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Ireland's

WINTER 2018

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home&build

SELF BUILDERS GUIDE

CORK CITY

PASSIVE HOUSE WINS GOLD!

Self-Build
projects in
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Tipperary
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INTERIOR DESIGN SPECIAL!

Attic Conversions | Passive House | Patricia Power Interview

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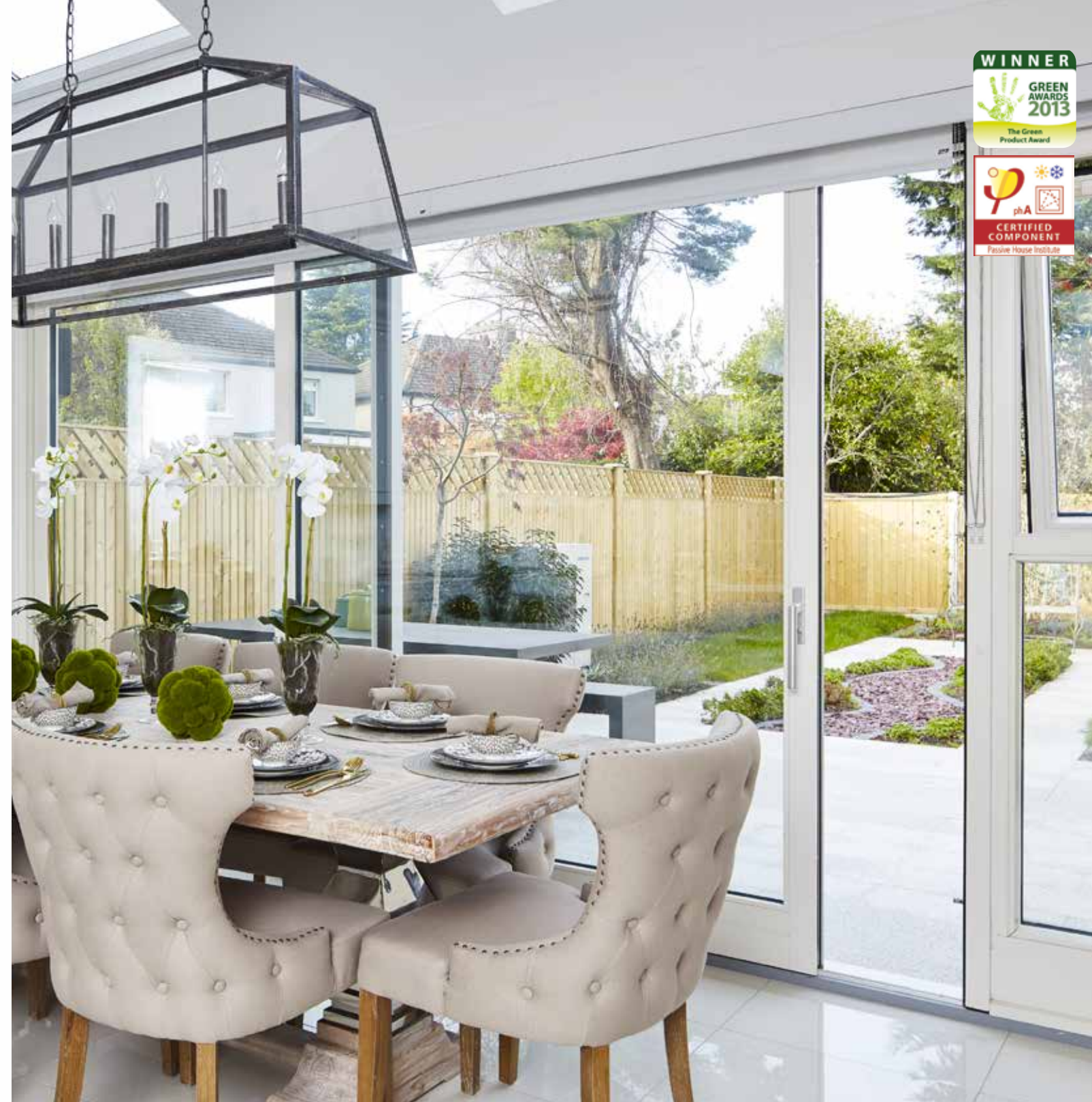
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LETTER from the *Editor*

Hello and welcome to the latest issue of Ireland's Home & Build. A Cork City Passive house by Architect and designer John Morehead of Wain Morehead Architects Limited has been awarded the first ever HPI Gold Certification. The criteria considered for the award are: environment, health & well-being, economic, quality assurance and sustainable location. This project having already obtained Passive House Certification and an A1 rating under the BER system, easily achieves nearly zero energy building (ZEB) in a truly sustainable manner. I'm sure you'll agree the end result is eye catching and a job well for all concerned.

