

## 2. Framework Strategy

### 2.5 Southill

Residents at Southill who attended public consultation events held in March 2013 gave near unanimous support for the objectives of the refocussed Framework Plans presented. The physical objectives are grouped under key strategies and are described in more detail as follows:

#### 2.5.1 Movement and Connectivity Strategy

1. It is the objective of the Framework Plan to improve strategic connections throughout Southill as follows:
  - 1a) Provide more direct access from the M7 & N20 into Southill. The preferred option for the Southill LRFIP is to provide eastbound and westbound ramps to the R512 Kilmallock Road. This will cater for M20 Cork and M7 Dublin traffic movements into the City not currently catered for at the Rossbrien Interchange whilst also improving strategic access to important employment generating land uses at the Galvone and Kilmallock Industrial Estates.
  - 1b) Create a direct connection from Roxboro roundabout (through the 'Galvone Arms' site) to the heart of Southill – the community hub containing the Church, Health Centre and Southill Area Centre
  - 1c) Transform the Roxborough Road, the main access road dividing O'Malley Park, Keyes, Kincora and Carew Parks, 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, the redesign of the major junction at Roxboro roundabout and side-road entry treatments to Keyes and Kincora Parks, will be incorporated to improve safety for all road users. The Roxborough Road is also a designated Smarter Travel route with an opportunity to establish a 'safe route to school' making the street safer for parents and children to use.
  - 1d) Explore the potential for a link road (medium-long term objective) from Bawnmore Road to Kilmallock Road providing a direct link eastwards to Plassey Park Road (University of Limerick and National Technology Park).
2. It is the objective of the Framework Plan to improve local connections within Southill as follows:
  - 2a) Create a new north-south connection from Childers Road to O'Malley Park through the Fulflex site
  - 2b) Create a new north-south connection from Childers Road through the LEDP site and the Aldi Discount Store to connect with Kincora and Carew Park
  - 2c) Create a new east-west connection from Maigue Way in Carew Park, south of Southill House, to the Roxborough Road
  - 2d) Create a new east-west connection from Elm Place, Rathbane to John Carew Park Links Road
  - 2e) Create a new north-south connection from O'Malley Park to the Childers Road
  - 2f) Create a new east-west connection from Bawnmore Road to Kilmallock Road
  - 2g) Create a new east-west connection from Pike Rovers Football Club to Kilmallock Road
  - 2h) Create a new connection from Kennedy Park, adjacent to proposed Integrated Educational Campus at St Kieran's, to the Roxboro Road
  - 2i) Create a new east-west connection, south of Rose Court, Keyes Park from the Roxborough Road to the community hub
  - 2j) Create a new east-west connection from John Carew Park to Yeats Avenue
  - 2k) Create a new north-south connection through the green at Carew Park to improve accessibility. The new connection will incorporate on-street parking and tree-planting and will form a 'dog-leg' bend around Carew Park to avoid excessive speeds over long runs.
3. It is the objective of the Framework Plan to improve improve local connections converging on the community hub at the following locations:
  - 3a) Pedestrian link from Markievicz Drive across Collins Avenue to the community hub
  - 3b) New street at eastern boundary of Churchfields site to the Church
  - 3c) New street through the centre of the Churchfields site to the Southill Area Centre
  - 3d) Removal of bollards/rock armoury at Lilac and Aster Court.
4. It is the objective of the Framework Plan to retain the general arrangement of streets and services infrastructure as existing with the following exception:
  - 4a) Realignment of road north of Churchfields site in a southwards direction to allow for a frontage development with sufficient depth to be realised on the land immediately south of the Galvone Industrial Estate.
5. It is the objective of the Framework Plan to provide crossings for pedestrians and cyclists which will provide direct and convenient access between local amenities at the following locations:
  - 5a) At Childers Road: from O'Malley Park to Kennedy Park and the new Integrated Educational Campus at St. Kieran's
  - 5b) At Roxboro Cross: From Roxborough Road to the District Centre (Roxborough Shopping Centre)
  - 5c) At Keyes Park to the community hub
  - 5d) At Collins Ave from Keyes Park to Southill House
  - 5e) At Collins Ave from Lilac Court in Keyes Park to Markievicz Drive in Kincora Park.
6. It is the objective of the Framework Plan to provide new traffic-calming measures at the following locations:
  - 6a) At O'Higgins Drive in Carew Park to improve safety for pedestrians and cyclists and slow traffic speeds.
7. It is the objective of the Framework Plan to provide on street parking along existing and new streets where feasible. Lengths of on-street parking will be broken up through the inclusion of 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 community hub.
8. It is the objective of the Framework Plan to explore the potential to re-establish and environmentally improve the west-east link through the Galvone Industrial Estate from the Roxborough Road to the Kilmallock Road subject to securing an alternative location for the Traveller halting site currently located at Clonlong.

