



clúid

Design Guide
2025-2030

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Foreword

A chara,

Clúid is committed to providing high-quality, sustainable homes that meet the diverse needs of our residents.

The updated Design Guide reflects our ongoing commitment to delivering homes that enable residents to live a full life, ensuring that every new neighbourhood supports our mission to deliver quality housing and services that enable people to create thriving communities.

Building sustainable communities requires resident engagement and a collaborative approach to ensure that our efforts are inclusive, impactful, and long-lasting. This

means supporting residents to create connection to each other and aiding them to make their home and neighbourhood their own, somewhere they are proud to live and grow.

Clúid continues to focus on delivering homes in mixed-tenure neighbourhoods with the aim of achieving a greater social, economic, and community mix. Working with our local authority colleagues to provide new social homes for our general needs residents through Clúid Housing, and our age-friendly residents through Clann. Additionally, Cost Rental is a new housing tenure that offers a long-term, secure rental option. This guide sets out the standards and expectations that will ensure we build homes for living.

We encourage all stakeholders and partners to embrace the principles outlined in this guide and work collaboratively to deliver high-quality, sustainable housing that exceeds expectations and contributes to our vision of a society where everyone has a great place to live.

This guide supports stakeholders in delivering efficient buildings that are both cost-effective and represent strong value for money.

Eibhlin O'Connor
Chief Commercial Officer
Clúid

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Introduction

Clúid’s vision is a society where everyone has a great place to live.

There are many factors that contribute to a great home and a sustainable community, but key among them is good design. Clúid’s Design Guide recognises the importance of collaboration in achieving our ambitious vision – it cannot be achieved by one organisation alone.

Clúid aims to increase awareness and understanding of the principles of high-quality, sustainable housing design. The guide establishes a set of minimum standards which our

housing delivery partners must commit to. Through collaboration we aim to ensure delivery of homes which are safe, secure, finished to the highest of standards and which complement their environments. We are committed to working with our partners to provide homes that are economical to build, manage and maintain long into the future. This guide is informed by national policies developed by The Department of Housing, Local Government and Heritage (DHLGH) and current best practice. Following an in-depth consultation process with our resident advisory groups, staff and third-party stakeholders, this guide demonstrates key design principles which promote a sense of place and create attractive communities where people want to live.

The guide also provides further information on Clúid’s dedicated age-friendly housing service, Clann. This section demonstrates how to successfully deliver a functional age-friendly scheme which meets the needs of Clann residents. Providing lifelong homes which can adapt to our resident’s changing needs is a top priority for Clúid. With this in mind, the guide contains a designated section on Universal Design. It also refers to current planning policy and the Technical Guidance Documents which accompany each part of the Building Regulations.

Clúid is committed to ensuring that we deliver homes that are designed to the highest quality standards which meet the needs of all of our residents.

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We believe that social and affordable housing can, and should, lead the way in innovative, sustainable and liveable design. This guide marks another important milestone in this journey.

Please contact a member of our team if you have any questions on this guide.

Dean Murphy
Senior Project Manager -
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A High-Quality Scheme

High-quality housing is essential to fostering and creating a sustainable community. Well-designed housing schemes can provide stable and secure environments where residents can thrive.

Housing design should enhance a sense of community and belonging through efficient land use, inclusive communal spaces and pedestrian-friendly layouts which encourage social interaction and engagement among residents.

The well-being and health of our residents is a high priority for Clúid. Well-designed housing sits to the forefront of this objective. Through the promotion of energy-efficient technologies, sustainable robust materials and high-quality spaces, we strive to reduce running costs for our residents and create lifelong sustainable homes.

A high-quality scheme should:

Be well located with access to essential services and amenities such as schools, healthcare and public transport.

Respect and consider the site features and surrounding context.

Ensure the scheme is visually appealing with no differentiation in tenure.

Promote well-being by providing a safe and stable environment for all user groups.

Encourage the use of sustainable design principles.

Incorporate high-quality design features and materials which foster a sense of place.

Encourage social interaction through the provision of high-quality communal and green spaces.

Create people friendly streets which are attractive and easy to maintain.

Balance quality with cost by considering lifecycle maintenance costs.

Promote mixed tenure through the provision of varied house types.

Be adaptable and consider the future needs of residents.

Promote Universal Design principles in the public realm as well as the home.

Support energy efficiency by promoting passive technologies and smart home technology.

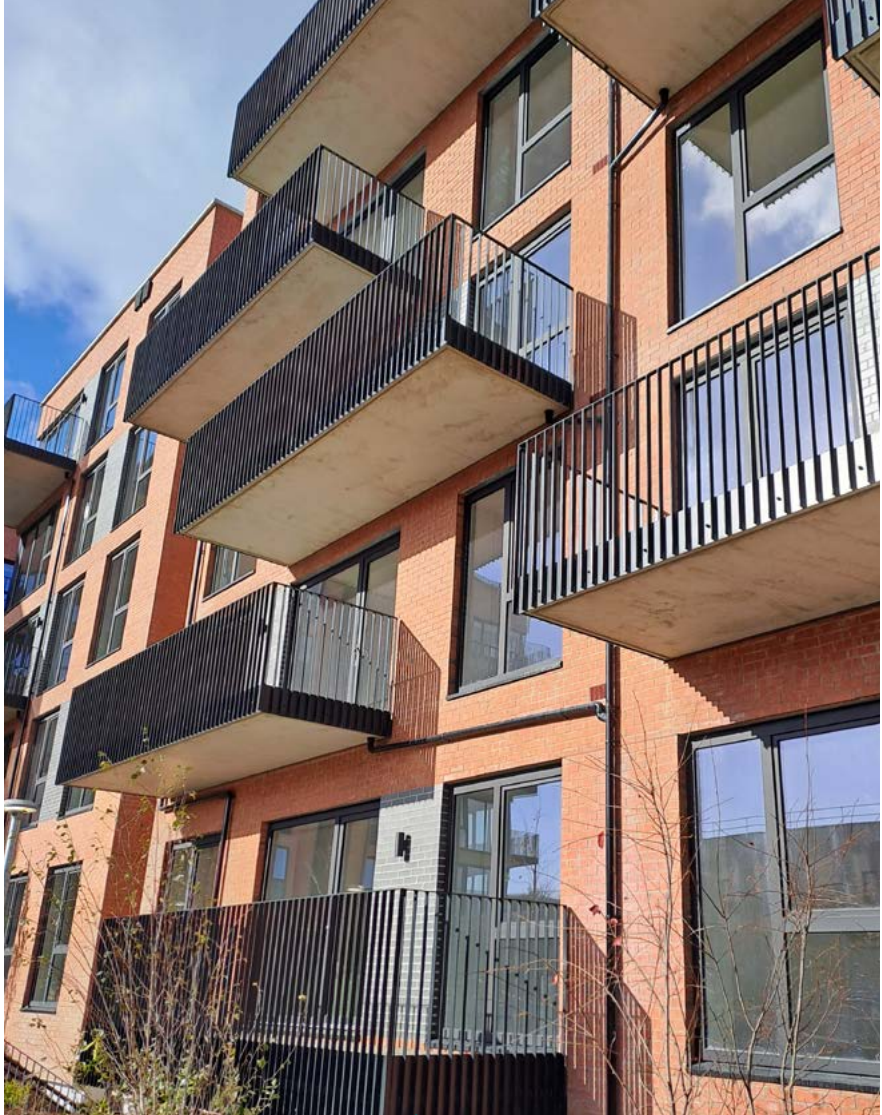
Consider accessibility, functionality and useability when locating and designing ancillary facilities such as bin and bike stores.

Provide sufficient levels of privacy to the front and rear of the homes.

Promote Secured by Design principles.

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Airton Plaza, a Cost Rental scheme on the Belgard Road, Tallaght, Dublin.



Duiche Roden, mixed tenure scheme in Dundalk, Co. Louth.

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Home Performance Index

The Home Performance Index (HPI) has been developed by the Irish Green Building Council (IGBC).

The IGBC is a non-profit, membership organisation, dedicated to providing leadership in the transition to a sustainable built environment and a better quality of life for all. Demand for HPI certification has grown exponentially in recent years, with many developers using the certification as a symbol of quality assurance in new developments.

Clúid aims to ensure that all future new housing developments meet the minimum certified level of HPI. This measure forms part of Clúid’s Greening Strategy, which sets a clear direction for Clúid over the next decade as we work to reduce our environmental impact,



contribute to Ireland’s emission reduction targets, and help create a sustainable future for all.

What is the Home Performance Index?

Home Performance Index Certification is Ireland’s national certification for new homes. HPI is similar to other environmental certifications like

LEED and BREEAM, except that it’s specifically designed for residential development and aligns to Irish building regulations, EU CEN standards and international WELL certification for communities. It is imperative that we address the issues of quality and sustainability to ensure we are providing high-quality homes in the right locations.

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The HPI index manual outlines the core considerations when designing great quality homes which are healthy and comfortable. The manual promotes the efficient use of resources which minimises waste and environmental impact.

HPI certification is based on over 30 verifiable indicators under five core categories. Mandatory requirements are set in the most relevant areas, such as water efficiency, ventilation, thermal bridging, and enhanced airtightness. For each level, mandatory performance standards in certain indicators must be achieved, in addition to the required score. Under the HPI, applicants and designers are asked to demonstrate that homes are designed to meet minimum performance levels in certain indicators which may exceed standard building regulations.

The table on page 10 shows how the HPI compares with other standards, frameworks and certification systems for green buildings. The HPI assesses the performance of a home under five categories:



Radharc An tSaile, Kinsale, Co Cork

Environment

The home's potential to reduce the resident's ecological footprint is considered within the assessment. The category assesses the environmental impact of the home, including energy efficiency, water usage and the use of sustainable materials.

Health and Wellbeing

The impact of the home on residents' overall wellbeing forms part of the assessment process. This category looks at the indoor environmental quality, such as air quality, levels of natural light, ventilation quality and sound proofing. The objective promotes health and comfort for residents.

Economics

The assessment considers the costs of running the home and its economic sustainability as well as the cost effectiveness of construction methods and long-term maintenance costs.

Quality Assurance

This category ensures that the homes meet high-quality construction standards as well as its durability, safety and compliance with regulations.

Sustainable Location

The availability of essential services and amenities is a high priority for Clúid. The assessment evaluates the home's location in terms of accessibility to public transport, everyday amenities and services. This subsequently promotes a more sustainable way of living for residents.

(Irish Green Building Council, 2022)

Note: The Irish Green Building Council holds a list of qualified HPI assessors. Developers and designers are encouraged to engage with assessors at the beginning of a project.

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Sustainability and Biodiversity

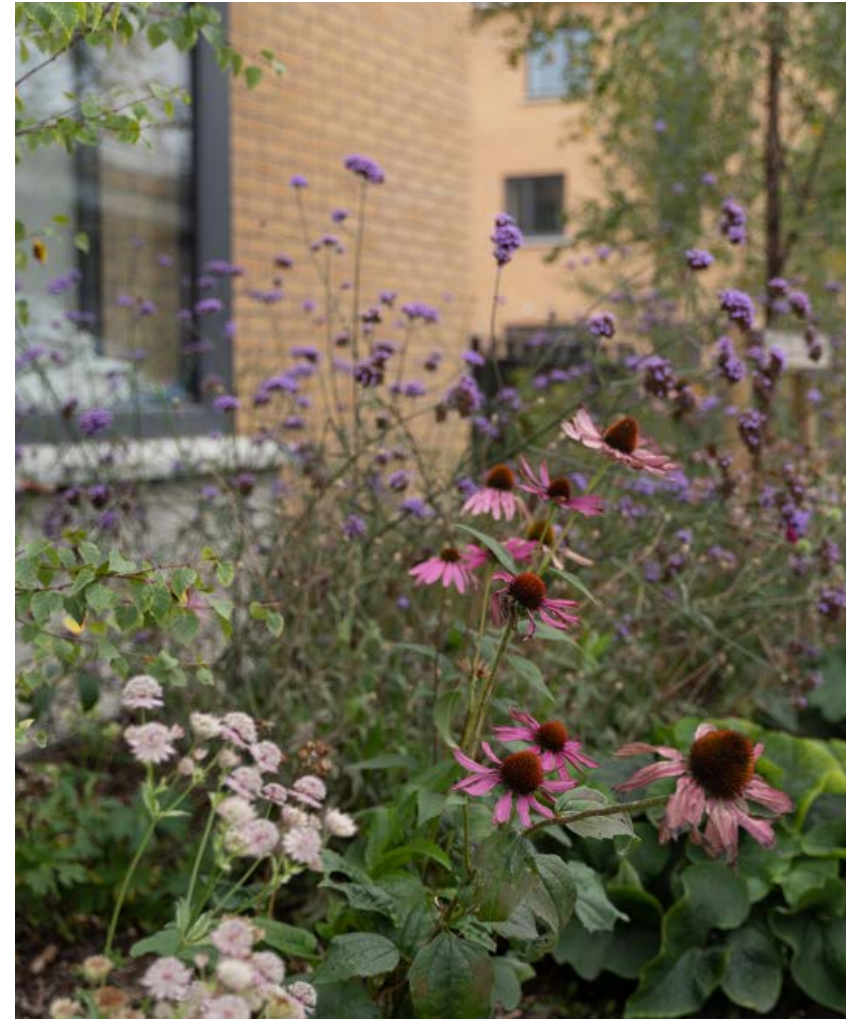
As a leading social housing provider, Clúid is in a unique position to influence, not only the environmental impacts of direct operations, but also those of contractors, partners, suppliers and residents.

Clúid has a responsibility and an opportunity to create homes and communities that are fit for a low carbon future, and to set an expected standard in the sector to achieve this sustainable future.

In 2021, Clúid launched a comprehensive Greening Strategy to set a clear direction for Clúid over the next decade as we work to reduce our environmental impact, contribute to Ireland’s emission reduction targets, and help create a sustainable future for all.

This simple statement sums up our vision for the future:

“We want every Clúid resident to live in a low carbon, affordable home, in a place that promotes positive wellbeing and sustainable living.”



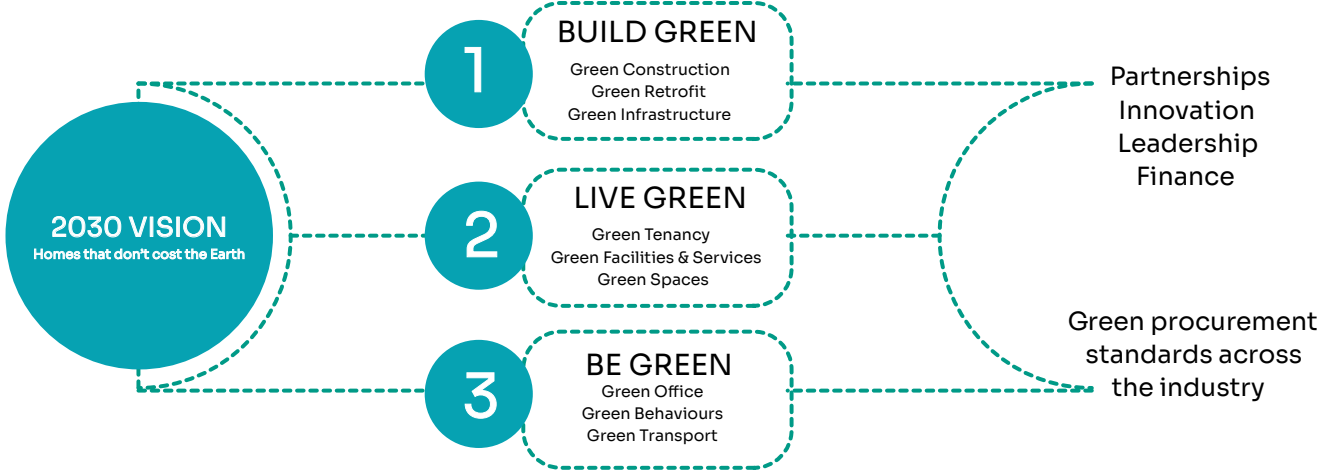
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The strategy is based on 3 pillars: Build Green, Live Green and Be Green. The overarching goals of each pillar are set out below:

Build Green	Live Green	Be Green
<p>2030 Goal: For all new Clúid homes to be net zero operational carbon and 40% less embodied carbon and for existing homes to be retrofitted to a minimum BER B2 rating.</p>	<p>2030 Goal: For 100% of Clúid residents to be empowered to live more sustainable lives.</p>	<p>2030 Goal: For Clúid’s own operations to be net zero emissions.</p>

2030 VISION



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As part of our Greening Strategy, we developed Clúid’s *Landscaping and Biodiversity Guide for New Developments*, with the intention of identifying and actioning how best a large Approved Housing Body (AHB) could enhance and protect biodiversity, while mitigating impacts of climate change and enhancing the quality of life for residents. The Guide, endorsed by the All-Ireland Pollinator Plan, is the first of its kind for the sector in Ireland. The built environment has a huge impact on biodiversity and therefore has the potential to affect great positive change. This is particularly important in light of the increased annual housing targets.

The purpose of Clúid’s *Landscaping and Biodiversity Guide for New Developments* is to provide developers, landscape architects, horticulturalists, and other relevant stakeholders, with the information required to design and plant public and communal open spaces in developments to protect and enhance biodiversity. The Guide is now a requirement of

Clúid’s Design and Build contracts and has been endorsed by other organisations.

The Landscaping and Biodiversity Guide supplements our Greening Strategy by offering a roadmap to enhance and protect biodiversity in the built environments and communities that we, as an AHB, develop and manage. The Guide is practical and easy to use, including illustrations, photos and examples. While the Guide is primarily

focused on landscaping and horticultural actions, it includes key information on how to make new developments as biodiversity friendly as possible. The Guide also informs the management and improvement of our existing estates and developments. Clúid’s Landscape Designer and Landscape Maintenance team (both in-house and external contractors) are required to follow our Landscaping and Biodiversity Guide.



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It was imperative the Guide aligned with legal and policy requirements, including National and EU Environmental Regulations ensuring new developments incorporate green infrastructure and demonstrate net gain, as well as local authorities' biodiversity measures for social housing developments in order to be eligible for external funding via government grants, green funding, and partnerships with environmental organisations.

Our Landscaping and Biodiversity Guide is not just about enhancing social housing developments, it addresses critical environmental, social, and economic challenges, ultimately transforming social housing into more sustainable, attractive, and liveable communities.

The biodiversity guide was launched in 2023, and its impact will continue to grow as more and more housing developments are designed and built in accordance with its guidance.

Just as Clúid's Design Guide sets the standards for the homes we build and purchase, the Landscaping and Biodiversity Guide sets the standards for the surroundings of these homes. The Guide is not an aspiration but rather sets out the expectations of what a Clúid neighbourhood should look like. Adherence to the Guide is now a requirement for all of Clúid's new design and build homes.

“The built environment has a huge impact on biodiversity and therefore has the potential to affect great positive change.”



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National Planning Policy

This guide should be read in conjunction with national planning policy which includes but is not limited to the following.

National Planning Framework (NPF): This is the overarching policy and planning framework for the social, economic, and cultural development of Ireland, guiding development and investment.

National Development Plan (NDP): A companion to the NPF, the NDP outlines the government’s investment strategy and priorities for public capital investment.

Regional Spatial and Economic Strategies (RSEs): These strategies are developed by the Regional Assemblies and provide a framework for regional development, aligning with the NPF.

Planning and Development Act 2024 (Act 34 of 2024): This act provides the legislative framework for planning in Ireland, including the roles and responsibilities of planning authorities.

Development Plans: Local authorities prepare these plans, which set out the overall strategy for the proper planning and sustainable development of their areas.

Local Area Plans (LAPs): These are detailed plans for specific areas within a local authority’s jurisdiction, providing more focused guidance on development.

Strategic Development Zones (SDZs): Designated areas where planning and development are prioritised to achieve specific economic or social objectives.

Section 28 Guidelines: Issued by the Minister for Housing, Local Government and Heritage, these guidelines provide national policy guidance to planning authorities. I.E. Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.

Quality Housing for Sustainable Communities (QHfSC) (2007).

Design Manual for Urban Roads and Streets (DMURS) (2019).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2023).

Urban Development and Building Heights – Guidelines for Planning Authorities (2018).

These documents collectively ensure that planning and development in Ireland are carried out in a coordinated, sustainable and strategic manner.

Note: Information correct at time of print, July 2025. May be subject to change.

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Chapter 1 Public Realm



“
The development of a sustainable, accessible and diverse public realm will help to promote the creation of sustainable neighbourhoods in our schemes.
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1.1 Introduction

The provision of high-quality homes and the creation of sustainable communities is one of Clúid’s primary objectives. Central to this objective is the design of high-quality public realm spaces which should complement a development and subsequently meet the needs of all our residents.

The development of a sustainable, accessible and diverse public realm will help to promote the creation of sustainable neighbourhoods in our schemes. The space should be respectful of the surrounding context and aim to promote sustainable integration, both on a physical and community level.

Public realm spaces should:

Complement and respect the surrounding context by way of physical and visual connections.

Promote social interaction for various user groups.

Create a coherent pedestrian and cyclist friendly network linking various elements of the scheme.

Consider universal design principles and the requirements of those with special needs.

Contain a mix of architectural features which are visually interesting.

Incorporate a mix of seating, play and relaxation zones for varying age groups.

Provide a sense of comfort and security for residents and the surrounding community.

Incorporate a planting and landscaping specification which aligns to Clúid’s *Landscaping and Biodiversity Guide for New Developments*.

Be compliant with the relevant local authority taken-in-charge standards.

Allow for ease of maintenance.

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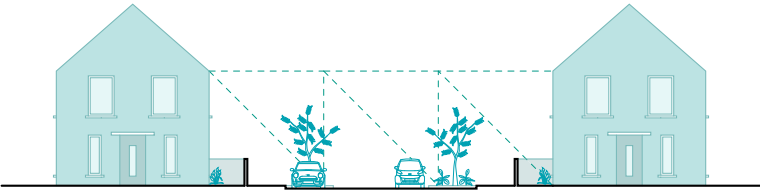
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Sense of Enclosure

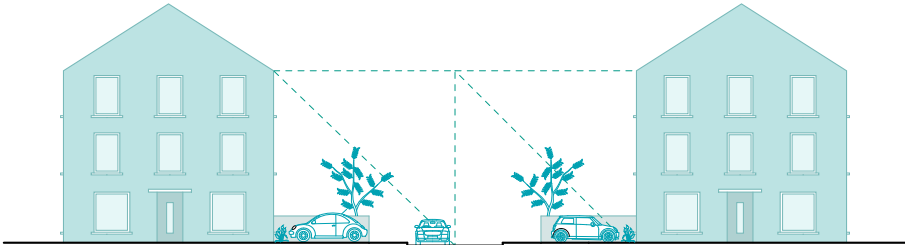
The feeling of well-being and security has been linked to a sense of enclosure. DMURS outlines that a good sense of enclosure is promoted by specifying recommended ratios of street width to street height. The accompanying street section ratios should be considered. (Government of Ireland, 2019)

“
The feeling of well-being and security has been linked to a sense of enclosure.”

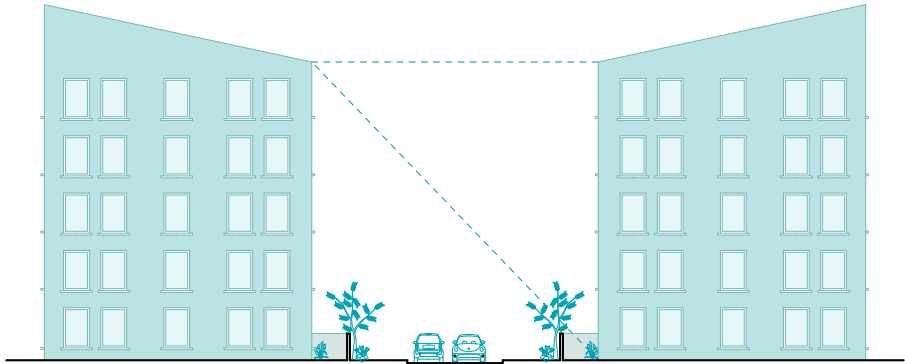
Enclosure Ratios



1:3 - Moderate Sense of Enclosure



1:2 - Strong Sense of Enclosure



1:1 - Very Strong Sense of Enclosure

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1.2 Placemaking

The concept of placemaking has been the focus of extensive research and publication in recent years with regard its link to the urban environment.

The field of contributors ranges from architects, landscape designers, sociologists, planners and urban designers. Healthy placemaking seeks to protect and enhance the unique identity and character of places and to facilitate improvements to human wellbeing and the quality of life that comes from the interaction of people and their environment. Clúid actively promotes healthy placemaking in both our new and existing schemes.

To promote placemaking on new schemes designers should aim to:

Promote early engagement with residents and stakeholders. This can help to provide valuable insights and historical information, ensuring the space reflects local needs and aspirations.

Facilitate and include permeable connections in the design. This promotes interaction and allows for ease of access.

Ensure that spaces are pedestrian and cyclist friendly with broad footpaths, well overlooked greenspaces and bio-diverse greenways which align with local authority standards.

Enhance community participation through the provision of community infrastructure such as public seating areas, multifunctional community rooms and bio-diverse green spaces.

Promote accessibility by ensuring spaces are accessible to all, regardless of age, ability or background.

Consider the core principles of Secured by Design (SBD), this will help to promote a sense of security in new schemes for residents and the wider community. (Irish Architecture Foundation, 2025).

Have consideration for the 12 urban design principles outlined in the Urban Design Manual. (Department of Environment, Heritage and Local Government, 2009).

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Mixed Tenure

In an Irish context, mixed tenure refers to new developments that include a mix of different types of housing tenures, such as private ownership, social housing, affordable rental, and affordable purchase. The goal is to create integrated and diverse

communities that avoid socio-spatial segregation and promote social inclusion. ((ICSH), 2022)

Mixed tenure developments are becoming more prevalent in the current climate. With this in mind, it is imperative that the needs of all tenures are considered.

When providing homes in mixed tenure schemes, designers should consider the following:

Promote the dispersal of social housing units throughout the scheme. This helps to alleviate socio-spatial segregation and promote social mixing. Note: Where older persons housing is being incorporated into a scheme this may vary.

Working in conjunction with the local authority, developers should ensure that the mix of dwelling sizes and unit types meet the requirements of the households on the local authority housing list specific to the site location.

Ensure the promotion of tenure blind design. Social housing units should not differ from the wider scheme in terms of visual appearance, quality of materials and landscaping.

Ensure external spaces and play areas are fully accessible to all tenures within a development.



Duiche Roden, a mixed tenure scheme in Dundalk, Co. Louth.

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1.3 Character and Context

This section will discuss the importance of ensuring that a scheme is respectful and complementary to its surrounding context. The site context consists of the physical, cultural and environmental characteristics of the location in which a new scheme is to be built.

Designers should have a full understanding of these components. Their integration into the design helps to ensure that a scheme is functional, aesthetically acceptable, sustainable and respectful with its surroundings.

A Clúid scheme should be tenure blind and seamlessly integrate into its surroundings whether this be an urban or rural environment.

Physical Context

The physical context includes the topography, climate, planting, existing structures and the neighbouring context of a site.

Careful consideration of these factors can help to strengthen the identity of a scheme and create a place of distinction and pride.

Checklist

- ⇒ The scheme should complement its surrounding context by way of material selection, shape and form.
- ⇒ Existing land levels should be utilised and incorporated into the design where possible.
- ⇒ Existing mature landscaping should be protected and incorporated into the schemes design.
- ⇒ Existing access routes to services and amenities should be considered.
- ⇒ Views of local and historical importance should be respected and considered.
- ⇒ Early engagement with the local authority should take place when protected structures are on or in the surrounding context of the site. Planned works to protected structures should be carefully considered from a design and cost perspective.
- ⇒ Existing site conditions such as flooding, contamination and ecology should be carefully investigated to mitigate the risk of additional costs or design alterations.

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Cost Control Considerations

- Site investigations (level surveys, soil survey, site services, preliminary archaeology etc.) should be undertaken before a design commences.
- Construction methodology and material selection should be carefully considered.
- Post planning grant alterations should be avoided at all costs.
- Tender packs should be well informed and contain any relevant site-specific requirements.

Cultural Context

Cultural considerations, such as historical elements and social factors, need to be carefully considered when designing a new scheme. This includes local traditions, design features and community assets. Respecting and reflecting on these elements in the design can help to foster and create a sense of place and identity, creating a sense of community for residents.



The Mercy Convent, Bantry, Co. Cork.

Checklist

- ⇒ Consider using local materials where possible.
- ⇒ Incorporate any historical features or elements of community importance into the design.
- ⇒ Carefully reflect on existing social and recreational spaces and ensure these are respected in the design.
- ⇒ Ensure the design is complementary to the existing shape and forms of buildings in the surrounding context.

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1.4 Accessibility and Inclusivity

Designing safe, enjoyable and inclusive streets and public spaces is vital to fostering healthy, vibrant communities. Clúid acknowledges that the provision of safe environments encourages active use and community participation.

Public spaces in new schemes should provide areas for social interaction, recreation and relaxation for all age profiles. These spaces contribute to a sense of community and belonging, they can act as gathering points for all members of the community. Public spaces should be designed with pedestrians, cyclists, car users and service vehicles in mind. It is acknowledged that scale, quantum and type of amenity space will vary from site to site.

The following principles should be considered within all new schemes.

Checklist

- ⇒ Ensure that the space is adequately located to provide ease of access for all residents.
- ⇒ Ensure that the scale of the space is appropriate to meet the needs of all residents.
- ⇒ Provide a flexible multi-functional space which can facilitate passive and active recreation. Spaces should contain a mix of seating, play areas, relaxation zones and recreation areas.
- ⇒ Clearly define public and private spaces by way of surface finishes, boundary treatments and landscaping.
- ⇒ Consider the principles of ‘Secured by Design’ outlined in section 1.9.
- ⇒ Carefully consider privacy and functionality when locating open spaces and access paths near ground floor units.
- ⇒ Consider maintenance requirements and access when developing a landscaping strategy.
- ⇒ Provide adequate lighting provisions throughout the scheme.

Read more about what makes a high-quality scheme on page 6

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Schemes should be designed so they can be accessed, understood and used to the greatest extent by all people, regardless of their age,

ability or disability. This can be achieved through a careful appraisal of the end user throughout the design process and reflecting on

their existing and changing needs over time.

Checklist

- ⇒ Ensure access for all residents, regardless of their age, ability or disability.
- ⇒ Provide adequate access points to amenities and services in the surrounding context.
- ⇒ Ensure the design promotes walkability through compact design principles.
- ⇒ Include satisfactory measures of traffic management to ensure the safety of all residents including children at play.
- ⇒ Consider ease of access on sloped sites. Design measures should be put in place to allow residents to navigate the entirety of the site.
- ⇒ Layouts should consider the necessary service provisions associated with the development. I.E. bin collection, regular deliveries, emergency vehicle access.
- ⇒ Where appropriate, raised table crossings and ‘home-zones’ should be used to provide safe spaces for residents outside of the home.
- ⇒ Provide visual cues or distinct markers throughout the development to allow for people to orientate themselves.
- ⇒ Ensure to utilise corners and avoid underutilised gables.
- ⇒ Place social interaction to the forefront of street and public amenities space design.
- ⇒ Avoid back gardens facing onto a road or public space.
- ⇒ Ensure landscape areas are robust and durable.
- ⇒ Avoid an over saturation of service infrastructure in the public realm i.e. ESB, meters etc.

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Bolands Mills, Dublin 4.

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1.5 Permeability and Wayfinding

Physical connections between a new development and its surrounding context are essential to creating vibrant, accessible and sustainable communities.

All residents should be capable of moving throughout a scheme at ease as this encourages social interaction and promotes passive surveillance. High levels of permeability ensures that residents have multiple routes to navigate throughout their community and that they can reach the full range of local services and facilities, including commercial, educational, health, religious and civic amenities. Services and local amenities should be located and connected to residential by way of safe, well-lit and accessible routes. Ideally new schemes will be a ten-minute walking distance, or about one kilometre from a range of essential facilities. (Department of Housing, Local Government and Heritage, 2022).



Enhancing and promoting walkability can also have environmental benefits by reducing the reliance on car usage. Schemes should be adjacent to adequate public transport networks and provide the necessary infrastructure to accommodate cyclists as well as pedestrians.

In rural locations, it is acknowledged that the dependency on car usage will be higher. In this instance, designers should ensure

that roads and paths are suitably designed to allow for ease of access to local towns, transport links or surrounding services.

The layout of a scheme should be well thought out e.g. cul-de-sacs should be avoided as they reduce the levels of permeability and can lead to anti-social behaviour issues. Where they are a requirement of planning or due to a restrictive site, the cul-de-sac should serve no more than 25 homes.

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By integrating permeability into housing schemes, urban planners and architects can create more inclusive, dynamic, and resilient urban environments.

Wayfinding

Intuitive wayfinding is an essential part of both the public realm and

internally within larger schemes. ‘Wayfinding’ refers to the strategies and systems used to help people navigate and understand the spatial environment of a scheme and area. It involves the use of signage, maps, symbols, and other visual cues to guide individuals from one location to another efficiently and intuitively.



Effernock, Trim, Co. Meath

Checklist

- ⇒ Respect local footpaths and desire lines.
- ⇒ Links to existing services and amenities should be incorporated into the design.
- ⇒ New routes should cater for pedestrians, cyclists and cars.
- ⇒ Crossing routes to public amenity spaces should be carefully considered and allow for ease of use.
- ⇒ Walkways and connections should be attractive, well-lit and have adequate levels of passive surveillance.
- ⇒ Each scheme should have clear and consistent estate signage.

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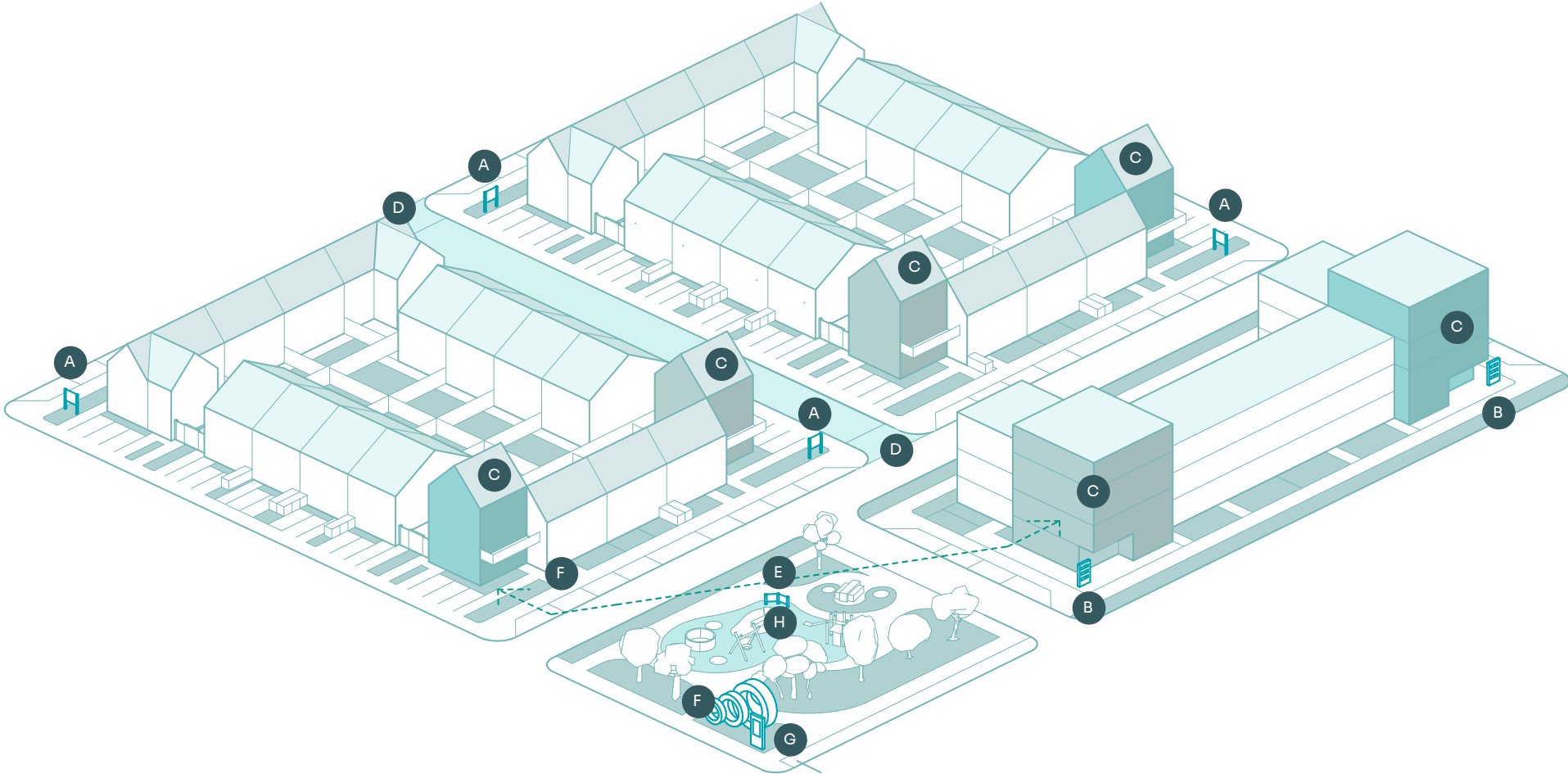
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Neighbourhood Wayfinding



- A Estate name and house numbering signage
- E Green space design respects desire lines
- B Apartment block orientation sign at each core entrance
- F Distinct features at key locations to create a sense of place
- C Distinct corner massing and materials to aid site legibility
- G Overall site masterplan, where applicable to scheme
- D Change in surfacing, where appropriate, to distinguish home zones
- H Signage at playground entrances, biodiversity areas, etc.

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1.6 Architectural Form

A new development should incorporate a mix of housing typologies and distinct design features. The incorporation of varied housing typologies such as single-family homes, apartments and houses ensures that the development can cater for diverse demographic needs and promotes social integration within the community.

This diversity ensures that people of different abilities and ages can co-exist, enhancing community cohesion and sustainable development.

Housing typologies should be agreed with Clúid in advance of planning and will be dictated by the local authority demand for an area and financial viability. For further information on the size requirements refer to page 230 of the appendix of this document.



Ladyswell Square, Dublin 15.

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Where older persons' housing is being incorporated into a scheme, this should be dispersed throughout the site and not concentrated in one area. On occasion, it may be appropriate to cluster special needs housing in a distinct area of the site. This will be dependent on the profile of the intended residents and local planning policies.

Distinct design features contribute to the unique character and

identity of a scheme. These can be incorporated by way of architectural elements such as building form, material alterations, changing roof profiles, public spaces and landscaping.

The quality of a scheme is not only defined by the home but also the spaces between buildings. These spaces rely heavily on high-quality landscaping, garden definition, boundary treatments, street lighting, furniture and signage.

All of these elements combined create a distinct sense of place and enhance a development.

Personalisation of the home entrance should be carefully considered in a new scheme. Distinct design features such as the door colour, planting zones and porch canopies help to distinguish this space as part of the home zone.



“
The quality of a scheme is not only defined by the home but also the spaces between buildings.

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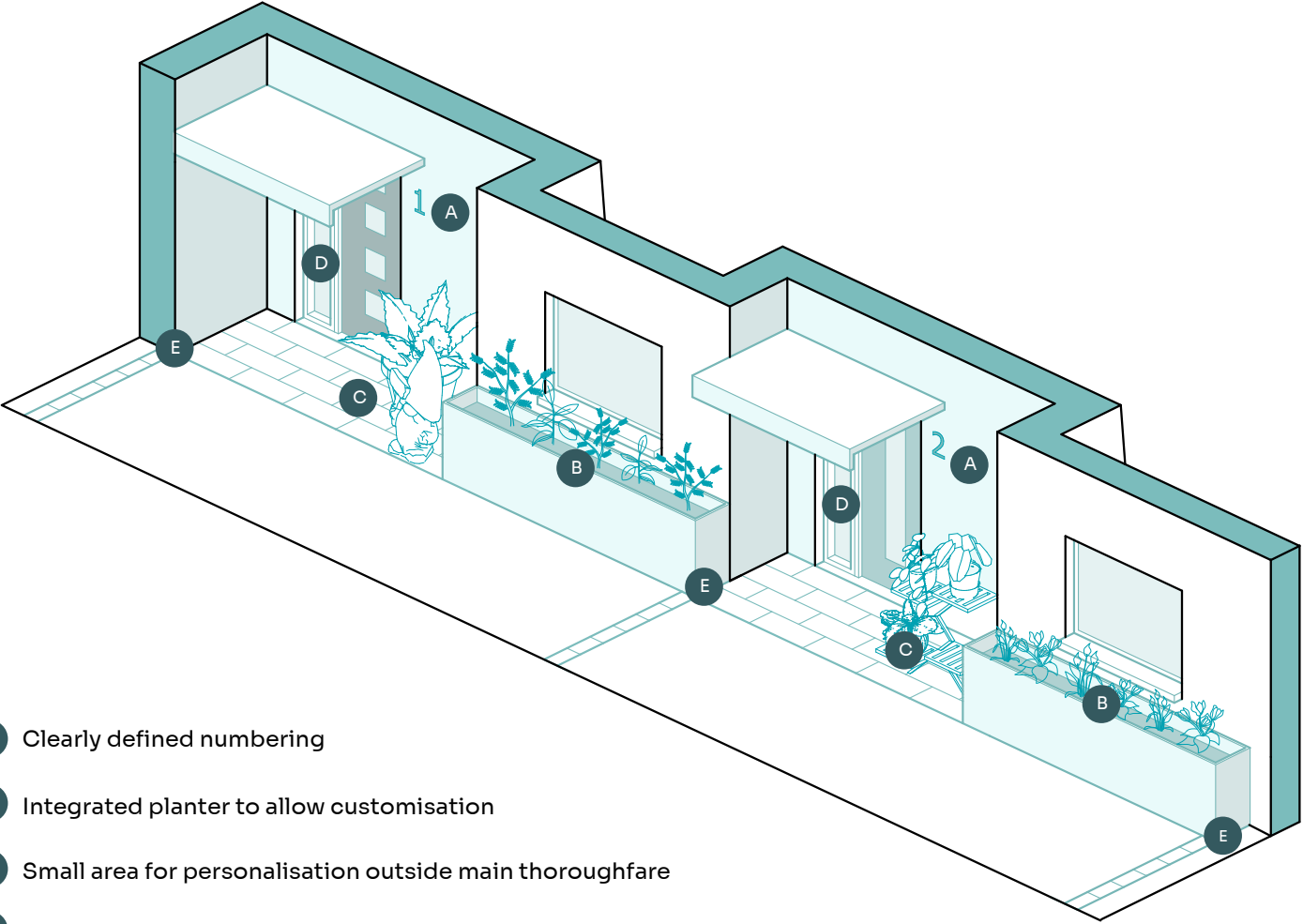
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Personalisation



- A Clearly defined numbering
- B Integrated planter to allow customisation
- C Small area for personalisation outside main thoroughfare
- D Front doors easily distinguishable by slight change in style or colour
- E Home zone clearly visible with distinct surfacing & architectural form

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A new scheme should have a positive impact on its surrounding context and have distinct character. The design and form of a new scheme should be respectful of local planning requirements and be complementary of local materials.

Checklist

- ⇒ Include a varied mix of housing typologies where possible.
- ⇒ The building form should be used to enhance the character and visual appearance of the scheme.
- ⇒ Limit the range of materials and complex detailing in the design.
- ⇒ Consider the scale of development in the surrounding context.
- ⇒ Ensure the spaces between buildings are carefully considered and integrated into the design.
- ⇒ Ensure prominent corners are utilised to enhance the character of a scheme.
- ⇒ Meter boxes, post boxes, bin stores, vent pipes and other ancillary services should not be visually intrusive and be located in less visible areas of the developments.
- ⇒ Consider personalisation and differentiation of home entry points. The inclusion of distinct features such as canopies, varied door colours and planters help to create a sense of ownership.

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1.7 Public Amenity Spaces

1.7.1 Play Spaces

Designing playgrounds for children is a complex and rewarding task that goes beyond simply installing play equipment. It involves creating environments that stimulate imagination, encourage physical activity, and promote social interaction. A well-designed playground is a space where children can explore, learn, and grow in a safe and engaging setting.

“**Designing playgrounds for children is a complex and rewarding task that goes beyond simply installing play equipment.**”



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Key Considerations in Playground Design

Safety: Ensuring the safety of children is paramount. This includes using non-toxic materials, providing adequate cushioning surfaces to prevent injuries from falls, and designing equipment that meets safety standards.

Accessibility: Playgrounds should be inclusive, offering accessible equipment and pathways for children of all abilities. This promotes social inclusion and ensures that every child can participate in play. The space should also provide adequate seating areas for those supervising younger children.

Variety of Play: A good playground offers a range of activities that cater to different types of play, such as climbing, swinging, sliding, and imaginative play. This variety helps in the physical, cognitive, and social development of children.

Engagement with Nature: Incorporating natural elements like sand, water, and plants can enhance the play experience. These elements not only make the playground more attractive but also provide sensory experiences that are beneficial for children’s development.

Community Involvement: Engaging the community in the design process ensures that the playground meets the needs and desires of local families. This can lead to a greater sense of ownership and care for the space.

Sustainability: Using sustainable materials and practices in the construction and maintenance of playgrounds helps protect the environment and teaches children the importance of sustainability.



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Inclusivity

Inclusivity is a fundamental aspect of modern playground design, ensuring that all children can enjoy and benefit from play areas. Here are some key elements to consider:

Accessible Equipment: Playgrounds should feature equipment that is accessible to children with physical disabilities. This includes wheelchair-accessible ramps, swings with harnesses, and ground-level play components. These features allow children with mobility challenges to participate fully in play activities.

Sensory Play: Incorporating sensory-rich elements can greatly benefit children with sensory processing disorders. Features like tactile panels, musical instruments, and water play areas provide diverse sensory experiences that can be both soothing and stimulating.

Quiet Zones: Some children, particularly those with autism, may become overwhelmed by the noise and activity of a busy playground. Providing quiet areas where they can retreat and calm down is essential. These spaces can include

shaded benches, small gardens, or enclosed nooks.

Inclusive Design Principles: Applying universal design principles ensures that playgrounds are usable by all children, regardless of their abilities. This includes designing equipment that is intuitive and easy to use, providing clear signage, and ensuring that pathways are wide and smooth.

Community and Social Interaction: Inclusive playgrounds promote social interaction among children of all abilities. By creating play spaces where children with and without disabilities can play together, these playgrounds foster empathy, understanding, and friendships.

By considering these factors, designers can create playgrounds that are not only fun and exciting but also safe, inclusive, and beneficial for children’s overall development.

“
By creating play spaces where children with and without disabilities can play together, these playgrounds foster empathy, understanding, and friendships.”

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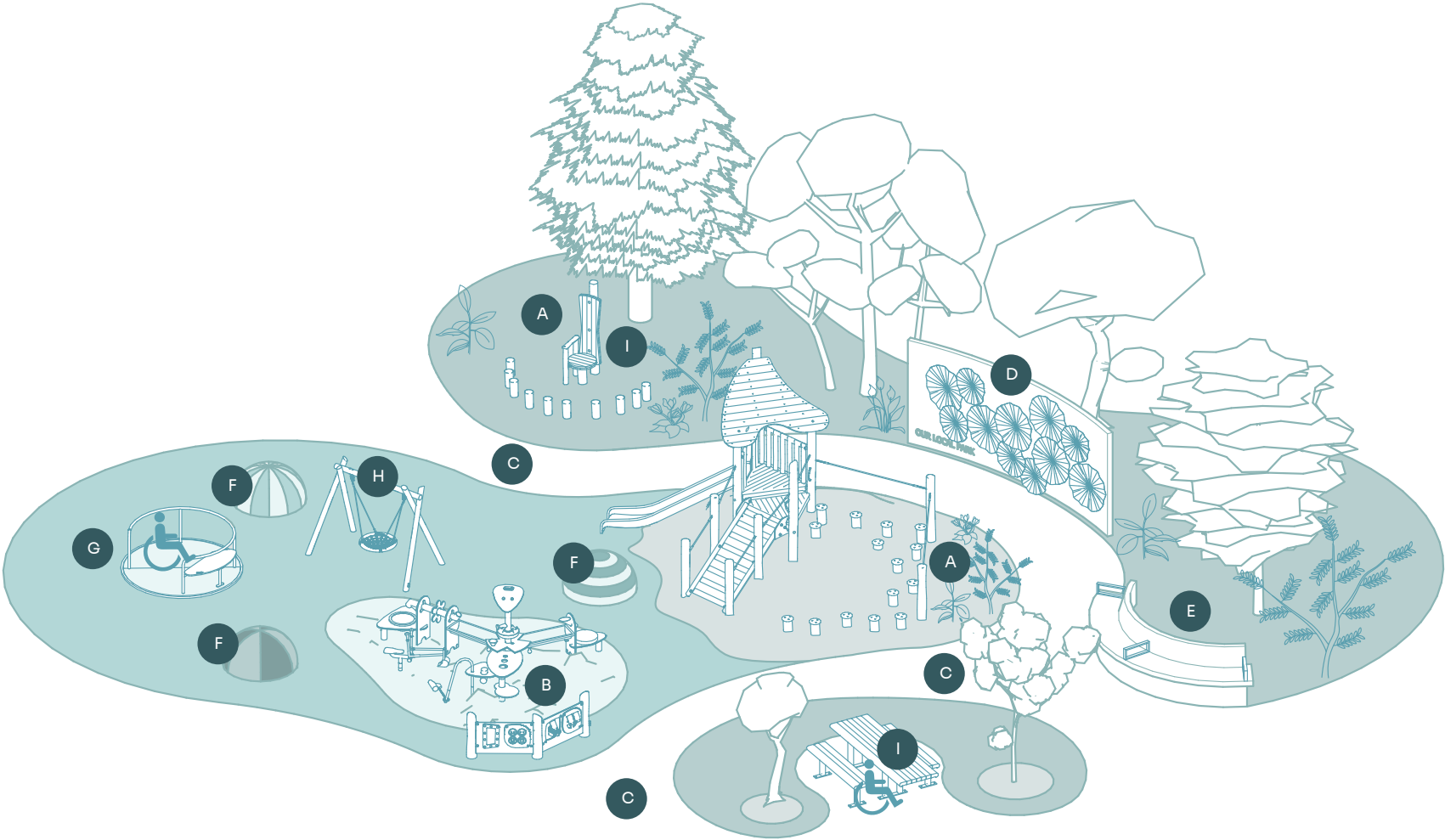
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Playground Layout



- A** Play structures well integrated into the natural environment
- B** Sensory play area with elements such as sound, sand or water for tactile/visual/ audio stimulation
- C** Paths create clear distinction of zones between different types of play activities
- D** Personalised local signage to promote a sense of ownership
- E** Age-friendly seating overlooking the play areas
- F** Mounds or ground structures to create a diverse, engaging physical environment
- G** Independent wheelchair inclusive play equipment, such as merry-go-round
- H** Assisted inclusive play equipment such as nest swing or supportive swing seats
- I** Zones for quiet, less physical play with inclusive seating options

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1.7.2 Green Spaces

High-quality green open spaces in developments offer numerous benefits that enhance the quality of life for residents and the overall community. These spaces provide essential areas for recreation and relaxation, promoting physical activity and mental well-being.

