

DESIGN STATEMENT



Development: Demolition & Reconstruction Works to Semi Detached Dwelling House at 2 Groves Court, Blarney, Cork, Eircode: T23 NN90 (RDF Architects Ref 26054)

Client: Cork City Council

Date: 16th September 2026

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1. Introduction.

This Design Statement has been prepared by RDF Architects & Planning Ltd. in support of a planning application for the complete demolition and reconstruction of the fire-damaged semi-detached dwelling at 2 Groves Court, Blarney, Cork, Eircode: T23 NN90
As part of the brief RDF Architects were asked to:

Prepare and submit a Part 8 Planning application to Cork City Council.

With reference to the Part 8 Planning Process - Cork City Council is acting solely as the Applicant for the purposes of guiding that process.

A structural survey undertaken by ACS Consulting (January 2025) has confirmed that the existing dwelling is significantly compromised due to extensive fire damage. The report recommends complete demolition and reconstruction as the safest and most practical solution.

2. Site & Context

The application site is located at 2 Groves Court, Blarney, Cork and has an area of approximately 0.025Ha at the northern end of The Groves and at the western end of the Grove Court, at the termination of the existing residential cul-de-sac. The immediate surrounding area is characterised by a uniform pattern of single-storey semi-detached dwellings of similar scale, form and architectural design.

The site is 500m walking distance away from the bus stop at The Squares with buses servicing the local area. The site is near Blarney Castle and Children's Woodland Park which are approx. up to 1km distance.

The site is generally level, with no significant changes in ground level across the site.

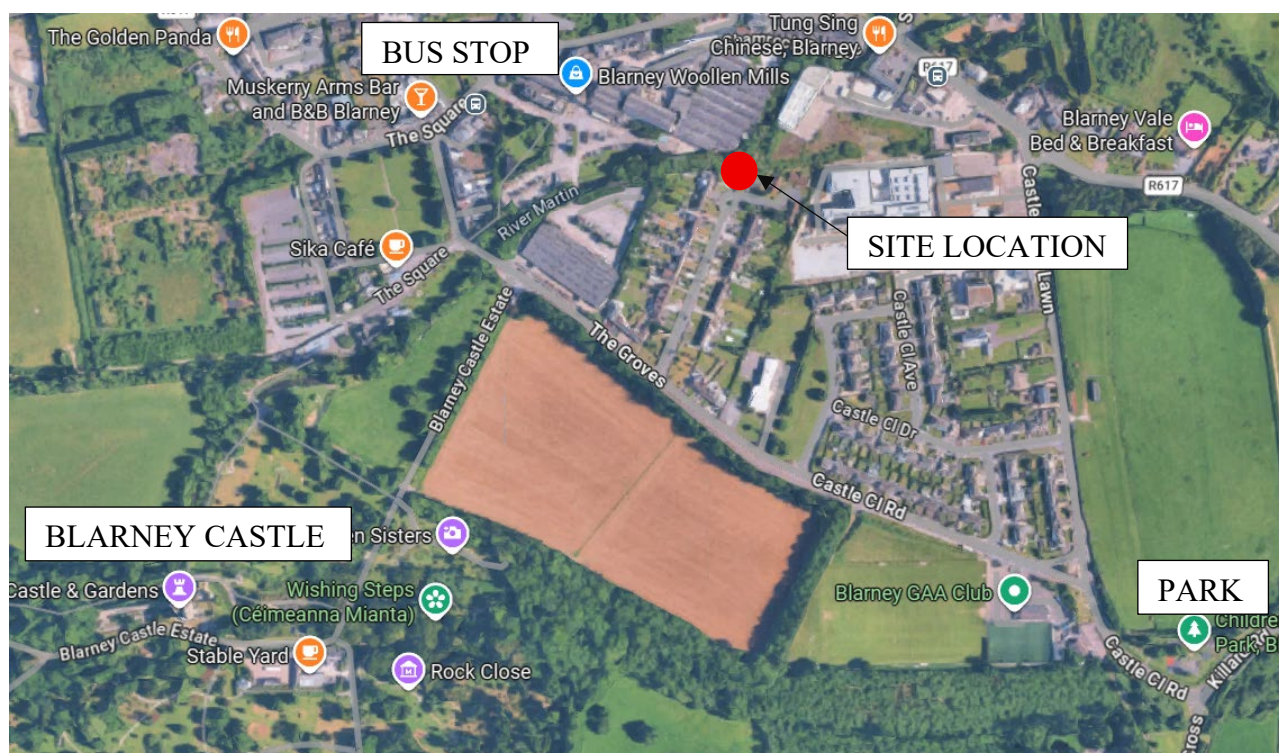


Fig. 2.1 Google Map – Site Location

The proposed works will consist of the complete demolition of the existing semi-detached dwelling followed by the turnkey construction of a new A rated, 2-bedroom single-storey dwelling including all associated site works, utilities, rebuilt on the existing footprint with updated extended layout.