In Antrim we feature a 100 year old blacksmith's forge that was rescued and transformed with a modern sustainable and super insulated straw bale and timber frame extension nestled into its existing terrain, opening up to spectacular uninterrupted panoramic views from Scotland through to Donegal. The house is now on seven different levels ensuring that it integrates discreetly into the undulating fields beyond. The owner of the property is Michael Howe of 2020 Architects.

Another house that dates way back is a terraced house that was built in the 1880's in Naas, County Kildare. Thanks to the creative eye of architect Aleyn Chambers a long narrow site with a dilapidated one and a half storey cottage was turned into a cosy family home.

Our final two properties are a new build home, built on a green field site in Tipperary by Joe Fallon Architects which turned out brilliantly and a 1960's bungalow with an extension to the rear by ROJO Architects. Agnieszka Rojowska, the Architect over the project decided to focus on re-designing the existing layout of the bungalow and adding a new extension to accommodate a new kitchen, living room and utility room. Two completely different projects but both carried out with the focus being on the client's needs.

Finally, in this issue we also take a look at the new Peugeot Expert in our motoring section, our interior design feature is a great way to get you focused on planning to improve your living space and create the home you always wanted and if you need extra space why not build up with an attic conversion.

Enjoy the issue

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Ireland's home&build

SELF BUILDERS GUIDE



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NEWS

New Electric Vehicle Home Charger Grant comes into effect

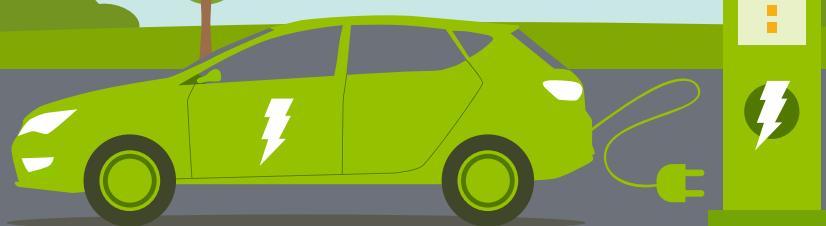
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Department of Communications, Climate Action & Environment

An Roinn Iompair Turasóireachta agus Spóirt
Department of Transport, Tourism and Sport

Note: all of the above apply to full battery electric vehicles

The Minister for Communications, Climate Action and Environment, Denis Naughten T.D., is introducing a new Electric Vehicle Home Charger Grant. The grant will support the cost of installing a home charger for an electric vehicle up to a maximum of €600. The grant will apply to both new and second-hand electric vehicles bought from today. The scheme is being administered by the Sustainable Energy Authority of Ireland (SEAI).

The Minister stated: "The Home Charger Grant is just one of the support measures the Government announced last year which comes into effect today (1st January 2018), aimed at promoting a low-carbon electric vehicle future."

Home charging is convenient, practical and allows electric car owners to charge their cars overnight while system demand and consumer costs are low.

For owners without access to home chargers, a network of nearly

900 public charge points is available.

There are over 3,500 electric vehicles currently in Ireland. However, ongoing technological developments, increasing battery range and falling costs will help to increase take-up among Irish drivers.

"I am working with the Minister for Transport to ensure that all new passenger cars sold in Ireland from 2030 onwards will be zero emission vehicles. The supports we put in place now will help us to achieve this. It is important that the public is aware of the benefits of electric cars so for this reason the government is funding a Public Engagement Programme this year which will include the opportunity for test driving roadshows nationwide; public sector and commercial fleet trials; and supports for electric vehicle use in car sharing trials," added Minister Naughten.

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Cork CITY

PASSIVE HOUSE AWARDED GOLD!

