



Q. "Strengthen Moyross as a mixed use district centre & improve access from Ballynanty?"

A. "I feel improved access from Ballynanty will be beneficial to both estates of Moyross & Ballynanty as I feel it will create more a community bond feeling not one of exclusion"

Resident of Moyross



2. Framework Strategy

2.4 Moyross

Residents at Moyross who attended public consultation events held in March 2013 gave near unanimous support for the objectives of the Framework Plan presented. The Framework Strategy for Moyross, described in this section, is a representation of our vision for the physical regeneration of the estate. It shows how Moyross can become a well-connected suburban neighbourhood based on well-designed and safe streets focused on improved public spaces and community uses in its centre. The Physical Framework Strategy for Moyross is described under the following key themes:

- Movement and Connectivity Strategy
- Land Use Strategy
- Open Space Strategy
- Housing Strategy

2.4.1 Movement and Connectivity Strategy

It is the objective of the Framework Plan for Moyross to:

1. Support the construction of the Coonagh-Knockalisheen bypass, providing a new western entrance to Moyross to eliminate existing cul-de-sac layout.
2. Extend the existing Moyross Avenue to link with the new western entrance of the Coonagh-Knockalisheen bypass.
3. Upgrade the existing Moyross Avenue from a route that is predominantly designed for the movement of vehicles to a traffic calmed street where the needs of pedestrians, cyclists and public transport users are prioritised. Measures to slow down traffic, for example the narrowing of carriageways and side-road entry treatments to the various residential estates, will be incorporated to improve safety for all road users.
4. Provide new and improved connections to improve permeability throughout Moyross at the following locations:
 - a) A safe pedestrian/cycle link from Sarsfield Gardens through existing bridge underpass to Moyross Avenue.
 - b) Improved existing access from Moyross to Cratloe Road.
 - c) Improved access from the Civic Heart of Moyross to Thomond Park/Cratloe Road.
 - d) Provide a new connection between Moyross Avenue and Cratloe Road.
 - e) Create a new connection between LIT and the District Centre at Watch House Cross.
 - f) Improved access to Watchhouse Cross from Ballynanty.
 - g) Create a new street between Cosgrave Park and Maintenance Depot to eliminate existing cul-de-sac layout.
5. Improve local connections converging on the community hub of Moyross at the following locations:
 - a) From the Cratloe Road
 - b) Thomond Park
6. Retain the general arrangement of streets and services infrastructure as existing.
7. Provide new and improved crossings for pedestrians and cyclists which will provide direct and convenient access between local amenities at the following locations:
 - a) At Moyross Avenue from College/Cliona Park to the community hub
 - b) At Moyross Avenue linking the linear park
 - c) At Moyross Avenue linking Cosgrave Park to Watchhouse Cross
 - d) At Cratloe Road
 - e) At Killeely Road
8. Provide on street parking along existing and new streets where feasible. Lengths of on-street parking will be broken up through the inclusion of a street trees or other landscape feature. Parking areas will be designed so that they do not dominate the street scene. Short term on-street car parking will also be provided adjacent to the existing community hub.
9. Protect the existing alignment of the Limerick/Galway rail line.

▼ Hartigan's Villas, Moyross



▼ Maintenance Depot, Moyross



▼ Hartigan's Villas, Moyross



Moyross Movement & Connectivity Map



Legend

Movement and Connectivity Strategy

-  Statutory Regeneration Area Boundary
-  Study Area Boundary
-  Strategic Link
-  Local Street
-  Enhanced Traffic Calming and Crossing at Major Junction
-  Informal Pedestrian Crossing and Traffic Calming
-  Existing and New Replacement Housing
-  Active Open Space
-  Passive Open Space
-  Railway Line

Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects

2. Framework Strategy

2.4.2 Land Use Strategy

It is the objective of the Framework Plan to:

1. Retain and refurbish existing housing units where possible within Moyross in tandem with creating new connections with natural surveillance, functional public open spaces and a more consolidated urban structure refocussed around the existing community hub and District Centre at Watch House Cross.
2. Promote a higher quality residential built environment, with a greater mix of units and increased densities, in greenfield/brownfield sites proposed for replacement housing, in line with Government legislation and guidelines.
3. Enhance Watch House Cross as a District Centre in order to fulfil its role as the commercial and retail hub serving Moyross and the wider area.
4. Expand the footprint of the Moyross Community and Enterprise Centre to improve the quality and choice of community focused uses available. A local café that is community-focused and family-friendly with visibility to the street and access to good-quality outdoor space will provide a place for people of all ages to socialise within the community hub.
5. Ensure that all non-residential uses proposed as part of the regeneration plan should have a strong street presence, generous floor to ceiling heights and window sizes or areas of glazing and flexible layout and design that allows for a range of uses over time.
6. Reinforce existing Employment & Enterprise Uses at Moyross Enterprise Centre.
7. Promote the creation of a community garden and horticulture training centre in Moyross. This will have the capacity to offer training opportunities in the area of horticulture for future incorporation in landscaping/estate management across the areas of regeneration.
8. Promote the relocation of the Limerick City Council Maintenance Depot at Cosgrave Park
9. Promote the redevelopment of the 'Bays' site to add additional local capacity and contributes to the formation of a natural training cluster. The creation of dedicated horse programmes at this location has the capacity to develop innovative programmes which include feedstuffs for the

