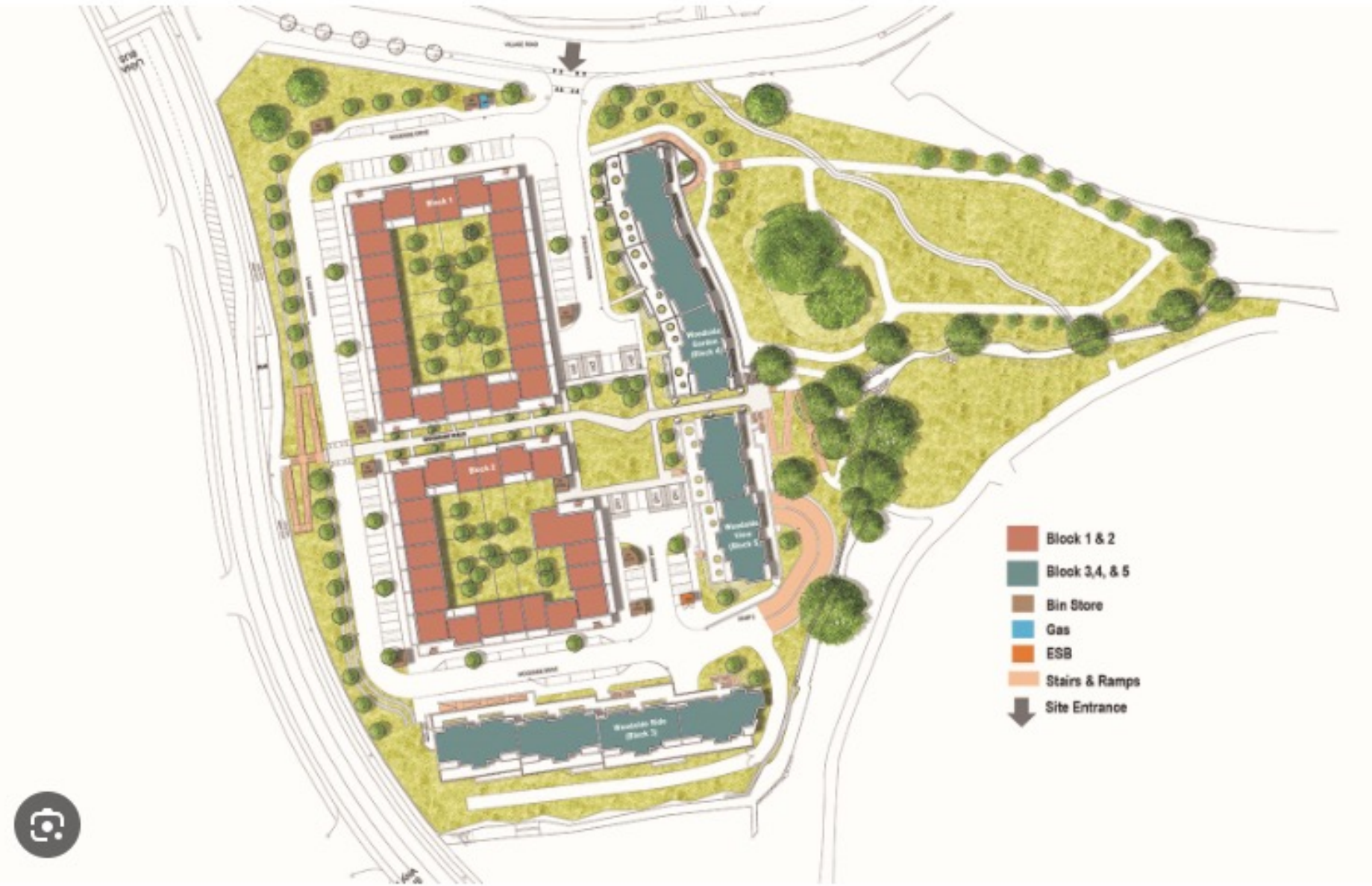






ABK

ABK Architects




Enniskerry Road | ABK Architects Dublin



Department of Housing, Local Government and Heritage



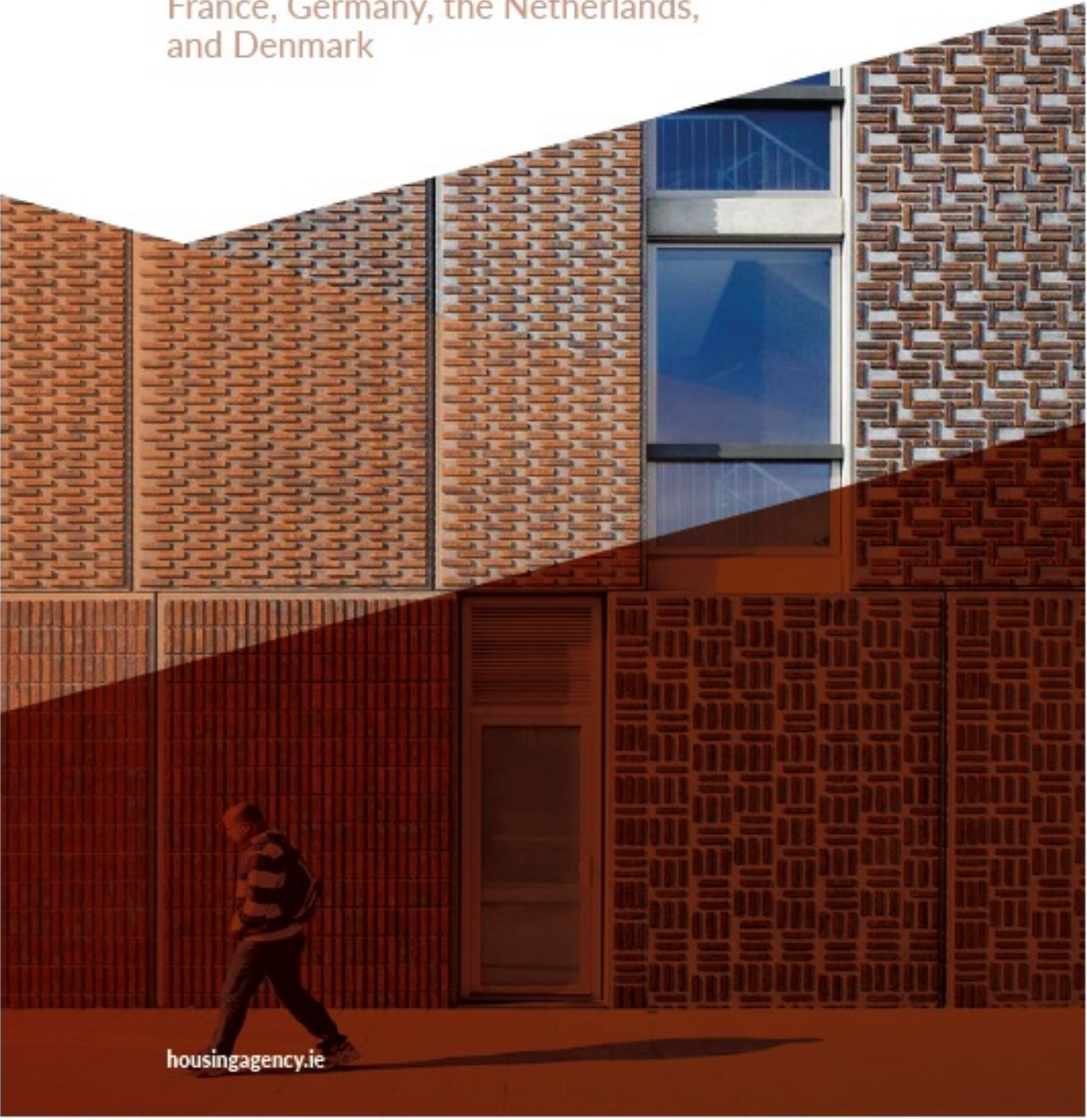
Affordable Housing – Design Innovation & Delivery Efficiencies 2023



**An Ghníomhaireacht
Tithíochta**
The Housing Agency

Social, affordable, and co-operative housing in Europe

Case studies from Switzerland, Austria, France, Germany, the Netherlands, and Denmark



housingagency.ie

← Go to contents

Location

Zurich, Switzerland

Architect

Müller Sigrist Architekten

Client

Kalbreite Co-op/the city of Zurich

Links

www.muellersigrist.ch/arbeiten/bauten/wohn-und-gewerbepflichtung-kalkbreite-zuerich
www.archdaily.com/photographer/michael-egloff?ad_name=project-specs&ad_medium=single

Project details

No. of dwellings: 88 and 9 rentable extension rooms and 200 spaces for cultural uses and 200 workspaces
Mix: Apartments and commercial
Procurement: City run competition
Construction: The seven-storey building is a hybrid construction with a façade of prefabricated wood elements
Energy performance: Meets the Minergie-P-Eco standard
Year: 2014

© Photo Martin Stollenwerk



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Location

Helene-Thimig-Weg 9, 1230 Wien, Austria

Architect

Synn Architekten

Client

ÖVW Österreichisches Volkswohnungs- und Gemeinnützige GmbH

Links

www.synn.at/Raume/Wohnen/querbeet/vx/true/#all
www.archdaily.com/934266/querbeet-social-housing-synn-architekten-zt-og?ad_source=search&ad_medium=search_result_projects

Project details

No. of dwellings: 243 subsidised apartments
Mix: Social with 2 apartment types
Year: 2017

Description¹⁷

Embedded between the striking residential towers of Harry Glück in the west and a functional housing complex in the east, the urbanistic guiding idea "In der Wiesen Ost" takes on a mediating position between two very different approaches to the creation of living space, structurally as well as in terms of content.

17 Edited version of architect's description provided on architect's website and in archdaily.com.

© Photo Manfred Seidl



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Location

94200 Ivry-sur-Seine, France

Architect

Atelier du Pont

Links

www.atelierdupont.fr
www.archdaily.com/883652/social-housing-atelier-du-pont

Project details

No. of dwellings: 61
Area: 4,100 sqm
Year: 2017

Description¹⁸

Located in a Paris suburb, in a flood risk area, this project of 61 social housing units contributes to the objective of the Ivry Confluences Urban Development Zone (ZAC) to revitalize the southern part of this former industrial district.

18 Edited version of architect's description provided in archdaily.com.

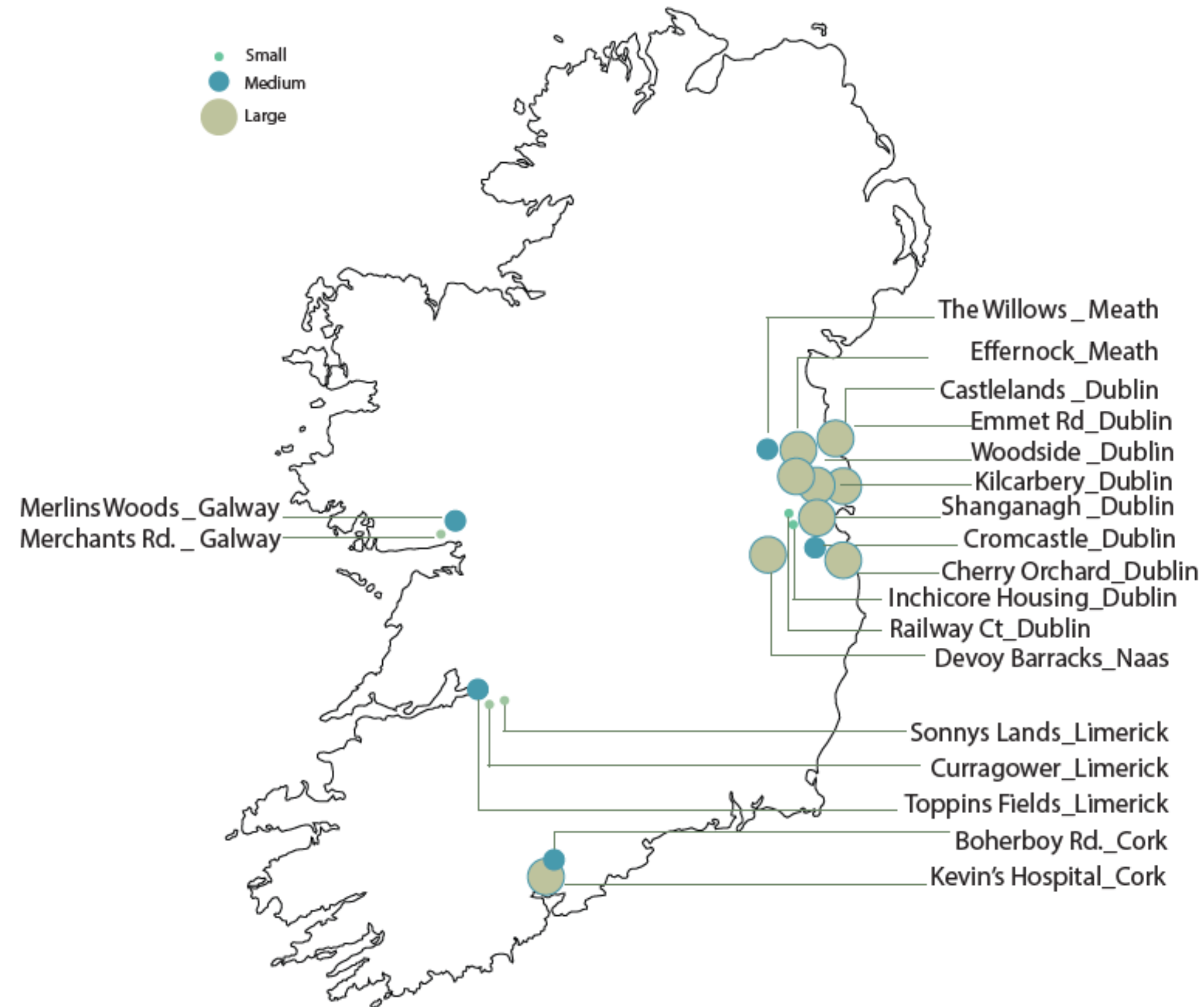
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Case Studies Summary



