

BUILDING FOR THE FUTURE

## Project Fact Sheet

**Social Housing Development at  
Liscappagh, (Cappaghfinn Phase 3),  
Finglas, Dublin 11.**

Fingal County Council





**PROJECT:** Social Residential Development  
Liscappagh (Cappaghfinn Phase 3),  
Finglas, Dublin 11.

**CLIENT:** Fingal County Council

**VALUE:** €16.1 million

**STAGE:** Completed July 2023

#### DESCRIPTION:

The design & construction of 69 No. Accelerated Delivery dwellings and the associated site works at Liscappagh (Cappaghfinn Phase 3), Cappagh Road, Finglas.

The development delivered a cumulative total of 33 No. houses and 36 No. apartments, consisting of 8 No. 4-bedroom houses, 25 No. 3-bedroom houses and 31 No. 2-bedroom apartments and 5 No. 1-bedroom apartments.

Combined internal gross floor area - circa 7,093 sqm.

Executed to a very high standard, utilising extensive off-site manufacturing techniques and steel frame (LGSF) technology to expedite the building process.



#### 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.

The building fabric incorporates a high standard of insulation achieving an A2 rating using triple glazed windows and air-tight membranes meeting the requirements and to the satisfaction of Fingal County Council.

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.

Each dwelling was installed with a high performance heat pump as the main source of hot water and heating.

Further advanced heat zonal design allowed for minimal electric usage thus reducing Carbon footprint of end user.

Liscappagh (Cappaghfinn Phase 3) Finglas, Dublin 11.



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