



DESIGN STATEMENT

FOR

Infill Housing Development at 12 Gerald Griffin Street

BY

CORK CITY COUNCIL

January 2026

Design Statement for Site at 12 Gerald Griffin Street
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1.0 Accommodation Schedule

The proposal includes:

- Construction of a new 3-Storey building providing 2no. residential units, each with own door access.

<i>Unit Address</i>	<i>No. of Units</i>	<i>Unit Area</i>	<i>Private space</i>	<i>Open</i>	<i>No. of Beds</i>
12A Gerald Griffin Street	1 No.	52.8 sq.m	15.3 sq.m		1 No.
12B Gerald Griffin Street	1 No.	97.3 sq.m	8.4 sq.m		2 No.

2.0 Site Analysis

2.1 Location

The site is located on Gerald Griffin Street, situated between Bleasby's Street and Allinett's Lane, adjacent to Neptune stadium.

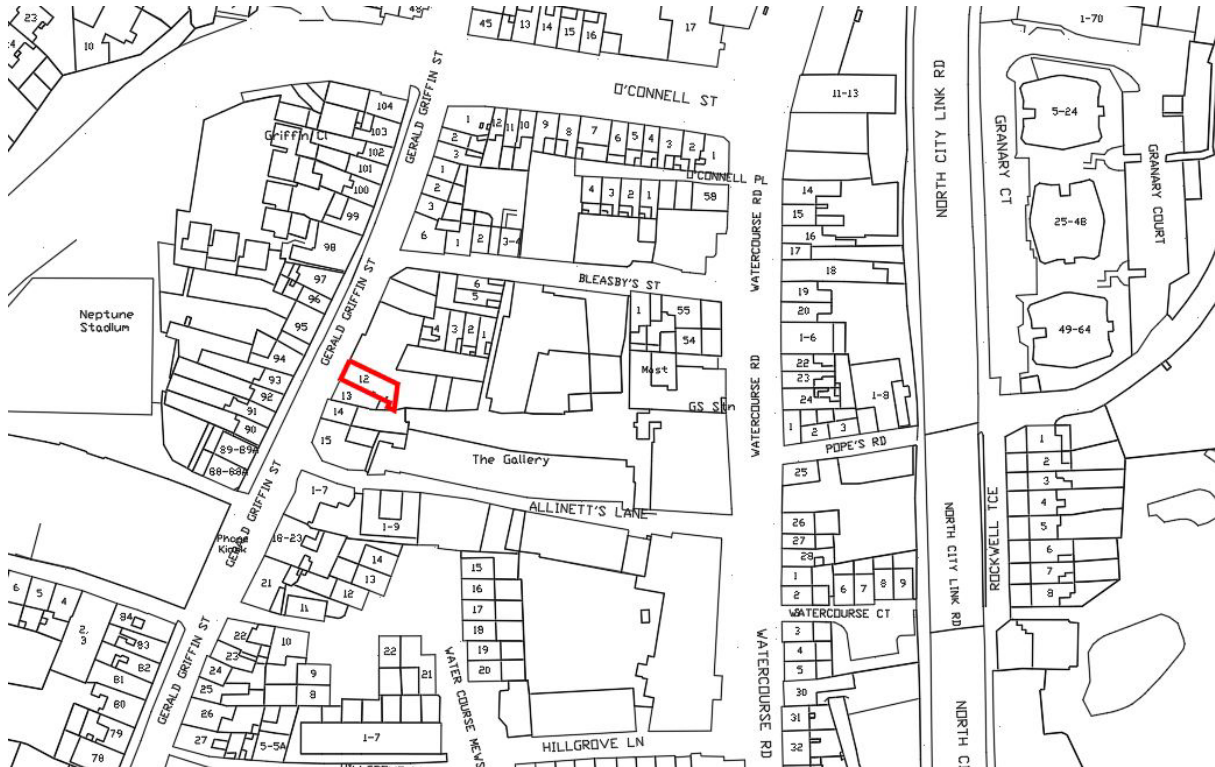


Fig 1: Site location map extract (site edged in red – OSI Maps Ref: 6382-05).

2.2 Suitability

- Zoned 'ZO 01: Sustainable Residential Neighbourhoods' in the Cork City Development Plan.
- The site lies within the zone of an architectural conservation area (Blackpool ACA).



Fig 2: Extract from Cork City Development Plan 2022 – 2028 (Pg. 19 - Volume 3 Built Heritage Objectives, Part 1 - Architectural Conservation Areas (ACAs))

- Brown-field site previously occupied by a 3 storey mid-terrace single family dwelling (demolition to ground level complete).
- The demolished building had been listed on the NIAH (National Inventory of Architectural Heritage). Demolition was carried out on health and safety grounds.
- Close proximity to services and amenities.
- Road and utility infrastructure already in place for the site.
- Located close to a bus route (approx. 250 metres to the Watercourse Rd bus stop).
- No particular risk of flooding (The site has no recorded history of flood events, and is not situated within flood zone 'A' or 'B' as per below development plan extract reflecting indicative flood zones).



