

Housing Agency  
Conference

Join the dots – 100 small ideas for sustainable change

Valerie Mulvin

**mcculloughmulvin**architects



Approximate Formality  
Morphology of Irish Towns

vacancy and dereliction blight huge numbers of Irish towns,  
50% vacancy on average ...and a housing shortage...

**untapped potential waiting to be unlocked.**

Housing  
Unlocked



mountrath 1952



Housing Unlocked exhibition  
mountrath proposal 2030

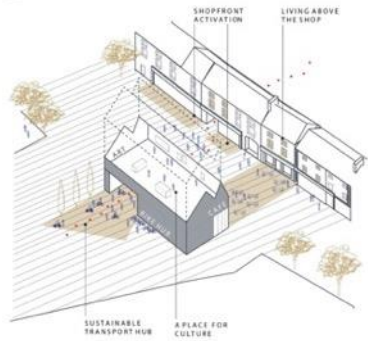
## housing is not a self contained issue

- **MULTIDISCIPLINARY**
- about our **LIVES**
- about **COMMUNITIES**
- about **RE-USING IMAGINATIVELY** what we already have

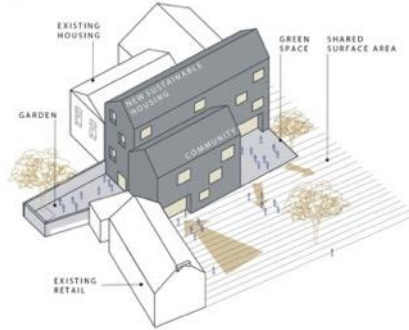




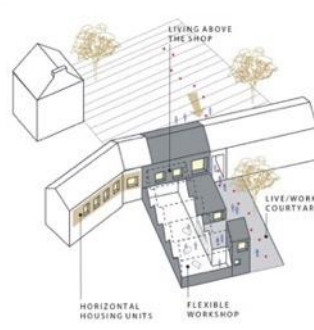
## ① ACTIVITY



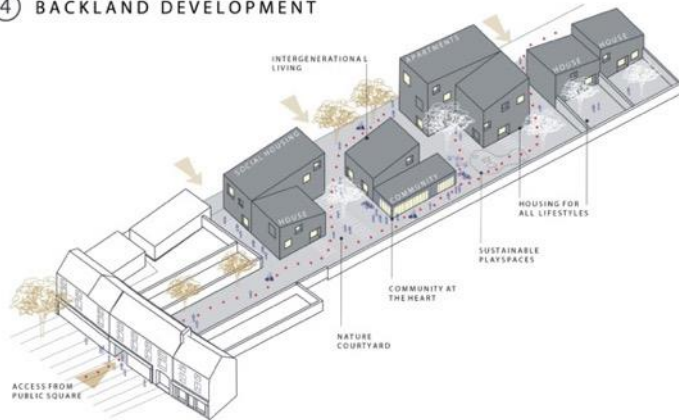
## ② INFILL



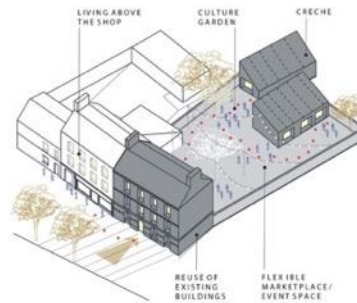
## ③ LIVE/WORK HOUSING



## ④ BACKLAND DEVELOPMENT



## ⑤ REUSE



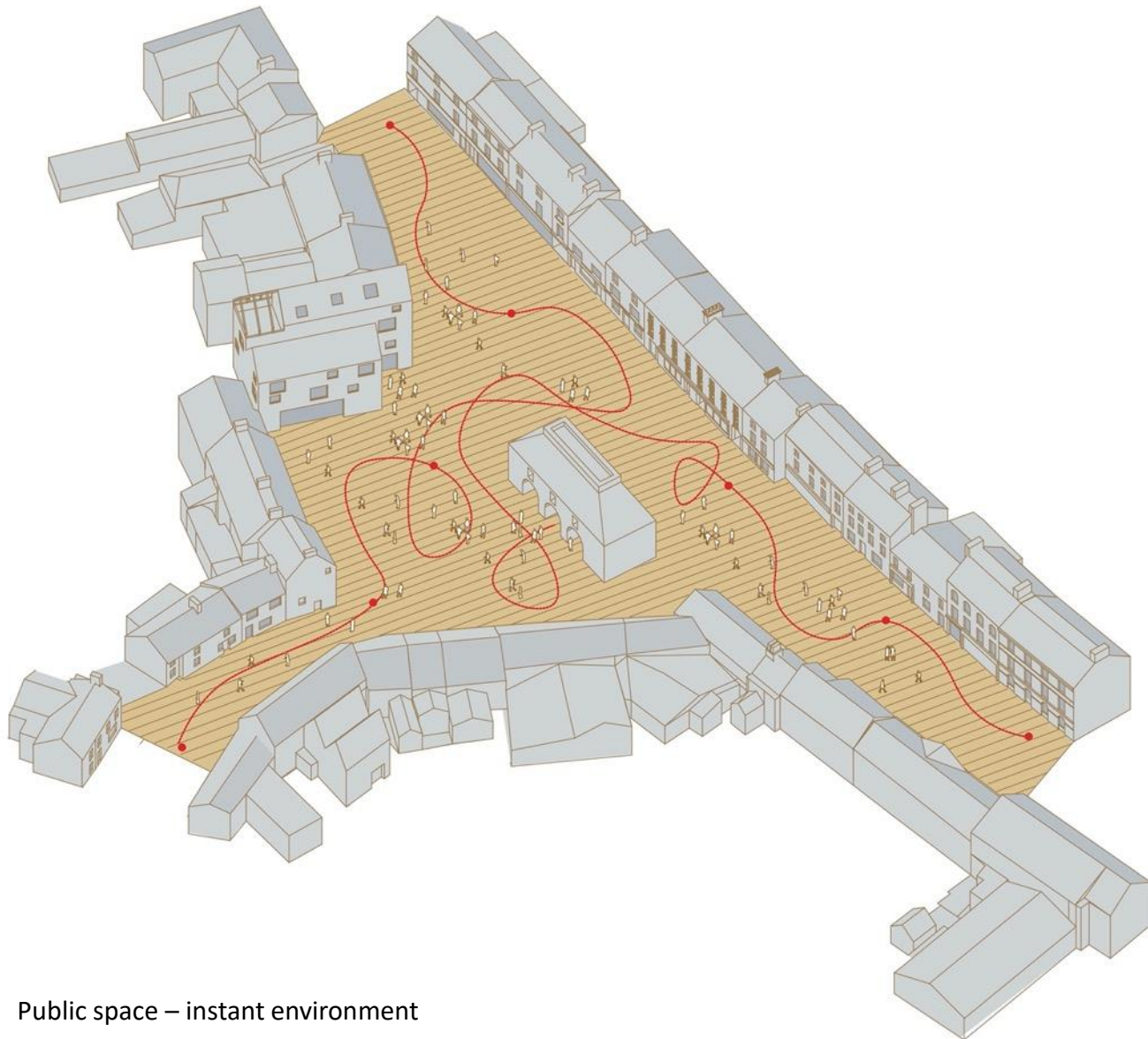
## 97 Interventions



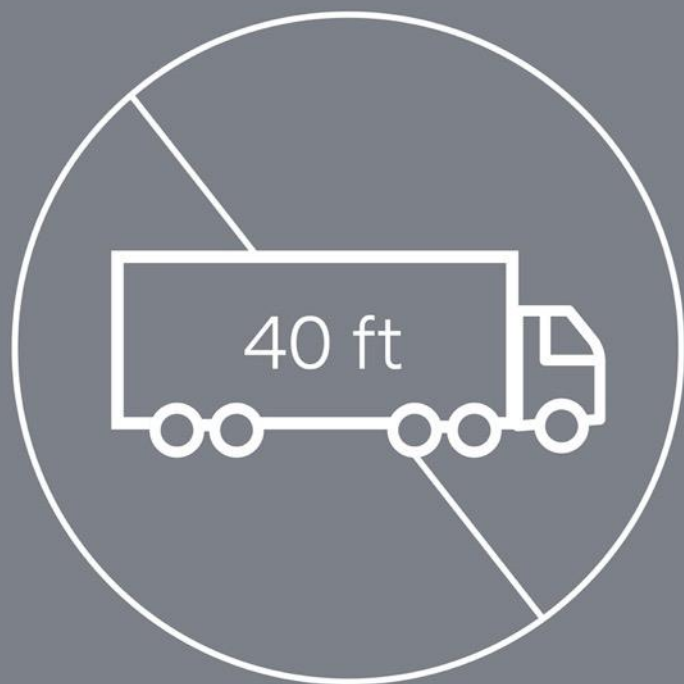
Join the Dots – 5 interventions







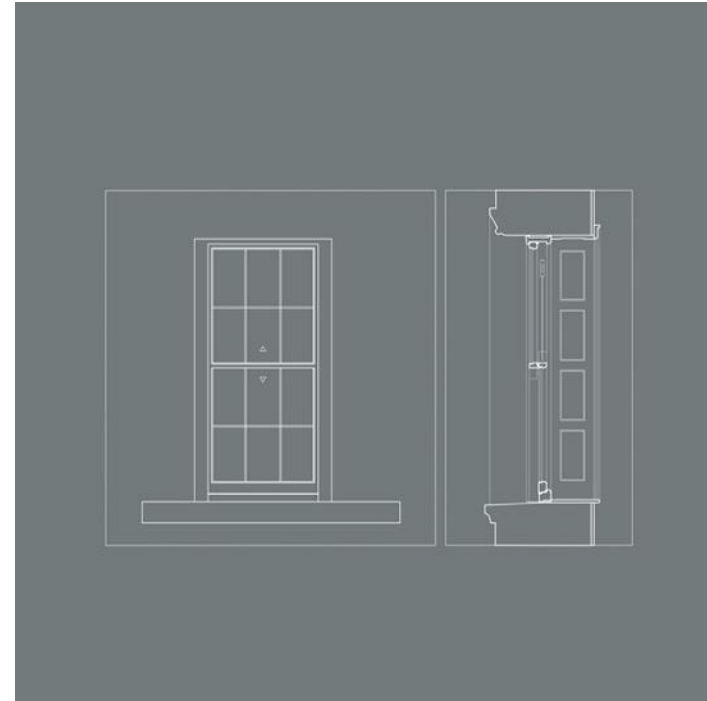
Public space – instant environment





one great shop

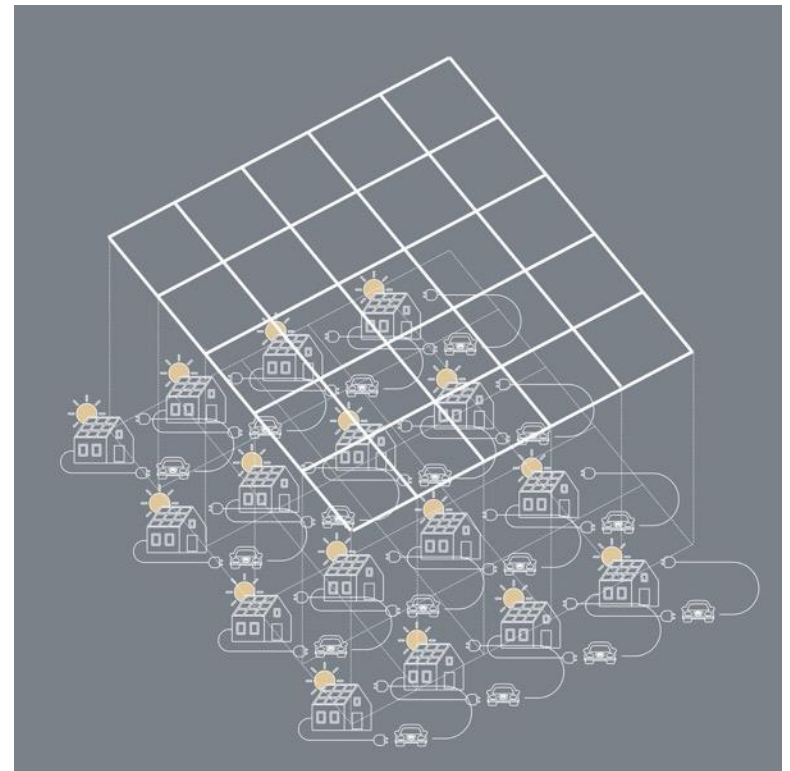
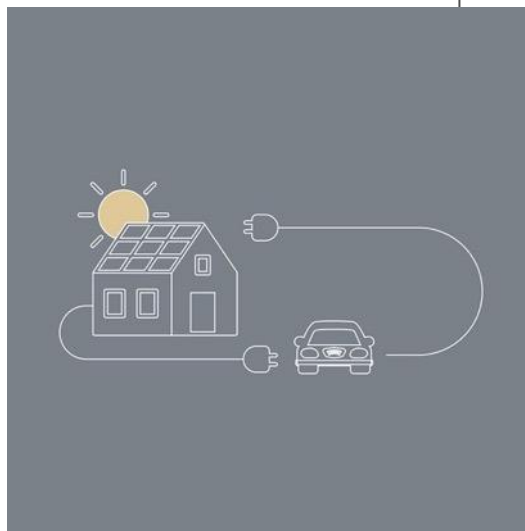
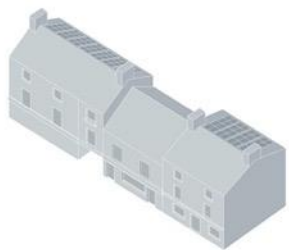