They serve as social hubs where people can gather, interact, and build a sense of community. Additionally, green spaces contribute to environmental sustainability by supporting biodiversity. Overall, well-designed green open spaces are vital for creating healthy, vibrant, and sustainable communities.

“**These spaces provide essential areas for recreation and relaxation, promoting physical activity and mental well-being.**”



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Designers should consider the following when designing open green spaces:

Rear boundaries to any open space should be avoided.

No car parking should be located on the edge of public open space as it causes significant conflict between residents due to ball play and the risk to children at play. If carparking needs to be provided next to a play area, there should be protective planting put in place.

Public open space shall be designed in a manner that prevents, as far as possible, football and other items hitting parked cars and dwellings.

Amenity space shall be designed to accommodate 'desire lines' or must employ methods to redirect movement.

Seating should be located with a clear view of public spaces, along footpaths and where people congregate, allowing passive supervision. It should be anti-social behaviour resistant and be positioned on a hard standing surface.

Street furniture shall promote inclusivity i.e. a wheelchair user should be able to join a seated group of people.

Where possible a recreation space should be provided that is adaptable to changing residents needs and interests.

Public open space shall be designed in a manner that provides a sensory experience for children and young adults with special needs.

If provided, bin stores should be in practical locations which are not visually intrusive. The bins should be well secured in areas with adequate passive supervision.

Landscaping specifications should be in alignment with Clúid's *Landscaping and Biodiversity Guide for New Developments*.

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1.8 Biodiversity and Landscaping

In 2021, Clúid launched its dedicated greening strategy, Building a Sustainable Future Together. The strategy sets out Clúid’s path to providing a greener future for our residents and organisation and is based around three key pillars: Build Green, Live Green, and Be Green.

These pillars address our key environmental risks and

opportunities, and the issues that matter most to our key stakeholders. Protecting and enhancing biodiversity in our developments is central to our greening strategy.

This Design Guide should be read in conjunction with Clúid’s *Landscaping and Biodiversity Guide for New Developments*, the guide sets out a set of standards to be achieved by those involved in landscaping and biodiversity provision for Clúid. Design compliance with the agreed

standards should ensure the delivery of quality external spaces that enhance not only peoples’ lives but local biodiversity too.

Urbanisation is identified as one of the key drivers of biodiversity loss. However, there are opportunities to enhance and protect biodiversity in new developments, while at the same time improving climate resilience and enriching the health and wellbeing of those who live there, by allowing them to connect with nature.



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The following should be considered in new schemes:

Landscaping specifications and proposals should allow for minimal maintenance requirements.

A 12-month landscape maintenance contract shall commence upon issue of practical completion for landscape works for the entire scheme.

A good scheme will incorporate and retain existing landscape features such as hedgerows and trees.

Any soft planting specification should align with Clúid’s *Landscaping and Biodiversity Guide for New Developments*.

Wayfinding design should be incorporated and include biodiversity protection and enhancement.

Accessible ‘Grow it Yourself’ areas should be considered in appropriate locations.

External taps should be provided on all houses and in external public amenity areas of apartments for ground maintenance. The placement should be carefully considered to retain resident privacy, i.e. not in front of windows. The taps should be surface mounted with a safety mechanism.

Hard landscaping material selection shall complement or reflect the materials used in the structure to create a cohesive impression of the scheme.

Raised beds should be constructed / faced with a material that does not require a painted finish. This minimises the maintenance requirements.

Access for the purposes of landscape maintenance and the replacement of landscape features such as planters should carefully be considered. This should include any weight restrictions for the necessary machinery.

Swift brick/nesting boxes should be incorporated into the building design.

Attenuation basins in public open spaces should comply with local authority standards. The build-up should be capable of growing and supporting a healthy grass sward. Refer to Clúid’s *Landscaping and Biodiversity Guide for New Developments* for further specifications.

Stripping, storing and spreading of topsoil should be carried out in accordance with the British Standards outlined in Clúid’s *Landscaping and Biodiversity Guide for New Developments*.

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1.9 Security and Privacy

Security and privacy are critical components in the design and development of new residential schemes. Ensuring robust security measures helps protect residents from crime and unauthorised access, fostering a sense of safety and well-being.

Privacy, on the other hand, is essential for maintaining personal space and confidentiality, allowing individuals to feel secure in their homes. Effective security and privacy measures can include controlled access points, surveillance systems, and thoughtful architectural design that minimises visibility into private areas. By prioritising these elements, developers can create environments that not only enhance the quality of life but also build trust and confidence among residents, making the development more attractive and sustainable in the long term.



Passive Surveillance

Passive surveillance, also known as natural surveillance, should be promoted on all new schemes. This is a design strategy that enhances security by maximising visibility and encouraging the presence of people in public spaces. This approach involves designing environments so that residents and passersby can easily observe the area, thereby

detering anti-social behaviour. Features such as well-placed windows, open sightlines, adequate lighting, and active street fronts contribute to passive surveillance.

The implementation of ‘Secured by Design’ principles can help to mitigate the risk of anti-social behaviour in new schemes. (Association of Chief Police Officers (ACPO), 2024).

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The principles include:

Typology Mix

The promotion of mixed unit typologies in various locations of the development. This helps to promote activation in high-risk areas of the development.

Entrances and Lobbies

Entrances to apartments should be clearly defined and include well-crafted thresholds with generous lobbies.

Lobbies and communal spaces should be designed to a high-quality standard and include materials which are durable and easy to maintain.

Entrances to individual homes should be carefully considered and include adequate circulation space, shelter and space to personalise the zone. This promotes a sense of pride and ownership for residents.

Site Layout

Traditional grid layouts should be prioritised over cul-de-sac configurations. This promotes permeability and passive surveillance.

Communal Open Spaces

Clearly defined boundaries between public and private spaces should be carefully considered. The inclusion of defensible buffer spaces creates a sense of privacy and would make it safer to open windows, particularly on vulnerable ground floor units.

Open space, pedestrian links and hard landscaped areas should be overlooked to promote adequate levels of passive surveillance.

Seating should be located with a clear view of public spaces, along footpaths and where people congregate, allowing for passive supervision. The location should be respectful of residents' privacy and not be near private patios and gardens. Considerable thought should be given to the seating type and it should be anti-social behaviour resistant.

Boundary walls, balconies, bin stores, and low flat roofs should be designed so that they cannot be used as climbing aids to gain access into properties.

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Riverwood Square, Dublin 15.

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Services and Infrastructure

Service installations such as pumping stations, ESB substations, cable TV boxes, etc. should be carefully considered and not be located in areas which will encourage anti-social behaviour.

Bin Stores

The location of bin stores should allow for ease of access, have adequate levels of passive surveillance.

Safe Access

An environment that is pedestrian-friendly promotes casual social interaction, informal supervision and thus, security. Footpaths should be wide, well-lit, and follow a direct route and should avoid secluded corners or bends that might provide hiding places.

A single point of entry / exit for apartment blocks supports good estate management. All entrance and exit points should be clearly defined by highlighting architectural details. e.g., canopies over doors.

Wayfinding should be incorporated into the design by way of orientation cues, architectural character and clear low-level signage.

Blank facades overlooking public and semi-communal spaces should be minimised.

Landscaping and Planting in Communal Areas

Planting should be low enough not to provide cover and tree canopies should be a minimum of 2m above ground level so as not to obstruct visibility in landscaped areas.

Planting berberis or other thorny species may be useful in dissuading access to garden walls, shortcuts etc.

Boundaries should be visually permeable so as not to provide cover.

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Parking

Parking should be located on-street in front of buildings or in secure private courtyards or underground.

Public Lighting

High quality public lighting should be designed to cover all vulnerable areas without causing shadows that may give cover or glare that may dazzle in unfamiliar surroundings.

Community Participation

When people connect with public space as a component or extension of their own space, they are more likely to respect and maintain it. A meeting with the crime prevention officer from the local Garda station should be arranged at pre-planning stage. The Gardaí may be able to highlight issues with the design that would pose a problem with known ASB in the area.

Road Safety

Roads and footpaths should not undermine the defensible space of a development. Features such as rumble strips, speed ramps, change of road surface (colour or texture), pillars or narrowing of the roadway may be used to define the defensible space and reduce speed, giving the impression that the space beyond is private. Low boundary walls can prevent ‘joyriding’ in parks and open spaces.

CCTV

CCTV cameras have been shown to reduce crime and anti-social behaviour. It may be particularly appropriate in areas that are prone to vandalism or theft.

CCTV should always be considered in apartment blocks. Consideration should be given at design stage for installation.

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Access Control

Intercom systems should be audio-visual. Multi-tenanted buildings should not have access codes as a code can be easily passed on to other people without any record of who now has the code. This allows anti-social behaviour as you are unable to monitor who entered the building if necessary. Fobs and security keys should always be installed.

All block doors should lock on closing with no need for keys / thumb turns. Wheelchair accessible automatic doors should be separate to main door where possible. Automatic doors prevent residents from closing it behind them and shutting out intruders.

Doors on escape routes, both within and from the building, should be readily openable without delay. The use of door fastenings, including electrically powered locks, on doors along escape routes and final exits need to ensure that security measures should not contravene provisions for adequate means of escape in the event of fire.

Gates and Shutters

Where shutters, security fences and gates are necessary, these should have a transparency level of 50% in order to improve their appearance. Shutters on commercial units can also be designed to be situated behind glazing, to appear less intimidating. Furthermore, with careful thought, shutters, grilles and gates can be designed as artwork or sculpture e.g. corten steel. False glass facing into open areas can also be used as a deterrent.

Gate openers must also have a closing function to prevent unwanted access.

Programmable fob access control should be provided for ease of maintenance and consistency.

Recreational Areas

In larger residential developments, recreational facilities are often provided. These can contribute towards the improvement of anti-social behaviour by providing a focus of activity for young people. Recreational facilities can include playgrounds or bike tracks. Consideration should also be given to the provision of space for teenagers and young adults to gather, play and chat.

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Chapter 2

Housing Developments



“
The core principles underpinning Clúid’s preferences are simplicity, clarity, usability and durability.
”

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2.1 Introduction

In this section, we outline the elements that, together, make Clúid homes great places to live. High-quality housing will be appreciated and treated well by the people who live there. Dwellings should be designed to suit our residents' needs.

The core principles underpinning Clúid's preferences are simplicity, clarity, usability and durability. These principles give a coherence to how our homes look, feel and function.

A well-designed home should provide:

A clear layout of functional spaces of appropriate size, to accommodate the activities of normal, day-to-day living.

Easy access to the dwelling itself and a clear and easy way to get around inside the home.

An adequate level of amenities, such as kitchen facilities, storage areas, sanitary and bathroom facilities.

A safe and secure environment.

Space heating, water heating, electricity and other services such as TV and internet.

A simple and economical building form, that is easy to build and maintain. This minimises initial capital cost, lifecycle cost and running costs for residents. Complex construction and structural detailing should be avoided.

The Department of Housing, Local Government and Heritage has published guidelines in respect of minimum space requirements and room widths for categories of accommodation. It is important to note that these figures are minimum space standards and should be read in conjunction with this guide.

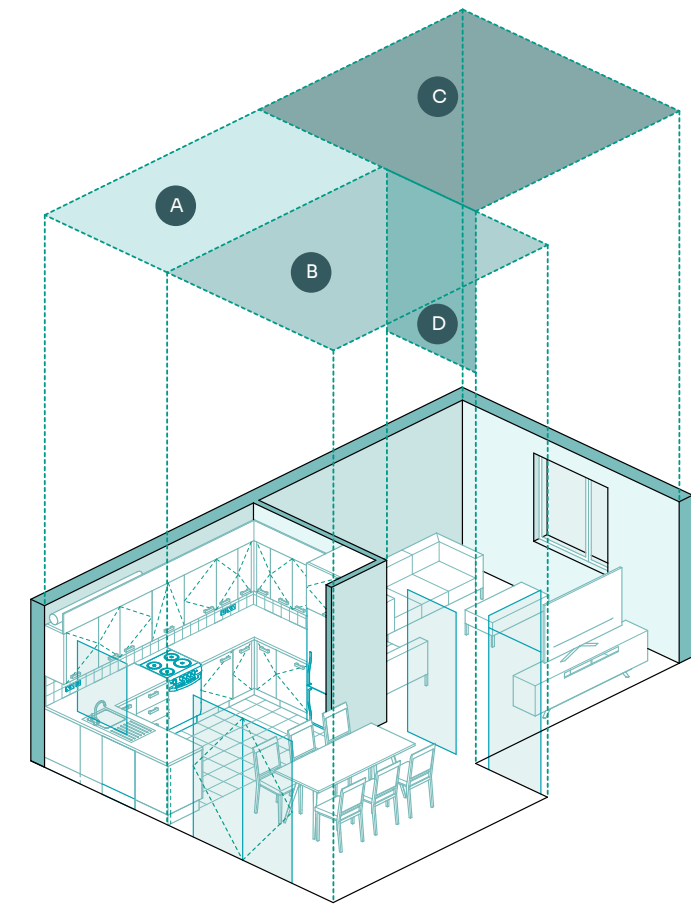
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Homes should be comfortable, convenient and safe, with each room facilitating the main activities likely to be carried out there. The design and layout should also address the separation of incompatible activities, as far as possible. For example, noisy group activity areas should be remote from study or relaxation areas. There should be reasonable privacy in living rooms and bedrooms, taking account of the likely internal and external sources of noise.

“Homes should be comfortable, convenient and safe, with each room facilitating the main activities likely to be carried out there.”

Living Zone Layout

- A Kitchen zone with suitably sized task area
- B Dining zone which allows for ease of circulation through space
- C Living zone located appropriate distance from kitchen
- D A physical separation of kitchen and dining zone from living zone is preferable, especially in larger dwellings



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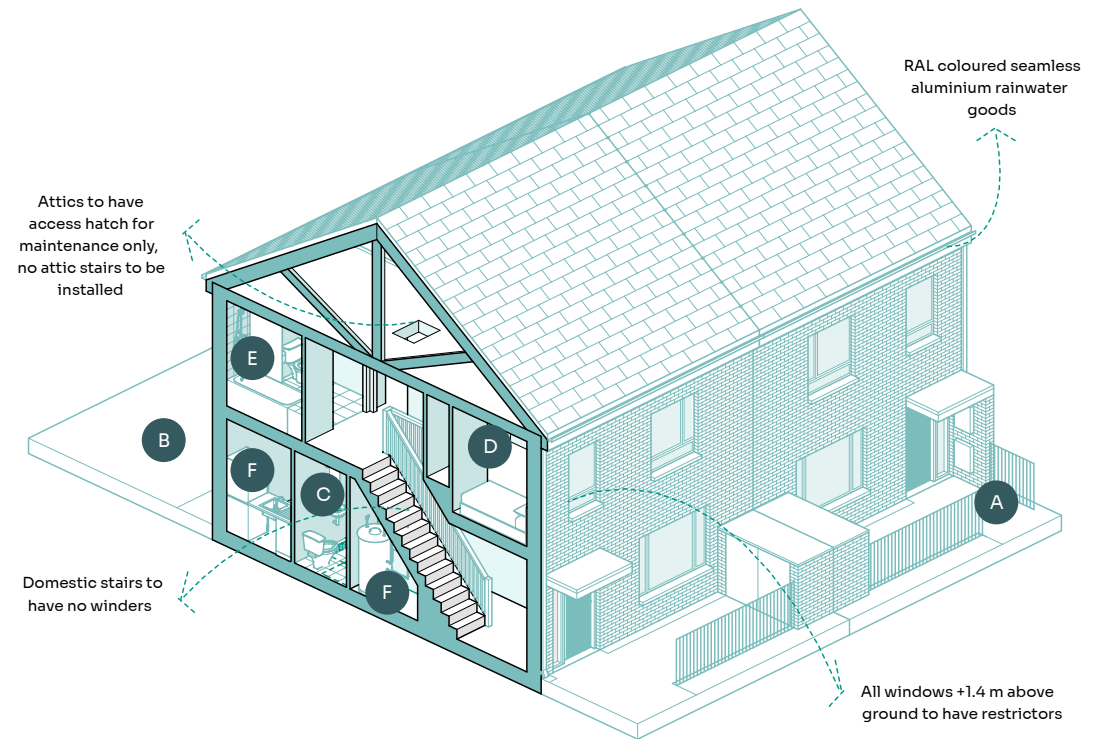
The layout of dwellings should make effective use of natural daylight and sunlight, as far as practicable. All of the main rooms should get direct sunlight at some time during the day. Rooms should be designed so that there is good daylight penetration.

The size, shape and location of windows should be planned, so that they make the best use of available views, without compromising privacy. A street view from a habitable area is desirable. Window locations should also facilitate the supervision of small children at play in private external spaces and allow for surveillance of the dwelling's immediate surroundings.

Locations of windows should be co-ordinated fully with building services design to ensure there are no clashes, for example plant equipment blocking window openings.

House

- A** For Dwelling Entrance, see section 2.2.1
- B** For Rear Gardens, see section 2.2.2
- C** For Downstairs WC, see section 2.3.4
- D** For Bedrooms, see section 2.3.5
- E** For Bathrooms, see section 2.3.6
- F** For Storage & Utility rooms, see section 2.3.7



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2.2 External Areas

2.2.1 Front Gardens and Dwelling Entrance

All houses should have a clear, defined access route that is suitable for all users.

The front door marks the home's entrance and, therefore, needs to be easily identified from the street with a welcoming look. It needs to be wide enough for a range of activities, like pushing a double buggy or walking frame, carrying suitcases or shopping, without damaging the door or frame.

A clearly defined route should be provided to the main entrance. It should be independent of car parking and should be at a minimum 1.2m wide. Flanking the entrance path with a low wall or hedging can help to form a defined transition zone and prevent car parking from impinging on the route.

A canopy should be provided above the entrance door, to offer shelter from the rain. The design

of the canopy should be thin in profile, and it should project at least 1.2m with built in drainage. The finish at ground level must be suitable for rainwater runoff and fall to a drainage channel or free draining area. In more exposed sites, it may be preferable to recess the entrance to provide shelter from wind.

Note: Where the canopy is located under first floor bedroom windows, it may be required to be load-bearing to accommodate escape.

A clear space on both sides of the door will make its opening easier and level access is essential. Where a glazed panel within the door itself or adjacent has not been provided a spyhole must be provided in all entrance doors.

Utilities cabinets should not be visible on the front of the building. Careful consideration should be given when deciding their location. Meter boxes, bin stores and external soil vent pipes should be located in less visible areas.



Checklist

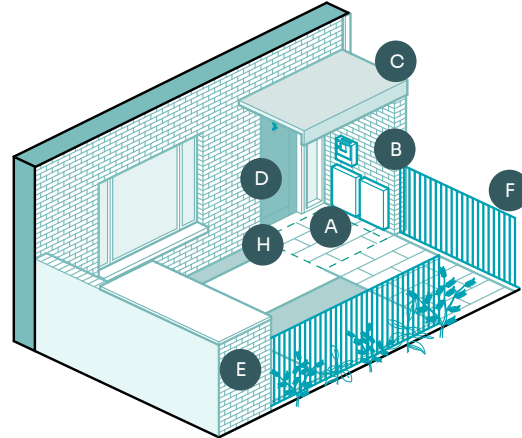
- ⇒ Provide a clear route to door.
- ⇒ Appropriately wide entrance provided.
- ⇒ Provide a canopy for shelter.
- ⇒ Glazed screens allow users to see outside and brings daylight into the hallway.
- ⇒ Spyholes installed a maximum of 1.15m above finish floor level to cater for users from older children to adults.
- ⇒ Letterbox – steel wall-mounted letterboxes offer an alternative to traditional door letterboxes.
- ⇒ Numbering – all homes should have clear, easily identifiable door numbers.
- ⇒ Bin Stores – for mid-terrace units, refuse stores should be provided at the front of the house, but away from the front door.
- ⇒ Legibility – a change in material is required between road, parking zones and entrance footpath routes.
- ⇒ Avoid tarmac driveways and utilise other material to create visual variety.
- ⇒ Future proofing for EV car charging – where car parking is provided in-curtilage, ducting should be installed to allow for easy future installation of an EV car charger.
- ⇒ Distinctiveness – the approach and front garden of a house offers opportunities for distinctiveness between houses of similar types. Including a tree, different colour railings or a variation in planting can differentiate one house from another.
- ⇒ Gradient – Clúid’s preference is for gentle sloping where a flat site is not achievable. Clúid’s preference is for a maximum 1:35 slope on footpaths within a scheme.

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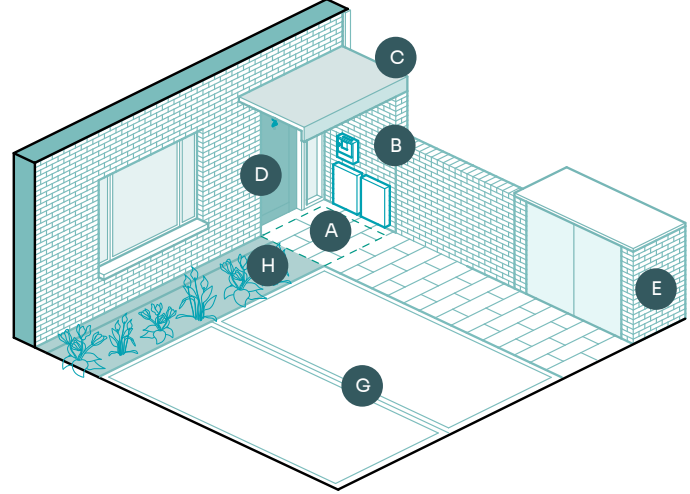
Front Garden

Parking on street



- A** Level access with a clearly distinguishable access path
- B** Utilities cabinet & letterbox mounted on gossip wall
- C** Entrance canopy with ceiling or wall lighting
- D** Door with glazed side panel, where applicable
- E** Bin stores located away from doors & windows
- F** Galvanised black railing, reinforced with hedge
- G** Parking bays distinctly marked
- H** Planting and landscaping for biodiversity and SUDs, e.g. raingarden, gravel strip

Parking in-curtilage



2.2.2 Rear Gardens

Back gardens provide private amenity space for residents. For these spaces to be successful, the design should take into consideration security, privacy, usability, orientation and connectivity with the indoor living spaces.

Durable boundary treatments should be used to separate neighbouring gardens.

Consideration should be given to how the space will be used, with areas for sitting and socialising outdoors, play spaces and landscaped zones.

**“
The design should consider security, privacy, usability, orientation and connectivity with the indoor living spaces.**

Checklist

- ⇒ Side access gates to consist of a box galvanised metal frame and solid timber/ composite infill panels. Gates should have lockable slip levers and drop bolts. Gates should have a slam plate and have appropriate protection to prevent fingers from being trapped.
- ⇒ Gates should swing open in one direction only and must not open directly on to the public footpath.
- ⇒ Avoid the need for rear shared laneways to allow mid-terrace units access to gardens and bin stores.
- ⇒ Paved patio area to be provided to allow residents to sit and dine outdoors. The area should be large enough to accommodate an outdoor table and chairs, with a minimum area of 9m² to be provided.
- ⇒ Level access to be provided from all patio or back doors to the patio and garden space.
- ⇒ An external tap to be provided in all rear gardens, to allow for gardening and external cleaning.
- ⇒ The rear gardens shall be as level as possible and in achieving this, it is essential that any banks are not greater than 1:4 gradient.
- ⇒ Where the site conditions are difficult and sloping rear gardens cannot be eliminated, designers should consider innovative solutions to maximise the usable space, including stepping and tiering proposals. At a minimum, a flat area of 20m² should be provided for every house.
- ⇒ Exposed retaining walls to gardens and amenity areas to be avoided. Refer to Clúid’s Landscaping and Biodiversity Guide for more information.

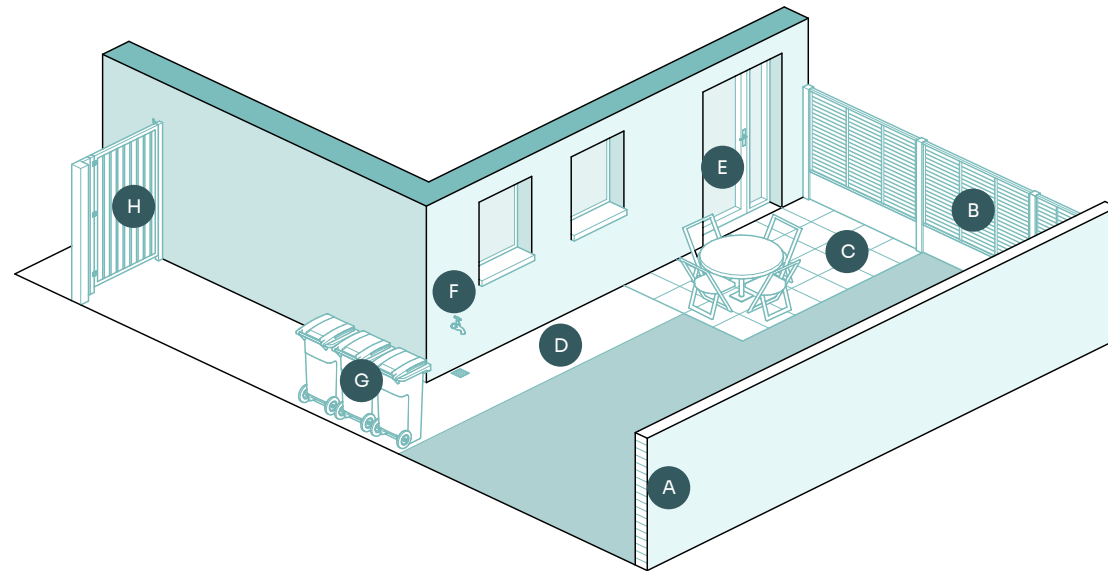
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Rear Gardens

- A** Rendered blockwork wall to rear
- B** Timber post and panel fence to sides
- C** Paved patio area sufficient for outdoor dining set
- D** Concrete hardstanding 1m deep
- E** Inward opening back door preferable
- F** External tap with gully trap below

Where side entry is provided

- G** Hardstanding area for bins
- H** Metal frame with timber or composite infill panel gate



2.3 House Design Guidelines

2.3.1 Internal Circulation

The entrance hallway is the first space that residents and visitors encounter when they enter the home. It should be sufficiently large enough to allow people to greet visitors. It should also be big enough to allow for various normal day-to-day activities such as taking off coats and bags after a long day, taking in the grocery shopping, and securing a child in a buggy before heading out.

A hallway should ideally be wide enough to accommodate a buggy or stroller near the front door. Built-in storage for coats, bags and shoes should be considered. At a minimum, there should be sufficient space for a free-standing storage unit. Wide corridors and doors facilitate comfortable and unimpeded movement between spaces. They make it easier to move between rooms and to move furniture around, as required. Corridors inside individual dwellings should preferably be 1100mm wide.

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Internal corridors should be kept as short as possible, with good visibility along their length.

The way in which a door opens into a room can also affect how the room can be accessed and used. Ideally, the door should open with the hinge side against the return wall, so that there is no need to negotiate furniture and the door itself when entering. Doors, windows, radiators, light and power points should be positioned to maximise usable wall space in a room.

Residents should be able to access and open doors independently. This means that there should be a minimum clearance of 300mm between the leading edge of the door and any other obstruction on doors that open towards the user. For the protection of ironmongery and walls, skirting mounted doorstops should be provided for all doors where the door lever strikes the adjacent wall.

All internal doors should have hardwood saddle boards. Door undercut dimensions should be

provided off the fixed level of the saddle board and should comply with all applicable Irish Building Regulation requirements. Floor finishes will be installed by the resident. This should be considered when designing door undercuts and saddle boards.

For domestic stairs, while it is acknowledged that the guidance on the use of tapered steps or winders in *Technical Guidance Document K* is open to interpretation, it is a Clúid requirement that no winders are used in the design of the principal staircase between levels.

2.3.2 Living Space

A bright, comfortable living space is critical to the well-being of residents and to the enjoyment of their homes. Living spaces should be designed considering multiple furniture layouts, with adequate electrical sockets, data and TV points.

The living space should have a focal point to orientate furniture around. Circulation through the living space should be avoided, however,

when this is not possible, the space should be designed to be extra wide to allow for this.

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A bright, comfortable living space is critical to the well-being of residents and to the enjoyment of their homes.

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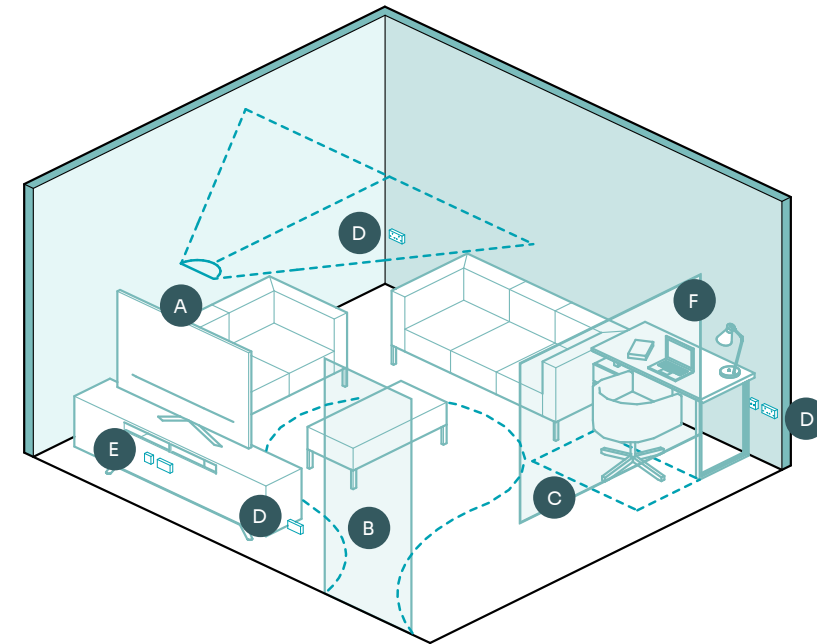
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Checklist

- ⇒ The room layout should be organised around a focal point. Allow for multiple furniture layouts.
- ⇒ Living rooms should be designed to seat at least the specified number of residents in the home. There should be room for a coffee table, a TV and a small bookcase.
- ⇒ Living rooms should not be used as the main access route to other rooms.
- ⇒ Wherever possible, living room windows should have a southerly aspect.
- ⇒ Provide good daylighting and natural ventilation.
- ⇒ TV points / locations should be located to avoid daylight glare on the screen.
- ⇒ Avoid bay windows with flat roofs due to maintenance issues.

Living Room

- A Focal point for TV/media wall
 - B Good door placement and compact circulation
 - C Window sill at eye-level height for sitting
 - D 3x double outlets spread throughout room
 - E 1x double outlet adjacent to TV/ data points
- Optional, if not provided elsewhere
- F Working from home zone with 500 x 1200 desk



2.3.3 Kitchen/Dining Space

The kitchen is the central hub of any family home. The space should be comfortable, bright and usable. Appropriate cooking, cleaning and storage facilities should be provided to support modern family living.

Clúid’s preference is for combined kitchen and dining rooms. If they are separate, the dining area should be located as close to the kitchen as possible. Combined living and dining rooms should be avoided.

It is essential that there is adequate space for all members of the household to sit comfortably around a table for meals, while leaving enough space for residents to move around the room. Consideration should also be given for when the family has visitors or larger family gatherings.

Detailed kitchen specifications are included in the Appendix of this document. In addition, the following design principles should be incorporated:

- Provide natural light and ventilation.
- Tiled area should be rationally designed depending on kitchen layout. Singular tile strips should be avoided and a minimum of 1.5m deep floor tiling zone should be provided.
- Floor tiles must be slip-resistant with a PTV >35.
- Minimum 300mm clear counter either side of the cooker hob.
- Corner cupboards to include rotating carousel units.
- Kitchen island units should not be plumbed for a sink or have cookers located there.
- Full tiled wall splashback to be provided between counter and wall units. Avoid provision of a single tile above counter.
- Kitchen extract ducting should be well considered at design stage and suitably concealed.
- Provide an enclosure for fridge freezer space. The fridge space should ideally be positioned at the end of a run of units. The enclosure should include a plinth, so that the kickboard runs along the full length of the units.
- Provide one lockable cupboard to store cleaning chemicals and medicines.
- Storage should be provided using a combination of wall and base units. There should be at least one 500mm three-drawer unit.
- A broom cupboard should be provided if there is none elsewhere.
- Wall units should consider all users, including children and teenagers. Wall units should generally be positioned no more than 450mm above the worktop. Base of wall unit should not be more than 1355mm above finish floor level.
- Wall units should be run together without gaps.
- A clear space of at least 1000mm should be provided in front of all kitchen units.

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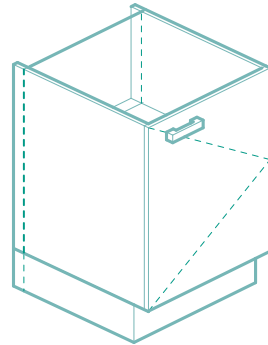
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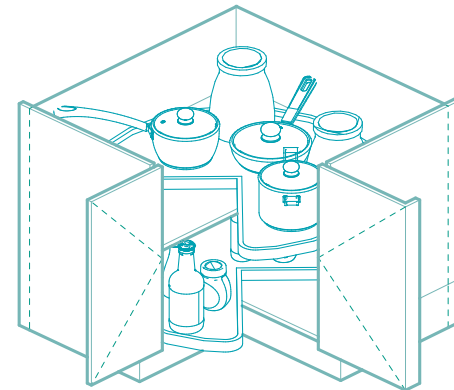
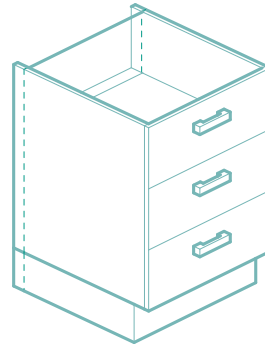
- The end of a run of worktop should align with the end of a base unit (or a wall) to avoid using end panels.
 - The run of kitchen worktops and service connections must allow for the inclusion of; a 650mm wide integrated oven and inset cooker hob, a 600mm wide double height fridge freezer space, a 600mm wide under-worktop dishwasher space and a 650mm wide under-worktop washing machine space where there is not a separate utility room.
 - Where a utility room is provided, there should be adequate ventilation for washing machines and dryers.
 - Utility rooms should include a sink with a hot water supply and a countertop in larger units where possible.
 - Utility rooms should include provision for water supply for a washing machine and extract for a tumble dryer.
 - Where washing machines are to be installed within the kitchen, locating next to the sink would be beneficial.
 - Kitchen sinks should be made from rigid, press-formed stainless steel. They should be one and a half bowl units in size and fitted with a chrome mixer tap, incorporating a water saving aerator.
 - Sinks should be positioned so that the draining board is located away from any returning corners of worktops, so that a person can stand directly in front of the draining board.
 - Electric cooker points must be provided in all dwellings. Gas cooker points are not acceptable.
 - All isolation switches should be labelled.
 - A clear food preparation worktop of minimum 1000mm wide should be provided for two- and three-person households. For four-person households, the food preparation area should be 1500mm, while 1800mm is the minimum length for households with five or more persons. The minimum length of any one section of worktop should be 300mm.
- Note:** The sink draining board should not be counted as part of the usable clear worktop run.
- Where a combined kitchen / dining room is provided, the kitchen area must be ventilated to minimise the spread of cooking smells and steam.
 - No white goods are to be supplied. Unless otherwise specified.
 - A kitchen extractor hood should be provided over the position designated for the hob. Ductwork should be rigid, secure and falling to the outlet. The duct should not be readily visible.
 - Kitchen Extract fans should be Continuous Mechanical Extract Ventilation, controlled by RH and/or CO₂ sensors C/with pull cord or wireless remote control to manually boost the fan when required.

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Standard Base Unit



Drawer Base Unit



Corner Unit

Kitchen Carcass Units

- < Standard kitchen carcass units should be 600 x 600 x 750 mm
- > Matching wall cabinets of >300 mm deep should be provided a max. 1355 mm above floor level, except where windows are present
- > 1x base unit to equipped with 3 metal box drawers
- > Carousel units to be included at corners with each door >300 mm in width, hinged to each outer edge

Kitchen Storage Requirements

No. of Bed Spaces	Minimum Kitchen Spatial Requirements
2-3	4 Base Units* & 1000 mm counter length
4	4 Base Units* & 1500 mm counter length
5+	5 Base Units* & 1800 mm counter length

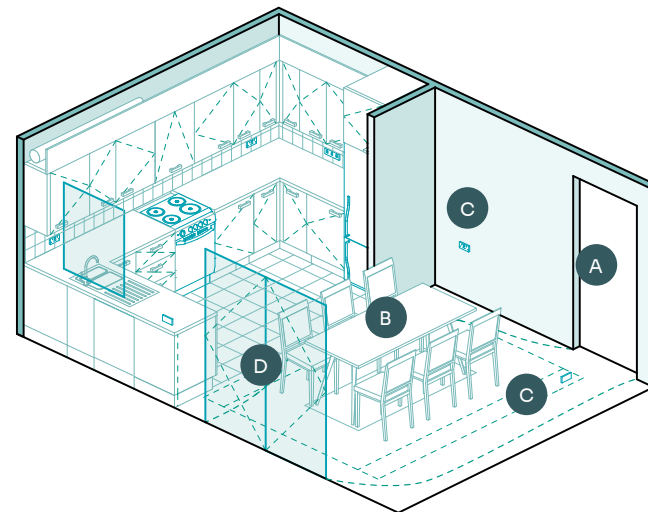
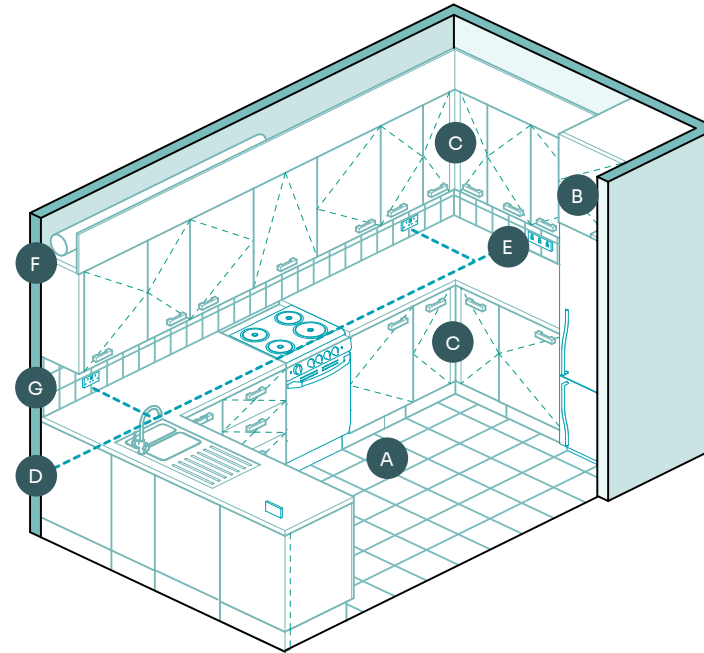
* Includes 1 drawer unit as part of the base unit provision, where corner units are provided, they area considered as 1 base unit

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Kitchen

Kitchen Layout

- A** Tiling zone >1500mm deep to delineate cooking space
- B** Fridge on plinth enclosed by carcass
- C** Corners equipped with carousel units (see above)
- D** 3x double outlets located >300mm from sink & hob
- E** Banked isolator switches for dish-washer, oven & hood
- F** Concealed ducting without ill-considered bulk-heads
- G** Full-height tiled splashback to wall units



Combined Kitchen & Dining Room

- A** Entry & circulation does not impinge on cooking & dining zones
- B** Dining set of appropriate size (see Furniture Appendix)
- C** 2 x double sockets provided in dining area
- D** Where access to outdoors is provided, inward opening doors are preferred

2.3.4 WC

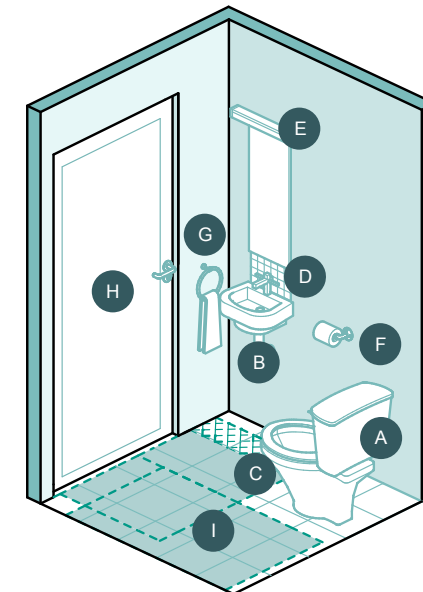
Every home should be provided with a toilet at entrance level, which is accessible for visitors. This toilet shall comply with Part M of Building Regulations.

Checklist

- ⇒ Avoid concealed cisterns. Close couple WCs allow for better access for maintenance and repairs.
- ⇒ Where concealed cisterns cannot be avoided, appropriately sized access hatches should be provided.
- ⇒ Sanitary ware provided should be standard white, easily maintained with component replacements readily available in Ireland.
- ⇒ Provide natural light and ventilation, where possible.
- ⇒ Ensure clear area for transfer zone is not encroached by wash hand basin.
- ⇒ Standard sink size to be provided. Avoid smaller finger-rinse sinks.
- ⇒ Provide slip-resistant tiled floor finish. Floor tiles installed must have achieved a PTV >35.

WC

- A Close-coupled WC pan
- B Standard size wall-fixed wash hand basin
- C Maximum 200 mm overlap of WC access zone by basin
- D Tiled backsplash to basin, at least 300 mm high
- E Mirror of minimum 400 x 600 mm, with integrated light
- F Toilet roll holder, wall-fixed beside WC
- G Hand towel rail, wall-fixed beside basin
- H Door with thumb-turn locking mechanism
- I Slip resistant vinyl or tile flooring throughout



2.3.5 Bedrooms

Rest and sleep are essential for health and well-being. Sleep is also important for the growth and development of children. Providing a comfortable, appropriate sleeping environment is critical in the design of high-quality housing.

Bedrooms also provide a private, personal space, separate from the main living spaces. Along with sleep, bedrooms are used for study, play, socialising and reflection.

Checklist

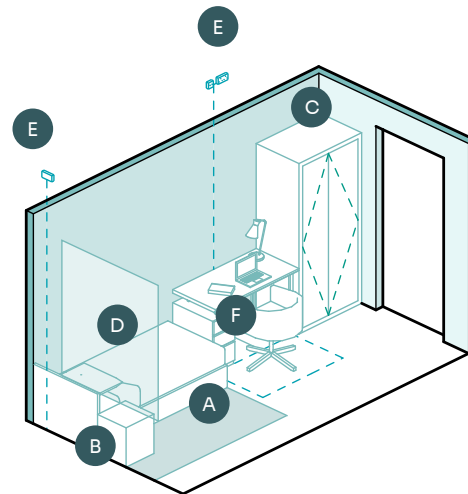
- ⇒ Bedrooms should be designed to allow beds to be placed in more than one position.
- ⇒ Single bedrooms should have adequate room for a single bed, a desk and wardrobe.
- ⇒ Children's bedrooms should be designed to cater for play and study.
- ⇒ Double and twin bedrooms should have room for two bedside lockers, a table or desk, a chest of drawers and a double wardrobe, alongside the appropriate sleeping arrangement.
- ⇒ Beds should not be pushed up against a wall. There should be enough space to easily walk around and make up each bed.
- ⇒ Acoustic insulation to be installed in partition walls. This provides additional privacy which is essential for individual well-being. It is also important where families have children of different ages and sleeping schedules.
- ⇒ Where bedrooms are provided in attics/dormer rooms, appropriate consideration should be given to usability and escape.

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Bedrooms

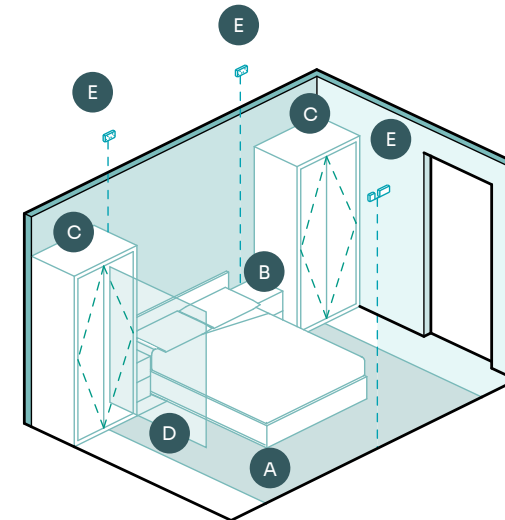
Single Bedroom: 7.1m² min

- A** Single bed 900 x 1900 mm with 800 mm clear space to accessible side
- B** 400 x 400 mm bedside locker
- C** 900 x 600 mm wardrobe
- D** Window height does not intersect bed frames or lockers
- E** no.(2) double outlets
- F** Working from home zone with 500 x 1200 desk



Double Bedroom: 11.4m² min

- A** King bed 1500 x 2000 mm with 800 mm clear space to accessible side
- B** no. (2) 400 x 400 mm bedside lockers
- C** no. (2) 900 x 600 mm wardrobes
- D** Window height does not intersect bed-frames or lockers
- E** no.(3) double outlets, incl.1 beside TV/ data point

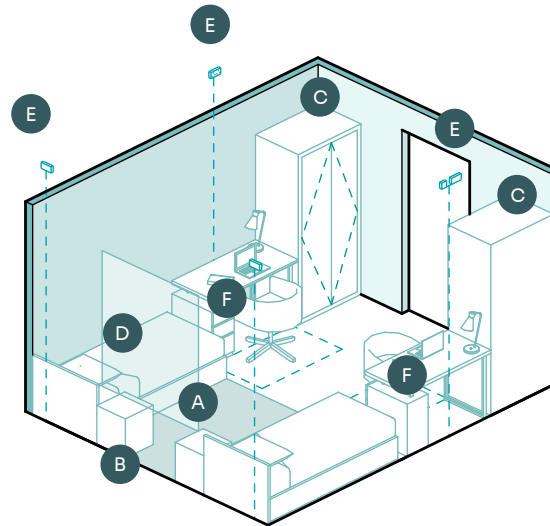


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Bedroom

Twin Bedroom: 13m² min

- A** no. (2) Single beds 900 x 1900 mm with 800 mm clear space to accessible sides
- B** no. (2) 400 x 400 mm bedside lockers
- C** no. (2) 900 x 600 mm wardrobes
- D** Window height does not intersect bed frames or lockers
- E** no.(3) double outlets
- F** no. (2) Working from home zone with 500 x 1200 desk



2.3.6 Bathroom

When designing bathrooms, it is important to think about the intended user and ensure the facilities provided fully meet their needs now and into the future.

Clúid has observed a change in preference in our residents over recent years, with more and more families preferring a shower in the main bathroom over a bath. With this in mind, designers should consider a 50:50 split between bath vs shower in main bathroom, for all units of two-bedroom or larger. For one-bedroom units, Clúid’s preference is for showers to be installed in the main bathroom.

