address: hussey architects
13 Gilford Road
Sandymount
Dublin 4
D04 HR59

telephone: +353 (0)1 524 1480

email: info@husseyarchitects.com

web: www.husseyarchitects.com
who we are

We’re a small practice that specialises in big projects. We certified over €18 million of construction during 2019.

We use Building Information Modelling software (REVIT) to deliver accurate co-ordinated designs.

We were founded during the recession. This shaped our approach to delivering cost effective, viable buildings for our clients. A Nursing Home typically costs €160,000 per bedroom in Ireland. Our Nursing Home at Heathfield cost under €69,000 per bedroom. A hotel typically costs over €200,000 per room. Our first hotel, the Hendrick at Smithfield, cost €89,000 per bedroom.

Our Principals, Ciaran and Emer, both specialised in residential masterplanning and design before establishing Hussey Architects. In addition to our work in the healthcare and hospitality sectors we have continued to work on residential schemes from masterplanning to construction.

As a small focused practice either Emer or Ciaran run every project we do.
Mixed Development - Terenure

Client: DTW Construction
Site: 122 Terenure Road North
      Terenure
      Dublin 6
Area: 890m²
Value: €1.2m
Stage: Complete

Our first housing development was in Terenure on a difficult site that faced fierce local opposition at planning stage.

Citing the quality of design, Bord Pleanala granted permission in 2010. Following the sale of the site in 2014, the houses were completed in 2016.
Heathfield was a ghost estate in Finglas caused by the collapse of Manor Park Builders. The estate was half built with 32 of the permitted houses partially constructed. The site had legacy issues including unresolved drainage problems spanning the boundary of Fingal and Dublin City Council boundaries. The unbuilt portion of the planning permission was for apartments. There is almost no demand for apartments in this location.

Our clients Richard McCarthy and Tom Gilligan bought the site in 2013. Richard and Tom briefed us on what was commercially viable and we redesigned the unbuilt portion of the site from apartments to a Nursing Home, Creche, Retail Centre and 78 new houses.

In parallel to the planning process Richard and Tom solved the drainage issues through extended negotiations with both local authorities and the adjacent school.

We secured planning permission in 2014 and the nursing home and the new houses have now been completed much to the relief of the original ghost estate residents.

We are currently looking at a scheme to extend the nursing home and move the creche to the front of the site beside the retail centre.
Clearbrook Nursing Home

Clearbrook Nursing Home was completed in 2017 at a cost of €68,666 per bedroom. It forms part of our masterplan for the Heathfield Estate in Finglas.

The nursing home was fully occupied with months of opening and we are currently working on a design to extend the building.
St John of Gods Masterplan

This masterplan was prepared for Bain Capital’s subsidiary Broadhaven based in Fitzwilliam Square, Dublin. The masterplan looked at how the St John of God’s lands could be developed as a healthcare campus to the south of the existing hospital and a low density residential community to the north.

All existing trees on the site were retained with the existing facility’s operation would be unaffected by the proposed development.
KEY ASSUMPTIONS:

We carried out the study based on compliance with Dun Laoghaire Rathdown County Council Development Plan 2016-2022

- No Topographical or Ground Investigation Survey has been carried out
- There has been no engineering input with regard to access and services. We have assumed the required entrances shown below are achievable.
- Basement carparking has been assumed (similar to adjacent developments)
- We note the campus contains a Protected Structure
- We note there are several Protected Trees and Woodlands (shown dark green on applicable diagrams)
- We assumed the proposed Halting Site can be dealt with elsewhere

KEY CONSTRAINTS:

- A minimum of 25% Open Space to be provided.
- A density of 35 - 50 units p/ha or less must be achieved.
- Future provision for additional facilities related to the existing Hospital must be considered.

Based on these assumptions and constraints the site was divided into three zones - the existing hospital site, the future healthcare compus and the future low density housing site.
The key objectives of the masterplan were to:

- allow the existing hospital to continue to function without interruption during the implementation of the masterplan
- consolidate the current dispersed car parking into a central location
- expand the healthcare campus with complementary uses
- retain all existing trees
- provide a low density residential development to the rear of the site to fund the masterplan

A primary care centre, assisted living and a nursing home were proposed for the front of the site.

The numerous existing car parks spread over the site were to be consolidated into a new multistorey care park adjacent to the existing hospital.

The proposed primary care centre was placed in the most prominent corner of the site and the rest of the healthcare campus buildings were fitted around the existing mature trees.

The low density housing to the rear of the site was clustered around a new pocket park. The proposed apartments had framed new private open space with play facilities.