LARGE CASE STUDIES



WOODSIDE_DUBLIN
155, SOCIAL / COST RENTAL



KILCARBERY GRANGE_DUBLIN
1000, AFFORD / COST RENTAL



THE WILLOWS_MEATH
300, 20 AFFORDABLE



EFFERNOCK TRIM, MEATH
382, 22 COST RENTAL



CASTLELANDS, DUBLIN
817, AFFORD, COST R, SOCIAL



ST KEVINS HOSPITAL_CORK
266, COST R / SOCIAL / PRIVATE



SHANGANAGH_DUBLIN
597, COST R / AFFORDABLE



DEVY BARRACKS_NAAS
219, SOCIAL / AFFORDABLE



DONORE PROJECT_DUBLIN
543, COST R / SOCIAL



CHERRY ORCHARD_DUBLIN
709, AFFORD / COST R / SOCIAL



EMMET ROAD_DUBLIN
578, COST R / SOCIAL

MEDIUM CASE STUDIES



BOTHERBOY_CORK
117, SOCIAL / AFFORDABLE



CROMCASTLE_DUBLIN
148, SOCIAL / COST RENTAL



MERLIN WOODS_GALWAY
103, SOCIAL / AFFORDABLE



TOPPINS FIELDS_LIMERICK
144, AFFORDABLE

SMALL CASE STUDIES



MERCHANTS RD_GALWAY
12, SOCIAL



CURRAGOWER_LIMERICK
8, AFFORDABLE / SOCIAL



SONNYS LANDS_LIMERICK
21, COST RENTAL / SOCIAL

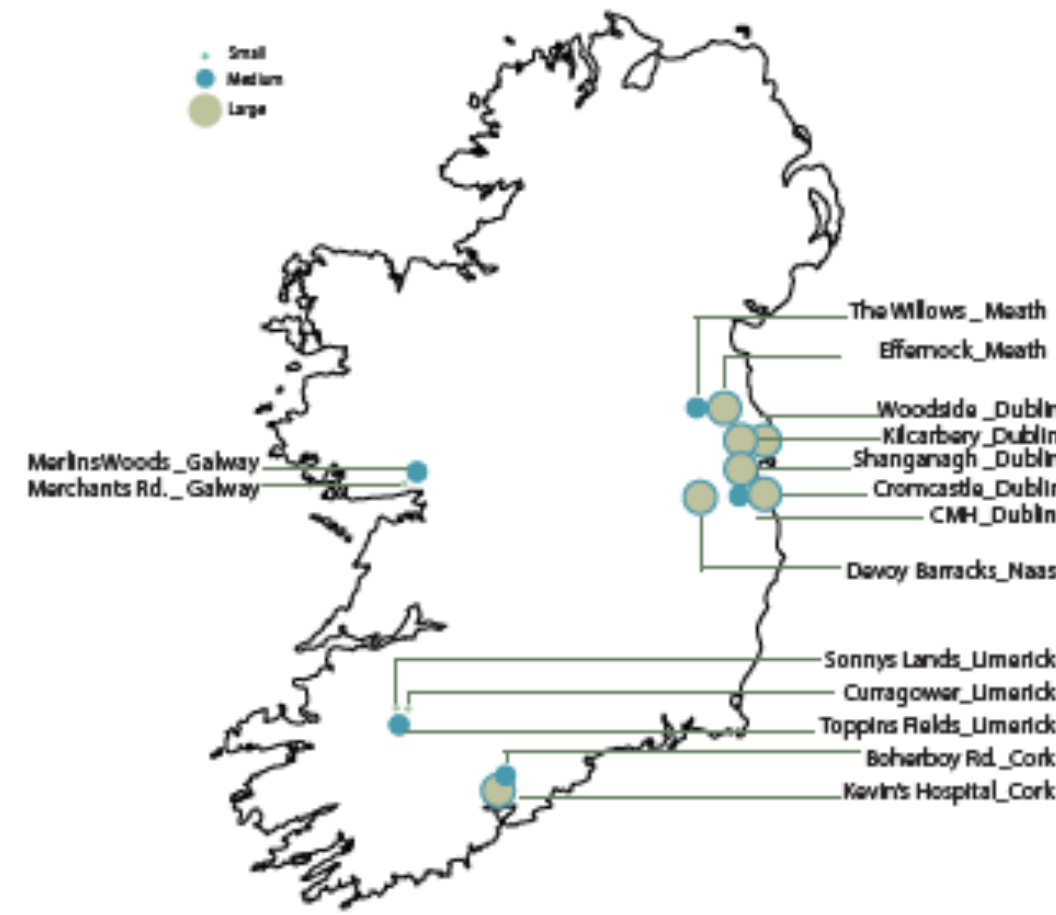


RAILWAY COURT_DUBLIN
47, SOCIAL



INCHICORE HOUSING_DUBLIN,
52, SOCIAL

Overview



LARGE CASE STUDIES



MEDIUM CASE STUDIES



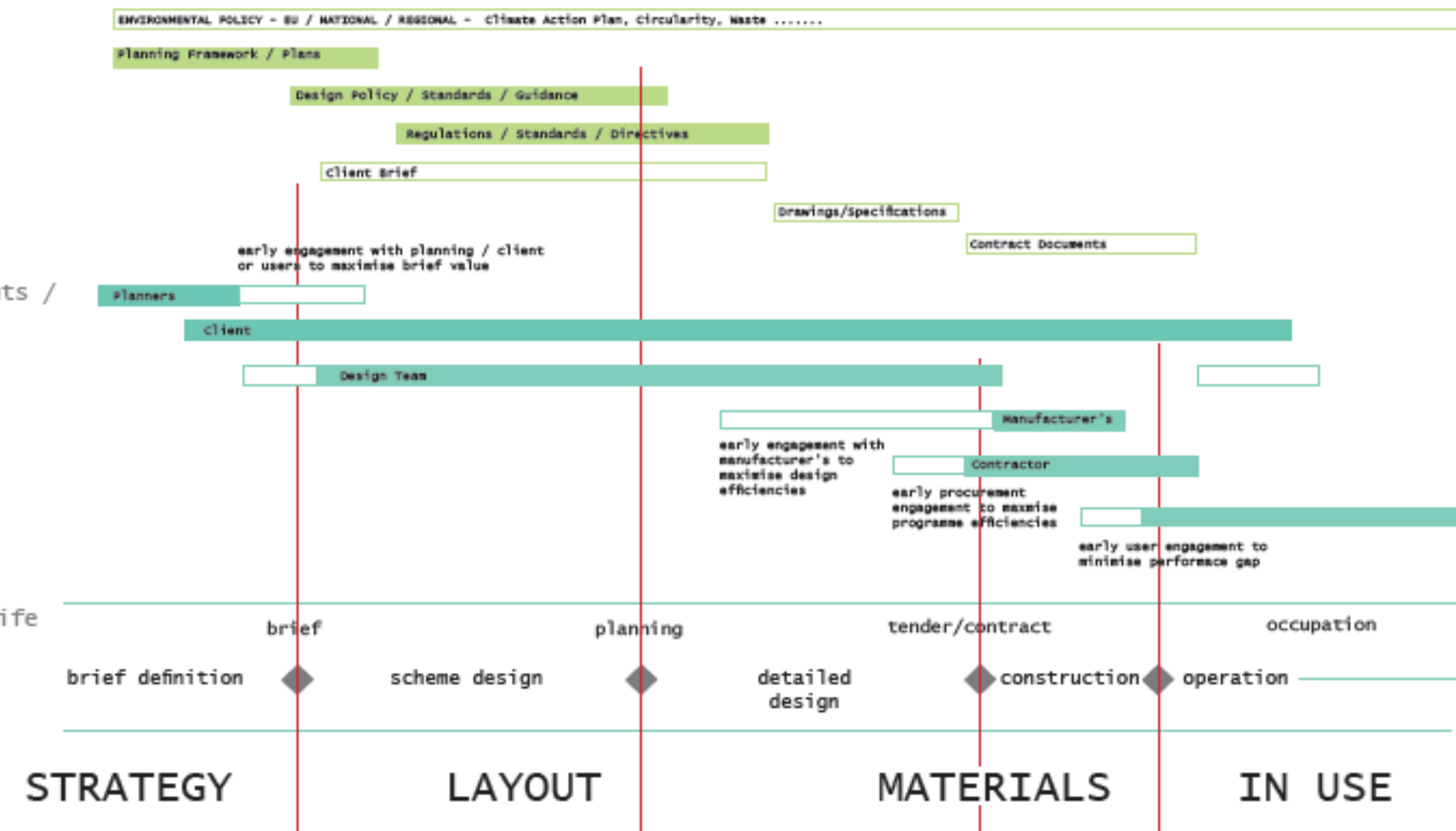
SMALL CASE STUDIES



Irish Context

Participants / Delivery

Project Life



SITE STRATEGY

- SITE USES STRATEGY**
 - Diverse mix of facilities promoting synergies and social cohesion
 - Serve local and larger community
 - Cultural facilities / Community facilities
 - Support local community and or wider public use
 - Venues for local enterprise / business at different scales
 - Working facilities (live/work units, workshops, artist studios)
 - Facilities to encourage active uses, day and night
 - Support active lifestyles
 - Supported living
- REGENERATION STRATEGY**
 - Embedded carbon
 - Incentive reuse
 - Incentives to refurbish
- PUBLIC REAM STRATEGY**
 - New public realm?
 - Invite connections / enhance links to adjacent public realm / green spaces
 - Active ground floor
- MIX STRATEGY**
 - Promote mixed tenure
 - Promote intergenerational communities
- PUBLIC INFRASTRUCTURE STRATEGY**
 - Parking
 - Public transport
 - Accessibility
 - Energy sharing (between projects)
- BROWNFIELD DEVELOPMENT**

SITE LAYOUT

- HERITAGE STRATEGY**
 - Informed / Sensitive heritage info
- NATURAL LANDSCAPE STRATEGY**
 - Use of existing site topography
 - Ecology / habitat
 - Natural systems environment
 - Biodiversity
 - Water Management- SuDS
- URBAN MASSING / HEIGHT STRATEGY**
 - Where applicable respecting historic context with complementary contemporary massing
 - Appropriate development density
- SEE ENERGY STRATEGY**
 - Efficient low-energy site energy strategy
 - Allow for potential of positive energy exchange in future
 - Site service distribution
 - Priority for solutions with low servicing costs
- MOBILITY AND SITE SERVICING STRATEGY**
 - Optimising and prioritising the pedestrian and cycle realm
 - Accommodating desire lines from public transport with integrated cycle mobility, parking and EV charging
 - Strategy to minimise vehicle parking / vehicle storage in open spaces, in context of proximity to public transport
 - Integrate requirements for occasional service & emergency vehicles over shared, managed surfaces
- GREEN / BLUE INFRASTRUCTURE**
 - Accommodating changing water cycles, attenuating & harvesting
 - Landscape integrated sustainable drainage (Consider wet and dry conditions - aesthetics, function, maintenance)
 - Minimise engineering driven below ground storage solutions
- SENSE REGENERATION**
 - Refurbishment and new build integration

BLOCK LAYOUT

- PRIORITY FOR CLIMATE RESPONSIVE PASSIVE DESIGN**
 - Minimise and facade / envelope suited to sun and wind paths
 - Seek to minimise carbon footprint of the development in the choice of materials and energy systems
 - Thermal mass / wall build-ups and systems; daylighting; impact of terraces / decks
 - Promote efficient low energy solutions to exceed minimum regulatory requirements
- RELATIONSHIP TO BOUNDARIES**
 - Active street edges
 - Access / entry
 - Entrance thresholds configured to promote safe access for residents
 - Boundary treatment
- URBAN CONNECTIVITY THROUGH SITE**
 - Creating a connected and permeable neighbourhood
 - Entrance neighbourhood permeability
 - Create a coherent network of interlinked routes and meeting places
 - Sheltered resting places
- CHILDREN'S PLAY SPACES**
 - Indoor and outdoor

