

*Proposed Housing Development at Clanrickarde Lodges,
Boreenmanna Road, Cork City*

Design Statement

19th December 2024



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1.0 INTRODUCTION

Ailtirí Architects Ltd. have been commissioned to prepare a planning application for a proposed housing development at Boreenmanna Road, Cork City, Co. Cork.

This design statement has been prepared to accompany the application as it is a new residential development proposal, and it should be read in conjunction with the application drawings, reports, and schedules.

Development Description.

Construction of a new part 3-storey / part 2-storey / part single-storey residential building, comprising four number own-door access residential units, including two number accessible 2-bed ground floor units, one number 2-bed first floor unit and one number 3-bed duplex unit on the first and second floor, at Clanrickarde Lodges, Boreenmanna Road, Ballintemple, Cork City. All associated site development works, including services, water services connections, landscaping and site boundary works, including demolition and reconfiguration of the existing front boundary wall.

The design of the development has been informed by the relevant planning policies at local and national level and utilises a currently vacant (brownfield) site within Cork City.

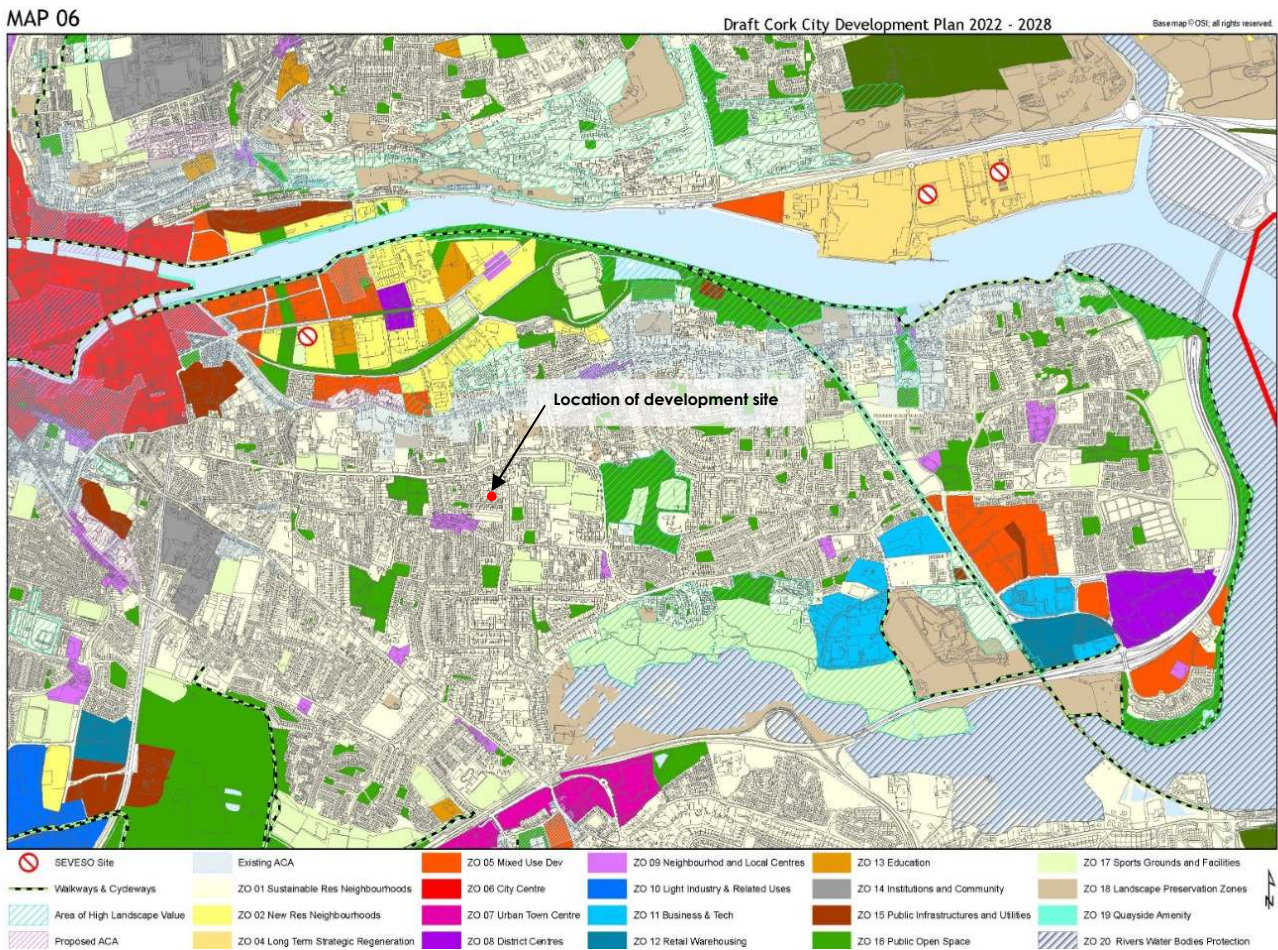


Fig 1: Cork City Development Plan Zoning Map with site location highlighted red. The site is located within ZO 01 Sustainable Residential Neighbourhoods.