**materiality:** plaster / slating / signage / windows / ironwork / paving

Use grain  
and laneways





energy – pv panels - echarging





five interventions –living over/in the shop



five interventions – backlands passive housing





five interventions – infill derelict sites



five interventions – live-work units





five interventions – rebuild market house on footprint of original one

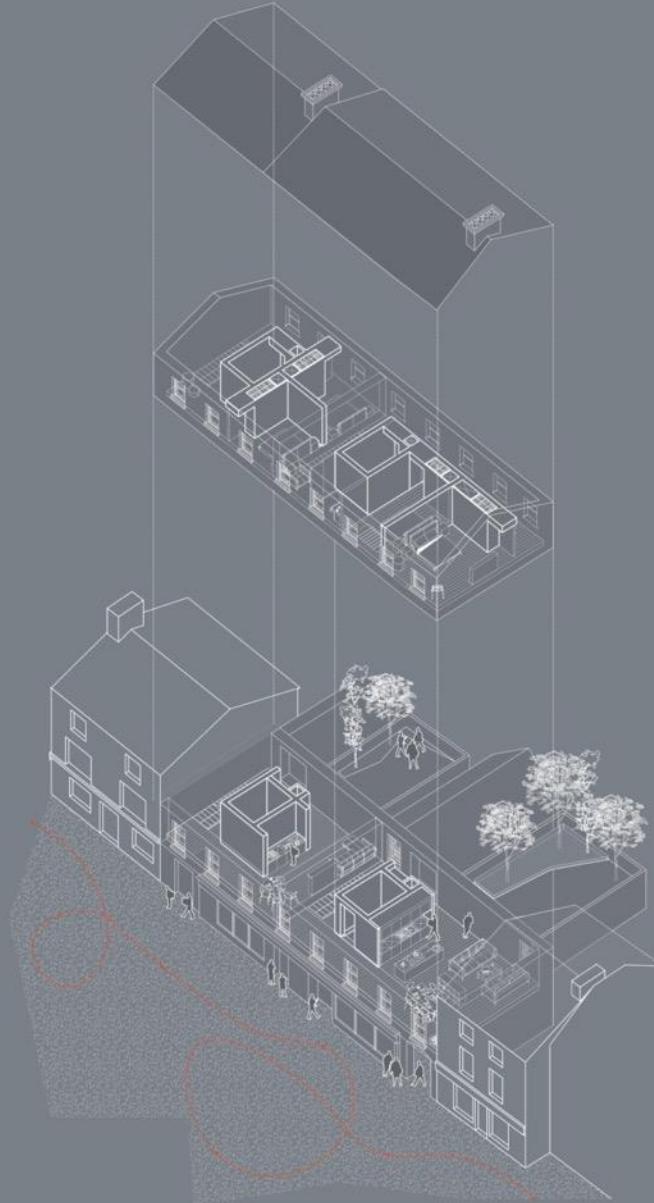
75 LIVING OVER THE SHOP







## 77 Living Over the Shop



## 78 Living Over the Shop



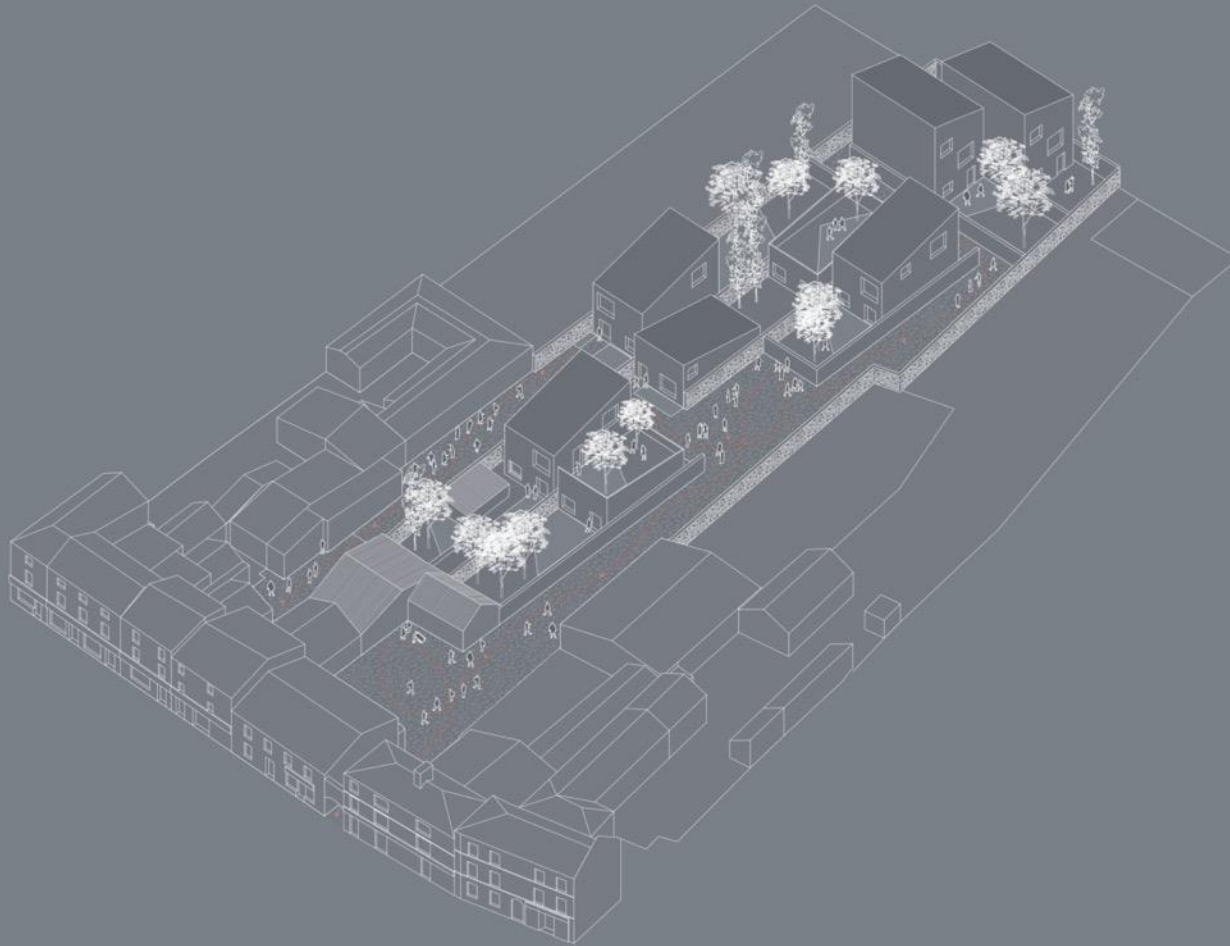




## 80 BACKLAND DEVELOPMENT



## 81 Backland Development







access: laneways and arches



## 82 Backland Development







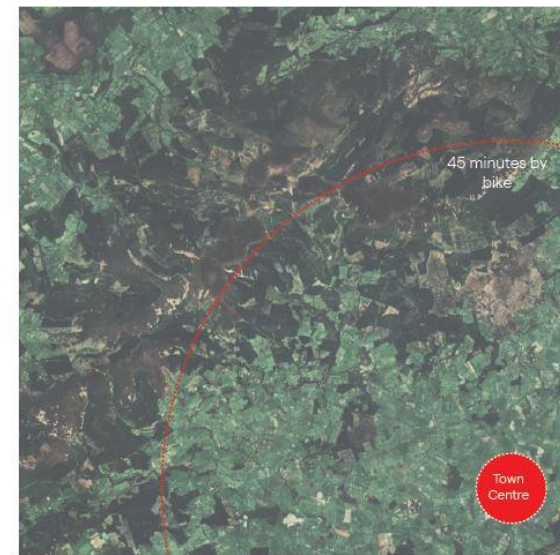
home-office



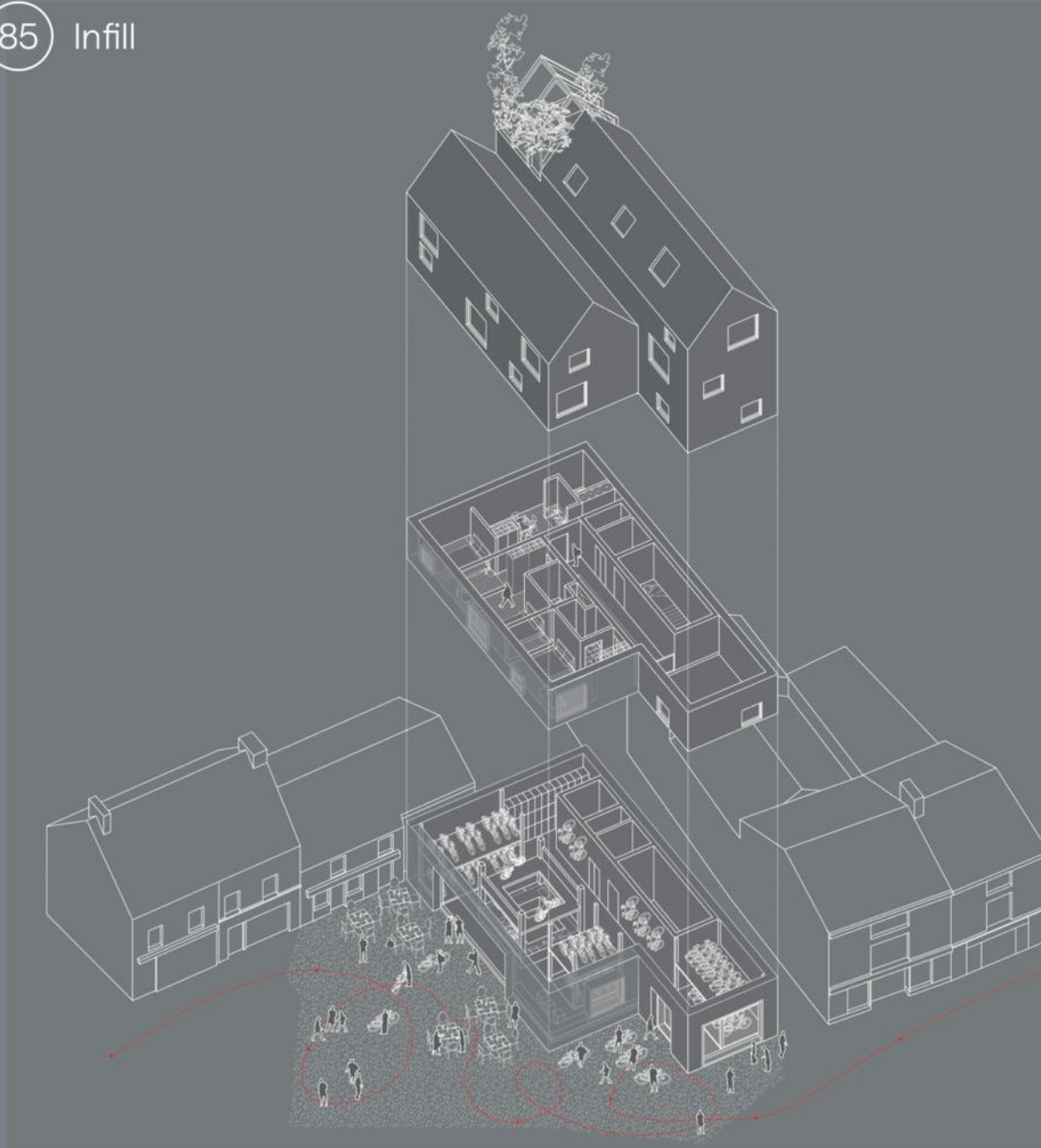
intergenerational housing