▼ Pineview Gardens, Moyross

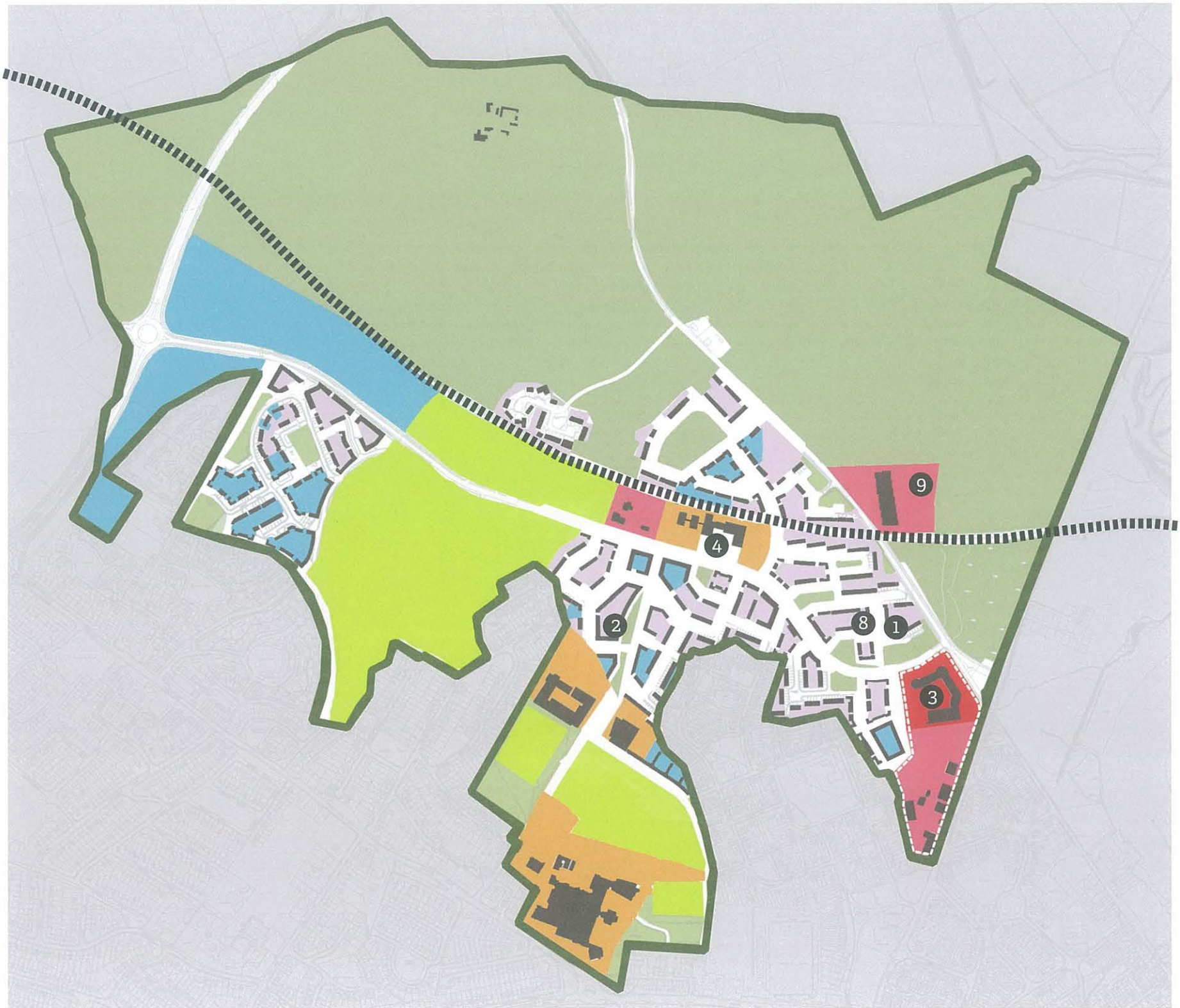


equine industry, horse care programmes and equipment supply to meet specific equine industry requirements.¹

10. Facilitate investment by other key agencies which are considered compatible with the regeneration effort, particularly civic, education, health, training and employment.

¹ Subject to a detailed Flood Risk Assessment and Justification Test.

Moyross Land Use Map



Legend

Land Use Strategy

- Statutory Regeneration Area Boundary
- Study Area Boundary
- Non-Replacement Housing (eg Private)
- Existing and New Replacement Housing
- Community, Education and Cultural Use
- Mixed Use (Residential use permitted)
- District Centre (as designated under the LCDP 2010-2016) (Residential use permitted)
- Active Open Space
- Passive Open Space
- Railway Line

Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects

**Q. "Create a new street between
Cosgrave Park & Maintenance Depot
to eliminate the existing Cul-de-sac?"**
A. "It will stop youngsters gathering in
groups"

Resident of Moyross



2.4.3 Housing Strategy

It is the objective of the Framework Plan to:

1. Develop sites for replacement homes with a coherent perimeter block layout and maximise the number of homes with direct street entrances. Streets will be arranged on the outside of the block to encourage permeability. This will support the objective of making Moyross a balanced sustainable neighbourhood.
2. Encourage, in new and refurbished homes, the incorporation of energy and water efficiency measures to at least meet Irish national standards and guidelines. Refurbishment of both privately owned and local authority tenanted homes will be carried out to achieve a BER rating of C.
3. Incorporate flexibility within house design to adapt to changing needs in line with standards such as Lifetime Homes.
4. Ensure that replacement homes will have generous internal and private open space in compliance with the Limerick City Development Plan 2010-2016 development management standards.
5. Ensure that replacement homes will have their own front door to the street where at all possible to minimise potential problems associated with shared communal areas.
6. Ensure that replacement homes will have a positive outlook onto surrounding public spaces and streets, to create an appropriate sense of enclosure and natural surveillance, whilst protecting the privacy of ground floor habitable rooms.
7. Promote high-quality design and detailing in replacement and refurbished homes to create a sense of robustness and longevity as well as support tenure-blind principles.
8. Include a diversity of tenure options to ensure that each part of Moyross becomes more mixed. (Please refer to Tenure Diversity Strategy for more detailed information)
9. Provide replacement housing to respond to the existing housing need in terms of the type and size of replacement housing in order to sustain a mixed community.
10. Consider the existing housing need (replacement housing and need arising due to overcrowding) of

▼ Sarsfield Gardens, Moyross



Moyross in determining the type and size of replacement and additional housing provision in order to sustain a mixed and sustainable neighbourhood.

11. Consider the future housing need required over the regeneration programme in relation to overcrowding, emerging household types and elderly housing. It is prudent to plan for a net gain in replacement homes which will act as a sufficient buffer over the lifetime of the regeneration project.

Housing Deliverables	Total	Private	LA				
Current numbers of Occupied and Unoccupied units in Moyross (as at 31.12.2012)¹	780					A	
Total number of Occupied Units (includes 15 community use buildings)	699					B	
Total number of Occupied homes²	684	231	453			C	
Total number of Unoccupied Homes	81	4	77			D	(A-B)
Demolition							
Number of Occupied Homes to be demolished ³	252	56	196			E	
Number of Boarded Homes to be demolished	62	1	61			F	
Total number of Occupied and Boarded Homes to be demolished	314	57	257	314		G	(E+F)
Refurbishment							
Number of Existing Private and Local Authority Occupied Homes to be refurbished	432	175	257			H	(C-E)
Number of Private and Local Authority Unoccupied homes to be refurbished	19	3	16			I	(D-F)
Total number of Occupied and Boarded Homes to be refurbished	451	178	273	451	451	J	(H+I)
Replacement Housing							
Number of Private and Local Authority Unoccupied homes to be refurbished	19	3	16			K	
Number of Occupied Homes to be demolished	252	56	196			L	
Total number of Replacement Housing Need		53	188	233		M	(L-K)
Estimated additional need due to additional Overcrowding (as at May 2013)				48		N	
Overall Replacement Housing Need⁴				281		O	(M+N)
New Homes proposed with approval from DoEC&LG (as at May 2013)	116					P	
New Homes under construction	34					Q	
New Homes proposed	145					R	
Total New Homes proposed				295	295	S	(P+Q+R)
Net Gain in Replacement Homes				14		T	(S-O)
Final Number of Homes in the Study Area⁵					746	U	(S+J)

1 Excludes Respond housing (33 units + 1 community use building) and includes 8 units at Shanabooley

2 Excludes community use buildings

3 Includes 8 units at Shanabooley and assumes occupied homes proposed for demolition will decant into unoccupied proposed for refurbishment

4 Housing need excludes need arising from future household formations (e.g. Elderly housing)

5 Figure excludes private units generated by lands allocated for private housing

Note: For the purpose of the housing strategies proposed for each regeneration area, a household is considered overcrowded if a person with an existing address within a regeneration area applies to the housing waiting list with a specific desire for housing in the regeneration area to which they currently reside. Therefore, no new social housing tenants from outside the regeneration areas will be introduced into the regeneration areas. It is a specific objective of the LRFIP to support those tenants who wish to remain in a regeneration area where they have lived for some time and have a strong kinship. This strong social capital, amongst other variables, will assist in stabilising the regeneration areas. This objective supports national policy guidance whereby "all households [have] access [to] good quality housing appropriate to household circumstances and in their particular community of choice" (Housing Policy Statement 2011). Furthermore, Limerick City Council supports a policy to accommodate those families to move back to the regeneration areas, who were displaced out of the areas at the beginning of the regeneration process.