Southhill Movement and Connectivity Map



Legend

Movement and Connectivity Strategy

	Statutory Regeneration Area Boundary		Enhanced Traffic Calming and Crossing at Major Junction		Active Open Space
	Study Area Boundary		Informal Pedestrian Crossing and Traffic Calming		Passive Open Space
	Strategic Link		Existing and New Replacement Housing		
	Local Street				
	M7 Motorway				

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

## 2. Framework Strategy

### 2.5.2 Land Use Strategy

It is the objective of the Framework Plan to:

1. Augment the image of the Rosbrien Road, Roxborough Road and the Childers Road by carefully considering new uses, development typologies, environmental design and landscaping improvements. The design and orientation of future buildings along these routes is also critical.
2. Retain and refurbish existing housing units where possible within Kincora, Carew, Keyes and O'Malley Parks 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 containing the Church, Southill Area Centre and the Health Centre.
3. 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.
4. Promote mixed and employment generating uses along key strategic routes, allowing for a higher efficiency of existing land resources.
5. Enhance the junction of Childers Road and Roxboro Road as a District Centre in order to fulfil its role as the commercial and retail hub serving Southill and the wider area.
6. Expand the footprint of the Southill Area Centre to improve the quality and choice of community focused uses available.
7. 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.
8. Upgrade the Galvone Industrial Estate as a mixed use, employment generating area as it currently displays a high level of vacancy, obsolescence and under-utilisation, and suffers from a very poor image that makes it difficult to attract new business and clients.
9. Promote an integrated educational campus with shared facilities in one location at Roxboro Cross. Declining numbers of school goers and uncertainties in relation to the long term feasibility of the existing educational facilities within Southill has highlighted the need for an alternative 'neutral' location, equally accessible and acceptable to the residents of both Southill, and also other surrounding neighbourhoods.
10. Provide an alternative location for Traveller halting sites at Clonlong and Toppin's Field to allow the areas to be acquired for mixed and employment generating uses.
11. Promote mixed and employment generating uses at Kilmallock Road Enterprise Centre.
12. Consider alternative uses Southill Junior School. Uses to combat the extremely high rates of unemployment in Southill and the increased demand for further education and training could be accommodated within the existing complex.
13. Promote the development of Barrys Field as a large scale community garden/orchard to facilitate horticulture training and community garden enterprise.
14. Promote the development of key strategic sites adjacent to the Galvone Industrial Estate for potential enterprise development (as part of the National Social Innovation Hub) attracting further inward investment.
15. Promote the Galvone Industrial Estate as a hub for green sector focused development. The creation of recycling and light manufacturing focused industries with a green theme can leverage of third level expertise and local industry practitioners to create training and employment opportunities with the refurbishment of the local housing stock as an immediate target.
16. Strengthen the opportunities for vocational sports development at 'the Factory' which currently occupies the existing Fulflex building.
17. Consider the reuse of St. Enda's complex as a focal point for education and sports related projects.
18. Promote the expansion of a 'service industry training' centre at the LEDP complex which can facilitate programmes to build local capacity for a broad range of roles in re-emerging businesses e.g. call centres / hospitality training.
19. Promote the development of strategic sites for the construction of landmark/gateway buildings. These sites will be identified and discussed in more detail as part of the Public Realm and Design Code for the regeneration areas which forms supporting documentation to this LRFP.

▼ Swallow Drive, Carew Park: Gable End



▼ Valley View, O'Malley Park, Southill: Green area not accessible by car



▼ Rear court: Rock Place, Carew Park



▼ Southill Land Use Map



#### Legend

##### Land Use Strategy

	Statutory Regeneration Area Boundary		Community, Education and Cultural Use		Active Open Space
	Study Area Boundary		Mixed Use (Residential use permitted)		Passive Open Space
	Non-Replacement Housing (eg Private)		District Centre		
	Existing and New Replacement Housing		Employment Generating Use		