UNIT LAYOUT

- TPOLOGY TYPES VISED**
 - Support Smart Aging: Offer homes to accommodate changing needs over time / multi-generational mix
 - Support Urban Inclusivity: Offer an accessible inclusive living environment that caters for all ages and abilities
 - Provide a mix of home typologies to support a diverse group of residents
 - Standardised variation - link to modularisation / structural system
- SHARED SERVICES / FACILITIES**
 - Provide quality internal and external shared facilities, encouraging social interactions and community cohesion
 - Quality internal circulation spaces
 - Entrances
 - Laundry facilities: Provide secure access, consider opportunities for enclosed / protected drying spaces (private or communal)
 - Other (kitchen, event space etc)
 - Encourage shared responsibility through design
- OPEN SPACES STRATEGY:**
 - Offer inside / outside spaces for community interactions
 - Programmed uses, temporary event space / uses (e.g. markets)
 - Configure spaces to provide passive surveillance
 - Relationship to dwellings - influence on energy (buffer spaces)
 - Maximise roof scopes
- EFFICIENT PLANNING / STRUCTURAL STRATEGIES:**
 - Efficiently planned site massing & home layouts, with repetitive planning layouts to facilitate prefabrication
 - Optimising structural spans
 - Optimising service runs / risers
- BLOCK DESIGN**
 - Block depth
 - Modularity (noting balance)
 - Walkways
 - Circulation / socialisation
 - Core efficiency
- RETROFIT**
 - Baseline - establish clear baseline of existing
 - Efficiency - Incentive use of existing features
- PRIVATE / PUBLIC TRANSITIONS**

MATERIALS

- EFFECTIVE SPACE PLANNING**
 - Relationship to adjacent & external spaces
 - Rise safety constraints
 - Kitchen layout: Quality, ergonomics
 - Bathroom layouts
 - Optimise Storage Units - proportions and uses
 - Quality of sleeping spaces
 - Living Spaces: Balancing efficiency and qualitative aspects
- ADJUSTABLE FLEXIBLE LAYOUTS**
 - Adaptable within structural strategy / services strategy
 - Standardised variation
 - Allowing for adaptability of units over time accommodating changing needs of residents
 - Location and extent of structural bearing walls within units (soft party wall)
- PRIVATE AMENITY SPACE**
 - Standardisation
 - Shelter
 - Private spaces engaging public space
- NATURAL DAYLIGHTING STRATEGY**
 - Optimise the number of dual aspect units with choice of views / aspect
 - Optimise qualitative aspects of natural daylighting within units by maximising floor to ceiling heights
- VENTILATION / AIR QUALITY**
 - Optimise natural ventilation: maximizing high ceilings and promoting suitable options for use through all seasons
 - Materials to promote Health & Wellbeing - non-toxic / non-off gassing material options
- DURABILITY OF MATERIALS**
 - Provide robust, low maintenance, long life materials
- INDOOR AIR QUALITY**
 - Materials to promote Health & Wellbeing - non-toxic / non-off gassing material options
- STRUCTURAL SYSTEMS**
 - Optimise modularity / spans / depths - for flexibility & efficiency
 - Link to embodied carbon
 - Services integration
- STANDARDISED VARIATION**
 - Simple construction palette that enables variation
- RAPID CONSTRUCTION**
 - Accommodating value in cost plan
- MODULAR**
- SIMPLE ECONOMIC PALETTE**
- SUSTAINABLE BUILDING MATERIALS**
- FABRIC FIRST APPROACH**
- BUILDING ELEMENTS INTEGRATING VEGETATION**
- EMBODIED CARBON**
 - What stages are embodied carbon tests useful?
 - Relationship to cost
 - Minimise waste
 - Circularity
- LIFECYCLE COSTS**
 - Durability
 - Design for disassembly
 - Minimise services
- CIRCULARITY**

IN USE

- ADAPTIVE BEHAVIOUR OF OCCUPANTS**
- UNREGULATED LOADS**
- LIFECYCLE COSTING - INFLUENCE**
- MONITORING IN USE**
- SERVICES REFINEMENT POST OCCUPATION**
- POST OCCUPANCY EVALUATION**
- SOFT LANDINGS**

Design and Affordability Themes

Future Housing - Strategic Enabling & Innovation

- A *Strategic Plan and Design led* approach to Housing is critical based on an acute analysis of the local challenges and a tailored response to match; this moves away from the more routine or formulaic approach and creates the **Vision factor** (move away from the transaction and more of the transformational);
- A strong local governance approach or dedicated **Champion** is essential, normally made up of a multi-disciplinary team who understand the planning and design considerations of the place but who are informed by community stakeholders;
- Economic or **Business case** of any housing strategy must be comprehensive and examines both the risks and opportunities of schemes in terms of viability, cost benefit and in some cases long term commerciality; (Function/Viability)
- Methodology of implementation is comprehensive and concise ensuring the **deliverability** of the various schemes are achievable in both the short and long term (Evidence base);

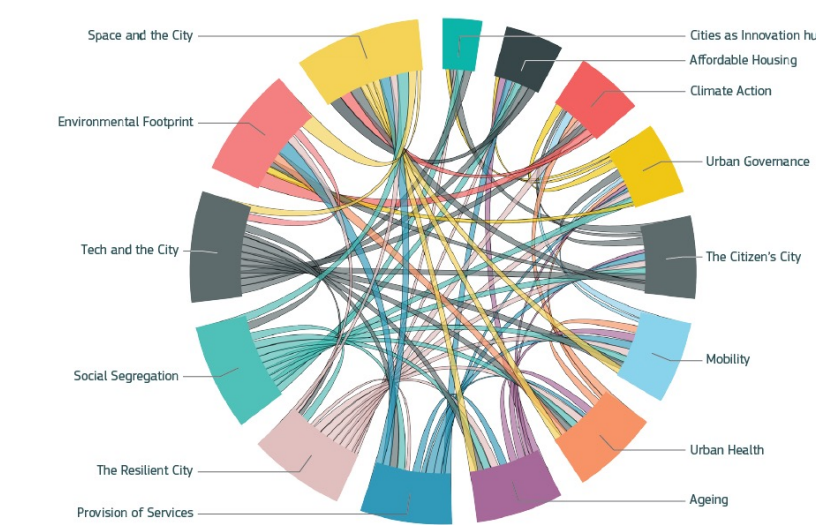


Figure 1: Overview of the Challenges and Perspectives chapters, showing the multitude of interlinkages



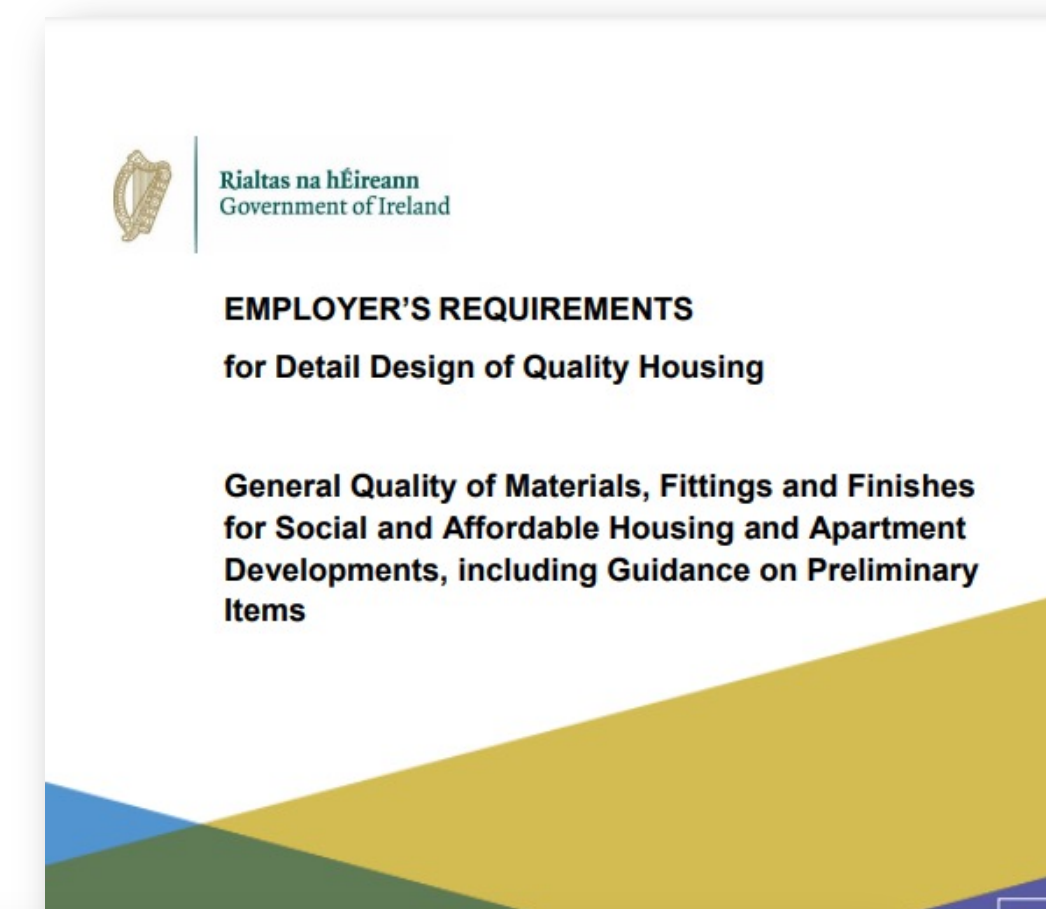


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Design Standards in Social Housing Delivery

Eolas Housing Ireland conference
6th March 2024

Joan MacMahon
Senior Architect Adviser, Housing Advisory Unit DHLGH





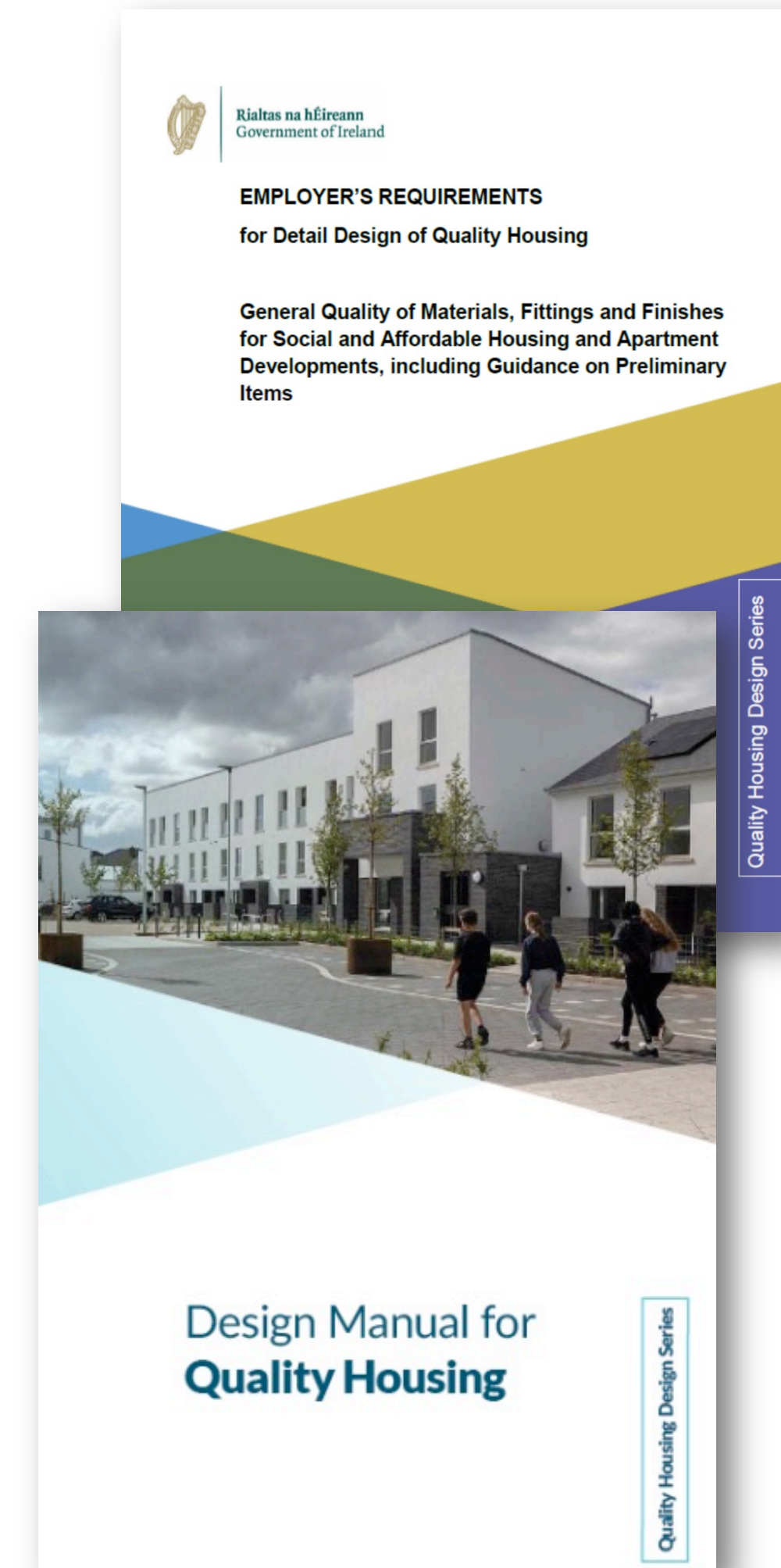
Housing Advisory Unit

Technical Evaluation of Applications for Social Housing
in terms of

- Quality of Development
- Appropriate level of Specification
- Consistent with Design Guidelines and Standards
- Delivering Value for money

Why the Design Manual / Employers Requirements

- Consistent standards of accommodation nationally
- Facilitates efficient DHLGH sign off
 - DM - Illustrates appropriate site layout principles
 - DM- Illustrates acceptable internal layouts
 - ER – Sets out appropriate level of specification
- Benefit to industry with efficiencies in tendering, supply, and programming as a result of a more standardised set of works requirements.