Moyross Housing Map



Legend

Housing Strategy

- | | | | |
|---|--------------------------------------|---|--------------------|
|  | Statutory Regeneration Area Boundary |  | Existing Housing |
|  | Study Area Boundary |  | Active Open Space |
|  | Non-Replacement Housing (eg Private) |  | Passive Open Space |
|  | Replacement Housing |  | Railway Line |

Note:
The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects

2. Framework Strategy

2.4.4 Open Space and Public Realm Strategy

It is the objective of the Framework Plan to:








1. Protect and enhance the special landscape character and setting of Delmege Estate.
2. Explore the potential for an ecologically sensitive leisure uses as part of a strategic linear park from the river Shannon, through the heart of Moyross to Caherdavin.
3. Promote the development of job opportunities around the area of sports ground maintenance and local sports facility development.
4. Provide opportunities for increased community interaction by encouraging local management of open space.
5. Promote the retention of existing trees on proposed sites for development.
6. Implement a programme of street tree-planting within the private curtilage of homes to ensure better management of the tree stock.
7. Minimise run-off to the existing drainage infrastructure through the integration of Sustainable Urban Drainage System (SUDS) technologies on a site-by-site basis as appropriate, i.e. swales, porous paving etc.
Note: The Limerick City Development Plan 2010-2016, does not indicate any areas within Moyross that are at risk from flooding.
8. Enhancing biodiversity through habitat improvements, compensatory habitat and native planting strategies within Moyross
9. Retain the existing active playing pitches associated with LIT, St. Nessian's Community College and Thomond Park RFC as sporting facilities.
10. Restrict development of the landfill sites at Long Pavement Road. It is a requirement to monitor the site and monitor in accordance with EPA Landfill Management Guidelines.
11. Provide for active playspace facilities, based on the existing and expected child population projections generated by the existing and future need. Moyross is under resourced in terms of active play facilities for children below the age of 15 years.

Moyross Open Space Map



Legend

Open Space Strategy

- | | | | |
|---|--------------------------------------|---|--------------------|
|  | Statutory Regeneration Area Boundary |  | Active Open Space |
|  | Study Area Boundary |  | Passive Open Space |
|  | Key Walking/Cycling Route |  | Railway Line |
|  | Existing and New Replacement Housing | | |

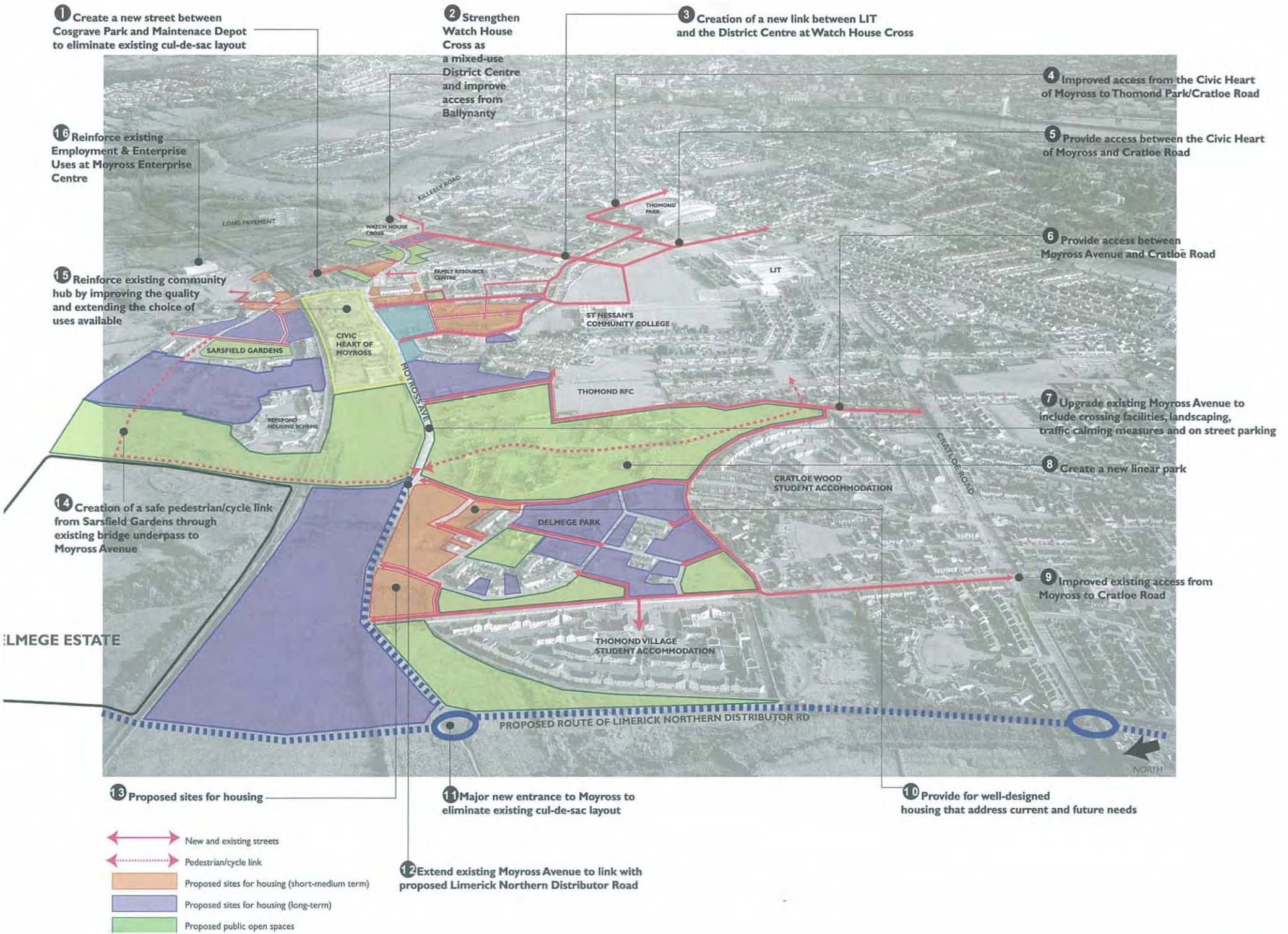
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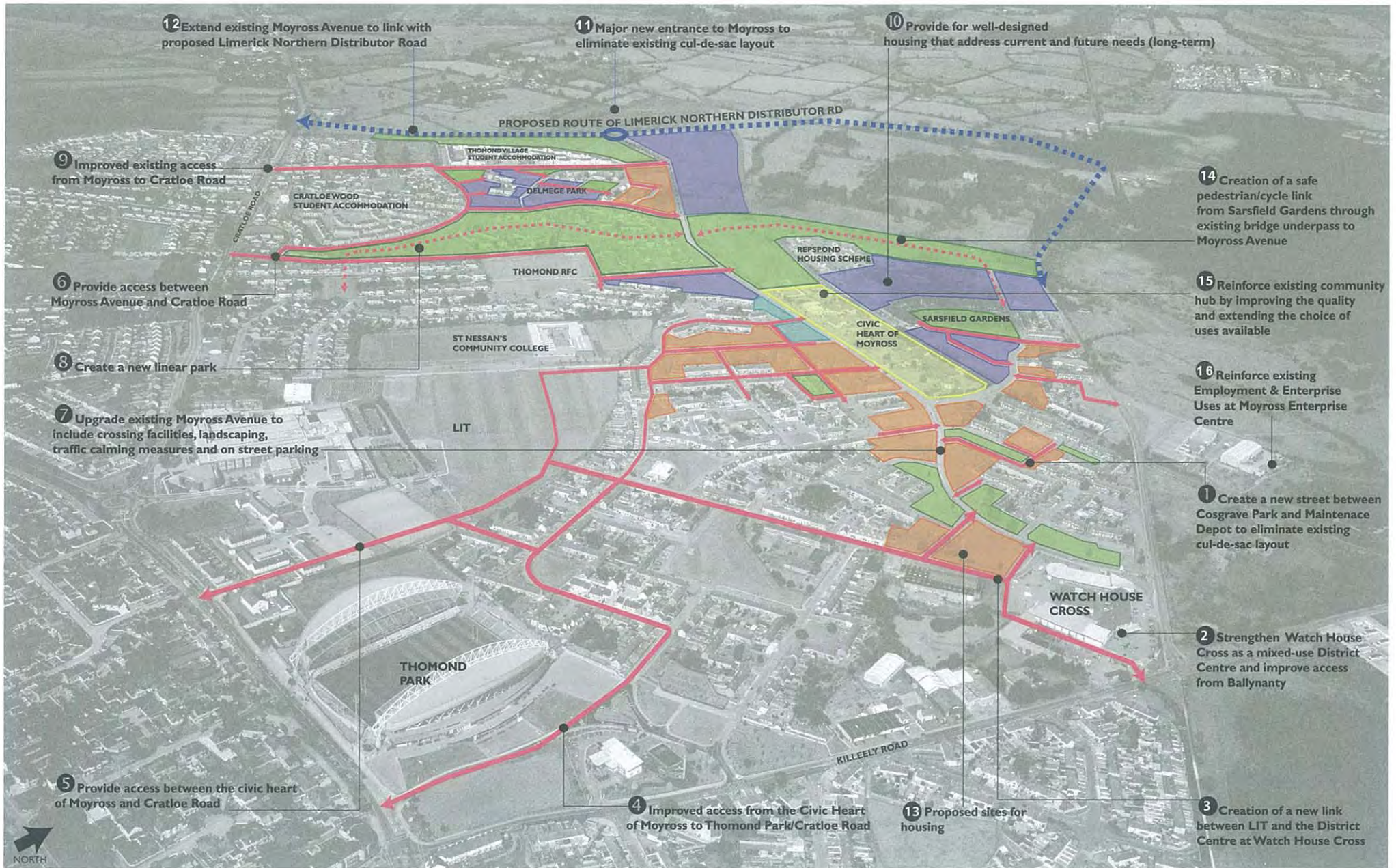
Q. "Upgrade existing Moyross Avenue to include crossing facilities, landscaping, traffic calming measures and on street parking?"