1.1 SCHEDULE OF ACCOMMODATION

2318		HOUSING AT BOREENMANNA ROAD		Accommodation Schedule		
Unit No.	Type	Area m ²	Area ft ²	Beds	Person	Parking (Max. Standard)
1	A	78.2	842	2	4P	1**
2	B	82.7	890	2	4P	1**
3	C	113.7	1224	3	6P	1**
4	D	70.6	760	2	3P	1**
		345.2	3716	9		4**
*Visitor Parking Provision:						0
TOTALS		345.2	3716	9		0*

*No provision of parking spaces.

**Above rate is taken from the Cork City Development Plan 2022-28 (Chapter 11 - Table 11.13 - Zone 2) Where housing provided the maximum parking requirement is 1.0 per unit with no requirement for visitor parking

Fig 2: Schedule of Accommodation by author.

Note: The provision for parking and visitor parking has been excluded from this application in lieu of the proposed development site's proximity to the existing bus line on Boreenmanna Road.

2.0 SITE

2.1. SITE LOCATION

The proposed development site is located at the junction of Boreenmanna Road and Clanrickarde Estate in Cork City, a prominent corner location. There are semi-detached, two-storey residential properties to the north, and detached, two-storey residential properties to the west, east, and south of the site. The site is currently owned by Cork City Council. The site is currently undeveloped, and the developable area is approximately 0.047 Ha. The site slopes south-wards towards Boreenmanna Road, falling approximately 1.5 metres from north to south.



Fig. 3: Aerial Image taken from Project Brief – Source: Google Earth

Aerial Image taken from original project scope. Site boundary outlined in red.

The project consists of the design, approval, construction, and handover of four social housing units, adjusted boundary treatments, landscaping, site development works and ancillary services.

2.2. SITE SUITABILITY

The proposed brownfield site is located to the east of Cork city and is served by several local amenities, including a school, service station, sports clubs, parks, and a medical centre. The site is also in close proximity to several industries located on Monahan Road, and the South Docklands. The site is well served by public transport, and there is a bus stop to the east of the site on Boreenmanna Road. The site is approximately a 37-minute walk from Cork City centre.

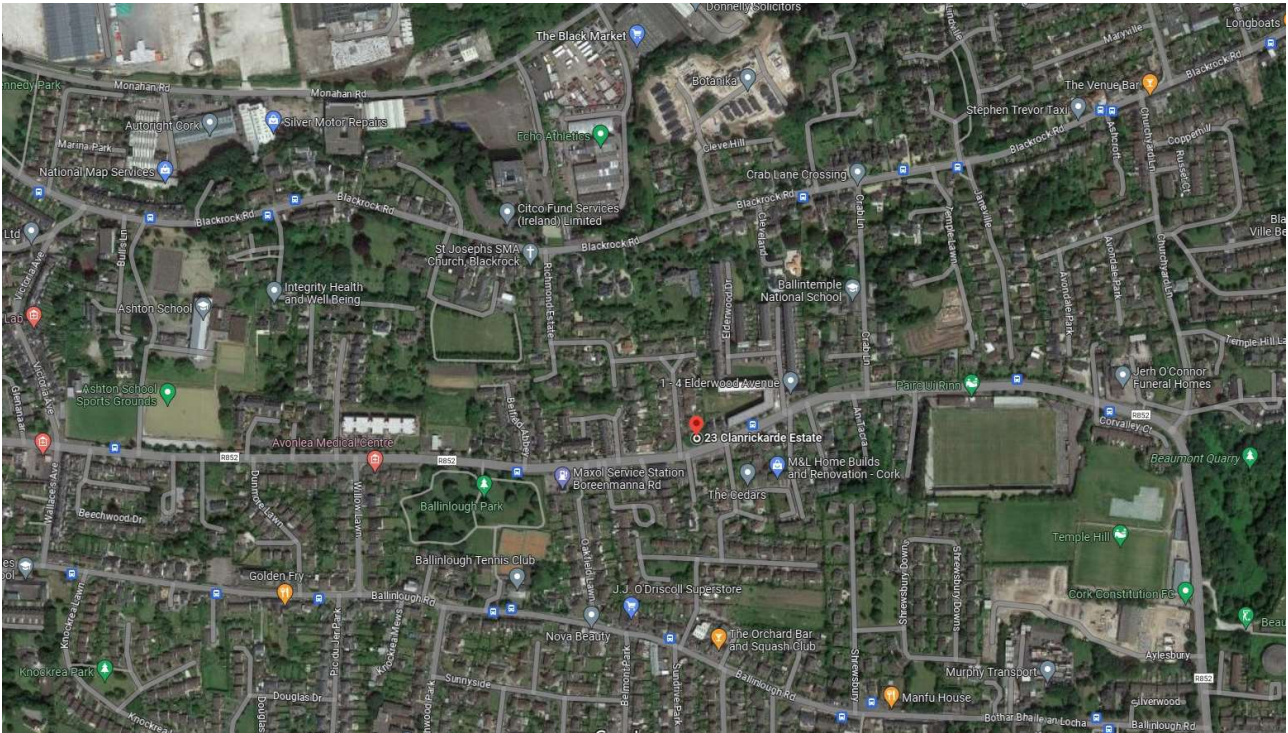


Fig 4: Aerial view showing amenities in the vicinity of the proposed development site (<https://www.google.com/maps>)

