

2. Framework Strategy

2.7 Ballinacurra Weston

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

2.7.1 Movement and Connectivity Strategy

It is the objective of the Framework Plan to:

1. Improve permeability and connections from Ballinacurra Weston to its wider context at the following locations in the short-medium term:
 - a) New street from Beechgrove Avenue to Crecora Avenue
 - b) Remove the community wall to the side of the Church at Hyde Avenue to allow for physical and visual access
 - c) Construct a new pedestrian connection between the Church car-park and Crecora Avenue
2. Improve permeability and connections from Ballinacurra Weston to its wider context at the following locations in the long term:
 - a) Provide a new vehicular connection from Clarina Avenue to Byrne Avenue. The lack of permeability at this location has resulted in high incidences of anti-social behaviour and crime.
 - b) Upgrade the existing laneway (Alley Lane) to allow greater access to Prospect Hill and Rosbrien Road to the north.
 - c) Provide a new vehicular connection from Clarina Park to Lenihan Avenue.
3. Provide on street parking along existing and new streets where feasible. Lengths of on-street parking will be broken up through the inclusion of a street trees or other landscape features. Parking areas will be designed so that they do not dominate the street scene.
4. Encourage shared use of the car parking adjacent to Our Lady of Lourdes Church with the Community Centre. The provision of shared car parking at this local centre location is a viable option where peak levels between both uses do not conflict.

5. Provide new and improved crossings for pedestrians and cyclists which will provide direct and convenient access between local amenities at the following locations:
 - a) At Rosbrien Road, to the west of Our Lady of Lourdes Community Centre.
 - b) At Childers Road, north of Our Lady of Lourdes Primary School.
 - c) At Hyde Road from Lenihan Avenue to Hyde Villas.
 - d) At Hyde Road from Crecora Avenue.
 - e) At Byrne Avenue from Clarina Park.

In view of existing road and traffic conditions, detailed proposals for this aspiration should be developed in conjunction with the Transportation Department of Limerick City Council.

6. Retain the general arrangement of streets and services infrastructure as existing within Ballinacurra Weston.
7. Environmentally improve the existing street network of Ballinacurra Weston to provide a safe, attractive, accessible and well-designed network of streets in tandem with ensuring the optimum location of street lighting and CCTV.

▼ Beechgrove Avenue, Ballinacurra Weston



▼ Clarina Park and Alley Lane, Ballinacurra Weston



▼ Clarina Park and Alley Lane, Ballinacurra Weston



Ballinacurra Weston Movement and Connectivity Map



Legend

Movement and Connectivity Strategy

-  Statutory Regeneration Area Boundary
-  Study Area Boundary
-  Strategic Link
-  Local Street

-  Informal Pedestrian Crossing and Traffic Calming
-  Existing and New Replacement Housing
-  Active Open Space
-  Passive Open Space

-  Enhanced Traffic Calming and Crossing at Major Junction

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

2. Framework Strategy

2.7.2 Land Use Strategy

It is the objective of the Framework Plan to:

Employment Generating Uses

1. Promote potential enterprise development in Ballinacurra Weston through the reuse of underutilised sites at the existing local centre, Our Lady of Lourdes Community Centre and lands associated with the ESB Depot and Adapt House.
2. Upgrade sites at the Local Centre and existing Our Lady of Lourdes Community Centre for employment uses. Consider the following initiatives:
 - a) Consider the creation of a community garden and horticulture training centre within the existing Our Lady of Lourdes Community Centre to offer training opportunities in the area of horticulture for future incorporation in landscaping / estate management across Ballinacurra Weston. Additional opportunities exist around the area of sports ground maintenance for incorporation into plans for local sports facility development.
 - b) Based on the demographic profile of the regeneration areas, the hospitality service industry remains a key focus for employment. Consider the provision of hospitality industry training within the existing Our Lady of Lourdes Community Centre for local jobs in hotels and restaurants.
3. Ensure that employment in Ballinacurra Weston is generated by providing a range of business premises of varying size and a flexible design to allow businesses to grow and expand, as they need.