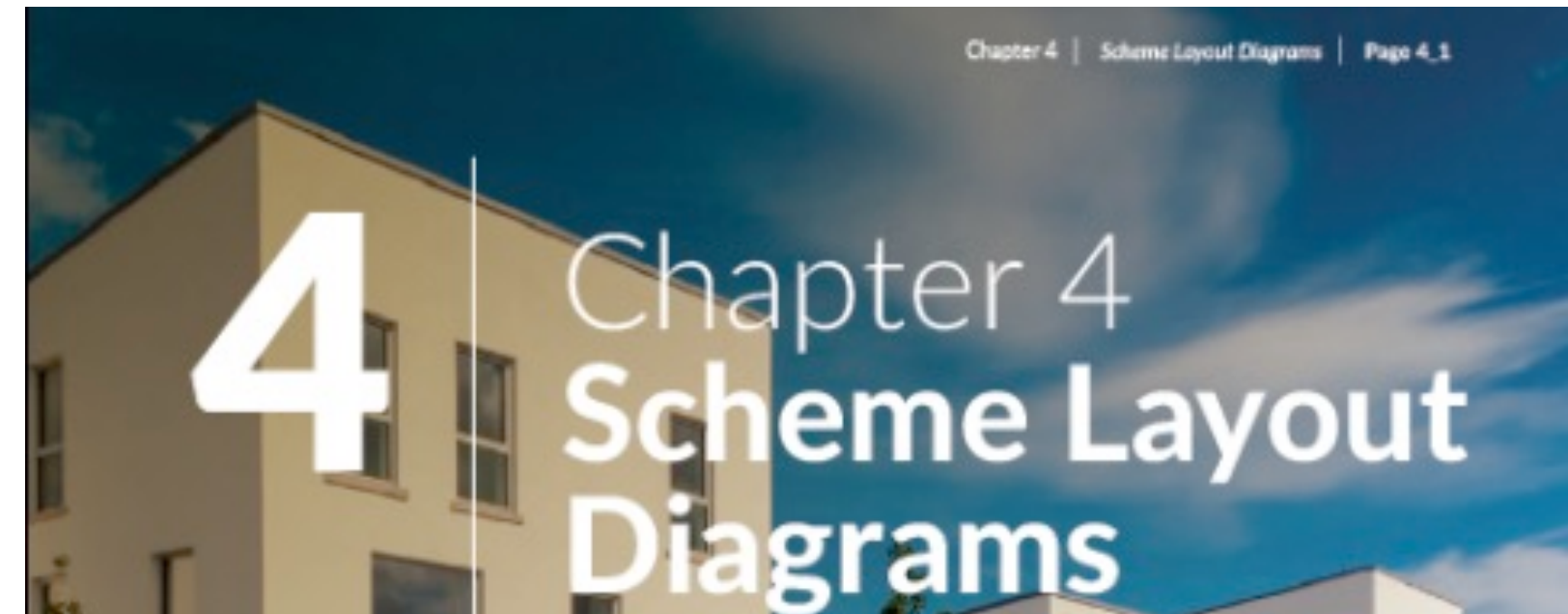
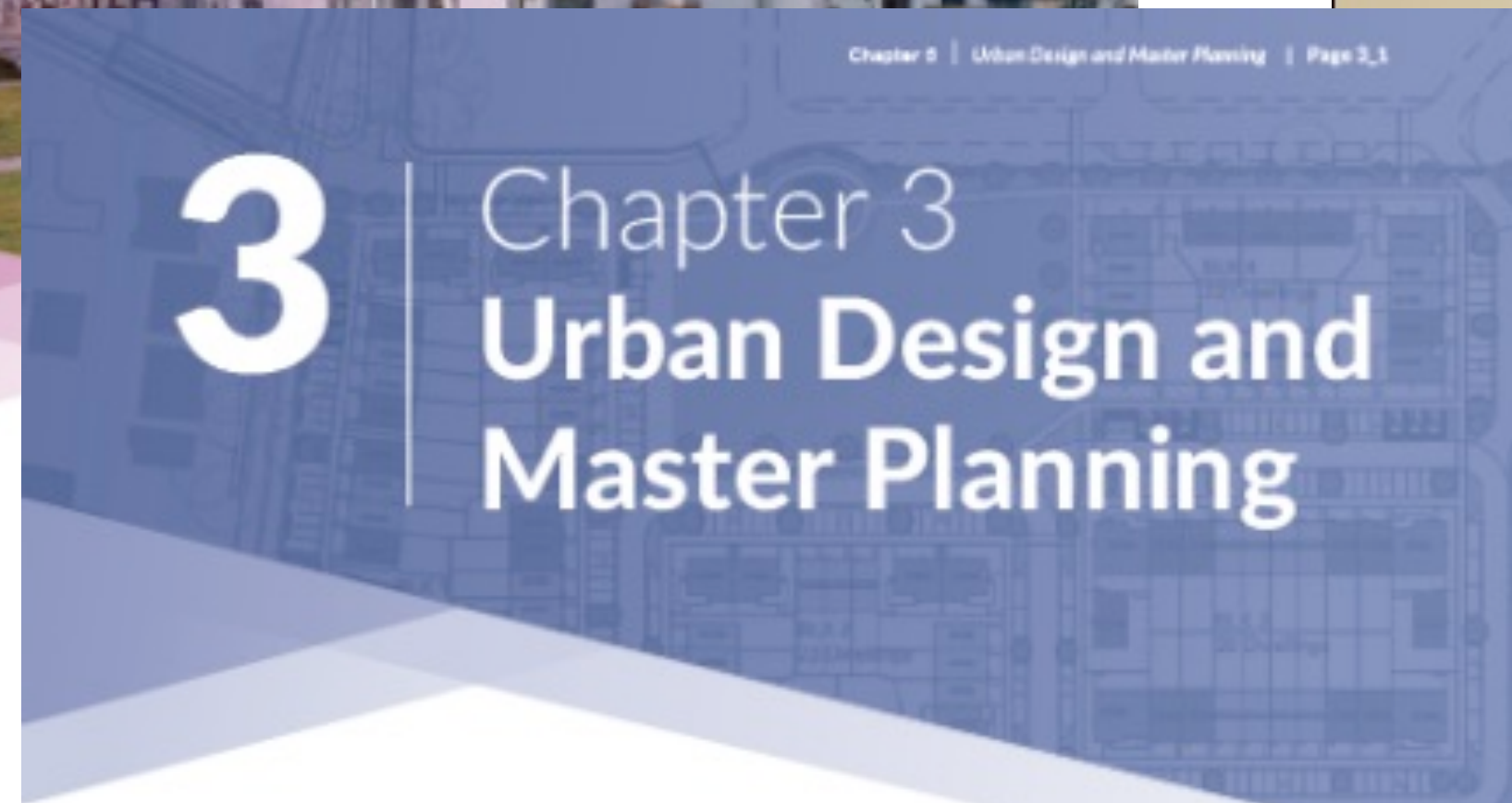
Design Manual for Quality Housing



- Provides guidance on the design of residential site layouts, and internal layouts of new apartments, duplexes and houses
- Intended for Local authorities, Approved Housing Bodies and their consultants - all those who are involved with the design and delivery of social housing
- Whilst the site layouts presuppose indicative greenfield or brownfield site, Department policy encourages town-centre brownfield housing.



Design Manual for Quality Housing



Design Manual for Quality Housing



Chapters 1 and 2 deal with site selection, and the design brief.

Outlines the Department's vision for compact settlement and sustainable communities.

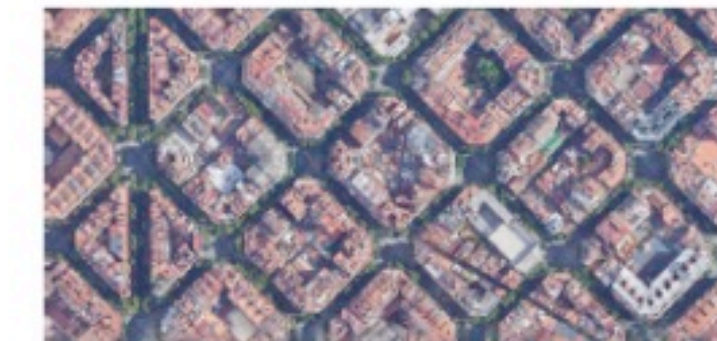
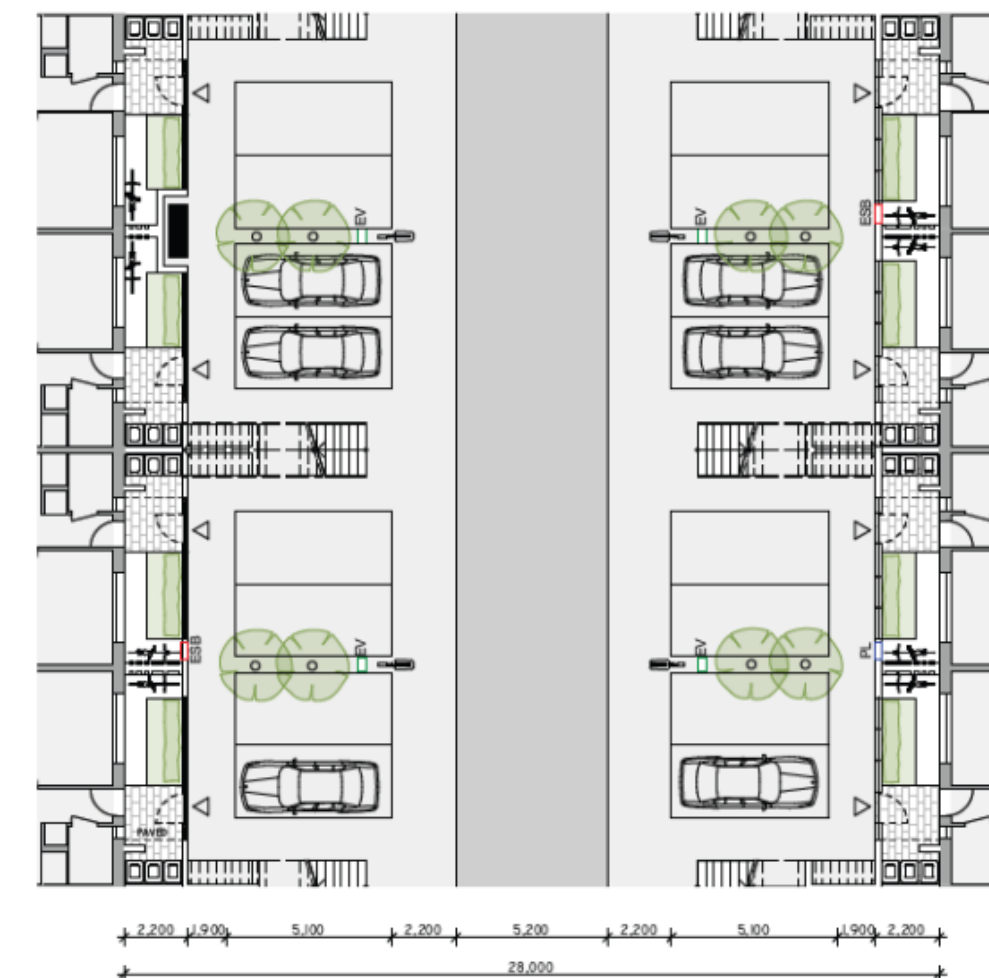
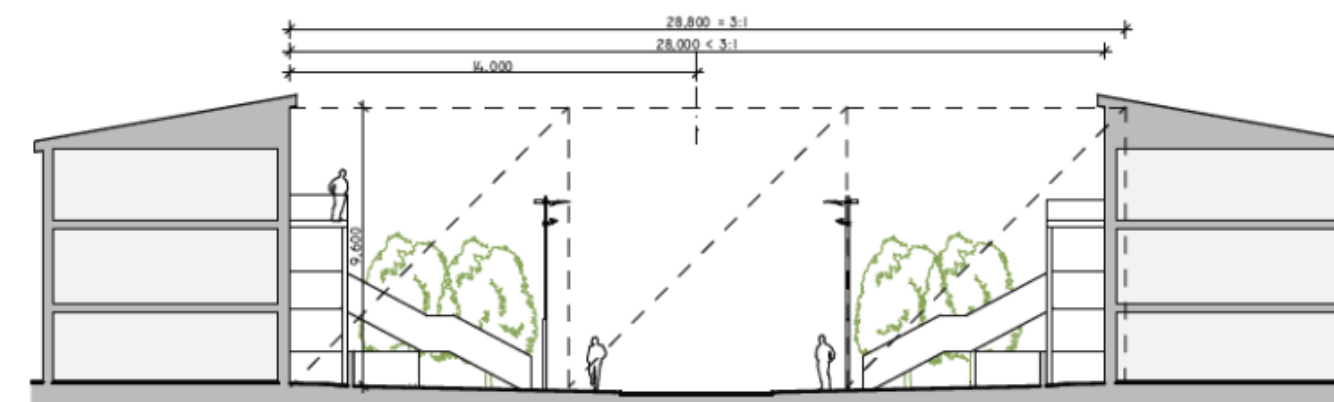
- Appropriate location
- Economic considerations
- Cost & Programme control