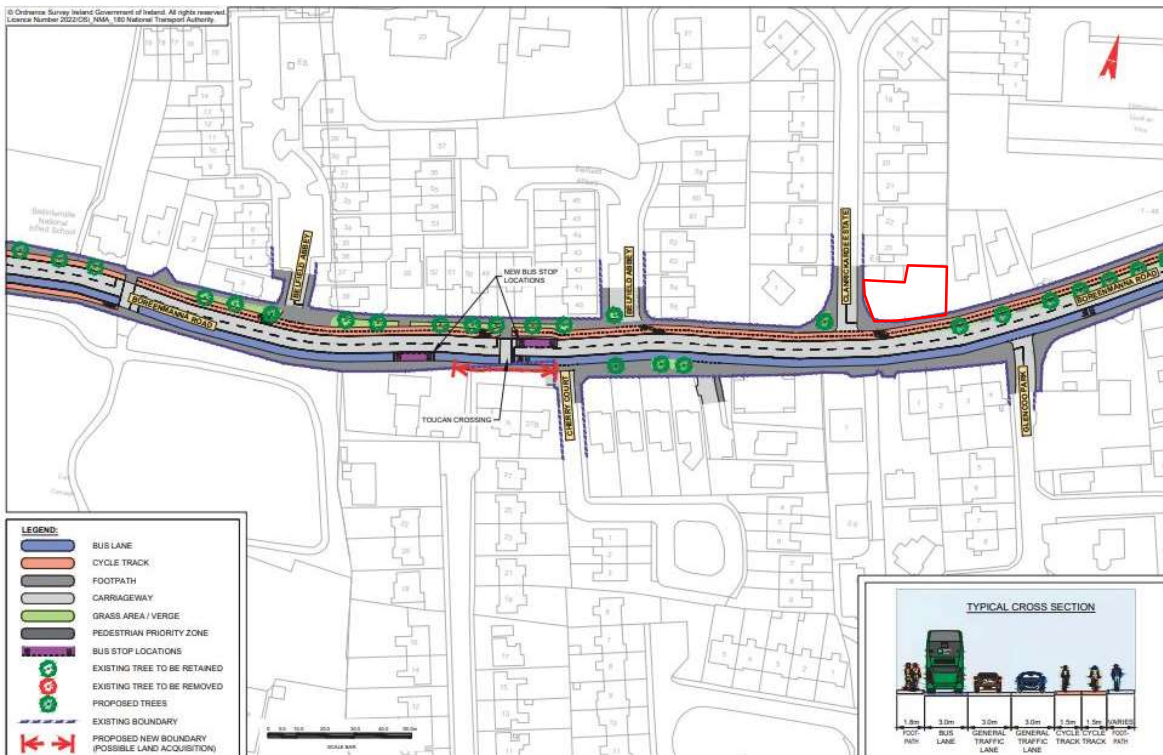


Fig 5: Map showing proposed upgrades to the Bus Connects Cork Sustainable Transport Corridors / J. Mahon > City.

2.3. CHARACTERISTICS

The proposed brownfield development site is approximately 0.047 Hectares in area. The site slopes north to south from Clanrickarde Estate towards Boreenmanna Road, falling approximately 1.5 metres across the site. The site is currently overgrown with vegetation, which will be cleared, and is bound to the west and south by a masonry wall topped with steel fencing. There are steps located to the southern boundary allowing for pedestrian access from the public footpath on Boreenmanna Road.

Vehicular access is via the junction between Clanrickarde Estate and Boreenmanna Road southwest of the site. Pedestrian access is via the public footpath to the sites southern edge.

The site is located in an area of primarily residential development, with detached, two-storey dwellings to the west, east, and south, and two-storey, semi-detached dwellings to the north. To the east of the site, there is a three/four-storey, red brick faced apartment building. Refer to the site photos section overleaf.

