

# Two stylish and cost-effective housing projects



**LeeMcCullough**  
Consulting Engineers



*Projects 3404 Residential New Build*

## Cushlawn Housing

**Client:** South Dublin County Council  
**Architects:** SDCC Architects Dept.  
**Value:** €4.3m (2005)  
**LeeMcCullough team:** Norman Irvine

### Project in brief

This project consisted of the construction of 100 social and affordable residential units, completed in two phases, for South Dublin County Council at Cushlawn, South Tallaght.

The mix of units includes bungalows, two storey houses and three and four storey apartment blocks. We are currently involved in Phase 3 consisting of a further 22 residential units

### Key features

Due to past road and residential development on neighbouring sites, a layer of fill was spread over the site to be developed. The initial site investigations highlighted a variety of sub-soil conditions which meant a range of foundation types (including traditional strip footing, trench fill, raft and ground beam on piles) was used under the various housing blocks across the site.

*Project 3042 Residential New Build*

## Hillview Housing

**Client:** Dun Laoghaire Rathdown CC  
**Architects:** Peter Cully Architects  
**Value:** €16.7m (2005)  
**LeeMcCullough team:** Norman Irvine

### Project in brief

This project consisted of the demolition of six four storey apartment blocks, totalling 96 apartments, originally constructed in 1970, and the construction of 105 social and affordable residential units, completed in three phases. The mix of units included two storey houses, bungalows and three storey apartment blocks, which blends well with the neighbouring residential buildings.

### Key features

The demolition/construction sequence dictated that two blocks were demolished at the start of each phase, the bulk of the units programmed for that phase were then constructed and handed over, before the next phase began. This required careful analysis of each of the underground services to retain supply to the remaining apartment blocks and provide supply to the new units, whilst clearing services from the area of next phase to facilitate construction of further units.

## Residential

At LeeMcCullough, we have considerable experience of a wide range of Residential projects over the past ten years.

Issues successfully and cost effectively addressed include:

- The phased demolition of existing structures
- Site investigation and management of waterflows, contamination and poor site conditions
- Retention and expansion of services throughout each phase
- Flexible foundation solutions to facilitate architectural design
- Structural and Civil design services that are value driven and cost-efficient in construction
- Innovative engineering solutions that facilitate project compliance, quality and cost.

As part of your project team, LeeMcCullough recognize the need to work in a collaborative and supportive manner to ensure that all engineering aspects of a project are delivered to the required standards, cost-efficiently and on time.