Design Manual for Quality Housing

Chapter 3 sets out Urban Design and Master Planning Principles

- Urban Form
- Compact Development
- Public Realm
- Perimeter Blocks



51 Barcelona extension: Cerdà's layout of perimeter blocks with continuous movement



45 Perimeter Block example, St Joseph's Mansions, Dublin City Architects, Herbert Simms, renovated for Cluid AHB in 2002 by Anthony Reddy Associates. The open space in the block centre is particularly generous and a smaller double block might have provided additional dwellings, courtesy Google Earth

3.6.4.2 In the perimeter block, the built fabric is disposed along the outer edges of the block, along all four sides in the case of an orthogonal block layout (Type a in the DMURS block types illustrated in Section 3.5.2.3 above). The UDC advises that

Lining the edges of blocks with a perimeter of buildings is the best way to accommodate a diversity of building types and uses, at medium – high densities, whilst ensuring the buildings relate positively to the public realm.²⁹

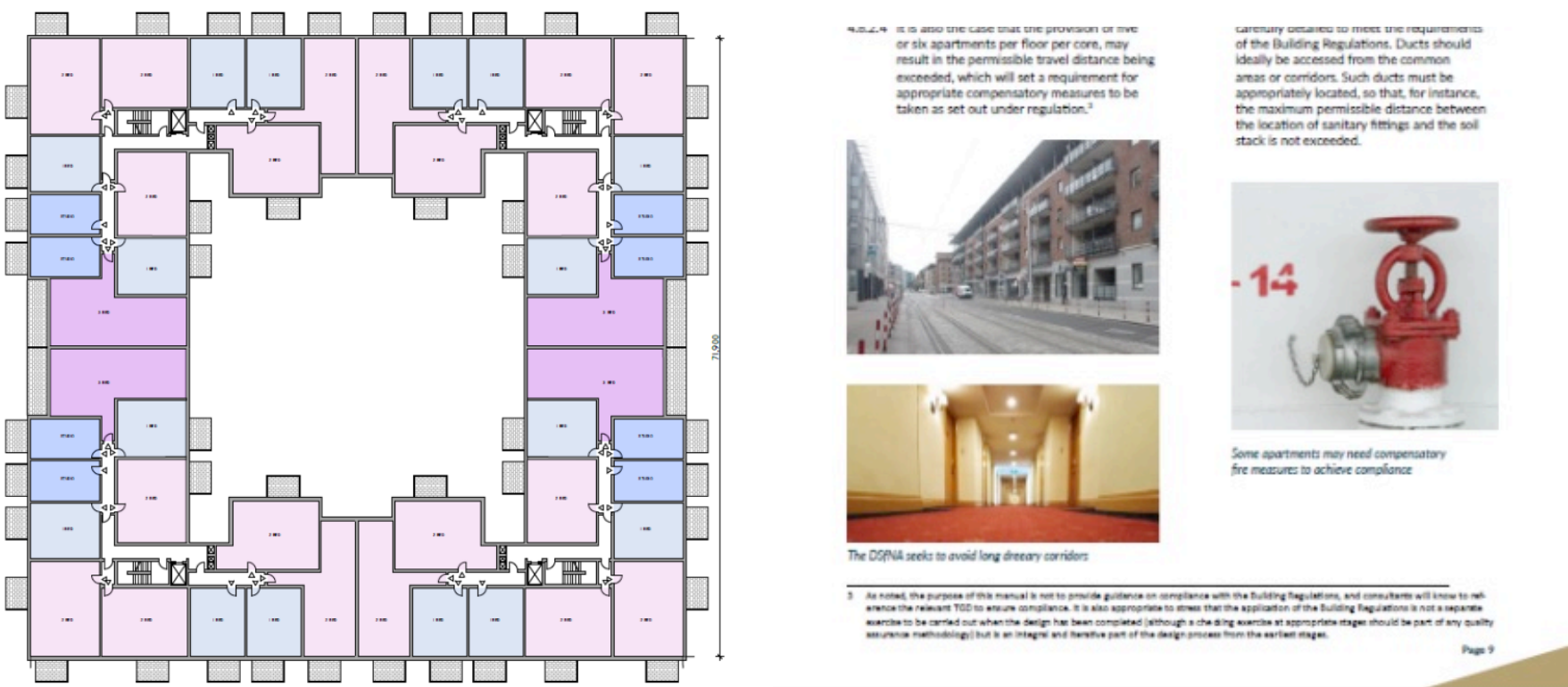
The public facade and front doors of dwellings face the public realm, thus providing active frontage to all four surrounding streets, and avoiding blank walls, but can result in a large open space in the block interior.

Although this delivers back-garden privacy, a square perimeter block using individual dwellings (as opposed to apartments in the diagram shown) can result in a block interior with gardens that are too large, which represents uneconomic land use. PIC 45

3.6.4.3 Although a development will sometimes not be of a size that requires a full urban block, it is important that the principles that the perimeter block illustrates – especially the principles of having front doors of dwellings facing the street and rear gardens backing onto other rear gardens – should be incorporated into site layouts. Some examples of perimeter block layouts used by local authorities in social housing developments are included here.

Design Manual for Quality Housing

Chapter 4 provides guidance in terms of: Site Layouts and apartment buildings



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Chapter 5 includes guidance and individual internal layouts for

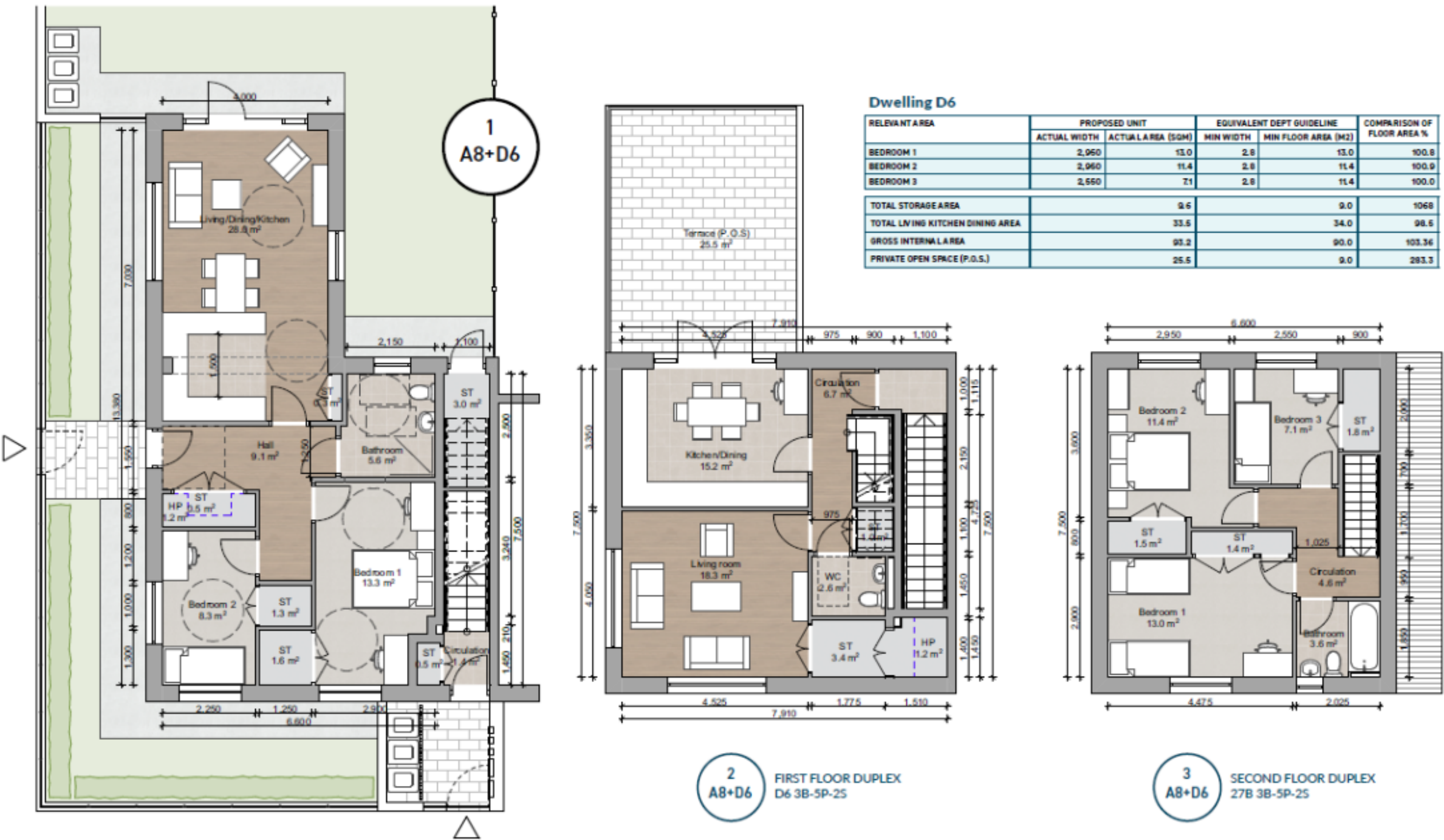
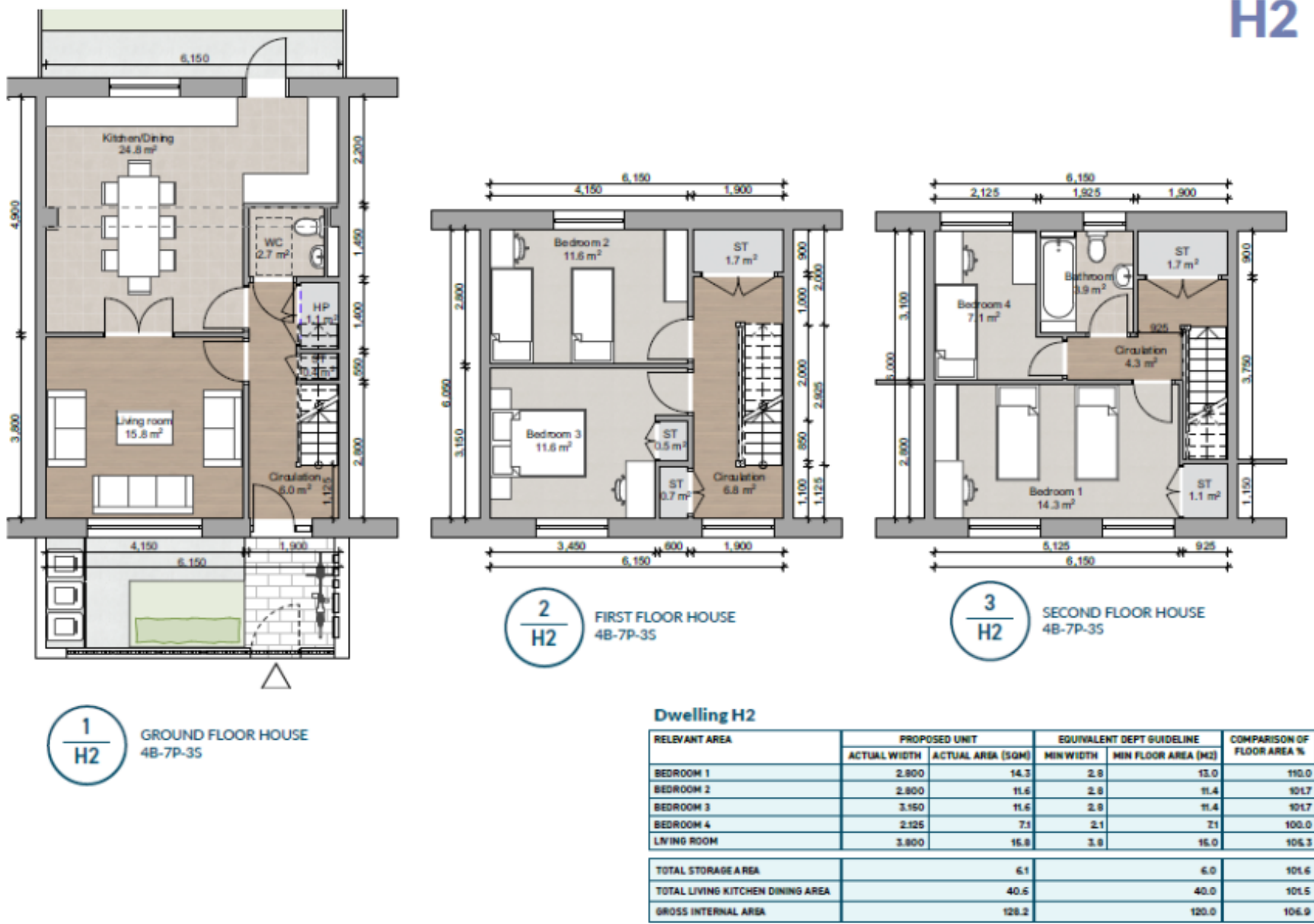
- Houses
 - Apartments
 - Duplexes
 - Community Dwellings
 - Including UD dwellings
-
- All available in AutoCAD format.