A house in a great location

A Cork City Passive House designed by John Morehead of Wain Morehead Architects Ltd. has been awarded the first ever HPI Gold Certification. Developed by the Irish Green Building Council (IGBC), the Home Performance Index (HPI) is Ireland's first national voluntary certification system for quality and sustainable residential development. The criteria considered for the HPI Assessment are: environment, health & well-being, economic, quality assurance and sustainable location.

“This rating highlights the very high-quality features of this house and its sustainability credentials. The home was designed with a great focus on the wellbeing of the users,” said Pat Barry, CEO of the Irish Green Building Council. “It has excellent day lighting, very good indoor air quality

and is extremely energy efficient, meaning heating costs should be minimal. The house has an A1 Building Energy Rating (BER) and is Passive House certified. It was designed to have exemplary levels of water efficiency and should use up to 85% less than a typical home based on standard usage,” added Mr Barry.

“We are absolutely delighted to have been awarded HPI Gold for this property” said John Morehead of Wain Morehead Architects.

“This project, having already obtained Passive House Certification and an A1 rating under the BER system, also easily achieves nearly zero energy building (nZEB) in a truly sustainable manner.

“The house is discreet and it sits very well in its urban context



- a beautiful, well established street featuring a series of one off period houses built throughout the last century, all true to their time," imparted John.

As to how this Architectural practice got involved with this project?

"We initially met the clients on an industrial project we were doing; they were part of the design team. As early as 2005, we had a look at a number of different schemes to try and re-work the original house, which was dark and had little relationship with its landscape and gardens. "In the end, we produced a scheme in c. 2012 which demolished the existing house and proposed the dwelling you see today. We started on site in November 2014 and the house was completed in September 2016."

"We had a rather protracted planning process; we were

breaking the mould a little in that we were proposing a courtyard style development. Our aim was to almost chisel out the block of the building from the site to get as much sun as possible into the internal courtyard, whilst maintaining the clients' privacy and not impacting on their neighbours," enthused Mr. Morehead.

"We carried out a lot of solar studies for the project and that is how the plan form materialised. However, we got our very first refusal ever, which we had to appeal. We won the appeal but we had to agree on a rear elevation with the planners and it became a very protracted affair," John went on to explain.

Obtaining good solar gain is a key part of reaching the Passive House standard and there were some problems getting enough solar gains here.

The long and narrow site is overshadowed to differing degrees by dwellings on the sides as well as mature trees. The site is bounded with 2.4m high walls that obscure views.

Wain Morehead Architects Ltd. came up with the design for the property comprising 2 two-storey sections connected by a single storey link. The property wraps around an internal courtyard that takes advantage of the sun at all times of the day, whilst making use of the site depth. The finished design aims to balance light, connectivity of the internal spaces and integration with the surrounding landscape.

"It isn't just the house that is new, the gardens are also new as they have been given a new lease of life," John noted.

"The clients lived in and raised their family in the house that was demolished. It is quite interesting now that the children have left, they have demolished the old house and rebuilt for the next phase of their lives, added Mr Morehead.