Fig 3: Extract from Cork City Development Plan 2022-2028 highlighting indicative flood zones (Pg 7, Strategic Flood Risk Assessment Appendix II)

2.3 Characteristics

- The site is located within the Blackpool Architectural Conservation Area, which is made up of three sections:
 - Gerald Griffin Street (to the south)
 - The central section of Great William O'Brien Street
 - Blackpool Village centre (situated in the area focused around the church in the north)

The development pattern of Gerald Griffin Street is predominantly characterised by 2 and 3-storey buildings, with a mix of residential and combined residential/ commercial buildings, many dating from the late 18th to the 19th centuries. As is traditional in the area, these buildings were generally constructed of rubble-stone or brick, usually rendered and painted.

The site was previously occupied by an end-of-terrace two-bay three-storey house, built c.1850, the characteristics of which are outlined below and are typical of similar buildings in the area generally:

- Timber shopfront to the front elevation
 - Pitched slate roof with rendered chimneystack and cast-iron gutters on overhanging eaves.
 - Smooth rendered walls with continuous sills course at first floor level.
 - Square-headed window openings with incised render surrounds at first floor level, render sills and two-over-two timber sliding sash windows.
 - Timber shopfront comprising engaged pilasters supporting timber fascia board, square-headed fixed pane shop display window and square-headed door opening flanked by engaged pilasters with timber panelled door.
- The site is currently vacant, unoccupied and fenced off.
- Site area: approx. 91m²
- Topography: flat site (see topo drawing: *'Part 8 - GG St-8 - Topo Survey'*).
- Existing housing bounding the site to the north and south.

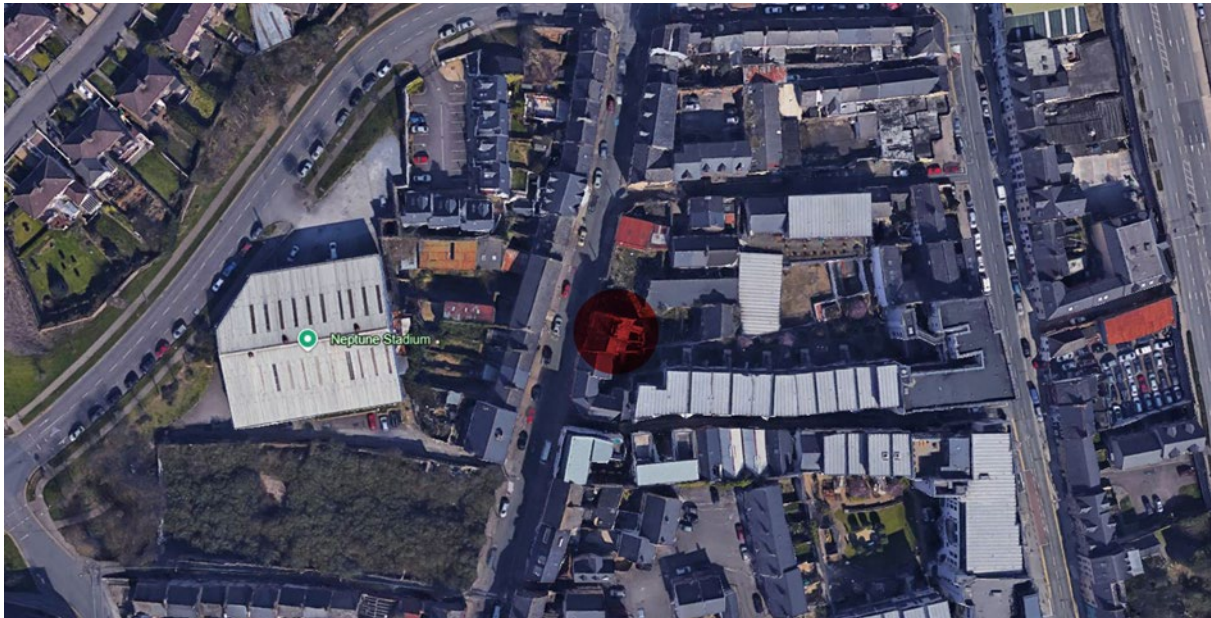


Fig 4: Aerial photo highlighting site location prior to demolition.



Fig 5: Aerial photo highlighting site location prior to demolition.