A. "Specially by the school", "All above will better lives in our community and improve self esteem and pride of place"

Residents of Moyross







- New and existing streets
- Pedestrian/cycle link
- Proposed sites for housing (short-medium term)
- Proposed sites for housing (long-term)

12 Extend existing Moyross Avenue to link with proposed Limerick Northern Distributor Road

11 Major new entrance to Moyross to eliminate existing cul-de-sac layout

10 Provide for well-designed housing that address current and future needs (long-term)

9 Improved existing access from Moyross to Cratloe Road

14 Creation of a safe pedestrian/cycle link from Sarsfield Gardens through existing bridge underpass to Moyross Avenue

6 Provide access between Moyross Avenue and Cratloe Road

15 Reinforce existing community hub by improving the quality and extending the choice of uses available

8 Create a new linear park

16 Reinforce existing Employment & Enterprise Uses at Moyross Enterprise Centre

7 Upgrade existing Moyross Avenue to include crossing facilities, landscaping, traffic calming measures and on street parking

1 Create a new street between Cosgrave Park and Maintenance Depot to eliminate existing cul-de-sac layout

5 Provide access between the civic heart of Moyross and Cratloe Road

2 Strengthen Watch House Cross as a mixed-use District Centre and improve access from Ballynanty

4 Improved access from the Civic Heart of Moyross to Thomond Park/Cratloe Road

13 Proposed sites for housing

3 Creation of a new link between LIT and the District Centre at Watch House Cross



Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects.

2. Framework Strategy

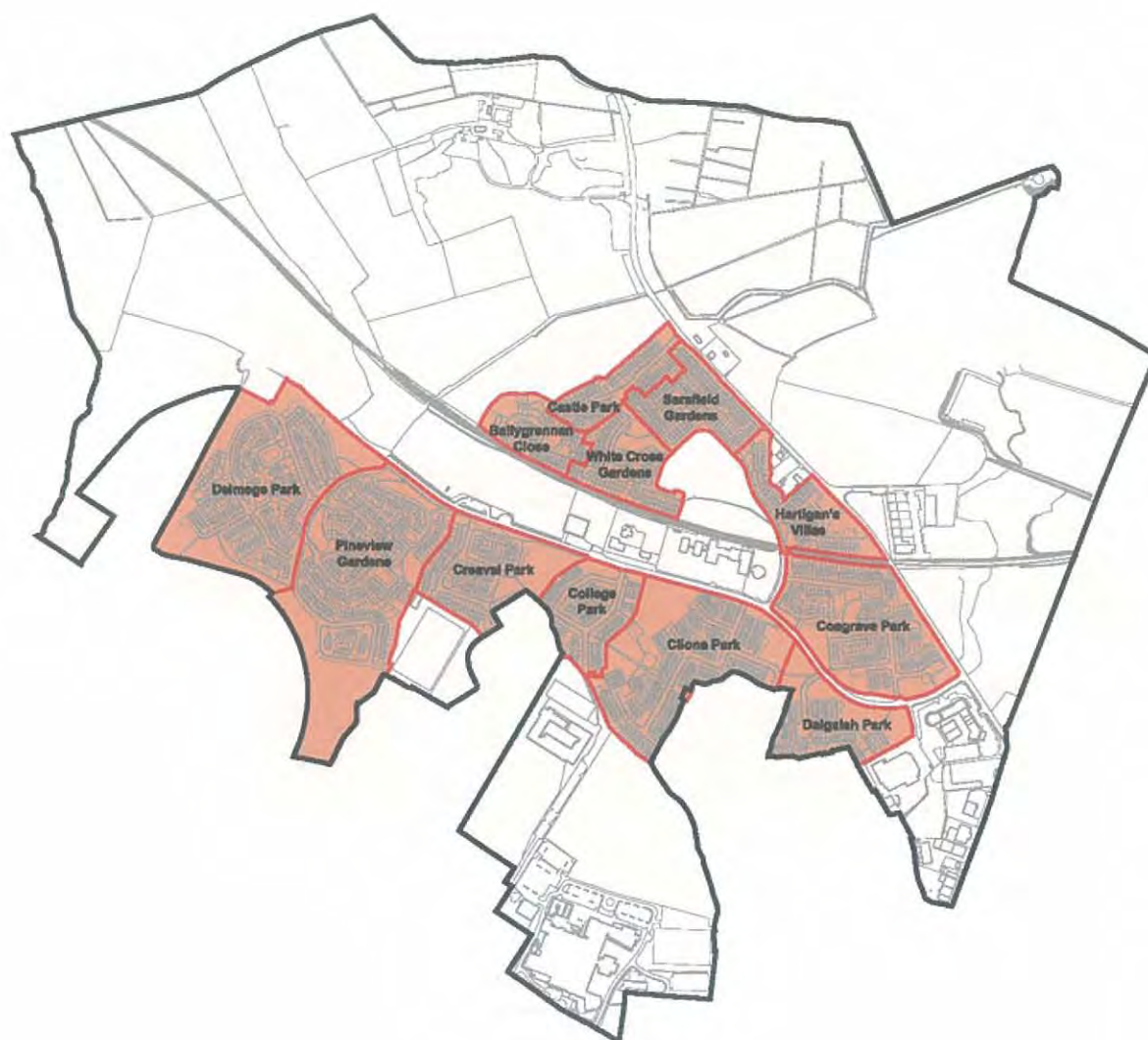


Figure 1.6

2.4.5 Demolition, New Build and Refurbishment Strategy for Moyross

2.4.5.1 Analysis of Moyross by Areas

The physical layout of Moyross is not the only reason for the high levels of anti-social behaviour that have arisen in some estates in the area. Long term neglect, inadequate facilities and services and the prolonged high levels of unemployment and low retention levels in education have been identified as contributing to the breakdown of the social fabric within some of the estates. However the physical issues such as low density, isolation, lack of connectivity and poorly passively supervised open public space are known to encourage anti-social behaviour.