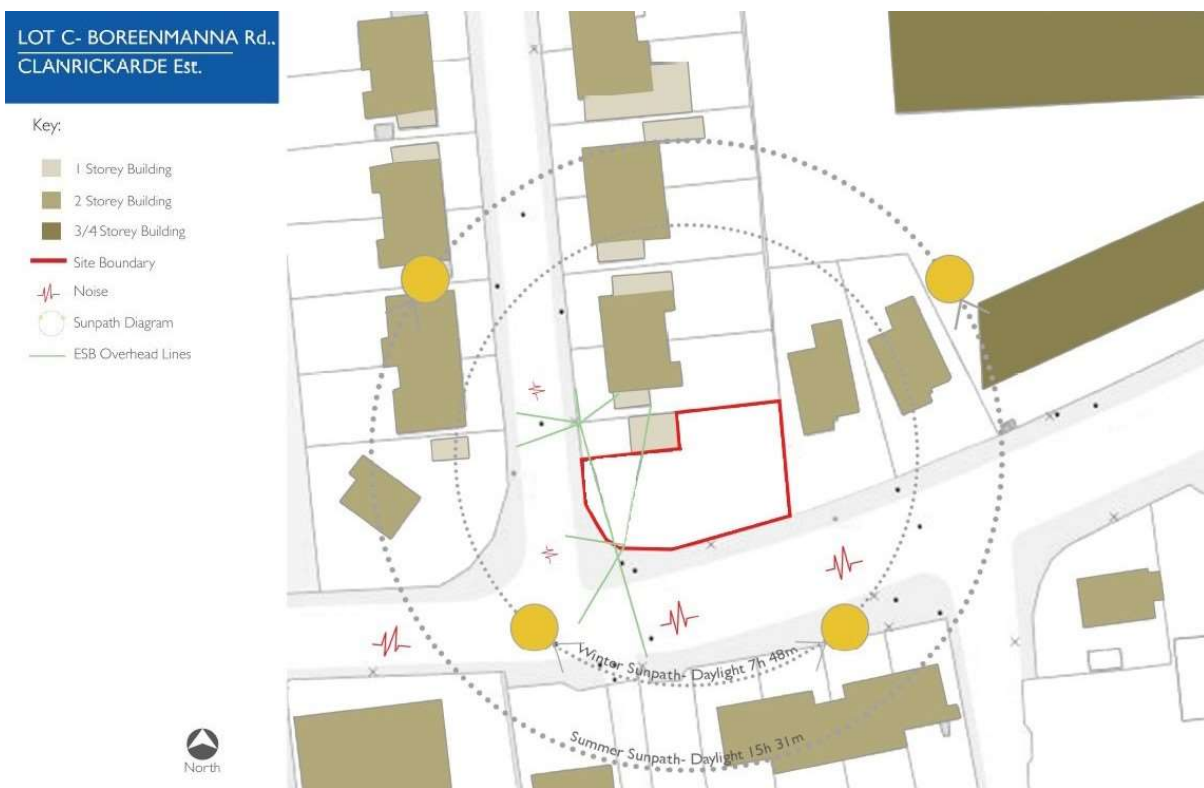


Fig. 6: Site analysis by author indicating sun-path, traffic noise, services, and context.

2.4. SITE PHOTOS



Fig. 7: View of the proposed development site looking north-west.



Fig. 8: View of the proposed development site looking north-east.



Fig. 9: View of the proposed development site looking north.



Fig. 10: View of the proposed development site looking east.



Fig. 11: View from the proposed development site looking south-east.



Fig. 12: View from the proposed development site looking south-west.

3.0 SITE STRATEGY

The proposed development consists of the development of a prominent corner site on the Boreenmanna Road, which is currently vacant and undeveloped. The orientation of the dwellings has been arranged to obtain the maximum benefits from natural light, but also to address the prominent corner position of the site. The dwellings address the Clanrickarde Estate to the west of the site, and the Boreenmanna Road to the south. The massing and typology of the proposed development is sympathetic and responsive to the surrounding properties, whilst also being a statement on the corner site, envisaged as being a place-making object and way-finding landmark. The proposed treatments and finishes incorporate a brick finish in a selected colour to reference the surrounding materiality, painted renders in various shades and textures to articulate entrances and openings and glazing and screening elements in contemporary and robust finishes.