Car parking for the apartments was proposed as underground. This combined with centralising the existing surface parking into a multistorey would retain the sylvan nature of the existing site.
Car Parking

Underground parking for assisted living units.

Underground parking for apartments.

Drop-off point for nursing home.

Two-storey stacked car-parking for hospital staff & visitors and primary care centre & nursing home staff.

All houses to have private off-street parking.

Public Open Space

Site Area = 27,685.5m²
45.5% Public Open Space

Site Area = 29,288.7m²
27% Public Open Space

Site Area = 58,275.6m²
27.7% Public Open Space
design rationale

The housing development on the rear of the site;

• retained all existing mature trees

• had back to back rear gardens with the neighbouring housing along the north and eastern site boundaries.

• created a new pocket park around an existing protected tree.

• created a new private open space framed by and passively surveilled by the proposed apartments.
**Housing Mix**

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>No. of Units</th>
<th>Target Area (m²)</th>
<th>Actual Area (m²)</th>
<th>Percentage of Target Area</th>
<th>Garden/Private Open Space Target Area (m²)</th>
<th>Garden/Private Open Space Actual Area (m²)</th>
<th>Percentage of Target Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>4B Terrace House</td>
<td>28</td>
<td>120</td>
<td>174</td>
<td>145%</td>
<td>70</td>
<td>71.5</td>
<td>102%</td>
</tr>
<tr>
<td>4B Semi-Detached House</td>
<td>8</td>
<td>120</td>
<td>174</td>
<td>145%</td>
<td>70</td>
<td>85</td>
<td>121%</td>
</tr>
<tr>
<td>4/5B Detached House</td>
<td>2</td>
<td>120</td>
<td>180</td>
<td>150%</td>
<td>70</td>
<td>230</td>
<td>329%</td>
</tr>
<tr>
<td>2B Apartments</td>
<td>56</td>
<td>73</td>
<td>88</td>
<td>120%</td>
<td>7</td>
<td>11</td>
<td>157%</td>
</tr>
<tr>
<td>1B Apartments</td>
<td>14</td>
<td>45</td>
<td>62</td>
<td>137%</td>
<td>5</td>
<td>6.8</td>
<td>136%</td>
</tr>
</tbody>
</table>

Total No. Units: 108

* Apartment Block Breakdown:

1 Floor of an apartment = 8 x 2B, 2 x 1B

<table>
<thead>
<tr>
<th>Apartment Block</th>
<th>No. Storeys</th>
<th>No. 2B</th>
<th>No. 1B</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>3.5</td>
<td>28</td>
<td>7</td>
</tr>
<tr>
<td>D</td>
<td>3.5</td>
<td>28</td>
<td>7</td>
</tr>
</tbody>
</table>

TOTAL: 56 14
This project for a private client fits four 1600ft² semi-detached houses onto a tight site in Lucan.

The density was achieved by designing slim three storey houses with a master bedroom, ensuite and walk in wardrobe tucked into the roof structure. All these master bedrooms have full height juliet balcony windows framing views of the park opposite.

The development in currently under construction and is due for completion in March.
Ground Floor Plan
57.8 sq. m.

First Floor Plan
55 sq. m.
Second Floor Plan
36.9 sq. m.

Roof Plan

Plans
Aikens Village

This is a scheme of 35 houses and 19 apartments currently under construction at Stepaside. Hussey Architects took over the scheme at construction stage and are Architects and Assigned Certifiers for the development.
Previous Residential Experience

Before starting their own practice Emer and Ciaran both worked at O’Mahony Pike Architects. OMP are Ireland’s leading residential architects. Ciaran lead a team of 10 architects working on over 6,000 units at masterplanning, planning and construction stages.

Emer prepared the masterplan for the “12 Acres” site at Pelletstown that was incorporated into Dublin City Council’s SDZ Masterplan.
Pelletstown Masterplan

Emer's Role: Senior Architect

Masterplan and Urban Design
for 5 Hectare site @ Pelletstown

Client: Capel Developments Ltd.
Contract Value: €210 million
No. of Units: 1000+ apartments
Retail/Commercial: 13,000 sq. m.
Stage: Phase 1 at planning

Project Architect for the Masterplanning of 48,500 sq. m. site at Pelletstown, Dublin. The proposal consists of 1000+ residential units, 13,000 sq. m. retail/commercial/community facilities over 2 storey basement carpark and public landscaping.

This 5 hectare site at Pelletstown constitutes one of the most significant urban design opportunities in Dublin City. In liaison with the client and the planning authorities I have prepared the masterplan for this site encompassing urban design and typologies, land use, infrastructure and amenities.
Lehaunstown Masterplan

The site comprises 13.3 hectares (32 acres) and includes 4.5 hectares (11 acres) of the Carrickmines River Valley, a mature woodland, traversed by the Carrickmines River. The site also borders the route of the proposed Luas Line B Extension and the proposed Spine Road from Carrickmines to Cherrywood.

