

BUILDING FOR THE FUTURE

Project Fact Sheet

**Social Housing Development at  
Ard na Greine, Bray, Co. Wicklow**

Wicklow County Council







**PROJECT:** Social Housing Development  
Ard na Greine, Bray,  
Co. Wicklow

**CLIENT:** Wicklow County Council

**VALUE:** €8 million

**STAGE:** Completed February 2022

#### DESCRIPTION:

The design and build of 31 No. Fast-Track social housing units on a site at Ard na Greine, Bray, Co. Wicklow for Wicklow County Council .

The project consisted of good quality domestic accommodation consisting of two-bedroom, 4-person, 2 storey detached houses: two-bedroom, four person, two storey terraced houses: and three bedroom, five-person, two storey terraced houses, which sit comfortably in context with the surrounding existing housing. Executed to a very high standard, utilising extensive off-site manufacturing techniques and steel frame (LGSF) technology to expedite the building process.

Modular offsite solution used to facilitate fast-track construction with a typical terrace installation completed within 10 days.



#### SCOPE OF WORKS:

Structural frame comprising panelised light gauge steel frames (LGSF) with integrated insulated wall panels built off site and delivered flat packed to the site for completion and delivery in a very short time period.

The LGSF system includes frames to form wall panels which have a PIR insulation board fixed to the steel studs that form the frame and have a polyurethane foam spray applied to the inside of the insulation board to provide continuously sealed frame to enhance insulation properties and air tightness.

Achieving an A2 rating using triple glazed windows and air-tight membranes and built to a very high standard, meeting the requirements and to the satisfaction of Wicklow County Council.

The building fabric incorporates a high standard of insulation, triple glazed windows and air to water heat pump to meet an A2 energy rating.

The external façade of the houses are built with an external leaf brick and plastered blockwork tied back to the LGSF frame with abbey slot channels and masonry ties.

Internal party walls built to meet onerous thermal conductivity, acoustic and fire resistance requirements. High standard of internal finishes throughout including kitchens and bathrooms.

The floor joists span from party wall to party wall and are comprised of studs configured to form a 250mm deep truss with internal opes to allow services through and an OSB timber board is used to tie the joists at 600mm nominal centres to form a cassette.

The roof structure is formed using metal studs configured as an A-frame steel truss spanning from front external wall to rear external wall.



ARD NA GREINE, BRAY, CO. WICKLOW



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