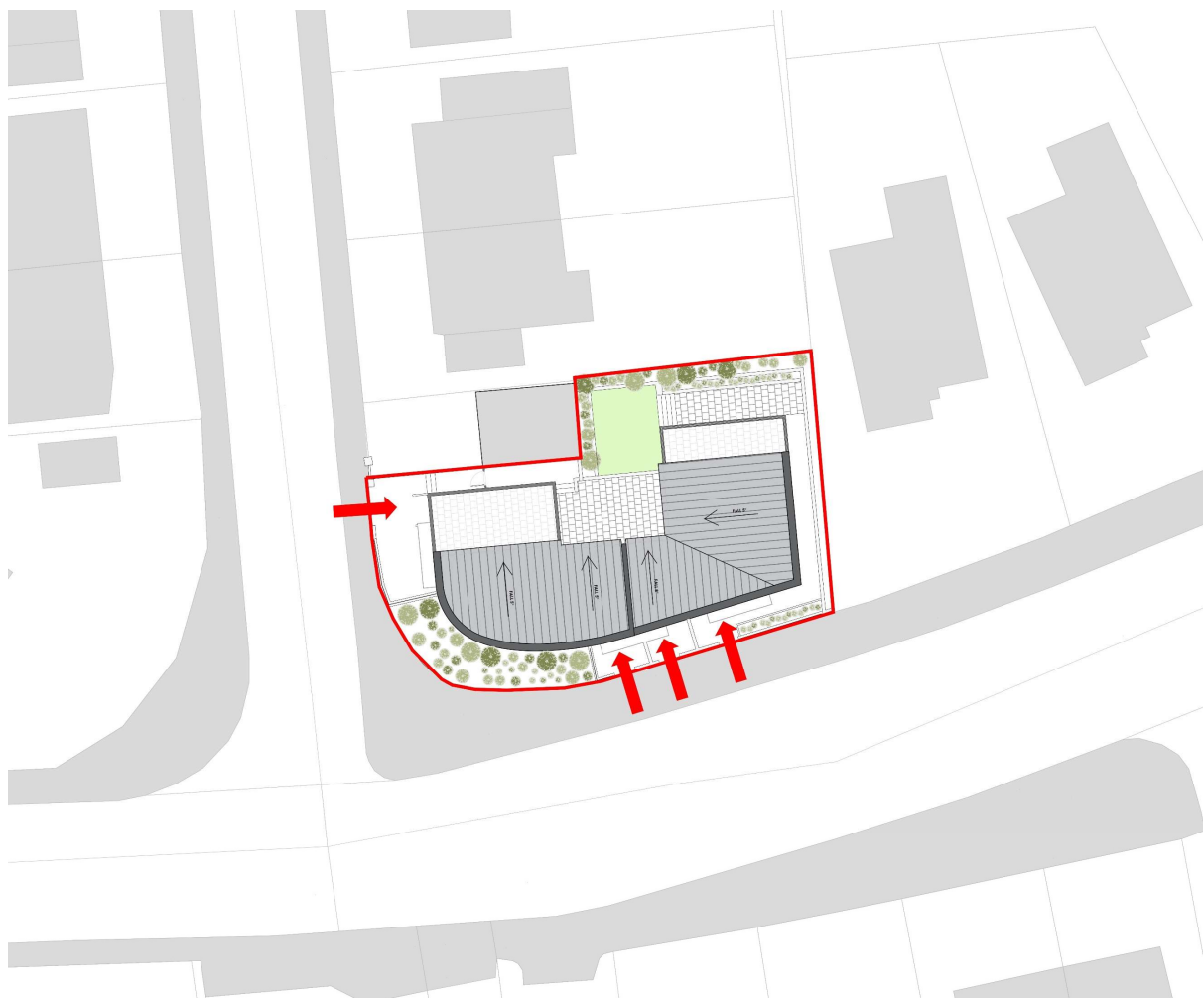


Fig. 13: Proposed Site Strategy Drawing by author.

4.0 DEVELOPMENT PLAN OBJECTIVES

The proposed development seeks to develop a prominent corner plot on the Boreenmanna Road, whilst also providing quality housing that has been carefully and thoughtfully designed to respond to the site in an appropriate manner. The development seeks to be site-specific, to

add to the visual character of the existing community, and to provide well-designed, quality housing that will be beneficial to the existing community.

5.0 URBAN DESIGN CRITERIA



The development has been considered and designed under the 12 criteria as outlined in the Urban Design Manual for residential development.

Fig. 14: 12 Urban Design Principles taken from: Urban Design Manual – A Best Practice Guide.

5.1 - Context

The proposed development site is a prominent corner plot at the junction of the Clanrickarde Estate and the Boreenmanna Road. The brief originally called for the provision of two accessible residential units on the site. These units have been provided on the ground-floor of part 3-storey / part 2-storey / part single-storey apartment building, with one duplex unit

and one simplex provided on the first floor. The neighbouring properties consist of two-storey detached and semi-detached dwellings, and a four-storey apartment building to the east of the proposed development site. The massing, density, and scale of the proposed development is sympathetic to the neighbouring properties, and is responsive to the corner site position, by addressing both the Clanrickarde Estate to the west, and the Boreenmanna Road to the south.



Fig. 15: 3D Aerial views of site (Apple Maps) indicating the proposed orientation & connections.

5.2 - Connections

The site is located within an already established residential neighbourhood, at a prominent corner site that is currently vacant, which is being developed to provide a new housing development. There is a strong existing pedestrian connection in place which will help tether the new development to the site and connect to their surroundings. The site is also well served by public transport links, with a bus stop located directly east of the proposed development. Bus Connects Sustainable Transport Corridor (STC) – Mahon to City runs by the proposed site along Boreenmanna Road. There are proposed upgrades to this bus route, as can be seen shown in the map in Figure 6 on page 7.

5.3 - Inclusivity

The ground floor units offer level access entrances and private patio areas, with wet room style bathrooms and scope for wheelchair turning in all spaces to offer future flexibility to the residents.

The existing neighbourhood also has ample amenities to support people of all ages and abilities. Ample private open space has also been afforded to the rear of the proposed development. The designs are responsive to their corner position and are set back from an existing walkway which maintains pedestrian access to the Boreenmanna Road from the Clarrickarde Estate, without having to navigate stepped changes in level.

5.4 - Variety

The proposed development is located within an already established and existing residential neighbourhood, and is informed by the typology, scale, density, and massing of the existing dwellings in the area. As such, the proposed development is in keeping with the variety already present within the community, whilst affording a variety in dwelling type and size, and a design that utilises clean lines and a simple palette of materials. The proposed development emphasizes a gateway to Clanrickarde Estate. Consisting of an up to three-storey, 4-unit apartment building, it steps down in scale towards boundaries to minimize its impact on existing 2-storey neighbours' properties in the north and east. It also continues an urban edge along Boreenmanna Road, already established by the apartment scheme known as Elderwood Avenue further east of the proposed development site.

Fig. 16: Image showing the proposed development site and the Elderwood Avenue apartment building to the east.



5.5 - Efficiency

The development includes the development of a currently vacant, corner plot site on the Boreenmanna Road. The developable area of the site is approximately 0.047 HA, with 4 apartment units proposed on the site. This provides a density of approximately 85 units per hectare, on a tight, urban plot. The proposed development makes efficient use of the corner plot, addressing both the Clanrickarde Estate to the west, and the Boreenmanna Road to the south, and takes advantage of the orientation to maximise the benefits of natural light.