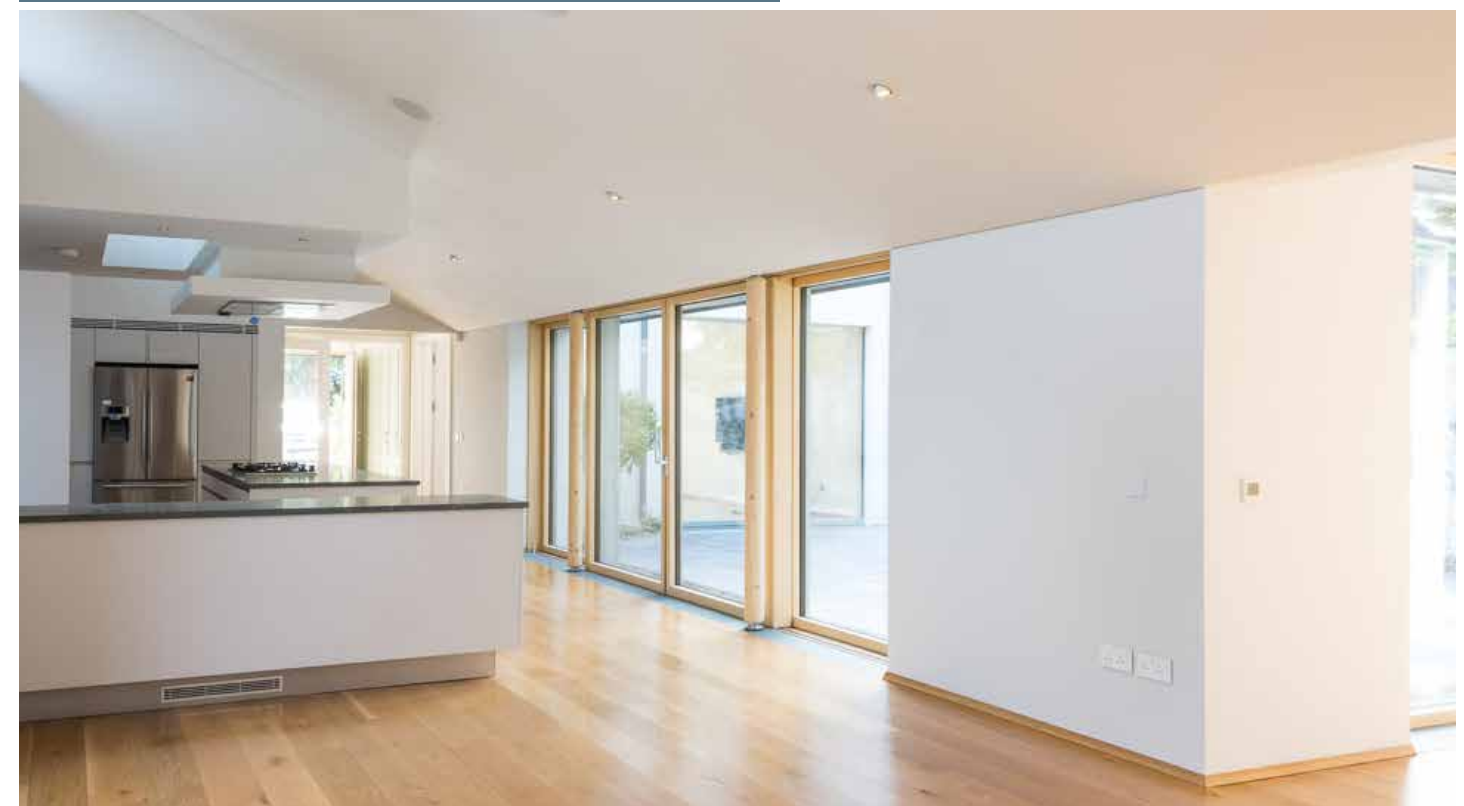
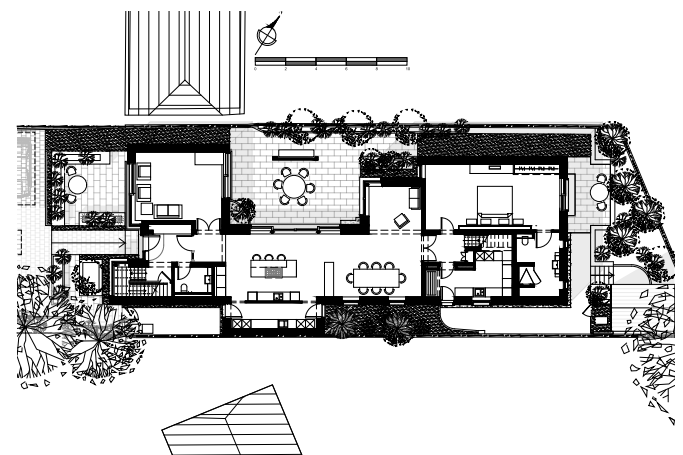
Upon entering the house, the living room is to your left, with outlook to both the front garden and the internal courtyard. The front garden faces South-West and even though it is on the public side of the house, is screened with bamboo and other plants in order to make the most of the outdoor space. Moving through the house into the single storey link, you walk by the kitchen, dining and sun room, which all wrap around the courtyard.