Retail

4. Promote the vitality and viability of the Local Centre at Punches Cross by encouraging small scale shops, financial/ professional services and food and drink uses. The provision of these 'top up' shopping facilities will not detract from the function of the existing designated District Centre at Roxboro as its designation is protected under the Retail Strategy for the Mid West Region 2010-2016. Rather the development will support and enhance the vitality as well as meet the needs of existing and future residents of Ballinacurra Weston in the future.

Community Use

5. Support the provision of multifunctional spaces at Our Lady of Lourdes Community Centre to provide flexible and accessible spaces adaptable to communities' needs. The support for the Community Centre at this location, within easy access to the city core will ensure that the centre is used not only by residents of Ballinacurra Weston but the wider community also.
6. Support the creation of a community hub at Ballinacurra Weston by developing stronger relationships with the healthcare and complimentary supporting facilities. As such, consider the development of a Primary Healthcare Centre at a vacant site west of the Our Lady of Lourdes Community Centre to meet local need.
7. Promote the development of sites adjacent to the community centre and fallow sites within Clarina Park as a community garden/orchard to facilitate horticulture training and community garden enterprise.

▼ Clarina Park and Alley Lane, Ballinacurra Weston



Ballinacurra Weston Land Use Map



Legend

Land Use Strategy

- | | | | |
|---|---------------------------------------|---|---|
|  | Statutory Regeneration Area Boundary |  | Community, Education and Cultural Use (Residential use permitted) |
|  | Study Area Boundary |  | Local Centre (as designated under the LCDP 2010-2016) |
|  | Non-Replacement Housing (eg Private) |  | Active Open Space |
|  | Existing and New Replacement Housing |  | Passive Open Space |
|  | Community, Education and Cultural Use | | |

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

2. Framework Strategy

2.7.3 Housing Strategy

It is the objective of the Framework Plan to:

1. Retain and refurbish existing housing units where possible within Ballinacurra Weston in tandem with creating new connections with natural surveillance, functional public open spaces and a more consolidated urban structure refocussed around the existing Our Lady of Lourdes Community Centre.
2. Develop a brownfield site for replacement housing at Crecora Avenue in the short term within a suitable catchment area of the city core (500-800m) from which residents can easily access local services and convenience shopping.
3. Develop sites for replacement homes in the medium to long term at infill sites located at the following locations:
 - Crecora Avenue
 - Hyde Avenue
 - Clarina Avenue
 - Clarina Park
 - Byrne Avenue
 - Lenihan Avenue
4. Encourage within homes proposed for refurbishment the incorporation of energy measures to at least meet Irish national standards and guidelines. Refurbishment of both privately owned and local authority tenanted homes will be carried out to achieve a BER rating of C.
5. Incorporate flexibility within house design to adapt to changing needs in line with standards such as Lifetime Homes.
6. Ensure that replacement homes will have generous internal and private open space in compliance with the Limerick City Development Plan 2010-2016 development management standards.
7. Ensure that replacement homes will have their own front door to the street where at all possible to minimise potential problems associated with shared communal areas.
8. Ensure that replacement homes will have a positive outlook onto surrounding public spaces and streets, to create an appropriate sense of enclosure and natural surveillance, whilst protecting the privacy of ground floor habitable rooms.
9. Promote high-quality design and detailing in replacement and refurbished homes to create a sense of robustness and longevity as well as support tenure-blind principles.
10. Include a diversity and fluidity of tenure options to ensure that each part of Ballinacurra Weston becomes more mixed. (Please refer to Tenure Diversity Strategy for more detailed information).
11. Consider the existing housing need (replacement housing and need arising due to overcrowding) of Ballinacurra Weston in determining the type and size of replacement and additional housing provision in order to sustain a mixed and sustainable neighbourhood.
12. Consider the future housing need required over the regeneration programme in relation to overcrowding, emerging household types and elderly housing. It is prudent to plan for a net gain in replacement homes which will act as a sufficient buffer over the lifetime of the regeneration project.

