

BUILDING FOR THE FUTURE

Project Fact Sheet

**Social Housing Development at
Ashtown Lane, Co. Wicklow**

Wicklow County Council





PROJECT: Social Housing Development
Ashtown Lane, Co. Wicklow

CLIENT: Wicklow County Council

VALUE: €11 million

STAGE: Completed March 2022

DESCRIPTION:

The design and build of 40 no. accelerated delivery social housing units on a site at Ashtown Lane, Co. Wicklow for Wicklow County Council .

The development consisted of good quality domestic accommodation comprised of three-bedroom, five-person, two storey terraced houses: two-bedroom, four-person, two storey terraced houses: and one bedroom, two-person one storey, 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.

ASHTOWN LANE, CO. WICKLOW



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