



Comhairle Cathrach Chorcaí

Cork City Council

City Architect's Department

City Hall, Cork



DESIGN STATEMENT

CITY NORTHWEST QUARTER REGENERATION – PHASE 1D EAST

KNOCKNAHEENY, CORK

November 2025

Rev.01 – Part 8 Submission

- Section 6 re. planning policy compliance added
- final perspectives added

1. THE SITE

The Phase 1D East site is located in the north-west area of Cork City and forms part of the phased redevelopment of the area according to the 2011 'Cork City Northwest Regeneration Masterplan'.

It is bounded to the north by Dunmore Gardens and the St. Vincent's GAA Club grounds beyond, to the south by Kilmore Road Lower, and to the west by privately owned houses. The site is currently a brown-field site following the demolition of residential units which occupied the site.

The site is zoned 'ZO 01, Sustainable Residential Neighbourhoods' in the 2022-2028 Cork City Development Plan.

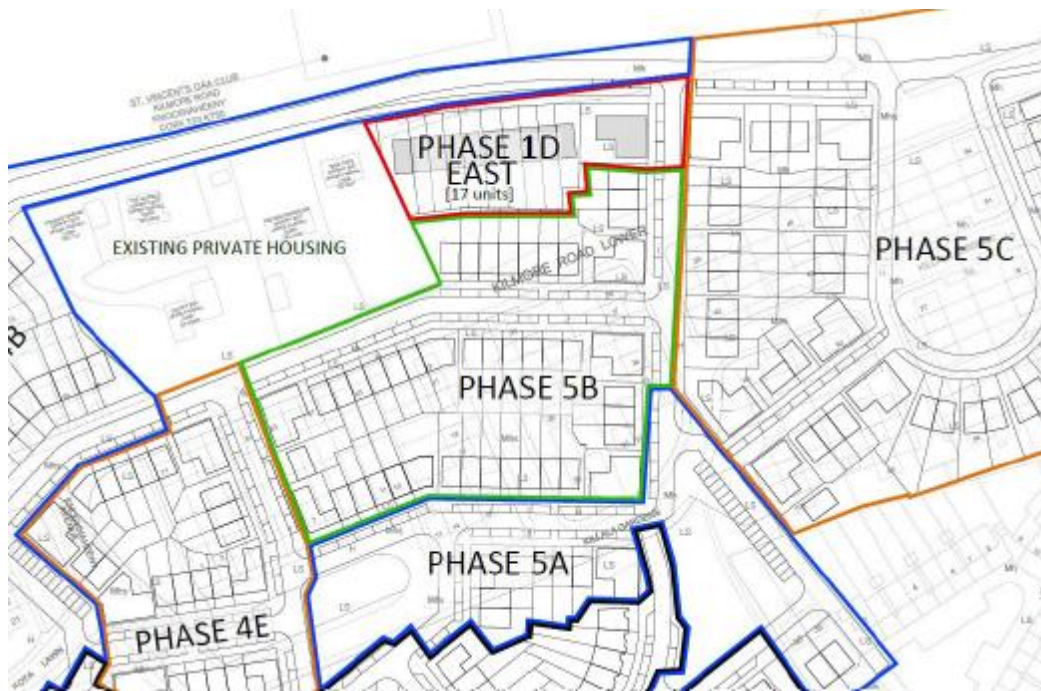


2. PLANNING HISTORY

Planning was previously secured by O Cualann Cohousing Alliance CLG for a 17-unit housing development on the site in April 2020.

3. MASTERPLAN CONTEXT

The 2011 Masterplan envisages a new street network and urban form based on the Urban Design principles of connectivity, active frontage and a high-quality public realm. A number of phases have already been developed but this phase will represent the first site to be developed within the immediate area. It will therefore tie into the existing urban fabric and road network in the short-term, until the remaining adjacent phases and final street network is completed. In particular, the scheme will tie into the existing Dunmore Gardens road, which will be upgraded and subject to a new road alignment as part of a later phase of development.



PHASE 1D EAST SHOWN WITHIN THE WIDER MASTERPLAN CONTEXT

The masterplan provides for a new arterial route which will connect Harbour View Road to the south to Churchfield Road to the east via Dunmore Gardens. The plan calls for 2 blocks of 3-storey houses that hold the existing building line and address the main arterial road, and a 3+ storey apartment/duplex block where it turns the corner onto a new proposed local road that connects southwards.



