



Comhairle Cathrach Chorcaí

Cork City Council

City Architect's Department

City Hall, Cork



DESIGN STATEMENT

CITY NORTHWEST QUARTER REGENERATION

PHASE 4C WEST

KNOCKNAHEENY, CORK

April 2026

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1.1 INTRODUCTION

The site of City Northwest Quarter Regeneration *Phase 4C West* is on the north-west side of Cork City and is part of the phased redevelopment of this area in accordance with the 2011 'Cork City Northwest Regeneration Master Plan'.

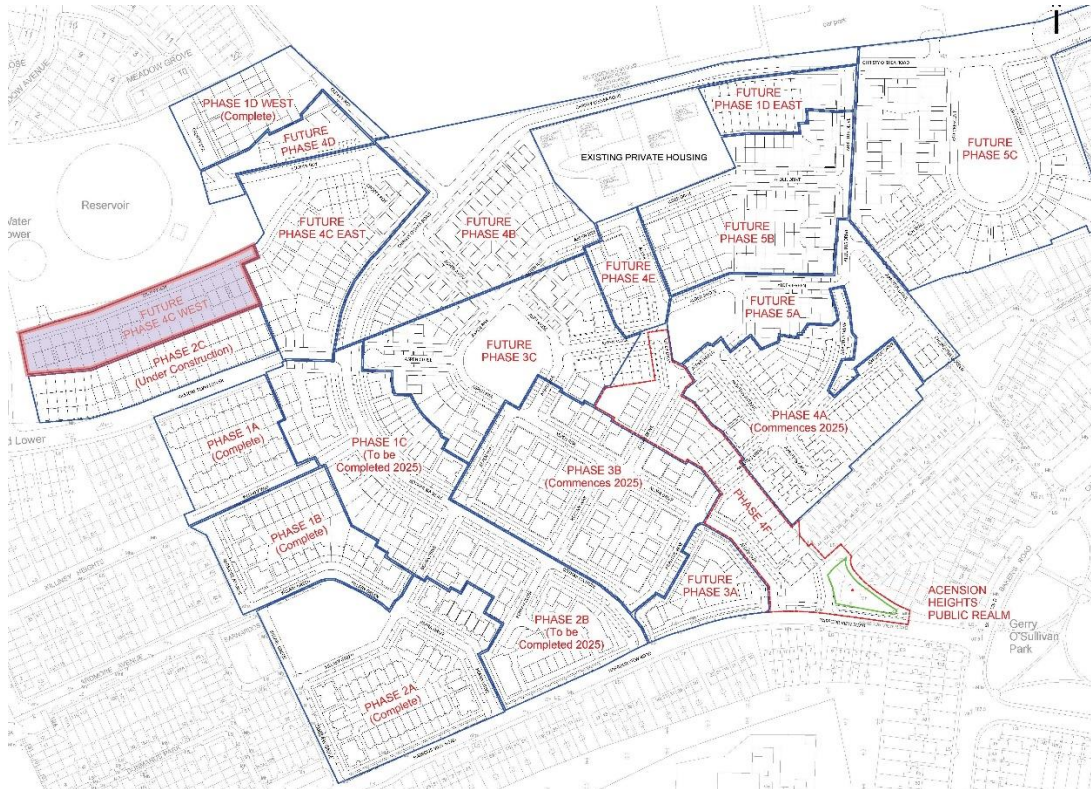


Fig.1 CNWQR Phase 4C West (shaded blue) with wider CNWQR Master Plan context

1.2 SITE

Phase 4C West site is a greenfield site that is currently clear of any existing structures. The site is bounded by a Phase 4C West to the south, a reservoir to the north, and is flanked by public roads to the east and west.

The site will front onto a newly constructed public road, which forms part of the P4C West Works, with a newly formed access provided also onto an existing public road (Meadow Avenue) that serves an existing housing estate 'The Meadows'. The access route is required because existing junction onto Kilmore Road will be exguished as part of the P1C Works to alllow for the construction for the further phases adjoining this development.

Site investigations have identified existing utility services running across the site. These will be subject to appropriate diversion or disconnection protocols in coordination with relevant service providers to ensure clear site preparation for construction.

1.2.1 Topography

The site features a moderate gradient falling from east to west, with a total level change of approximately 5 metres. To respect the natural topography and minimize environmental impact, the proposed dwellings utilize a stepped floor plate design. This architectural

approach allows the buildings to follow the natural fall of the land, negating the requirement for significant retaining structures or intrusive groundworks.

1.2.2 Adjacent lands / development

The site is bounded to the north by a **reservoir** and to the south by **Phase 2C**, an adjacent residential development currently **under construction**. These established boundaries provide a clear context for the proposed works

1.3 SCHEME DESIGN

1.3.1 CNWQR Design Code

The *CNWQR Design Code & Public Realm Strategy* complements the regeneration Master Plan for the Knocknaheeny area, providing a high-level design vision and guidance on unit types, design approach and public realm finishes, with a view to delivering continuity across the various phases.