Housing Deliverables	Total	Private	LA				
Current numbers of Occupied and Unoccupied Homes in Ballinacurra Weston (as at 31.12.2012)¹	232					A	
Total number of Occupied Units ¹	200					B	
Total number of Occupied Homes ²	198	142	56			C	(A-B)
Total number of Unoccupied Homes ²	32					D	
Demolition							
Number of Occupied Homes to be demolished ³	20	13	5			E	
Number of Boarded Homes to be demolished	7	4	3			F	
Total number of Occupied and Boarded Homes to be demolished				27		G	(E+F)
Refurbishment							
Number of Existing Private and Local Authority Occupied Homes to be refurbished	180	129	51			H	(B-E)
Number of Private and Local Authority Unoccupied homes to be refurbished	25	8	17			I	(D-F)
Total number of Occupied and Boarded Homes to be refurbished	205	137	68	205	205	J	(H+I)
Replacement Housing							
Number of Private and Local Authority Unoccupied homes to be refurbished	25	8	17			K	
Number of Occupied Homes to be demolished	20	13	7			L	
Total number of Replacement Housing Need		-5	10	5		M	(K-L)
Estimated additional need due to additional Overcrowding (as at May 2013)				34		N	
Overall Replacement Housing Need⁴				39		O	(M+N)
New Homes under consideration	4					P	
Total new homes proposed	36					Q	
				40	40	R	(P+Q)
Net Gain in Replacement Homes				1		S	(R-O)
Final Number of Homes in the Study Area⁵					245	T	(R+J)

1 Includes 2 no. Community use buildings

2 Excludes 2 no. Community use buildings for calculation of occupied residential homes

3 Assumes occupied homes proposed for demolition will decant into unoccupied proposed for refurbishment

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

5 Figure excludes private units generated by lands allocated for private housing

Note: For the purpose of the housing strategies proposed for each regeneration area, a household is considered overcrowded if a person with an existing address within a regeneration area applies to the housing waiting list with a specific desire for housing in the regeneration area to which they currently reside. Therefore, no new social housing tenants from outside the regeneration areas will be introduced into the regeneration areas. It is a specific objective of the LRFIP to support those tenants who wish to remain in a regeneration area where they have lived for some time and have a strong kinship. This strong social capital, amongst other variables, will assist in stabilising the regeneration areas. This objective supports national policy guidance whereby "all households [have] access [to] good quality housing appropriate to household circumstances and in their particular community of choice" (Housing Policy Statement 2011). Furthermore, Limerick City Council supports a policy to accommodate those families to move back to the regeneration areas, who were displaced out of the areas at the beginning of the regeneration process.

Q. "Existing homes for retention to be refurbished?"

A. "Yes, yes, yes - quickly!"

Resident of Ballinacurra Weston

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2. Framework Strategy

2.7.4 Open Space and Public Realm Strategy

It is the objective of the Framework Plan to:

1. Protect and enhance the existing mature trees in Ballinacurra Weston located at the following locations:
 - a. To the rear of Beechgrove Avenue
 - b. To the rear of Adapt House
 - c. Along Childers Road
2. Provide opportunities for increased community interaction and employment by encouraging local management of open space.
3. Implement a programme of street tree-planting within the private curtilage of new and refurbished homes to ensure better management of the tree stock and enhance the public realm.
4. Minimise run-off to the existing drainage infrastructure through the integration of Sustainable Urban Drainage System (SUDS) technologies on a site-by-site basis as appropriate, i.e. swales, brown roofs, porous paving etc.
5. Retain and improve the active recreation facilities located at Our Lady of Lourdes Community Centre.
6. Provide appropriate public art (as part of the % for Art scheme) in the proposals for redevelopment to reinforce the creation of a distinct identity for Ballinacurra Weston.