There are two key strands to the Physical Framework and Implementation Strategy in Moyross

1. To deliver key infrastructure to enhance the areas profile and thereby attract investment
2. To stabilise the existing community with meaningful interventions that will improve the quality of life in Moyross.

In total the number of new units proposed in the Moyross area is 295 and the number of refurbished units is 451 resulting in an overall total of 746 Units.

Western Area: Delmege Pk., Pineview Gardens and Craeval Park

The western area of Moyross suffers from isolation and a lack of connection to the wider neighbourhood – it is effectively at the end of a large cul-de-sac within Moyross that starts at the Watch House Cross. Currently the built environment is very fragmented due to the wide spread demolition of houses that have been vacated over the last number of years. The original estate layout has no road frontage, an unwieldy and meandering layout and excessive unsupervised public open space.

Central Area: College Avenue – Cliona Pk

The central area of Moyross also suffers from an unwieldy layout with poor frontage onto the main Moyross Rd and a lack of permeability to the surrounding areas. There are large swathes of public open space which are poorly overlooked and the area has been affected by pockets of anti-social behaviour.

Eastern Area: Cosgrave Pk – Dalgaish Pk

This part of Moyross has an established and cohesive community that have largely remained in the area and therefore it has not suffered from wide-spread demolitions like the other estates. It has better links to the surrounding environment and benefits from its proximity to the neighbourhood centre at Moyross and to the entrance roadway into Moyross.

Northern Area: Hartigan's Villas, Sarsfield Gardens, Castle Pk & Whitecross Gardens

The northern area of Moyross suffers from isolation due to the train line forming a barrier between it and the wider Moyross area and its services. There are serious anti-social problems in these estates and the built environment is fragmented due to wide spread demolitions as a result of people vacating the area. There are large areas of badly supervised open public space. In contrast to the other estates adjacent to it Hartigan's Villas is almost fully occupied and has had only a small number of demolitions - this is probably down to its connectivity to the Knockalisheen Rd.

2. Framework Strategy

Western Area:

Delmege Pk., Pineview Gardens and Craeval Park

The Masterplan proposes the reconsolidation of Delmege Park and the complete demolition of Pineview Gardens and Craeval Park to make way for a linear neighbourhood park.

The proposal for Delmege Park is to carry out comprehensive refurbishment and strategic demolitions along with significant infill development

overlooking a new neighbourhood park and fronting on to the extended Moyross Road. The proposal also aims to forge new link routes to the surrounding areas.

The provision of a new neighbourhood park will provide a soft edge to the proposed new housing and will extend to the south serving residents outside of the regeneration area and help to forge new link routes to connect to the surrounding context. The

park will permit existing sports pitches to remain and expand and will provide new playground facilities.



Figure 1.7 Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects.

Central Area:**College Avenue – Cliona Park**

The Masterplan proposes new infill residential development and quality open space in this area along with strategic demolitions and comprehensive refurbishments. The aim of the proposed layout is the creation of a permeable neighbour with links to the

surrounding areas and a direct new road link to the Cratloe Road via the LIT Campus. The Masterplan also proposes the placement of two key LIT Outreach Buildings in the centre of Moyross opposite the existing Community and Enterprise Centre along the main Moyross access road.

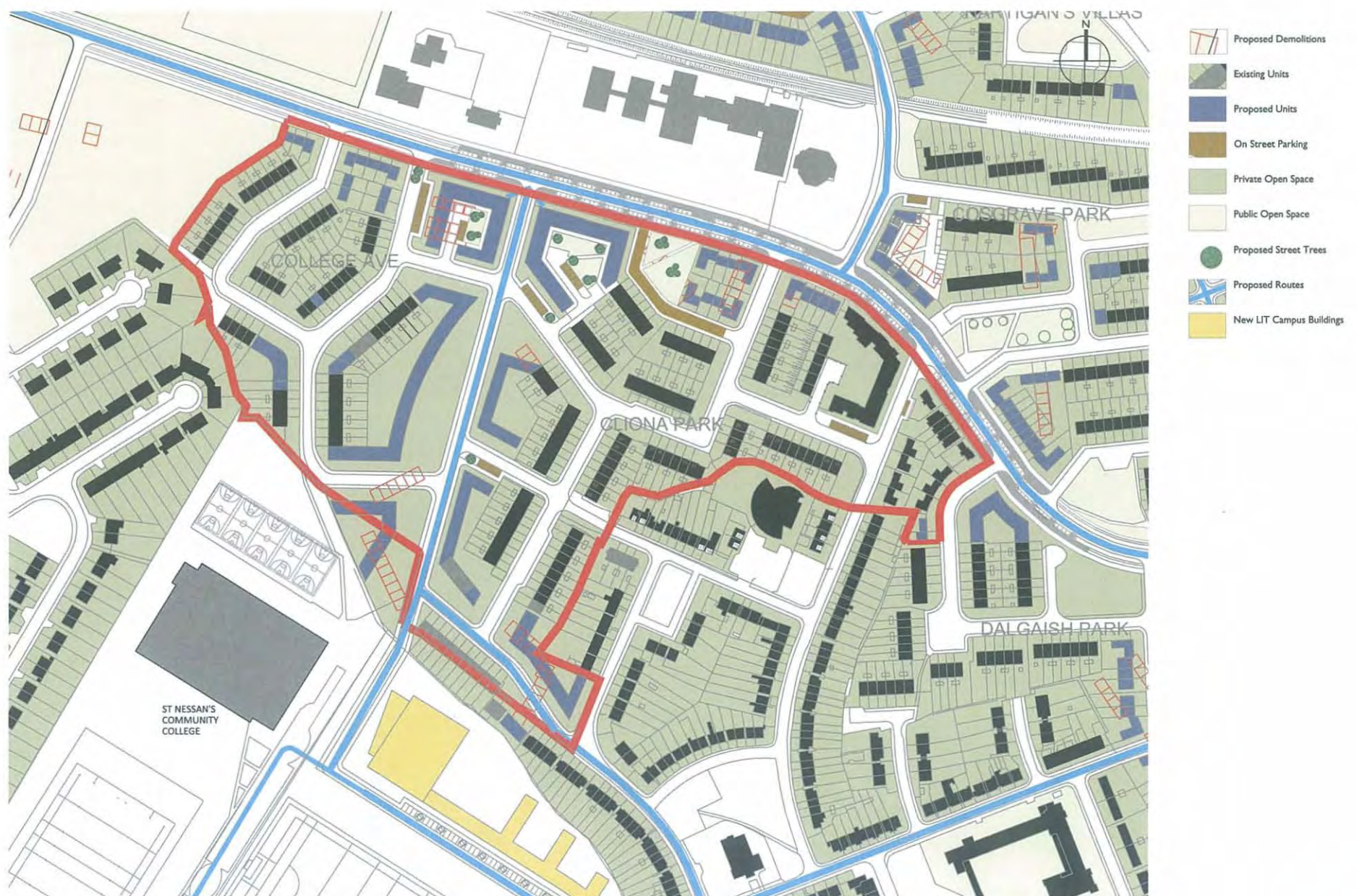


Figure 1.8 Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects.

