



Design Team Brief

**Ballyseedy House Refurbishment &
New Build for Respite for Adults &
Children with Disabilities**

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1. Background

The Health Service Executive (HSE) has committed to providing 900 additional residential care and supported independent living places between 2024 and 2026. This commitment forms part of Action A8.1 of the Action Plan for Disability Services 2024–2026, which seeks to build sustainable residential care and supported living capacity. The long-term objective of the Action Plan is to reach a position where an appropriate residential place is available, over time, to any adult with a complex disability who requires and wishes to access such accommodation.

The HSE is committed to expanding the annual number of residential places provided in community-based residences, with a view to moving away from the provision of residential care places on an emergency basis when there is a family crisis or on the death of a parent, towards a program of planned forward provision of community-based residential places to meet the needs of people with complex disabilities. This is particularly relevant to those living with ageing parents, where respite accommodation can offer significant support.

Currently the State is buying residential care places in emergency situations from for-profit providers, who are the only sector that has sufficient spare, HIQA-approved, capacity. At the end of a short number of years, the provider may have paid off the mortgage on the premises, but the State has no ownership rights to it. Planned delivery of residential care places can secure better value in terms of the capital and running costs of individual places. Suitable legal agreements can be made in a planned way which retain the premises in the disability sector and provides a line for the State in proportion to its funding input.

2. Summary of Service Need

2.1 Current Residential Support Needs

Disability Services confirms that there are currently approximately 600 people awaiting/ requiring residential services in Cork and Kerry. This is a significant Need which the Service is unable to meet – although there is continuing effort to increase residential capacity, this project would increase supports to both residential and outreach Service users by way of Respite in a short timeframe.

2.2 Projected Demand & Service Gaps

The Disability Capacity Review published in 2021 projects a substantial increase in residential needs. Based on the population of HSE South West, an additional 285 - 585 residential places will be required in the region by 2032 to meet both demographic demand and current unmet needs.

2.3 Respite Service Shortfall

The Disability Capacity Review to 2032 highlights a critical gap in Respite Services citing that, in 2017, only one in four family carers of children aged over five with an intellectual disability had received any Respite. Similarly, only one in three family carers of adults had received Respite.

2.4 Resultant Impact on Acute Care

The shortage of suitable home care packages, Respite Services, and Residential Services (including emergency Respite) is having a direct impact on increase admissions to Emergency Department and causing delayed discharges from Acute Hospital settings for People with Disabilities.

2.5 Urgent & Transitional Placements

There are insufficient resources to respond to the unforeseen emergency cases and there are no emergency placements available at short notice in Cork / Kerry.

3. Proposed Project

HSE Estates have completed the acquisition of a 4-bed bungalow with a floor area of 265 square metres on 3.8 acres of land. The plot had planning permission for an additional 4 bed bungalow of 360 square metres granted but has since lapsed.

The proposed project would include the extension and refurbishment of the existing bungalow to provide a 4-bed respite for adults while completing a complete new 6 bed build on the same grounds for children's respite.

The new build would be independent of the existing property and accessed separately. Car parking spaces will need to be provided for at both locations with a minimum of 9 spaces in each.

The property's will become a therapeutic living space for people with physical and cognitive needs. Resulting in areas that need to be an open whilst at the same time safe in terms of key features, with ligature points minimised. All electrics to be well secured etc. Materials/Aesthetics need to be domestic and homely in appearance but provide a robust finished product.

3.1 Project Location

The property is located on the outskirts of Tralee town 3km east of University Hospital Kerry just off the N21 main Tralee to Castleisland Road, easily accessible from Tralee Bypass route. It is located on a mature, secluded and secure site of almost 4 acres, fully enclosed by what would have been Ballyseedy Castle Walls. Ballyseedy woods are surrounding the property in the adjacent farmlands.



3.2 Planning Considerations

Thought will need to be given as to how planning will be approached for both properties.

The renovation of the existing dwelling may be classified as an exempted development if the conditions are met negating the requirement for a new planning application. Without being certain of this, provision needs to be given to allow this development to go through a new planning process.

There is a large work shed on the property which will require further investigation as to how it can be incorporated into the project and what actions will need to be taken in order to make it compliant.

Attention is drawn to planning application 18535 which can be accessed through the Kerry County Council Planning Portal. Planning for a domestic dwelling was granted on the site in 2018 but has since expired.

Due to the proximity to recorded monuments, Ballyseedy Church, Graveyard & Memorial Stone, an Archaeological Impact Assessment may be required for the new build.

4. Design Considerations

4.1 Spatial Sequencing & Sensory Zoning

Spaces should be arranged in a clear and logical sequence to support comprehension, reduce cognitive load, and minimise sensory overwhelm. Sensory zoning should organise spaces by levels of stimulus, with transitional zones enabling gradual changes in sound, light, and activity. This approach supports emotional regulation and reduces stress.

4.2 Provision of a Self-Contained Apartment

Accommodation must allow for escalation of support, including the ability to isolate a self-contained apartment from the rest of the residence if required. Residences without this facility are forced to operate at a greatly reduced capacity when caring for a client who does not interact well with others.

4.3 Provision of a Bariatric Bedroom

Service has requested that one bedroom in each residence be fully bariatric care capable. This will include the provision of specialist hoist linked from bedroom to bathroom and larger wheelchair circulation areas.

4.4 Access to Nature

Wherever possible Residents should have access to private or semi-private external spaces from their accommodation. Daylight and outward views support orientation and circadian rhythms.