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

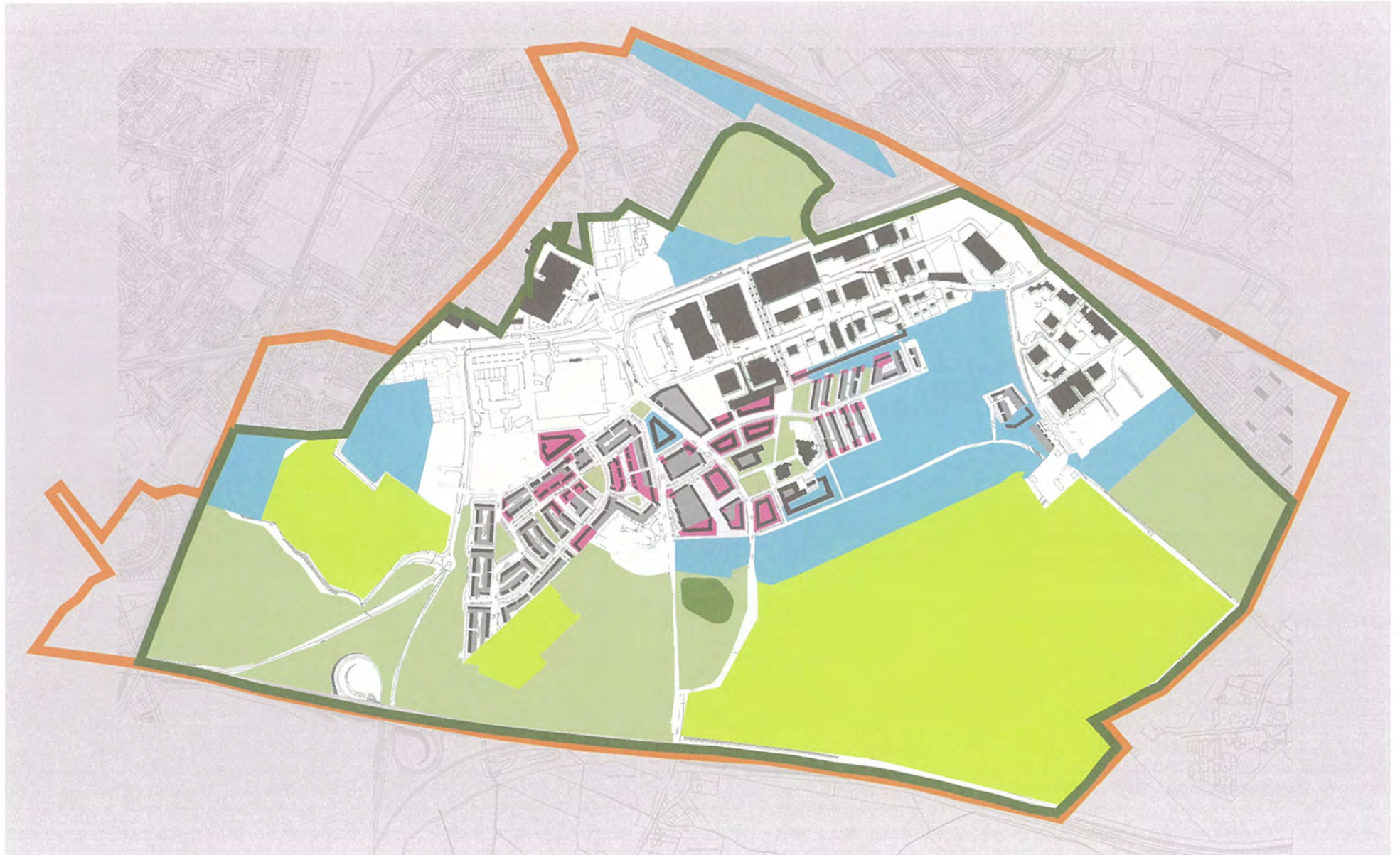
## 2. Framework Strategy

### 2.5.3 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 Southill 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.
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 Southill becomes more mixed. (Please refer to Tenure Diversity Strategy for more detailed information)
9. Consider the existing housing need (replacement housing and need arising due to overcrowding) of Southill in determining the type and size of replacement and additional housing provision in order to sustain a mixed and sustainable neighbourhood.
10. 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.