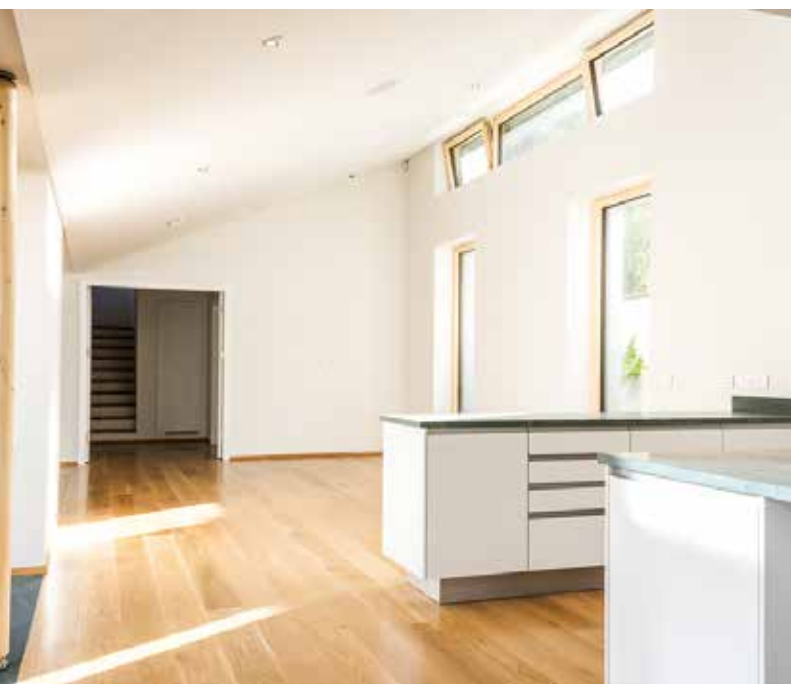
A pantry is accessed from the kitchen which has preparation areas and access to both front and rear gardens. The rear section of the house contains the master bedroom and utility room at ground floor level with 2 further bedrooms and a bathroom upstairs.

The first floor to the front of the house contains a den and a study. The house easily achieves the incoming nZEB (near Zero Energy Buildings) requirements, achieving an Energy Performance Coefficient (EPC) of 0.143 and Carbon Performance



"Obtaining good solar gain is a key part of reaching the passive house standard."





Coefficient (CPC) of 0.145. The maximum permitted under nZEB being an EPC of 0.3 and a CPC of 0.35

“The homeowners are delighted with the house. I think it must be rather unique having reared your family in a house and then to demolish that house when they have all grown up and to move into a new house on the same site for the next stage of their life.”

“The house is running really well and it is extremely stable. Throughout the house there are no draughts and there is no need to close doors, there are also very few corridors and doors in the house. Originally the home owners had wanted to install a stove but they didn’t need it due to how well the house performs. High-level windows in the single storey link, flood the kitchen / dining area with morning sun and allow for natural ventilation when required.

“We looked at other sites for the owners and they considered selling up, but they came to the conclusion that they had a great site in a super location. The HPI assessment confirmed that the location was really sustainable. You’re within walking distance of numerous facilities and services, as well as having amenities right on your doorstep,” explained Mr Morehead.

“There isn’t much need in the house for artificial lighting due to the amount of natural light that floods the house. There is also car charging ports so guests can charge their cars when they are visiting the owners of the house, both of which scored HPI points.

“The building envelope of the house is designed and built to the Passive House standard which exceeds building regulations. All of the hot water in the house is generated from the exhaust air going out of the house. There is PV on the roof which generates electricity and can be diverted to heat water when needed. There is natural slate on the roof, all timber is FSC / PEFC certified and GGBS concrete is used throughout. The carbon count in that house is very low,” said John Morehead.

“Having a low carbon count doesn’t have to cost anything; it is all about how you select your materials. The original house was demolished and in our contract documents we made sure that the demolition went to the right place to be properly processed or recycled,” he said.

“We are particularly pleased with the indoor air quality in the house. It is being monitored and is extremely stable in terms of temperature, humidity and carbon dioxide levels. With air-tight buildings, it is also extremely important that ventilation is addressed during construction, as the mechanical ventilation system may not yet be installed or operational. For example, this building contained a lot of wet trades and there was a lot of moisture which needed to be dissipated. A strategy was put in place to ensure that excess moisture could get out of the building and so that it did not cause any damage to the fabric.”

“There would have been a lot of solar studies done for the project.”

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