Ballinacurra Weston Open Space Map



Legend

Open Space Strategy

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

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

1 Ensure optimum location of street lighting and CCTV cameras
 New camera for OLOL for monitoring of Playing Pitch (Complete in Feb 2013)

2 Take houses out of dereliction

3 Potential for new street from Beechgrove Ave. to Crecora Ave.

12 Infill sites available for new-build in the medium to long term

4 Area for long term redevelopment



5 Remove the community wall to the side of the Church to allow both visual and physical access

6 Construct a new path between the Church car park and Crecora Avenue

7 Home for Home in areas proposed for demolition

8 Proposed location for new-build in the medium to long term

9 Existing homes for retention to be refurbished

10 Potential for new streets

11 Potential for a new playground
 To be discussed further



Ballinacurra Weston Framework Plan



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

Q. "Ensure optimum location of Street Lighting and CCTV cameras?"

A. "More lighting and CCTV will reduce the anti-social behaviour."

Resident of Ballinacurra Weston



2. Framework Strategy

2.7.5 Refurbishment Strategy

Refurbishment Strategy Ballinacurra Weston

Refurbishment of the existing housing stock is proposed for all dwellings that are to be retained in the long term. This refurbishment will take place in the short to medium term and can progress in tandem with, and independently of, the new build programmes.

A comprehensive programme of the refurbishment works will be prepared once the strategy is agreed. The refurbishment strategy has been developed in response to the following:

- The current economic climate refurbishment will create a greater impact within a shorter time scale.
- The desire of many members of the existing Ballinacurra Weston community to see a portion of the existing housing stock retained.
- The key objectives of the regeneration strategy can be met by creating the appropriate balance between retention, refurbishment and demolition.

1. Introduction to the Pilot Thermal Upgrade Study

To establish the likely level of refurbishment necessary to bring the existing housing stock up to C BER ratings across the regeneration areas we have carried out pre-refurbishment assessment of 49 houses. These were chosen as a representative sample of the housing types used in each of the regeneration areas.

1,3,5,7 Hyde Ave and 4,6,8 Hyde Road were chosen as they were constructed in the two main phases of construction in Ballinacurra Weston in 1943 and 1950 respectively. This gives a good cross section of the type of houses used in the area and therefore gives an indication of the extent of works required. In addition this block demonstrated a mix of Local Authority and privately owned houses and as they are on a main access road into the city they would have a high profile, being a highly visible example of the works which will be carried out.

The houses on Hyde Road are constructed of mass concrete and therefore don't lend themselves to cavity insulation so external render systems will be used for the external walls of these houses. On the other hand the houses on Hyde Avenue have cavity wall construction which makes them ideal for cavity wall insulations. Our research has shown that we would expect to reduce the average energy use from an E1

rating to a C1 rating and reduce energy bills by approx 50%.

The works necessary to be undertaken to attain this level are typically

- Upgrading of attic insulation
- External wall insulation or cavity insulation (dependant on the construction type)
- Boiler upgrade
- Additional heating controls
- Servicing of windows and
- Improvement of air tightness
- In some cases where the existing conditions make them harder to treat or if they are starting from a lower base, they may also necessitate
- installation of new gas fired boilers and heating systems
- Solid fuel stoves
- New windows and external doors

The extent of works to be carried out on private houses will be limited to the above thermal upgrade works, some cosmetic works to the front elevation and garden walls. However in the Local Authority houses this work may be extended to incorporate the removal or remodelling of rear extensions and internal remodelling to best reflect the current housing typology demand as well as more general decorative upgrades where necessary depending on the existing tenure and need of the tenants. Where required this may include changes to individual dwellings to facilitate increased passive surveillance and to improve the overall visual amenity.

2. Upgrading the External Environment

In conjunction with the works carried out within the curtilage of each house it is our intention to carry out wider public realm improvements in each estate to improve the appearance of houses and streets together.

We will also encourage the involvement of the local community in DIY minor repair, gardening or painting projects within each area and will work with local community groups to realise any of these works that they feel could be done in partnership between them and the Office of Regeneration.

3. Priorities – Selection of Streets and Blocks

To increase the efficiency of this a priority schedule is currently being drawn up which will show how we can work on blocks of housing to fulfil not only the thermal upgrade but the more in depth refurbishments and in fill housing and general upgrade of street blocks at the same time. It is more efficient if a contract includes all necessary works to a block of approx 8-10 houses including the houses and public realm works than to work on one house at a time. To this end we have started a process of prioritisation in each regeneration area to select block on which to work.