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Checklist

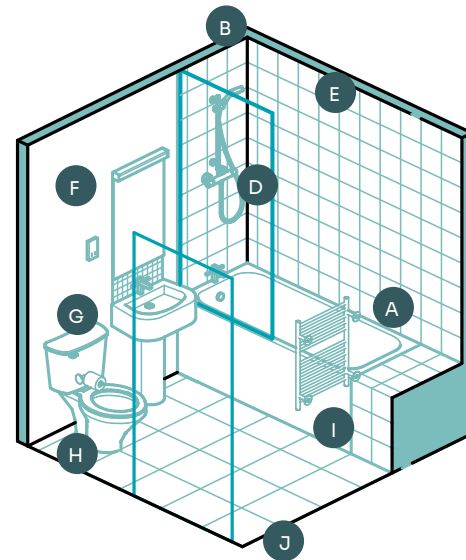
- ⇒ The inclusion of en-suites in homes with 3+ bedrooms will be decided on a case by case basis. This should be agreed with Clúid in advance of planning.
- ⇒ Where homes are intended for the Cost Rental market a decision to include en-suites will be made on a case-by-case basis. This should be agreed with Clúid in advance of planning.
- ⇒ Wherever possible bathrooms and WCs are to be provided with natural light and ventilation.
- ⇒ All bathrooms are to be provided with a 600x400mm mirror above the wash hand basin with a shaver socket and light above the mirror. In addition, a conveniently located shelf, toilet roll holder and towel rail should be provided.
- ⇒ Every bathroom should have adequate space for standing at the wash basin or drying after a bath or shower.
- ⇒ Where space permits provide a 400mm wide platform at the head of the bath as a seat to transfer into the bath.
- ⇒ Where shower arrangements are provided over the bath, a shower screen shall be provided using a glass shower screen with a secure wall fixing and integral seal that fits to the edge of the bath. This screen is to extend a minimum 900mm from the shower bath end and can be fitted with chrome type fixings.
- ⇒ Where showers are provided above a bath, the shower should have a separate water supply from bath tap.
- ⇒ All showers to be thermostatically controlled and include anti-fall bracket for shower heads.
- ⇒ Positioning of baths and showers should be carefully considered. Baths should not be installed under windows. Consideration should be given to door swing and potential damage when positioning the shower.
- ⇒ Where baths are provided, they should be steel enamelled baths.
- ⇒ Full, ceiling height tiling should be provided to the walls around the bath. Tiling to shower areas should be fixed to plastered masonry or other specifically designed and tanked substrate. The selection of tiles should allow for future remediation. Neutral colours should be used.
- ⇒ Bathroom extract fans should be Continuous Mechanical Extract Ventilation, controlled by RH and/or CO₂ sensors C/ with pull cord or wireless remote control to manually boost the fan when required. They should comply with the most recent version of the Technical Guidance Document F, Irish Building Regulations.
- ⇒ All bathroom doors to be fitted with thumb-turn locks.
- ⇒ Where a bath is installed, allow for all necessary provisions for easy change to shower in the future.

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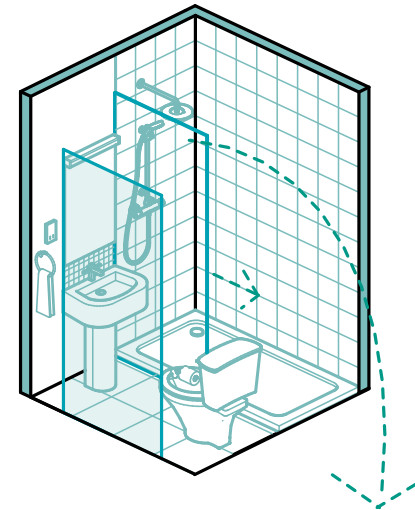
Bathrooms

- A** 1700 mm long bath with 400 mm platform at end
- B** Shower above bath with separate water supply from bath tap
- C** Min. 1500 mm long walk-in shower with tiled shelf
- D** Fixed shower screen, 900 mm long
- E** Full-height tiling for entire perimeter of bath or shower
- F** Mirror of minimum 400 x 600 mm, with integrated light & shaver socket
- G** Tiled backsplash to basin, at least 300mm high
- H** Toilet roll holder, wall-fixed beside WC
- I** Wall -fixed towel rail
- J** Slip resistant vinyl or tile flooring throughout

Main Bathroom (Bath)

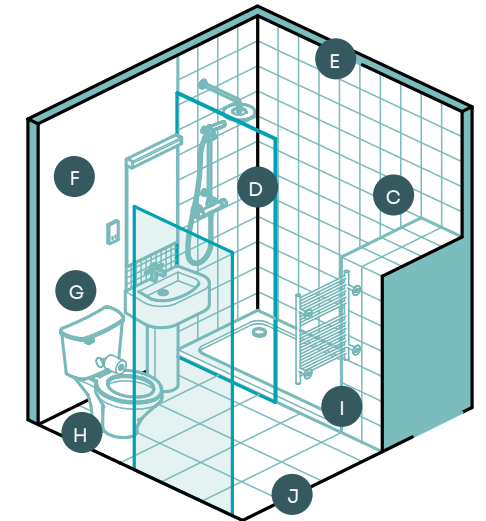


En-suite



In an en-suite with spatial constraints, a fixed screen may be replaced with a door

Main Bathroom (Shower)



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2.3.7 Storage Provisions

All homes should be provided with adequate storage to meet their needs. Storage can be provided in several separate spaces. Where space standards for living spaces have been met elsewhere, utility rooms can be used to meet storage requirements.

In addition, providing several small, dedicated storage rooms throughout the home allows residents to safely store away household items in various locations. Large, deep storage rooms should be avoided, as these tend to become cluttered and unusable.

Consideration should be given to storage of items such as seasonal decorations or children's buggies and toys. All areas allocated to plant equipment, heating systems and water storage must not be included in the storage provision calculation.

Checklist

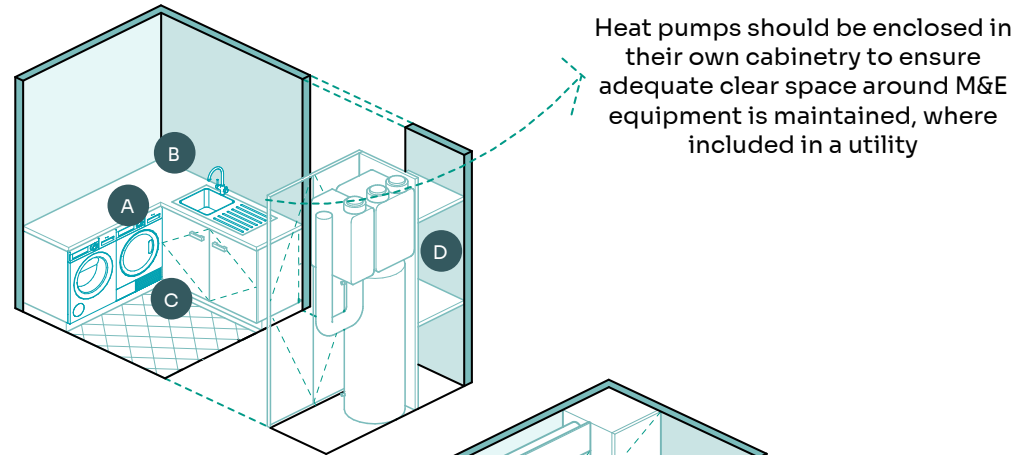
- ⇒ Provide dedicated plant areas for water storage and heating and ventilation systems, in addition to minimum general storage.
- ⇒ All utility and storage rooms to be provided with extract ventilation. This is particularly important where washing machines and tumble dryers are installed in stores.
- ⇒ Provide space for both a tumble dryer and washing machine in utility areas.
- ⇒ Where possible in larger unit types, utility rooms should include a sink with a hot water supply and a countertop.
- ⇒ Provide a light switch and pendant light fitting to all attics, plant rooms and stores.
- ⇒ Where M&E cupboards are provided within storage rooms the M&E services should be enclosed within a secure cabinet.
- ⇒ In open plan configurations it is accepted that washing machines and dryers may be located within the structure of the kitchen. If this is the case the units should be structural and acoustically capable of mitigating sound transmission to the living area. Our preference is to have these units located in a separate area.

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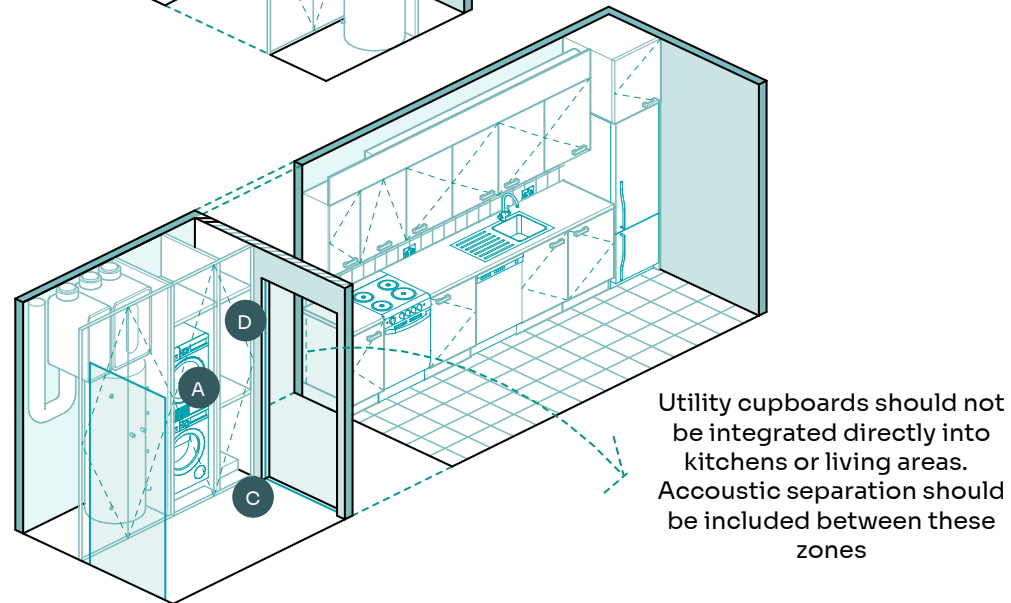
Utility Rooms

- A** Space for 600 x 600mm washing machine and tumble dryer
- B** 600mm counter and sink, where spatial requirements permit
- C** Minimum 1200mm clear zone front of counters & equipment
- D** Built-in storage area with multi-level shelving

Utility room for larger unit types



Utility cupboards for smaller units



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2.3.8 General Specification Construction Techniques and Technologies

Clúid is a progressive organisation and aspires to maintain awareness of technological advances in all aspects of construction and management of its housing stock. Our preference is to use technologies that are efficient, sustainable, robust, progressive and tried and tested. We are progressing several construction methodologies including Insulated Concrete Form (ICF), Timber Framing, and 3D Modular Construction. Design teams should explore the most suitable option during the design feasibility stage for all schemes.

Durability

Life span, durability and maintenance requirements of materials are of key importance to Clúid. The following guidance should be adhered to in relation to material lifespan.

Element	Life Span Required
All Structural Elements including system elements such as timber frame (where used)	60 years Required
Floors, Balconies, Walls, Claddings and Roofs	60 years Required
Waterproofing Flat Roofs and Balconies	30 years Required
External Completions Windows and Doors	30 years Required
Heating, Mechanical Systems and Renewable Systems	20 years Required
Plumbing and Sanitary	40 years Required
Electrical Services	40 years Required
Kitchen Frontage/ Worktops/ Sinks & Accessories	20 years Required

Ref:
EMPLOYER’S REQUIREMENTS for Detail Design of Quality Housing General Quality of Materials, Fittings and Finishes for Social and Affordable Housing and Apartment Developments, including Guidance on Preliminary Items. (Department of Housing Planning & Local Government, Sept 2020)

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Mechanical & Electrical

All homes should be provided with mechanical and electrical services that meet their current and future needs. Services should bring additional flexibility to layouts, rather than restrict users.

Appropriate consideration should also be given to maintenance and replacement of all services over the lifetime of the home.

Electrical Service Provision

The following minimum switch socket outlets should be provided in all dwellings:

Living rooms	Four double sockets. One adjacent to data/TV point, the other three spread around the room to provide connections for lamps, phone chargers, home office, sound systems etc.
Dining area	Two double sockets, in two different locations.
Bedrooms	Three double sockets, one each side of double bed and a third on opposite or adjacent walls to be used for hairdryer, home office, etc. In the case of single bedrooms two double sockets will suffice.
Circulation areas	One double socket at each level. Where landings are larger than standard, provision should be considered for a home office location, with extra double socket and data point.
Kitchens	Three double sockets above counter, spread appropriately depending on kitchen layout. In addition, specific outlets should be provided for all appliances, with above counter fused spur switches.

These are minimum requirements and where flexibility and usability could be improved by providing additional sockets this should be encouraged.

All rooms should be fitted with suitable light fittings, double switched where appropriate. Light fittings generally should be pendant type, complete with low energy bulbs. Bathrooms should be fitted with appropriate sealed globes.

Optimum height for general double sockets is 600mm above floor level. Please refer to Chapter 5 for guidance on appropriate positioning of electrical controls. This guidance should be incorporated in all housing types.

Where soft spots are fitted in internal walls to allow for future door link from bedroom to adjacent bathroom, a lighting circuit and blank switch should be provided to allow for future bathroom light switch on bedroom side.

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Space and Water Heating

Clúid’s preference is for split or monobloc system heat pump heating system in all our homes. When designing the heating system, designers should consider carefully the estimated running costs. Designers should also consider the future availability of replacement parts and the reliability of system and supplier. Clúid will consider leading manufacturers of Air to Water heat pumps such as Daikin, Mitsubishi Electric, Panasonic, Samsung and other equivalent manufacturers for approval.

Ventilation:

Clúid’s preference is for a Demand-Control Ventilation (DCV) system with humidity-controlled wall vents in all habitable rooms. Ventilation systems must comply with Part F of Building Regulations.

Background Ventilators / Wall Vents should be anti-draught ventilators or a room humidity sensitive wall air inlet which will allow protection from cold and strong wind. Please refer to the Appendix of this guide for more detailed information around ventilation system specification.

TV and Internet

All living rooms and the master bedrooms must be provided with connections for TV and internet connections. This should include standard TV or satellite connections, along with Cat 6 network connection to the master bedroom at a minimum. Consideration should be given to extending Cat 6 domestic network to all habitable rooms.

Clúid is committed to providing choice for our residents. To enable them to select internet and TV providers that best suit their needs, infrastructure for a minimum of two providers for each service should be provided.

Ready-to-go connections should be in place at handover, to allow for easy installation without additional works. Contractors must liaise directly with suppliers to ensure connections to each unit meet their requirements.

Internal Specifications and Design Considerations

Internal Walls and Doors

All homes are to be fully painted with a minimum of three coats - one primer, and two finishing coats. Using a vinyl emulsion paint finish on all walls and ceilings. Ceilings should be painted white. Clúid’s preference is for walls to be painted in paler, neutral colours.

All internal doors should be box ply, solid wood or veneer. These should

be painted, stained or varnished at Clúid’s discretion. Hardboard doors are not acceptable.

For the protection of ironmongery and walls, skirting-mounted spring-type doorstops should be provided for all doors where the door lever strikes the adjacent wall.

Timber window boards to be fitted, as standard, to all internal windows. All timber skirting, architraves, window boards, door frames, or other timber elements to be painted in white high gloss or stain finish.

Windows

Clúid’s preference is for Aluminium-Clad timber windows. Window opening sections and restrictors should comply with the most recent version of the Building Regulations. In some cases, PVC may be accepted, where this is the case, developers should provide full details of the proposed manufacturer and specification for approval in advance of commencement.

Attention should always be given to the height and design of windows, sills and balustrades, to minimise the risk of falls. Additional safety precautions will be necessary as the height above ground increases.

Clúid’s preference is to avoid tilt-and-turn windows, as they are more difficult to operate, more prone to misuse resulting in damage and more expensive to replace. These may be accepted in specific high-density schemes.

Please refer to the Appendix of this guide for more detailed information around window specification.

External Doors

Clúid’s preference is for Composite Aluminium-Clad Timber external doors.

Handles, knobs, letter plates and bellpushes all form part of the entrance component and should be consistent in finish and material, for example using a satin or brushed finish.

The threshold is a critical feature

of a home or dwelling. It makes the entrance accessible, while maintaining the thermal and airtight efficiencies of the design. A low-level threshold which is thermally broken should be provided as part of a manufactured external door set system.

Clúid’s preference is for a narrow galvanized or stainless-steel slot drain in front of the door. The drainage channel must be connected via a gulley trap to the storm water system to prevent foul odours. These considerations apply to all external doors, including patio doors.

Attics

Attic roof spaces should be provided with proprietary draught sealed access doors or hatches, with two swan neck securing bolts. The hatches should not be positioned directly over stairs or in other hazardous locations. Sufficient gangway boarding should be provided within the attic space to enable all services, such as water tanks or electrical plant equipment, to be serviced and replaced safely.

Bunds should be installed around the cold-water storage tank, which is connected to the water overflow. Attic step access is not required, as residents will be discouraged from accessing the space due to safety concerns.

Rainwater Goods

All rainwater goods should be seamless aluminium, with colour matched RAL to suit windows and doors. All sections of gutters should have welded stop ends and should be secured to solid ground, using robust bracket or spike and-ferrule hangers at 700mm centres.

Leaf screens should be installed on the gutters. Drop pipes should be centred over downspout locations and integral shoes should direct the rainwater outfall directly into rainwater gullies. Elbows and downspouts should be strapped and secured to the wall using stainless steel screws and wall plugs.

All rainwater goods should be tested to ensure there are no leaks or back falls.

Safety in the home

A lockable wall cupboard should be provided in the kitchen for securely storing harmful substances, medicines etc.

Special attention should be given to the natural and artificial lighting of circulation areas. Two-way switches should be provided, and lighting points should be positioned so that bulbs can easily be replaced.

The choice of materials can affect adaptability, usability and health. For example, shiny reflective surfaces can cause discomfort and disorientation and should be avoided.

A key safety issue, when providing housing for Clúid, is the slip resistance of floor finishes. This is particularly important in wet areas such as bathrooms, kitchens, laundry rooms and bin stores. The slip resistance characteristics of the flooring should be maintained, whether surfaces are wet or dry or when spillages occur. All floor finishes in kitchen and bathrooms should have a PTV >35.

Visually contrasting materials can aid legibility and should be considered when selecting floor and wall finishes.

Fire Blankets

A fire blanket should be included and located in the kitchen. The fire blanket must be securely wall-mounted in a prominent location and provided with clear instructions on its use. The fire blanket should be a minimum of 1.2m x 1.8m in size. The fire blanket should be manufactured in compliance with the latest Irish national standards.

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The choice of materials can affect adaptability, usability and health. For example, shiny reflective surfaces can cause discomfort and disorientation and should be avoided.

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“Apartment developments play a vital role in the delivery of housing in Ireland.**”**

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3.1 Introduction

Over the last decade we have witnessed a national move towards compact settlements, with increasing densities, reuse of brownfield sites and a focus on maximising land usage. With this change, Ireland’s towns and cities have seen a sharp increase in the prevalence of apartment blocks and duplex-style housing.

Apartment developments play a vital role in the delivery of housing in Ireland. This section of the guide seeks to outline the design considerations specific to multi-unit developments. The guidance here should be considered in addition to the design principles outlined in Chapter 2.

3.1.1 Design Principles

Apartment layouts should be efficient from a cost and spatial perspective. Schemes should be designed to maximise site potential and utilise existing services and infrastructure.

The needs of residents should be carefully considered, and the layouts should be designed to provide a functional, practical living space which can adapt to changing resident’s needs. I.E. Ageing in Place. The below principles should be followed where possible.

- The shape of apartments should be simple and avoid complex irregular geometries.
- Apartment standardisation should be promoted across the project. This standardisation applies to components such as windows, doors, balconies, kitchens and storage units.
- Layouts should carefully consider service and structural provisions and allow for an ease of installation.
- Standard apartment sizes should align with government and local authority guidelines and avoid excessive circulation.
- In homes with three-bedrooms or more all bedrooms and bathrooms should be accessed off a corridor, open plan configurations should be avoided.
- Living spaces and bedrooms should be carefully zoned to optimise the use of the space. This zone should also consider storage provisions, storage should be placed in a location which does not interfere with the functionality of the space and levels of daylight.
- Balconies are an important factor of apartment living; the spaces should be functional and be directly accessible from the main living space of the unit.
- Complex construction and structural detailing should be avoided, where possible, bulkheads, exposed services, sealant details should be avoided. Detail should be as low maintenance as possible.

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- Apartment layouts should take into consideration the functionality of furniture layouts and M&E locations. Clashes should be avoided.
- Where dual aspect units are provided, careful consideration should be given to furniture and M&E provisions to ensure the space is practical and functional.
- The layout of the apartment should be designed to mitigate excessive sound transmission from living to the sleeping zones.
- Balconies should be designed to allow for off-site fabrication. This will avoid complex weathering details and reduce any interference with the thermal layer of the building.

3.1.2 Building Layout and Form

In conjunction with this guide’s design principles for standard internal layouts, developers should consider the use of the metrics to design geometrically efficient buildings that are cost-effective and sustainable. The below metrics should be considered.

Building Envelope to Floor Area Ratio:

This metric measures the ratio of the building’s envelope (walls, roof, etc.) to its floor area. A lower BEFAR typically indicates better thermal efficiency, as there is less surface area for heat loss or gain.

Compactness Ratio:

This is the ratio of the building’s volume to its surface area. A more compact building (higher ratio) generally has better energy efficiency due to reduced heat loss.

Checklist

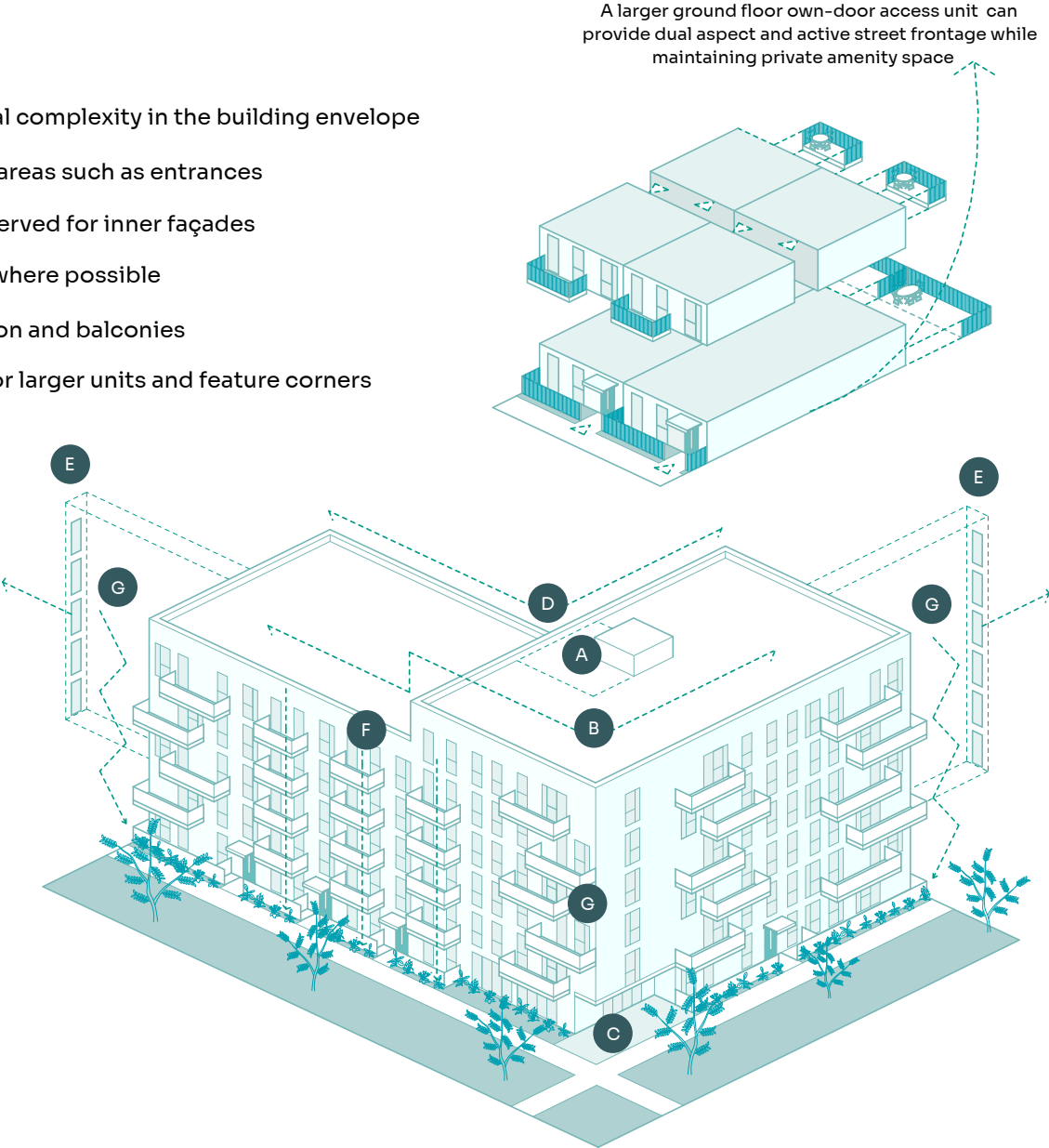
- ⇒ Typical floor plates should be used in developments where possible; this may vary on ground floor units where there is a need for own door access.
- ⇒ Long unattractive corridors should be avoided.
- ⇒ The location of vertical and horizontal service runs should be carefully considered. Horizontal services should not run in the ceiling space of the apartment below.
- ⇒ The fire safety strategy should be carefully considered and avoid elements which require high levels of maintenance.
- ⇒ The use of modern methods of construction (MMC) is encouraged. The requirement for specific fabrication, erection methods and transport considerations associated with MMC should be included in all tender documents presented to Clúid.

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Apartment Block Massing

- A** Compact well-located core
- B** Simple and compact form with minimal complexity in the building envelope
- C** Recesses should be limited to feature areas such as entrances
- D** Materials such as render should be reserved for inner façades
- E** Naturally lit corridors should be used where possible
- F** Standardised, well-ordered fenestration and balconies
- G** Staggered balconies or fenestration for larger units and feature corners

A larger ground floor own-door access unit can provide dual aspect and active street frontage while maintaining private amenity space



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3.2 External Public Amenity/ Communal Spaces

For apartment schemes, the approach, entrance, communal areas and circulation spaces are equally as important for the success of the scheme, as the individual apartment units.

When designing an apartment scheme, designers should consider the full experience for residents and all visitors. Visitors are not limited to the family and friends of residents. Visitors can include couriers, delivery drivers, repairs personnel, postal workers, and utility service providers.

“
When designing an apartment scheme, designers should consider the full experience for residents and all visitors.



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Approach & Entrance

The experience begins on approach to the scheme, either by car, bicycle or on foot. Access routes and main entrance doors should be clearly identifiable, through appropriate signage and architectural characteristics. The approach route should feel inviting and safe. It should be well lit and overlooked from the public area and apartments.

Parking

With changes in planning policy over recent years, it is recognised that car parking provision will be determined on a scheme-by-scheme basis.

Where parking is provided, spaces should be adequately distributed throughout the scheme and be as close as possible to block entrances, to enable ease of access

and visual supervision by residents. Landscaping and screening should be incorporated to visually break-up parking areas.

EV Charging

Where EV charging units are provided, the charger provided should be an open-protocol unit that can be used by any service provider in the future. This will allow Clúid to use our national service provider for all EV charging units.

EV charging units must have their own independent power circuit, meter and MPRN provided prior to handover.

External Communal Amenity Space

All apartment schemes must incorporate an external communal amenity space. This is a shared space, where residents can enjoy an outdoor amenity close to their homes, mix and socialise with their neighbours and enjoy the wellbeing benefits of time spent outdoors.

Ideally, this space should include hard and soft landscaping,

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designed in accordance with the design principles set out in Chapter 1 of this guide and Clúid’s *Landscaping and Biodiversity Guide*.

Design of external shared spaces should have consideration for how the space will be maintained. Provision for storage of maintenance and gardening equipment should be considered. The design should also include lockable external water taps and compost waste facilities.

Litterbins and ashtrays should be included and installed in appropriate locations. Ashtrays should be wall-mounted and located away from the entrance to discourage people congregating at the main entrance door.

**“
Design of external shared spaces should have consideration for how the space will be maintained.”**



Adamstown, Co. Dublin.

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Signage and Wayfinding

The signage and wayfinding strategy for the scheme should be designed to logically orientate and direct people from the approach to the scheme, entering the development, entry to each block and circulating internally.

Signage should be clear, legible and easy to use. It should be positioned to ensure accessibility, consistency and visibility. The font chosen should be simple, and large enough to be clear. It should contrast strongly with the background. Information should be concise and in familiar language, with conventional numbering and symbols. The use of abbreviations should be avoided.

A floor plan with clear graphics, to help people orientate themselves should be provided for each site. Signage should not obstruct the movement of any users.

The design of signage and graphics should be coherent with the overall aesthetic of the building.



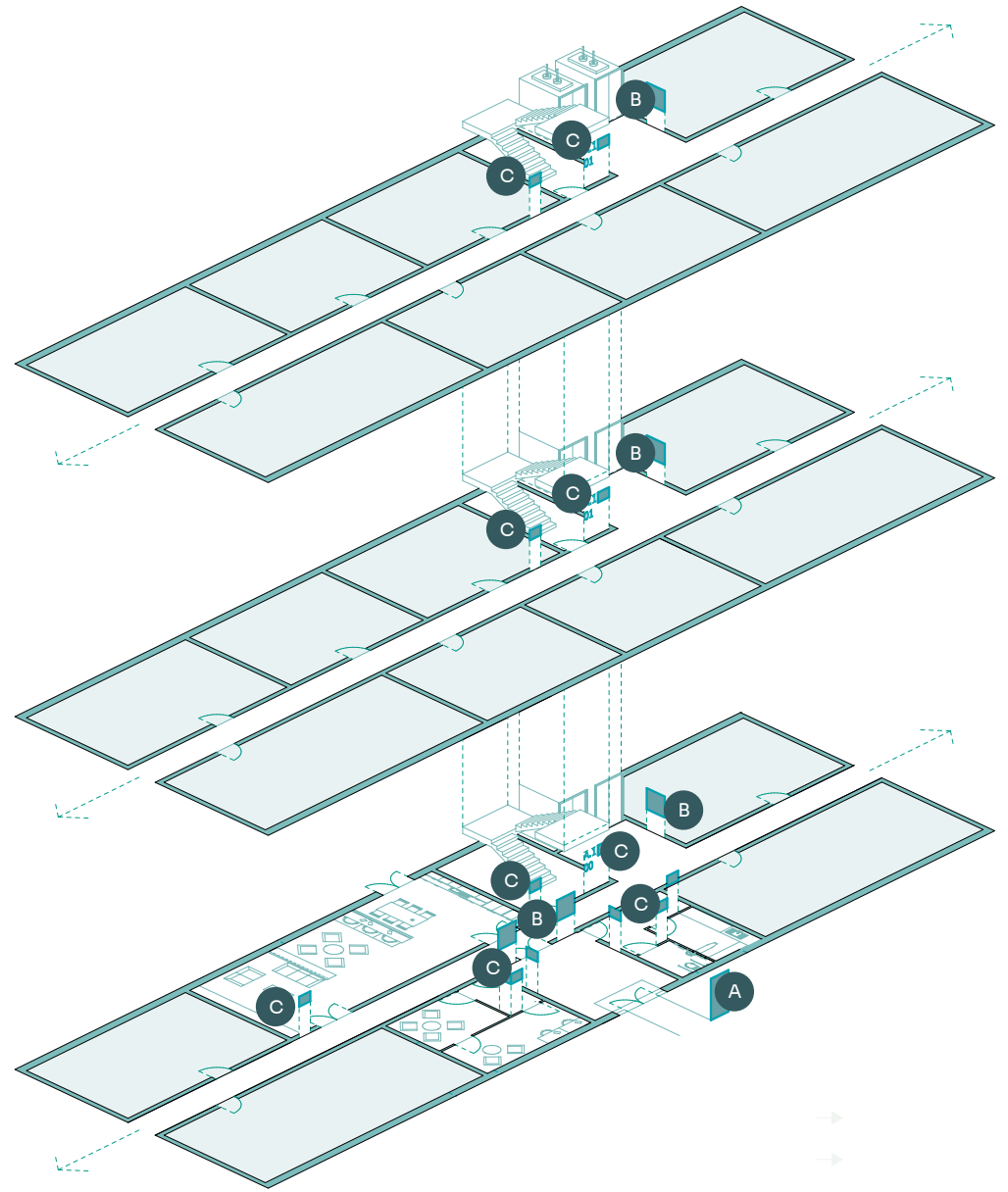
In multi-unit developments, signage is required on every floor. It should be installed adjacent to vertical circulation cores and clearly indicate the different levels and apartment numbers.

“ Signage should be clear, legible and easy to use. It should be positioned to ensure accessibility, consistency and visibility. ”

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Internal Wayfinding



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Basements and Undercroft Parking Areas

Where basement or undercroft parking areas are included in the design, adequate lighting should be provided to ensure the spaces feel secure and safe.

Access and egress to parking areas should be controlled by gates and access control systems. CCTV should be installed in all basements, with cameras covering at a minimum all entry and exit points, bicycle stores and bin stores.

Where EV parking spaces are provided in basement and undercroft areas, specialist fire blankets should be installed above the car spaces and linked to the fire detection system. These blankets will enable a fire to be smothered at source, and prevent fire spread to other vehicles in the car park.

External Deck Access

Where there is external deck access circulation in the apartment scheme, the design needs to be carefully considered to avoid creating potential zones of anti-



social behaviour. When designed carefully, wide semi-enclosed access decks can be successful in creating attractive communal spaces, however this should be done in collaboration with Clúid.

Where external deck access is employed, there should be no exposed services or exposed undersides of soffits. To avoid negative visual impact, all services

should be concealed, and the underside of the soffit or balconies above should be enclosed in a durable cladding system. The cladding system should have demountable sections or access hatches to allow for future maintenance.

For access decks, Clúid's preference is that railing and balustrades be powder-coated in a dark colour.

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Where external deck access circulation is used, the length of the run should be kept to a minimum. The design of the deck and all external windows and doors opening on to the deck should take full consideration of Building Regulations relating to the prevention of fire spread and adequate escape routes.

The design of the deck should include for defensible zones in front of individual units, to give appropriate privacy. This zone can also allow for personalisation of the space by the resident, such as planters.

External Stairs

Clúid’s preference is for all shared staircases to be internal. Where this is not possible, the stairs should be designed to avoid ponding of rainwater. This can cause a serious safety hazard, resulting in slips and falls, particularly in cold weather. The surface of the external stairs should be tested to ensure it meets Clúid’s slip resistance requirements of PTV >35.

“
Clúid’s preference is for all shared staircases to be internal. Where this is not possible, the stairs should be designed to avoid ponding of rainwater.”

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3.3 Common Areas

3.3.1 Entrance Lobbies and Circulation

Entrances

The design of entrance lobbies and circulation spaces is pivotal to the success of apartment schemes. These spaces serve as the first point of contact for residents and visitors, setting the tone for the entire building. A well-designed entrance and lobby area not only enhance the aesthetic appeal but also promote a sense of security, safety, inclusivity and accessibility.

The entrance to an apartment building should be clearly identifiable. It should be well lit, intuitive and easy to use. It should be clear to anyone approaching an apartment building for the first time how they can easily gain entry.

The entrance area should be large enough to allow everyone likely to be using it at peak times to do so easily and comfortably. All doors and routes need to be accessible,

logical, understandable and usable by everyone. Communal spaces should be designed to be easy to navigate for all residents, including those with disabilities, by incorporating features like level-access, ramps, wide doorways, and clear signage.

The main entrance door should be fit-for-purpose, easy to use and durable enough to withstand constant use through the day.

All externally opening entrance doors to common areas, bin stores, plant rooms and other common areas, should have door closers to prevent the door leaf being overextended in windy conditions. These levers or restrictors should be robust and firmly mounted to provide longevity in service. Clash points for such doors should be identified during the design process, to ensure door levers do not strike walls or other surfaces when they are open.

All magnetic locking devices should be designed to secure the full extent of the door leaf to the frame. Magnetic mortice locking systems

are preferred over single point frame mounted magnets.

Security Provisions

Security is critical for the safety of our apartment schemes. Robust security measures, such as CCTV systems, secure fob-controlled entry points, durable entrance doors and good lighting are necessary to ensure the safety of residents and visitors.

All developments should have a fob-entry system, with an over-ride facility for emergency access. All intercom systems should have audio and video link to individual apartments.

“**Robust security measures, such as CCTV systems, secure fob-controlled entry points, durable entrance doors and good lighting are necessary to ensure the safety of residents and visitors.**”

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The intercom display should be clearly located on the handle side of the door, in a contrasting tone or colour to the background, and at a height appropriate for all users, including older children or wheelchair users. The intercom buttons should be large enough and easy to use for people with a range of dexterity levels. The intercom buttons should be lit, either from within or externally.

Positioning of exit switches should be very carefully considered. The switch should be located next to the exit door, allowing the resident to press the button with one hand and open the door with the other hand at the same time.

Break glass units associated with the fire alarm should not be located next to the exit button to avoid accidental activation of the fire alarm.

Lobbies

A matwell is essential to prevent mud and dirt being spread throughout the building. The mat

should be flush with the adjacent floor surface. Choice of flooring should be robust, hard wearing and easy to clean. Clúid's preference is for a non-slip tiled finish in the entrance lobby, in a neutral colour which is easy to replace. Slip resistance is critical as these areas are more likely to get wet and muddy during spells of poor weather. Clúid's slip resistance requirement in all common areas is for a PTV >35.

The lobby should have a clear zone of at least 1600mm between door swings. A leading edge of 600mm to lobby doors should be maintained to allow space for people to pass.

Post boxes

The lobby space should be large enough to accommodate post boxes, which are secure and robust. Post boxes should not be installed above 1100mm, so they are accessible to people of varying heights and mobility. A separate open shelving area should be considered for parcel storage.

Post boxes should be designed in accordance with the latest standards, currently EN13724: 2013. The box must be large enough to fit large envelopes and magazines in A4 format, without causing damage or folding. The door or flap must have a resistance of at least 15DAN, with resistance against corrosion and water infiltration.

Lift Criteria

All buildings with three storeys or more should have a lift. Lift breakdowns and repairs can be problematic for Clúid. For this reason, Clúid has procured a national lift service provider, to carry out all repairs and maintenance on our lifts in a timely manner.

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All buildings with three storeys or more should have a lift.

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Checklist

- ⇒ All lifts provided for Clúid must be open protocol, to allow any service company to provide ongoing service and maintenance. Lifts provided must be manufactured by a supplier with a proven record in the Irish market, and with a ready availability of replacement parts. This will help to avoid situations where a lift breaks down and parts have to be ordered from abroad, resulting in long delays with an extended out-of-service period.
- ⇒ All maintenance and diagnostic tools must be provided with the lift and be handed over at the end of the defects period.
- ⇒ All lifts must be connected by GSM autodialler, which is operational at handover to ensure it can be used in the event of an emergency.
- ⇒ When deciding on the lift specification for a project, it would be prudent to submit technical proposals to Clúid in advance, to ensure the specification meets Clúid's requirements. Elevators must be Machine Roomless (MRL) Traction Lifts. Clúid will not accept Platform Hoists or Hydraulic lifts as a through floor elevator solution.
- ⇒ All warranties, servicing, repairs and emergency call monitoring must be provided by the original equipment manufacturer/installer for the entire defects period and will remain the responsibility of the developer/builder until the defects period ends.
- ⇒ There should be easy access to the lift and enough space to allow people to pass as they enter and exit. A clear landing space is required in front of the lift to facilitate someone turning around in a wheelchair or turning a buggy. The lift interior must be carefully designed to ensure that it is easy to use and understand. Attention is drawn to the requirements for contrasting floor finishes in lift cars.
- ⇒ All party walls between stair cores, lift shafts and apartments should have high performance thermal and acoustic insulative properties.

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Stairs

The design of the communal stairs should make it easy and comfortable to move between floors, regardless of whether there are lifts installed. This means the stairs should be designed with a shallow pitch, using a straight, rather than a profiled step nosing, to avoid accidents and make the stairs easy to use for all our residents.

Clúid’s preference is that all common stairs are designed to be suitable for ambulant disabled people. A common concern among our residents, particularly our older residents, is the procedure when the lift is out of action, due to breakdown or routine maintenance.

Handrails should be fully continuous on stairs along the length of the flight and landings. There should be a consistent colour contrast between the handrails and the background.

Internal Corridors

Good signage and wayfinding are essential in helping people get

around an apartment scheme. Clear signage should be provided at each circulation core to direct people to apartments. Numbering should be provided for each apartment. Internal corridors, lobbies and stairwells should have a durable but attractive finish. Floor finishes should be slip resistant, PTV>35, with vinyl or carpet preferred in areas other than the main entrance lobby.

Consideration should be given to acoustics in the selection of floor, wall and ceiling finishes. High levels of sound transmission in communal corridors can have a negative impact on residents.

Clúid’s preference is for rectangular, vinyl-faced acoustic panels to be used in communal ceilings. The use of less attractive square suspended ceiling systems will not be acceptable.

Other Landlord Requirements

Separate secured spaces should be included for meter rooms and communications rooms. A lockable cleaner store should be provided in

each apartment core. The cleaner storeroom should include a mop sink and tap and have adequate storage.

There should be enough electrical sockets on each floor of the apartment block to facilitate cleaning and day-to-day maintenance. Electrical sockets in landlord areas should be lockable at the socket, to discourage unauthorised use.

Corridors and communal stairs should be heated with energy efficient solutions, to avoid excessive costs in heating these spaces.

Internal Communal Amenity Space

With recent changes in planning requirements, Clúid has observed an increase in provision of internal communal amenity spaces in apartment schemes.

Where these spaces must be provided, Clúid requires the spaces to be finished to a white box finish, so that they are ready

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for occupation, by either Clúid or a third party, without the need for extensive fit-out works.

The white box finish includes painted wall finishes, durable floor finishes, finished ceiling with installed lighting, a kitchenette, a store and an accessible WC. The white box finish would also include a flexible M&E layout. The space should also be fully connected to all security, fire detection and suppression systems at handover.

3.3.2 Bike Stores

In apartment and duplex schemes, appropriate bicycle storage must be provided. The storage should be secured and covered. Where possible, the allocation of bicycle storage should be dispersed throughout the scheme, particularly on large sites.

Bike stores should be secured by fob access. CCTV should be provided to cover all entrances and access routes. Doors to bike stores should be sufficiently robust to mitigate against vandalism. Where

magnetic locking systems are used on doors, the locking mechanism should be high-quality and robust.

Bicycle stands should be easy to use and carefully laid out for ease of access. Double-stacking stands should be minimised as many users find them difficult to use. Double-stacking stands can also be more difficult and expensive to maintain and replace.

With the reduction in car parking provision in urban areas, and the improved cycle infrastructure, many families are choosing to use cargo bikes as their main family transport. Provision for larger cargo bike storage areas should be considered when designing bike storage, particularly where developments have two and three-bedroom units and are close to childcare facilities and schools.

In addition, visitor cycle parking should be provided. These can be provided internally or externally and should be located close to building entrances.

There has been an increase in electric bicycle usage over the last number of years. Charging of these bicycles within apartments can present a fire hazard. To combat this, consideration should be given to providing dedicated electric bicycle charging stands within bicycle stores.

Checklist

- ⇒ Secure, covered bicycle parking dispersed throughout schemes
- ⇒ Fob-access only
- ⇒ CCTV
- ⇒ Durable doors and locking systems
- ⇒ Consideration for larger cargo bikes
- ⇒ Appropriately located visitor cycle parking
- ⇒ Consideration for electric bike charging

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3.3.3 Bin Stores

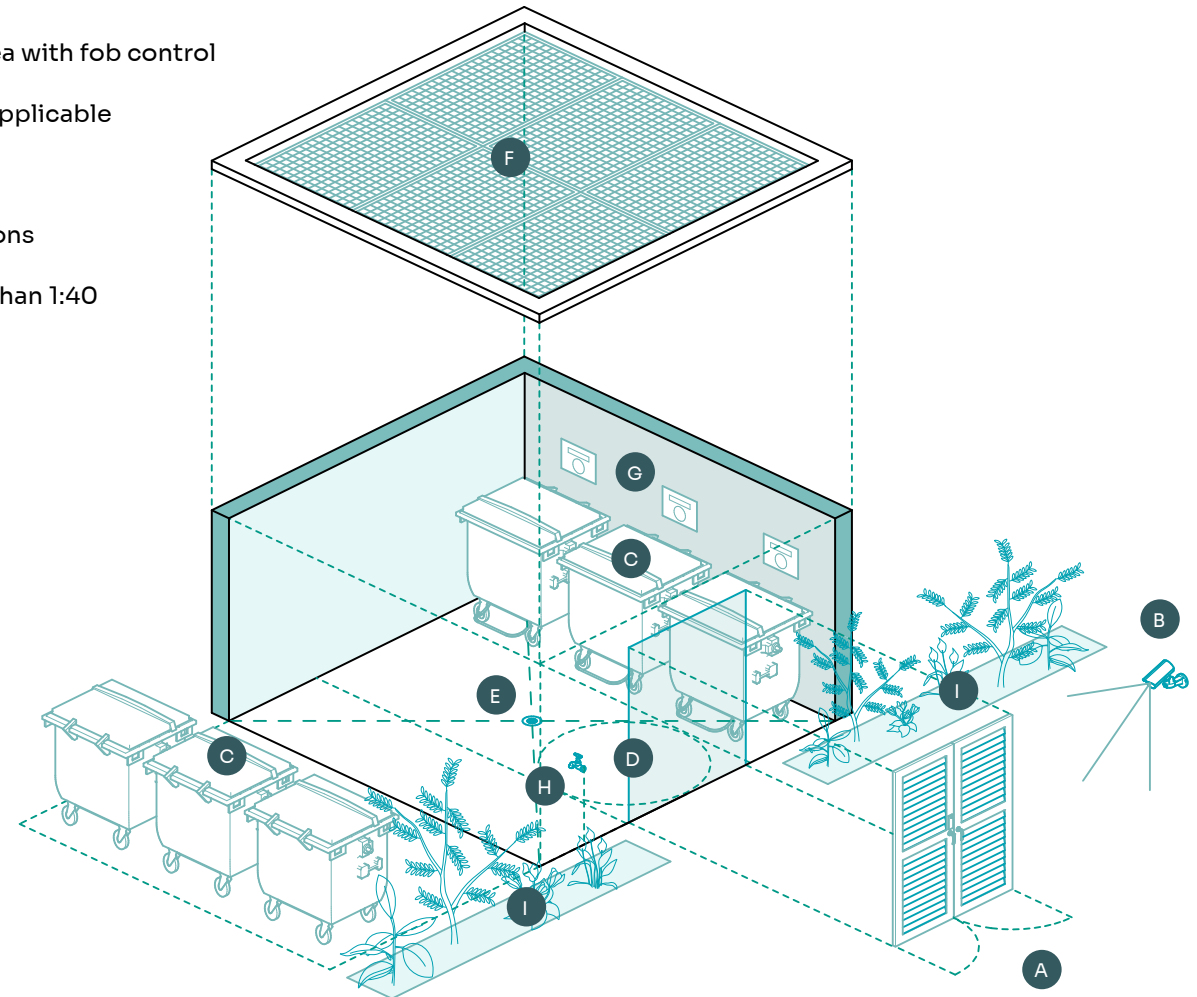
Communal bin stores should be provided for in apartment developments. For larger

developments, bin stores should be dispersed logically throughout the scheme. Bin storage should accommodate larger 1100L bins on wheels with foot-pedal opening

mechanisms. Bin stores should be designed to be easy to access and use for residents, where also being practical for removal and emptying of bins.

Communal Bin Stores

- A** Louvered metal doors, accessed from external area with fob control
- B** CCTV camera with view of entrance door, where applicable
- C** 1100 l bins with foot-operated pedals
- D** Clear turning circle of 1800 mm, free of obstructions
- E** Gully trap with cross-fall gradient of not steeper than 1:40
- F** Steel grill roof covering to reduce fly tipping and prevent odour build-up
- G** Clear signage for waste segregation
- H** Internal tap for ease of cleaning
- I** Planted buffer strip to increase visual appeal and maintain privacy to adjacent dwellings



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Consideration should be given for bin collection zones close to each bin store entrance, access for bin truck and ease of collection.

In relation to recycling, the inclusion of compaction machinery for recyclable plastics is not promoted, alternative methods of recycling should be implemented.

Bin stores may be integrated within the apartment block or constructed as a standalone building. All bin storage facilities should have a permanent roof and robust metal door with louvered panels.

The structure should be robust and maintenance free. A tap and gulley trap should be provided within the confines of the bin store to allow washing of the immediate area within the store.