5.6 – Distinctiveness

The distinctiveness of the proposed development is primarily derived from its location, and its typology. The proposed development will occupy a corner site on the Boreenmanna Road, affording it the opportunity to address two public interfaces, one addressing the Clanrickarde Estate to the west of the site, and the other addressing the Boreenmanna Road to the south. The development will consist of a three-storey, 4-unit apartment building, differentiating itself from the surrounding detached and semi-detached, two-storey dwellings, whilst also being sympathetic to their scale and massing. The form and massing of the building also references

the Elderwood Avenue apartment scheme to the east of the site but will utilise a contrasting and varying material palette.

5.7 – Layout

The layout and design of the proposed dwellings has been carefully and thoughtfully considered to respond to their corner site position, and to address their immediate and wider context. The proposed dwellings take advantage of their corner position and address both the Clanrickarde Estate to the west, and the Boreenmanna Road to the south. The proposed units predominantly have a western and southern orientation, with limited openings facing north. This is to restrict over-looking from the units onto the properties to the north of the proposed site.

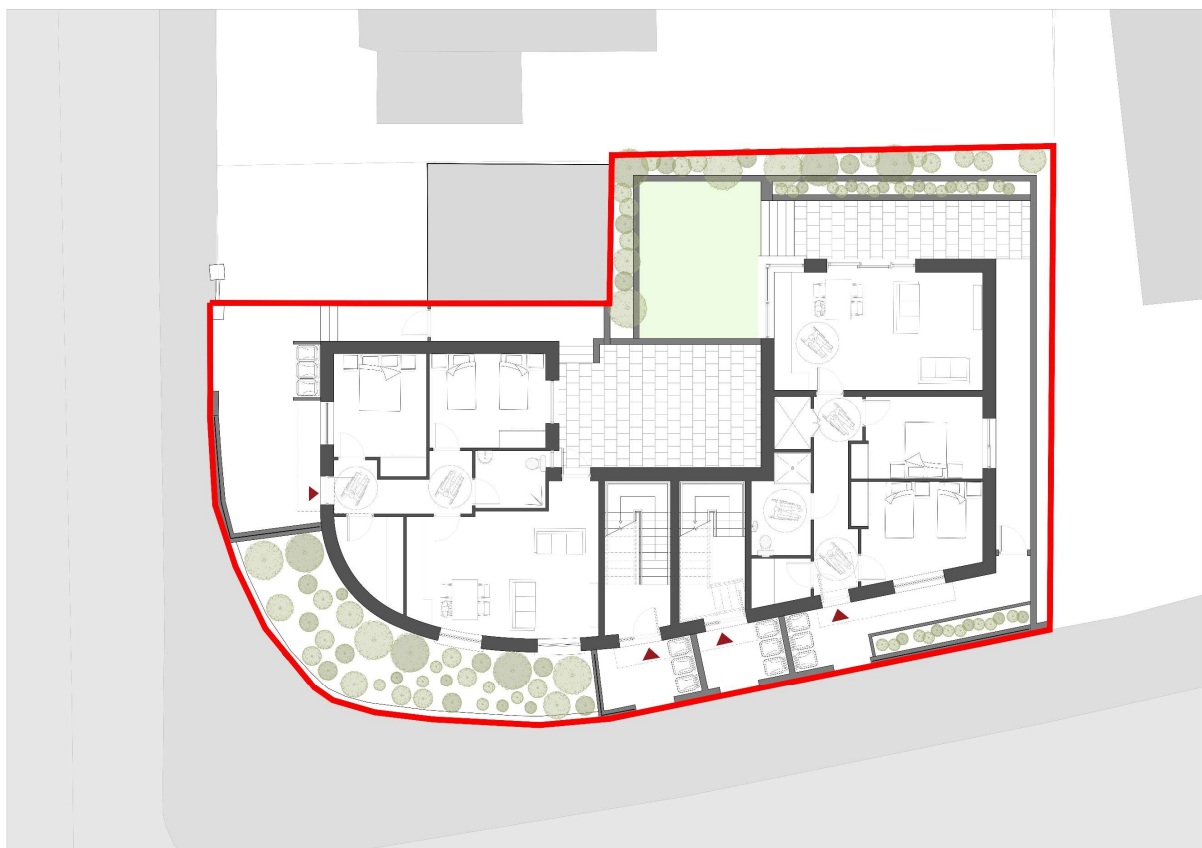


Fig. 17: Proposed Site Layout by author showing the proposed dwellings & their relationship to the corner site.

The maximum standard of parking spaces for this development is 1.0 spaces per unit (Cork City Development Plan 2022-28 - Chapter 11 - Table 11.13 - Zone 2 – Residential) which results in a maximum standard of 4 spaces for this development. For the purposes of this application and development, car parking has been excluded due to the proximity of the development site to a prominent bus line within the city. Appropriately and sufficiently sized usable private amenity space has been provided to each unit, as is outlined in the *Design Manual for Quality Housing*, which states that a 2-bedroom / 3 person apartment requires 6m² of private amenity space, a 2-bedroom / 4 person apartment requires 7m² of private amenity space and a 3-bedroom apartment requires 9m² of private amenity space. The provided private amenity spaces for each unit is as follows:

Unit 1 (2 bedroom / 4 Person ground-floor apartment) – Required: 7m² - Provided: 29.5 m².

Unit 2 (2 bedroom / 4 Person ground-floor apartment) – Required: 7m² - Provided: 39.6 m².