4. SCHEME DESIGN

The scheme design responds to the masterplan block layout with the added context of planning history and 'Modern methods of Construction' considerations. Two distinct blocks are created facing onto Dunmore Gardens, but rather than both being 3-storey the more western block is reduced to 2-storey in consideration of the adjacent existing dwelling, as per a planning condition imposed on the April 2020 submission. A constant ground floor level is established for each block in order to provide for maximum efficiency during construction, and a relatively wide gap is created between the two blocks to accommodate the change in level from one block to the other.

The corner unit is an adaptation of a duplex block developed for Phase 3B which is due to start on site shortly. The repetition of this block at this location will lend a degree of consistency in architectural form and expression along the main arterial route which both schemes occupy.

The house typologies forming the two terraced blocks are taken from standardised 2 and 3 storey typologies developed for the DHLGH 'Design Manual for Quality Housing' guidance. The H7 and H8 typologies were chosen on the basis that they are the narrowest of the typologies so as to maximise the number of units on what is a relatively deep site.

Given the relative elevation of the site above the overall regeneration area the 3-storey block is kept low using an asymmetrical roof pitch and dormer windows to the south-facing bedrooms on the upper floor.

The resulting scheme achieves a density of approx. 36 units/hectare when one calculates the area of the site based on its final setting within the overall masterplan.



5. DETAILED DESIGN

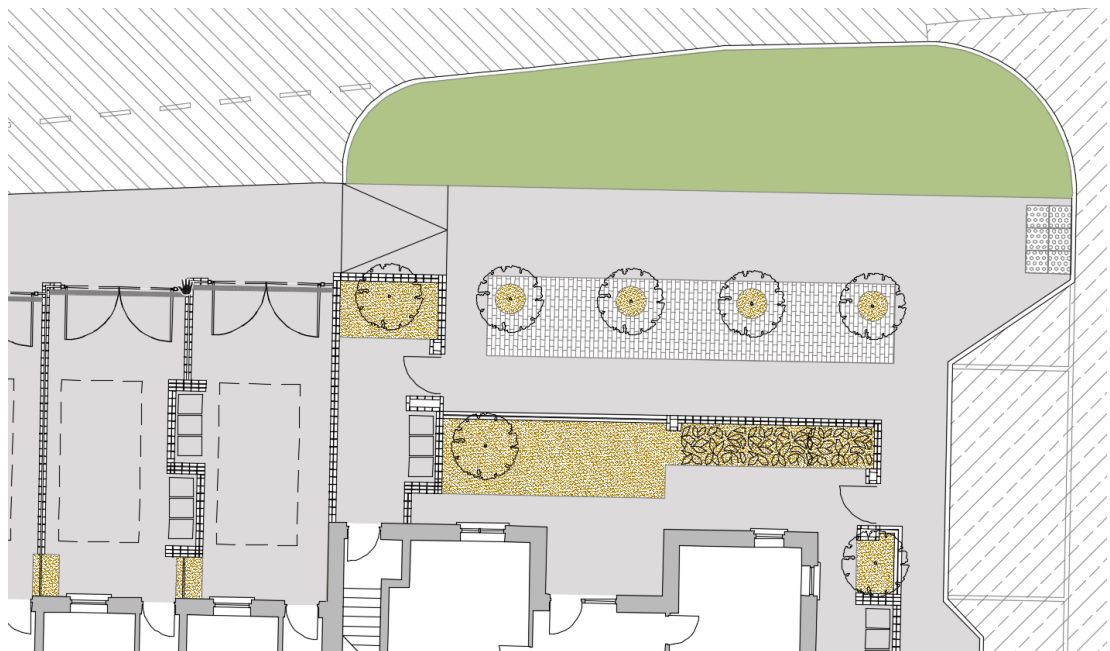
The scheme design also adopts the general design guidelines outlined in the 2016 'City Northwest Quarter Regeneration Design Code & Public Realm Strategy' which followed the 2011 masterplan document.

The principle of 'first design' is maintained, whereby the design of the preceeding developments informs the design approach, with minor variations.

The orientation dictates that the kitchen/dining rooms of the house types are south-facing, opening onto large rear gardens, with living rooms addressing the street. Each duplex living space is at minimum dual aspect with some southerly aspect.