Checklist

- ⇒ External standalone bin stores to have a roof or steel grill to reduce fly-tipping.
- ⇒ All bin stores to have robust steel doors with durable locking mechanism.
- ⇒ All bin store doors should be fob-accessed.
- ⇒ CCTV to be considered at all entrance doors to minimise vandalism and illegal dumping.
- ⇒ All bin stores should be constructed with a robust, maintenance-free structure. Rendered blockwork structure with a permanent, weather-proof roof is Clúid's preference.
- ⇒ Consideration to be given to location of bin stores. Bin stores should be easily accessible to residents but not open directly adjacent to entrance doors.
- ⇒ Screen planting and boundary treatments should be used where possible to ensure that the bin store integrates with its surroundings and doesn't become a visual eyesore.
- ⇒ All industrial bins should have foot pedals.
- ⇒ Consideration should be given to include rainwater harvesting and green roofs during design stage.
- ⇒ Good segregation of bin types within the bin area, with clear signage to distinguish general waste from recycling.
- ⇒ Consider including appropriately designed waste storage for glass and compost waste to maximise recycling practices.

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3.4 Apartment Design Guidelines

The Department of Housing, Local Government and Heritage has published guidelines in relation to apartment design. This design guide should be read in conjunction with national and local guidance on apartment design.

The following sections should also be read in conjunction with Chapters 1 and 2 of this guide, which outline the requirements that apply to both housing and multi-unit developments.



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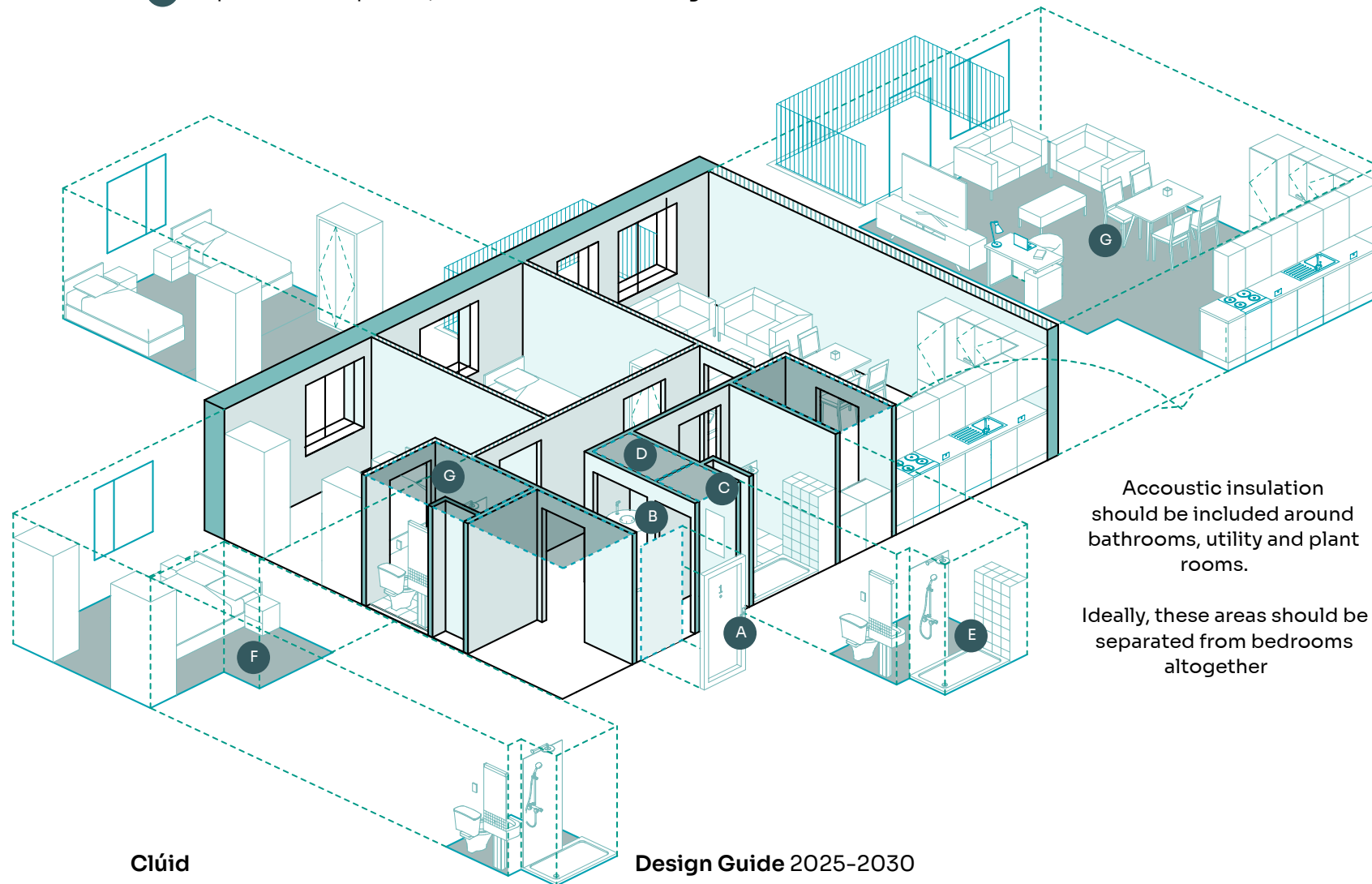
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Sample General Needs Apartment

- A** Entrance door with spy hole and apartment numbering
- B** Entrance hall min. 1100 mm wide
- C** Maintenance access from adjacent store via access hatch
- D** Separate M&E cupboard, excluded from total storage area
- E** Family bathroom with walk-in shower
- F** Master bedroom with en-suite or storage room
Note: Provision of en-suite to be agreed with Clúid in advance of planning.
- G** Open plan kitchen and living room separated into 3 distinct zones for cooking, dining and relaxing/working



Acoustic insulation should be included around bathrooms, utility and plant rooms.

Ideally, these areas should be separated from bedrooms altogether

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3.4.1 Living Space

Typical design principles for living spaces have previously been outlined in Section 2.3.2. This section will deal with extra considerations for apartment design and should be read in conjunction with Section 2.3.2.

Apartment living spaces typically have an open-plan arrangement which integrates with kitchen and dining areas. When designing the space, careful consideration should be given to zoning out these activities. The space should be designed to accommodate several family members, carrying out different activities at the same time.

“
Apartment living spaces typically have an open-plan arrangement which integrates with kitchen and dining areas.

The living space should have a direct relationship with the private terrace or balcony for the apartment. The private amenity space should act as a natural extension of the living and social spaces in the unit.

Clothes drying is a necessary part of day-to-day living. Drying clothes indoors can have a negative effect, causing damp and mould growth. However, often no alternative is provided in the design, particularly in apartments. This often results in clothes drying in the living area, reducing air quality in the main social space. Consideration should be given to how residents will dry their laundry. Where possible, dedicated clothes drying cupboards with exhaust ventilation should be considered. At a minimum, space for a tumble dryer should be provided in apartments to dry heavy damp items, such as towels and bed clothes.

3.4.2 Kitchen/Dining Space

Typical Kitchen and dining room design principles have previously been outlined in Section 2.3.3. This section will deal with extra considerations for apartment design and should be read in conjunction with Section 2.3.3.

In apartments, there is more likely to be an open-plan kitchen/living/dining space. Designers should carefully consider the zoning of activities to give the best experience for our residents.

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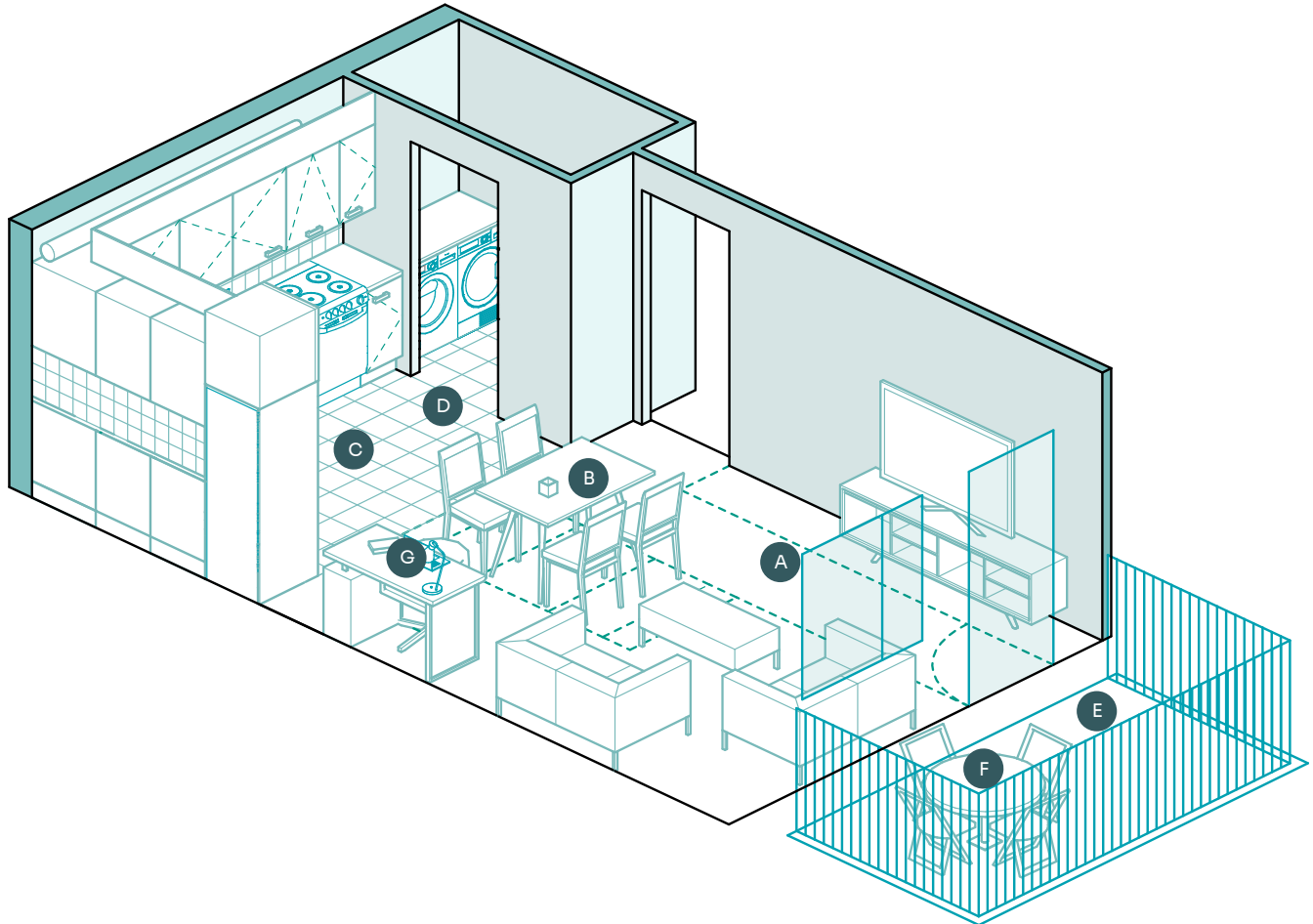
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Open Plan Kitchen Living Dining Rooms

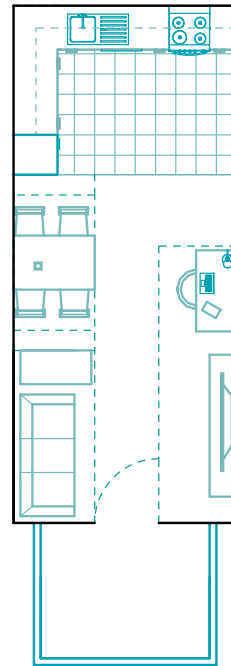
- A Clear circulation route between kitchen and living space
- B Dining set not impinging on kitchen task area
- C Minimum of 1500mm clear zone in front of kitchen counters
- D Utility room accessed from kitchen, where applicable
- E Level access balcony directly accessible from living space
- F Outdoor dining area
- G Working from home area, if not provided elsewhere



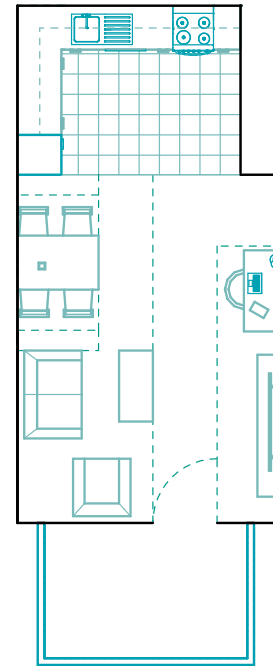
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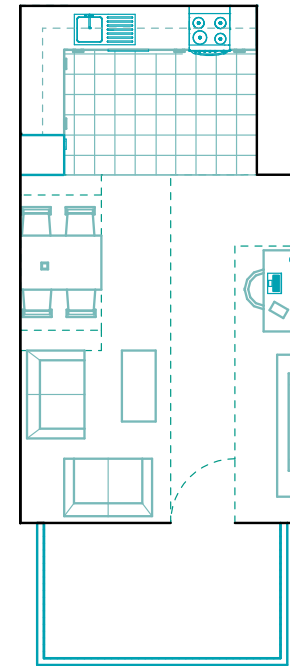
Sample Layouts:



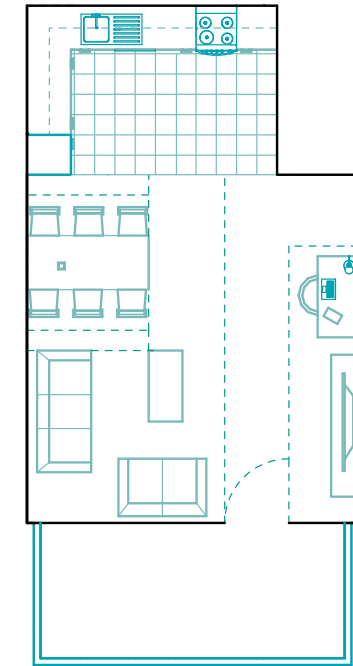
1-Bedroom
2 person



2-Bedroom
3 person



2-Bedroom
4 person



3-Bedroom
5 person

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3.4.3 Bedrooms

Typical bedroom design principles have previously been outlined in Section 2.3.5. This section will deal with extra considerations for apartment design and should be read in conjunction with Section 2.3.5.

It is critical that the apartment is designed to the highest design standards and carefully considers the end user. When designing bedrooms in apartments, consider the following.

“It is critical that the apartment is designed to the highest design standards and carefully considers the end user.”

Checklist

- ⇒ Avoid locating bedrooms next to noisy plant rooms or lift shafts.
- ⇒ Where bedrooms are adjacent to living spaces or utility spaces, ensure there is a higher level of acoustic insulation.
- ⇒ Carefully consider bedroom storage to optimise practicality.
- ⇒ Good natural lighting and ventilation.

3.4.4 Bathrooms

Typical bathroom design principles have previously been outlined in Section 2.3.6. This section will deal with extra considerations for apartment design and should be read in conjunction with Section 2.3.6.

The use of bathroom pods in larger apartment schemes is becoming more popular. When using pod modules, careful consideration should be given to how the pods can be maintained and repaired. Future adaptations or alteration should also be considered at early design stage, as the choice of pod design may exclude options for layout changes down the line. Flooring levels must be carefully considered at early design stage, when apartments are intended for age-friendly housing.

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3.4.5 Storage Provisions

Typical storage design principles have previously been outlined in Section 2.3.7. This section will deal with extra considerations for apartment design and should be read in conjunction with Section 2.3.7.

Suitable and usable storage is critical in good apartment design. Storage in apartments is particularly important, as residents do not have the benefit of gardens, sheds or attics to meet their storage needs. As a result, the minimum storage provisions for apartments are higher than those for houses.

Storage in apartments should be provided in several different spaces of varying sizes and shapes. This will provide for storage of different types of items.

Some storage should be fitted with shelves to maximise space.

Where washing machines or tumble dryers are intended to be installed

in storage rooms, the space should have appropriate ventilation for these activities. They should also have appropriate soundproofing and vibration reduction measures to ensure there is no negative impact on living and sleeping spaces.

Storage should not be provided as a zone in a living room or bedroom floor area. Within the home only storage provision in dedicated storerooms, cupboards or other enclosures will be acceptable to Clúid.

In recent years, storage provision has sometimes been provided in communal rooms or basements. This can create a difficult management situation for Clúid. Where this situation does exist, the communal locker storage should be additional, and the minimum provision should be provided within the apartment unit. These spaces should be fully secured with fob access.

3.4.6 Balconies

Private amenity space is essential for all apartments. Careful design of these external spaces will ensure they are used to their full potential and enrich the lives of our residents.

Private amenity spaces should have a direct spatial relationship with the primary living space. The space may also have a secondary shared link to a bedroom. Access through a bedroom only is not acceptable.

“
Careful design of these external spaces will ensure they are used to their full potential and enrich the lives of our residents.”

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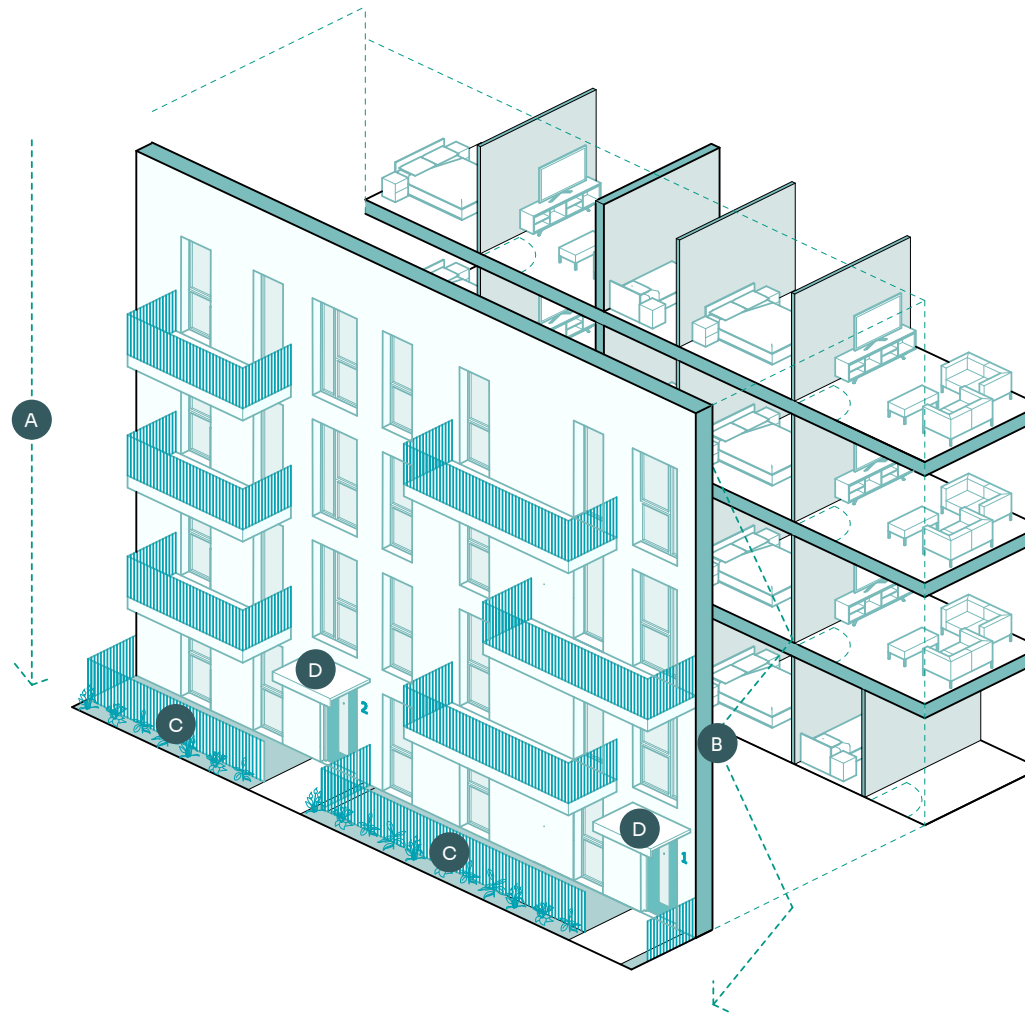
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Balconies



- A** Stacked balcony layout for smaller dwellings with consistent fenestration
- B** Offset balcony layout for larger dwellings to increase daylight levels in living spaces
- C** Ground floor units with a clearly defined boundary
- D** Own-door entrances for ground floor units provide active frontage

Checklist

- ⇒ All balconies and patio areas should have level access. This allows all residents and visitors to freely use the space and removes unnecessary obstacles.
- ⇒ Partially recessed balconies and patio areas should be considered in areas of high wind exposure as they offer better protection from cross winds and create a more inviting space to relax.
- ⇒ While stacking balconies may be the most cost-effective solution, offsetting balconies may be required to achieve the required internal daylight levels. Where balconies are offset to achieve the required daylight levels, the balcony should overlap with the living room by a minimum of 1.2m.
- ⇒ Standard balconies should be used, and variations should be kept to a minimum.
- ⇒ Balconies and patios should be practical and usable. Clúid's preference is for balconies and patios that are a minimum of 1.8m deep. This may vary on a project-by-project basis based on the site context.
- ⇒ The positioning of the door and the direction of the door opening should be carefully considered to accommodate ease of use and all potential furniture and plants.
- ⇒ All patios and balconies must be robust and weather tight. Specific attention should be given to this in the design and construction stages.
- ⇒ Door thresholds should be fitted with a drainage channel, connected to a storm water drain via a gulley trap.
- ⇒ Balcony decking should also be robust and durable. Clúid's preference is for a high-quality composite board to be installed.
- ⇒ Free-draining balconies are not acceptable, as they create an undesirable situation for residents below. All balconies shall have an adequate and effective drainage solution that connects to a suitably located outfall.
- ⇒ It is important the residents can enjoy their external amenity space to its full potential. To support this, installing external heat pump units on balconies should be avoided. These units should be banked in a common area, such as a roof area. This should be considered at early planning stage so that inclusion of plant in common areas is factored into the planning approval.

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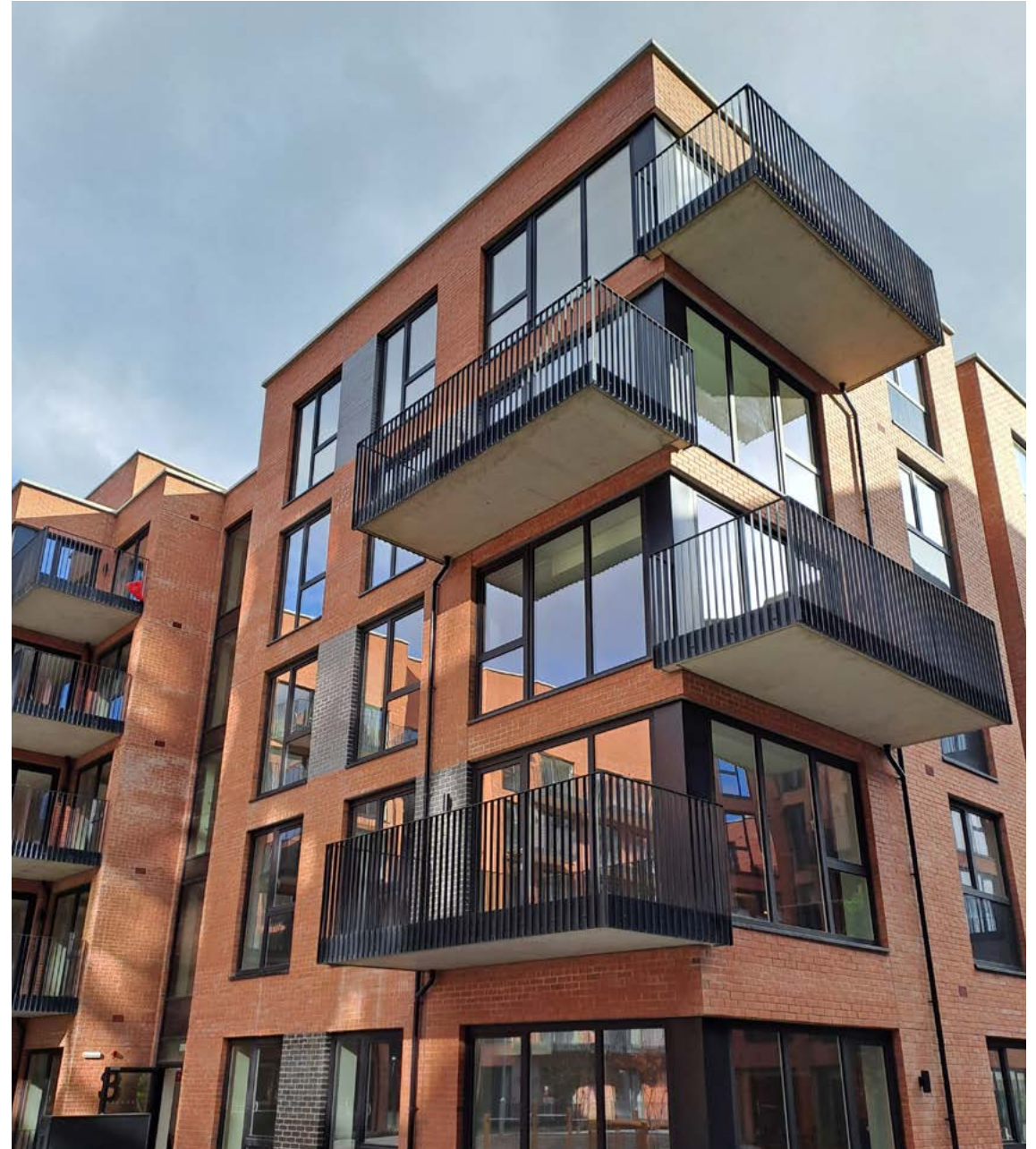
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⇒ Where heat pump units must be installed on balconies or terraces, the unit should be fully screened off from the amenity area. Provision for drainage and sound reduction should be considered. The area for the plant should not be counted as part of the private amenity space provision.

⇒ The private open space for ground-floor apartments should not be delivered on the public street side, such as in a patio, as it unacceptably diminishes the privacy and usability of the space.



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3.4.7 General Specifications

Typical design principles have previously been outlined in Section 2.3.8. This section will deal with extra considerations for apartment design and should be read in conjunction with Section 2.3.8

Fire Escape

All apartment schemes should be designed for full evacuation in the event of a fire. The fire-fighting design should allow for all necessary infrastructure.

Fire extinguishers can be vandalised and require training to operate. As such, reliance on fire extinguishers in all situations should be designed out.

All fire related design must comply with MUD Act requirements.

Emergency Voice Communication System (EVCS)

A refuge system for people with disabilities must be available at all times. It should be a fixed, monitored and maintained, bidirectional, full duplex voice

communication system, to assist the orderly evacuation of disabled or mobility impaired people and enhance communication with fire fighters during emergencies. The system must be robust and securely mounted.

Before Clúid takes possession of the building, a demonstration will be required to confirm that the system works properly. Landline and broadband requirements must be considered at design stage and Clúid’s IT department must be consulted at all stages of the design, installation and commissioning of the system.

Fire Evacuation Plans

Each self-contained unit in a multi-unit building shall contain a suitable fire detection and alarm system and an emergency evacuation plan in the form of an A4 sized drawing fitted to the inside of the front door showing the escape route(s) from each individual apartment.

Fob Access

Fobs should be provided for each unit including ten additional fobs for staff and replacement purposes. The fobs should be of a type readily available on the Irish market. A Fob Reader should be installed in the development (location to be agreed) to allow Clúid to reprogramme and or programme existing and replacement fobs.

“All apartment schemes should be designed for full evacuation in the event of a fire. The fire fighting design should allow for all necessary infrastructure.”

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3.5 Apartment Types

The following section outlines the key design principles for specific apartment types. The principles should be read in conjunction with the guidance set out in the rest of this guide.

3.5.1 Duplex Units

Duplex units have become more prevalent in Ireland over the last twenty years. They are viewed as a solution to increased density targets, where apartments are not viable. They are often incorporated within traditional housing schemes, to achieve required density targets for a particular scheme.



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Where duplex units are proposed designers should consider the below configuration and design principles:

One- or two-bedroom units to be located at ground floor level.

Ground floor apartments to meet UD standards, as set out in Chapter 5 of this guide, where possible. This will create better quality living spaces and allow the units to appeal to a wider range of potential residents.

Upper floor units to be two- or three-bedroom units.

Provide generous terraces with upper storey units, to give a usable private amenity space suitable for families.

Provide private amenity space well above minimum space standards.

Stepped access to the upper floor unit should include a short external half-flight to the front, with the remainder of the stepped access via internal stairs, as indicated on the accompanying diagram.

All duplex units to have own-door access.

Where duplex units are utilised to negotiate level changes on site, avoid the creation of voids or pits, with access bridges to front doors and poor daylighting to bedrooms below. This situation also creates the need for escape from lower ground floor bedrooms, along a shared route within the pit, creating privacy and safety issues for residents.

All ground floor units to have defensible planting around the building perimeter.

All private amenity space opening on to the public realm must be secured by a physical boundary, such as a wall or fencing, as well as a strong planted buffer zone, with mature hedging and planting. This will give residents a sense of security and privacy.

Consider screening of private amenity spaces to provide additional privacy, while remembering to encourage passive surveillance.

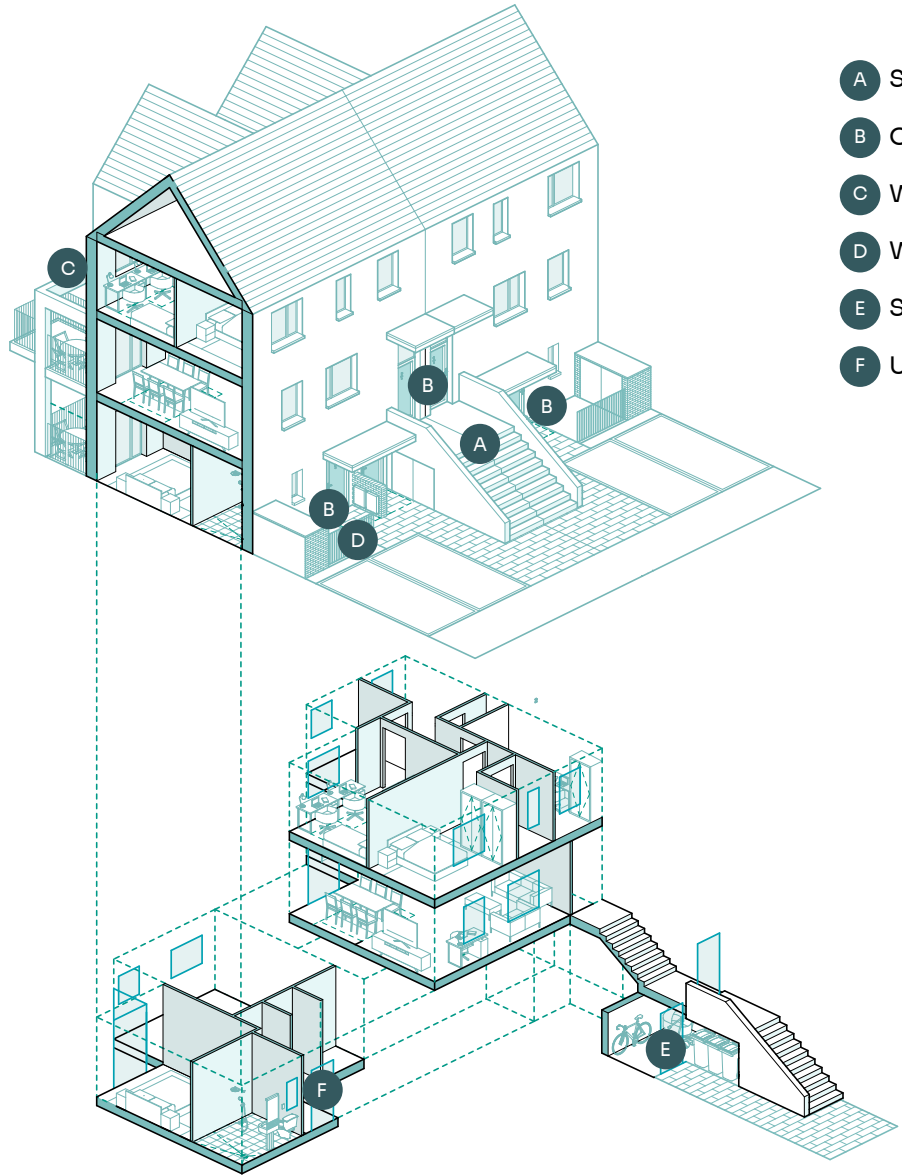
Adequate storage for bikes and bulky items should be provided at the ground floor level for the use of the upper unit.

Note: In the event a large garden is present for the ground floor unit an alternative layout may be acceptable which accommodates families at the ground floor level.

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Duplex



- A** Short external shared stairs of half-a-flight to the upper units, with good visibility
- B** Own-door access for all units
- C** Where possible, stack balconies to avoid large areas of flat roof terraces
- D** Well defined curtilage for lower unit to protect residents' privacy
- E** Secure bin and bike/bulk storage at ground level for upper units
- F** UD dwelling design for lower unit

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3.5.2 Studios

It is acknowledged that in some schemes a small proportion of studio units may be required. Studios are often viewed as not viable for long-term housing needs, however, they can be suitable for certain tenure types.

Where studios are included in multi-unit schemes, they should be kept to a minimum. Clúid would strongly encourage designers and developers to consider early design engagement with Clúid’s team, to ensure studios are appropriately located and designed.

Where studios are included, the following design considerations should be included:

- Appropriate zoning of activities. extracted and does not impact negatively on the sleeping zone.
- Clever use of storage to divide up living and sleeping zones. Ensure noisy plant equipment and appliances, such as washing machines, are stored in cupboards. Consider further measures to increase the acoustic insulation of these spaces and reduce vibration.
- Ensure main entrance door does not open directly into the sleeping zone.
- Carefully considered ventilation design, ensuring cooking odours and moisture is appropriately

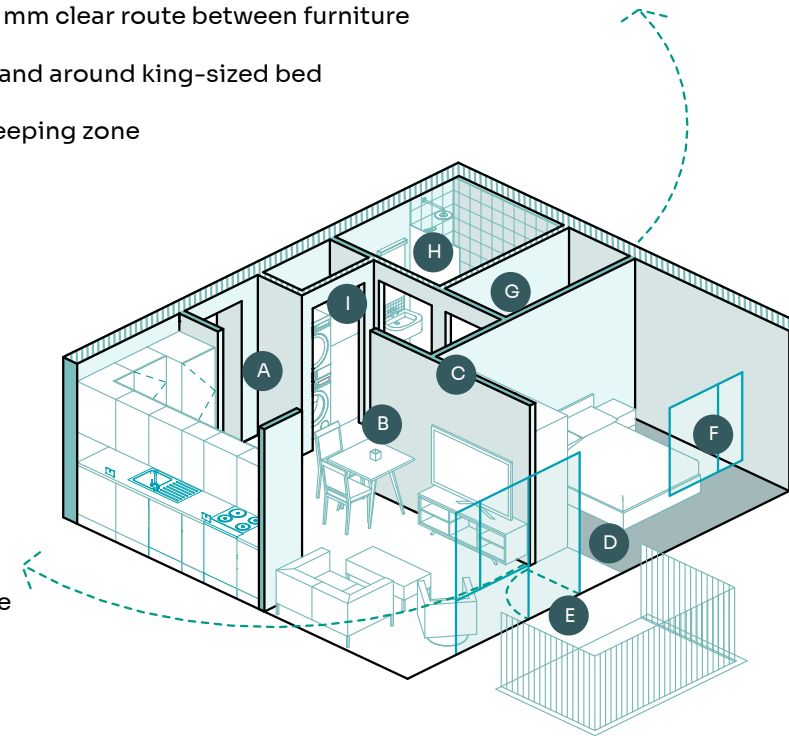
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Sample Studio Unit

- A** Entrance does not impinge on kitchen activity zone
- B** Room for dining set with 800 x 800 mm table and 2 chairs
- C** Partial partition between living and sleeping zones
- D** Balcony located off living area with 750 mm clear route between furniture
- E** Clear route of 800mm to sleeping area and around king-sized bed
- F** Window to be provided adjacent to sleeping zone
- G** Dedicated bulk storage room
- H** Bathroom positioned away from living, kitchen, sleeping areas
- I** Plant such as heat pump and utility goods acoustically separated

Acoustic insulation should be included around bathrooms, utility and plant rooms. Ideally, these areas should be separated from bedrooms altogether

Sleeping areas should be located away from kitchens and bathrooms. Visual screening from living areas should be considered through the use of partial partitions and built-in storage



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3.5.3 Open-Plan Apartments

In recent years, we have seen an increase in the number of open-plan apartment layouts. This layout type removes the protected entrance hallway within the traditional apartment layout. This means a person walks directly into the main kitchen/living space. It also means there is usually no hallway separating bedrooms and bathrooms from the living space, with doors opening directly off it.

Clúid’s preference is to avoid this style of layout where possible, in favour of the traditional protected-corridor layout. The reason for this preference stems from increased need for more complex fire suppression systems such as sprinkler systems. Sprinkler systems create additional maintenance and repair costs for the building.

Open-plan apartments are often not suitable for all family types, as there is reduced privacy and separation of living and sleeping zones. However, it is acknowledged that open-plan apartments can work very well for some residents, particularly older residents who may have reduced mobility.

“
**Open-plan apartments
are often not suitable for
all family types.**

Where open-plan apartments are provided, the following design considerations should be included:

Appropriate zoning of activities. Avoid having noisy social spaces adjacent to children’s bedrooms.

Include high-quality acoustic insulation in all internal partitions.

Provide additional living area space to compensate for missing circulation space around the entrance area.

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4.1 Introduction

Quality housing has a direct impact on people’s well-being and quality of life, for older people in particular. Ensuring that their housing and support needs are responded to appropriately is a critical policy area and is a key consideration of Clúid’s age friendly offering, Clann.

Clann works tirelessly to provide pioneering housing schemes for people over the age of 55 and to subsequently provide older persons with the support and care that they need in their home, enabling them to continue to live a fully independent life for as long as possible. This is commonly referred to as ‘ageing-in-place’.

The purpose of this section of the guide is to provide designers and other relevant stakeholders with the necessary information required to successfully design a functional older-persons scheme which meets the needs of Clann and most importantly our residents.

This section will provide a



comprehensive overview of the spatial requirements within each of the common spaces that are often provided within a Clann scheme. The appropriate communal facilities for each scheme are decided on a case-by-case basis, so early design engagement with Clúid is advised to confirm the right brief for each scheme.

When designing age-friendly housing within larger housing schemes, consideration should be given to dispersing the age-friendly units throughout the scheme, particularly where the

units are predominantly houses. This can avoid older people feeling segregated from the rest of the development and also avoid making their homes stand out, resulting in them feeling more vulnerable.

“ Quality housing has a direct impact on people’s well-being and quality of life, for older people in particular. ”

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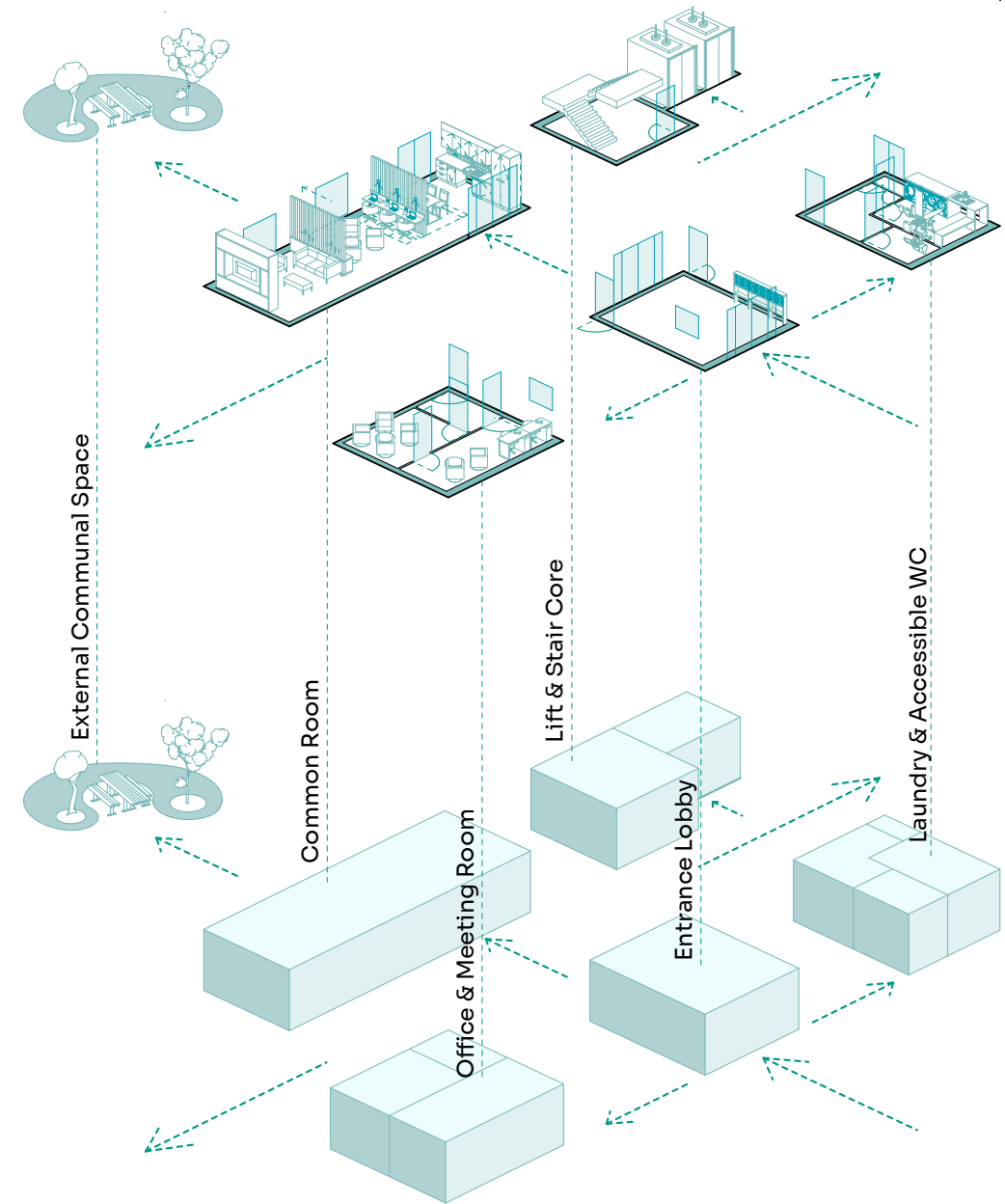
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However, where the proposal includes apartments with ancillary spaces, it may be more logical to group the age-friendly apartment units in a singular block. Once again, early design engagement with Clúid is encouraged to ensure the right mix and unit type is provided for each scheme.

Spatial Connections

In many of Clann’s successful age-friendly schemes, ancillary communal facilities have been included. The relationship between these spaces and how they are arranged is critical to encouraging social interaction, maximise the use of available amenities and maintain a safe, secure living environment for residents.

Clann Spatial Connections



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The ancillary services may include:

Lobby/Reception: A space at the main entrance to the scheme, which connects the multi-purpose room, staff office and resident consultation room.

Multi-Purpose/Common Room: A communal room available to all residents. This space is used for formal and informal gatherings of residents. It may also be made available to the wider community for classes or group meetings. The room should be located close to the main entrance so that it can be accessed by the public without the need to move through the scheme. Where possible, a direct relationship with the communal outdoor space would be positive, to allow indoor/outdoor meetings to take place during spells of good weather.

Staff Office: A member of the Clann team may be based within the scheme on occasion, with a dedicated workspace provided for this employee.

Resident Consultation Room: A private meeting room where Clann staff can meet with an individual resident. Where provided, this meeting room should be able to accommodate four people around a small meeting table, including access for wheelchair users.

Toilets: Where a multi-purpose room or office space is provided, at least one fully accessible WC should be provided. These are for use during events in the space.

Mobility Scooter Charging Room: A covered, secure space may be provided for parking and to allow for the charging of mobility scooters. This space should be easily accessible from the scheme entrance. Provision of a dedicated space allows residents to park their scooters securely without the need to bring them into their homes.

Additional provision for power-assisted wheelchair storage within apartments for UD+ units is outlined in the Universal Design section in the Chapter 5 of this guide. The space should be dual functional allowing for it to act as a storage area if the demand for scooter charging is low at the time of completion.

Laundry Room: A communal laundry room providing industrial size washing machines and tumble dryers.

Note: Multi-purpose common rooms, offices and consultation spaces may be excluded in some circumstances, depending on the location of the development. It is advised that developers consult with Clúid in advance of planning to establish a list of specific requirements.

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4.1.1 Internal Communal Spaces

Key Design Considerations for Communal Areas:

Lifts: All residents should have access to a minimum of two lifts. This will allow continued access in the event of one lift being out of order or under maintenance. At least one lift should be large enough to accommodate an ambulance trolley, in the event of an emergency. The carriage treatment should be considered and should meet our branding and Universal Design (UD) requirements.

Mechanically Operated Fire Doors: Fire doors can be an obstacle for people with reduced mobility. Where possible, fire doors should be fitted to hold-open in normal circumstances, and close in the event of a fire. This affords residents ease of movement through the scheme.

Automatic Opening Doors: Doors in communal corridors should be designed to open automatically with large push buttons. This again, enables ease of circulation through the scheme. All doors in the communal corridors should be fitted with stainless steel kick-plates.

Ambulant Disabled Stairs: All residents above ground floor should be able to access their homes by means of an ambulant disabled staircase. The stairs should have a gentle gait reducing the exertion required to ascend each floor. Additional stairs for fire escapes are not required to meet this criterion.

Security: Consideration should be taken when designing the layout of a scheme for the purpose of security. Different degrees of security will be needed as you move through the scheme. As noted earlier,

certain communal facilities will need to be accessible to the public. These should be accessible through the first line of security, by fob/intercom access at the main entrance. Access to the rest of the scheme should be behind a second line of security, again accessed by fob/intercom. Automatic doors should be accompanied by a secondary entrance point where possible; this mitigates the risk of unwanted entry.

Ironmongery: Brushed stainless steel D handles or large thumb turn handles to be used where possible.

CCTV: CCTV should be provided externally along main access routes, in the main lobby and in communal corridors. CCTV should be linked back to a communications cupboard accessible to Clann staff only.

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Bin Store: Communal bins should be provided in an accessible location; the stores should be secure with access control where possible.

Drop-off Zone: Most residents will not own their own cars. As a result, they will rely on taxi services and family members for vehicular transport. A drop-off zone should be provided close to the main entrance to facilitate this.

Parking: Housing for older persons usually requires fewer parking spaces than standard housing schemes. Where appropriate, a low level of parking may be provided for residents and carers. Accessible spaces should be included in the parking allocation along with electric vehicle charging points.

Communal External Amenity Space: An attractive external amenity space that is accessible to all residents should be provided. This space should include a mix of hard and soft landscaping, which is durable and easy to maintain. The space should be secure and inaccessible to the public.

Communal Area Floors: Finished floor levels should be considered and avoid the use of door saddles where possible. Construction detailing should take into account a standard finish thickness and TGD door undercut requirements.

Entrance Lobby

The lobby space in a Clann scheme should be a large, open, well-lit space directly within the main entrance to the scheme. Where they are provided, the reception space should link closely with the multi-purpose room and the staff office

The reception area is the public-facing space of a development, and as such should reflect the ethos of a Clann scheme. It should be warm, bright and inviting while feeling secure and safe.

Where possible, the space should have a physical and visual link to the multipurpose room, allow good flow of people and overflow space for larger events.

Where possible, the reception should also have a visual link to the external amenity space.

As the space is accessible to the public, security is crucial. In particular, care should be taken when designing levels of security

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from the publicly accessible elements of a Clann scheme to ensure access to the semi-private and private parts of the building are restricted. Doors leading from the publicly accessible areas through to the private realm should only be accessible via key fob access.

The reception area should be used as a forum for Clann residents to speak with Clann staff, to ask questions or request a repair. The space should be generous enough to allow for this interaction without impacting on other users. For discussions which require a greater level of discretion, the resident consultation meeting room may be used.

A mat-well is essential to prevent mud and dirt being spread throughout the building. The mat should be flush with the adjacent floor surface, to avoid trip hazards.

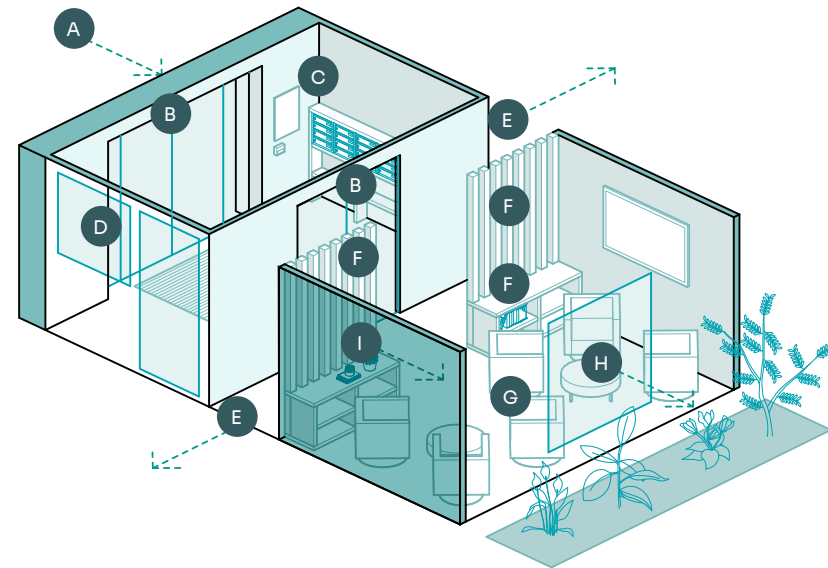
Clear wayfinding signage should be provided to allow residents and visitors to orientate themselves. Signage should be legible to people of all abilities.