Dwelling mix is determined on a needs-led basis, informed by the size, composition and bedspace requirements of households being relocated as part of the regeneration programme. The *Design Code* also sets out the distribution of unit types, as indicated in Fig.2 below.

Phase 4C West proposes 22 no. new housing units, all of the houses overlook a Reservoir site.

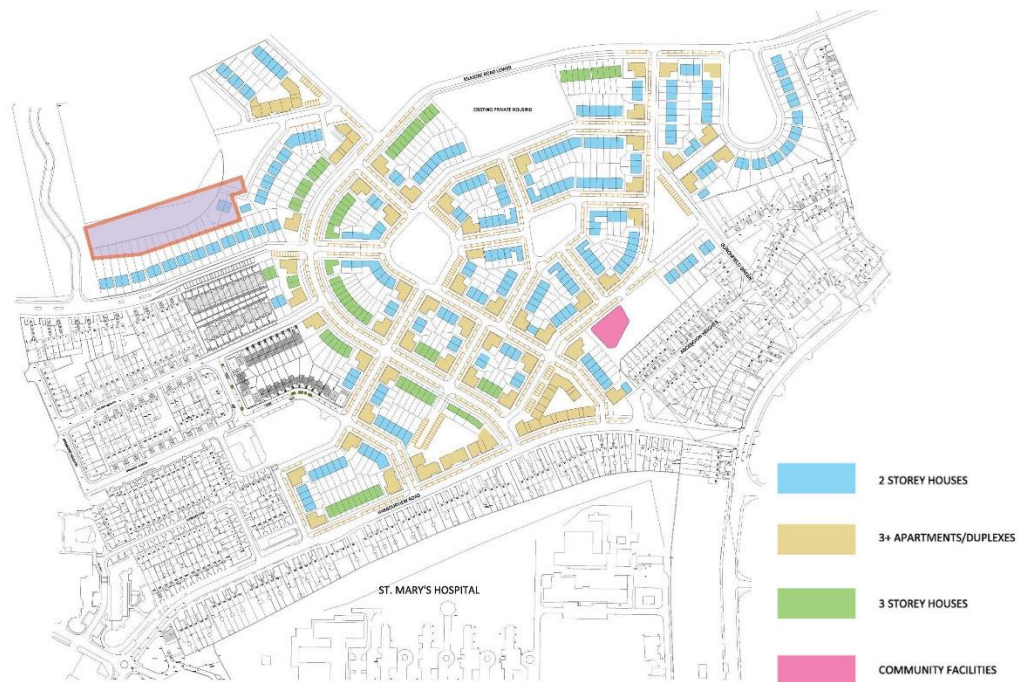


Fig. 2 Unit types in Master Plan (Phase 4C West area is shaded blue)



*Fig. 3 CNWQR Phase 4C West Site Plan:
proposed 2-storey houses shown blue – 3 bed, & orange – 4 bed*

1.3.2 Density

The scheme has a density of approx. 30 dph.

While Sustainable Residential Development and Compact Settlements Guidelines suggest a minimum density of 50 dph for urban neighbourhoods Cork City, and 40 dph for suburban/urban extension areas, the CNWQR Masterplan & Design Code governs development density.

It should be noted that the proposed site plan incorporates an area of green space to the NE that was not specifically designated for residential use in the original Master Plan. This will allow for the introduction of a high-quality buffer zone between the proposed dwellings and the reservoir site opposite, with consequent reduction in effective dph.

1.3.3 Layout

There is 5 m (1:12) fall West to East across the site. Dwellings are organised into terraces and consequently run along the slope. There are level differences between every two neighbouring dwellings in Block A and B, stepped roof planes, and no difference in levels in Block C, with one corner end of terrace unit. Such measures have been kept to a minimum for buildability, usability and maintenance reasons.



Fig. 5 Phase 4C West site section through new road showing stepped street elevation

1.3.4 Unit Types

Phase 4C West is characterised by 3 no. blocks, each containing 2-storey 3/4-bed terraced units. Overall Phase 4C West consists of **22 no. units** with the breakdown of proposed unit types as follows:

Type A: 21 no. 2-storey 2-bed terraced units (4 person)

Type A1: 1 no. 2-storey 4-bed end of terraced unit (5 person)

2-storey **House Types A and A1** have floor areas in line with typologies featured in the DHLGH 'Design Manual for Quality Housing', and have been used in other CNWQR phases.

House Type A is standard 2-storey house typology H8 as featured in the DHLGH 'Design Manual for Quality Housing'.

The chosen unit types feature a refined, simple architectural form with an absence of projections, specifically optimized for a Design & Build procurement route. This approach minimizes detailing complexities while maximizing scope for Modern Methods of Construction (MMC).