Southill Housing Strategy 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		

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

Housing Deliverables	Total	Private	LA				
<b>Current numbers of Occupied and Unoccupied Homes in Southill (as at 31.12.2012)<sup>1</sup></b>	<b>731</b>					<b>A</b>	
Total number of Occupied Units	660					B	
Total number of Occupied Homes <sup>2</sup>	655	370	285			C	
Total number of Unoccupied Homes	71					D	(A-B)
<b>Demolition</b>							
Number of Occupied Homes to be demolished <sup>3</sup>	156	67	89			E	
Number of Boarded Homes to be demolished	43	6	37			F	
Total number of Occupied and Boarded Homes to be demolished	199	73	126	199		G	(E+F)
<b>Refurbishment</b>							
Number of Existing Private and Local Authority Occupied Homes to be refurbished	499	303	196			H	(C-E)
Number of Private and Local Authority Unoccupied homes to be refurbished	28	6	22			I	(D-F)
Total number of Occupied and Boarded Homes to be refurbished	527	309	218	527	527	J	(H+I)
<b>Replacement Housing</b>							
Number of Private and Local Authority Unoccupied homes to be refurbished	28	6	22			K	
Number of Occupied Homes to be demolished	156	67	89			L	
Total number of Replacement Housing Need	128	61	67	128		M	(L-K)
Estimated additional need due to additional Overcrowding (as at May 2013)				48		N	
Overall Replacement Housing Need <sup>4</sup>				176		O	(M+N)
New Homes proposed with approval from DoEC&LG (as at May 2013)	93					P	
New Homes under construction	35					Q	
New Homes under consideration	81					R	
Total new homes proposed				209	209	S	(P+Q+R)
Net Gain in Replacement Homes				33		T	(S-O)
Final Number of Homes in the Study Area <sup>5</sup>					736	U	(S+J)

<sup>1</sup> Includes 5 no. Community use buildings.

<sup>2</sup> Excludes 5 no. Community use buildings for calculation of occupied residential homes.

<sup>3</sup> Assumes occupied homes proposed for demolition will decant into unoccupied proposed for refurbishment.

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

<sup>5</sup> 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.



## 2. Framework Strategy

### 2.5.4 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 Southill House.
2. Subject to the further consultation, maintain the southernmost boundary of Malley Park (land once occupied by Castle Oaks View and Country View) as fallow ground in the short-term.
3. Retain O'Malley Park (Oisín Drive, Rose View Drive, Larkin Drive, Mountainview) as housing in the short-term, fallow ground in the medium term with a view to redevelopment in the longer-term for private housing.
4. Create a new community park at the centre of the community hub to provide recreation and play facilities in a safe, overlooked location and provide a focus for local events and celebrations.
5. Provide opportunities for increased community interaction by encouraging local management of open space.
6. Promote the retention of existing trees on proposed sites for development.
7. Implement a programme of street tree-planting within the private curtilage of homes to ensure better management of the tree stock.
8. 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 Southill that are at risk from flooding.*
9. Enhance Kennedy Park with further active recreational facilities and landscaping and provide a direct and safe access to O'Malley and Keyes Park.
10. Maintain Hogan Park and Old Christians GAA as sporting facilities.
11. Maintain Pike Rovers Sport and Social Club as a sporting facility.
12. Maintain Carew Park AFC as a sporting facility.
13. Maintain Rathbane Golf Course as a sporting facility.
14. Retain and enhance the environmental characteristics of Barry's Field.
15. Restrict development of an old limestone rock quarry, directly east of the Roxborough Road and

immediately south of Salvia Court which was used as a landfill site and filled with domestic refuse. A site investigation study carried out in 2006 found that the waste present at the site could not be classed as inert and therefore would pose a significant environmental constraint. It is a requirement to maintain the site and monitor in accordance with EPA Landfill Management Guidelines.

16. Explore the potential to reuse a derelict cottage (Sutherland cottage) and adjacent lands south of the landfill site to provide a community farm/allotment plots.
17. Provide for a variety of functional, appropriately scaled and well overlooked public open spaces (both active and passive) within a suitable walking distance for residents of Southill. The Limerick City Development Plan 2010-2016 states an objective to provide a standard of 15% public open space provision for 'greenfield sites' and 10% public open space for 'general provision'. Currently, there is an excess supply of public open space (22%) in Southill, the majority of which is not functional or adequately overlooked to ensure optimum safety. The refocussed masterplan for Southill proposes

that 12% of the overall area be used as high quality, accessible and functional public open space that is well overlooked by residential uses.

18. Provide for active playspace facilities, based on the existing and expected child population projections generated by the existing and future need. Southill is under resourced in terms of active play facilities for children below 15 years. As set out in the socio-economic chapter, the age structure of Southill suggests that 23% of the total population of Southill is below 15 years old (573 persons). The proposed need below 15 years old generated from replacement housing in the short-medium term envisages an extra 19 persons. The existing and proposed need will generate a play space requirement in total of 5328m<sup>2</sup>\* (592 children x 9m<sup>2</sup>) of high quality active play space for a range of ages up to 15 years with good natural surveillance to maximise the safety of these areas.
19. Develop a strategy, in consultation with the residents, for the rear courts of O'Malley Park, and Keyes, Carew and Kincora Parks. Solutions for the rear courts in Southill are closely linked to the solutions to the front greens, particularly in terms of the provision of car parking spaces and a waste