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Clann Entrance & Seating Area

- A** Main Entrance
- B** Fob access automatic doors
- C** Key safe box, post boxes & notice board
- D** Visual connection to staff office
- E** Connection to units, lifts & cores
- F** Built-in shelving
- G** Seating area with coffee tables
- H** Connection to communal outdoor space
- I** Timber slat screening to passageway



Checklist

- ⇒ A large, open and brightly lit multi-functional space.
- ⇒ A modern, warm feel with clearly identifiable user zones.
- ⇒ Clearly identifiable wayfinding, with a strong emphasis on colour selection.
- ⇒ Adequate circulation space around loose furniture.
- ⇒ Key safe box linked to call centre.
- ⇒ Multi-coloured post-boxes.
- ⇒ A built-in display board/table in the space.
- ⇒ Designated space for signage/branding.
- ⇒ Carefully considered wall, floor and ceiling finishes.
- ⇒ Variable speed external automated opening doors. It is preferable to have a standard door alongside the automated door for standard use.

Multi-Purpose/ Common Room

Clann schemes typically include a multi-purpose communal room, which is fully accessible to all residents. This space will be used for formal and informal resident gatherings. It may also be made available to the wider community for classes or group meetings. The space should be bright and contemporary in design. Kitchen facilities should be provided in an adjacent kitchenette space, or within the main communal room.

Kitchen facilities should include storage cupboards, drawers, a sink with hot water supply, plumbed water boiler, microwave, dishwasher and fridge-freezer. The dishwasher and fridge-freezer should be integrated, giving the kitchen a clean, modern appearance.

Comfortable armchairs which are ergonomically appropriate for residents' needs. Feature wall cladding should be considered to establish differentiation between zones within the room. The space should have adequate provision for internet access and TV connection, with a cable infrastructure that links back to the communications hub and staff office.

In areas deemed to have high levels of anti-social behaviour, some spaces may require fob access. This will be decided on a case-by-case basis. Developers should engage with Clúid during the design process to establish the need for this requirement.

Checklist

- ⇒ Contemporary local artwork.
- ⇒ Dining table and chairs to allow residents to eat together.
- ⇒ Kitchen facilities for coffee mornings and other gatherings.
- ⇒ Variety in lighting options including wall lighting, table lamps and stand lamps.
- ⇒ Computer and TV facilities – for classes, presentations and individual use.
- ⇒ Adequate integrated storage.
- ⇒ Large windows with low level sills and openable windows, to encourage views and visual connection with the external environment.
- ⇒ Where possible, direct links with external communal space.
- ⇒ Where possible, allow space to expand into the lobby area to cater for larger gatherings.
- ⇒ Full wiring provision for TV and Internet.

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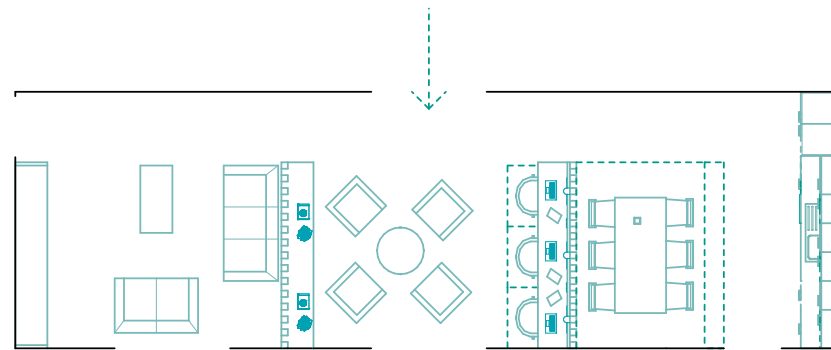
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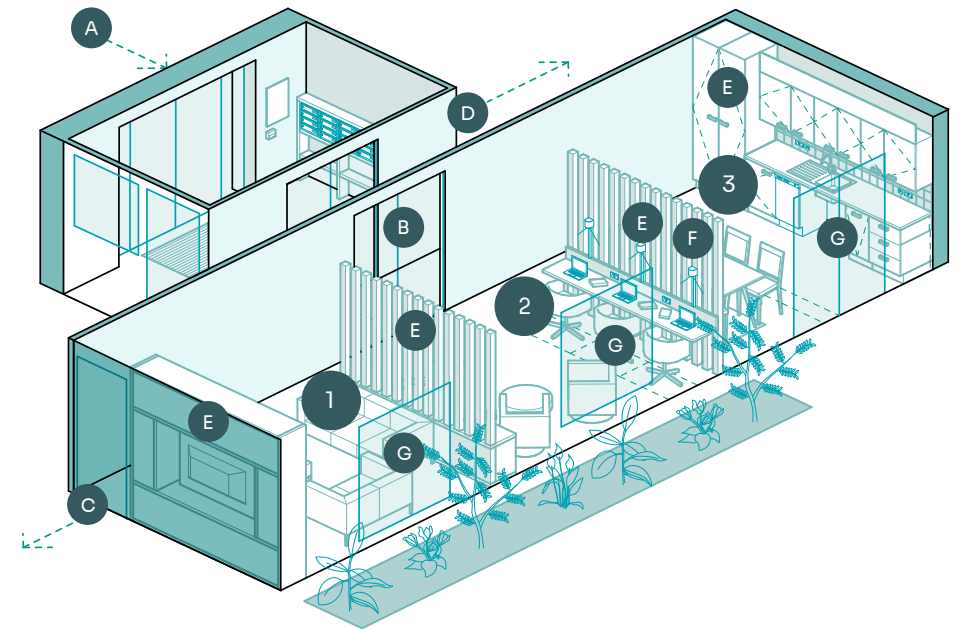
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Clann Communal Room & Kitchenette

- | | | |
|---|---|---------------------------------|
| 1 Relax | 2 Connect | 3 Dine |
| Features: | Features: | Features: |
| Ergonomically appropriate sofas and armchairs | IT space with outlets and task lighting | Kitchenette with coffee station |
| Media wall with TV point | Loose armchairs & coffee tables | Dining table with chairs |



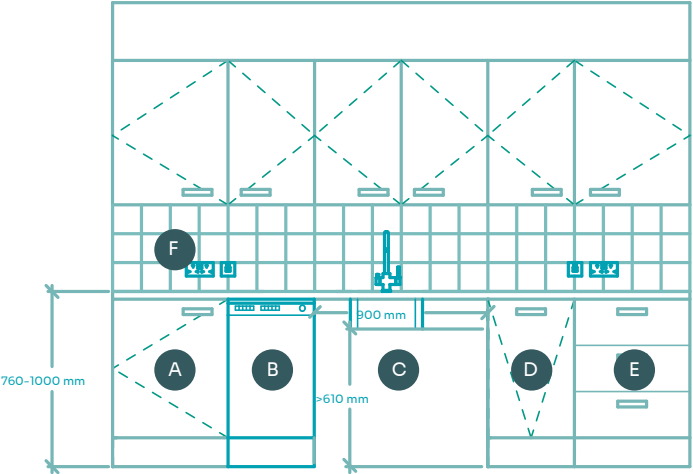
- A Main Entrance
- D Connection to units, lifts & cores
- B Fob access automatic doors linked to main lobby
- E Built-in furniture and timber screens
- C Lobbied connection to accessible WC
- F Integrated task lighting and sockets
- G Connection to communal outdoor space



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Kitchenette

- A** Integrated under counter fridge
- B** Space for slim dish washer
- C** Wheelchair accessible counter and sink area
- D** Integrated pull out bin
- E** Pull- out drawer unit
- F** Fused spur switches, outlets and USB ports



Office

Where an office is provided in a scheme, it functions as the principal workspace for the Resident Housing Officer. This space needs to accommodate one desk and chair, and include a break-out area with two armchairs and a small table. The desk should have the capacity to operate as an additional workspace when required.

Adequate space should be provided for secure storage options, including lockable filing cabinets and cupboards, along with open shelving. The office should be located adjacent to the reception area, and close to the main entrance. This allows the Resident Housing Officer to passively monitor those entering and exiting the building. Controls and monitors for CCTV

and access control systems should be located within the office space, enabling the Resident Housing Officer to monitor activities on site and grant access to visitors such as carers and maintenance personnel.

The space should be comfortable, well ventilated, with good daylight levels. The office should comply with all relevant regulations and legislation relating to working environments.

Note: Offices will only be required in specific Clann schemes. Developers are advised to consult with Clúid at the early design stages of a project.

Checklist

- ⇒ Minimum one desk and office chair.
- ⇒ A break-out area for informal meetings.
- ⇒ A temporary working area for additional staff.
- ⇒ Adequate IT and Telecommunications – broadband and phone line connections. The location should be considered and work with multiple furniture arrangements.
- ⇒ A concealed CCTV system – monitoring and recording station within office space.
- ⇒ Provision for the Tunstall warden call system – monitoring station.
- ⇒ Adequate, secure integrated storage.
- ⇒ A built-in lock box for keys.

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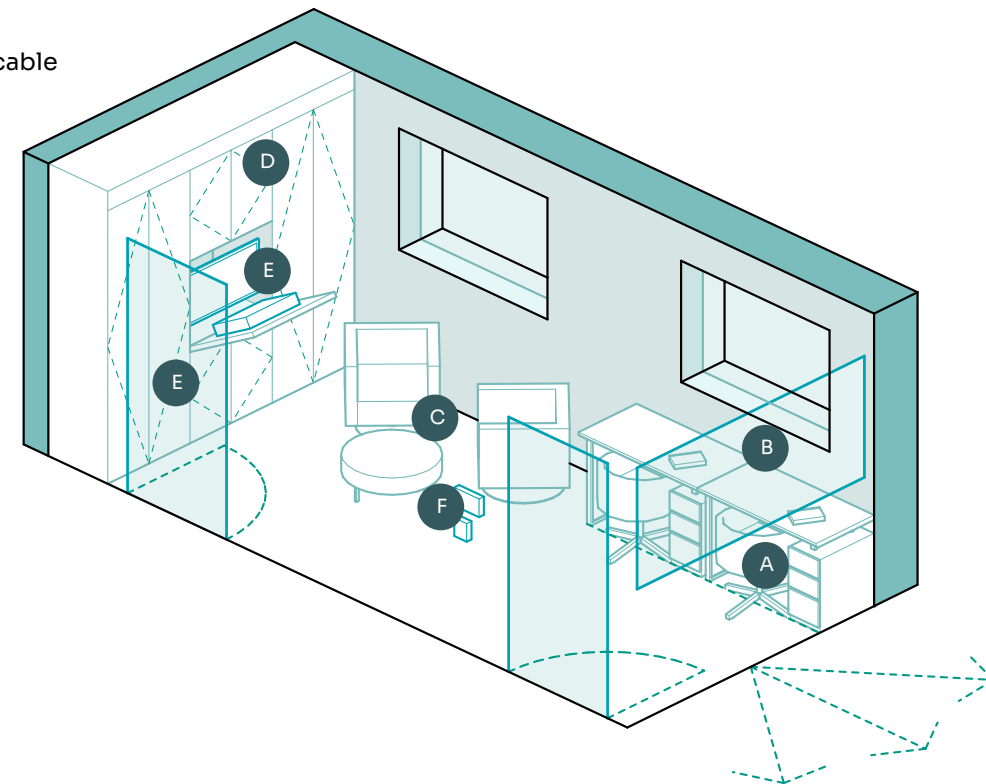
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Clann Office

- A Workspace for one permanent and one temporary staff member
- B Visual connection with the entrance lobby to be partially frosted to provide a degree of privacy for working staff
- C Breakout area for two persons
- D Built-in secure storage area
- E CCTV monitoring station, concealed and well-integrated into layout
- F Built-in lock box and Tunstall warden call system
- G Secondary link to meeting room, where applicable



Resident Consultation Room

A private meeting room is often provided in Clann schemes, where Clann staff can meet with an individual resident. The room should be able to accommodate four people around a small meeting table, the space should be fully accessible for wheelchair users.

The space should be located adjacent to the reception area, while also affording privacy to residents to discuss personal and private matters with Clann staff.

In order to ensure the safety of Clann staff, this room should have a secondary exit. This provides a means of escape for staff should

they feel threatened or unsafe. The secondary exit should lead to either the staff office, the reception or directly outdoors.

The resident consultation room should also comply with all relevant regulations and legislation relating to working environments.

Note: Consultation rooms will only be required in specific Clann schemes. Developers are advised to consult with Clúid at the early design stages of a project.

Checklist

- ⇒ A meeting table and chairs for a minimum of four people.
- ⇒ Provide privacy and security for residents and staff.
- ⇒ Provision of a secondary exit for emergency situations.
- ⇒ IT and Telecommunications – broadband and landline connections.
- ⇒ A TV for presentation purposes. HDMI cable connection through a floor box to the centre of the meeting table.
- ⇒ Full accessibility for all.

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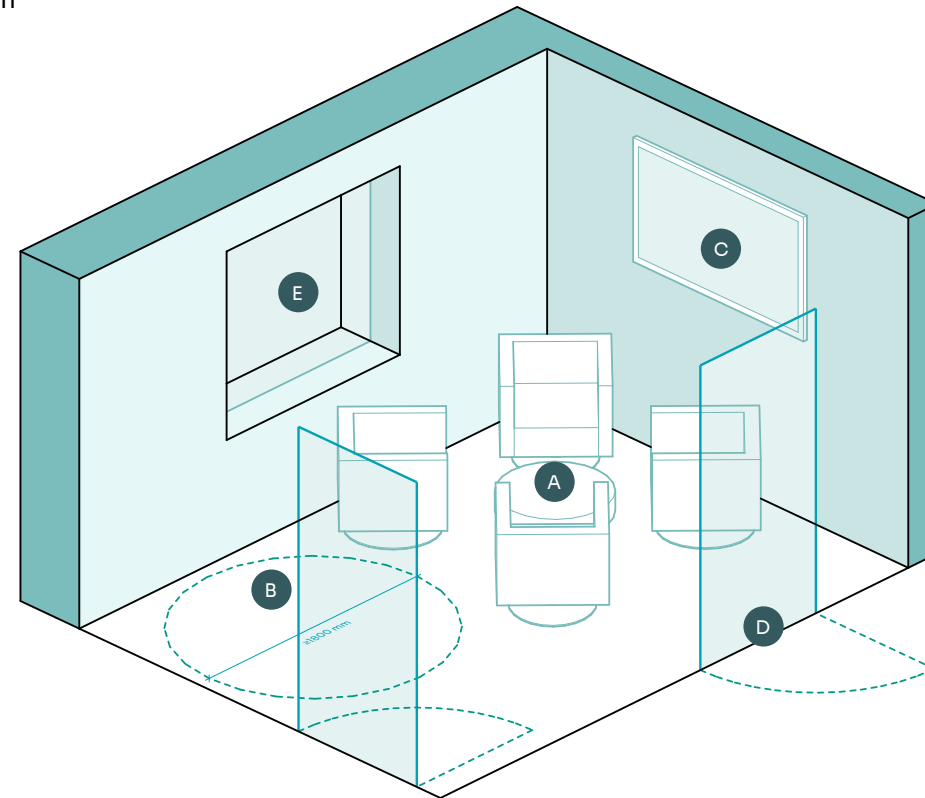
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Clann Meeting Room

- A Meeting area for minimum four people, with table and chairs
- B Min. 1800 \varnothing mm turning circle provided for universal access, clear of door swings
- C TV with HDMI connection
- D Provision of a secondary exit for emergency situations, to staff office or to external space
- E Window for natural lighting and ventilation



Accessible WC

Where a multi-purpose room or office space is provided, at least one fully accessible WC should be provided. These are for use during events in the space. A Universal Access Unisex WC should be located within close proximity to the lobby, office and multi-purpose room. Additional toilets should be considered for larger developments to facilitate larger gatherings and events.

“
Where a multi-purpose room or office space is provided, at least one fully accessible WC should be provided.

Checklist

- ⇒ A peninsular style layout.
- ⇒ Tiled floor and backsplash.
- ⇒ WC pan and a full-size sink.
- ⇒ Clear turning circle of 1800mm, within the room, free of radiators, sinks etc.
- ⇒ WC transfer zone, clear of soil pipes and other obstructions.
- ⇒ Double swing leaf door (minimum size 900mm), with retractable door stops.
- ⇒ Alarm pull cord, with a warning light outside the door.
- ⇒ Hand-dryer, mirror and coat-hooks.
- ⇒ Horizontal and vertical grab rails fixed to wall.
- ⇒ Drop-down handrails.

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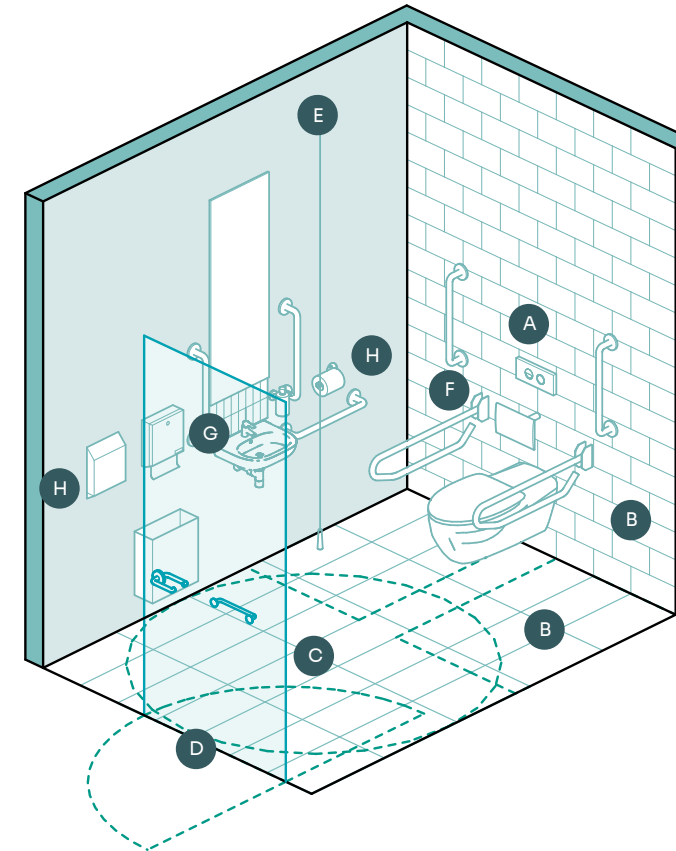
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Clann Communal UAWC

- A** Peninsular toilet with 1000 mm on either side for transfer, clear of pipes & obstructions
- B** Tiled floor and feature wall of tiling
- C** Clear turning circle of 1800 mm, free of radiators, sinks etc.
- D** Double swing leaf door (minimum 900 mm), with retractable door stops
- E** Alarm pull cord, with a warning light outside the door
- F** Horizontal and vertical chrome plated grab rails fixed to walls
- G** Full-sized basin with tiled splashback, at least 300 mm high
- H** Wall-fixed utilities such as toilet paper holder, soap dispenser, hand dryer, paper towel dispenser and bin



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Mobility Scooter Charging Room

Mobility scooters are becoming increasingly popular with older people. They allow residents to get around easily and maintain their sense of independence. In order to future-proof schemes, including a mobility scooter charging area should be considered. The space should also be suitable for another ancillary use, in the event that usage levels are initially low.

A covered, secure space should be provided to park and charge mobility scooters. This space should be easily accessible from the scheme entrance. Provision of a dedicated space allows residents to park their scooters securely without the need to bring them into their homes.

All doors leading to, and including, the charging room door should be capable of operating automatically with a push button to give ease of circulation. The door to the charging room should be secured with fob access.

Checklist

- ⇒ Covered, secure parking area.
- ⇒ Located close to entrance.
- ⇒ Automated doors along access route.
- ⇒ Fob access.
- ⇒ Adequate circulation space for parking and manoeuvring mobility scooters.

Laundry Room

Communal laundry services are provided in many multi-unit Clann schemes. The provision of this service means residents do not have to purchase and maintain expensive appliances.

For an average size scheme of 30-60 units, the typical provision would be two industrial washing machines and two industrial tumble dryers. This allocation would change depending on the scheme size and type.

A coin/card payment system should be provided, allowing residents to pay as they go. A small seating area should also be considered.

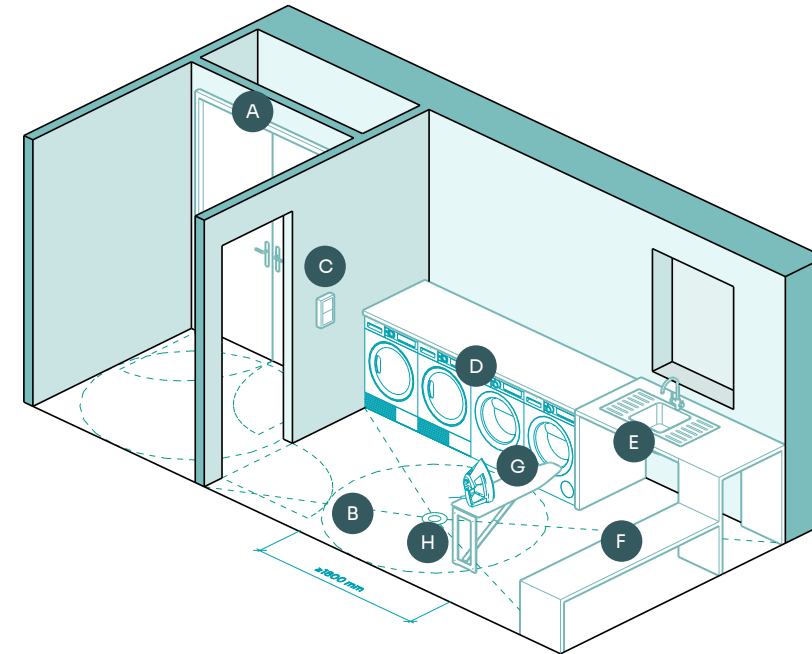
A counter space should be included to afford somewhere to sort and fold laundry. A double sink should also be provided for hand-washing clothes.

A floor gully should be installed to drain water in the event of a leak. All floor surfaces should be slip resistant. In some schemes it may also be appropriate to provide ironing facilities. Where appropriate, an outdoor drying area should be considered to discourage indoor clothes drying.

Checklist

- ⇒ A minimum of two industrial washing machines.
- ⇒ A minimum of two industrial tumble dryers.
- ⇒ Coin/Card payment system.
- ⇒ Counter space with a double sink or the provision of sluice-type sink.
- ⇒ Slip resistant floor finishes.
- ⇒ Drainage gully in floor.

Clann Communal Laundry



- A Lobby with cleaner's store adjacent
- B Min. 1800 \varnothing mm turning circle, clear of door swings
- C Coin/card payment system, which can be easily accessed
- D Industrial washing and drying machines - 2 of each for schemes exceeding 40 units
- E Sink with double drainer and accessible knee space below to UD+ standard
- F Built-in seating area
- G Ironing area with adjustable height board
- H Slip resistant flooring with in-floor gully

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4.1.2 External Communal Spaces

Successful Clann schemes include attractive and inviting external shared spaces. This can be a central courtyard, patio or garden space that is accessible to all residents. The external space should encourage social interaction between residents and act as a focal point within the scheme. Clúid, on behalf of Clann, is committed to integrating green infrastructure in the design of our housing schemes, enhancing biodiversity, creating more attractive places to live and improving the quality of life and wellbeing of residents. When designing external communal spaces, designers should take full consideration of the Clúid Landscaping and Biodiversity Guide.

Well designed and landscaped open areas are a valuable amenity in residential schemes. They are important because they enable residents to create successful communities.



A well-designed planting scheme can help to personalise a home, create visual interest, give some control over privacy, views and define boundaries.

Landscaping can serve to clearly define ownership and responsibility for maintenance.

Hard Landscaping Checklist

- ⇒ Ensure that the design is robust, accessible to all and sustainable.
- ⇒ Locate the space at the heart of the scheme and ease of access for all.
- ⇒ Ensure that the external design takes into account pedestrian desire lines.
- ⇒ Introduce Universal Design devices such as low walls and accessible raised planters to ensure access for all throughout the entire scheme.
- ⇒ Utilise raised planters and street furniture to clearly define routes and zones within the space.
- ⇒ Provide benches, both for individual reflection and social interaction.
- ⇒ Level access should be provided throughout the space.
- ⇒ Provide a clear and defined connection between the communal room and reception.
- ⇒ The space should be secure with controlled points of entry.
- ⇒ Provide areas of hard landscaping that are appropriate to the scale of the development and take account of the permeability requirements outlined in Sustainable Urban Drainage Systems (SUDS).
- ⇒ Ensure that the scheme design encourages the residents to engage with the external areas and planting.
- ⇒ Ensure that the scheme design allows for the hard landscaped areas to be easily used and maintained.

“
Ensure that the scheme design encourages the residents to engage with the external areas and planting.”

Soft Landscaping Checklist

- ⇒ Ensure all plant species used can grow locally and are adequate for the intended space.
- ⇒ Ensure at least 70% of plants are pollinator friendly.
- ⇒ Ensure tree plant species are native to Ireland.
- ⇒ Provide for a low maintenance regime within the design.
- ⇒ Maximise the use of the existing landscaping within the final landscape design where possible.
- ⇒ Plant mature and robust trees to avoid easy uprooting and growth failure.
- ⇒ Aim for a planting design that will be vibrant and colourful throughout the seasons.
- ⇒ Avoid using plants which produce high levels of pollen at the approaches to apartment buildings or houses. These can cause distress to residents who suffer from allergies.
- ⇒ Consider passive surveillance in the design and ensure to avoid concealed zones within the space.
- ⇒ Enhance and protect biodiversity where possible.
- ⇒ Include information displays to showcase local ecology and biodiversity.

4.1.3 Unit Design

The layout of individual Clann homes should be designed to fully adhere to the Universal Design principles as defined in the UD section of this guide.

All Clann homes should meet a minimum of UD standard, with an agreed proportion of the units in a scheme also meeting the UD+ standard.

Key Design Considerations for Apartment Design:

Wide Entrance Hallway: Entrance hallways within apartments should be generous in size and accommodate a minimum 1500mm wheelchair turning circle.

Wet room: Bathrooms should be provided in the form of wet rooms with level access showers.

Bedrooms: Bedroom sizes should be generous and accommodate wheelchair turning circles and ease of movement through the room. Provision should be given for future adaptations, such as bed hoists.

Dual Access to Wet room: Where possible, a direct door link should be provided between the wet room and main bedroom. This will allow residents direct access from their bedroom while also providing second door access for visitors or other residents.

Usable Storage: Storage should be provided in wide, shallow cupboards which are easily accessible to all residents. Narrow, deep storage rooms are to be avoided.

Kitchen: Kitchens should be designed to allow ease of movement and use.

Living Area: Living areas should take into consideration the layout of furniture to allow for ease of circulation.

24-Hour Tunstall Warden Call System: All units are to be fitted with a 24-hour warden call system, connected to a call centre. Residents can communicate with the call system by way of a wall panel, along with pendant alarms and pull cords in wet rooms. The wall panel in the unit should be capable of both audio and video communication with the call centre.

Video Intercom Door Access System: An intercom door access system should be provided which allows residents to see and hear visitors. This should be an easy-to-use system with a high-contrast display panel.

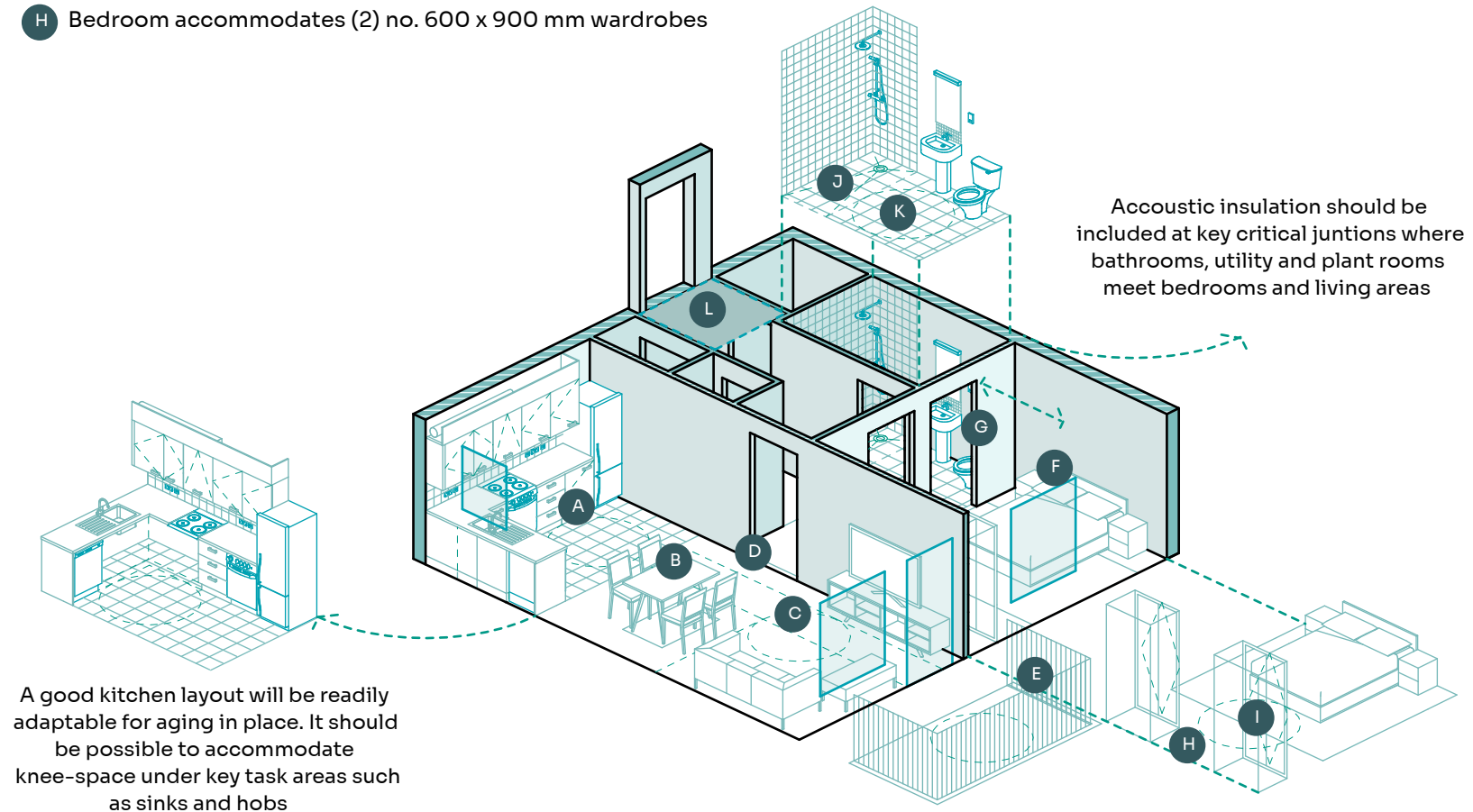
Low Running Costs: Most residents will be of pensionable age, with a low income. Consideration should be taken during design to ensure low running costs of units, in order to mitigate against fuel poverty.

High Contrast Electrical Fittings: Electrical sockets and light switches should be of high contrast to enable people with impaired vision to see them.

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Sample Clann Apartment

- A** Kitchen accommodates 1500 mm turning circle
- B** Dining set with 1200 mm clear space on 2 sides
- C** Living room accommodates 1500 mm turning circle
- D** Clear route of 750 mm between furniture
- E** Level access balcony with 1500 mm turning circle
- F** Bedroom >13m² with adjacency to bathroom
- G** Door or soft spot in wall for direct access to bathroom
- H** Bedroom accommodates (2) no. 600 x 900 mm wardrobes
- I** Bedroom accommodates 1500 mm turning circle
- J** Bathroom with level access shower min. 900 x 900 mm
- K** Bathroom accommodates 1500 mm turning circle
- L** Entrance hall width 1500 mm, 300 mm leading edge for front door



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Chapter 5 Universal Design



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“
The guidance should be read in conjunction with general design principles outlined in the rest of this guide.
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5.1 Universal Design – Clúid Standard

The following sections outline the UD standards that must be followed to meet Clúid’s understanding of these standards.

The guidance should be read in conjunction with general design principles outlined in the rest of this guide.

It is proposed that there are two classes to Universal Design standard, UD and UD+. In the following sections, where requirements for UD+ are listed, these should be provided in addition to basic UD requirements.

5.1.1 UD Dwelling

A UD dwelling is designed to be accessible and usable from the outset, as well as incorporating flexibility in the design to allow for cost-effective adaptations.

A UD dwellings can accommodate people who use wheeled mobility devices but does not include all the spatial requirements and features within the entire dwelling to be fully wheelchair accessible.

In general, a UD dwelling requires a 1.5m turning circle for manoeuvrability. It will also include features such as wider corridors, clear spaces around furniture, level-access showers and future-proofing measures.

A detailed list of design requirements for each space in the home will be outlined further down in this section.

5.1.2 UD+ Dwelling

A UD + dwelling includes spatial requirements and features within the entire dwelling to accommodate people who use electric and manual wheelchairs. The provisions for a UD+ home are usually most efficiently achieved in single- storey houses or apartments.

In general, a UD+ dwelling requires a 1.8m turning circle for manoeuvrability. It will also include all the features outlined in a UD home, with some additional requirements to meet the higher UD+ standard, such as, wider space at the entrance, wider circulation routes and larger clear space around furniture.

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5.2 Designing Clúid UD Homes

Clúid is conscious of the aspirations of the National Housing Strategy for Disabled People 2022 – 2027 which seeks to increase the supply of homes designed using Universal Design (UD) principles. The chapter should be read in conjunction with the objectives and targets set out by local authorities.

It is recognised that there is variance across the industry on what requirements constitute a Universal Design home. The provision of UD Homes is also based on the principle that people will be capable of independent living. The purpose of this section of the guide is to outline what UD means to Clúid and to set out the criteria required to provide UD homes for Clúid.

The following sections provide guidance for both UD and UD+ requirements for houses and apartment schemes. This guide should also be referenced for home extensions and adaptations to existing homes and to ensure the following key principles are considered in the design.

Checklist

- ⇒ Integrated into the neighbourhood.
- ⇒ Easy to approach, enter and move about in.
- ⇒ Easy to understand, use and manage.
- ⇒ Flexible, safe, cost effective and adaptable over time.

5.2.1 Who are UD homes for?

Clúid’s homes are designed without knowing who the future residents will be and what needs they may have. It is important to differentiate between designing a home for immediate wheelchair accessibility and ensuring the design allows for easy future adaptations.

UD homes comprise design principles that respond to different criteria than those considered in a ‘standard’ home design. Clúid has researched best practice in this field and drawn on our own

experience as a social housing provider to inform this guidance.

Clúid have considered the following list of user groups to inform our requirements, while always bearing in mind that the needs of an individual can be an exception to the rule.

User Groups

- Families with children with disabilities
- Conditions that deteriorate over time
- Cognitive and sensory conditions/impairments
- Physical impairments
- Bariatric issues
- Age-related characteristics
- Hearing loss
- Sight loss
- Wheelchair users
- People with mobility issues
- Autistic spectrum disorders

For all groups, everyday activities need to be taken into account, such as moving around the home,

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cooking, cleaning, taking the bins out, relaxing and socialising.

UD dwellings are accessible, ergonomically functional, and future-proofed to allow for cost-effective adaptations as needs change over time, thus allowing people to remain in their home for as long as possible.

Unless step-free access can be provided on the access route to the dwelling, it may be difficult to achieve UD. As such, dwellings located on steeply sloping sites or accessed via steps, such as above-ground duplex units, will generally not be considered by Clúid as suitable for UD homes.

5.2.2 Adaptations

In assessing existing properties to improve accessibility, this guide should be used in conjunction with an Occupational Therapist (OT) Report to inform the requirements. Works would usually involve extensions and/or adaptations to provide an additional downstairs bedroom and an accessible bathroom.

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5.2.3 Tenure Mix

A Clúid scheme should be ‘tenure-blind’ and should not be identifiable as social housing. Where UD dwellings are being provided within a development, they should not be grouped together. In large developments, there should also be a choice in both UD and UD+ unit design and layouts.

5.3 UD Design for Clúid

As outlined in Chapter 4 of this guide, all Clann houses and apartment schemes must be designed to UD standard. In addition, some individual units will be required to meet UD+, as agreed with Clúid on a project specific basis.

However, all homes could benefit from future-proofing measures, such as dual use of the family bathroom, future provisions for a through-floor lift, stair design suitable for a possible stairlift, provision for a bedspace in the downstairs living area or futureproofing by including adequate space to install a shower in the downstairs toilet.

The following sections will outline the design principles to be included in a Clúid UD and UD+ home. Each section will outline the base UD standard required, with an additional list for UD+ extras.

This guidance should also be read in conjunction with previous chapters of this guide, which outline the requirements that apply to all developments.

5.3.1 Approach

The approach to a UD home is just as important as the design of the unit itself. Where UD homes are to be provided, step-free access routes are essential. Access routes also include circulation spaces and common areas in apartment schemes, such as access to bin stores, communal outdoor space and roof terraces.

The following points should be considered when designing the approach to a UD home or scheme.

UD

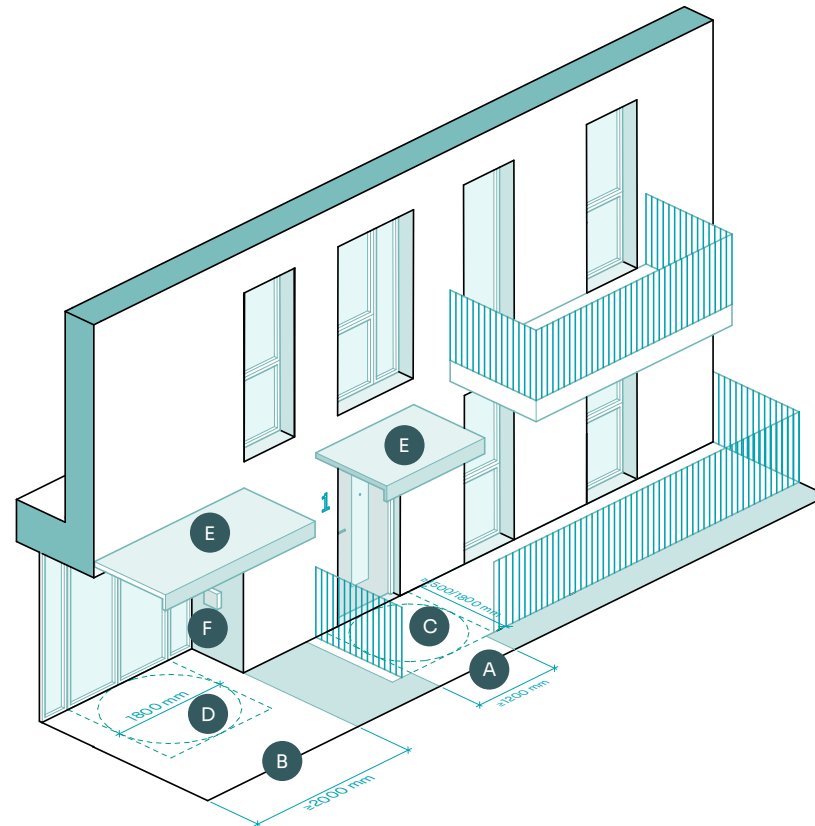
- Clear signage and wayfinding
- Well-considered surface finishes and patterns
- Good public lighting
- Appropriate solutions to ground level differences
- Suitable footpath gradients
- Clearly identifiable road crossing points
- Appropriate parking locations
- For houses, an unobstructed access route to front door should be 1.2m wide, with 1.5m x 1.5m level landing in front of the entrance door
- For apartments, an unobstructed access route to front door should be 2m wide, with 1.8m x 1.8m level landing in front of the block entrance door

UD+

In addition to UD requirements, unobstructed access route to front door should be 1.2m wide, with 1.8m x 1.8m level landing in front of the entrance door.

UD Approaches

- A** 1200 mm wide unobstructed access route to front door for houses and own-door access units
- B** 2000 mm wide unobstructed access route for multi - unit apartment buildings
- C** Min. 1500 x 1500 / 1800 x 1800 mm level landing for UD/ UD+ own-door access units
- D** Min. 1800 x 1800 mm level landing at entrance to block, free of door swings
- E** Min. 1200 mm deep entrance canopy
- F** Variable speed external automated opening doors at block entrance



5.3.2 Gates

- Where pedestrian gates are provided at the main entrance, a clear opening width of 1m is required and it must be operable from both sides by wheelchair user.
- Where side gates to rear gardens are provided, a clear opening width of 1m is required and the gates must be operable from both sides by a wheelchair user.
- In apartment schemes, provision should be included for power-assistance to pedestrian gates.

5.3.3 Parking

- Where parking is provided on-street, the route from the parking space to the front door must meet approach requirements outlined above.
- Accessible parking should not be located more than 50m from the entrance.
- Where parking is provided in basement or undercroft car parks, accessible spaces should be located adjacent to the lift. An unobstructed, safe access route should be provided.

5.3.4 Refuse stores and bins

Houses

For UD houses, bins should be stored securely at the front of the house, to eliminate the need to bring bins around from the back garden of the property.

Both the bin stores and the collection area should be easily accessible.

The secured bin stores should be provided with counter-balanced lids, for ease of use.

Apartment Schemes

In apartment schemes, communal bin stores should be located no more than 30m from the building entrance.

All bins provided should have counter-balanced lids.

5.3.5 Entrance and Internal Circulation

A UD dwelling will require a 1.5m turning circle, and UD+ dwelling will require a 1.8m turning circle for manoeuvrability.

For UD+ units, the layout should provide a dedicated storage space within the dwelling, accessed from the entrance area, to allow a wheelchair user room to manoeuvre and transfer to a second wheelchair. As powered wheelchairs are prevalent and generally larger, it is important that a powered wheelchair can be charged without obstructing circulation space.

Entrance

- Provide low-level spy holes in front entrance doors at 1150mm above ground level.
- Provide wiring for camera to identify visitors.
- Pull-handle to assist on closing door from outside.
- Entrance door to have a minimum 850mm clear opening, with 300mm leading edge on the inside.
- Provide a side panel beside the front door that will allow for the future installation of a wider door without the need for structural alterations.
- Provide wiring for retrofitting power-assisted door actuator.

UD Entrances and Hallways

Provide a minimum structural opening width for main entrance of 1.2m wide, to allow for future widening.

Minimum corridor width of 1200mm.

Provide a clear space of 1500 × 1500mm at entrance.

For internal corridors, provide a turning space of 1500 × 1500mm.

UD+ Entrances and Hallways

Provide an entrance door with a clear open width of doors to be at least 900mm.

Provide a corridor width between 1200–1500mm.

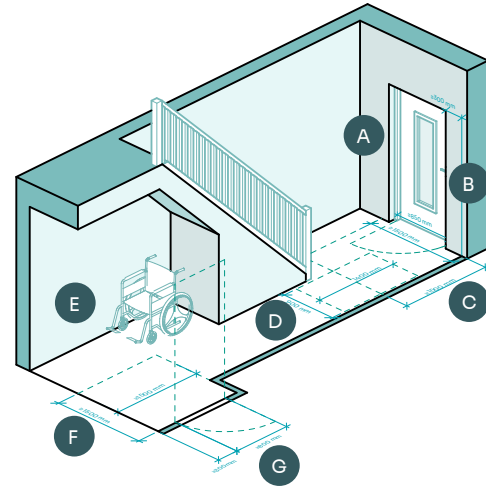
Provide a clear space of 1800 × 1800mm, at both the entrance and the end of the corridor.

For internal corridors, provide a turning space of 1800 × 1800mm.

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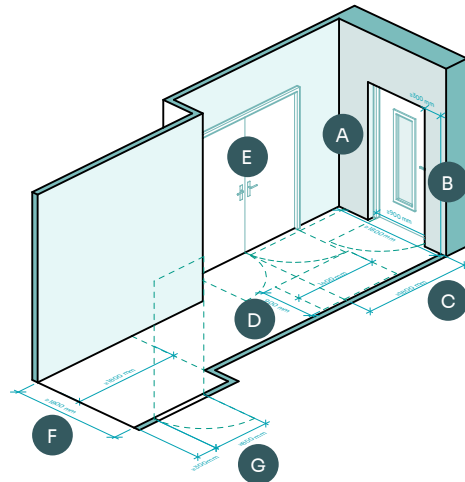
UD Entry Hallway

UD Entrances & Hallways



- A** Min. 850 mm effective clear width entrance door, with 1.2 m structural ope
- B** Min. 300 mm clear, internally and externally, to leading edge of door
- C** Clear space of min. 1500 mm x 1500 mm in front of entrance door
- D** Clear space of 1400 mm x 900 mm free of door swings
- E** Easily accessible storage space and entrance level
- F** Min 1200 width corridor with 1500 ø mm turning head at ends
- G** Internal doors of min. clear ope 800 mm with 300 mm clear on pull side of leading edge

UD+ Entrances and Hallways



- A** Min. 900 mm effective clear width entrance door, with 1.2 m structural ope
- B** Min. 300 mm clear, internally and externally, to leading edge of door
- C** Clear space of min. 1800 mm x 1800 mm in front of entrance door
- D** Clear space of 1400 mm x 900 mm free of door swings
- E** Enclosed storage space directly adjacent to entrance
- F** Min 1200 width corridor with 1800 ø mm turning head at ends
- G** Internal doors of min. clear ope 850 mm with 300 mm clear on pull side of leading edge

Stairs

In addition to the following points, all stairs must also meet the requirements set out previously in this guide.

- Provide a wider stair, with a minimum width of 900mm between handrails.
- Provide a second handrail on the stairs, which gives support to people who find stairs difficult to manage.
- Allow for a larger landing area at the top of the stairs, minimum 1.2 x 1.2m. This will facilitate people using a stairlift to board and alight safely.

Internal Doors

Consideration should be given to future widening of internal doors, particularly around the location of the door.

UD

All internal doors to have a minimum clear open width of 800mm.

UD+

All internal doors to have a minimum clear open width of 850mm.

Saddle boards

Although it would be preferable to omit internal saddle boards on doors to improve accessibility, it will be necessary to provide them for Clúid UD and UD+ dwellings. Apart from bathroom and kitchen zones, our residents provide their own floor coverings after the handover of the property.

Moreover, it is generally necessary to provide saddle-boards for certification of the fire-doors within an apartment, which are tied to specific manufacturer undercut sizes. This also removes need for altering doors to receive floor finishes.

For both UD and UD+ units, saddle boards are to be provided on all internal doors to align with requirements of Part M of the Building Regulations. Saddle boards should be bevelled, with a maximum upstand of 10 mm.

5.3.6 Living Space

Good quality, well-considered living space is essential to all homes. However, it is particularly important in UD and UD+ homes, as in general residents of these types of housing are more likely to spend extended periods of time in the home.

The following design principles should be included, along with the guidance outlined previously in this guide:

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UD

Living space to be provided on the same level as the main entrance to the home.

Provide a 1.5m wide turning circle, clear of the door swing.

Provide clear circulation routes of 800mm wide between furniture.

When designing windows, to allow a view below eye level when seated, glazing should start no higher than 800mm above floor finish level.

No glazed panels should be less than 400mm high, within the field of vision.

Where living spaces in apartments look out through a balcony, consideration should be given when designing the guarding to allow a view from a seated position in the living space.

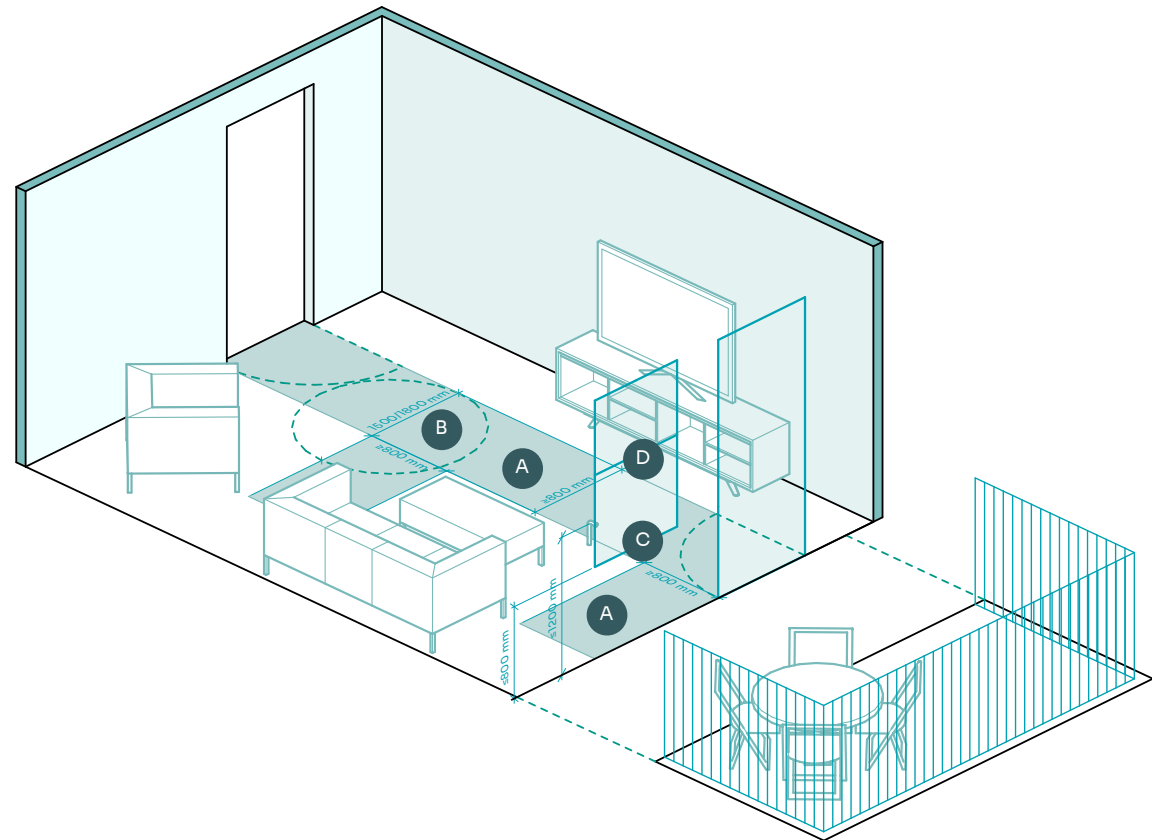
UD+

Provide a 1.8m wide turning circle, clear of the door swing.