In addressing the gable elevation of House 1, windows have been intentionally omitted to accommodate the long-term masterplan. While passive surveillance is a key consideration, the current parallel roadway is temporary and will be replaced in a subsequent development phase by a continuous build-line of new housing. To break up the interim blank façade responsibly, high-quality architectural detailing will be utilized to provide visual interest along the streetscape without compromising the viability of the next phase.

1.3.5 Internal Planning & Private Open Space

Compliance with *Design Manual for Quality Housing* 'Required Minimum Floor Areas and Standards' for each Unit Type is illustrated on the following Architects' drawings, which include:

- Floor-to-ceiling heights for each Unit Type
 - House Type A - drawing number - *05_GA Block A&B*
 - House Type A1 - drawing number - *06_GA Block C*

Private open space areas, including area refuse storage, are indicated on Architects' Drawing *04_Proposed Site Plan Pre-Planning*

Floor areas breakdowns for each Unit Type, including dedicated storage areas below:

HOUSE TYPE A – 3 BED, 4 PERSON, 2 STOREY	
Gross Internal Area	98.4 m ²

Aggregate Living Area	
Living Area	14.6 m ²
Kitchen/Dining	19.0 m ²
TOTAL	33.6 m²

Aggregate Bedroom Area	
Bedroom 1	13.4 m ²
Bedroom 2	11.5 m ²
Bedroom 3	8.4 m ²
TOTAL	33.3 m²

Aggregate Storage Area	5.2 m ²
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HOUSE TYPE A1 – 4 BED, 5 PERSON, 2 STOREY	
Gross Internal Area	114.2 m ²

Aggregate Living Area	
Living Area	15.8 m ²
Kitchen/Dining	21.2 m ²
TOTAL	37.0 m²

Aggregate Bedroom Area	
Bedroom 1	13.4 m ²
Bedroom 2	11.5 m ²
Bedroom 3	8.4 m ²
Bedroom 4	7.4 m ²
TOTAL	40.7 m²

Aggregate Storage Area	6.7 m ²
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1.3.6 Materials

Material palette and distribution will be consistent with preceding phases - street elevations will combine render and brick finishes as follows:

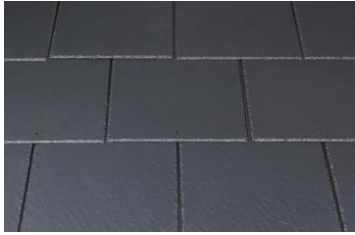
- Type A houses will have brick external finish up to lintel level of the ground floor, and render to upper floor facades
- Type A1 house will have brick external finish up to lintel level of the ground floor, and render to upper floor facades, and above lintel level at the facades of ground floor extension.
- Boundary walls to the front of units will be solid brick, with boundary railings in powder-coated steel

Type A houses



Type A1 house





Fibre cement slate, complete with colour co-ordinated ridge, verge and eaves accessories ventilation accessories as required, along with colour co-ordinated flashing system for stepped roof abutments

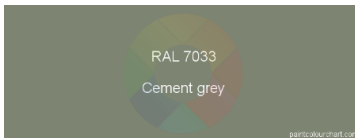


Smooth light-coloured **external render** to include paint finish from render system, finished colour to be selected from range



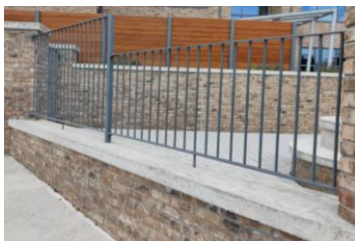
Buff-coloured multi **brick**: to be selected.

Mortar: to be selected to suit selected brick, range must not be limited to standard colours from single supplier



Selected **rainwater goods system**, (Hot-dip magnesium-zinc alloy galvanised steel rainwater system)

Window frames and **balcony guarding system**: matching RAL colour to be selected



Powder-coated steel railings & guardings: RAL colour selected to be from range, to include non-standard RAL colours as needed to match balcony sheet-metal cladding

1.3.7 Housing Design Precedents



Preceding CNWQR Phase 2A by City Architects Department, completed 2018.

An example of 'first design' as referenced in CNWQR Design Code, 3-storey terraced houses bookended by 3-storey apartment blocks.



Errigal Heights Housing by City Architects Department, completed 2025.

Proposed Phase 4C West uses similar material palette, i.e. multi buff brick, smooth-finished render, dark window frames, and medium grey rainwater goods & boundary railings.



Preceding CNWQR Phase 3B by City Architects Department, construction commenced in 2025.

This Phase shares the architectural language of brick ground floor façades with rendered upper storeys to house.



Preceding CNWQR Phase 1D East by City Architects Department, Part 8 planning permission granted 2026.

Proposed Phase 4C West House Type A is standard 2-storey house typology H8 as featured in the DHLGH 'Design Manual for Quality Housing', same as a House Type in Block B in this Phase.