Selection of Blocks

Working with the community representatives, the local regeneration personnel on the ground we are compiling a list of priorities of work within the LRFIP based on:

- Current needs
- Current condition of the houses
- Tenure mix
- Geographical spread
- Visibility

This selection will facilitate the roll out of the refurbishment program across the area.

2. Framework Strategy

2.7.6 Replacement Housing Strategy

In order to achieve the proposals within the overall Masterplan for Ballinacurra Weston 27 houses have been identified for demolition. These demolitions will take place over the short to medium term and the residents of these houses will need to be provided with replacement housing.

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

The strategy will take place over a number of phases and will run in tandem with the refurbishment strategy. Once the replacement housing has been complete any future phases of housing development will be allocated to the voluntary and private housing sectors in order to achieve a social mix within the Ballinacurra Weston area. However, should an uplift in market conditions occur, the phasing strategy will allow for the development of private housing in tandem with replacement housing.

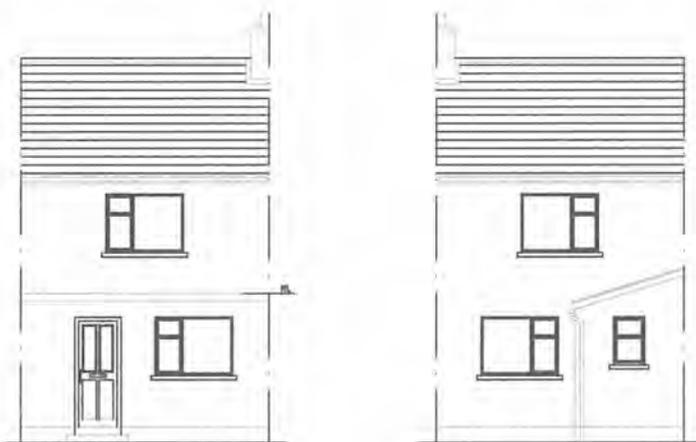
Ballinacurra Weston	Totals	Unit Type	% Mix Required	Proposed No. of Units
Total Number of Replacement and Refurbished Units	245			
Number of Replacement Units	40	1 & 2 Person 3 Person 4 Person 5 Person 6 Person	54% 21% 11% 7% 6%	22 8 4 3 3
Number of Units to be Refurbished	205			
Number of Units In Long Term Phases – to be Private ¹	255			

Table 1.6

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



Figure 1.18 Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects.



FRONT ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN - 32.7sqM



FIRST FLOOR PLAN - 27.2sqM

BUILDING FABRIC:

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

Walls:
250mm solid concrete walls
No insulation

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

Windows:
uPVC Double glazed Replacement Windows

Current Average Building Energy Rating
(from the pilot study) - E

SCHEDULE OF REFURBISHMENT WORKS:**ALL HOUSES:**

All Units will be upgraded to achieve a minimum C Building Energy Rating.

Internal works:

After detailed surveys of individual units internal upgrades are likely to include the following:

- upgrading of attic insulation
- external wall insulation or cavity insulation (dependant on the construction type)
- boiler upgrade
- additional heating controls
- servicing of windows and
- improvement of air tightness

External Works:

General upgrade of external elements and general environmental works to achieve a cohesive uniform appearance to the area.

LOCAL AUTHORITY HOUSES:

In addition to that described above the works to Local Authority houses may also be extended to incorporate the removal or remodelling of rear extensions and internal remodelling to best reflect the current housing typology demand depending on the existing tenure and need of the tenant

SCHEDULE OF ACCOMODATION:**2 Bedroom - 3 Person House - Area 59.9sqM****Ground Floor:**

Kitchen/Dining - 14.1sqM
Living Room - 6.8sqM

First Floor:

Bedroom 1 - 12.6sqM
Bedroom 2 - 9.4sqM

Current Department Guidelines for 2 Bedroom 3 Person House
70sqM

Ground Floor:

Aggregate Living area: 20.9sqM

First Floor:

Aggregate Bedroom area - 22sqM