2. Framework Strategy

Eastern Area:

Cosgrave Parkk - Dalgaish Park

The Masterplan proposal for the eastern area includes new residential developments that will provide road frontage onto the main Moyross Road, and enhance the gateway entrance to Moyross along with infill development. Strategic demolitions will be required to make way for the new layout along with a

comprehensive programme of refurbishment and public realm and landscaping improvements. The longer term proposal is to expand the development to the south of Delmege Park and incorporate a new link road at the back of the Watch House Cross centre onto the New Road.



Figure 1.9 Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects.

**Northern Area:
Hartigan's Villas, Sarsfield Gardens, Castle Pk &
Whitecross Gardens**

The Masterplan proposes the reconsolidation of Hartigan's Villas, Sarsfield Gardens and White Cross Gardens the demolition of the remaining dwellings in Castle Park. The proposal includes a new residential development in the vacant green space in Hartigan's Villas close to the amenities of Watch House Cross. Strategic demolitions are proposed as part of the new layout for the area and a comprehensive programme of

refurbishments and a new through link route to connect to the Knockalisheen Rd is proposed.

Summary of key outcomes from the Proposed Moyross Masterplan:

- Newly configured neighbourhoods that tie in with and enhance the existing neighbourhoods and incorporate new homes and an extensive refurbishment programme of existing homes.
- Major new road links that enhance the connectivity and permeability of the area including the

upgrading of the main Moyross road which will be lined with quality buildings.

- New outreach educational facility positioned in the heart of Moyross.
- New neighbourhood park that will be amenity for both the Moyross residents and the wider neighbouring communities.

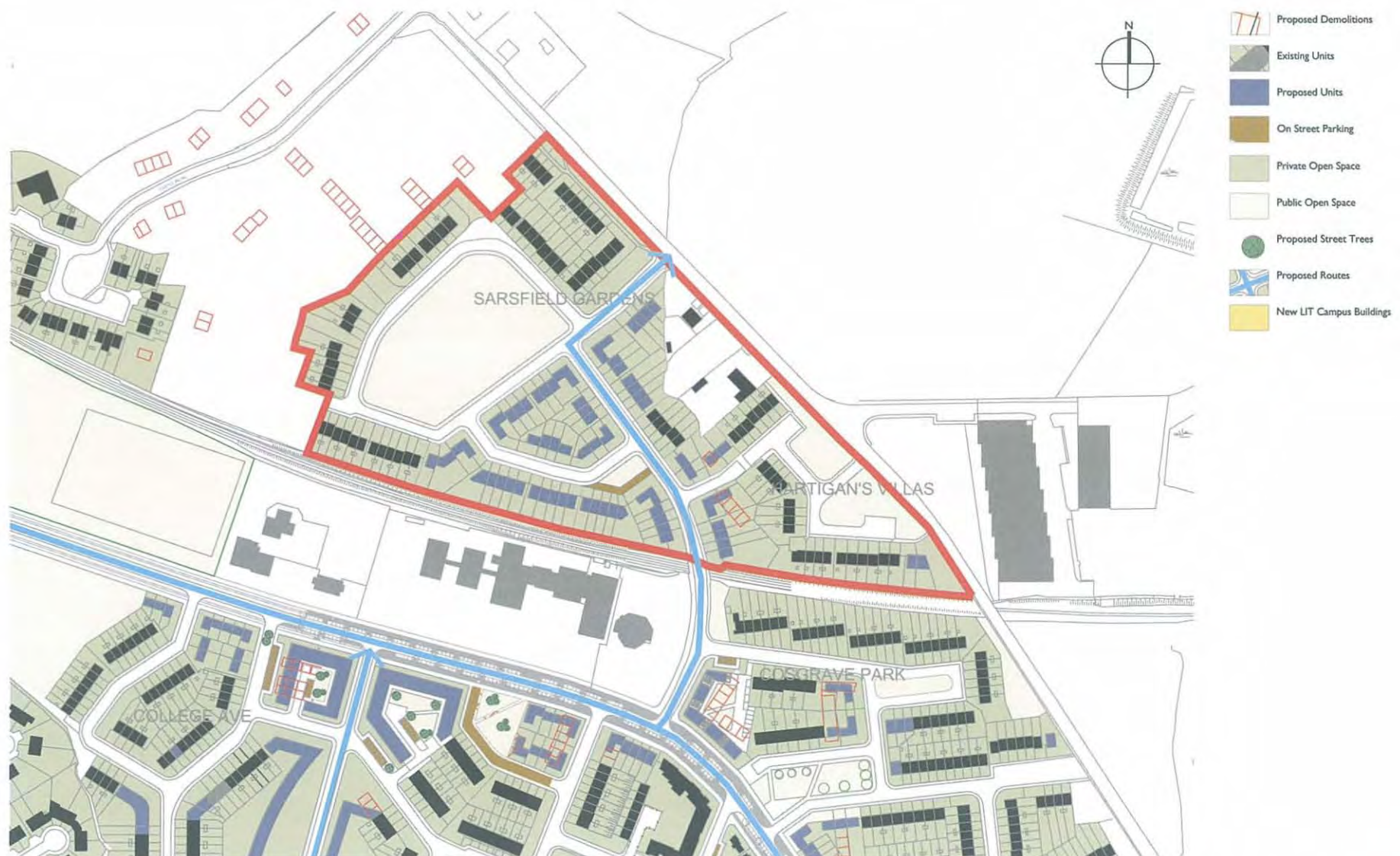


Figure 1.10 Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects.

Moyross	Totals	Unit Type	% Mix Required (based on existing household type)	Proposed No. of Units
Total Number of Replacement and Refurbished Units	746			
Number of Replacement Units	295	1 & 2 Person 3 Person 4 Person 5 Person 6 Person	52% 24% 13% 5% 6%	153 71 38 15 18
Number of Units to be Refurbished	451			
Number of Units in Future Phases – to be Private ¹	1725			

¹ Figure derived for additional private housing capacity in Moyross is elaborated in more detail in Appendix 3: Core Strategy Compliance

2.4.5.2 Refurbishment Strategy

Refurbishment of the existing housing stock is proposed for all dwellings that are to be retained in the long term. This refurbishment will take place in the short to medium term and can progress in tandem with, and independently of, the new build programmes.

A comprehensive programme of the refurbishment works will be prepared once the strategy is agreed. The refurbishment strategy has been developed in response to the following:

- The current economic climate: refurbishment will create a greater impact within a shorter time scale.
- The desire of many members of the existing Moyross community to see a portion of the existing housing stock retained.
- The key objectives of the regeneration strategy can be met by creating the appropriate balance between retention, refurbishment and demolition.

1. Introduction to the Pilot Thermal Upgrade Study.

To establish the likely level of refurbishment necessary to bring the existing housing stock up to C BER ratings across the regeneration areas we have carried out pre-refurbishment assessment of 49 houses. These were chosen as a representative sample of the housing types used in each of the regeneration areas. In Moyross 1-7 Dalgaish Park were chosen as they were constructed in 1974. This puts them amongst the earliest units built in Moyross, and which would therefore be expected to have the poorest base thermal performance and would give an indication of the extent of works required across Moyross. In addition, this block demonstrated a mix of Local Authority and privately owned houses and, as they are adjacent to Moyross Avenue, would have a high profile being a highly visible example of the works which will be carried out. These houses are typically two storey red brick cavity wall terraced or end terraced houses with double glazed windows, a gas boiler and open fire for heating. Our research has shown that we would expect to reduce the average energy use from an E1 rating to a C1 rating and reduce energy bills by approx 50%.