Existing Public Open Space provision in area	Existing % Provision (relative to overall regeneration area)	Proposed Public Open Space Provision as part of refocussed masterplan	Proposed % Provision (Remodelled functional open space)
9.7 ha	22%	3.6 ha	12%

Southill Existing persons (CSO 2011)	Existing Number of Occupied Houses (as at 31.12.2012)	Existing Household Size for Southill	Assume 23%(CSO 2011) below 15 years old
2493	660	3.7	573

Southill Proposed additional persons based on projected new replacement homes	Proposed additional replacement homes	Household Size for Southill	Assume 23% below 15 years old
81	22	3.7	19
Total existing and proposed children below 15 years			592

\*Note: At present there is no legislation that sets out precisely how much outdoor space is made available per child. However, it is suggested in the publication 'We Like This Place. Guidelines for Best Practice in the Design Of Childcare Facilities' written by the National Children's Nurseries Association on behalf of the Equal Opportunities Childcare Programme (EOCP) 2000- 2006, that a minimum of 9 sqm of uninterrupted outdoor space per child should be provided.

management regime. With the support of Limerick City Council and the residents, consider the following initiative:

- Organise the removal of all waste and maintain a level of cleanliness.

Where residents unanimously want their rear courts to remain, consider the following initiatives:

- Open access through to ensure optimum visibility and safety in conjunction with the installation of improved lighting and CCTV.
- Consider a facelift project to provide enclosed bins and treeplanting within the curtilage of the houses. Residents will undertake to maintain the tree and rear court free of rubbish and thereby increase the sense of ownership and maintenance of the space.
- Consider, with the support of the Transportation Department of Limerick City Council, the relandscaping of the courts to provide a variation in the surface treatment.

Where residents unanimously want their rear courts closed, consider the following initiatives:

- In consultation with the residents, consider the removal of parking from the rear courts and provide replacement parking to the remodelled green areas to the front of the houses either on curtilage (where space permits) or on street, in the form of parallel parking bays.
- Consider a facelift project to provide enclosed bins and treeplanting within the front curtilage of the house.
- Consider, where it is not feasible to open access through, to gate the rear courts
- Consider, amalgamating the rear courts into the rear private open spaces of the properties.

▼ Cul De Sac at Hartigan Villas










▼ Southhill Open Space Map



#### Legend

##### Open Space Strategy

	Statutory Regeneration Area Boundary		Existing and New Replacement Housing
	Study Area Boundary		Active Open Space
	Key Walking/Cycling Route		Passive Open Space
	M7 Motorway		

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

**Q. "Creation of a new park with playground?"**

A. "This would be wonderful for the kids as they really don't have anywhere to play and have fun. I have a six year old boy, I know he would love it."

Residents of KIncora and Carew Parks

”



① Improve orientation of housing to increase natural surveillance

② Better Connections from Kincora/Carew Park

③ Redevelop existing road between Keyes and Kincora Park a street



- New Streets
- Opening up of Back Alleys
- Proposed sites for New Build
- New Community Park