The proposed development of 1.8 million square feet, masterplanned and designed by OMP, includes 1329 no. residential units, made up of 1, 2 & 3 bedroom apartments, penthouses, duplex apartments, terraced houses, and detached houses in 22 blocks. Also planned within the proposed scheme are 8,500m² of retail accommodation, 8,600m² of commercial accommodation, a crèche, montessori school, community hall, gymnasium, public house, café, restaurant and art gallery. The site is within the Cherrywood-Rathmichael Local Area Plan.

OMP submitted this masterplan to Dun Laoghaire Rathdown County Council on behalf of Treasury Holdings in May 2005.

Ciaran’s Role: Designer & Project Architect

Client: Treasury Holdings
Location: Cherrywood, Dublin
Site Area: 13.3 hectares
Development: 175,000m²
Plot Ratio: 1.31
Site Coverage: 24.7%
Value: €500million

抽屉由 Ciaran Hussey

OMP Architects
The Village at Rathbourne

Ciaran’s Role: Designer & Project Architect

Client: Castlethorn
Location: Pelletstown, Dublin
Site Area: 1.9 hectares
Development: 33,510m²
Plot Ratio: 1.75
Site Coverage: 29.3%

The Village Square comprises 254 apartments, 2,800m² of retail accommodation, a café, a bar/restaurant and medical centre.

Two new Public Open Spaces are created

- the Village Square around which the retail is clustered

- the Waterfront which extends the canal towpath, creates a new docking bay for barges and is overlooked by the café and bar/restaurant. Both café and bar provide external seating facing the canal to the south.

All residential and retail carparking is accommodated in two levels of basement car park. Surface car parking is restricted to visitor and short stay spaces within the Village Square.

Private Open Space is provided at podium level to the west of the Village Square and as a heavily landscaped courtyard to the east.
Ciaran’s Role: Designer & Team Leader

Client: BeLa partnership
Location: Northamption, UK
Site Area: 2.2 hectares
Development: 83,000m²
Plot Ratio: 1.9
Site Coverage: 58.4%
Value: £148million

Ciaran led the team that won the invited competition to design the District Centre of Prior’s Hall, a 500 hectare extension to the town of Corby, Northampton, UK.

The centre contains 355 no. apartments, 10,000m² of offices, 8,000m² of retail, an 830m² gym and 4500m² of restaurant & bars.
Fingal County Council, the Local Authority for north County Dublin, announced a Public Private Partnership competition for the “Ballast Pit” site in Skerries. The aim of the competition was to select a team to develop this 5 hectare site and deliver a swimming pool, community facility and “Park & Ride” facility to the residents of Skerries. The remainder of the site could then be developed to fund the provision of these facilities.

The competition is ongoing. From 13 no. original entrants only 2 teams, one of which is led by OMP, are still being considered. The contract is due to be awarded in early 2009.

The community facilities comprise a 3500m² Swimming Pool and Gym complex, a 500m² creche and a 550 space basement “Park & Ride” facility. Commercial development includes over 400 apartments in 2 courtyard blocks as well as a series of terraced duplex apartments, a 1500m² office block and 750m² of retail floorspace.
Tallaght Town Centre

Ciaran’s Role: Team Leader

Client: Keenbury
Location: Tallaght, Dublin
Site Area: 1.56 hectares
Development: 77,200m²
Plot Ratio: 5.9
Site Coverage: 78.2%
Value: €137 million

The town centre is a sustainable high-density development adjacent to the Luas which accommodates the influx of both commuter and new residents to the area. The development is also adjacent to other local amenities such as Tallaght Hospital.

A new civic square and town centre has been created encompassing a diverse mix of retail units, hotel, restaurants/bars/cafes, offices, crèches and apartments, within six blocks of six to ten storeys. This new public open space, landscaped to high quality, also links directly to a new public library and Civic Offices for South Dublin County Council provided by the developer.

The residential development consists of 441 apartments with a wide range of one, two and three bedroom apartments. All have been designed to a high quality specification with generous balconies and extensive full height glazing, some with panoramic views of the Dublin Mountains. Diverse and generous usable landscaped gardens are elevated above street level and also provide spectacular views of the mountains.