Provide clear circulation routes of 800mm wide between furniture.

UD/UD+ Living Room

- A** Clear route of min. 800 mm between furniture, and in front of windows and doors
- B** Min. 1500/1800 \varnothing mm turning circle provided for UD/UD+, clear of door swings
- C** Window glazing located no higher than 800 mm above floor level
- D** Window handle located no higher than 1200 mm above floor level



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5.3.7 Kitchen / Dining

Kitchens and dining areas for UD homes should meet the following criteria, in addition to the guidance and specifications outlined elsewhere in this guide.

Kitchen

UD

Provide a separate dedicated utility zone for washing machine and dryer.

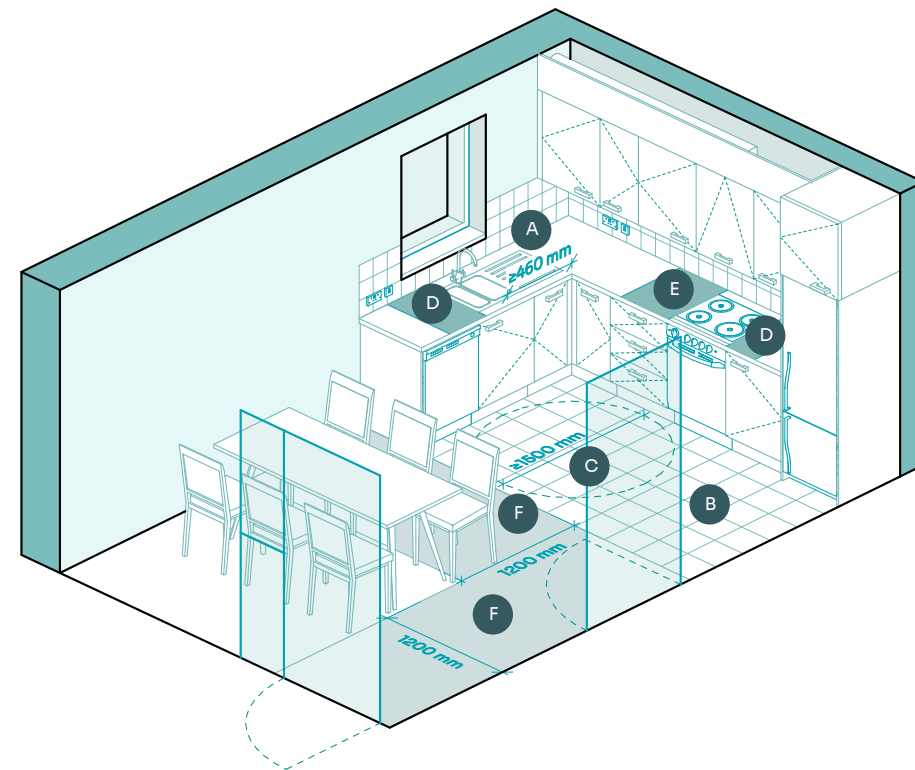
Install dishwasher on a plinth to raise height and allow for ease of use.

Provide a 1.5m wide turning circle, clear of the door swing.

Carefully consider the location of above counter switches and sockets to reduce the need to reach.

UD Kitchen & Dining Room

- A Centreline of sink min. 460 mm from worktop corner return
- B Tiled taskspace of min. 1500 mm in front of kitchen counters
- C Min. 1500 \varnothing mm turning circle provided for UD, clear of door swings
- D Clear zone of min. 300 mm wide to one side of sink and hob
- E Clear zone of min. 500 mm wide to one side of hob and oven
- F 1200 mm wide clear zone to 2 adjacent sides of dining table



UD+

Avoid providing high-level cupboards as they are generally not suitable in a UD+ unit unless including a motorised drop-down function.

Consider built-in large larder cupboards instead of high-level wall units.

Provide a 1.8m wide turning circle, clear of the door swing.

Provide a knee space under cooker hobs and low-profile sink.

Provide a low-profile worktop with built-in sides.

Install ovens at eye-level.

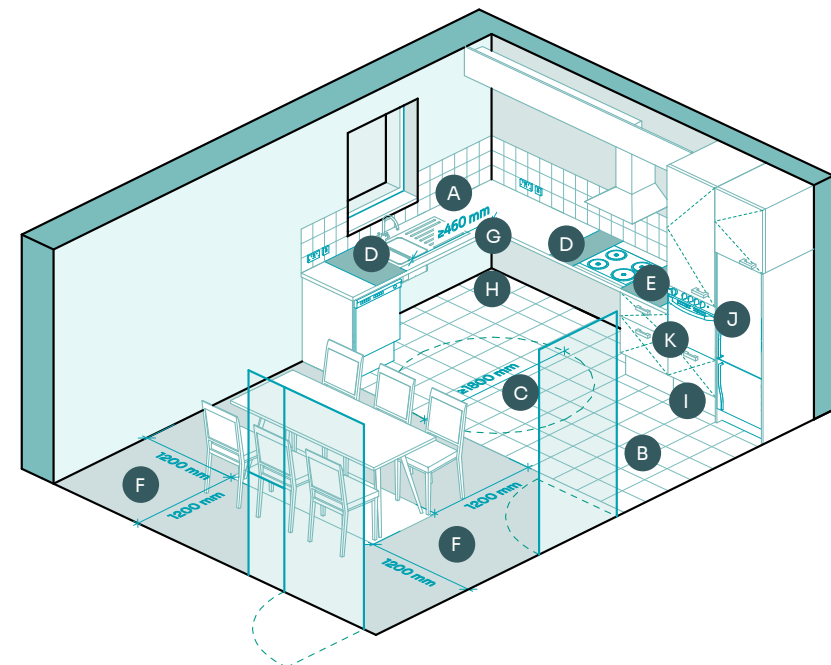
Include pull-out drawers instead of doors for below counter storage.

Dining Area

The dining areas should be designed to allow all occupants and guests to sit at and move around the dining table. Where clear spaces are to be provided around the dining table, the clear area should not overlap with the working zone of the kitchen.

UD+ Kitchen & Dining Room

- A Centreline of sink min. 460 mm from worktop corner return
- B Tiled task space of min. 1500 mm in front of kitchen counters
- C Min. 1800 \varnothing mm turning circle provided for UD+, clear of door swings
- D Clear zone of min. 300 mm wide to one side of sink and hob
- E Clear zone of min. 500 mm wide to one side of hob and oven
- F 1200 mm wide clear zone to all sides of dining table
- G Adjustable height worktop with hob and sink in same run
- H Knee and toe space of min. 700 mm beneath worktop
- I Min. 250 mm high plinth for all kitchen units and appliances
- J Wall oven, positioned at eye level with built-in larder cupboard above
- K Pull-out drawers for all below counter units



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UD

Allow a clear width of 1200 mm to at least two adjacent sides of a dining table and no more than one side of a dining table being placed against a wall.

UD+

Allow a clear width of 1200 mm to all sides of a dining table.

Utility Room

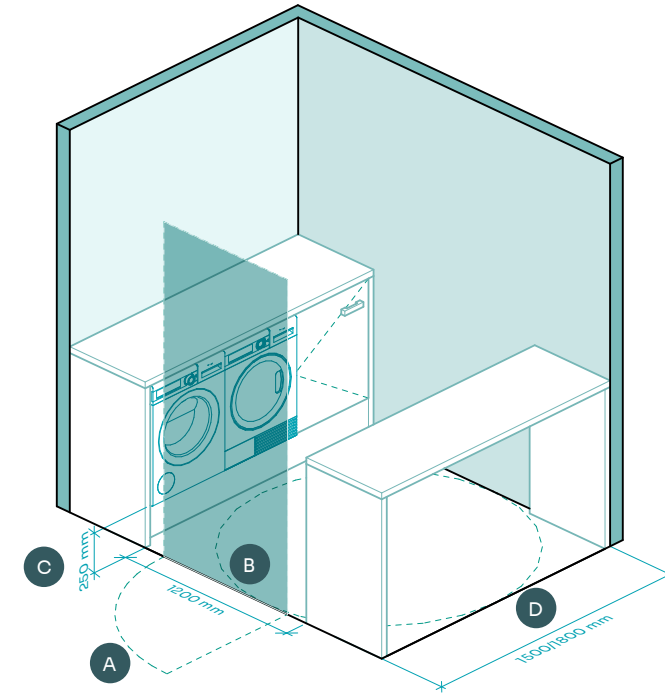
Where a utility room is provided, it should be designed so it is not used as a circulation route to another room or outdoor area. In UD homes, the downstairs toilet should not be located through the utility room.

This is to allow for easier movement through the home.

- Provide for washing machines and dryers to be installed on a raised plinth, 250mm above the finished floor level.
- Provide an appropriate counter for sorting and folding clothes.
- Provide an appropriate turning circle within the space.

UD & UD+ Laundry Room

- A Outward opening door to adjoining space
- B 1200 mm clear task space in front of appliances and counters
- C 250 mm raised plinth for washing machine and tumble drier
- D Turning circle with knee space below counter, Diameter: 1500 mm for UD and 1800 mm for UD+ dwellings



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5.3.8 Bathroom / WC

Entry Level Toilet

UD

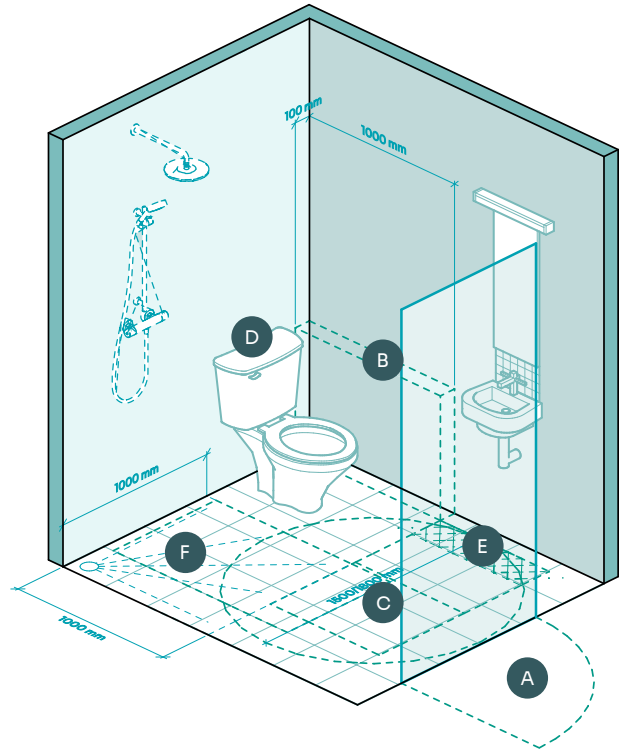
All entry level toilets to be designed to larger dimensions and include future-proofing provision for installation of a shower.

UD+

All units to be provided with a level-access shower at entry level, either in the main bathroom or in the entry level toilet.

UD & UD+ Entry Level Toilet

- A Outward opening door
- B 1000 mm x 100 mm clear space for provision of future grab rails
- C Min. 1500/1800 ø mm turning circle provided for UD/UD+, clear of door swings
- D Toilet positioned between 450 - 500 mm from wall
- E Wash basin with max. 200 mm overlap of toilet access zone
- F 1000 mm x 1000 mm clear zone with level access shower (UD+), or future proofing for provision thereof (UD)



Main Bathroom

UD

Main bathroom to meet minimum dimensions of 2100 x 2400mm.

Provide bathroom adjacent to a bedroom, with either a door link or a soft spot for future connecting door.

Ensure location of sanitaryware and pipework will not need to be moved to allow for interconnection between the bedroom and the bathroom at a later date.

Provide a 1.5m wide turning circle, clear of the door swing.

Locate the shower area away from doors and place the showerhead so that water is directed away from door openings.

Where a bath is installed, allow for all necessary provisions for easy change to shower in the future.

Include provisions for future grab rails to be installed.

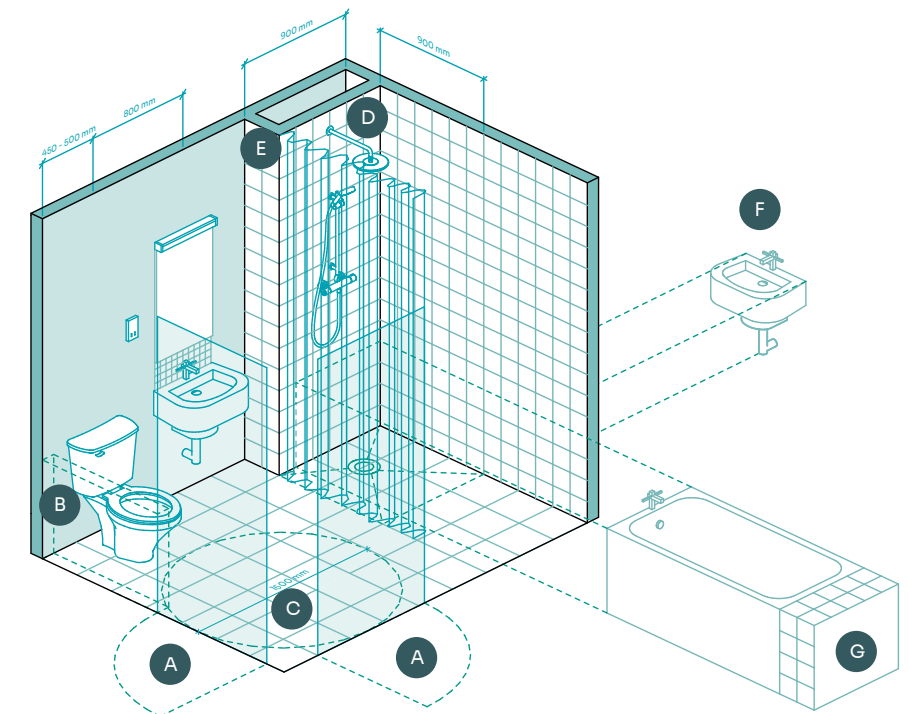
Where weighted shower curtains are provided, ensure they are long enough to allow the weighted bottom of the curtain to sit on the floor surface.

Avoid shower doors that require a support channel on the floor.

Avoid half-height shower doors, which are used in conjunction with a shower curtain.

UD Bathrooms

- A Outward opening doors, with one entry point from adjacent bedroom
- B 100 mm x 1000 mm clear space for provision of future grab rails
- C Min. 1500 \varnothing mm turning circle provided for UD, clear of door swings
- D 900 mm x 900 mm level access shower located away from door openings
- E Weighted shower curtain, where provided, to extend to floor
- F Alternate position for hand wash basin
- G Bath with end platform for ease of transfer considered as an alternative



UD+

Main bathroom to meet minimum dimensions of 2500 x 2650mm.

Provide a 1.8m wide turning circle, clear of the door swing.

Doors to bathrooms and WCs should generally open outwards and be able to be opened by a third party from the outside in case of emergencies.

Consider support and a route for the installation of a tracked hoist for assisted transfer from the bed to the bathroom.

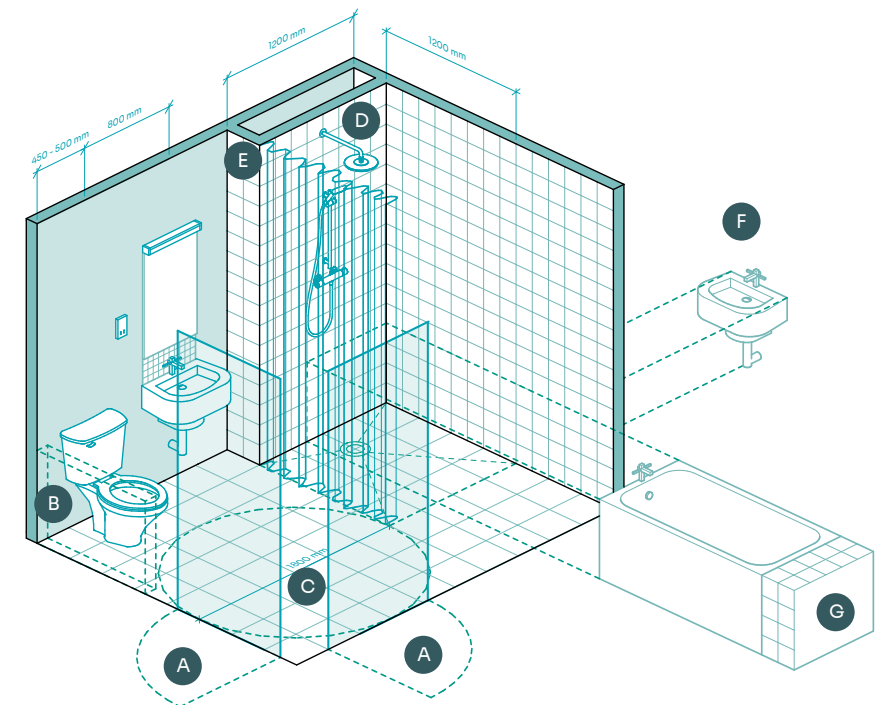
Provide a level-access shower.

Where level-access shower areas/wet rooms, Clúid considers that a level access shower tray should not exceed 6mm above floor level of bathroom. This is the recommendation of OT Housing Guidelines. For the avoidance of doubt, level access should not be confused with an 'easy access' or low-profile shower tray (> 30mm).

Include provisions for grab rails to be installed.

UD+ Bathrooms

- A Outward opening doors, with one entry point from adjacent bedroom
- B 100 mm x 1000 mm clear space for provision of future grab rails
- C Min. 1800 \varnothing mm turning circle provided for UD+, clear of door swings
- D 1200 mm x 1200 mm level access shower located away from door openings
- E Weighted shower curtain, where provided, to extend to floor
- F Alternate position for hand wash basin
- G Bath with end platform for ease of transfer considered as an alternative



Sanitaryware

It is important to remember that UD homes are provided to allow people to live independently. All components installed in UD homes should therefore feel domestic and not institutional. When specifying sanitaryware for UD homes, the use of standard ‘Doc M Pack’ style solutions will not be accepted. The following points should be considered when specifying sanitaryware for UD homes.

Toilet

Close-coupled toilets can present difficulties for some people due to the dimensions between the back of the seat and the cistern. Consider the provision of a separate bowl with low-level cistern WC or a larger close-coupled toilet with extended gluteal shelf.

Consider using black toilet lids to provide colour contrast.

Generally, a raised height WC will not be required.

Provide a paddle handle flush mechanism. Push button flush is not acceptable.

Wash Basin

Carefully consider the location and distance from the wall. Refer to diagram for guidance.

Install paddle handle single mixer taps.

Avoid sink pedestals as they can restrict ease of movement.

Include a chrome bottle trap under sink.

Bath

Generally, Clúid would not consider baths appropriate for UD units. However, they may be included in the family bathroom of larger 3-bedroom+ homes.

Baths should be steel enamelled with handgrips.

Include space at the end of the bath for sitting and mobilising into the bath.

Ensure paddle-handle mixer tap is provided and within easy reach.

Accessories

The provision of grab-rails and shower seats will not be required at handover, except where a specific resident's needs are being accommodated. To allow for futureproofing, an appropriate substrate, such as plywood panel or timber grounds, should be installed in suitable locations.

Appropriate colour contrast should be considered for all accessories and finishes.

As noted previously in this guide, Clúid requires a slip resistance of PTV >35 for all bathroom and kitchen floors.

5.3.9 Bedrooms

As mentioned in the living space section, it would be prudent to provide for a temporary bed space in the ground level living room. The following design principles should be included, along with guidance outlined previously in this guide:

UD

Provide a 1.5m wide turning circle, clear of the door swing.

Provide clear circulation routes of 800mm wide around all sides of a double bed.

Where a bedroom is provided at ground floor level, provide for a door to access private open space and an alternative escape in case of fire. It should not be necessary for a person with mobility challenges to rely on climbing out a window, which may be impossible without second person assistance.

Provide at least one bedroom, adjacent to a bathroom, with a soft spot for a connecting door.

Provide additional wiring/switch to allow bathroom light to be controlled from bedroom also.

UD+

A bedroom must be provided at access level.

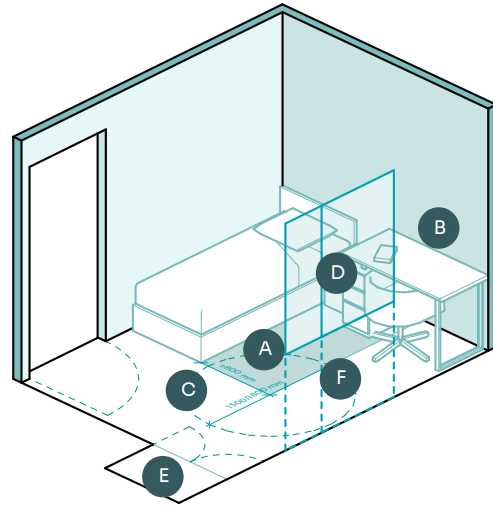
Provide a 1.8m wide turning circle, clear of the door swing.

Provide clear circulation routes of 900mm wide around all sides of double bed.

Consider location of window and bed position to allow a view out for somebody who may be bed-bound.

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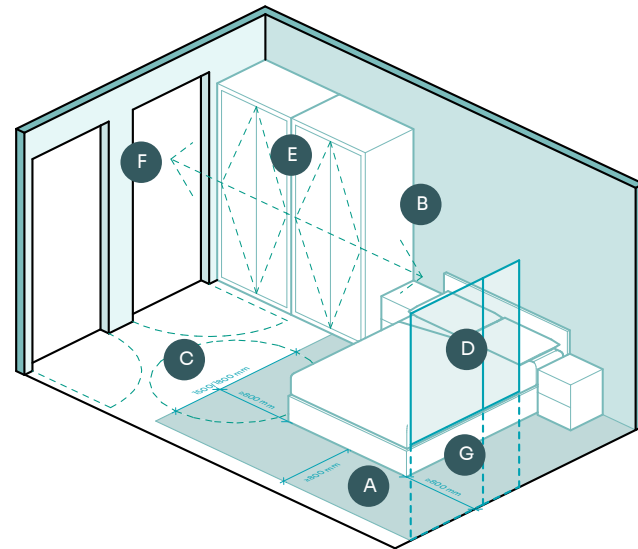
UD & UD+ Bedrooms



- A** Min. 800 mm clear space to one side of a single bed
- B** 600 mm deep zone for furniture at the head of the bed
- C** Min. 1500/1800 ø mm turning circle provided for UD/UD+, clear of door swings
- D** Window positioned to provide a view for someone who is bed-bound
- E** Space for no. (1) 900 x 600 mm wardrobe

Optional

- F** Door to private amenity space may be considered in lieu or alongside of window, particularly in a ground floor dwelling as an alternate fire escape route



- A** Min. 800 mm clear space to three sides of a king bed
- B** 600 mm deep zone for furniture at the head of the bed
- C** Min. 1500/1800 ø mm turning circle provided for UD/UD+, clear of door swings
- D** Window positioned to provide a view for someone who is bed-bound
- E** Space for no. (2) 900 x 600 mm wardrobes
- F** Bedroom adjacent to a bathroom with soft spot or connecting door

Optional

- G** Door to private amenity space may be considered in lieu or alongside of window, particularly in a ground floor dwelling as an alternate fire escape route

5.3.10 Storage

The following design principles should be included, along with guidance on storage provision outlined previously in this guide:

UD

Provide at least one storage space which can be directly accessed from the entrance area.

Limit the provision of large storage areas on upper floors.

Where under-stairs storage forms part of the storage provision, the floor space area is to be measured at 1.5m above floor level.

Where storage cabinets are a part of the storage area provision, it is to be maximum 600 mm in depth, have adjustable height shelves and outward opening doors.

UD+

Provide at least half of all storage space below 1200mm above finished floor level.

Provide an additional storage space of 1100 mm x 1700 mm for wheelchair storage with electrical provision for wheelchair charging. In apartments, it may be necessary to allow for a fire door to this storage space.

5.3.11 Private Amenity Space

High-quality private amenity space is essential for all UD homes. Careful design of these external spaces will ensure they are used to their full potential and enrich the lives of our residents.

The following design principles should be included, along with guidance on gardens and balconies outlined previously in this guide.

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UD

All external doors leading to the home’s private amenity space should be level access. Low-profile thresholds must be installed, and this should be considered carefully in the design from the outset.

Swing doors to be provided. Sliding doors are not acceptable in UD homes as they can be difficult to open for some users.

Gardens must be usable and accessible. At least 50% of a sloped garden area should be landscaped and levelled to a reasonable gradient, a maximum of 1:15.

Gardens to be provided with a paved, patio area with a minimum depth of 1800mm and a minimum area of 7m².

Balconies and terraces in apartments to include a 1.5m wide turning circle, clear of the door swing.

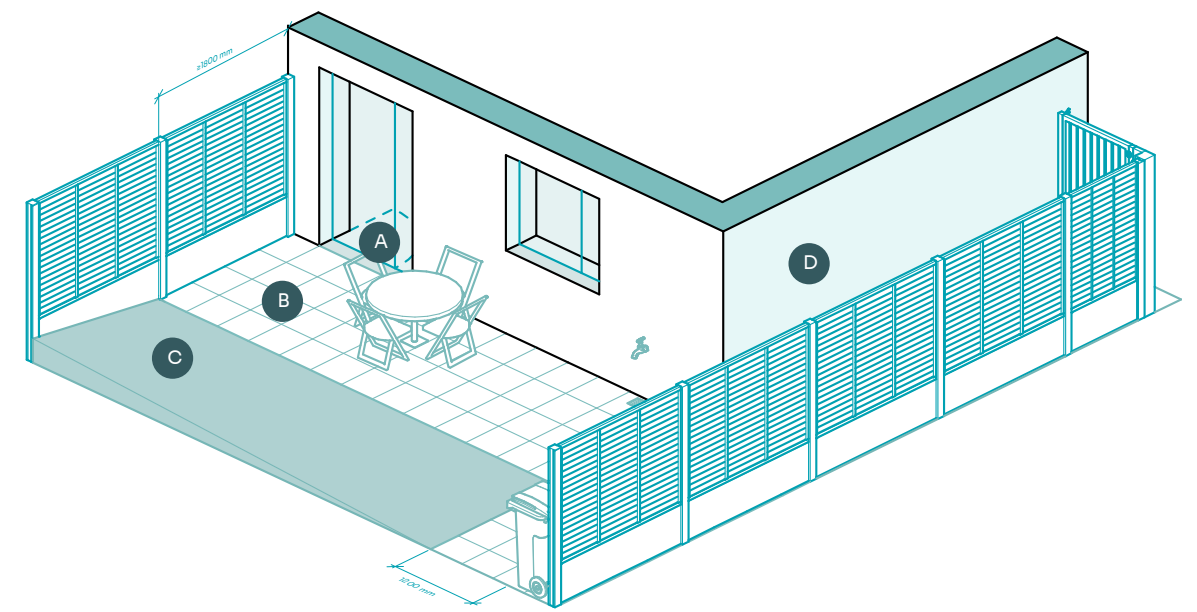
Balconies and terraces in apartments to have a minimum depth of 1.8m.

UD & UD+ Rear Gardens

- A Swing doors with low profile thresholds for level access
- B Paved patio area of min. depth 1800 mm and min. area 7 m²
- C Sloped area <50% of total garden to be landscaped and graded, where applicable

Optional

- D 1200 mm wide level access side passage



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UD+

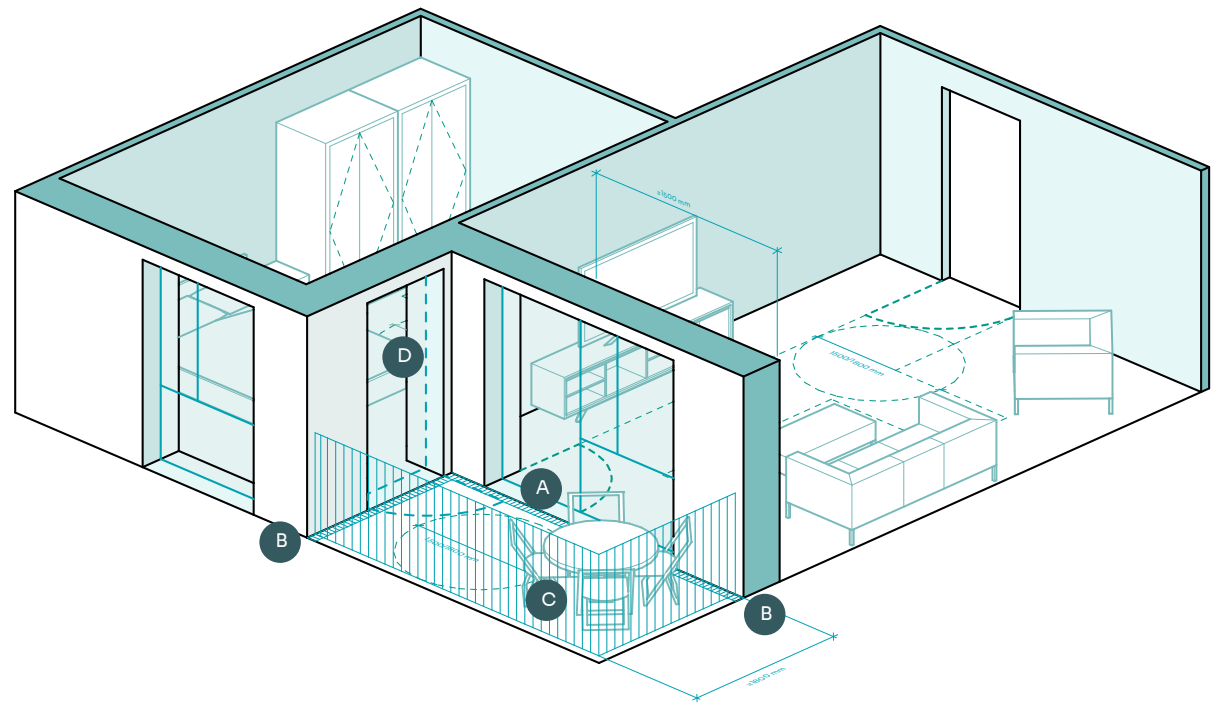
Balconies and terraces in apartments to include a 1.8m wide turning circle, clear of the door swing.

UD & UD+ Balconies

- A** Swing doors with low profile thresholds for level access
- B** Slip resistant surface with perimeter drainage channel
- C** Min. 1800 mm deep balcony with 1500/1800 ø mm turning circle provided for UD/UD+ clear of door swings and outdoor furnishings

Optional

- D** Additional access to private amenity space from bedroom



5.3.12 Components

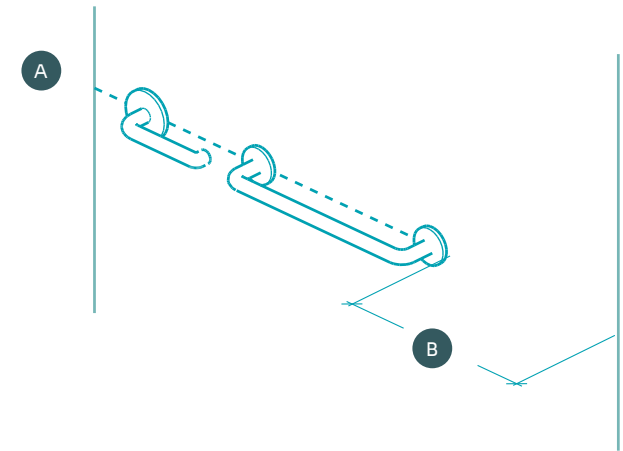
Windows

- Where trickle-vents are provided, they should be at the side or bottom of the window and reachable.
- Where rooflights are provided in UD homes, electrically operated controls should be provided to open and close the window.
- Where rooflights are provided in UD homes, provide integrated blinds with electrically operated controls to raise and lower blinds.

Ironmongery

- Install pull handles on entrance doors to enable the door to be closed from outside.
- Provide D-profile handles to all internal doors.

UD Door Handles



- Ⓐ Same diameter and fixing height for handles
- Ⓑ Adequate dimension for effective pulling

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Controls/ Switches/ Sockets

Consideration of location of switches, outlets and controls can improve ease of use for all users. Switches that require gripping or twisting are not suitable for a wide range of users.

UD

Switches shall be operable using a closed fist or elbow and shall not rely on single finger operation.

All outlets, switches and controls shall be installed at minimum 300 mm away from any internal room corner.

Lighting switches and permanently wired switches shall be installed between 900 mm and 1100 mm from finished floor level.

A doorbell or intercom display shall be positioned with the controls between 900 mm and 1200 mm above external ground level.

Sockets shall be installed between 400 mm and 1200 mm above finished floor level. TV sockets generally at 700 mm high minimum. Where they are above counter, sockets should be installed 100 mm above countertop level.

Isolator switches to be installed at 900 mm maximum height.

Lighting to double bedrooms shall be operable by two-way switches, one positioned by the bed, and one positioned by the door.

A capped electrical spur shall be provided adjacent to the potential stair lift route, to enable future installation.

A capped electrical spur shall be provided 150 mm below the ceiling in a corner of the bathroom and the adjacent bedroom for future provision of a hoist.

An electrical spur shall be provided, aligned with the soft spot for future installation of a through-floor lift.

Switches, outlets and controls should visually contrast with adjacent surfaces, with difference in L.R.V. of minimum 30 points.

UD+

A fused spur connection unit to be provided at each door to facilitate future installation of assisted opening devices.

A socket for wheelchair charging to be provided in the wheelchair charging storage space

5.4 Additional Information on Clúid UD Principles

5.4.1 Part M of Building Regulations

Currently, Part M of the Building Regulations requires homes to meet ‘visitability’ requirements and a basic level of accessibility. Use of diagrammatic layouts provided in TGD Part M and other Codes of Practice (e.g. BS 8300) should only be used for reference. It is important to emphasise that compliance with Part M for homes does not constitute an accessible UD home.

Similarly, the provision of a Disability Access Certificate (DAC) for a multi-unit residential development does not constitute an accessible UD scheme.

5.4.2 Clann

As outlined in Chapter 4 of this guide, all Clann homes should be designed to a minimum of UD

standard, with a portion of homes in some Clann schemes also meeting UD+ standards.

Where an apartment scheme is specifically for older persons, the common areas and circulation will also benefit from inclusion of UD principles over and above Part M accessibility requirements for these areas.

Moreover, the provisions for a UD home will generally align with what is needed for Clann residents.

5.4.3 Open-Plan Apartments

In respect of open-plan layouts (i.e. the omission of internal hallways and corridors in favour of sprinkler provision), the reduction in the number of doors can make these units more accessible and suitable for UD.

However, it is even more important that planning of activity zones, furniture layouts and circulation routes are well-defined and intuitive.

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6.1 Fire: Evacuation and Escape Routes

Fundamentally, residents must be capable of independent evacuation to a place of safety. A ‘remain in place’ or ‘stay-put’ strategy will not be acceptable to Clúid.

Generally, the use of a Personal Emergency Evacuation Plan (PEEP) will not be considered as a solution to a design that does not provide for total evacuation to a place of safety.

- Where a bedroom is provided at ground floor level, provide for a door to access private open space and an alternative escape in case of fire.
- Escape routes within a storey of a dwelling house shall be step-free.

MUDs

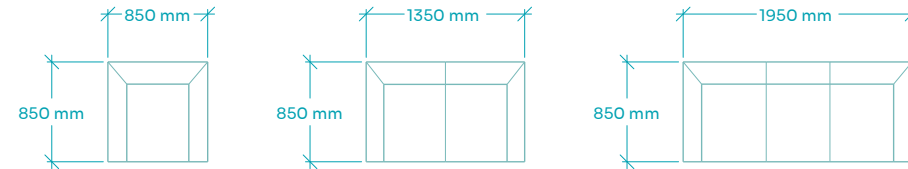
- In some instances, the provision of an evacuation lift may need to be considered.
- Access to refuge areas shall be step-free.
- Visual and audible fire alarms to be provided.
- Step-free access routes to assembly points for multi-dwelling buildings including building exits.

6.2 Furniture Schedule

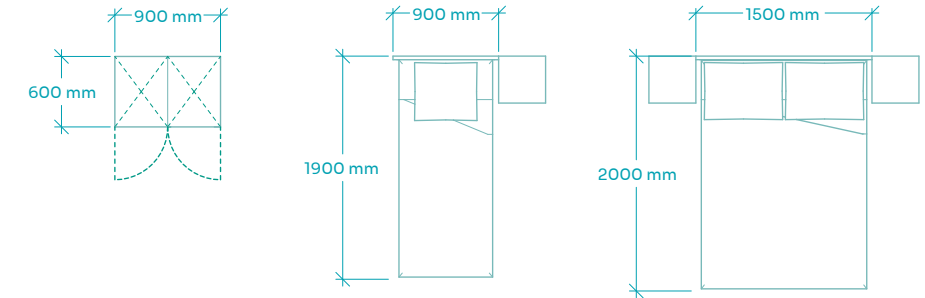
Reference sizes and provision to be used in layout drawings to demonstrate compliance with the Design Guide requirements and occupancy numbers (based on bedspaces provided).

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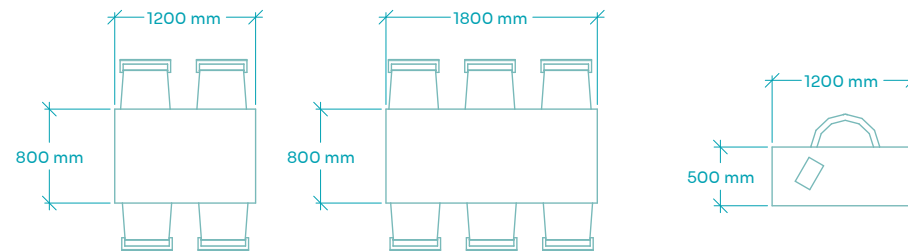
Furniture Schedule



No. of Bed Spaces	Minimum Seating Requirement
2	A sofa or seating arrangement for three persons
3-4	A sofa or seating arrangement for four persons
5+	A sofa or seating arrangement for each additional person



Room Type	Minimum Furniture Requirement
Single	Bed 1900 x 900 mm, locker 450 x 450 mm and wardrobe 900 x 600 mm
Double	Bed 1500 x 2000 mm, (2) locker 450 x 450 mm and (2) wardrobe 900 x 600 mm
Twin	(2) Bed 900 x 2000 mm, (2) locker 450 x 450 mm and (2) wardrobe 900 x 600 mm



No. of Bed Spaces	Minimum Dining Table Sizing
2-4	800 x 1200 mm
5+	800 x 1800 mm

No. of Bed Spaces	Minimum Study Table Sizing
Any	500 x 1200 mm

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6.3 General Housing/ Apartment Space Requirements

The following tables indicate the target gross floor area and the minimum floor areas for living, bedroom and storage areas for the various dwelling types. The chart takes into consideration the number of bedrooms, intended occupants and the height of the dwelling. (Department of Housing, Local Government and Heritage, 2022)

Area Schedule 1

Dwelling Type	Target Gross Floor Area (sqm)	Minimum Main Living Area (sqm)	Aggregate Living Room Area (sqm)	Aggregate Bedroom Area (sqm)	Aggregate Storage Area (sqm)
4 Bed/7P House (3 storey)	120	15	40	43	6
4 Bed/7P House (2 storey)	110	15	40	43	6
4 Bed/7P House (1 storey)	100	15	40	43	6
4 Bed/7P Apartment	105	15	40	43	11

3 Bed/6P House (3 storey)	110	15	37	36	6
3 Bed/6P House (2 storey)	100	15	37	36	6
3 Bed/6P House (1 storey)	90	15	37	36	6
3 Bed/6P Apartment	94	15	37	36	10

3 Bed/5P House (3 storey)	102	13	34	32	5
3 Bed/5P House (2 storey)	92	13	34	32	5
3 Bed/5P House (1 storey)	82	13	34	32	5
3 Bed/5P Apartment	86	13	34	32	9

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Area Schedule 1 (continued)

Dwelling Type	Target Gross Floor Area (sqm)	Minimum Main Living Area	Aggregate Living Room Area	Aggregate Bedroom Area (sqm)	Aggregate Storage Area (sqm)
3 Bed/4P House (2 storey)	83	13	30	28	4
3 Bed/4P House (1 storey)	73	13	30	28	4
3 Bed/4P Apartment	76	13	30	28	7

2 Bed/4P House (2 storey)	80	13	30	25	4
2 Bed/4P House (1 storey)	70	13	30	25	4
2 Bed/4P Apartment	73	13	30	25	7

2 Bed/3P House (2 storey)	70	13	28	20	3
2 Bed/3P House (1 storey)	60	13	28	20	3
2 Bed/3P Apartment	63	13	28	20	5

1 Bed/2P House (1 storey)	44	11	23	11	2
1 Bed/2P Apartment	45	11	23	11	3

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Area Schedule 2

Apartment Type	Living / Dining Room Width (m)	Living / Dining Aggregate Area (sqm)
1 Bed/2P Apartment	3.3	23
2 Bed/3P Apartment	3.6	28
2 Bed/4P Apartment	3.6	30
3 Bed/5P Apartment	3.8	34

Apartment Type	Balcony Area (sqm)
1 Bed/2P Apartment	5
2 Bed/3P Apartment	6
2 Bed/4P Apartment	7
3 Bed/5P Apartment	9

Bedroom Type	Bedroom Width (m)	Minimum Area (sqm)
Single	2.1	7.1
Double	2.8	11.4
Twin	2.8	13

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6.4 General Design Review Requirements

The below table sets out the information requirements for a high-level design review.

General Notes

All drawings should be provided in PDF format with ample resolution to facilitate the detailed review of all drawings.

A pack of site photographs and 3D renders if available.

All drawings should reflect a design strategy which takes account of spatial awareness for both residents and visitors (including people with disabilities); the use of the development; the entrance approach; the unit and room layout, including furniture, fixtures and fittings.

Each drawing submitted should demonstrate that the furniture is of an accurate scale. It should be clear that full provision has been made for circulation, accessibility, services layout and any interface or IT points in their designed locations.

All site, unit and room layout plans, elevations and sections should indicate, in an easily identifiable format, all principal running internal and external dimensions and internal and external levels.

Plan cuts in roof spaces to be at +1.5m above finished floor level and ceiling height +2.4m to be indicated.

The site plan should include contours with levels shown and referenced against the OS Datum or a local fixed and identifiable benchmark. All site layout plans shall include an accurate and easily identifiable north point.

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General Information Requirements

A copy of the fully completed planning submission as lodged with the relevant Local Authority.

A copy of any further information submitted during the planning assessment process to the Local Authority and/or An Bord Pleanála.

A copy of the planning approval including all documents relating to same.

A copy of any planning compliance submissions and list of matters still outstanding and/or prior to commencement.

Copy of FSC and DAC application documents (drawings and technical reports) and any FSC and DAC received. Indicate whether it is the intention to use the 7-day notice mechanism in respect of same. If not lodged at the time of the review, proposed draft strategies should be provided.

Details of any soil investigations, wayleaves/ easement etc.

Flood mapping/investigation information.

Details of any demolition works.

Details of any protected structures adjacent to or within the curtilage of the site.

Information on any dilapidated structures that may affect the site or its boundaries.

Information on any anomalies that may impact the construction of, or access to, site boundaries.

Information on any utilities passing over or under the extents of the site and its boundaries.

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Drawing and Specification Requirements

Site Location Plan – Scale of not less than 1:1000 in built up areas and 1:2500 in all other areas marked in colour to clearly identify the land or structure to which the development relates and clearly delineating the boundaries to that development. Ownership details to be included on the drawing.

Site Layout Plan – Scale of not less than 1:500 showing the site boundary in red, and clearly identifying adjacent buildings, lands and usage, entrances, roads, boundaries, potable water outlets and wastewater outfalls (with distances from these features to the new development noted), tree stands and any other relevant / affected features. Contours with levels shall be shown and referenced against the OS Datum or a local fixed and identifiable benchmark. All site layout plans shall include an accurate and easily identifiable north point.

Landscaping Drawings and Specification – Overall site landscaping plan and specification detailing soft and hard landscaping proposals. Drawings to include street furniture, bin stores, boundary treatments, planter box details, public lighting etc. Detail drawings of specific features to be included where appropriate. Plans to include proposed site levels. Drawings should clearly differentiate between proposed surface materials.

Development Drawings – Including, but not limited to, plans, elevations, site sections and building sections. If the scheme is a multi-unit development, individualised unit type drawings should be provided. Refer to general notes.

General Specification – To include details of M&E, fixtures and fittings, general finishes and construction methodology.

Structural Details/Proposals – If drawings are not available, a written description of the proposed approach shall be provided.

Schedule of Accommodation – To include gross floor areas and overall floor areas of rooms identified. Storage areas to be included within the schedule of accommodation.

Note: Further information may be requested depending on the scale and complexity of the project.

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6.5 Developer Design and Build Information Requirements

The below table sets out the information requirements for a developer design and build tender assessment.

General Notes

All drawings should be provided in PDF format with ample resolution to facilitate a detailed review of all drawings.

All site / unit / room layout plans, elevations and sections shall indicate, in an easily identifiable format, all principal running internal and external dimensions and internal and external levels.

Plan cuts in roof spaces to be at +1.5m above finished floor level and ceiling height +2.4m to be indicated.

Planning Information

A copy of the fully completed planning submission as lodged with the relevant Local Authority.

A copy of any further information submitted during the planning assessment process to the Local Authority and/or An Bord Pleanála.

A copy of the planning approval including all documents relating to same.

A copy of any planning compliance submissions and list of matters still outstanding and/or prior to commencement.

Confirmation that the disposal of effluent is discharged to a Local Authority / Irish Water sewer with civil engineers as built drawing showing the locations, depth, type and size of all pipework, chambers, and valves, with the direction of flow identified. Any site anomalies should be clearly identified.

Confirmation if an environmental impact assessment was required or not as part of planning application.

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BCAR Information

Copy of FSC and DAC application documents (drawings and technical reports) and any FSC and DAC received. Indicate whether it is the intention to use the 7-day notice mechanism in respect of same.

Clarification if any derogations are required in respect of building regulations (e.g., for protected structures or work to existing buildings)

Information on any conservation requirements.

Preliminary BERs and Part L Compliance Report.

To ensure the extents of TGD K and TGD B are provided, CHA require that window transom levels are shown via a red line across the elevation, confirming that all transoms when measured from the highest stepping point e.g., floor or window board comply with all requirements for window guarding set out in TGD K and TGD B. This must be clearly demonstrated by section and elevation drawings within the submitted drawing package.

Design Quality Information

Storyboard/narrative on how the development meets the requirements of Clúid’s Design Guide 2025–2030.

Proposals for common room and adjacent facilities where the development is identified as ‘age-friendly’.

Provide in legible format a Schedule of Accommodation with gross floor areas and floor areas of rooms identified.

Every applicable drawing should have furniture to an accurate scale to confirm that circulation provision, accessibility, services layout, and any interface / IT points have been fully considered in their designed location.

3D renderings should be included as required to demonstrate the design quality required and as set out in this Design Guide.

Planting and Landscaping of public and private amenity spaces.

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Site Information

Details of any soil investigations, wayleaves/ easement etc.

Flood Mapping.

Site photographs, including existing boundaries.

Details of any demolition works.

Details of any protected structures adjacent to or within the curtilage of the site.

Information on any dilapidated structures that may affect the site or its boundaries.

Information on any anomalies that may impact the construction of, or access to, site boundaries.

Information on any utilities passing over or under the extents of the site and its boundaries.

The proposed development lands under the control of the developer shall be outlined in red and wayleaves shall be shown in yellow. Any other lands in control of developer adjacent to the subject site should also be shown in blue. Indication of any phased development proposals.

Technical Information

Information on proposed construction techniques and technologies e.g. timber frame, 2D or 3D volumetric.

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Specification Information

Full architectural specification.

Information on components and finishes including reference to durability/ life span.

Information on private amenity spaces/balconies.

Information on boundary treatments for dwellings and overall scheme.

Mechanical and Electrical Services

Service requirements for the home.

Information on electric vehicle charging.

Space and water heating in the home.

Electrical service provision.