④ Introduce chicanes to slow down traffic

⑤ Provide for visible and secure car-parking facilities

⑥ Existing homes for retention to be refurbished

⑦ Creation of a new Community Park

⑧ Open up back alleys where possible

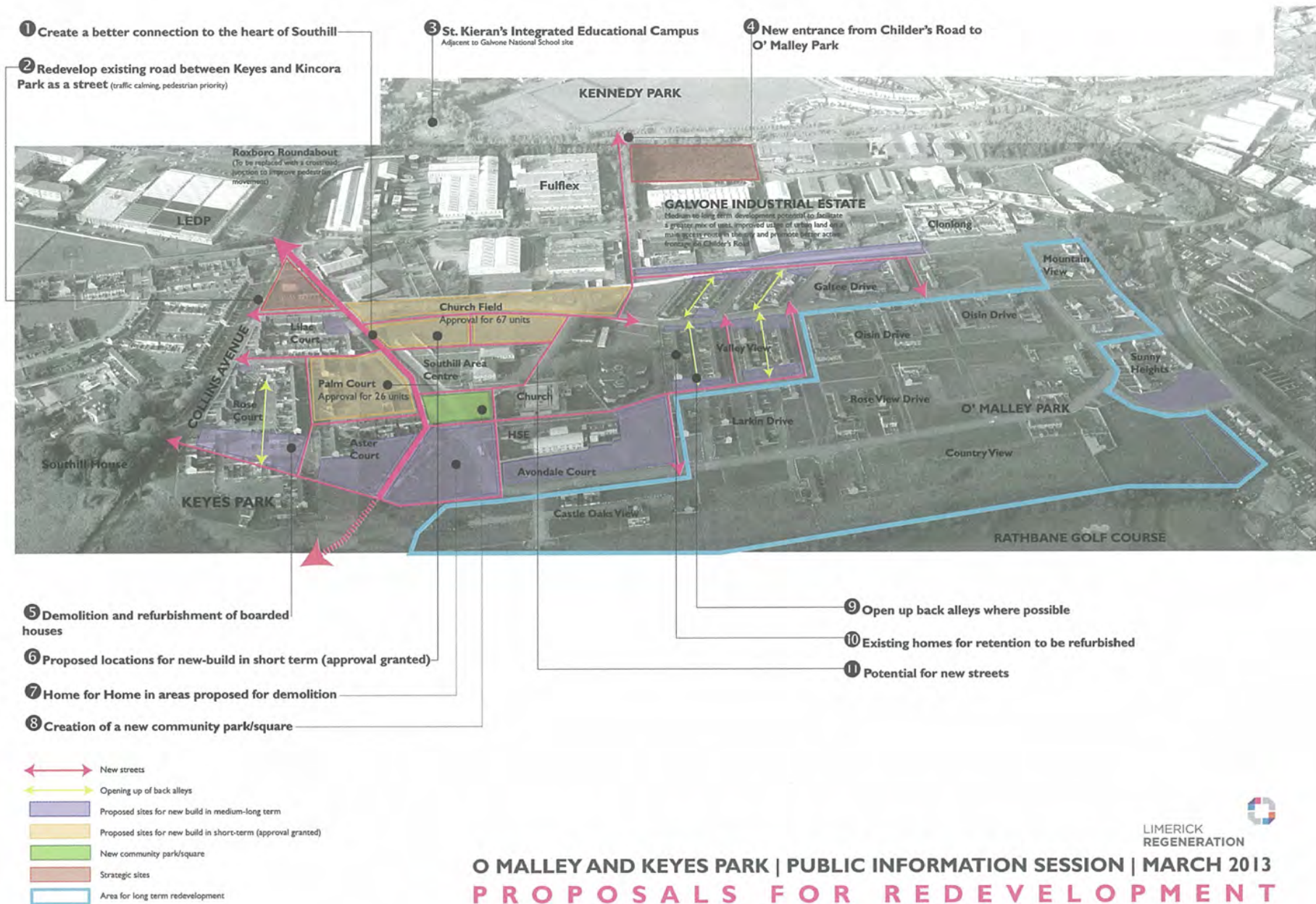
⑨ Potential for new streets and shared spaces

⑩ Home for Home in areas proposed for demolition

⑪ Proposed locations for New Build

⑫ Ensure better lighting and selective location of CCTV cameras

KINCORA AND CAREW PARK | PUBLIC INFORMATION SESSION | MARCH 201  
PROPOSALS FOR REDEVELOPMENT



## Q. "Potential for new streets?"

A. "New streets would be a good idea, it would open up the place a bit more and it would help the Gardaí do their job."

Residents of KIncora and Carew Parks

”





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

## 2. Framework Strategy

### 2.5.5 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.

Because of the disjointed lay-out of Southill, we decided to do a pilot study in each of these parks. 47-53 Galtee View built in 1969, 1-8 Rose Court built in 1966, 19-26 Donoughmore Crescent built in 1968 and 112-119 Vale Avenue built in 1972 were chosen as they were constructed in each phase of construction in Southill. This gives a good cross section of construction methods used in Southill and therefore of the extent of works required across the area. In addition these blocks demonstrated a mix of Local Authority and privately owned houses and have a high profile, being highly visible examples of the works which will be carried out. 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 wall insulation or cavity insulation (dependant on the construction type)
- 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 depending on the existing tenure and need of the tenants. 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.

