



Client Name:
Nazareth Housing Association

Architect:
Hamilton Young Architects

Quantity Surveyor:
Jennings O'Donovan & Partners

Duration:
February 2011 - June 2012

Contract Value:
£4.5m

49 No. Sheltered Housing Scheme for the elderly and 1 No. Caretaker's House at Nazareth House, Sligo

Description

The philosophy of the project was to provide a sheltered housing scheme for the elderly of environmentally sustainable A-rated houses suitable for lifetime living with high levels of insulation and an innovative technologically advanced heating and hot water system. The proposed 49no. sheltered houses were one-bedroom single-storey terraced type in 8no. separate blocks from 5 to 7 units each. The blocks were arranged in a campus style parkland setting. The form of the houses were blockwork construction, part tiled mono-pitch and part metal finished (zinc or similar) flat roofed, to match the style of the existing care facility. The caretaker's facility is a detached 2-storey 3-bedroomed house, of blockwork construction and part tiled mono-pitch and part metal finished flat roof. Foundations included piles and groundbeams as a substantial part of the site was made-up ground. The houses have a high efficiency heating and plumbing system utilising heat pump technology, pressurised water system and underfloor heating. Siteworks comprised high quality landscaping, semiprivate rear patios to each house and interconnecting footpaths. The road was already substantially in-situ and parking was provided at the roadside, separate to the houses. Civil works included all foundations, retaining walls and drainage services.

The works were carried out in close proximity to a fully functioning residential care unit. There were particular requirements under the contract to ensure the residential amenity of the care facility was maintained to ensure the comfort of residents, placing particular requirements on the contractor in terms of hoarding, noise suppression, dust suppression, road cleaning etc. In addition, vehicular access to the site was strictly controlled to ensure pedestrian and traffic safety for users of the adjacent facility. The site area was limited to the area of the proposed housing and we were cognisant of the effect that the restricted site would have on our operations.



JJ Rhatigan & Company Project Overview



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Environmentally sustainable heating & hot water installations

Each of the houses were served by a self-contained exhaust air heatpump unit, max 650 x650 in plan size, with:

- Fully computerised operating system with easy to use controls
- Ventilation to all rooms with fusion tight airtight ducting
- Thermostatically controlled weather compensating underfloor heating
- Min 110l hot water storage with electric immersion back-up heating
- Internal pumps and blending valves
- Anti-legionella cycles
- Facility for additional solar panel connection
- Maximum in-room operating sound level of 45-50dBa
- 550w max input and 1.65kW max output

External joinery works

- Composite timber / aluminium wood system, fully drained and ventilated with concealed drainage channels.
- The system has a minimum of two laminations of Scandinavian pine or equivalent for the frames and two for the sashes, finger jointing was not acceptable.
- The timber has a minimum of 60% heartwood and a moisture content of 12% +/- 3%.
- Glazing was triple glazed argon filled with proprietary warm edge detail to give maximum overall window uvalue of 1.2 W/m²K.
- Trickle vents were included in all rooms



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