Cosgrave Property Group was founded in 1979 by Joseph, Peter and Michael Cosgrave. The Group have completed more than 5,500 residential units and over 1.5 million square feet of commercial space. The Group have accumulated an extensive investment portfolio in Ireland and the UK.
Residential Developments
Honeypark, Dún Laoghaire

Honeypark was honoured as the overall winner of the “SEAI Environmental Award 2013” and as winners of the “EnviroCom Awards 2014” – “Best Example of Energy Management”.

The Honeypark development was also a finalist in “The Irish Building and Design Awards 2014” - “Sustainable Green Project of the Year” and the “ISOVER Energy Efficiency Awards” – “The Best of Awards 2013”.

An integral part of the first phase of Honeypark included Social Housing and 80 apartments were purchased by Túath Housing Association in partnership with Dún Laoghaire Rathdown County Council.

The Group were delighted to be informed by Túath, that the Rochdale apartments in Honeypark were the winner in the Irish Council for Social Housing Awards in 2013, in the “Mixed Communities” category.
Design for Passive Gain

- Maximise Solar Gain
- Minimise Loss of that Gain
- Isolate Draft Areas - Draughts lobbies
- Specify materials to retain heat

Window detail maximise gain

Draft Lobby

Lansdowne Gate
Building Energy Rating (BER)

Near Passive Standard

- Honeypark "A" Rated Houses benefit from airtight design and a heat recovery system
- Inefficient Houses lose heat through all surfaces
Typical First & Second Floor / External Wall Detail (Cavity)

- Intumescent seal providing a minimum 50mm fire resistance
- Seal between wall and floor air barrier and seal gap between skirting board and floor with flexible sealant
- Fire floor level: 12.5%
- 12.5mm "Gypson" plasterboard with all joints taped and finished with skim plaster finish fixed to independent "Gypson" 1 1/2" stud, head & sole plates fixed in accordance with manufacturers details to face of service void
- 225mm "Alitherm XT / TL" draining, fixed to internal face of blockwork wall with low thermal conductivity mechanical mushroom fixings. With all joints and mushroom fixings to be sealed with 50mm wide "Siga Risan" tape or equal approved to maintain air tightness
- 262.5mm cavity wall with 100mm block inner leaf, 50mm clear and clear cavity & 102.5mm selected brick outer leaf
- Pack void with "Rodwood" to provide a minimum of 90mm fire resistance
- Stainless steel wall ties, staggered 750mm horizontally and 450mm vertically, provide wall ties to B.S. 1243:1987 on every 2nd course

Detail 6(a)

TYPICAL FIRST & SECOND FLOOR / EXTERNAL WALL DETAIL (CAVITY)
Typical Verge & Attic Floor Level Detail

Detail 9

TYPICAL VERGE & ATTIC FLOOR LEVEL DETAIL
Window Head Stone Lintol Detail - Self Supported Stone Lintol
Sealing of insulated Wall Panels

Detail 11
SEALING OF "XTRATHERM" INSULATED WALL PANELS

Attic Hatch

Detail 26
ATTIC HATCH
“The most inexpensive way to near zero energy is when you don’t consume it in the first place…..”
Cosgrave’s Awards & Achievements

- Sustainable Energy Awards 2013
- ISOVER Energy Efficiency
- EnviroCom Awards 2014
- CIRI Construction Executive of the Year 2014/2015
- Finalist: Residential Project of the Year
- Finalist: Sustainability Initiative of the Year
- Irish Construction Industry Awards 2014
- Irish Construction Industry Awards 2015