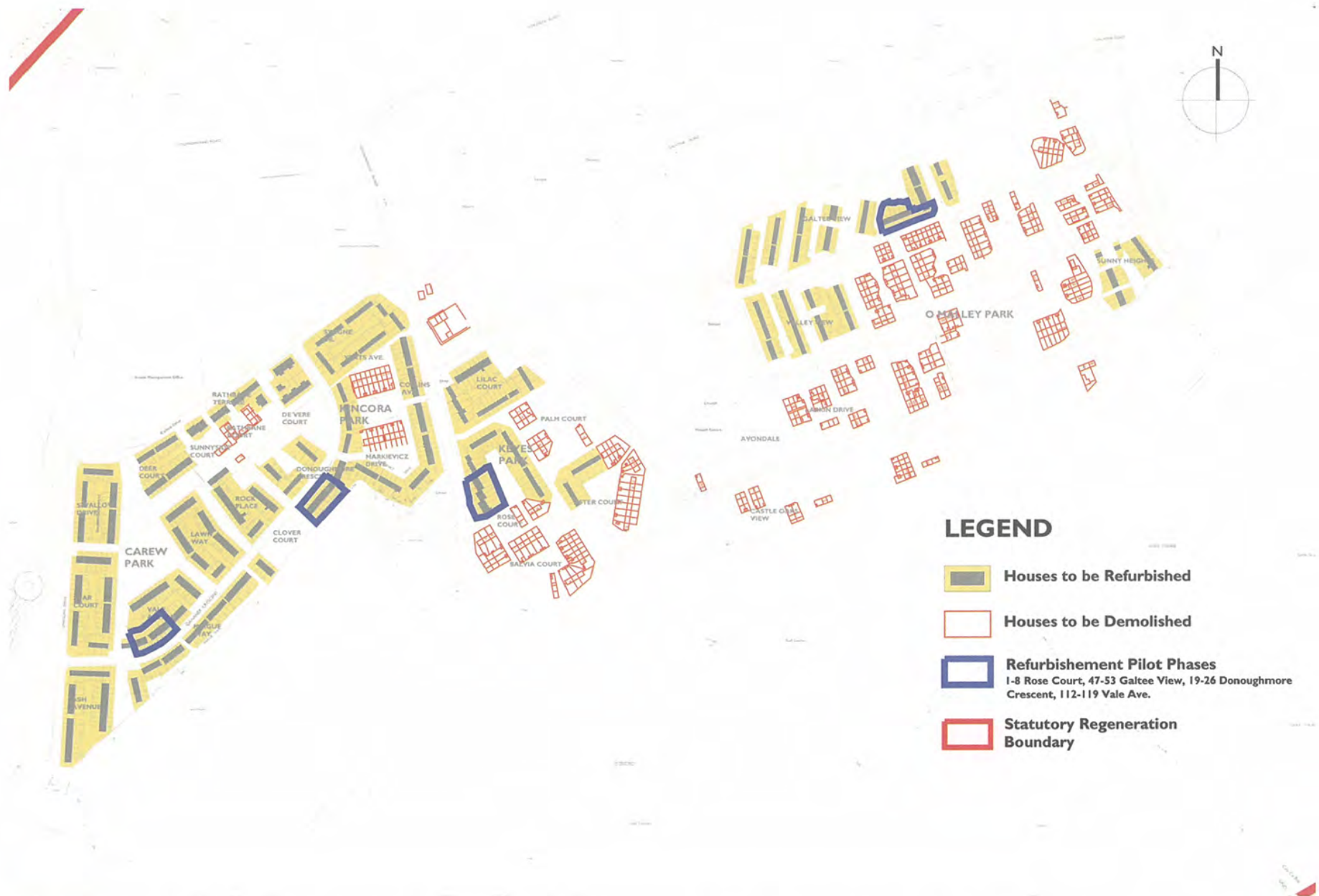
To increase the efficiency of this a priority schedule is currently being drawn up which will show how we can work on blocks of housing to fulfil not only the thermal upgrade but the more in-depth refurbishments and in fill housing and general upgrade of street blocks at the same time. It is more efficient 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 1.13** Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects.

2. Framework Strategy

2.5.6 Replacement Housing Strategy

In order to achieve the proposals within the overall Masterplan for Southill 199 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.