4.5 Adaptability

The buildings should be designed to adapt to a range of user requirements over time, including the needs of both adults and children. Adaptability should be embedded within layouts, room sizes, and building systems to support changes in occupancy, care models, or levels of support.

4.6 Fire Safety

Both the refurb and the new build will be built to comply with modern standards and in accordance with the “code of practice for fire safety in new and existing community dwelling houses”.

4.7 Regularity Compliance

The Design Team shall develop the proposed respite facilities in accordance with all applicable Irish Building Regulations, Technical Guidance Documents, Building Control Regulations, Fire Safety legislation, accessibility requirements, Health and Safety legislation, HIQA requirements and relevant HSE standards and guidance. The Design Team shall identify at feasibility/design stage all statutory approvals, certificates, registrations and inspections required to bring the facilities into operational use

4.8 Energy & Carbon Performance

The proposed developments shall comply with all current statutory requirements, including Part L of the Building Regulations and the Nearly Zero Energy Building (NZEB) requirements. In addition, the development shall comply with the current HSE Capital & Estates Energy Efficient Design requirements.

5. Scope of Works

The works will involve but not be limited to:

- Proposed extension and refurbishment work to be carried out to current HSE Estates Sustainable Healthcare Building Guidelines.
- Renovation to achieve no less than A2 BER Rating.
- Floors, walls, and ceilings to be insulated as appropriate. This may require internal floors to be replaced depending on this commission’s energy survey and resultant requirements to meet the A2 BER requirement.
- Internal wall adjustments, demolishing existing masonry/stud walls, building new walls as might be required to meet client brief.
- Structural surveys as required and treatment of damp or rot that may be required.
- Upgrade to existing wastewater management.
- Structural works/repairs existing building may be required.
- Underpinning to existing foundations may be required.
- Replacement of all internal doors, frames and associated trims and fittings to provide the appropriate fire rating, integrity, and insulation.
- Replacement of all external windows and doors.
- The existing roof finish and structures to be surveyed under this commission and any recommended works carried out.
- The design team should consider and propose appropriate landscaping, external lighting and planting etc.
- New M & E systems required throughout.
- Materials should appear domestic but provide robustness.
- All fitments should be considered and designed to provide a domestic aesthetic but be robust in nature.

- CCTV is required for the outside of the building to ensure security.
- Boundary treatments should be considered to improve the aesthetic of the property and provide privacy for the occupiers.
- Security alarm system to be replaced and upgraded.
- A minimum of 2 no. charging points will be required for Electric Vehicles. Existing electrical feed may need to be upgraded.
- Access control and automation should be considered for entrance gates to the site.
- Strip out of the existing electrical system and fire alarm system is required, and replacement of same.
- Strip out of the existing plumbing is required and replacement of same.
- Ventilation as required to ensure compliance with current regulations.
- In addition to the refurbishment the scop will include for all tasks required in the provision of a fully complaint new build development on the adjoining site
- Upgrade of large on site shed to make compliant with regulations, future use of shed to be determined.

7. Services Required

The Architect is deemed to include for all works required whether indicated specifically above or implied elsewhere in the tender documents or as could be reasonably inferred as required by a typical job of this nature.

Below is a provisional list of surveys required for the projects.

Surveys :—

1. Jetting & CCTV of storm & foul lines
2. Roof Structure and Finishes Complete
3. Structural (including make up of floors and external walls to determine insulation requirements to meet Energy Requirements)

8. Schedule of Rooms

a. 4 Bed Respite for Adults

Ballyseedy Refurb Schedule of Accommodation				
	Room Name	Quantity	Size	Total Area
Private	Single Bedroom	2	18.5	37
	Ensuite	2	6	12
	Bariatric Bedroom	1	22.5	22.5
	Bariatric Ensuit	1	8.5	8.5
	Self-Contained Apartment	1	45	45
Communal	Sitting Room	1	14	14
	Activity/Family Room	1	12	12
	Quiet Room	1	12	12
	Dining Area	1	12	12
	Accessible WC	1	5	5
	Kitchen	1	12.5	12.5
Staff/Admin	Staff Rest Room	1	12	12
	Staff WC	1	2.5	2.5
	Utility	1	4	4
	Equipment & Cleaning	1	8	8
	Office	1	6	6
	Sluice Room	1	6	6
	Clinical Storeroom	1	6	6
	Linen Store	1	4	4
			Total	241

Allow 15% circulation space	277m2
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b. 6 Bed Respite for Children

Ballyseedy New Build Schedule of Accommodation				
	Room Name	Quantity	Size	Total Area
Private	Single Bedroom	3	18.5	55.5
	Ensuite	3	6	18
	Bariatric Bedroom	1	22.5	22.5
	Bariatric Ensuit	1	8.5	8.5
	Self-Contained Apartment	2	45	90
Communal	Sitting Room	1	14	14
	Playroom	1	12	12
	Activity/Family Room	1	12	12
	Quiet Room	1	12	12
	Dining Area	1	12	12
	Accessible WC	1	5	5
	Kitchen	1	12.5	12.5
Staff/Admin	Staff Rest Room	1	12	12
	Staff WC	1	2.5	2.5
	Utility	1	4	4
	Equipment & Cleaning	1	8	8
	Office	1	6	6
	Sluice Room	1	6	6
	Clinical Storeroom	1	6	6
	Linen Store	1	4	4
			Total	322.5

Allow 15% circulation space	371m2
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