

tion shutters to the rear and put down new flooring throughout. Along one side of the inner hall she has found a home for a doz-



Around The Block

Green credentials

Cork house wins gold standard in sustainability

- A private house in Cork, designed by Wain Morehead Architects, has been awarded the first gold certificate in a new Irish sustainability rating, the Home Performance Index.

Launched by the Irish Green Building Council (IGBC) in 2016, the Home Performance Index (HPI) is Ireland's first national certification for quality and sustainable residential development.

- It goes much further than the better known Building Energy Rating (BER) standard because as well as assessing the energy efficiency of the building, it assesses water efficiency, indoor air quality, the impact of construction materials used, the quality of daylight in the house, the ecological impact of the building and its flood risk.

Proximity on foot and by bicycle to schools, shops and access to public transport are also included in the assessment. Currently only new houses are assessed in the HPI but the IGBC hopes to extend it to existing and refurbished houses in the next 18 months.

"A Home Performance Index certified home is a good indicator of the quality of development. It adds to the home's value and generally



■ House in Douglas, Co Cork by Wain Morehead Architects

means reduced energy, water and transport costs for the home buyer and therefore reduced risk of mortgage defaults," says Pat Barry, executive director of the Irish Green Building Council.

The house in Douglas on the outskirts of Cork city was awarded the HPI gold certificate for its A1 BER energy rating and Passive House certification. But notably, it also has excellent daytime

lighting, very good indoor air quality and it consumes 85 per cent less water than a standard house.

"We particularly liked working with our suppliers to understand the environmental impacts of their products. The timber, the window frames and the paints were all locally sourced," says John Morehead, managing director of Wain Morehead Architects.

Apartments

Quiet sales pave way for

Planning has been lodged to replace a house in Sandyford with 67 apartments. Whinsfield House, located across from the Lamb's Brook estate on the Sandyford Road, is set to be demolished under the plans. The house was sold last year by its former owners who acquired it in 1979. According to the property price register, the property was sold for €3.5 million, however given the home's 2.69 acre site, it is likely a higher sum was paid in all based on the strong prices recently achieved for other Sandyford residential sites.

The site was not advertised for sale on the open market prior to its new owners, the Monaghan-based McBride family of B&C Contractors, purchasing it.

Earlier this year, they applied for planning for 29 units but were refused for a number of factors, including that it was "not considered to be of a sufficiently high density."

The McBrides are hoping to alleviate such concerns by more than doubling the density, which has necessitated the use of expensive



■ Moyola Court, 12 houses off Lr Church Road, sold for €4.5m

basement car park feature that is often for suburban schools being financially. In all there will be four-storey apartment blocks comprising one-bed, 48 two- and three-bed units.

Elsewhere in the Dublin, another residential sale with development potential has hit the property price register. Moyola Court, a development of 12 townhouses dating from the 1970s located off Lower town Road, has sold for €4.5m. In December, houses along with