The works necessary to be undertaken to attain this level are typically:

- Upgrading of attic insulation
- External cavity wall insulation
- Boiler upgrade
- Additional heating controls
- Servicing of windows and
- Improvement of air tightness
- In some cases where the existing conditions make them harder to treat or if they are starting from a lower base, they may also necessitate
- Installation of new gas fired boilers and heating systems
- Solid fuel stoves
- New windows and external doors

The extent of works to be carried out on private houses will be limited to the above thermal upgrade works, some cosmetic works to the front elevation and garden walls. However in the Local Authority houses this work may be extended to incorporate the removal or remodelling of rear extensions and internal remodelling to best reflect the current housing typology demand as well as more general decorative upgrades where necessary. Where required this may include changes to individual dwellings to facilitate increased passive surveillance and to improve the overall visual amenity.

2. Upgrading the External Environment

In conjunction with the works carried out within the curtilage of each house it is our intention to carry out wider public realm improvements in each estate to improve the appearance of houses and streets together.

We will also encourage the involvement of the local community in DIY minor repair, gardening or painting projects within each area and will work with local community groups to realise any of these works that they feel could be done in partnership between them and the Office of Regeneration.

3. Priorities – Selection of Streets and Blocks.

To increase the efficiency of this a priority schedule is currently being drawn up which will show how we can work on blocks of housing to fulfil not only the thermal upgrade but the more in depth refurbishments and in fill housing and general upgrade of street blocks at the same time. It is more efficient if a contract includes all necessary works to a

block of approx 8-10 houses including the houses and public realm works than to work on one house at a time. To this end we have started a process of prioritisation in each regeneration area to select block on which to work.

Selection of Blocks

Working with the community representatives, the local regeneration personnel on the ground we are compiling a list of priorities of work within the LRFIP based on:

- Current needs
- Current condition of the houses
- Tenure mix
- Geographical spread
- Visibility

This selection will facilitate the roll out of the refurbishment program across the area.

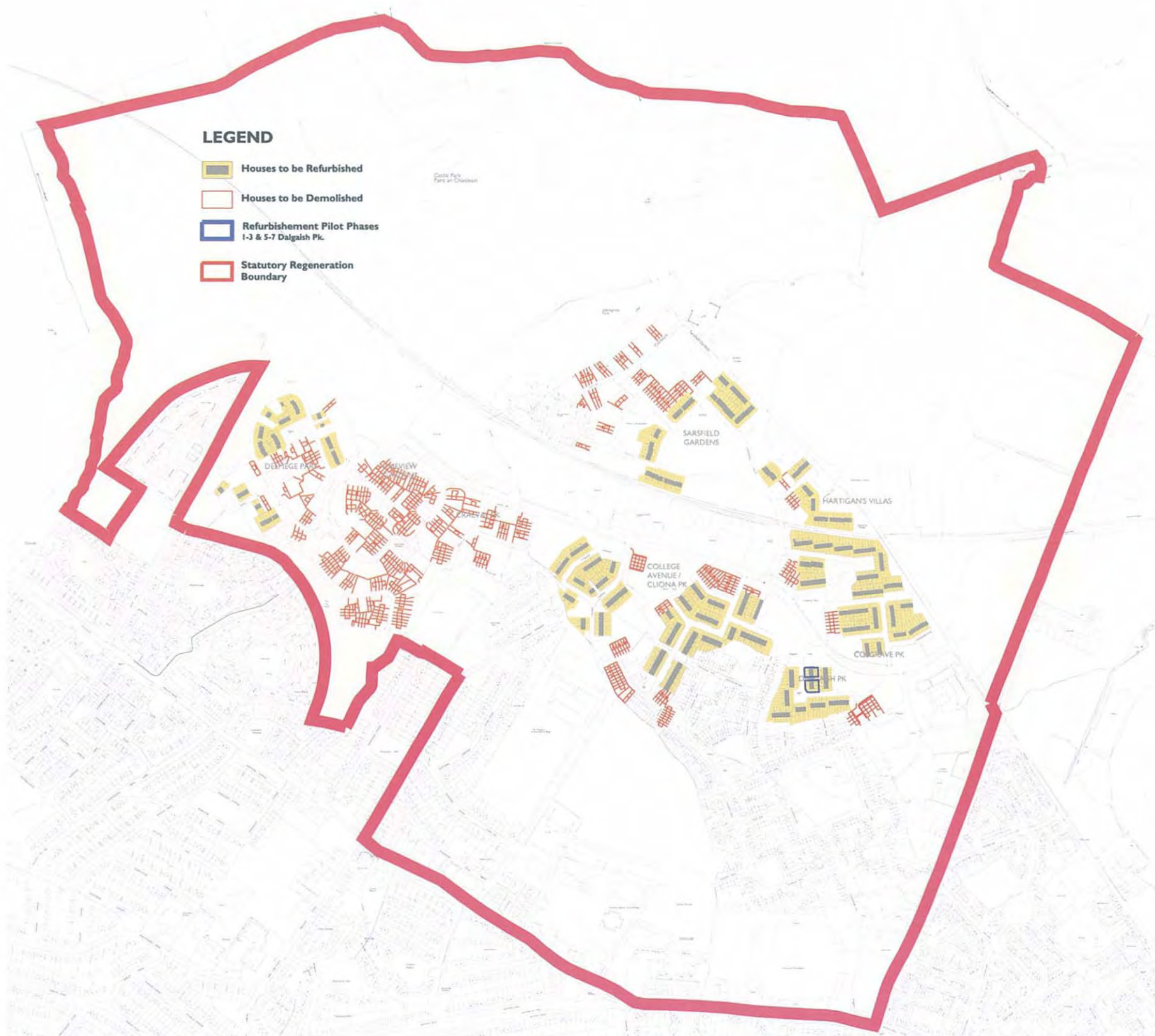


Figure 1.11 Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects.

2.4.5.3 Replacement Housing Strategy

In order to achieve the proposals within the overall Masterplan for Moyross over 314 houses have been identified for demolition. These demolitions will take place over the short to medium term and the residents of these houses will need to be provided with replacement housing.

Therefore a phasing strategy has been developed for the new build projects which will meet the need for replacement housing for the existing residents of Moyross.

The strategy will take place over a number of phases and will run in tandem with the refurbishment strategy.

Once the replacement housing has been complete any future phases of housing development will be allocated to the voluntary and private housing sectors in order to achieve a social mix within the Moyross area. However, should an uplift in market conditions occur, the phasing strategy will allow for the development of private housing in tandem with replacement housing.