Proposals for HVAC of common areas in multi-unit buildings (e.g. corridors, stairs, entrances etc.)

The below table sets out the information requirements for a developer design and build project in advance of contract signing.

Site Location Map

Scale of not less than 1:1000 in built up areas and 1:2500 in all other areas, marked in colour to clearly identify the land or structure to which the development relates and clearly delineating the boundaries to that development.

Site Layout Plan

Scale of not less than 1:500 showing the site boundary in red, and clearly identifying adjacent buildings, lands and usage, entrances, roads, boundaries, potable water outlets and wastewater outfalls (with distances from these features to the new development noted), tree stands and any other relevant / affected feature. Contours with levels shall be shown and referenced against the OS Datum or a local fixed and identifiable benchmark. All site layout plans shall include an accurate and easily identifiable north point.

Landscaping Drawings and Specification

Overall site landscaping plan and specification detailing soft and hard landscaping proposals. Drawings to include street furniture, bin stores, boundary treatments, planter box details, public lighting etc. Detail drawings of specific features to be included where appropriate. Plans to include proposed site levels. Drawings should clearly differentiate between proposed surface materials.

General Arrangement drawings – Construction Stage

Including, but not limited to, plans, elevations, site sections, building sections at a minimum scale of 1:200 with specific construction details at 1:5. All shall be set out to metric measurement and shall include a clear referencing system to identify the detail location in relation to the GA set.

General Specification – Construction Stage

A full, detailed specification for all units is to be provided.

Civil and Structural Drawings

Drawings shall be at a minimum scale of 1:200 with specific details at 1:5. All shall be set out to metric measurement and shall include a clear referencing system to identify the detail location in relation to the GA set.

M&E drawings

Drawings shall be at a minimum scale of 1:200. All shall be set out to metric measurement and shall include a clear referencing system to identify locations of all sockets, light switches, heating controls, etc.

Kitchen Design Drawings

Detailed kitchen design drawings to be provided, clearly showing locations of all appliances, sink and storage. Kitchen drawings should include M & E layout to allow Clúid to assess functionality.

Bathroom Layout

Detailed bathroom layout drawings to be provided, clearly showing locations of all sanitary ware, fixtures and fittings, etc. Drawings should also clearly identify the extent of all floor and wall tiling. If main bathroom is also the visitable WC under Part M, then the transfer zone should be clearly identified.

Schedule of Accommodation

Provide in legible format a Schedule of Accommodation with gross floor areas and the floor areas of each room identified. A detailed schedule shall be provided for each unit.

Planning Permission

The following information shall be provided:

- A copy of the final grant of planning permission and all attached conditions.
- A copy of the fully completed planning submission as lodged with the relevant Local Authority.
- A copy of any further information submitted during the planning assessment process to the Local Authority and/or An Bord Pleanála.
- A copy of any planning compliance submissions still outstanding.
- Confirmation if an environmental impact assessment was required or not as part of planning application.

Fire Safety Certificate

Where applicable, a copy of granted fire safety certificate shall be provided, along with the suite of information submitted as part of the application process.

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Disability Access Certificate

Where applicable, a copy of granted disability access certificate shall be provided, along with the suite of information submitted as part of the application process.

Proposed materials/products submittal register.

Proposed external finishes and components register.

Lift specification details.

Schedule of warranties and confirmed / proposed activation dates and durations. This should include any available warranty extensions that can be purchased by Clúid at handover.

Preliminary H&S Plan (To include Design Risk Assessments carried out by each consultant).

Soil Investigation Report (If Applicable).

Ecology Reports (e.g., Invasive Species, Tree surveys, etc.).

Site and Building Lighting Plan.

Refuse Areas and Ancillary Buildings Details.

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6.6 Clúid’s Handover Requirements

Handover Documentation

Resident manual to cover heating, ventilation, water, drainage, garden and anything else Clúid deem necessary.

Short videos of heating/ventilation/tunstall and any other components Clúid deem necessary to be no more than 3 minutes and to be separate for each component.

Guarantees/warranties/makes/models/installer details/suppliers/warranty start/end date and any other details required for all electronic equipment in a template provided by Clúid.

Managing agent contact details and other relevant information e.g. OMC responsibilities.

A demonstration for Clúid staff 2–4 weeks prior to handover providing a very technical demonstration to technical staff and more basic demonstration to all other staff.

Heating to be switched on in each property.

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Defects Period

Full details of the defects liability period to be provided.

Timeframes – For emergency defects – 24 hours, for urgent defects – 5 days and for routine defects – 28 days. If there are delays, Clúid and the resident must be notified.

Provide the contact details of at least 2 people with responsibility for defects e.g. mobile and email as well as out of hours contact details.

Developer to agree to Clúid's defects process and send weekly update reports and any associated templates.

A full list of codes for CCTV, doors, lockboxes.

Soft copy of the fire evacuation plan.

Car parking plans.

Keys Requirements

Individual key pouches for property.

Post box keys.

Fobs should be provided for each unit, including ten number additional fobs for staff and replacement purposes.

The fobs should be of a type readily available on the Irish market. A fob reader should be installed in the development (location to be agreed) to allow Clúid to reprogramme and / or programme existing and replacement fobs.

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6.7 Snagging Templates

Snagging Template (minimum standard required)

It is essential that when Clúid's residents move into their new home all systems, services and finishes meet the expected quality standards. To ensure no aspects of the fitout and finish are missed, Clúid has developed a base snagging list as a minimum standard for the responsible party to develop to ensure the high standards of fit and finish are achieved.

Unit Snag Checklist / Internal		
Project:		
Job Ref:		
Date:		
Unit No:		
Unit Pass:	Yes	No

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Entrance Hall	Yes	No	Comment
Entrance door DPC's are installed and cloaking the extents of the door frame.			
Doorbell light / sounding.			
External light/ switchable / secured / lighting.			
Entrance door hinges provide sufficient tolerances to allow future adjustment.			
Threshold complies with TGD M and can accommodate tiled floor finish to entrance hallway.			
Glazed side screen has toughened glass marking.			
Euro spec cylinder provided to entrance door with thumb twist on internal face.			
Drainage channel provided at entrance door / confirm drainage to outfall as required / confirm cleanable provisions made by easily removable channel cover / confirm no potential for dry trap and odours.			
Entrance door complies with TGD M opening beyond 90 degrees with clear 90 degree opening and without ironmongery intrusion. No rad clash / skirting mounted door stop fitted.			
Access control / screen secured / screen image quality / call test / clean / finish.			

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Entrance Hall (continued)	Yes	No	Comment
Radiator location / secured on brackets / painted behind / TRVs adjusted / bleed screw access / temperature provision without stratification.			
Heating controls checked including thermostats / time clocks / remote operating valves / isolation switches / labelling. Gas shut off lever falls to safety.			
Smoke detectors in compliance with TGD B and manufacturers installation requirements.			
Light Switches / Ceiling rose aligned and centred / LED lamps.			
Sockets / switchable / height of install / labelled / secured to suitable grounds.			
Skirting Board moisture content / Deviation / Caulk / Painted / washable.			
Walls / Ceiling / Plumb / Level / scrim to ceiling joint / Paint Finish / washable.			
Floor Finish / level / ready to accept resident finish.			
Door operation / closer strength / door stops fitted / gaps / square / fire tags / finish.			
Saddle boards fitted / secured / stained.			
Window / guarding / escape/ restrictor operation / latch / window board / finish.			

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Entrance Hall (continued)	Yes	No	Comment
Stairs / TGD K and TGD M compliant / correct finger gapping to extents of handrails / TGD K & M compliant handrails for stair classification / newel posts secured / spindles secured / stringer secured and caulked, spindle retaining slips correctly fixed.			
Fire Evacuation Plan / A4 format / framed / secured / covered with polycarbonate screen. NOTE: required in apartments only.			

Visitable WC:	Yes	No	Comment
Door / 3 hinges / all screws fitted / clear ope width / correct swing location / no clash with pendant and lamp shade / saddle fitted / floor finish clearance / paint / finish.			
Undercut of door provides sufficient over sail to allow tiling of hallway (opening out).			
TGD M compliant / correct location and orientation of transfer zone / correct centreline of WC from wall / paddle-type handle for flushing and wash-hand basin / clean / finish.			
Extract fan / overrun set / isolation switch above door.			
Light switch / rose / clean globe / LED lamps / shaver socket / labelled isolation switches / equipotential bonding to sink and pipework.			
Radiator location / brackets / paint behind / TRVs / bleed screw access / bleed screw at top of vertical rads / temperature provision without stratification.			
Door not prevented opening fully (e.g. clash with radiator).			

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Visitable WC (continued):	Yes	No	Comment
Skirting board / moisture content / deviation / caulk / painted / washable.			
Floor tiles / slip rating / level / gaps / cracks / saddle board / transition strip fitted to tiled edge / living room floor junction / clean.			
Walls / ceiling / plumb / level / scrim to ceiling joint / paint finish / washable.			
Equipotential bonding to sink and radiator / towel rad / penny valves To WHB feed / sink bowl secured to wall / pedestal secured to floor / penny valve to toilet / removable boxing to waste runs.			
Check taps / drainage services / access to P trap for removal / secured tap feed pipes / secured waste pipes / floor closed around WHB waste / back splash tiled and sealed at base / WHB plug provided / overflow tested / Joint between WHB and Backsplash Sealed.			
Decentralised mechanical extract ventilation system / correct undercuts to doors / ductwork falling to external / switches - humidistats set and operating with correct over run / boost switching labelled / ductwork accessible for maintenance / duct work junctions correctly sealed and supported.			
Pan and cistern / secured to floor and wall / filling valve adjusted to provide full flush / penny valve fitted and accessible / multiwick accessible / pan sealed at junction with tiles / toilet seat fitted and fittings covered / leaks / clean.			
Bathroom fixtures fitted to secure grounds / level / clean.			

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Living Room	Yes	No	Comment
Media outlets in correct locations to avoid trailing cables for TV location.			
Radiator location / secured on brackets / paint behind / TRVs adjusted / bleed screw access / temperature provision without stratification.			
Smoke detectors in compliance with TGD B and manufacturers installation requirements.			
Light switches / ceiling rose aligned and centred / LED lamps.			
Sockets / switchable / height of install / labelled / secured to suitable grounds.			
Skirting boards / moisture content / deviation / caulk / painted / washable / junction to architrave.			
Walls / ceiling / plumb / level / scrim to ceiling joint / paint finish / washable.			
Floor finish / level / saddle board secured and stained / ready to accept resident finish.			
Door operation / closer strength (agreed type) / closing to provide fire rating / certified and stamped hinges / gaskets behind hinges for fire door set / are the intumescent strips painted - does the spec allow for this / door stops fitted / compliant gaps for TGD F and B / leaf square in frame/ fire tags / finish.			
Saddle boards fitted / secured / stained.			

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Living Room (continued)	Yes	No	Comment
Window / guarding to TGD K and B / escape to TGD B / non-lockable lever / restrictor operation / latch / window board / easy clean opening light operation - check spec / finish.			
Wall mounted vent / clean and clear duct / non-closable / TGD F free area / sloped to external.			
Decentralised mechanical extract ventilation system / correct undercuts to doors / ductwork falling to external / switches - humidistats set and operating with correct over run / boost switching labelled / ductwork accessible for maintenance / duct work junctions correctly sealed and supported.			

Kitchen	Yes	No	Comment
Door operation / closer strength / door stops fitted / gaps / square / fire tags / finish.			
Saddle boards fitted / secured / stained.			
Undercut of door provides sufficient over sail to allow tiling of kitchen (where door opens into tiled zone).			
Light switch / rose / LED lamps / sockets / heat detectors / labelled isolation switches / equipotential bonding to sink and pipework.			
Radiator location / brackets / paint behind / TRVs / bleed screw access / temperature provision without stratification.			

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Kitchen (continued)	Yes	No	Comment
Isolating switches / 3 amp fuse to gas boiler isolation switch / all isolating switches labelled / all securely fixed and sealed to perimeter where fixed to bevelled tiles etc.			
Gas boiler / heat pump commissioning cert provided / warranty activated in favour of Clúid.			
Where gas boilers are used, have carbon monoxide (CO) alarms been provided and located correctly as required under building regulations.			
Sockets / switchable / height of install / labelled / secured to suitable grounds / sealed to tiles.			
Skirting board / moisture content / deviation / caulk / painted / washable.			
Walls / ceiling / plumb / level / scrim to ceiling joint / paint finish / washable.			
Floor tiles / slip rating / level / gaps / cracks / saddle board / transition strip fitted to tiled edge / living room floor junction / clean.			
Cooker hood operation / integrated door adjustment / fan motor clean / filter fitted / supported ducting / duct falling to external / removable box out to access fuse and ducting.			
Window / guarding to TGD K and B / escape to TGD B / non-lockable lever / restrictor operation / latch / window board / easy clean opening light operation - check spec / finish.			
Wall tiles / returned at countertop window reveal / edge beading / stop beads / level / gaps / cracks / clean.			

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Kitchen (continued)	Yes	No	Comment
Silicone to base of counter - wall tiles to match grout.			
Silicone beading to extents of window board.			
Countertop cut to receive standard hob.			
Caulk to window frame / reveal where required.			
Kitchen cabinets / secured / closed off to underside / doors and drawers adjusted / checked for warp / hinges screwed and adjusted / gasket to sink bowl / equipotential bonding to sink / penny valves to sink feed / water shut off lever and back board cut-out / labelled / taps secured / combi-mate and instructions, and opening spanner.			
Check taps / drainage services / access to P trap for removal / secured tap feed pipes / secured waste pipes / removable backboard to sink carcass.			
Decentralised mechanical extract ventilation system / correct undercuts to doors / ductwork falling to external / switches - humidistats set and operating with correct over run / boost switching labelled / ductwork accessible for maintenance / duct work junctions correctly sealed and supported.			

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Utility Room	Yes	No	Comment
Light switch / rose / LED lamps / sockets / smoke detectors / labelled isolation switches / equipotential bonding to sink and pipework.			
Radiator location / brackets / paint behind / TRVs / bleed screw access / temperature provision without stratification.			
Smoke detectors in compliance with TGD B and manufacturers installation requirements.			
Sockets / switchable / height of install / labelled / secured to suitable grounds / sealed to tiles.			
Skirting board / moisture content / deviation / caulk / painted / washable.			
Walls / ceiling / plumb / level / scrim to ceiling joint / paint finish / washable.			
Floor tiles / slip rating / level / gaps / cracks / saddle board / transition strip fitted to tiled edge / living room floor junction / clean.			
Door operation / closer strength / door stops fitted / gaps / square / fire tags / finish.			
Window / guarding to TGD K and B / escape to TGD B / non-lockable lever / restrictor operation / latch / window board / easy clean opening light operation - check spec / finish.			
Window glazing marking toughened / laminated.			
Check taps / drainage services / access to P trap for removal / secured tap feed pipes / secured waste pipes / removable backboard to sink carcass / floor closed off at waste pipe outfall.			

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Utility Room (continued)	Yes	No	Comment
Utility cabinets / secured / closed off to underside / doors and drawers adjusted / checked for warp / hinges screwed and adjusted / gasket to sink bowl / equipotential bonding to sink / penny valves to sink feed / water shut off lever and back board cut-out / labelled / taps secured / combi-mate and instructions, and opening spanner.			
Decentralised mechanical extract ventilation system / correct undercuts to doors / ductwork falling to external / switches - humidistats set and operating with correct over run / boost switching labelled / ductwork accessible for maintenance / duct work junctions correctly sealed and supported.			

Bathroom	Yes	No	Comment
Light switch / rose / clean globe / LED lamps / shaver socket / labelled isolation switches / equipotential bonding to sink and pipework.			
Radiator location / brackets / paint behind / TRVs / bleed screw access / bleed screw at top of vertical rads / temperature provision without stratification.			
Skirting board / moisture content / deviation / caulk / painted / washable.			
Floor tiles / slip rating / level / gaps / cracks / saddle board / transition strip fitted to tiled edge / living room floor junction / clean.			

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Bathroom (continued)	Yes	No	Comment
Walls / ceiling / plumb / level / scrim to ceiling joint / paint finish / washable.			
Door operation / door stops fitted / gaps / square / finish.			
Window / guarding to TGD K and B / non-lockable lever / restrictor operation / latch / window board / easy clean opening light operation - check spec / finish.			
Equipotential bonding to sink and radiator / towel rad / penny valves to WHB feed / sink bowl secured to wall / pedestal secured to floor / penny valve to toilet / removable boxing to waste runs.			
Check taps / drainage services / access to P trap for removal / secured tap feed pipes / secured waste pipes / floor closed around WHB waste / back splash tiled and sealed at base / WHB plug provided / overflow tested / joint between WHB and backsplash sealed.			
Decentralised mechanical extract ventilation system / correct undercuts to doors / ductwork falling to external / switches - humidistats set and operating with correct over run / boost switching labelled / ductwork accessible for maintenance / duct work junctions correctly sealed and supported.			
Shaver light / secured / operating / clean.			
Bath / wall tanked / bath seal in place / wall tiles completed / bath panel removable / bath level / waste supported / accessible and removable trap / taps secured / shower hose, head and supporting rail secured and without leaks / bath plug provided / overflow tested / bath shower screen sealed across extents of screen post / screen tested and leak free.			

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Pan and cistern / secured to floor and wall / filling valve adjusted to provide full flush / penny valve fitted and accessible / multiwick accessible / pan sealed at junction with tiles / toilet seat fitted and fittings covered / leaks / clean.			
Bathroom fixtures fitted to secure grounds / level / clean.			
Shower screen water seal / bath correct length.			
Soft walls identified on as built drawings.			

Bedroom/s	Yes	No	Comment
Media outlets in correct locations and avoiding trailing cables for TV location.			
Radiator location / secured on brackets / paint behind / TRVs adjusted / bleed screw access / temperature provision without stratification.			
Smoke detectors in compliance with TGD B and manufacturers installation requirements.			
Light switch / rose / clean globe / LED lamps / shaver socket / labelled isolation switches / equipotential bonding to sink and pipework.			
Sockets / switchable / height of install / labelled / secured to suitable grounds.			
Skirting boards / moisture content / deviation / caulk / painted / washable / junction to architrave.			

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Bedroom/s (continued)	Yes	No	Comment
Walls / ceiling / plumb / level / scrim to ceiling joint / paint finish / washable.			
Floor finish / level / saddle board secured and stained / ready to accept resident finish.			
Door operation / closer strength (agreed type) / closing to provide fire rating / certified and stamped hinges / gaskets behind hinges for fire door set / are the intumescent strips painted - does the spec allow for this / door stops fitted / compliant gaps for TGD F and B / leaf square in frame/ fire tags / finish.			
Saddle boards fitted / secured / stained.			
Window / guarding to TGD K and B / escape to TGD B / non-lockable lever / restrictor operation / latch / window board / easy clean opening light operation - check spec / finish.			
Wall mounted vent / clean and clear duct / non-closable / TGD F free area / sloped to external.			

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Ensuite/s	Yes	No	Comment
Light switch / rose / clean globe / LED lamps / shaver socket / labelled isolation switches / equipotential bonding to sink and pipework.			
Radiator location / brackets / paint behind / TRVs / bleed screw access / bleed screw at top of vertical rads / temperature provision without stratification.			
Skirting board / moisture content / deviation / caulk / painted / washable.			
Floor tiles / slip rating / level / gaps / cracks / saddle board / transition strip fitted to tiled edge / living room floor junction / clean.			
Walls / ceiling / plumb / level / scrim to ceiling joint / paint finish / washable.			
Door operation / door stops fitted / gaps / square / finish.			
Window / guarding to TGD K and B / non-lockable lever / restrictor operation / latch / window board / easy clean opening light operation - check spec / finish.			
Equipotential bonding to sink and radiator / towel rad / penny valves to WHB feed / sink bowl secured to wall / pedestal secured to floor / penny valve to toilet / removable boxing to waste runs.			
Check taps / drainage services / access to P trap for removal / secured tap feed pipes / secured waste pipes / floor closed around WHB waste / back splash tiled and sealed at base / WHB plug provided / overflow tested / joint between WHB and backsplash sealed.			

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Ensuite/s (continued)

Decentralised mechanical extract ventilation system / correct undercuts to doors / ductwork falling to external / switches – humidistats set and operating with correct over run / boost switching labelled / ductwork accessible for maintenance / ductwork junctions correctly sealed and supported.

Light switch secured / ceiling rose secured / isolating switches operating and secured/ shaver light and socket.

Pan and cistern / secured to floor and wall / filling valve adjusted to provide full flush / penny valve fitted and accessible / multiwick accessible / pan sealed at junction with tiles / toilet seat fitted and fittings covered / leaks / clean.

Bathroom fixtures fitted to secure grounds / level / clean.

Shower screen water seal / bath correct length.

Yes

No

Comment

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Landing	Yes	No	Comment
Radiator location / secured on brackets / paint behind / TRVs adjusted / bleed screw access / temperature provision without stratification.			
Smoke detectors in compliance with TGD B and manufacturers installation requirements.			
Light switch / rose / LED lamps / labelled isolation switches.			
Sockets / switchable / height of install / labelled / secured to suitable grounds.			
Skirting boards / moisture content / deviation / caulk / painted / washable / junction to architrave.			
Walls / ceiling / plumb / level / scrim to ceiling joint / paint finish / washable.			
Floor finish / level / saddle board secured and stained / ready to accept resident finish.			
Stairs / TGD K and TGD M compliant / correct finger gapping to extents of handrails / TGD K and M compliant handrails for stair classification / newel posts secured / spindles secured / spindle retaining slips correctly fixed / paint / finish.			
Split zone thermostat / set / operating.			
Loft hatch / loft light / insulated / accessible / sealed / bolted / painted / finish.			

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Loft	Yes	No	Comment
CWS tank access walkway / secured / insulation under.			
Correctly sized CE marked CWS tank / sterilised / ball float valve adjusted / cover secured / insulated / frost protection / overflow falling to outlet and supported / tank supports and tank deck robust and secured / water shutoff valve at tank / all insulated.			
Truss bracing to manufacturer design / install tags in place / certified and certs available.			
Wall plates / vac treated / on DPC / correct plate laps / secured to closing blockwork / correct masonry fixings.			
Wall plate and apex strapping / intervals / length / fixings / bridging pieces and fixing of same to rafters.			
Sarking felt / correct lap / torn / lapped over ridge / dressed out at gutter.			
Cross ventilation / rafter rolls / unobstructed.			
Party wall / single stacked party wall blockwork / blockwork pointed / complete to ridge / fire stopping to apex to TGD B (max 50mm mortar) / fire stopping to underside of covering above sarking felt to underside of roof covering all to TGD B details.			
Attic insulation in place.			
Light / LED lamp / accessible location.			

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Communal Lobby / Stairs	Yes	No	Comment
Entrance door / automation / ironmongery / adjustment / glazing marking / manifestation / automatic locking / release button / location / doorstep / threshold to TGD M / clear opening TGD M / threshold drainage / clean / finish.			
Part M opening force requirements for doors. Force gauge testing.			
Access control / keypad / lighting / voice call / instructions / tested.			
Mat well / location / TGD M / edging / matt removal.			
Post-box / location secured / plum / numbered.			
Lighting / LED lamps / lux levels / access to lamp / automated / sensor location / timer.			
Alarm panel / access / labelled / service company I.D. / clean / finish.			
Riser cabinet / fire door / smoke seal / gaps / undercut / ironmongery / signage / finish / clean.			
Door / colour contrast / manifestation / location / adhesion / clean / finish.			
Signage / emergency / lighting / LED / location / TGD B / clean / finish.			
Paint / wipeable/ clean / finish.			
Cleaner cupboard / bucket sink / lighting / LED / shelving / tiling / heat detector / fire door / signage / locking / clean.			

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Communal Lobby / Stairs (continued)	Yes	No	Comment
Stairs / type / width / lighting / sensors / timing / access to lamps / guarding TGD K / contrasting nosings / thread / riser / handrails TGD M / fixings to underside / finger trapping / flight covering / landing covering / skirting / string / paint / closed to underside at ground floor / clean / finish. Under stair rake guarding's, clear width between handrails, continuity and colour contrast on handrails- refuge areas and evacuation call points			

Lift	Yes	No	Comment
Operating / clear door opening width / mirror / lighting / LED lamps / signage / floor finish contrast / clean / finish.			
Emergency alarm / operating / connection to call centre / response time / signage.			
The lift controls should be positioned at a 500mm horizontal distance from any adjacent wall or projecting surface and 900mm to 1100mm from floor level to the centreline of the button.			
Lift floor colour contrast/ meets all Part M requirements for lifts.			

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Refuge Space and EVCS	Yes	No	Comment
The refuge space is clear of the escape flow of stairs / confirm dimensions and permanently marked zone of at least 0.9 m x 1.4 m			
Emergency Voice Communication System (EVCS) / EVCS located at a suitable height and such that it can be reached from a wheelchair / any obstructions to access / concealed cables / operating / signage / clean / finish.			

Notes: Where a decentralised mechanical extract system is provided, the undercut requirements should be confirmed. Typically, this is 8mm minimum. TGDB maximum undercut is 10mm however 8mm should be considered to provide a shrinkage tolerance.

Acoustic underlay is required for all apartment flooring. Specific attention should be given to the underlay type in wet zones, to receive floor tiling.

Where Photovoltaic Panels are installed, relevant signage for isolation and any back feed power, must be clearly identified. Fire main isolation shall be clearly identified.

All apartments must have a Fire Evacuation Plan in A4 format secured to the entrance hallway wall. The plan should be framed and covered with a protective polycarbonate screen.

Confirmation shall be provided that all heating primary and secondary loops have been flushed and that the correct inhibitor recommended by the boiler and pump manufacturers has been installed for each system and each unit.

Confirmation shall be provided that any water storage vessel supplying water to any tap has been flushed and tested to ensure legionella cleansing has been completed successfully.

Doors shall not strike radiators / doorstops shall be installed to prevent levers striking walls / all door stops to be skirting mounted / floor mounted doorstops shall be avoided to ensure they are not removed during floor finish install by residents.

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Unit Snag Checklist / External			
Project:			
Job Ref:			
Date:			
Unit No:			
Unit Pass:	Yes	No	
Boundary	Yes	No	Comment
Correctly located / delineated.			
Fence / timber panel / correct thickness / anti rattle shims fitted / pressure treated / concrete posts / bedded in lean mix / plum / secure / gravel boards / max 2 high / clean.			
Wall / piers / plum / rendered / bellcast / plinth / cappings secured / finish / clean.			
Railings / plinth / secured / galvanised / onsite welding / powder coated.			
Metal gates / slam plates / bolt / ease of operation / gate stop / galvanised / onsite welding / powder coated.			
Lawn / level / rolled / seeded / sprayed / free draining.			
Footpath / width / joints / expansion strip / falling to drainage / drop kerb / gradient / junction with road.			
Side gate / bracing / slam plate / pressure treated / ironmongery / screws / galvanised / free bolt / lockable / sufficient undercut / finish.			

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Boundary (continued)	Yes	No	Comment
Aco drains / removable cover / falling to outlet / gully trap.			
Ramps / handrails / TGD M / galvanised / powder coated / secured / upstand / finish.			
Clear route to front entrance.			
Elevations	Yes	No	Comment
Brick / pack mixing / joints / expansion joints / reveals / weep vents / staining / sealant to reveals / colour / clean / finish.			
Render / deviations / expansion joints / stop beads / bellcast / plinth / reveals / pigmented / painted / staining / finish.			
Services cabinets / secured / signage / insulation behind / hockey sticks / draw ropes / door secured / locking / clean / finish.			
Windows / specification / vertical DPCs / sealed at reveal/ in frame ventilation / scratched / clean / finish.			
Entrance door / side light / frame fixings / glazing / safety marking / manifestation / seals / threshold bar / lever / locking / hinge adjustment / spy glass / letter plate / drip / door number / paint / bell push / lighting / sounding / sealed / clean / finish.			
Drainage channel provided at entrance door / confirm drainage to outfall as required / confirm cleanable provisions made by easily removable channel cover / confirm no potential for dry trap and odours.			
Rear door / frame fixings / clear opening / restrictors / reveal clash / glazing / safety marking / seals / threshold bar / in frame vents / hinge adjustment / clean / finish.			

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Elevations (continued)	Yes	No	Comment
Wall vents / free area TGD F / colour / secured / duct clean / falling to outer face / vent clean / plum.			
Soffit and fascia / grounds / WBP Ply / secured / ventilation / joints / clean / finish.			
Rain water goods / falling to outlet / brackets / hoppers / pipes / brackets / shoe location / draining to gulley / grate / clean / finish.			
Cills / pointed to underside / chips / throating / DPC wrapped / anti cold bridge insulation / clean / finish.			
External lighting / lux level / sensor / location / sealed / operating / clean.			
Steps / height / level / draining / contrast nosing / brushed finish / bullnose edge / finish.			
Timber frame / wall vents / clear / clean / finish.			
Flashings and cappings securely fixed and dressed.			
Unit Drainage	Yes	No	Comment
Design / layout / direction of flow / pipework falls / soil stack location / adjacent windows / WHB and sink outfall / saddle connections / accessibility / rodding eyes / gulley traps / lids freely accessible / riser access / secured to wall and ceiling / fire collars / fixings / tags.			

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Mains Drainage	Yes	No	Comment
Design / layout / pipework falls / manholes / secure / lid access / ladder access / benching / flow / clean / CCTV survey / inspection confirmation / engineer sign off / ss built drawings.			
Roads & Public Footpaths	Yes	No	Comment
Design / layout / surfacing / coat thicknesses / kerbing / drop kerbing / alignment / joints / height / tactile paving / bollards / gullies / location / sediment / chambers / flush to surface / debris / draw ropes / lids / secure / removable / line marking / signage / boundary boxes / access / keys/ clean / finish.			
Communal Lighting	Yes	No	Comment
Wall mounted / secured / plum / LED / accessible / signage / clean.			
Roof & Canopies	Yes	No	Comment
Pitch / valleys / valley boards / flashing / covering / deviation / ridge bedding and pointing / verge pointing / proprietary verge system / fixings / cracked covering / discolouration / soffit and fascia / cross ventilation / Velux / flashing / TGD K / clean / finish.			
Canopy / gallows brackets / secured fixing / plum / tiles / verge / apron flashing / rainwater goods / falling / fixings / paint / clean / finish.			

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Roof & Canopies (continued)	Yes	No	Comment
Photovoltaic panels / orientation / frame / secured / back feed isolation / isolator location / fire signage.			
Canopy under a bedroom window that is used as escape/rescue, must be capable of supporting a person.			

Balconies	Yes	No	Comment
Door / DPCs / hinge adjustment / restrictor / reveal clash / lever clash / locking / external lever / seals / glazing / safety markings / clean / finish.			
Threshold / upstand / flashing / seal / draining / clean.			
Deck / design / secured / non-slip / gaps / flashing / sealed / weathered / clean / finish.			
Drainage / access / gulley / grate / falls / roddable / clean.			
Guarding / TGD K / secured / closed at return / galvanised / powder coated / onsite welding / clean / finish.			
Handrail / smooth / secured / finger trapping / clean / finish.			
Lighting / LED / switchable / location / sealed / secure / clean.			
Intermediate screen / gaps / secured / sharp edges / galvanised / powder coated / onsite welding / anti rust fixings / clean / finish.			

6.8 Safety File Structure

The Safety File forms a record of information that will feed into actions and programmes that need to take place to ensure the building can be managed and maintained safely into the future. In order to future proof the quality of information Clúid receives as part of the Safety File, Clúid have standardised the safety file system and established a best practice format. It is recommended that you discuss with Clúid prior to the project starting and this format can be shared and agreed.

6.9 Specification Requirements

Kitchen Specifications

Kitchen Options

Clúid requires a choice of three sample grades:

- Worktops
- Cabinet doors (flush and panelled)
- Handles (2no.) – same hole alignments.

1. Five-piece ivory shaker doors and light walnut countertop.
2. Five-piece lissa oak doors and black quartz countertop.
3. Five-piece medium walnut and travertine countertop.

Any combination of the three will be permissible and sample boards are to be available.

Survey and installation

Dimensions of manufactured kitchen to be BS EN 1116.

Product Lifetime

The products should have a certified expected 15-year life assessment with a guarantee that suitable stock will be held for the following time periods from installation:

- Kitchen frontage: 15 years
- Worktops: 10 years
- Sinks and accessories: 10 years.

General Specification

- 18mm solid wood effect/cream superpan cabinets with soft closing hinges – the advanced substrate from Finsa.
- Jupal hexagon adjustable legs.
- Kickers/plinth in matching super pan and matching cornice and pelmets.
- Brushed stainless steel D – handles.
- Pull out extractor fan (with minimum extraction of 220m³/hr).

- Colour matched PVC edging.
- 40mm high pressure laminate countertops with aluminium/black worktop joiners and ends where applicable. Or 40mm Axiom by Formica, chipboard core, moisture and heat-resistant laminate surface with aluminium/black worktop joiners and ends where applicable.
- Single over mount stainless steel sink with drainer and a lever mixer tap in polished chrome.
- Metabox drawer with cutlery tray.
- Cut-out for induction hob in worktop nominally 490mm x 560mm.
- Provision in carcass base units for under-counter oven nominally 600mm x 600mm.
- Include fridge-freezer housing as part of kitchen assembly.

Services and Access to Services

All units to have 50–70 mm service voids to accommodate services. Considerations are to be made for wall pipework during site checks. All defunct pipes, service and waste pipes to be capped off and/or removed in a neat and tidy manner.

Services must be securely fixed to the back wall using timber noggins. The contractor will be responsible for all service connections.

White Goods

White goods such as washing machines, dishwasher, fridge and/or freezer and cooker are not provided by Clúid in general needs housing. Cost Rental properties will require all of the above, with specifications to be approved by Clúid in advance of contract signing.

Environmental

All timber is to be sourced from environmentally managed sources. Chain of Custody certification to be provided to Clúid.

Boiler Housing Requirements

If there is a boiler present in the kitchen area; the boiler housing unit must not hinder access to the boiler or ancillary items of the boiler; the door is to have 3 hinges and 870mm x 570mm x 370mm minimum sized housing to allow for upgrade and boiler replacement at a later date. Service valves such as flow and return valve, mains top up valve and gas valve are to be accessible.

Backboard

To be provided with 18mm MFC backing.

Kitchen Carcass Requirements

- All carcasses and panel sheet material to be manufactured from high density, fine surface 18mm MFC core board to BS 312 Type P3 moisture resisting chipboard.
- Finished MFC to comply with BS 7331.
- Structural performance to be to BS 6222 2009 Part 2 Grade H for heavy use.
- Surface performance to be to BS 6222 Part 3. Carcass to comply with BS 14749 European Safety Standard for kitchen storage units and worktops.
- To have a hard wearing 80g/m² melamine finish as standard, with all exposed edges 0.8mm ABS lipped.
- All carcasses to be 19mm MFC except for sink base unit with matching wall and base units.

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- Base units to be 720mm high, 570mm deep generally, box on legs construction.
- Timber cross rail required to rear of base units to allow for fixing.
- Corrosion resisting predrilled corner gussets to give added rigidity to be drilled for use as fixing points.
- Wall units should generally be positioned 450mm above the working top of the base units.
- Wall units to be run together without gaps.
- All units (apart from drawer unit) to have intermediate adjustable shelf.
- Carcass to be designed to ensure that no on-site modifications are required when installing the sink top or hob.
- The carcass to be 18mm white melamine faced particle board lipped on all four sides with 0.8mm ABS edging. Shelves to be adjustable for height and not less than the inside depth of the unit. To be supported on nylon shelf self-retaining bearers to four locations, or to six locations to double base and

wall units if applicable (centrally front and back as well as both ends) to prevent deflection. No unsupported length more than 600mm.

Cooker Extract Requirements

- An integrated wall mounted cooker hood extractor unit to be supplied and installed above cooker space, the door will activate the unit. 220m³/hr (301/sec) low decibel three speed controllable fan with switchable light.
- Consider decentralised mechanical extract ventilation all in compliance with TGD F Irish Building Regulations.
- Should a 100mm pipe be in place to cavity wall to allow 100mm flexible round ducting to be connected to the pipe and to the unit, the charcoal filter within the extractor fan is to be removed and the 100mm flexible round ducting to be connected to both the extractor unit and 100mm pipe with metal clips, secured tightly. 100mm flexible runs to be kept to a minimum.

Cut or Drilled Edges

Cut or drilled edges to be kept to a minimum. Where such exposed edges occur such as at hob cut-out, sink cut-out or at pipework or waste services cuts, exposed edges to be fully sealed with two coats of quick drying PVA glue. Ensure that there is a minimum 10mm radius cut at each corner. Allow first coat to dry thoroughly before application of second coat.

Doors

- Five-piece PVC Doors are constructed of five individually PVC wrapped pieces of MDF and assembled like a solid wood door to provide better rigidity and also less exposed seals to reduce the possibility of the PVC foil separating from the door.
- Structural performance to be to BS 6222 2009 Part 2 Grade H for heavy use.
- Surface performance to be to BS 6222 Part 3. No joint wrapping is permitted. To be Formica bonded onto MDF, finished thickness 19–20mm, edged with 2.0mm ABS securely fixed, factory finished.

- Doors and drawers to be accurately aligned and not binding. Allow for matching panel beside door if variation in unit width. Integrated doors are not required.

Drawers

- Drawer unit to have three Blum metal box drawers, epoxy coated, with P3 15mm moisture resistant bottoms. Metal box drawers to have metal to three sides.
- 450 mm deep drawer to be incorporated at base. Top drawer to be fitted out with cutlery tray.
- Adjustable mounting brackets with metal runners and double nylon rollers with integrated stop to be incorporated.

Edges

All units delivered to site to be finished on all edges with 0.8mm ABS lipping. This extends to all edges of carcass, side panels and internal shelves and all non-visible components.

Handles

Handles to be brushed stainless steel. Two samples/choices to be provided.

Hinges

Self-closing, quality with three-way adjustable cruciform plates. Hinges to be 170° concealed with metal spring hinge system so they may fold back against adjoining units. All cornered units to be fitted with 180° hinges. 180° hinges are permissible for upper units. Two hinges minimum on 715mm high doors, three hinges minimum on 900mm doors. Hinges and plates to be installed through a 5mm dowelled system for strength. Hinges to be lubricated upon completion.

Plinth

Allow for 150 x 19mm plinths and return plinths. Plinths to be fully removable using clips system, clipped onto cabinet legs. To be lipped along two long edges. To be BSEN312 Type P3. To be Formica bonded MDF both sides. A deflection support should be provided in the centre to prevent kicking if applicable.

Sealant

To BS 11600 class F20 HM. One part silicone or clear mastic. Clear mastic or a silicone pointing will be run around the junction of the lowest tile and the kitchen worktop. Sink to be bedded to worktop. Fill joints completely and neatly, ensuring firm adhesion to substrates.

Side panels

All carcasses to have matching/complementary side panels. To be 90mm Formica or equal approved bonded onto MDF. All side panels to be sized during site survey; no cutting of side panels to be carried out on site. Base of side panels to be protected with U shaped uPVC sleeve fixed to the bottom. Side panels to be MDF. To be finished on all edges with 0.8mm ABS lipping.

Sinks

Sinks to comply with BS EN 13310 kitchen sinks functional requirements and test methods. 0.7mm stainless steel satin finish with reversible 2 punched tap holes (one for tap hole stopper) 90mm waste outlet for a basket

strainer waste suitable for a waste disposer waste and overflow included.

Sink dimensions:

- Overall W 860mm D 500mm bowl depth 180mm min. base unit 500mm cut out W 838mm D 480mm.
- A purpose made gasket is required to the perimeter to accommodate a full bed of silicone sealant.

Sink base units to have

- 3/4 high solid back, easily removed for access to pipework. To be 450mm deep allowing for 120mm space back for services.
- To have one intermediate shelf uPVC sleeve to be placed to bottom edge of whole unit. To be provided with drip tray to base of sink base unit with up-stand at rear; any leaks from sink U trap to be diverted towards cabinet door.

Taps

Single lever design, polished chrome, minimum 0.3 bar pressure required lever action single flow. Height 145mm, reach 205mm. All taps shall be fitted with “penny” isolating valves.

Traps

Bedding to be carried out with waterproof jointing compound. To be fixed with resilient washer between appliance and back nut. Depth of minimum seal to be 75 mm.

Supports

Individual carcass units to be fitted with 4 plastic supports to raise the bottom of the unit 150mm from the floor to accept the kicker board. The maximum height of the supports is 170mm and a minimum height is 135mm.

Worktop

Worktop Formica required to be ‘Topplus range’ or similar approved. Surface performance to be to BS 6222 Part 3 and surface finishes to BS 438 2005 (decorative high-pressure laminates). Worktop to be minimum 40mm thick. Worktop

to have bull nose moulded front edge. Worktops to be suitably balanced on the reverse surface with a compensating veneer such as a wax injected hot melt. To have rebated underside PUR hot melt polyurethane resin moisture barrier underside finish. Patent drip barrier to be in place to bottom front underside edge.

Joints to be machine tooled, biscuited and to be sealed with BS 204 grade D3 or D4 moisture resistant gap filling adhesive. Mitred or butt joints to be used; aluminium or plastics joint strips are not permitted. Ends to be capped with 38mm chrome end piece.

Space and Water Heating

Clúid’s preference is for split or monobloc system heat pump heating system in all our homes. When designing the heating system, designers should consider carefully the estimated running costs. Designers should also consider the future availability of replacement parts and the reliability of system and supplier. Clúid will consider leading

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manufacturers of Air to Water heat pumps such as Daikin, Mitsubishi Electric, Panasonic, Samsung and other equivalent manufacturers for approval.

Clúid requires contractors to provide a split system heat pump, which combines the outdoor unit with a compact integrated indoor unit for the provision of heating and domestic hot water, using R32 technology. Clúid will consider using low GWP refrigerant technologies such as R32, R290 and R744 F-Gas Refrigerants.

The system should be compatible with steel panel radiators with TRV controls. 3-port valves radiators should not be oversized to the extent where they impact on the usability of the room. Where space is tight, designers may consider whether vertical radiators will be more suitable solution.

A 180 / 230L integrated domestic hot water (DHW) storage tank should be provided. The system should include a user-friendly interface for quick configuration and easy operation, incorporating

SD and USB connections for site set-up and commissioning.

The instructions included in the Resident Handbook should be concise and written in plain English. Indoor units must be equipped with an A-rated inverter driven water pump, expansion vessel, back up heater, magnetic filter and dirt / air separator, a primary 3-way diverter valve and a factory foam sprayed DHW cylinder Indoor units must have a heat loss not exceeding 1.2kwh /24hrs for the 180L DHW cylinder.

The indoor unit PCB board should also incorporate a memory SD card for system fault finding to diagnose abnormal running conditions, fault and error history.

The unit must be fully integrated in the indoor unit with a footprint of no more than 600mm x 600mm and an MMI controller and not exceed 1650mm or 1850mm in height, depending on cylinder capacity. Careful consideration should be given to the location of external heat pump unit. Clúid’s preference is for units to be wall-mounted,

where they do not impact negatively on the visual appearance of the scheme on approach and from public areas.

The outdoor unit should have an A++ rated inverter compressor and condenser evaporator, linked to the indoor unit with 1/4” and 5/8” F-Gas refrigeration pipework, with a maximum length of 27 metres for split type systems.

The outdoor unit should not exceed 740 x 884 x 388mm in dimension. The heat pump outdoor unit should have an inverter drive compressor, anti-corrosion “Blue Fin” aluminium coils and fixed speed evaporator fan.

Split type unit piping between indoor and outdoor units to be suitably sized pre-insulated copper pipping as per the manufacturers installation guidelines. To to comply with F-Gas refrigeration pipework installation and pressure testing for R32 / R744 refrigerants.

Monoblock unit piping between indoor and outdoor units to be suitably sized pre-insulated piping with recommended insulation wall thickness as per manufacturer installation guidelines complete with isolation valves and strainer with MPG Glycol concentration of minimum 20% water.

If the outdoor unit is to be wall mounted, it should be installed on cantilever arms, with a drip tray and condensate pipe fitted. It should be connected to a storm drain.

Where external heat pump units must be mounted on the ground, they should be located in rear gardens. The unit should be secured in a protective cage, which stops children or unskilled people from interfering with the unit. The location should be considered as to whether it is climbable, or through climbing gives access to dangerous higher locations, such as balconies or boundary walls.

It should be installed on two rubber mounts / flexi feet with a drip tray condensate pipe fitted to a storm drain. Drainage can also be achieved

by means of an aco-drain or drain gully underneath the unit connected to the storm drain.

A system designed, powder coated metal cage must be installed to protect the unit. The cage should be secured to the ground as per the manufacturer's instructions.

Hot water cylinders should be factory insulated units. Cold water storage tanks should be properly insulated with pre-formed sectional insulation sets or jackets, with a close-fitting lid. The use of a ceiling insulation quilt immediately below cold water storage tanks must be avoided, to prevent freezing during periods of cold weather. All pipework, including overflow 'tell-tale' pipe, to be insulated. All to be in accordance with Technical Guidance Document G of Building Regulations.

All pipework run above ground and visible within the dwelling should be copper. All pipes run below ground and in screeds should be jointless.

Dual zone heating controls for the bedrooms and main living areas are preferred. Separate zoned

heating controls for the bedrooms, main living areas and hot water are essential. Heating controls must be easy to use for all our residents, regardless of their abilities. EPH timers or a similar control system which is user friendly and offers remote access to the heating system should be considered.

Mains Water Filtration

Water quality must be tested to determine if a whole house lime filtration unit is required. If required, a combi mate phosphorous crystal unit or similar approved system should be installed to serve the incoming mains to the property.

Drainage

All houses to be provided with drainage system designed to have minimal under floor drainage runs. System should include rodding eyes to ensure all sections of the system are readily accessible and to ensure ease of removing blockages.

Where possible, foul water drainage should be via a connection to a public sewer. The use of pumping chambers, septic tanks and foul water treatment on

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site should be avoided. If this is not possible, proposals should be presented to Clúid for approval on a scheme-by-scheme basis, detailing likely maintenance and service costs.

Similarly, the use of soak pits and percolation areas for surface water drainage should be avoided where possible. Where necessary, the locations should be integrated into the overall landscaping strategy. All drainage should, where possible run external to the footprint of the building. Drainage beneath ground floor slabs should only be considered where there is no other option.

Ventilation

Centralised Continuous Mechanical Extract Ventilation (CEMV)

CEMV is used in conjunction with Exhaust Air Heat Pump Units, the centralised continuous mechanical extract ventilation system should be capable of providing adequate general ventilation at all times and of meeting requirements for extract ventilation. Background Ventilators

/ Wall Vents should be anti-draught ventilators or room humidity sensitive wall air inlet which will allow protection from cold and strong wind and should comply with Technical Guidance Document Ventilation Part F, Irish Building Regulations 2019.

Mechanical Ventilation with Heat Recovery (MHRV)

MHRV is used in conjunction with air to water heat pump units, the centralised continuous mechanical supply and extract ventilation system should be capable of providing adequate general ventilation at all times and to meet the requirements for supply and extract ventilation and should comply with Technical Guidance Document Ventilation Part F, Irish Building Regulations 2019.

Photovoltaic Panels

Clúid is open to considering advances in technology that are proven to be robust and effective, with low embodied energies. Where photovoltaic (PV) panel arrays are installed in Clúid buildings, the following criteria must be met:

Each property should be provided with a PV array and micro inverter to supplement base AC energy usage or alternatively to provide hot water via a hot water diversion (DHW) storage system.

PV panels should be roof mounted on an adjustable and weather resistant tilt mount bracket, supplied as part of a holistic PV system. Panels should be orientated at +/-30 degrees south. The system and components should meet the requirements of EN 61215 and 61730 and display CE markings.

Location of PV/Solar arrays on roofs should provide sufficient perimeter access on the roof for maintenance and emergency services.

The installer should provide an installation certificate, demonstrating that the system has been installed in compliance with the manufacturer’s specifications and will include as-torqued figures for all anchors and mechanical fasteners.

PVs should feed directly into the main distribution board via a PV check meter, with a clear display to allow the resident to monitor the power generated.

The installation should be certified as being compliant with all current Building Regulations and Industry Standards.

The installation should comply with ESB microgeneration where systems <6KW / 25Amps AC for single phase connections are installed. An NC6 form should be submitted for approval, prior to installation.

The PV installation should be completed by a competent and fully insured and registered company, listed on the SEAI Renewable Installer Register. All electrical system connections and testing should be completed by a competent and registered (RECI) electrician.

Warranties should be activated in Clúid Housing Association's name on the date of handover for the full warranty duration. The fully

executed warranties should be included in the safety file.

TV, CCTV and Access Control

The following systems are required.

- CAT 6 System & Broadband.
- CCTV.
- Access Control.

Systems specification and design process:

- The system shall be designed in accordance with the General Data Protection Regulation (EU) 2016/679 and the Data Protection Act 2018. The system installer shall be an NSAI and PSA registered company and shall comply with the current European standards for CCTV, Intruder, Fire, Access and Gate Automation Systems.
- It is critical that Clúid is consulted on the specification and design of the selected system.
- Proposals should be provided in plain English report format, describing the proposed system features and any maintenance

requirements, including access to systems for this purpose. The report should be accompanied by any relevant drawings and brochures that assist in understanding the system. Where presentations are requested, the design team or other relevant party should demonstrate the system and its functionality prior to approval by Clúid.