Unit 3 (3 bedroom / 6 Person first-floor duplex apartment) – Required: 9m² - Provided: 30.9 m².

Unit 4 (2 bedroom / 3 Person first-floor apartment) – Required: 6m² - Provided: 16.8 m².

5.8 - Public Realm

The proposed development is located within an already established residential neighbourhood. As such, existing public realm, including footpaths, cycle paths, and pathways are already in place. In relation to this specific development and development site, a moderate amount of cut and fill will be required to provide level access to the ground-floor units. The existing boundary retaining wall to the south and west of the site will be reconfigured. Hard and soft landscaping will also be envisaged to the rear of the proposed development to facilitate the use of private external spaces.

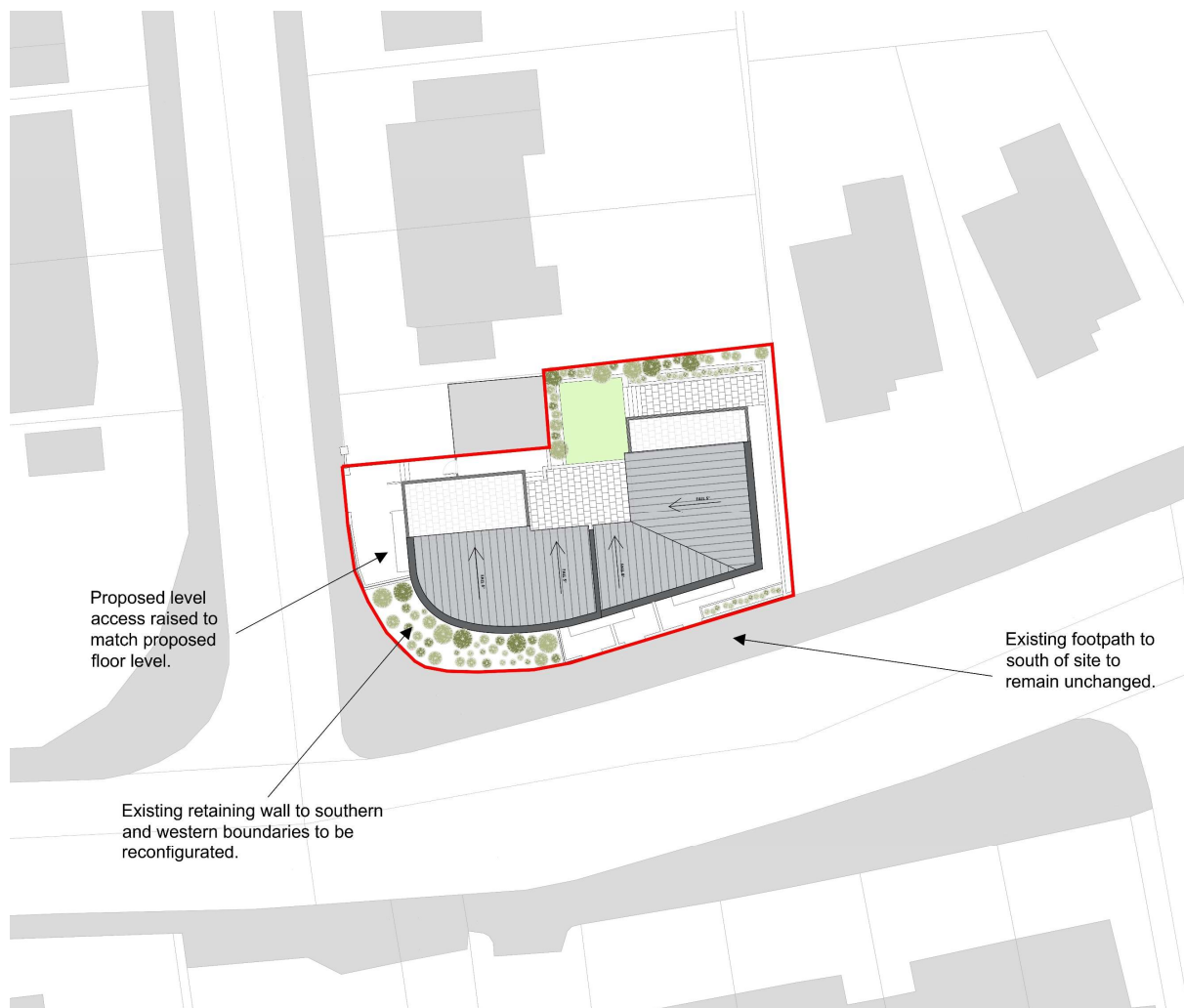


Fig. 18: Proposed site plan indicating proposed public realm treatments.

5.9 – Adaptability

The proposed dwellings have been designed to comply with the 2022 Design Manual for Quality Housing and the Cork City Development Plan 2022 - 2028. The proposed dwellings have been designed to be adaptable to future requirements, should the need arise.

5.10 - Privacy & Amenity

The proposed dwellings have been provided with generous external private amenity spaces. To the front they have been oriented in such a manner as to address the public interfaces of the Clanrickarde Estate and the Boreenmanna Road, whilst also maintaining their privacy by utilising setbacks or canopies. Windows have been positioned to avoid over-looking of neighbouring properties while maximising light to the interior spaces. Unit 4 will have a high-level parapet wall on its roof terrace at first floor level, to minimise and reduce over-looking into the dwellings of Clanrickarde Estate to the north of the development. The dwellings will be constructed to prevent acoustic transfer, and separating boundaries have been sensitively considered to offer privacy, security and reduce maintenance over the lifetime.