3.0 Site Strategy

- The basic site strategy adopted was to continue the existing pattern of 3-storey mid-terrace housing along Gerald Griffin Street, tying into the adjoining No. 13 Gerald Griffin Street.
- The site lies within the zone of the Blackpool architectural conservation area. The proposal seeks to reinstate an elevation in keeping with that of the previously demolished No. 12 Gerald Griffin St, which mirrors that of the adjoining No. 13 Gerald Griffin Street. This will be without the timber shopfront of the previously demolished structure as it is no longer

applicable for the building, and the proposal will include a duplicate a door to allow access to the upper floors.



Fig 6: Site at 12 Gerald Griffin Street prior to fire related damage.

4.0 Development Plan Objectives

The following is an outline of the relevant Development Plan Objectives from the current Cork City Development Plan and how these are met:

3.3 New Housing Supply	The scheme proposes to develop a narrow vacant site, reinforcing the residential character of the area by providing 2 No. high quality units, integrated into the existing streetscape with good access to services, amenities and public transport.
3.4 Compact Growth	The development optimises the land use of a small infill site providing 2 No. high quality residential units.
3.5 Residential Density	The scheme provides a density of approx. 45 dwellings per hectare which conforms with the requirements for the area.
3.6 Housing Mix	The scheme provides a 1 bed unit and a 2-bed unit which responds to the housing demands in the area.

3.9 Adaptation of Existing Homes, Infill Development and Conversion of Upper Floors	The scheme makes use of a vacant site whilst maintaining the existing standards of residential amenity enjoyed by the adjoining properties.
11.1 Sustainable Residential Development	The scheme makes use of a brown-field site with good access to public transport and local services

5.0 Urban Design Criteria

The following is a demonstration of how the design criteria set out in the 'Urban Design Manual – Best Practice Guide' document are met:

5.1 Context

The proposal reflects the vernacular form of the existing streetscape and reinstates the line of the previously demolished façade.

5.2 Connections

The site benefits from good connectivity to public transport, with direct pedestrian access to an existing bus route on Watercourse Road approximately 250 metres away, supporting sustainable travel patterns.

5.3 Inclusivity

The development will conform with access regulations (TGD Part M, along with all other building regulations).

5.4 Variety

The scheme provides a one bed apartment at ground floor level with a two-bed maisonette over.

5.5 Efficiency

The scheme makes use of an under-used brown field site.

5.6 Distinctiveness/Layout

The proposed development reinstates the line of the previously demolished No. 12 Gerald Griffin Street. To address the constraints of the site and the narrow plot width, the scheme is arranged vertically with a two-bed maisonette unit over a ground floor one bed apartment unit. Both units, have own door access directly off Gerald Griffin Street, are dual aspect and have private amenity space to the rear of the building.

The ground floor unit positions a bedroom facing the public street, with internal timber shutters to enhance privacy and acoustic insulation. The living/ kitchen/ dining area is

arranged across the rear of the building. While it is acknowledged that this is not an ideal configuration it was necessary given the restricted nature of the site to facilitate a means of escape from the rear courtyard patio (through the ground floor unit and out the front door), and also to provide bedroom and living spaces with the minimum required dimensional widths.

5.7 Public Realm

No development is proposed in the public realm, apart from a new cast iron downpipe which will discharge to a new gully integrated into the public footpath. The existing pedestrian footpath fronting the site will be made good as required.

5.8 Adaptability

The layout of the scheme is designed with future flexibility in mind, enabling the ground floor unit to be converted to small-scale commercial use if needed. However, due to the scale of the surrounding buildings, the floor-to-ceiling height is limited to 2.7m. The compact nature of the site leaves little room for significant changes to the apartments

5.9 Privacy and Amenity

The scheme makes provision for south-east facing rear external yards.

5.10 Parking

No on-site parking space is proposed.

5.11 Detailed Design

The proposed development responds to the established architectural character of the adjoining building to the immediate south (No. 13 Gerald Griffin Street). The following traditional materials and detailing prevalent along Gerald Griffin Street are incorporated where appropriate, ensuring a coherent addition to the streetscape:

- A pitched natural slate roof with corbelled eaves and half-round cast-iron gutters fixed with traditional style brackets.
- Flat band/ string course continued from and matching No.13 Gerald Griffin Street (at first floor level).
- White sand, white cement, lime render: to architect's specification.
- Square-headed window openings with incised render surrounds (to match no.13 Gerald Griffin Street) at first floor level, and two-over-two timber sliding sash windows.
- Hardwood timber door with fanlight over to selected paint finish.

- Round cast iron downpipes (discharging into street gullies)
- Electrical meters and associated electrical cabinets are proposed within a recessed external side wall to minimise visual impact on the streetscape.
- Humidity sensitive wall mounted air inlets are incorporated within the window assemblies on the front elevation, ensuring a clean, uncluttered front façade.



Fig 7: 3D Image.

6.0 Site Services

All necessary connections to make the required mechanical and electrical connections are available (telecom etc).