- All installation of ducting, trunking cabling and hardware shall complete prior to the final installation and certification of service route fire stopping.
- All systems shall be tested prior to handover of the development. Test records demonstrating conformance shall be included in the Safety File.
- All warranties associated with the installed system shall be executed in Clúid's name, with the full duration of the warranties extending from the date of handover.
- All installed systems will be demonstrated by the relevant designer and installer to Clúid's department representatives

following commissioning. This will take place on a dedicated client demonstration day, held on a contractor / developer expressed date, determined, and managed by them as a suitable and safe period to attend the site or development, prior to handover.

Note: All media supplier cables and tubes shall be labelled and tagged by the onsite electrical contractor in advance of VM installing their network. All VM supplied fibre microtubing shall be installed as per VM specification requirements.

- All servicing and maintenance requirements will be clearly set out in the maintenance section of the Safety File. This shall include details of the current service provider / manager and method statements setting out all instructions required to set up new providers on the network.
- All equipment shall be easily serviced with standard non-mechanised access equipment, any requirement for scaffold access shall be avoided.

CAT 6 System:

- A fully integrated reception system shall be installed to each block to provide digital satellite TV and digital terrestrial TV to each apartment.
- The system shall in addition to terrestrial requirements (including Saorview) take account of European satellite TV provision for residents from Eastern European countries.
- The system shall comprise of; a satellite dish(s) or aerial array mounted on the roof of each block in compliance with the granted planning permission, head end distribution equipment / amplifiers, final cabling to each apartment, outlet points and amplifiers within each apartment, and final outlets within apartment's living spaces and master bedroom.
- In addition, three cables shall be taken to each apartment to allow the installation of Sky Q, Sky+ and Sky multiroom systems, associated broadband provision and any upgrade from the service provider, as made available prior to crystallising the system

install in the pre-tender works requirements.

- Fibre communications cabling shall be taken to each TV point specified by both Eir and Virgin during the design stage of the project, for the provision of both TV and broadband.
- VM requirement is 1 x single triple screened RG6 cable, (free issue by VM) from each TV point back (outlet box supplied by VM) to a central location within the apartment. VM supplied fibre tubing and / or RG6 cable from the apartment to the riser. Note: VM to supply and install an isolator in the outlet box / TV point. This is essential to maintain quality of service and to fulfil regulatory requirements.
- Residents will manage the final account setup with their preferred provider. The treble system install shall provide competitive service provider options for the resident.
- Any tendering contractor or their sub-contractor shall demonstrate membership of the Confederation of Aerial Industries (CAI) and hold

the relevant qualifications for Television Distribution Systems and shall hold test equipment that is capable of measuring and recording signal levels of all the specified types of signal to within ± 2 dB. In addition to complying with S.I. No. 520/2023 - European Union (Building Physical Infrastructure for High-Speed Electronic Communications) Regulations 2023, Clúid requires all apartment developments to include a communal television distribution system. This system must deliver digital satellite television and digital terrestrial television (Saorview) to each apartment and communal room. Residents should be able to receive all digital terrestrial television channels broadcast in Ireland (Saorview) and free-to-air channels from SES Astra satellites (Astra 2E/2F/2G) at 28.2°E, as well as any subscription-based services like Sky TV, without needing additional work, provided they have the necessary equipment.

CCTV System

CCTV shall be provided as follows:
Note: A dedicated broadband install shall be provided in line with the specific system requirements and shall allow remote monitoring and voice intervention (where requested).

- A function shall be provided to allow the Building Management System to log motion detection and to store the data for 48 hours for review.
- External coverage - all car parking, incoming road, entrances, and the development perimeter.
- Access points should be well lit by motion detection lighting with low lux standby setting and LDR activation.
- Internal coverage - main entrance, entrance foyer, lift entry, communal corridors and lobbies, refuge spaces and service point desk. Include any areas where life safety equipment or alarmed emergency escape exits are installed.
- The external system will comprise fixed and 360-degree PTZ colour cameras. The cameras will be building mounted and shall have dome anti-vandal protection covers.
- Internal cameras will be fixed units, located to cover the internal areas previously listed and shall have dome anti-vandal protection covers.
- Cameras will be linked to a front end, comprising of digital recording and control facilities with system access capabilities for keyboard / joystick controls, the system will provide as standard a DVD rewriter and 17" colour monitors, located in a secure Communications Room. Where appropriate, auxiliary access to the system shall be provided in the development's Community Room via wall mounted USB Ports and associated electrical outlets. All recorded information shall be in MPEG4 format.
- The CCTV system shall also interface with a remote recording platform to enable

remote monitoring of the development and recorded material. The CCTV must be a complete IP system.

- During normal hours, the external PTZ cameras will be programmed to a set patrol giving coverage of the external areas.
- Central monitors, multiplexers, video recorders and telemetry controls shall be provided within the Facilities Management office.
- Power supplies shall be provided to all items of equipment, as required. Power supply cabling running internally shall be single core LSF insulated cables, contained within galvanised steel conduit and trunking. Supplies running to external cameras shall be XLPE SWA PVC. Cameras must be capable of night operation via integral IR illumination, switching to night feature via photocell.
- Suitable equipment complying with specification as follows:
 - Remote Keyboard Controller – jog shuttle, 3 axis joystick (for external security company interconnectivity – when contracted), LCD touch

screen, remote programme upload for Domes, RS 485 and RS 232 protocols, can connect up to 32 keyboards simultaneously.

- One LCD 19" TFT LCD high resolution 1280 x 1024 pixels, 8Ms video monitor.
- Cameras: DSP (Digital Signal Processor), 1/3" Sony ExView CCD (or equal approved), 540 / 570 TVL horizontal resolution, 0 Lux: integrated LED IR illuminator, 3-way axis gimbal (PTZ only), wall mountable, day / night feature, switching through photocell, removable IR CUT filter, DIP switch control of day and night switching time delay, flickerless, BLC and white balance, varifocal lens: $f = 3.8 - 9.5$ mm, auto iris, external vandal resistant housing (IP66) (external cameras only).
- Networkable digital recording – 16 channel video 100fps (with an adjustable setting to reduce file size) recording capability with 2000Gb HDD, built-in DVD-RW burner for backup, high picture quality:

MPEG4, D1(704x576), control possible by mouse (USB) or keyboards (RS485), remote monitoring and control through network (LAN), various recording features (normal, schedule, motion, alarm), USB2.0 interface: USB Memory / USB external HDD / CD-RW, external DVD-RW backup.

- All CCTV shall be a minimum 1080p (Full HD) or ideally 4K Ultra HD and be supplied and installed with a minimum memory sufficient so that the system maintains a minimum of 30 rolling calendar days of recordings at the highest quality recordable.

Access Control and Intercom Systems

- A fob-entry system shall be installed to all apartment blocks and shall include an over-ride facility for emergency access – using, for example, a pin code.
- All external fob readers should be 'pin and prox' type devices unless otherwise agreed with Clúid. Internal doors, and lifts where

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required, should be ‘pin and prox’ readers unless otherwise agreed with Clúid.

- Fobs should be of the Mifare type fobs operating at a frequency of 13.56 MHz and based on the ISO/IEC 14443A standard.
- All entrance door / pedestrian access points shall contain a proximity fob reader to allow residents to gain entry to the development. A total of 2 fobs per unit shall be provided for one- and two-bedroom units. A total of 3 fobs per unit shall be provided for units with three or more bedrooms. In addition, 10 fobs shall be provided to Clúid for management and maintenance purposes.
- All panels shall be flush mounted. Panels shall be manufactured from high grade 12 SWG stainless steel conforming to BS 1449, type 316. Entrance panels shall be rated at IP66. The panel shall have an LCD back lit display, and shall include dynamic microphone and speakers, protected by an anti-vandal feature, time clock for service periods with automatic BST / GMT adjustment, proximity reader and CCD colour video camera. The panel shall stand down to a dimly lit state when not in use to avoid unwanted attention, particularly at the side and carpark entrances.
- In addition, digital entrance panels to the same specification, fit and finish shall be installed at any pedestrian gates to the car park areas. These panels shall be well lit with PIR, LDR and Lux set back functions.
- All access will be logged by the Building Management System to facilitate ease of CCTV footage review by providing a time of entry associated with any event.
- A colour video handset shall be installed in each of the dwellings. Handsets shall be manufactured in white high impact ABS plastic and have a 4” TFT high brilliance viewing screen. Handsets shall allow duplex speech and incorporate an enter button, privacy button and give LED indication if the associated entrance door is left open.
- The intercom should be clearly located on the handle side of the door, in a contrasting tone or

colour to the background, and at a height appropriate for all users. The intercom buttons should be large enough and easy to use for people with a range of dexterity levels. The intercom buttons should be lit from within.

- As well as the equipment listed above, the contractor is to allow for all door contacts, door releases, break-glass buttons, and push to exit buttons installed as a holistic system. The system specification should be installed by a single subcontractor.
- All access control systems must meet the requirements of the Fire Safety Certificate and most recent edition of the Irish Building Regulations and as otherwise required by the project Fire Consultant.
- All units and communal areas must have a clearly legible, securely mounted and protected fire escape plan directing the occupants of each unit, community room or any other place of assembly to the closest fire assembly point as detailed on the approved Fire Safety Certificate drawings.

- Copies of the evacuation plans and any other specific emergency escape plans for maintenance personnel etc. shall be provided in the Safety File at handover.

24-Hour Tunstall Warden Call System

Social monitored alarms should be provided in all homes and common areas in specialist older persons' housing schemes. The system should allow for two-way speech between the resident and a remote 24-hour contact centre, as well as between the resident and the housing manager's office. The system should be linked by a single phone line to the remote monitoring service provider. A base alarm hub is usually located in the hall.

A resident should be able to activate an alarm call by pulling a cord at the hub, or by pressing a wearable radio trigger pendant. An additional pull cord should be located in the bathroom. Residents should be able to make quick and easy contact with the 24-hour emergency response centre,

where the resident can speak to the operator, while the operator organises assistance.

This system can be used as a telecare hub for a range of telecare devices in the home environment. Telecare safety sensors can continually, automatically and remotely monitor residents over time to manage the risks associated with living alone. Sensors around the home can be connected to the telecare hub. Additional telecare devices can be added on to the hub, as and when residents need them.

Boundary Treatments

Boundaries within a scheme add an important element of spatial definition and integration. They provide strong links between buildings and the landscape, help define space, provide an interface between the public and private domain and provide security. Boundary treatments should take full consideration of Clúid's *Landscaping and Biodiversity Guide*, in addition to the following points.

Checklist

- ⇒ Walls should be of a scale, colour and siting that reflects and enriches the built form. Some locations may require copings to prevent them being used as a seating or congregation area.
- ⇒ There should be a balance of trellis and wall to give visual interest and aid permeability.
- ⇒ Solid timber panels should be avoided in areas exposed to the wind.
- ⇒ Existing stone walls should be retained and extended.
- ⇒ Railings should be used to increase safety and security.
- ⇒ Hedgerows should be maintained and extended to aid landscape integration.
- ⇒ Quick growing members of the hawthorn / ivy families, planted against a solid boundary, should be considered where there is likely to be a risk of climbing or scaling of the boundary wall.
- ⇒ Planting areas on top of boundary walls, to enable plants to trail down and provide an aesthetically pleasing appearance as the planting establishes over time, should be considered.
- ⇒ All boundary walls to dwellings viewed from public spaces should be visually pleasing and should generally be rendered blockwork, faced brickwork or natural stone.
- ⇒ Front garden spaces should be divided by walls or fences of 900mm in height. The materials used will vary from scheme to scheme, but they must be in keeping with the local area and requirements of the Planning Authority. Acceptable solutions include blockwork rendered with suitable capping stone; stone walls; faced brickwork; block or brick with railings; galvanised steel railings. Timber fencing should be avoided.
- ⇒ Party walls to the rear boundary of dwellings should be constructed of plain faced blockwork and should be a minimum of 1.8m above the highest adjoining ground level. Party boundary walls to the side of dwellings and rear gardens should be 1.5m high. Suitable materials for this dividing wall would include brick, block, post and panel or post and rail. Any posts should be made of concrete. Timber panels should be avoided unless they are placed on concrete 'gravel' boards to avoid direct contact between the panel and the ground.
- ⇒ Side gates should be provided where necessary to facilitate secure rear access to dwellings. There is no requirement to fit vehicle or pedestrian gates to the front boundary walls.
- ⇒ Boundary wall finishes should be as per the grant of planning permission.

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Metal Railings

Front garden fencing should be galvanised, black powder-coated bow or flat top railings, with ball finial posts.

Railings should stand 1.2m high above ground level.

Frames should be constructed from 40 x 8mm flat bar, with a 10mm round bar and spacing should not exceed 99mm.

Railings should be affixed to 75mm square hollow section posts. The posts should be bedded in concrete or plate fixed to provide a robust fixing.

Concrete Post and Timber Panel Fencing

Clúid’s preference for dividing walls between back gardens is plain faced concrete blockwork walls. However, where this is not possible, concrete post and timber panel fencing may be an acceptable alternative.

Hit and Miss treated timber panel fencing should be provided, with full depth end bearing into the

slotted concrete posts. They should be constructed from 150mm x 22mm vertical boards.

There should be anti-rattle shims between the panels and the slotted posts to ensure there is no wind rattle. The shims must be secured with stainless steel screws. Bolt fixings and screw fixings should be stainless steel. Sherardised or galvanised coatings are not acceptable.

Windows

Clúid’s preference is for aluminium clad timber windows. Window opening sections and restrictors should comply with the most recent version of the Building Regulations. In some cases, PVC may be accepted. Where this is the case, developers should provide full details of the proposed manufacturer and specification for approval in advance of commencement.

Attention should always be given to the height and design of windows, sills and balustrades, to minimise the risk of children falling out. Additional safety precautions

will be necessary as the height above ground increases. Clúid’s preference is to avoid tilt-and-turn windows, as they are more difficult to operate, more prone to misuse resulting in damage and more expensive to replace.

When specifying door and window products, composite aluminium clad timber doors and windows, polyester powder coated in RAL colour should be used. It is essential that the entrance door leaf is mounted within the frame to allow for further adjustment of hinges following ‘wearing in’. The distance from the underside of the door leaf to the finished floor level should be calculated at design stage, to ensure that when residents move in they can lay a timber laminate or tiled floor finish, without the finish fouling the door opening.

Where bay windows are being installed, all corner posts should be thermally broken to match the fabric and finish of the window. It is critical that Building Regulation requirements are fully understood and implemented in the design of windows and window openings.

All drawings relating to window openings should have a red dashed line identifying the stepping off point for all window boards, and a second red dashed line identifying the bottom of the opening section of the window.

Clearly dimensioned drawings should identify that the requirements of the *Irish Building Regulations Parts K & B* have been adhered to. There should be a note identifying all safety glass, restrictors, in-frame vents and manifestation requirements. All windows should have easy clean hinges. Opening section frame sizes should be factored into all window opening dimensions, to ensure the window provides regulation clear opening widths in service. Windows should be easy to open and clean. Easy clean hinges should be provided.

Windows should be fitted with restrictors, in accordance with Technical Guidance Document B – Fire Safety 2006*.

Timber window boards to be fitted, as standard, to all internal windows and painted in white high gloss.

Balcony and landing guarding should be considered in detail, to ensure absolute prima facie compliance with the Irish Building Regulations. Clúid will need to be fully assured that climbability and line loading have been assessed for full compliance with these regulations.

6.10 Unit Typologies

The sample layouts provided in this guide are considered to be fully consistent with the design principles set out by the Department of Housing, Local Government and Heritage. The use of these layouts ensures the provision of high-quality homes for Clúid residents.

The internal layouts proposed are considered to be economic in design. This is achieved by reducing circulation space and maximising the quantum of useable space.

The provision of en-suites in Cost Rental and larger units will be decided on a case-by-case basis. Developers should consult with Clúid at the design stage to establish whether they are required.

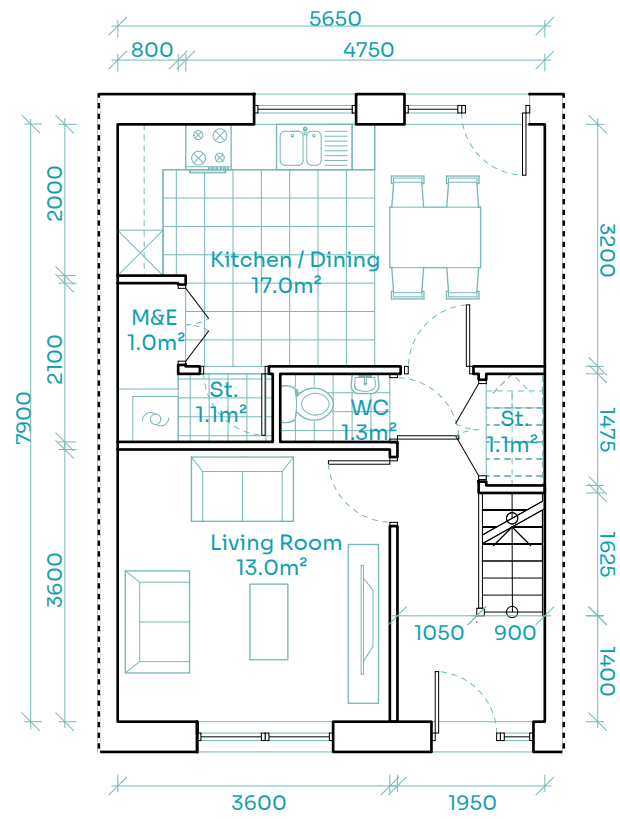
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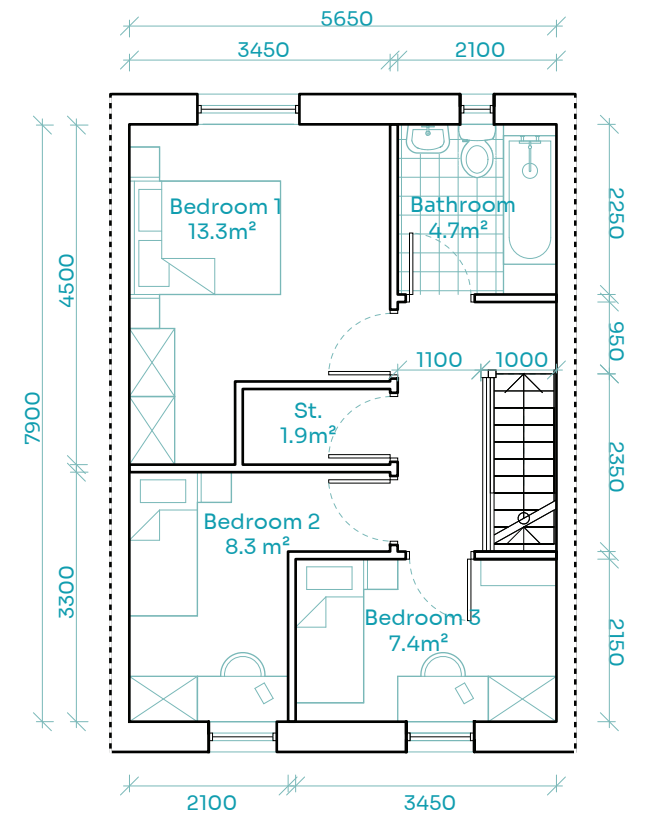
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Three-Bedroom 4-Person House



Ground Floor GIA: 44.6m²



First Floor GIA: 44.6m²

3-Bed 4-Person House	Proposed Area (m ²)	Minimum Area (m ²)	% Comparison
Bedroom 1	13.3	13	2.3%
Bedroom 2	8.3	7.1	16.9%
Bedroom 3	7.4	7.1	4.2%
Kitchen / Living / Dining	30	30	0.0%
Storage	4.1	4	2.5%
GIA Total:	89.2	83	7.5%

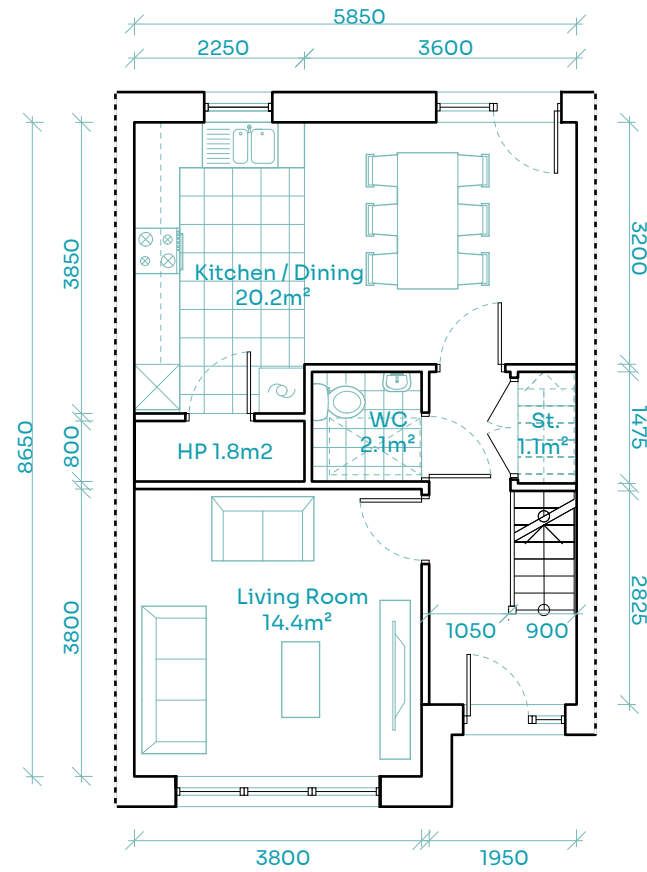
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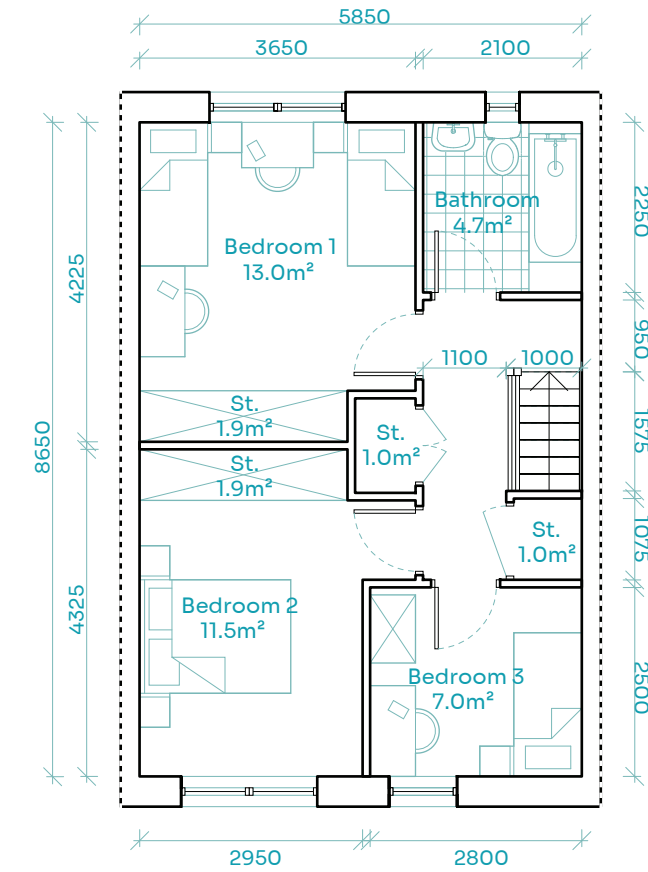
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Three-Bedroom 5-Person House (Type 1)



Ground Floor GIA: 48.7m²



First Floor GIA: 50.6m²

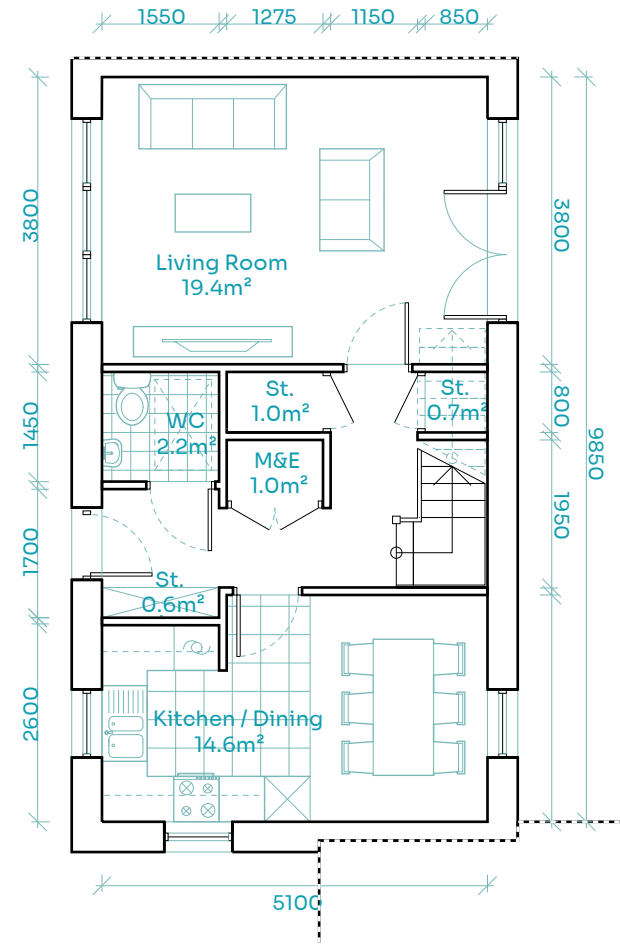
3-Bed 5-Person House Type 1	Proposed Area (m ²)	Minimum Area (m ²)	% Comparison
Bedroom 1	13	13	0.0%
Bedroom 2	11.5	11.4	0.9%
Bedroom 3	7	7.1	-1.4%
Kitchen / Living / Dining	34.6	34	1.8%
Storage	6.9	5	38.0%
GIA Total:	99.3	92	7.9%

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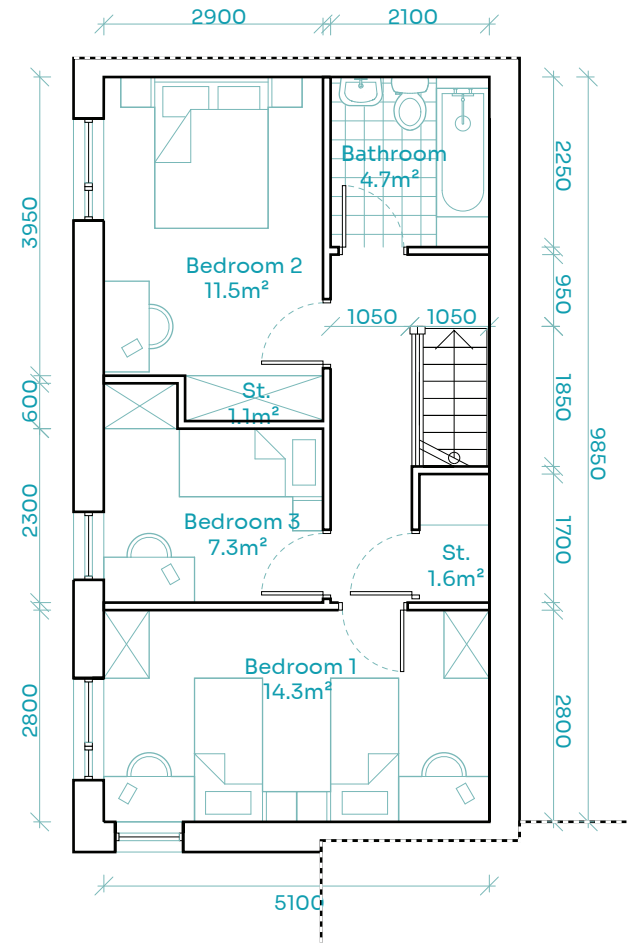
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Three-Bedroom 5-Person House (Type 2)



Ground Floor GIA: 50.2m²



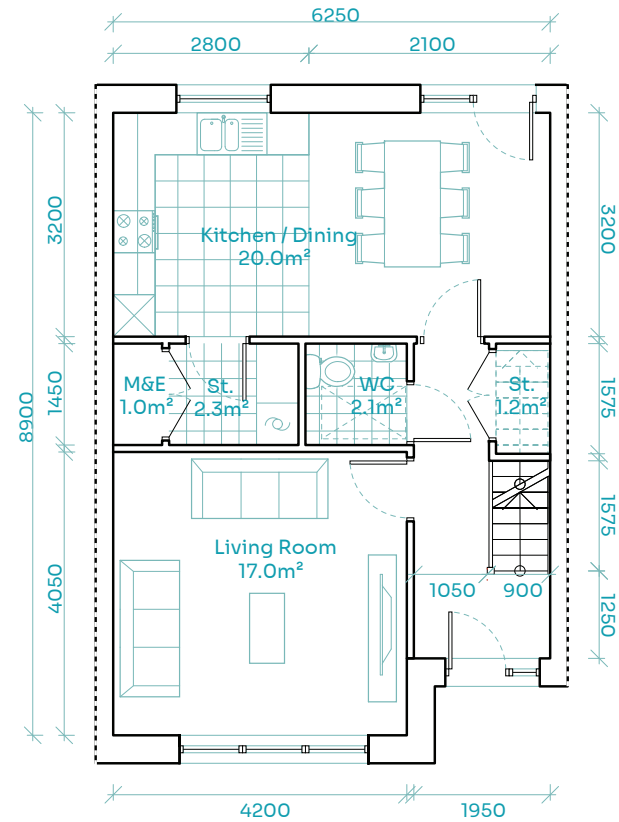
First Floor GIA: 50.2m²

3-Bed 5-Person House Type 2	Proposed Area (m ²)	Minimum Area (m ²)	% Comparison
Bedroom 1	14.3	13	10.0%
Bedroom 2	11.5	11.4	0.9%
Bedroom 3	7.3	7.1	2.8%
Kitchen / Living / Dining	34	34	0.0%
Storage	5	5	0.0%
GIA Total:	100.4	92	9.1%

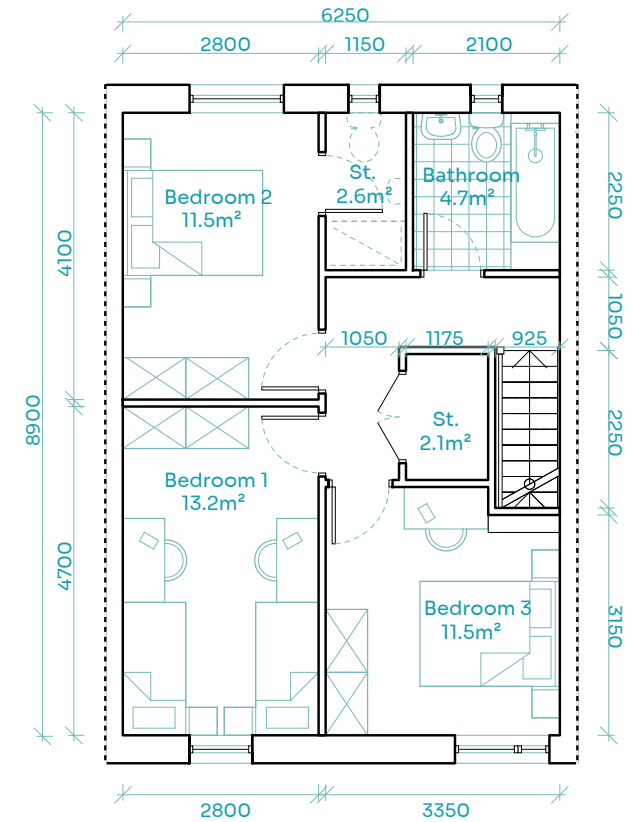
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Three-Bedroom 6-Person House



Ground Floor GIA: 53.4m²



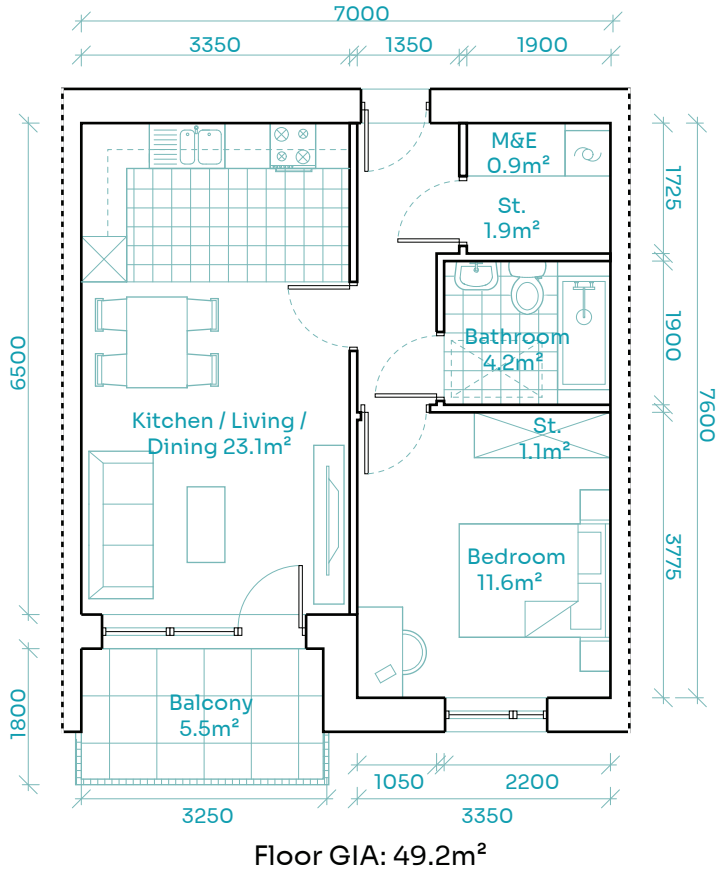
First Floor GIA: 55.6m²

3-Bed 6-Person House	Proposed Area (m ²)	Minimum Area (m ²)	% Comparison
Bedroom 1	13.2	13	1.5%
Bedroom 2	11.5	11.4	0.9%
Bedroom 3	11.5	11.4	0.9%
Kitchen / Living / Dining	37	37	0.0%
Storage (with en-suite)	5.6	5	12.0%
Storage (without en-suite)	8.2	6	36.7%
GIA Total:	109	100	9.0%

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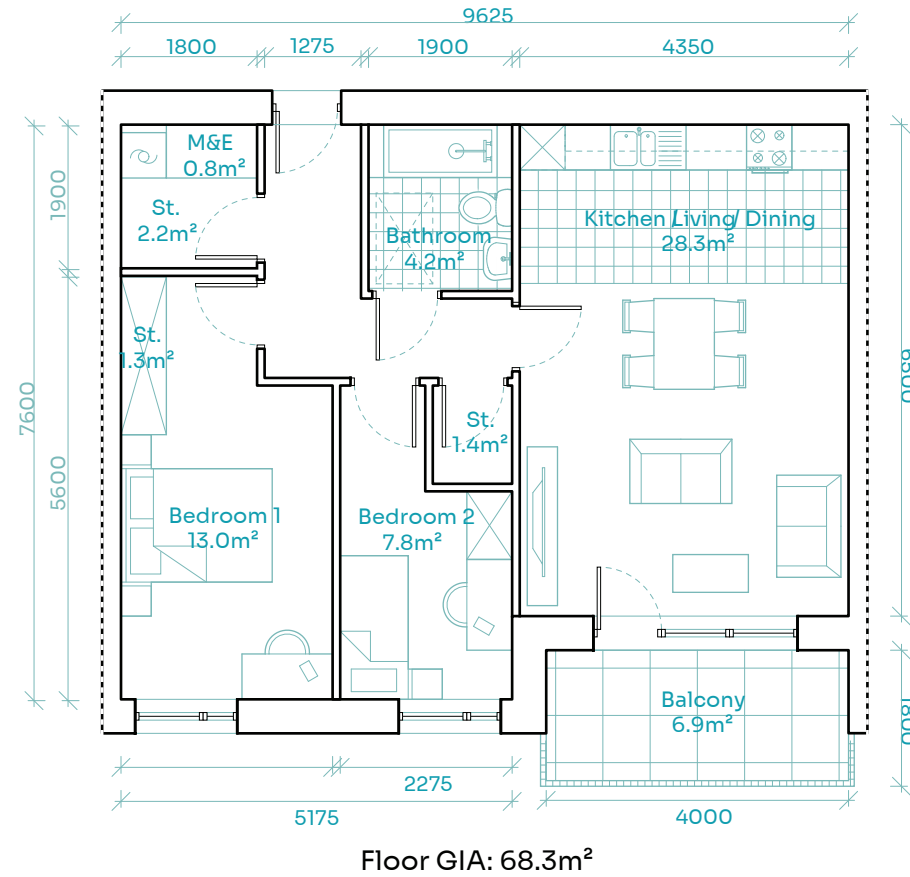
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One-Bedroom 2-Person Apartment



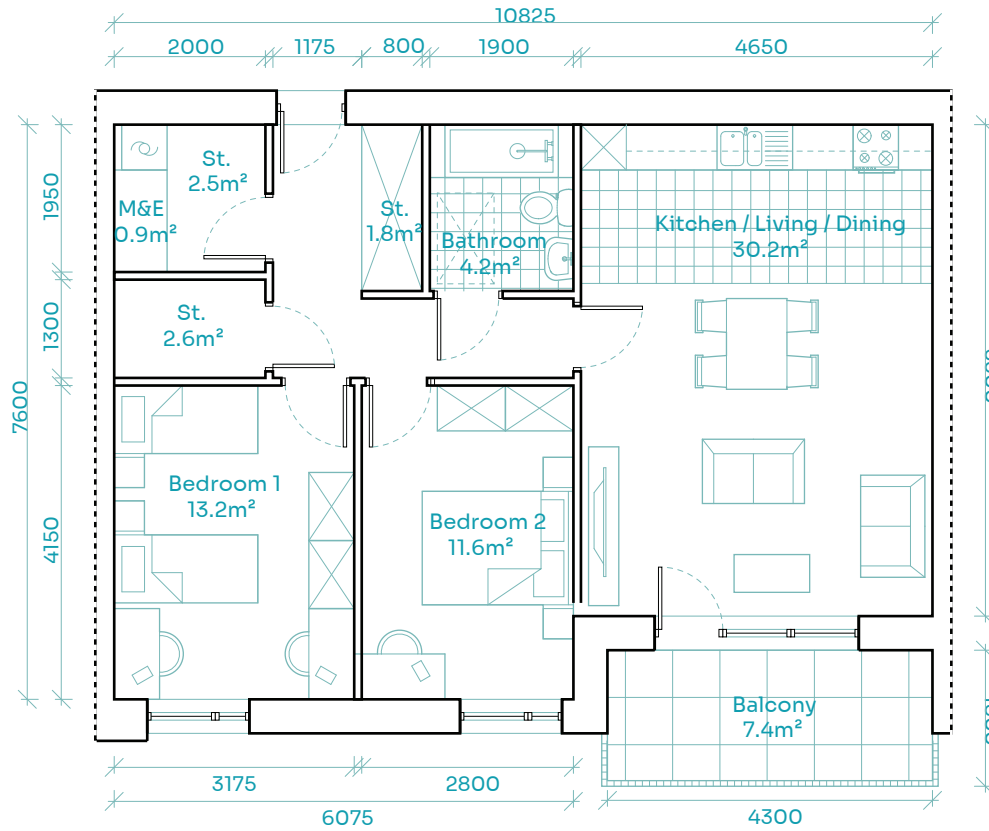
Protected Corridor 1-Bed 2-Person Apt.	Proposed Area (m ²)	Minimum Area (m ²)	% Comparison
Bedroom	11.6	11.4	1.8%
Kitchen / Living / Dining	23.1	23	0.4%
Storage	3	3	0.0%
Private Open Space	5.5	5	10.0%
GIA Total:	49.2	45	9.3%

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Protected Corridor 2-Bed 3-Person Apt.	Proposed Area (m ²)	Minimum Area (m ²)	% Comparison
Bedroom 1	13	13	0.0%
Bedroom 2	7.8	7.1	9.9%
Kitchen / Living / Dining	28.3	28	1.1%
Storage	4.9	5	-2.0%
Private Open Space	6.9	6	15.0%
GIA Total:	68.3	63	8.4%

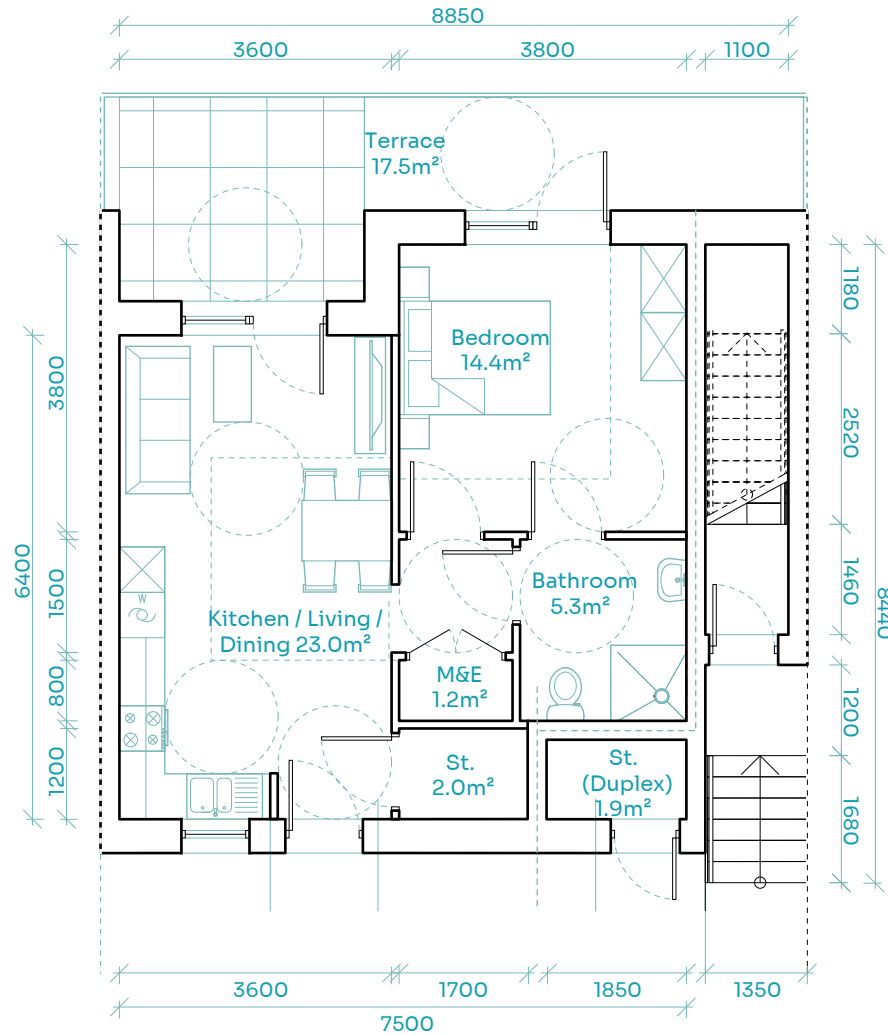
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Floor GIA: 77.0m²

Protected Corridor 2-Bed 4-Person Apt.	Proposed Area (m ²)	Minimum Area (m ²)	% Comparison
Bedroom 1	13.2	13	1.5%
Bedroom 2	11.6	11.4	1.8%
Kitchen / Living / Dining	30.2	30	0.7%
Storage	6.9	7	-1.4%
Private Open Space	7.4	7	5.7%
GIA Total:	77	73	5.5%

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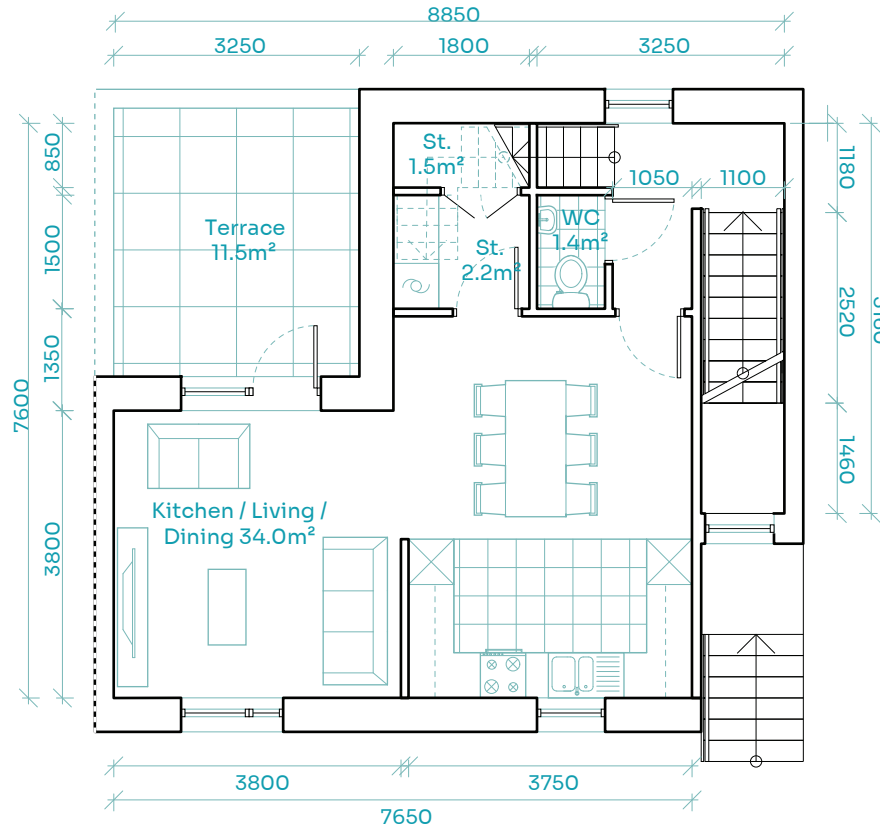


Floor GIA: 49.8m²

Open Plan 1-Bed 2-Person UD GF Apt.	Proposed Area (m ²)	Minimum Area (m ²)	% Comparison
Bedroom	14.4	13	10.8%
Kitchen / Living / Dining	23	23	0.0%
Storage	2	2	0.0%
Private Open Space	17.5	5	250.0%
GIA Total:	49.8	45	10.7%

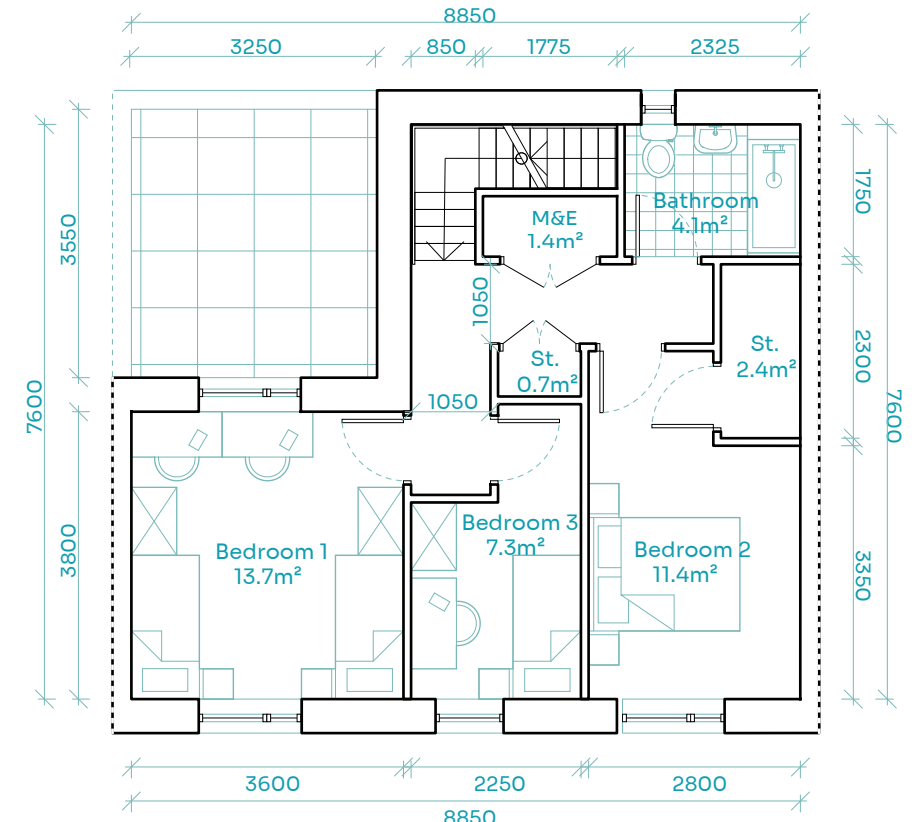
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Three-Bedroom 5-Person Duplex



First Floor GIA: 44.1m²
(GIA including GF store & stair: 52.3m²)

3-Bed 5-Person Duplex	Proposed Area (m ²)	Minimum Area (m ²)	% Comparison
Bedroom 1	13.7	13	5.4%
Bedroom 2	11.4	11.4	0.0%
Bedroom 3	7.3	7.1	2.8%
Kitchen / Living / Dining	34	34	0.0%
Storage	8.7	9	-3.3%
Private Open Space	11.5	9	27.8%
GIA Total (Excl. Stair):	99.2	96	3.3%
GIA Total (Incl. Stair):	105.5	96	9.9%



Second Floor GIA: 53.2m²

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