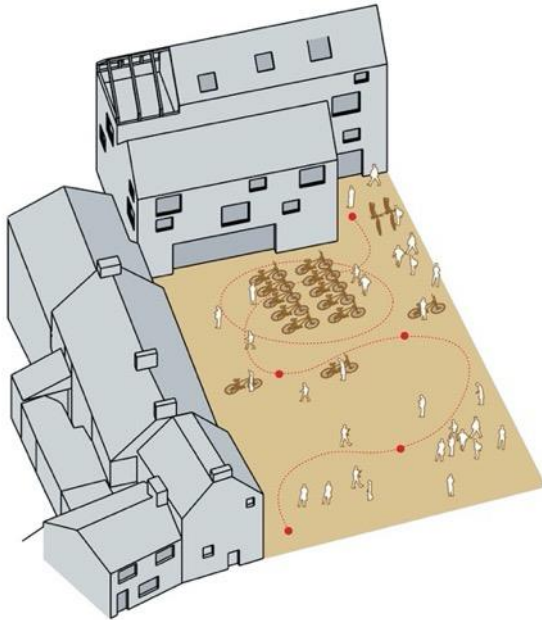
Connection to Slieve Bloom Way







86 Infill

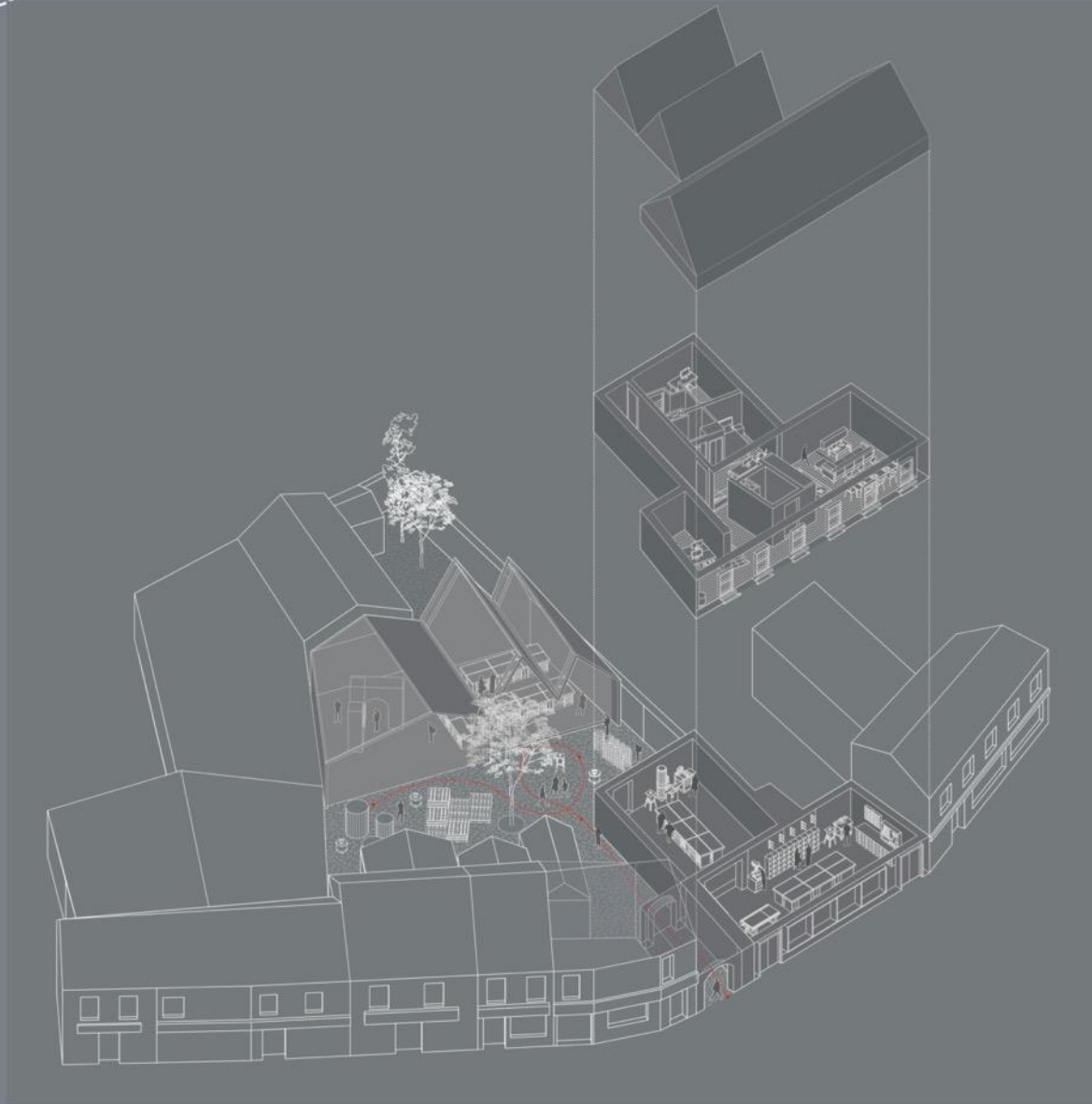


cycle hub and short stay accommodation



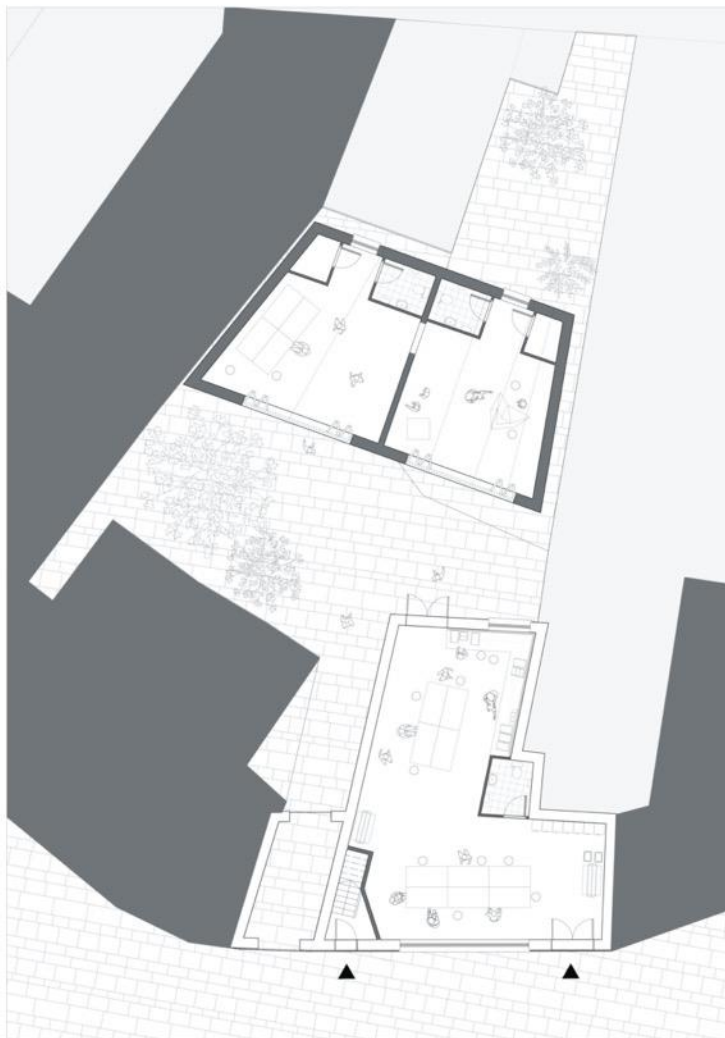




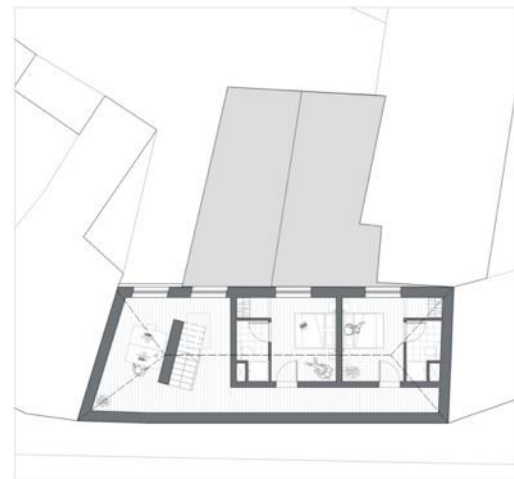








Level 00



Level 02

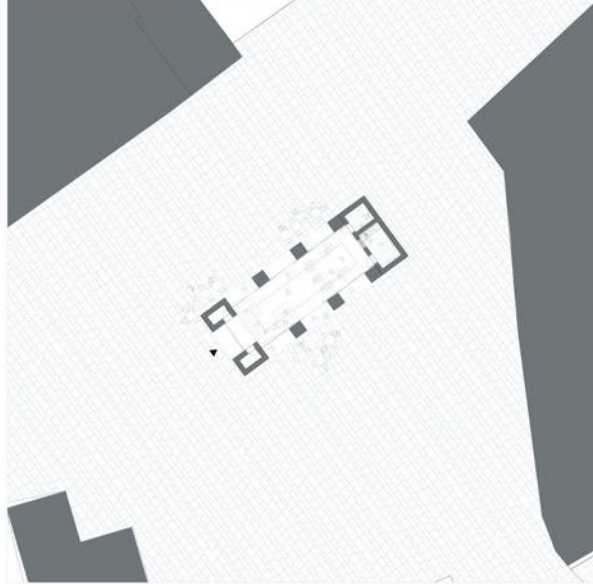


Level 01

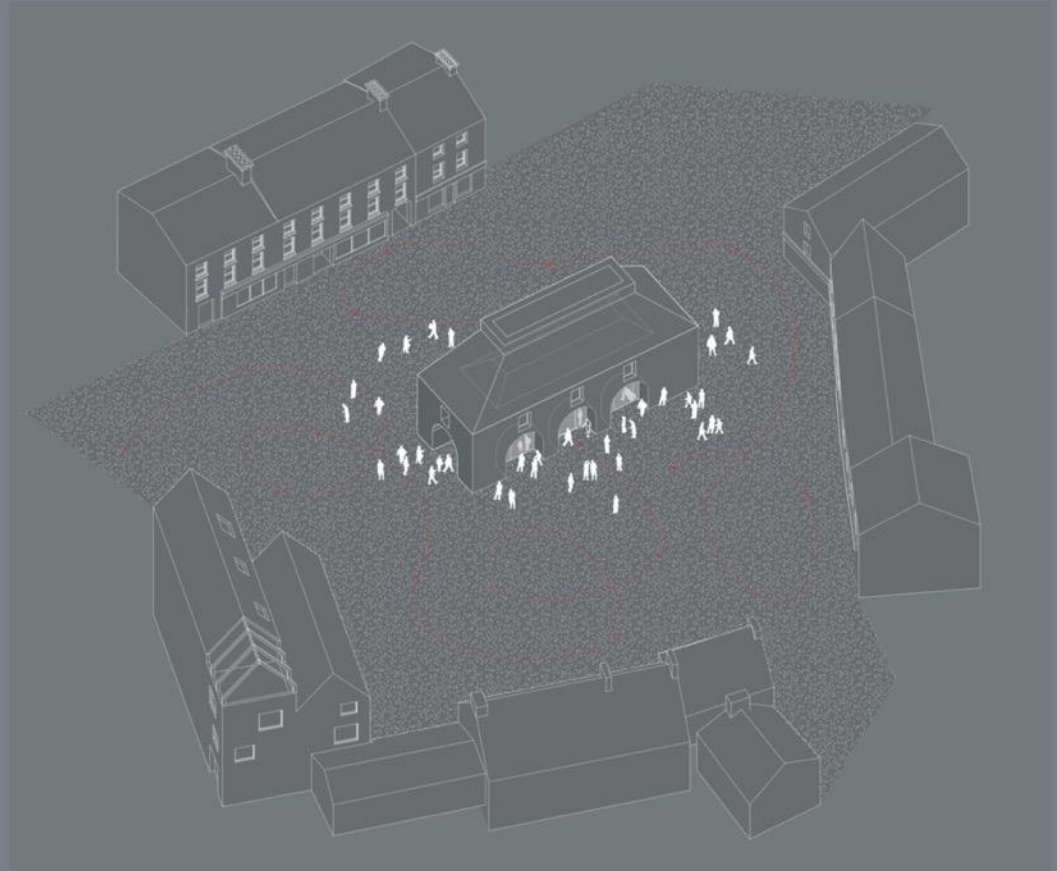
workshops with  
accommodation for  
staff and trainees



93 Market Hall



re-establish the public realm  
multi-use community building  
on footprint of market house  
demolished in the 1960s



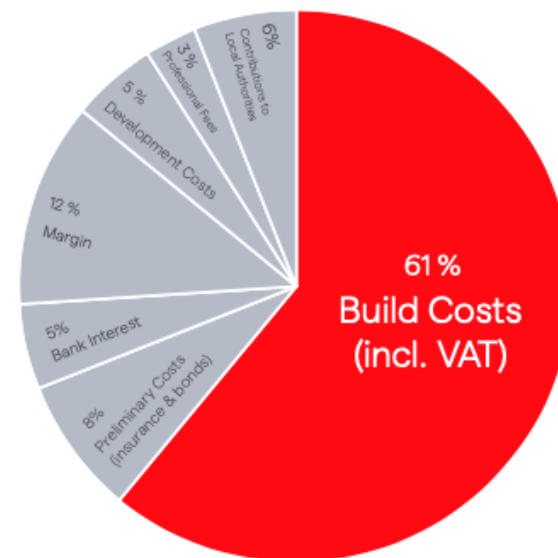


market house –re-establish public realm – signage-cultural information



## 80 Living over the Shop Cost Breakdown

\* Land Acquisition Cost Excluded



Cost Breakdown - Living over the Shop