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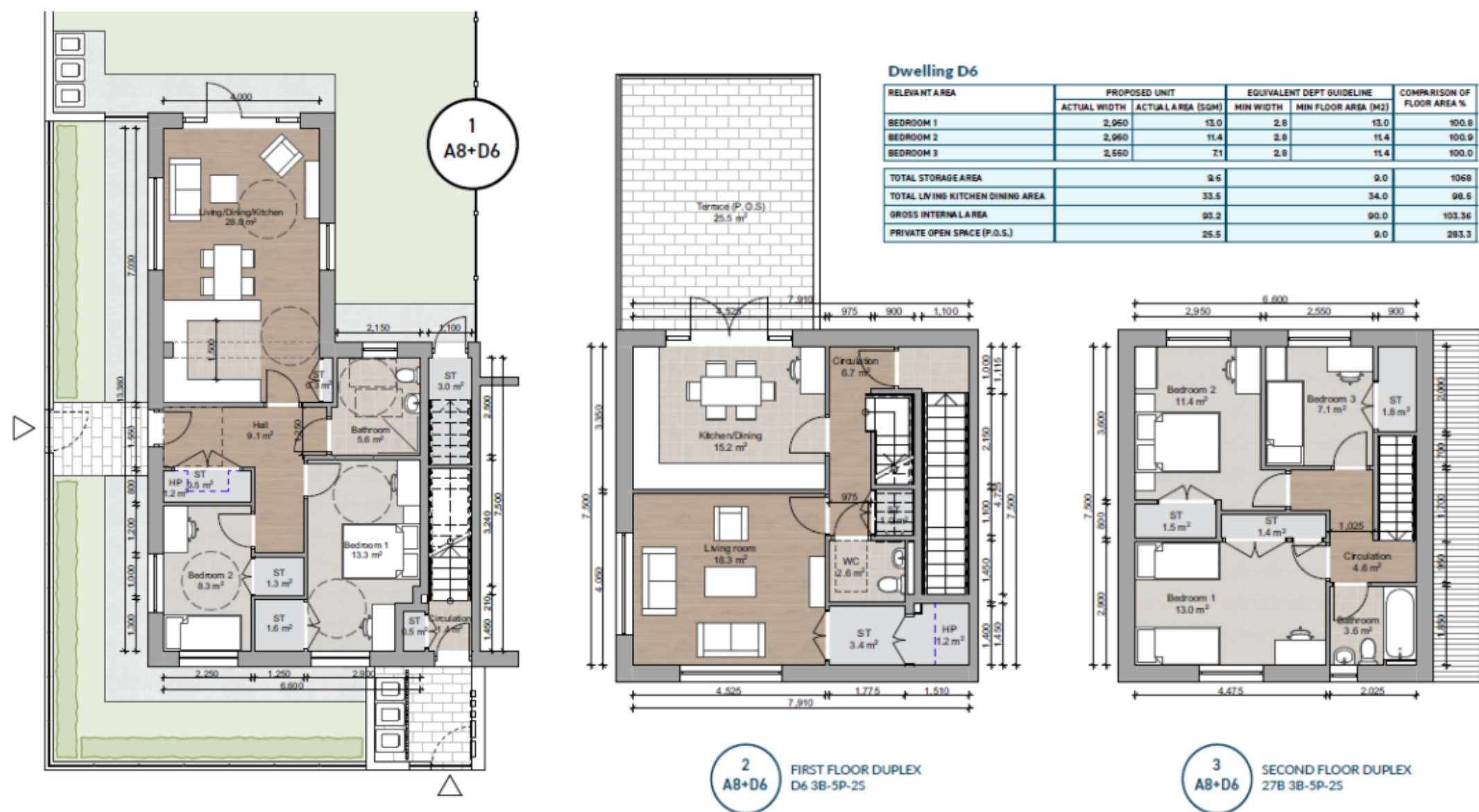
A8+D6



House layouts

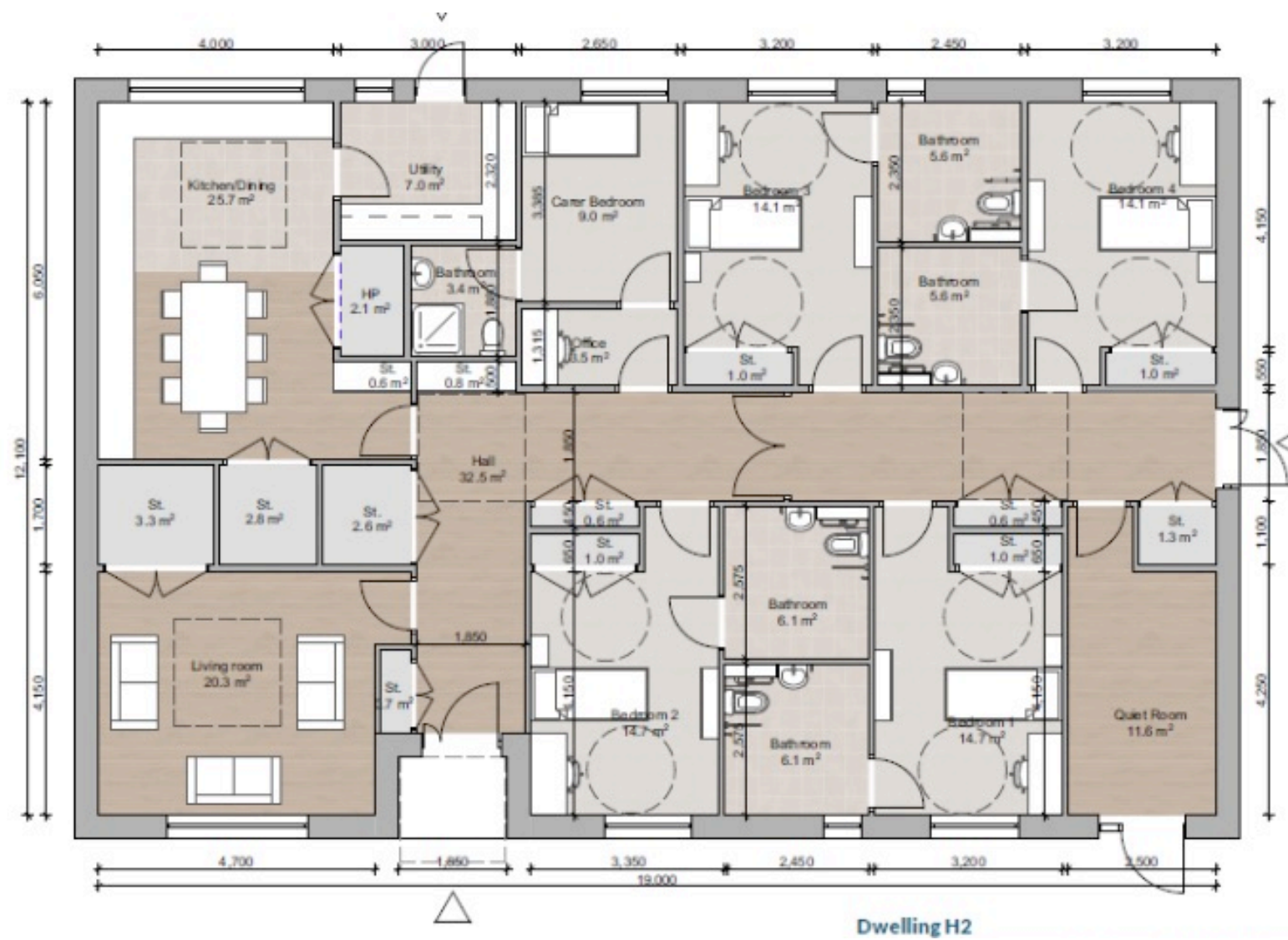
Apartment layouts

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Duplex Layouts

A8+D6



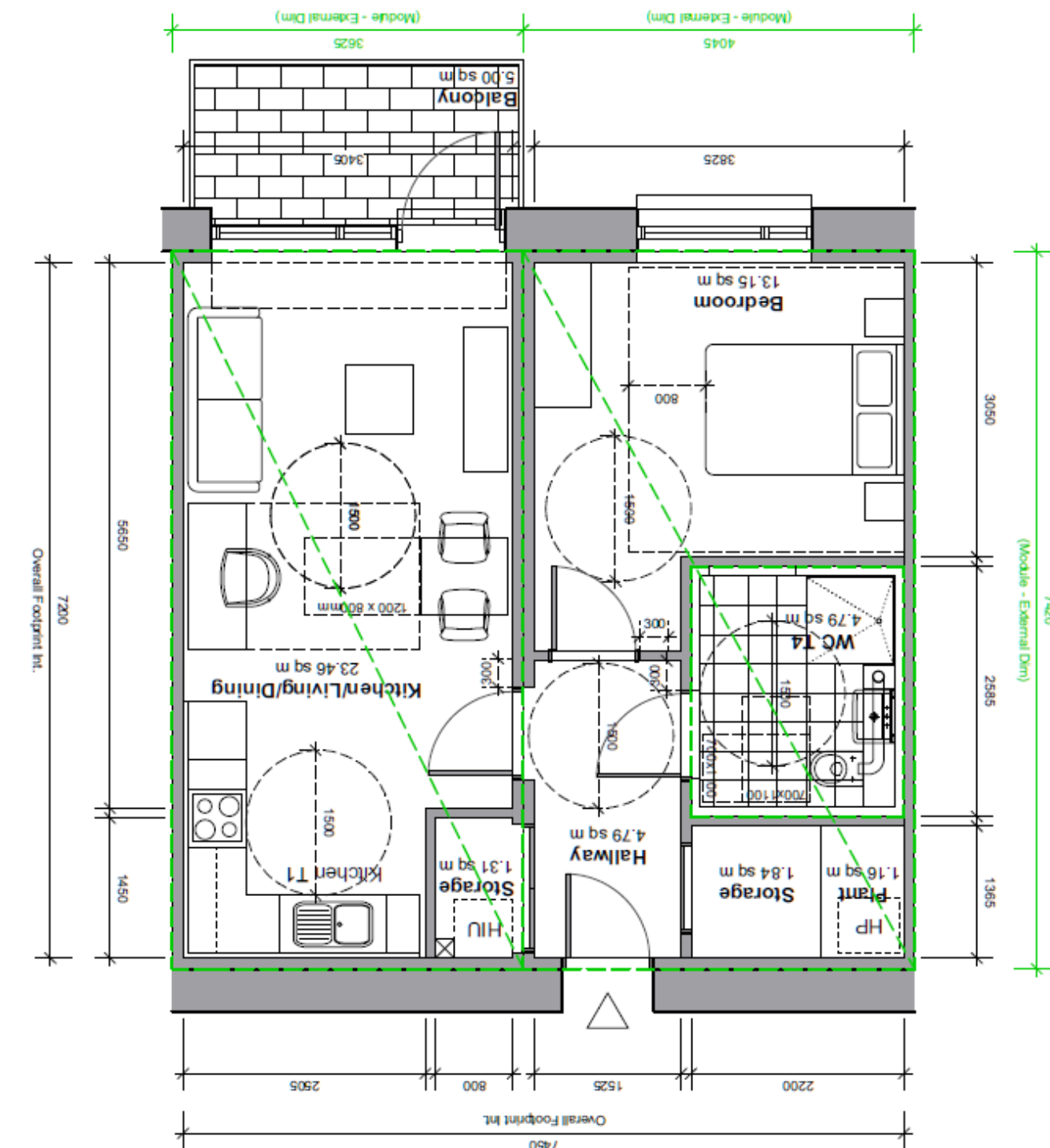
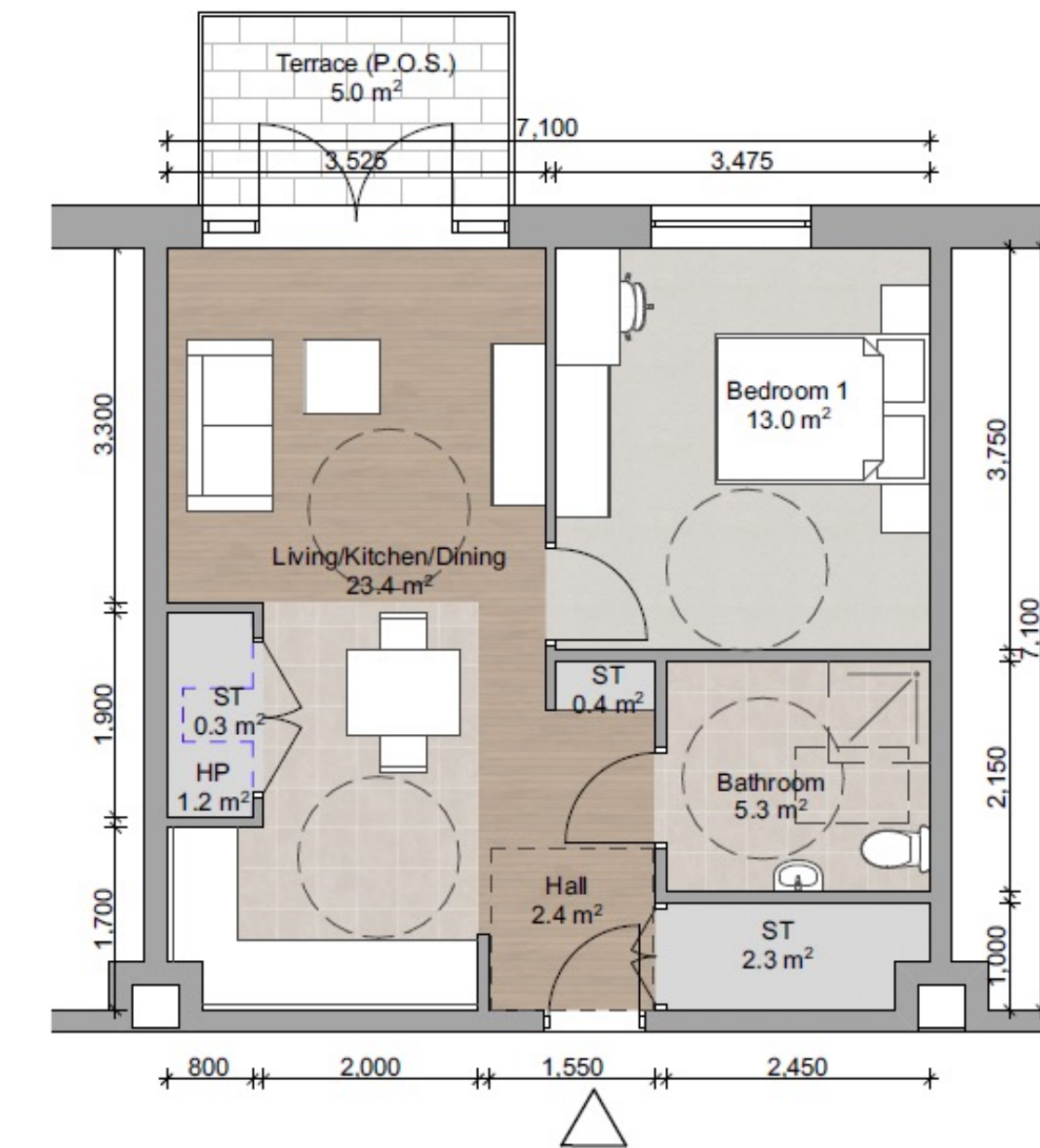
Community dwelling Layouts