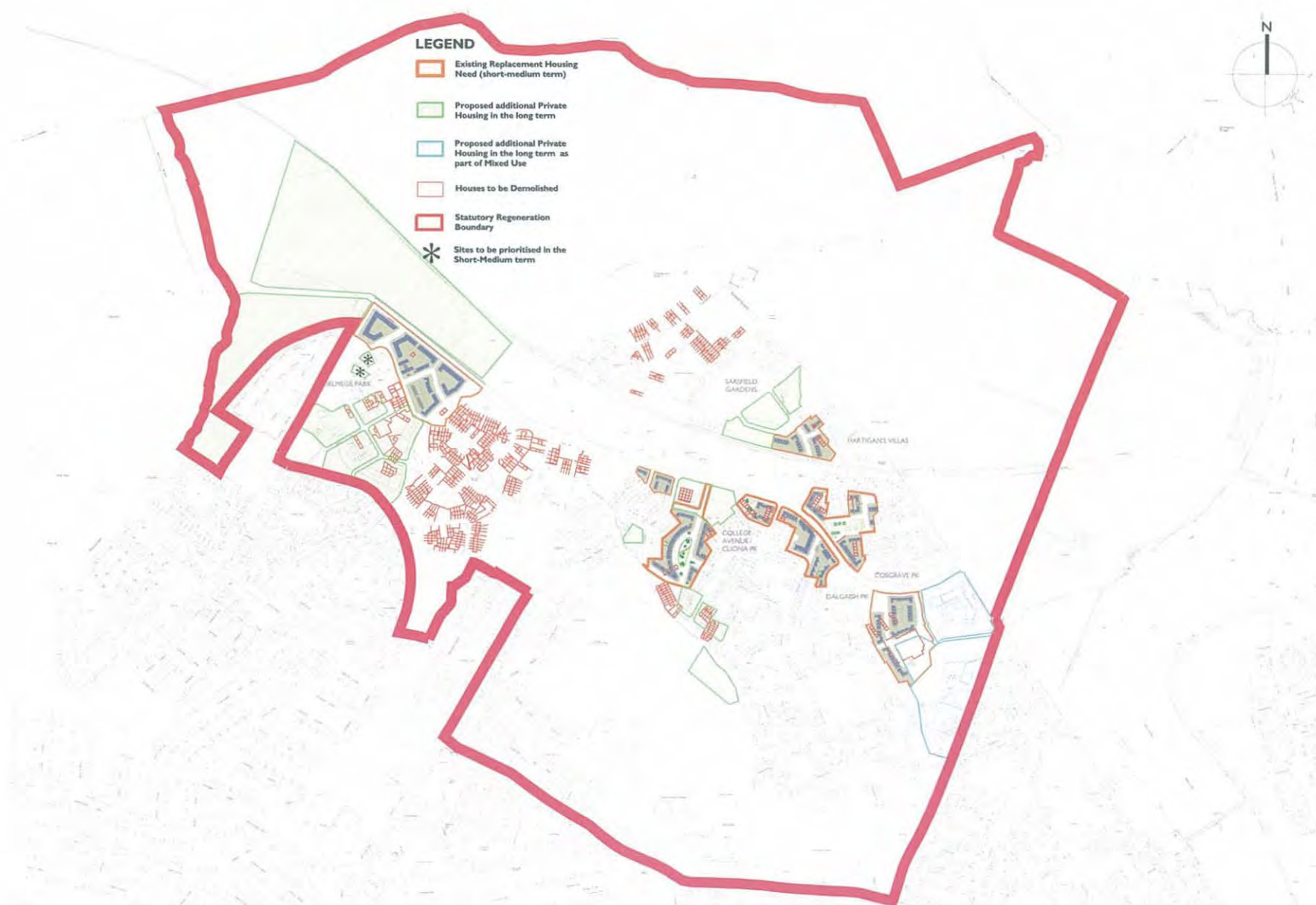
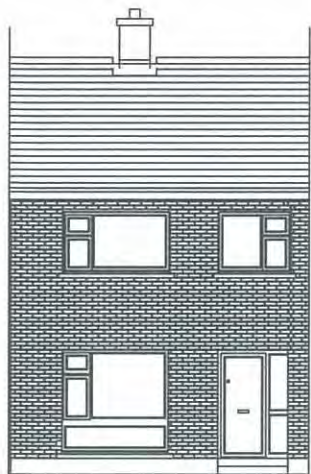


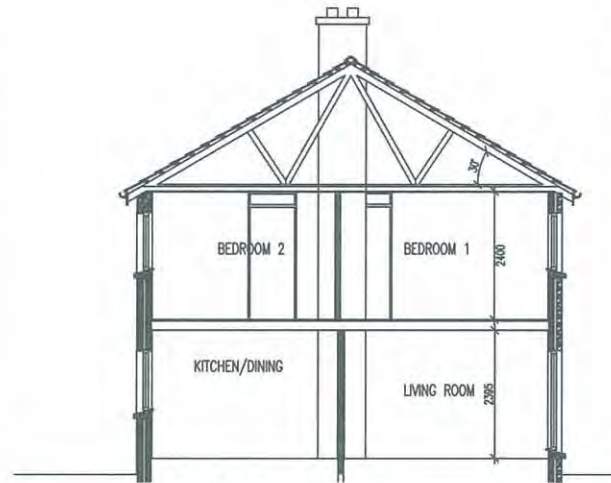
Figure 1.12 Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects.



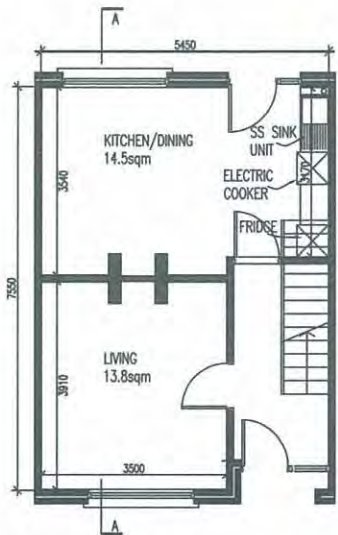
FRONT ELEVATION



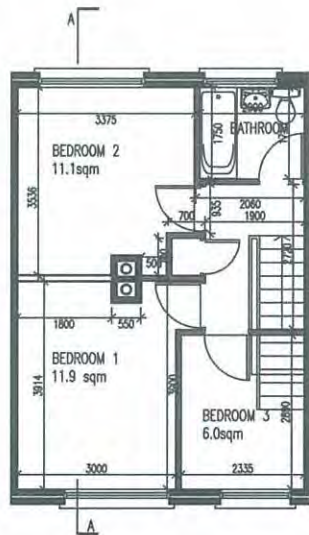
REAR ELEVATION



SECTION A-A



GROUND FLOOR PLAN - 40.3sqM



FIRST FLOOR PLAN - 41.2sqM

EXISTING BUILDING FABRIC:

Roof:
Concrete roof tiles on prefabricated roof trusses.
Typically 50mm mineral wool insulation.

Walls:
250mm cavity walls consisting of:
Plaster;
100mm concrete block inner leaf;
50mm cavity;
100mm concrete brick outer leaf (front elevation);
100mm concrete block outer leaf (rear elevation);
dry-dash render (rear elevation)

Floors:
In-situ concrete floor slab;

Windows:
Various replacement windows -
predominantly double glazed uPVC

Current Average Building Energy Rating
(from the pilot study) - E



SCHEDULE OF REFURBISHMENT WORKS:

ALL HOUSES:

All Units will be upgraded to achieve a minimum C Building Energy Rating.

Internal works:

After detailed surveys of individual units internal upgrades are likely to include the following:

- upgrading of attic insulation
- external wall insulation or cavity insulation (dependant on the construction type)
- boiler upgrade
- additional heating controls
- servicing of windows and
- improvement of air tightness

External Works:

General upgrade of external elements and general environmental works to achieve a cohesive uniform appearance to the area.

LOCAL AUTHORITY HOUSES:

In addition to that described above the works to Local Authority houses may also be extended to incorporate the removal or remodelling of rear extensions and internal remodelling to best reflect the current housing typology demand depending on the existing tenure and need of the tenant

SCHEDULE OF ACCOMODATION:

3 Bedroom - 5 Person House - Area 81.5sqM

Ground Floor:

Kitchen/Dining - 14.5sqM
Living Room - 13.8sqM

First Floor:

Bedroom 1 - 11.9sqM
Bedroom 2 - 11.1sqM
Bedroom 3 - 6.0sqM

Current Department Guidelines for 3 Bedroom 5 Person House is 92sqM

Ground Floor:

Aggregate Living area: 34sqM

First Floor:

Aggregate Bedroom area - 32sqM

STOCK CONDITION SURVEY - TYPICAL 3-BED (5-PERSON) DWELLING, MOYROSS

Fig. 2.1