Area	Land Acquisition	Build Costs	Preliminary Costs	Bank Interest	Margin	Development Costs	Professional Fees	Contributions to Local Authority	Total
	N/A	61%	8%	5%	12%	5%	3%	6%	100%
50 sqm	Excluded	€ 31,567.50	€ 4,140	€ 2,587.50	€ 6,210	€ 2,587.50	€ 1,552.50	€ 3,105	€ 51,750
70 sqm	Excluded	€ 41,937.50	€ 5,500	€ 3,437.50	€ 8,250	€ 3,437.50	€ 2,062.50	€ 4,125	€ 68,750

### Grants & Funding

- SEAI Grants - €15,000
- Croi Conaithe - €50,000
- Built Heritage Investment Scheme - up to €15,000
- Rural Regeneration and Development Fund
- Conservation Grants (Historic Structures Fund)

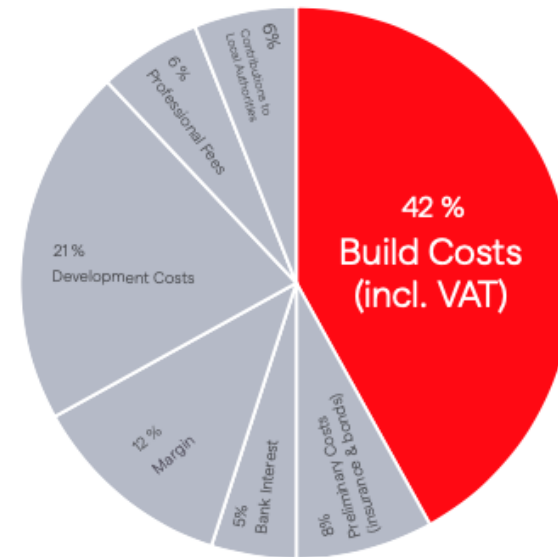
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### What can we Challenge?

- Could the scale of contributions to Local Authorities be reduced?
- Could serviced sites be provided?