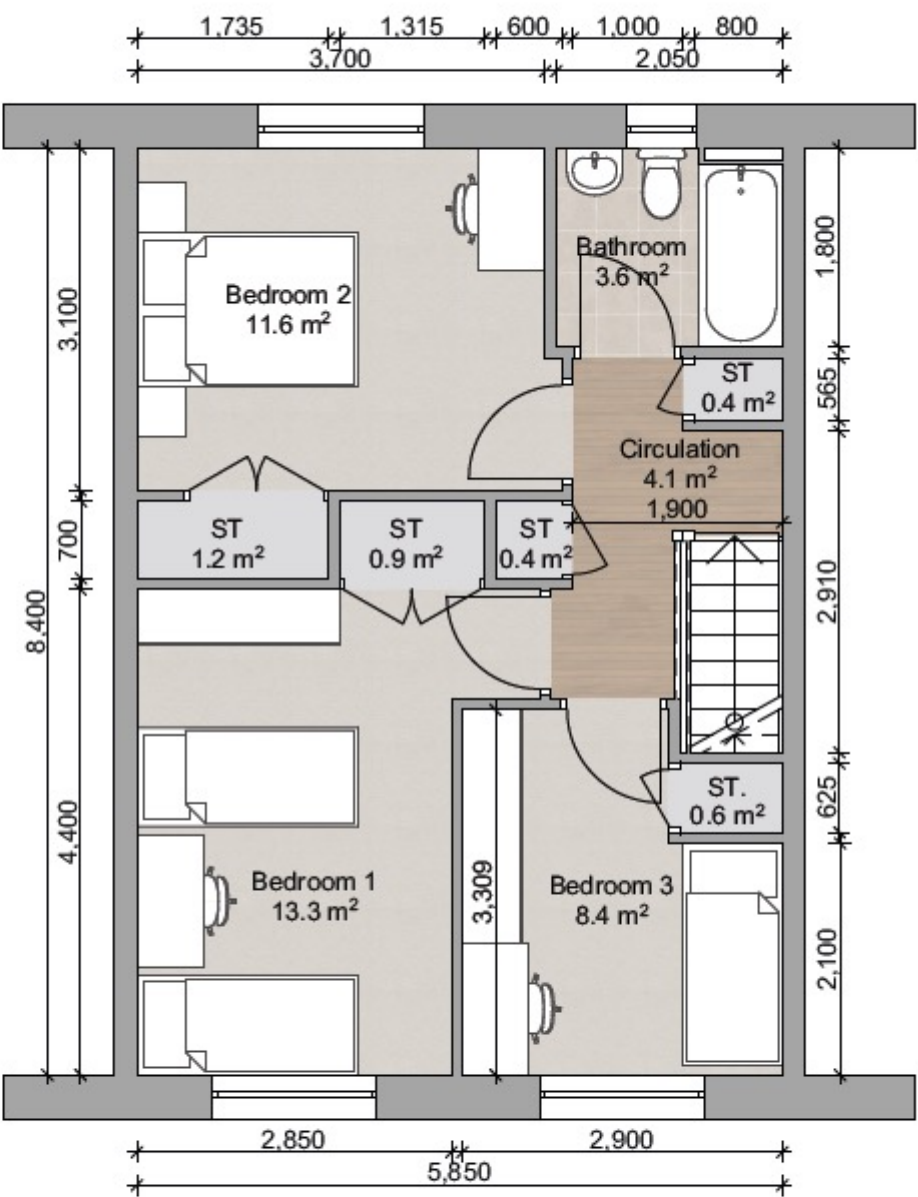
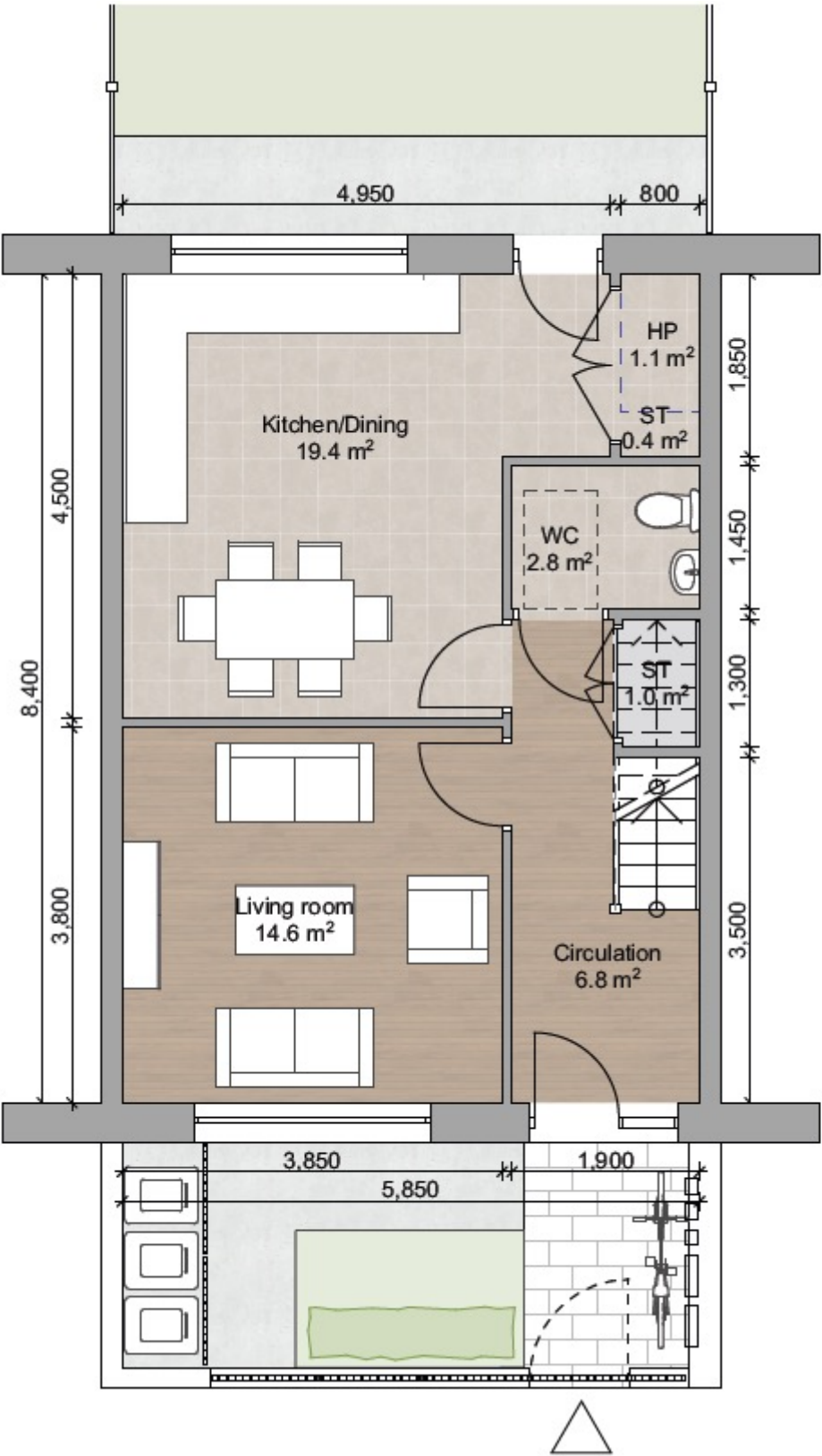
UD apartment Layouts

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A limited number of internal layouts have been reviewed by the DHLGH / NDFA following feedback from industry, and have been revised to allow for ease of delivery utilising MMC (including 3D volumetric).