5.11 – Parking

The maximum standard of parking spaces for this development is 1.0 spaces per unit (Cork City Development Plan 2022-28 - Chapter 11 - Table 11.13 - Zone 2 – Residential) which results in a maximum standard of 2 spaces for this development. As previously mentioned, for the purposes of this application, car parking for the units has been excluded in lieu of the development's site's proximity to the bus line located on the Boreenmanna Road.

5.12 - Detailed Design

The massing and typology of the proposed development is sympathetic and responsive to the surrounding properties, whilst also taking advantage of its location and making a statement on the corner site. The proposed treatments and finishes incorporate brick finish in a selected colour to reference the surrounding materiality and glazing and screening elements in contemporary and robust finishes. Fibre-cement cladding in dark contrasting shades is proposed to articulate entrances and to emphasize the volumetric breakup of the building mass.

The orientation of the units has been arranged to get the maximum benefits from natural light, but also to address the prominent corner position. The units address the Clanrickarde Estate to the west of the site, and the Boreenmanna Road to the south. The design and layout of the proposed dwellings will allow for easy maintenance. The location of bin stores has been thoughtfully considered to not negatively affect the visual amenity of the area. It is envisaged that, by developing a vacant corner plot with carefully designed, quality accommodation, there will be a positive impact on the aesthetic character of the area, and that the development will be a positive and welcome addition to the community.



Fig. 19: Proposed Elevation by author indicating the form, massing, and material palette of the proposed development.

6.0 SITE SERVICES

Please refer to the Civil Engineer Services Part 8 Report, prepared by DRA Consulting Engineers.

7.0 CONCLUSION

The proposed development has been designed and located to best integrate with its surrounding environment and meets the policies and requirements as outlined in the Cork City Council Development Plan 2022 – 2028.

It adheres to residential design standards and guidance contained within the Cork City Council Development Plan 2022 – 2028, and has been designed to provide high quality accommodation, as outlined in the 2022 Design Manual for Quality Housing in addition to the universal design standards.



The proposed development seeks to develop a vacant corner plot, whilst providing quality housing that has been carefully and thoughtfully designed to respond to the site in an appropriate manner. The development seeks to be site-specific, to add to the visual character, security & amenity of the existing plot. In addition, we intend to provide well-designed, quality housing that will be beneficial to the existing community and the end user alike.

8.0 APPENDIX A - PRECEDENTS



Example of curved brick form in elevation



Example of pre-coloured wet dash finish with smooth plaster banding

9.0 APPENDIX B – HOUSING QUALITY ASSESSMENT

PROJECT: 2318 DATE: 19.12.24														Housing Quality Assessment - Housing at Borenmanna Road				Figures taken from Design Manual for Quality Housing (Jan 2022)			
Unit No.	Type	Bed / Person	Target Gross Floor Area per DM/QH (m ²)	Gross Floor Area +20% (m ²)	Provided Gross Floor Area (m ²)	Ceiling Heights (2 nd & FF in M)	Aspect	Min. Agg. Living Area per DM/QH (m ²)	Provided Agg. Living Area (m ²)	Min. Agg. Bed Area per DM/QH (m ²)	Provided Agg. Bed Area (m ²)	Min. Storage Area per DM/QH (m ²)	Provided Storage Area (m ²)*	Recommended Living Room Width per DM/QH (m)	Provided Living Room Width (m)	Recommended Bedroom Areas per DM/QH (m ²)	Provided Bedroom Areas (m ²)	Recommended Bedroom Width per DM/QH (m)	Provided Bedroom Widths (m)	Fully Compliant	
1	A	2 Bed / 4 P	73.0	80.3	78.2	2.7	S/W/E	30	30.2	25.0	25.0	7	7.0	3.6	3.47	11.4 & 13	11.7 & 13.4	2.8	3.24 & 3.29	Yes	
2	B	2 Bed / 4 P	73.0	80.3	82.7	2.7	S/E/N/W	30	30.2	25.0	25.0	7	7.3	3.6	4.25	11.4 & 13	11.7 & 13.3	2.8	2.80 & 2.88	Yes	
3	C	2 Bed / 3 P	66.0	105.4	113.7	2.6	S/W/N	37	37.1	30.0	30.4	10	11.0*	3.8	5.24	11.47/12.8-13	11.8, 11.8 & 12.1	2.8	2.80, 3.10 & 3.36	Yes	
4	D	2 Bed / 3 P	63.0	69.3	70.6	2.6	S/E/N/W	28	28.8	20.0	21.6	5	5.1	3.6	3.50	7.1 & 13	7.9 & 13.7	2.1 & 2.8	2.19 & 2.98	Yes	
TOTAL FLOOR AREA PROVIDED:					345.2																

Note: Minimum areas or widths can vary by up to 5% provided overall dwelling area is compliant
 *In Apartment 3 (3 Bed / 3 P) the minimum storage requirement can be reached using vacant space under stairwell at ground floor level.
 DM/QH = Design Manual for Quality Housing