## 84 Backland Development Cost Breakdown

\* Land Acquisition Cost Excluded



Cost Breakdown - Backland Development

Unit Type	Land Acquisition	Build Costs	Preliminary Costs	Bank Interest	Margin	Development Costs	Professional Fees	Contributions to Local Authority	Total
	N/A	42%	8%	5%	12%	21%	6%	6%	100%
1 bed ( 1 storey)	Excluded	€ 24,192	€ 4,608	€ 2,880	€ 6,912	€ 12,096	€ 3,456	€ 3,456	€57,600
3 bed (2 storey)	Excluded	€ 48,384	€ 9,216	€ 5,760	€ 13,824	€ 24,192	€ 6,912	€ 6,912	€115,200
4 bed (3 Storey)	Excluded	€ 72,576	€ 13,824	€ 8,640	€ 20,736	€ 36,288	€ 10,368	€ 10,368	€172,800

Grants & Funding

- SEAI Grants - €15,000
- Rural Regeneration and Development Fund
- Serviced Sites Fund

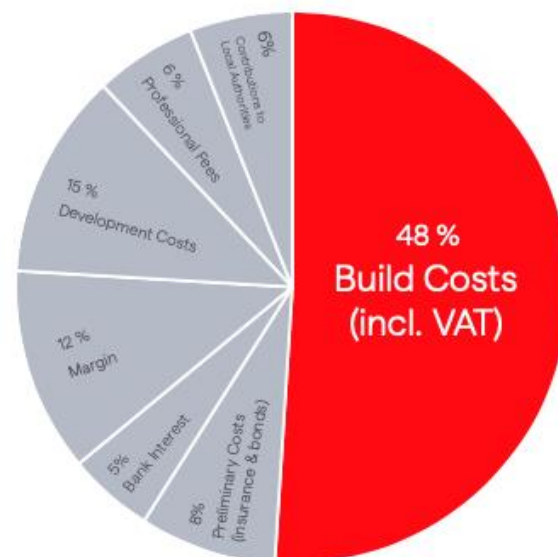
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What can we Challenge?