The Civic Offices at Tallaght Town Centre won the Local Authorities Members Association award for “Best Public Building” 2007
Ciaran’s Role: Team Leader

Client: Eamonn Walsh
Location: Dunboyne, Co. Meath
Site Area: 18.5 hectares
Development: 115,000m²
Plot Ratio: 0.62
Site Coverage: 20.0%
Value: €200million

This masterplan proposes 4 distinct areas:

- Extension of the urban fabric of Dunboyne
- Urban Park and Preserving Vista from Court Hill
- Series of low Density Courtyard Blocks
- Informal Edge to Linear Park

The proposal includes 825 no. residential units, made up of 1, 2 & 3 bedroom apartments, pent-houses, duplex apartments, terraced houses, and detached houses. Also planned within the proposed scheme are 6,670m² of retail accommodation, 820m² of commercial accommodation, a crèche, school, community hall, gymnasium, public house, café, restaurant.
Belmayne Square

Ciara’s Role: Team Leader

Client: Stanley Holdings
Location: Balgriffin, Dublin
Site Area: 2.46 hectares
Development: 45,000 m²
Plot Ratio: 1.5
Site Coverage: 27.0%
Value: €83 million

OMP in conjunction with Metropolitan Workshop, O’Donnell Tuomey Architects and McCrossan O’Rourke Manning Architects are designing the buildings surrounding the new Belmayne Square. The new square will be the focal point of a new neighbourhood of over 200 dwellings in Balgriffin on Dublin’s northside.

Metropolitan Workshop proposed an urban design concept of a pinwheel of similarly composed buildings surrounding the new square.

OMP’s two courtyard blocks for the south western edge of the square and also create a new public space at the southern entrance to the development as a whole. This square forms the setting for a new landmark office block. This block in turn, by means of its’ height and design, marks the southern entrance to the entire neighbourhood.
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Ciaran

Education: Technical University Dublin
Trinity College Dublin

Bachelor of Architectural Science with Honours (1996)
Member of the Royal Institute of the Architects of Ireland (1999)
Diploma in Construction Law and Contract Administration (2019)
Accredited Mediator - CEDR UK (2020)

Interests: Chess, Travel. I have been reasonably successful at chess, winning eight junior All Ireland titles and representing Ireland at the European Junior Championships.

Ciaran qualified from the Technical University Dublin and Trinity College Dublin in 1996. On graduation he joined Scott Tallon Walker - one of Ireland’s longest established and most prestigious architectural practices. During his four years there he learned about the detailed design of modern office buildings and was accepted as a member of the Royal Institute of the Architects of Ireland.

He left Ireland to travel in 2001 and joined Peddle Thorp & Walker in Sydney for a year. PTW are internationally recognised for the Watercube building in Beijing and during his time in Sydney he gained valuable experience on new building types.

He returned to Ireland and joined O’Mahony Pike Architects in Dublin. OMP are Ireland’s leading residential architects and masterplanners. Working with OMP complemented Ciaran’s experience on commercial buildings with STW. Within 18 months of joining he was promoted to Associate Director Level (Team Leader) and ran a team of 10 architects and technicians.

In 2009, during the recession, he founded Hussey Architects and ran it from the spare room. The practice has grown from working on house extensions then to specialising in healthcare, hospitality and masterplanning projects. Ciaran is responsible for design on all projects. He is currently designing Newcastlewest Primary Care Centre and managing Rialto Primary Care Centre on site.

Ciaran has recently completed a post graduate diploma in Construction Law at Trinity College Dublin and is also an accredited Mediator with CEDR UK - the Centre for Effective Dispute Resolution.
Emer qualified from the Technical University Dublin and Trinity College Dublin in 2001.

Following her graduation she joined Orna Hanly Architect; a small, design-led practice specialising in museum and exhibition design. Her experience here involved the design and project management of several exhibition installations within both temporary structures and conservation of protected buildings.

She left OHA to join the Office of Public Works on a two year Graduate Architect Training Programme. Her experience ranged from the design and installation of highly detailed additions within conservation protected public government buildings to the provision of regional police stations and courthouses.

At the end of this two year period she attained membership of the RIAI.

In 2004 she joined O’Mahony Pike Architects in Dublin. During her 6 years with OMP she was Project Architect on several large residential and childcare developments. From 2008-2010 her focus was on Healthcare design for both public and private sector clients.

In 2010 as Hussey Architects expanded Emer joined the practice. While on maternity leave Emer had completed a Diploma in Collaborative BIM. Emer led the practice’s changover from working in two dimensional CAD to full Building Information Modelling. Emer has trained all of us in the firm in the use of REVIT - the leading collaborative BIM application.

Emer is currently managing the Hendrick at North Circular Road on site and planning the re-organisation of Crumlin Children’s Hospital Outpatients Department.
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address: hussey architects
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