The bulding line set-back allows for a continuous eaves/roof line in each block, addressing the existing topography through varying falls in the front driveways. The duplex steps down from Block H7 in a series of 450mm steps to ensure level, own-door access to each unit. The corner block is articulated through its increased height relative to the adjacent terrace given the dormer roof approach in that block.

The building form and openings are generally vertical in emphasis. The corner building maintains a continuous street wall as per the design code guidance, with entrances and balconies addressing both streetscapes and shallower private open spaces providing greater street enclosure and active frontage. The residual space resulting from the transition from driveways to shallow front gardens is given over to the public realm, with a specific landscaping element introduced to provide street trees and help contribute to a particular sense of place in accordance with the Design Code. A good quality paving material such as small-format granite setts as outlined in the Design Code is proposed for this area as a releif from the in-situ concreet footpath elsewhere.



The presence of living spaces on the first floor of the duplex block is reflected in first floor living spaces of the adjacent 3-storey houses. In terms of active frontage and passive surveillance this shift from ground to first floor in this instance is mitigated by the depth of the front driveways.

The buildings and public space are treated as a single coherent scheme. A continuous brick plinth establishes a datum that links the three blocks and branches outwards to form the front boundaries and incorporate the bin stores and planting. The boundaries are kept solid at each bookend, with a more open railing treatment in between. A powder-coated finish is proposed to railings throughout, which will colour match other metal building components such as windows and balcony enclosures. External finishes to the buildings and boundaries follow the Design Code guidelines.

6. PLANNING POLICY COMPLIANCE

The scheme design is guided by the 'Sustainable Residential Development and Compact Settlements Guidelines'.

In terms of density, in isolation the scheme has a density of approx. 29 dph. However this is based on a site that incorporates a certain amount of waste ground and the creation of a new street to the east. If the site is considered in the context of future phases the relevant site area is reduced as illustrated below. In that context the density would calculate as 40 dph. In general the density needs to be considered in the context of the masterplan which dictates the development pattern and target heights.



Site outline minus adjacent waste land, road shared with future development

The 'Sustainable Residential Development and Compact Settlements Guidelines' are also met in relation to minimum separation distances and private open space – refer to drawing PL 02.02. The house rear gardens exceed the minimum area of 40 sqm, and the duplex units exceed the 'Design Standards for New Apartments 2025' minimum requirement of 7 sqm.

In terms of floor areas, as a government-funded scheme the minimum standards are dictated by the 'Design Manual for Quality Housing'. These standards in turn meet with the apartment area requirements under the 'Design Standards for New Apartments 2025'. Considered in that context the duplex apartment and maisonette units at 78.6, 110.4 and 103.7 sqm respectively exceed the 73 sqm minimum outlined in Specific Planning Policy Requirement 2.

Floor-to-ceiling heights exceed 2.4m throughout, and in the ground floor apartment/main floor of the upper maisonettes they measure 2725mm.

Internal storage provision also meets with the 'Design Standards for New Apartments 2025' requirements.

7. DESIGN PRECEDENTS



CNWQR Phase 2A by City Architects Department

An example of 'first design' as referenced in the Design Code, this scheme also has a bookended 3-storey terrace with a render finish above a brick datum



CNWQR Phase 3B by City Architects Department

The duplex block in Phase 1D East is an adaptation of the corner block shown in this image

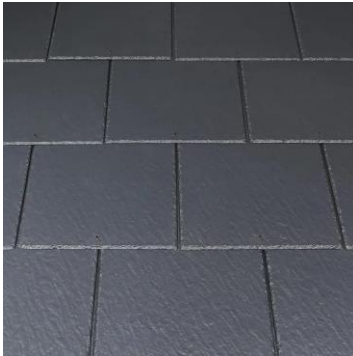


Deanrock Housing by City Architects Department
The use of dormer windows reduces the overall scale of the 3-storey block



Goldsmith Street Social Housing by Mikhail Riches
Consistent and complimentary colours are extended to the metal elements

8. MATERIALS



Fibre cement roof tile



Selected coloured zinc cladding to dormers



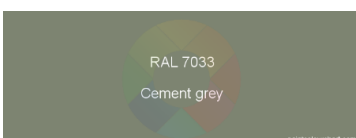
Off-white textured render



Light-coloured brick to upper duplex level



Red brick to ground floor and boundaries



Selected window/railing/guarding colour

9. PERSPECTIVE VIEWS