- Could the scale of contributions to Local Authorities be reduced?
- Could serviced sites be provided?
- Could backland sites be mixed occupancy (private/public)?

## 88 Infill Cost Breakdown

\* Land Acquisition Cost Excluded



Cost Breakdown - Live/ Work

Area	Land Acquisition	Build Costs	Preliminary Costs	Bank Interest	Margin	Development Costs	Professional Fees	Contributions to Local Authority	Total
	Excluded	48%	8%	5%	12%	15%	6%	6%	100%
529 sqm	Excluded	€ 276,982.08	€ 46,163.68	€ 28,852.30	€ 69,245.52	€ 86,556.90	€ 34,622.76	€ 34,622.76	€ 577,046

### Grants & Funding

- SEAI Grants - €15,000
- Rural Regeneration and Development Fund
- Serviced Sites Fund

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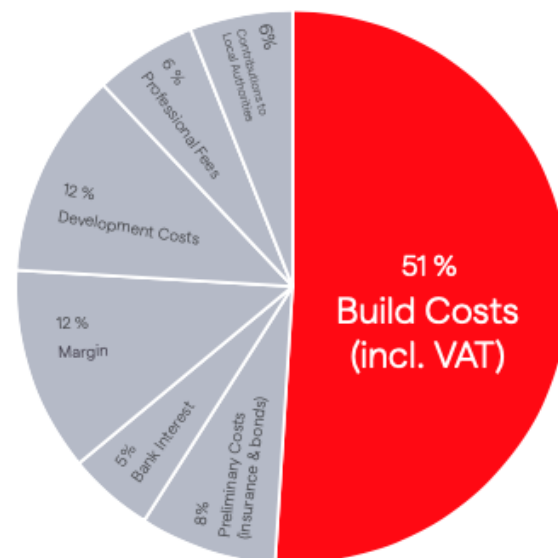
### What can we Challenge?

- Could the scale of contributions to Local Authorities be reduced?
- Could serviced sites be provided?
- Could infill sites be mixed occupancy (private/public)?



## 92 Live/ Work Cost Breakdown

\* Land Acquisition Cost Excluded



Cost Breakdown - Live/ Work

Area	Land Acquisition	Build Costs	Preliminary Costs	Bank Interest	Margin	Development Costs	Professional Fees	Contributions to Local Authority	Total
	Excluded	51%	8%	5%	12%	12%	6%	6%	100%
463 sqm	Excluded	€ 209,495.25	€ 32,862	€ 20,538.75	€ 49,293	€ 49,293	€ 24,646.50	€ 24,646.50	€410,775

### Grants & Funding

- SEAI Grants - €15,000
- Croi Conaithe - €50,000
- Built Heritage Investment Scheme - up to €15,000
- Rural Regeneration and Development Fund
- Serviced Sites Fund
- Conservation Grants (Historic Structures Fund)

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What can we Challenge?

- Could the scale of contributions to Local Authorities be reduced?
- Could serviced sites be provided?