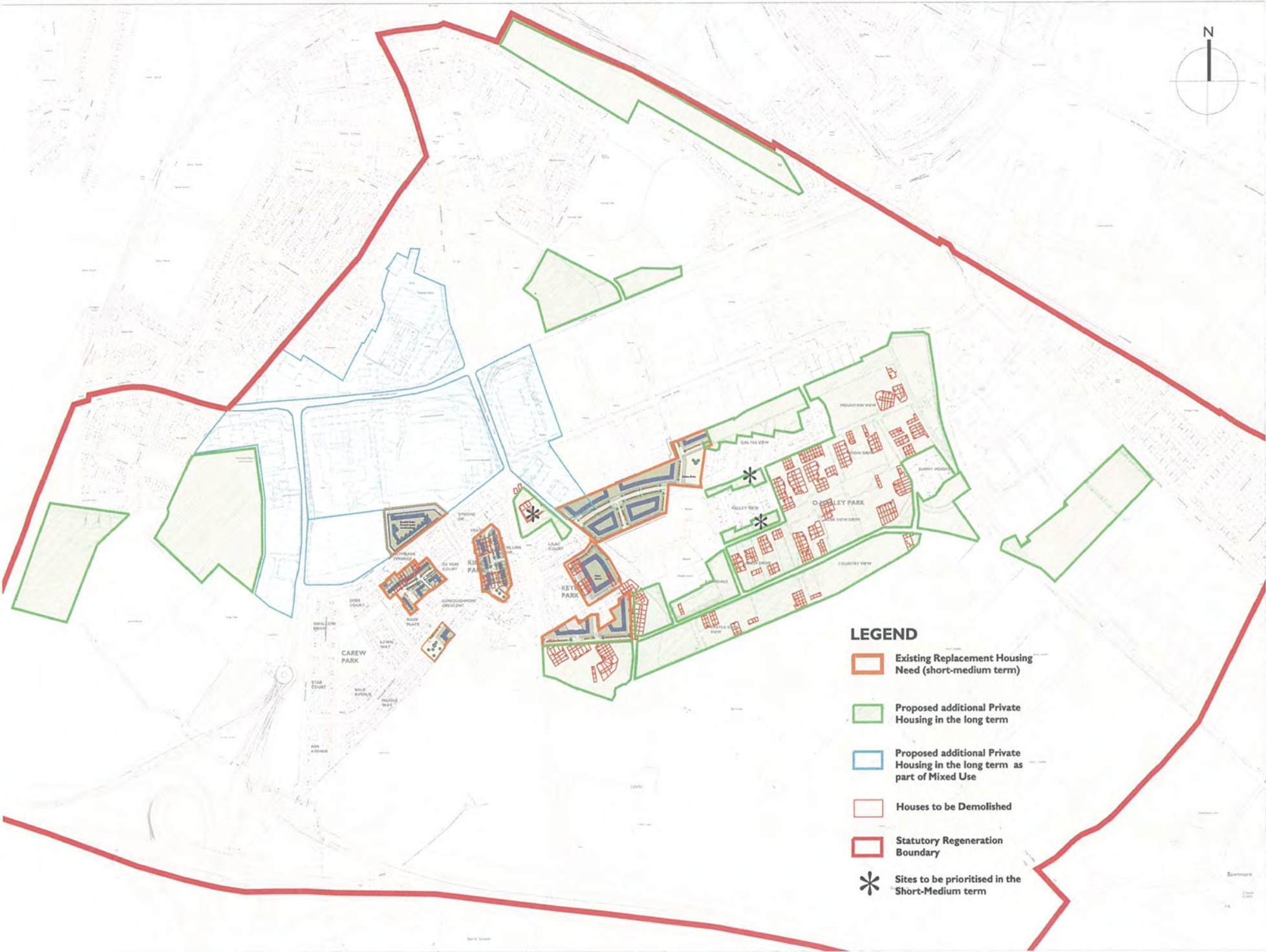
Therefore a phasing strategy has been developed for the new build projects which will meet the need for replacement housing for the existing residents of Southill.

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 Southill 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.

Southill	Totals	Unit Type	% Mix Required	Proposed No. of Units
Total Number of Replacement and Refurbished Units	736			
Number of Replacement Units	209	1 & 2 Person 3 Person 4 Person 5 Person 6 Person	48% 23% 15% 7% 7%	100 48 31 15 15
Number of Units to be Refurbished	527			
Number of Units in Future phases – to be Private <sup>1</sup>	2593			

Table 1.4

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



**Figure 1.14** Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects.

**BUILDING FABRIC:**

**Roof:**  
Concrete roof tiles on cut roof rafters.  
Generally less than 100MM fibrous quilt material between rafters

**Walls:**  
275mm cavity walls consisting of:  
Plaster;  
100mm concrete block inner leaf;  
possible cavity insulation;  
75mm cavity in total;  
100mm concrete block outer leaf;  
wet-dash & nap render.

**Floors:**  
Concrete Sub-floor  
380mm cavity  
Suspended Timber Floor  
Floor finish

**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 tenants

**SCHEDULE OF ACCOMODATION:****3 Bedroom - 5 Person House - Area 78sqM****Ground Floor:**

Kitchen/Dining - 17.3sqM

Living Room - 13sqM

**First Floor:**

Bedroom 1 - 10.5sqM

Bedroom 2 - 12.7sqM

Bedroom 3 - 6.0sqM

Current Department Guidelines for 3 Bedroom 5 Person House  
92sqM

**Ground Floor:**

Aggregate Living area: 30.3sqM

**First Floor:**

Aggregate Bedroom area - 29.2sqM

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

Fig 2.1

**Q. "Create a better connection to the heart of Southill?"**

A. "I believe it will bring the wider community closer together."

Resident of O'Malley Park

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