



# HUNTINGDON HILL DERRIAGHY

# PRIVATE HOUSING AWARD

EHA Group recently completed 'Huntingdon Hill'; 46 luxury homes, conveniently located just 15 minutes between both Lisburn and Belfast. This was a green field site on the Barnfield Road, Derriaghy, backing onto the wider countryside, requiring full infrastructure works.

Each of the homes are characterised by spacious, modern interiors with high quality finishes internally and externally, benefiting from a private garden and parking space.

The construction of these stylish two storey homes began in late 2016, designed by Belfast based CALICO architects. Their detailed design created the sense of a safe, secure and welcoming neighbourhood. A central village green provides a strong focal point and area for interaction and socialising.

Located on a very steep incline, the site required a large cut and fill excavation for the floor levels to work for disabled access. The entrance road also ran along a river. This required a great deal of planning to ensure the river wasn't contaminated by the cut and fill, as well as the moving of materials.

The original planning showed a reinforced concrete wall along the river to hold up the entrance road. In EHA's opinion this looked unattractive, while also eliminating the river bank which was home to various wild life. Instead, we constructed a Maccaferri Green Terramesh banking system which lets the river bank grow back to its original state, and is approved by the Road Service. These banks also extended throughout the full length of the eastern boundary of the site. This greatly reduced the amount of material that needed to be taken off site. By testing the onsite material for granular content, there was no requirement to import stone for drainage behind the wall.

At Huntingdon Hill, we also used an Attenuation System that had not been used before in Northern Ireland. NI Water have now approved this which enables other construction companies to avail of this system in the future, reducing the use of concrete systems.

The tank was a Geocellular Polystorm Attenuation Tank; 25mtrs x 10mtrs x 1.2 mtrs deep (300m3 volume) wrapped in a 300g/m2 protective non-woven geotextile fleece. This was landscaped over so the system is totally invisible.

Traffic control and deliveries were meticulously managed and delivered just on time throughout the project, ensuring minimal impact on the surrounding homes. All neighbours who lived in the immediate area were kept up to date on the progression of works and anything that might affect them.

All works followed EHA Group's ISO 14001:2015 Environmental Management System, our 18001:2007 Health & Safety Management System and 9001:2015 Quality Management System. The homes, which are constructed from bespoke, highly insulated timber frames offer truly comfortable, energy efficient living for their owners.

At every stage of the build, the site team ensured full consideration of the needs of the end user. This was managed in close partnership with Ulster Property Sales (UPS).

Commenting on the partnership, Conor Beirne, Partner, Ulster Property Sales: "EHA Group demonstrated innovation, flexibility and expertise during the entire build programme, providing effective problem solving to deliver increased value for each of the 46 new home owners at Huntingdon Hill."

This strong working collaboration guaranteed that all completion dates were ready 1 week ahead of schedule, meaning clients had a very smooth transition on move-in day. Furthermore, all specifications were managed meticulously for the client's choice of finishes including tiles, carpets and kitchens.

All kitchens were manufactured by EHA Specialist Joinery at our state-of-the-art workshop in Eglinton. This enabled us to have even greater control and management of our supply chain and to provide a wide range of choice for our clients.