housing unlocked exhibition –

than











rte    broadsheet - 1962



critical  
edges

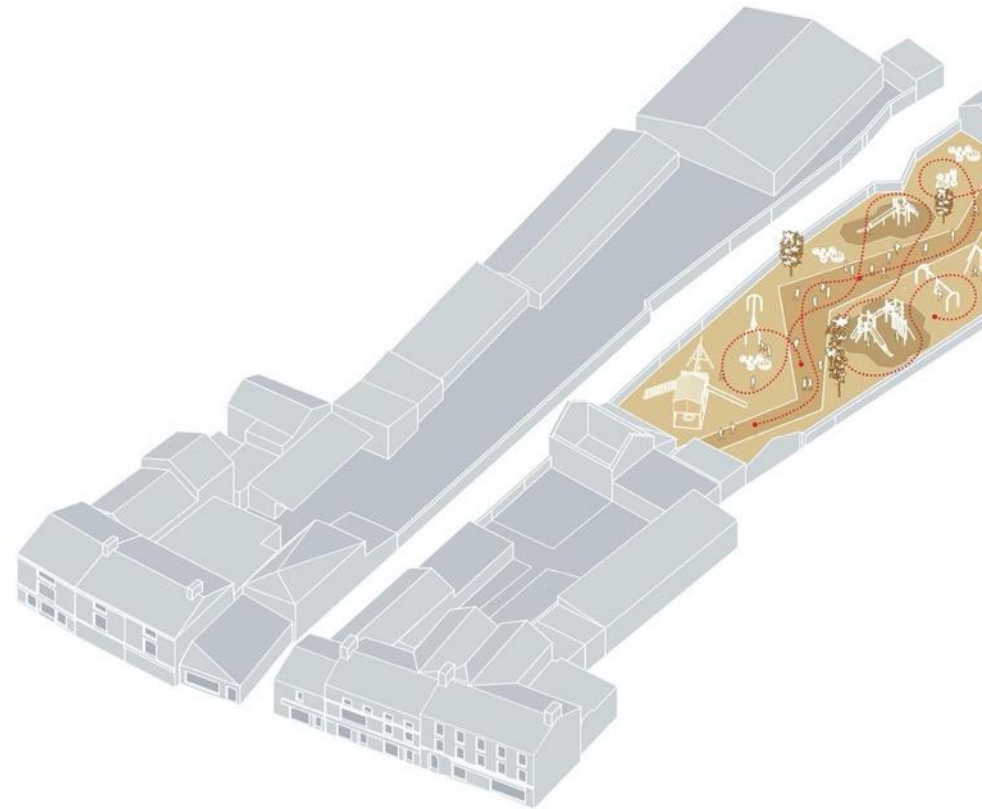




integrate nature

pocket parks

planting laneways



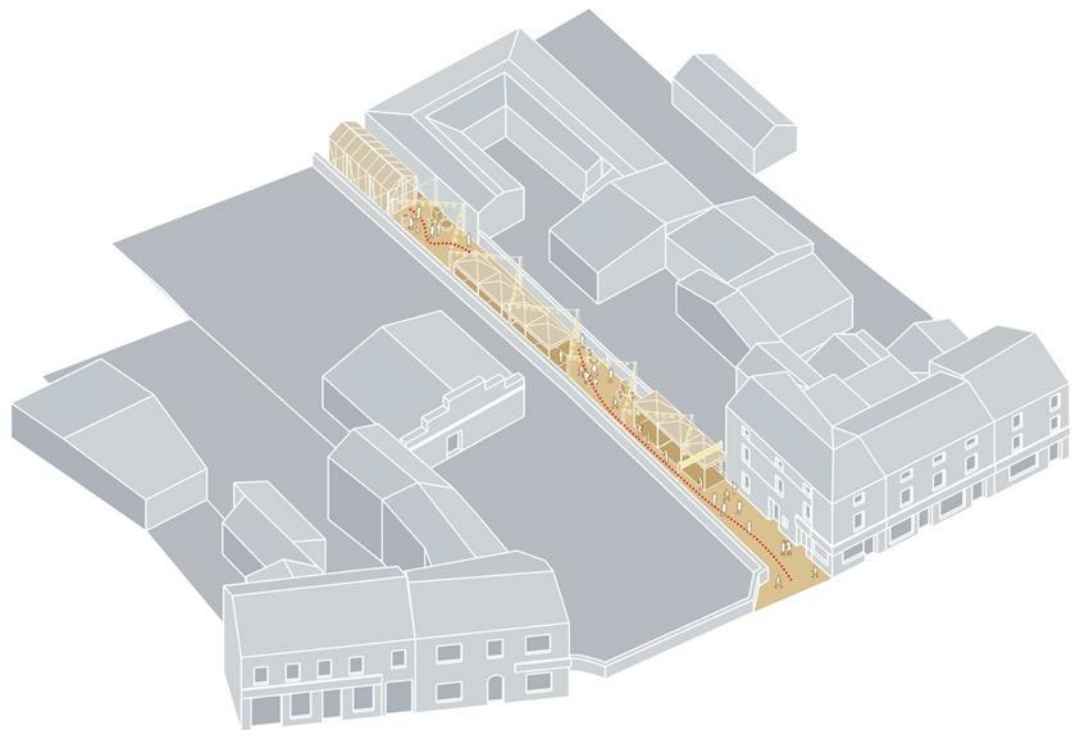


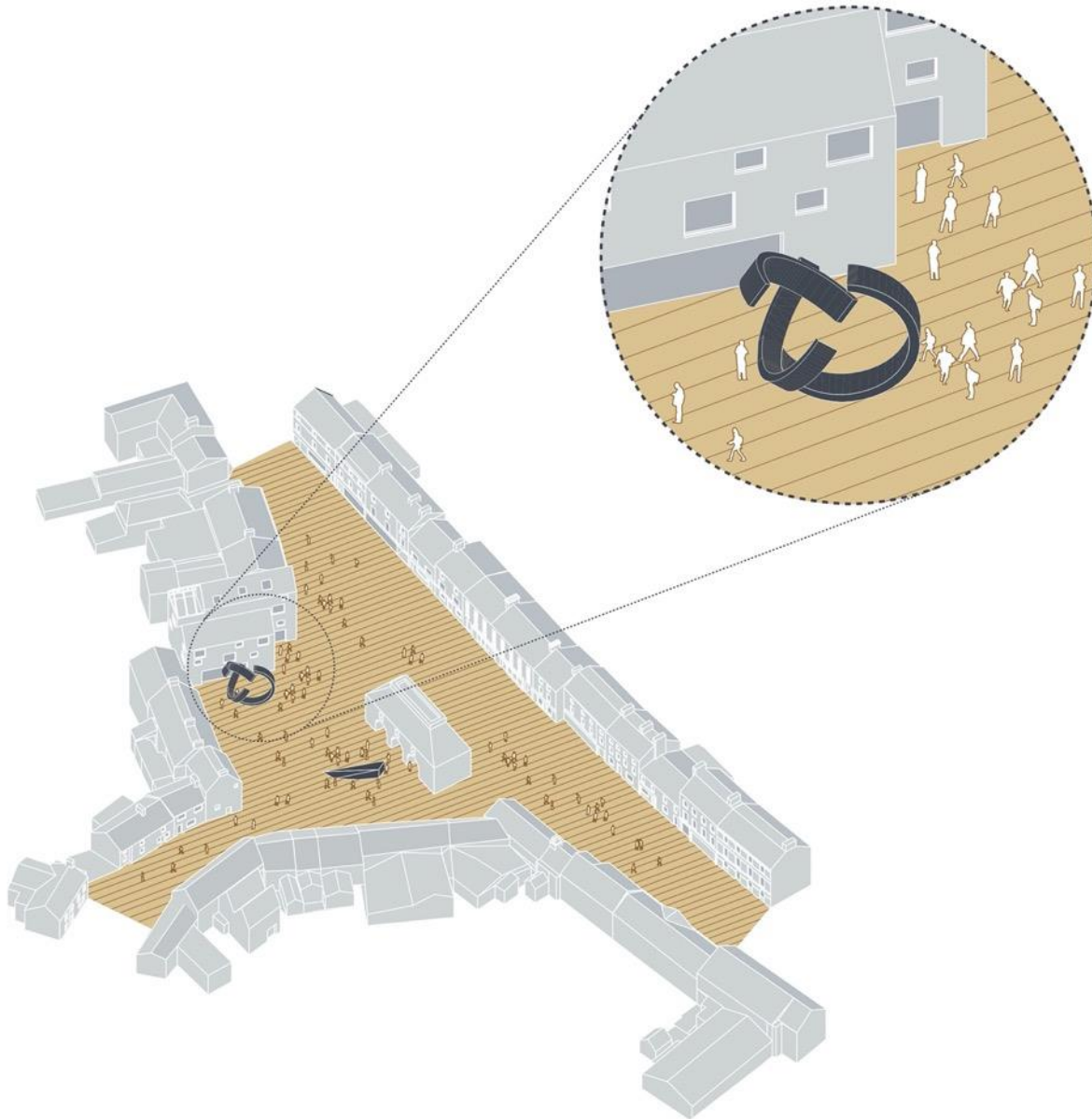


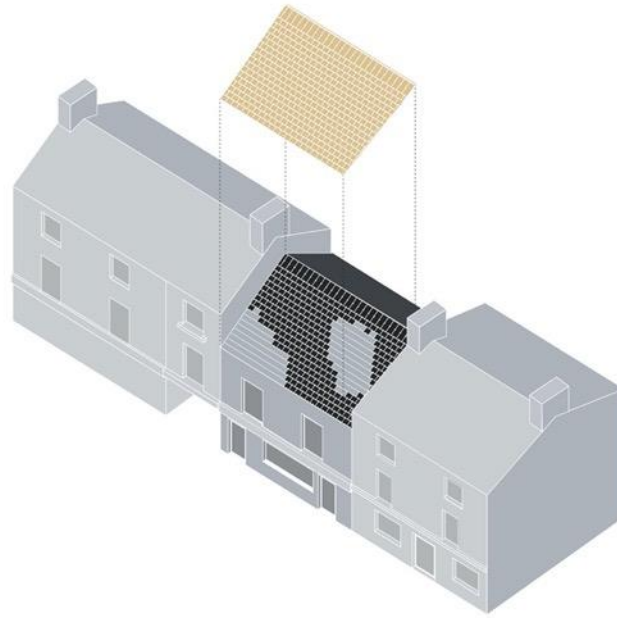


strong  
corners

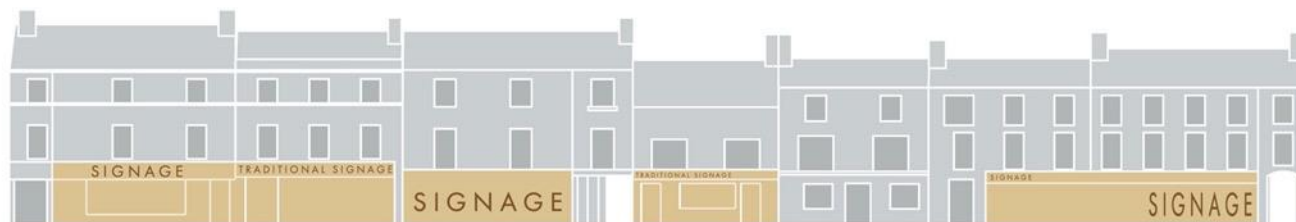












100 Aerial View of Town Centre