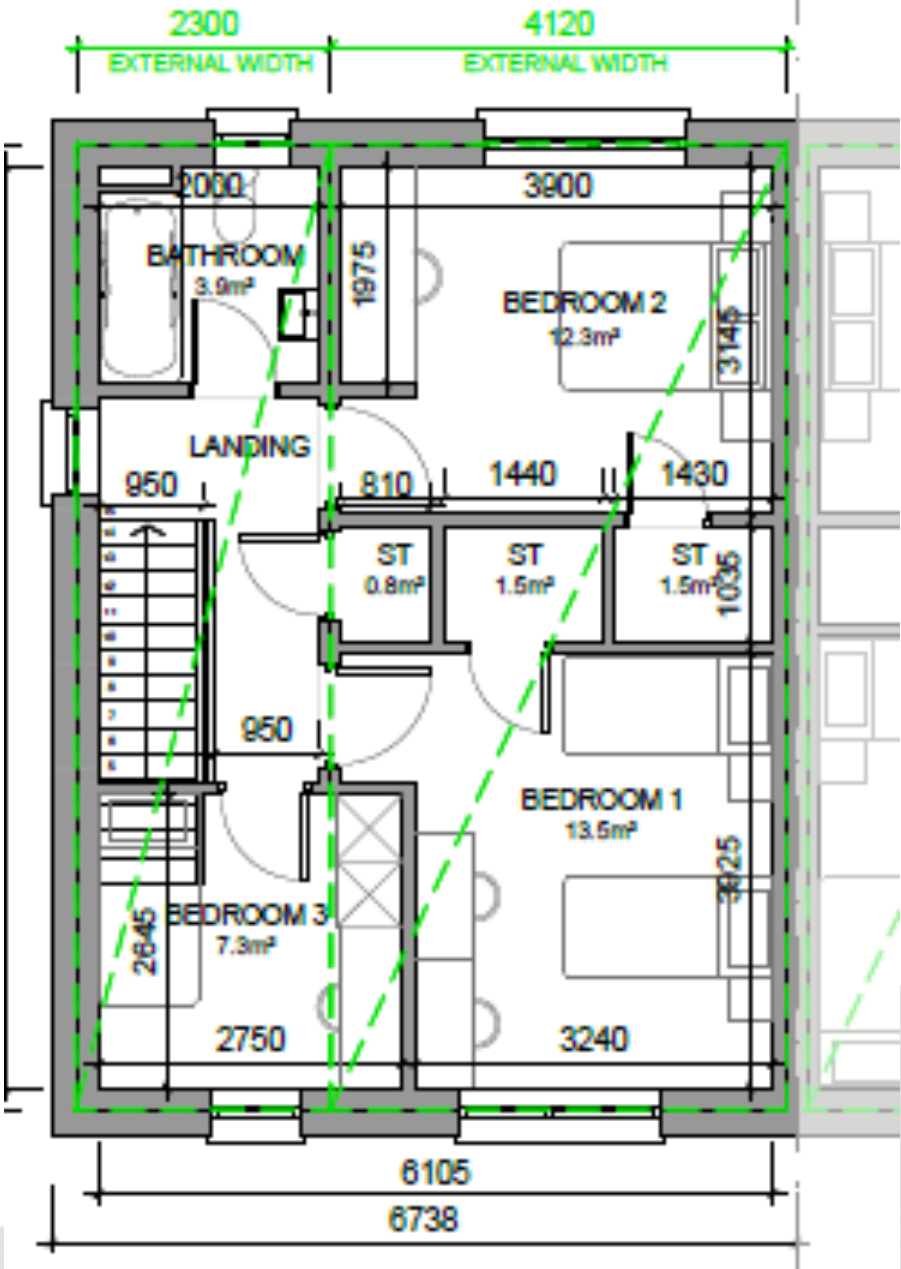
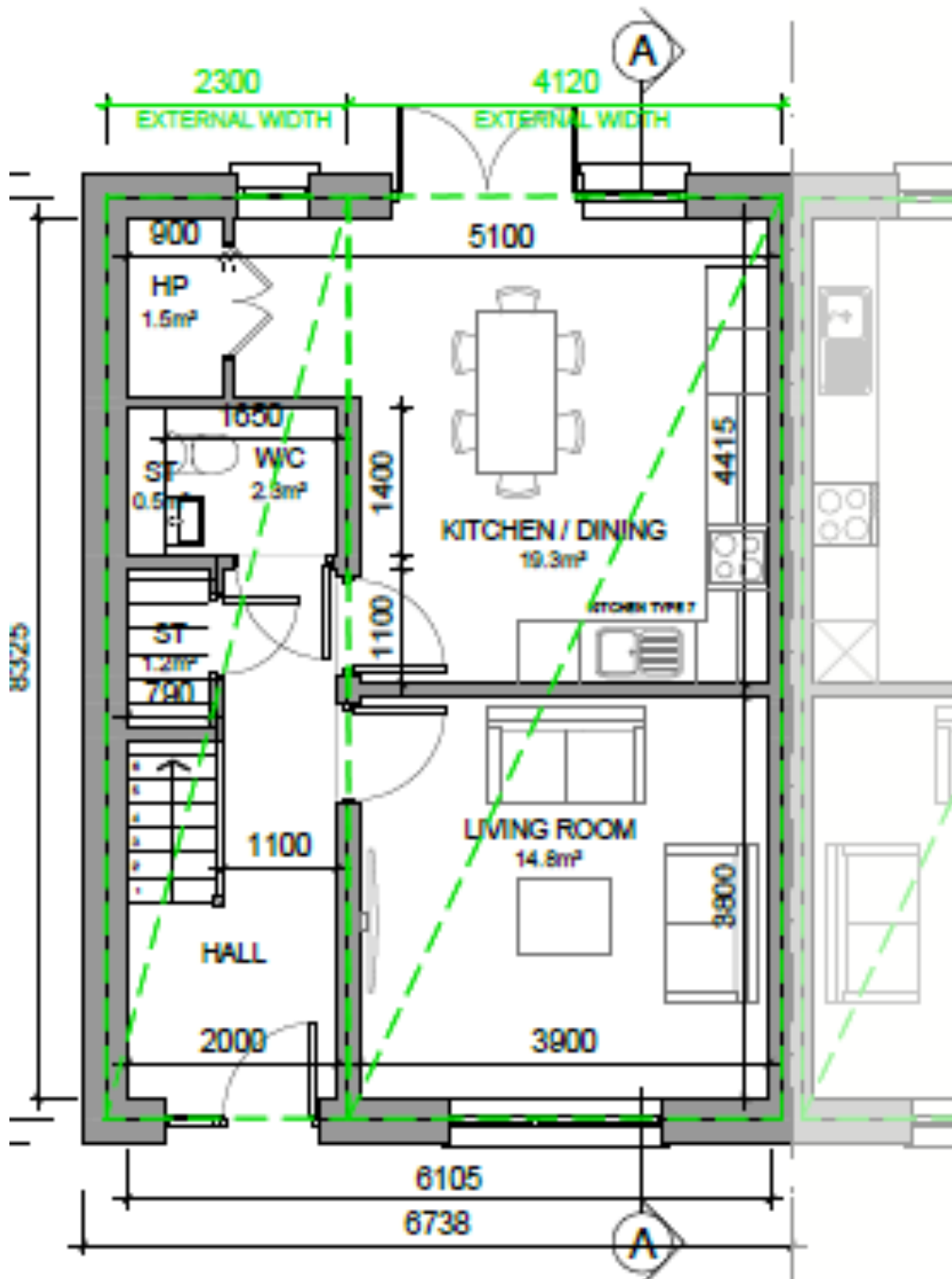


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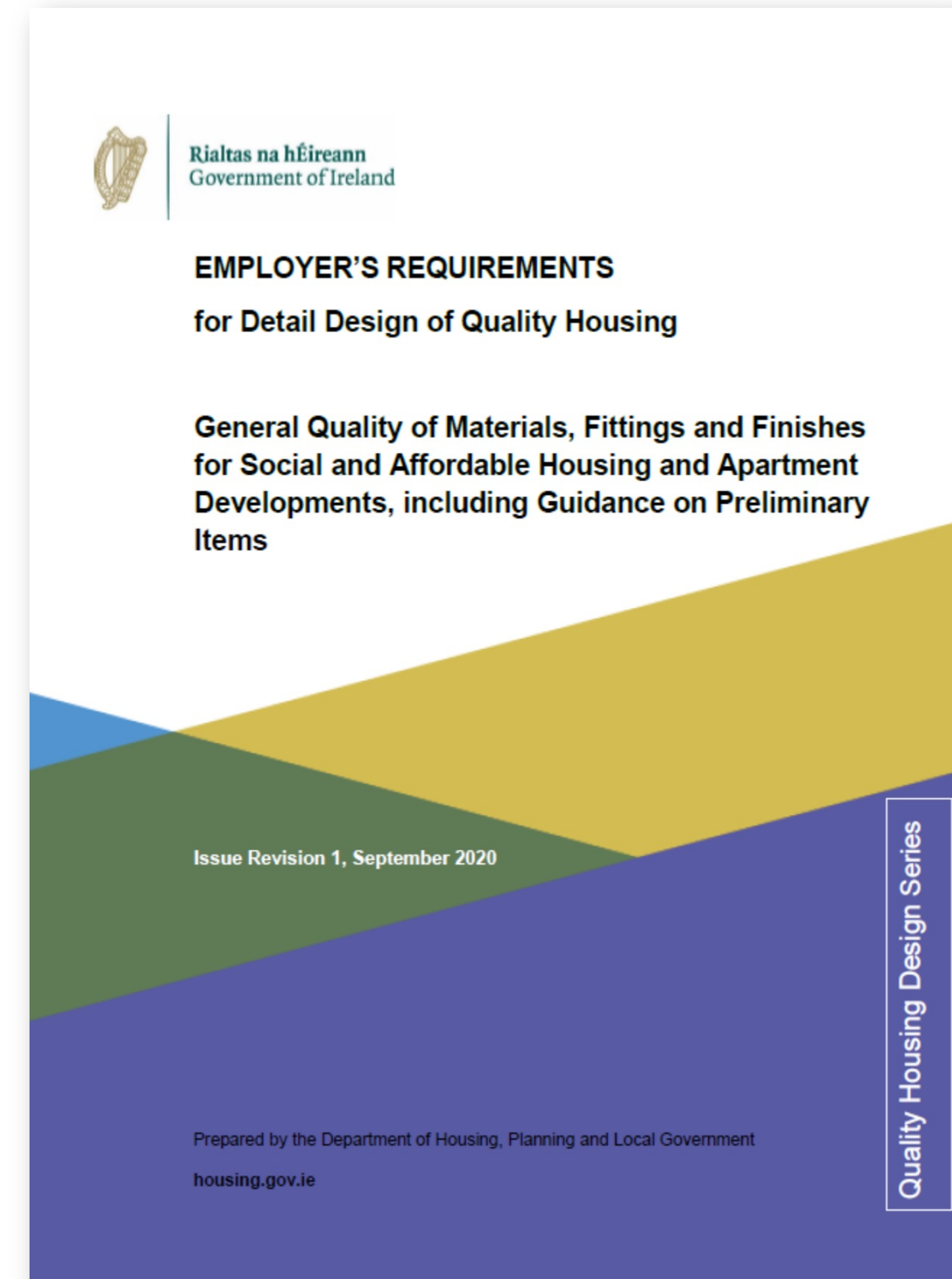
2
H8

SECOND FLOOR HOUSE
3B-5P-2S



EMPLOYER'S REQUIREMENTS

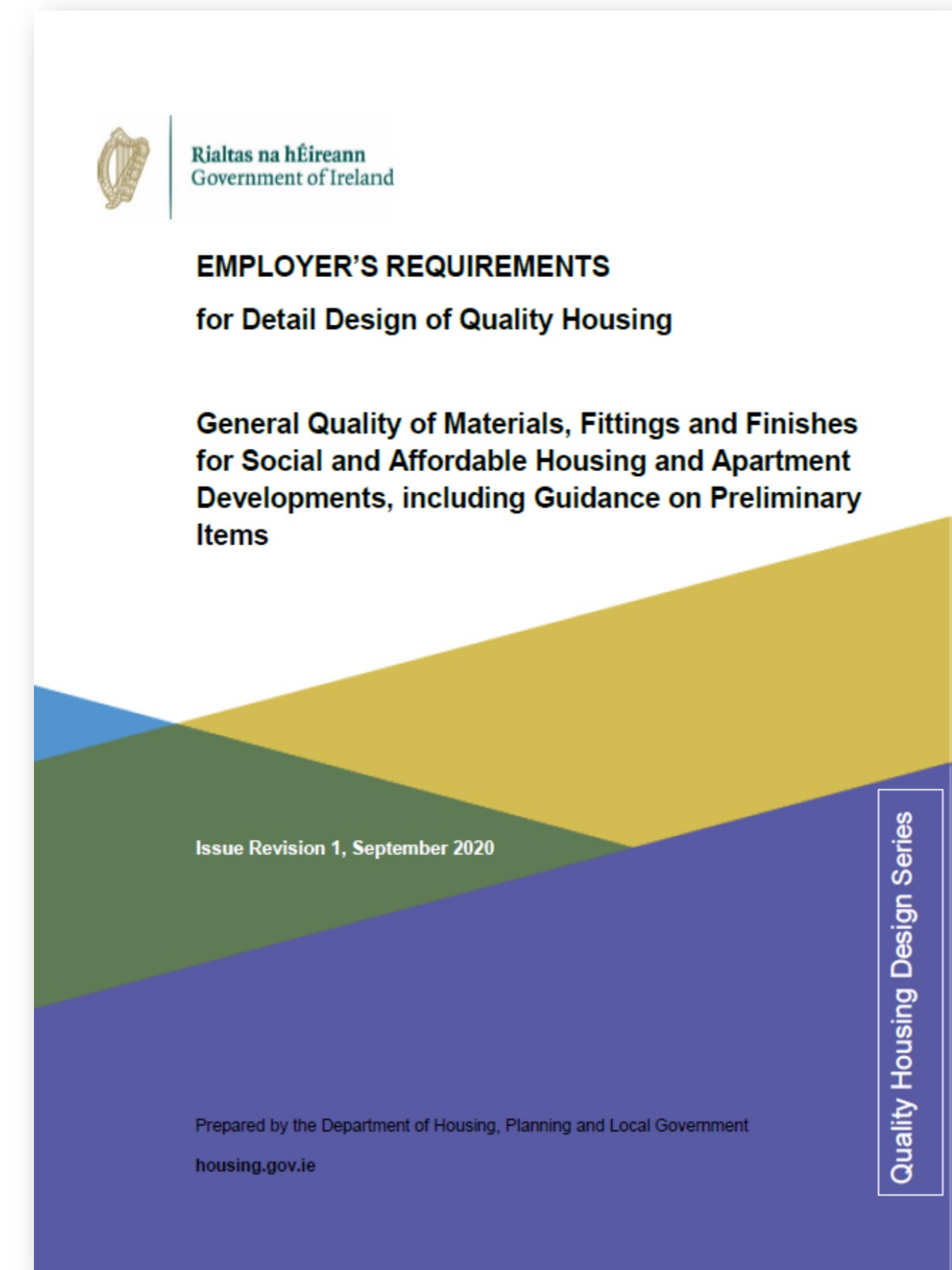
- Consistent standards nationally
- Standard Specification
- Prepared in collaboration with local authorities nominated by LGMA
- Briefing Document
- Promotes an Appropriate Level of Quality
- Deliverable within BUCs
- Guidance on Tender Documentation



EMPLOYER'S REQUIREMENTS



- Sets out general quality of materials, finishes and fittings eligible for Department funding.
- Sets out an approach to preliminary items to inform the tender documents for construction contracts.
- Provides greater certainty and promotes consistency nationally, with regard to the quality and nature of materials finishes and fittings which is considered appropriate in the context of delivering value for money, and delivering reasonable life expectancy and maintenance costs during the lifetime of the dwelling.



Design Manual for Quality Housing



The format of both publications is such that they can be updated, should emerging policy need to be addressed, should further guidance on site layout become relevant or should additional dwelling types be identified.





An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Design Manual for Quality Housing

Thank You

Go Raibh Maith Agaibh



Rialtas na hÉireann
Government of Ireland