The new dwelling is designed to meet or exceed:

- Current **Building Regulations A–M**.
- Quality Housing for Sustainable Communities

ZONING

Under the Cork City development Plan 2022-2028, the subject area is covered by **Map 11 – Blarney and Hinterland**.

As stated under the Cork City Development Plan 2022-2028 the subject site is zoned as **ZO 01 – Sustainable Residential Neighbourhoods**.

The objective of this zoning is *“to protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.”* The proposed residential development is therefore consistent with the established land-use zoning objective for the site.

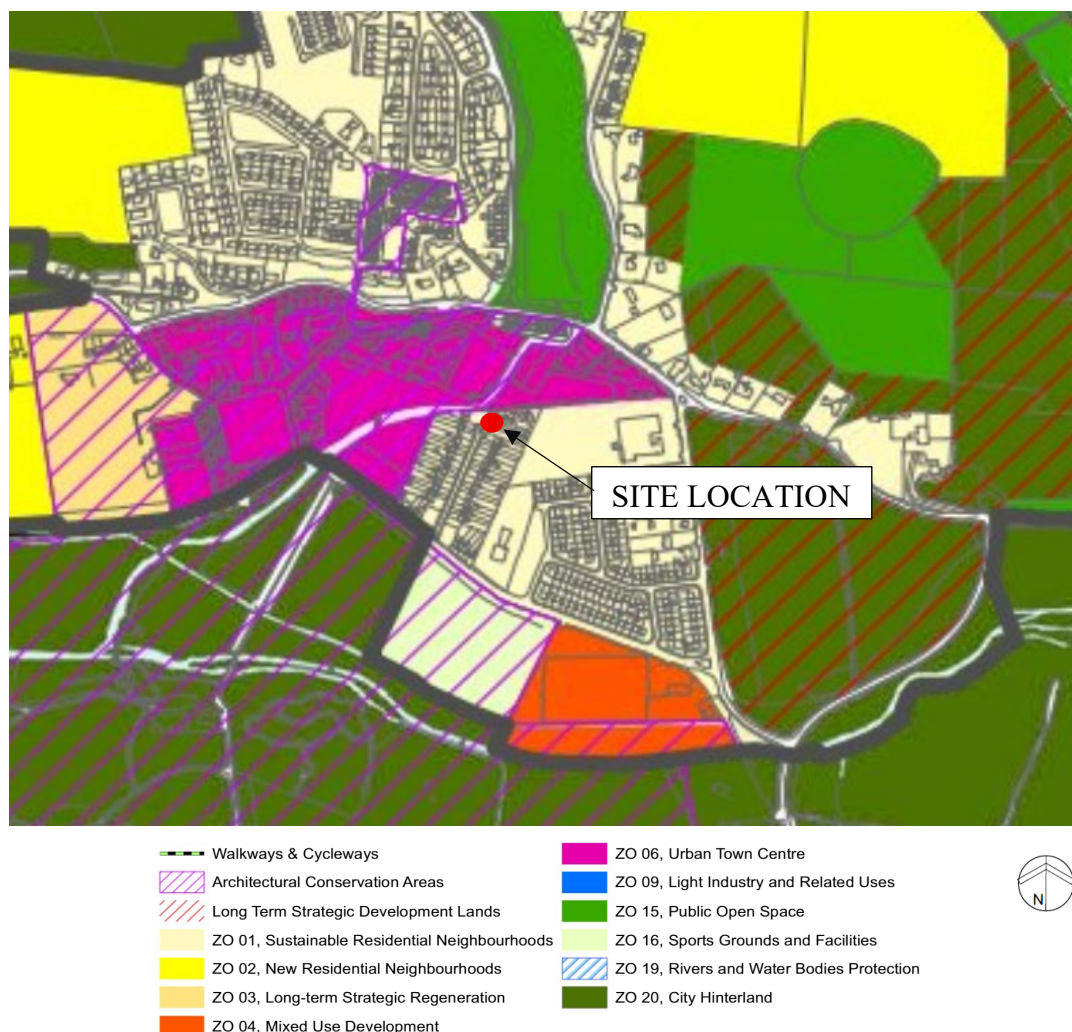


Fig. 2.2 Cork City Development Plan 2022-2028 – Land Use Zonings

3. Access, Parking & Private Amenity

Vehicular and pedestrian access is provided for directly off Groves Court. Off-street parking space is provided within the site, together with adequate space for safe pedestrian movement.

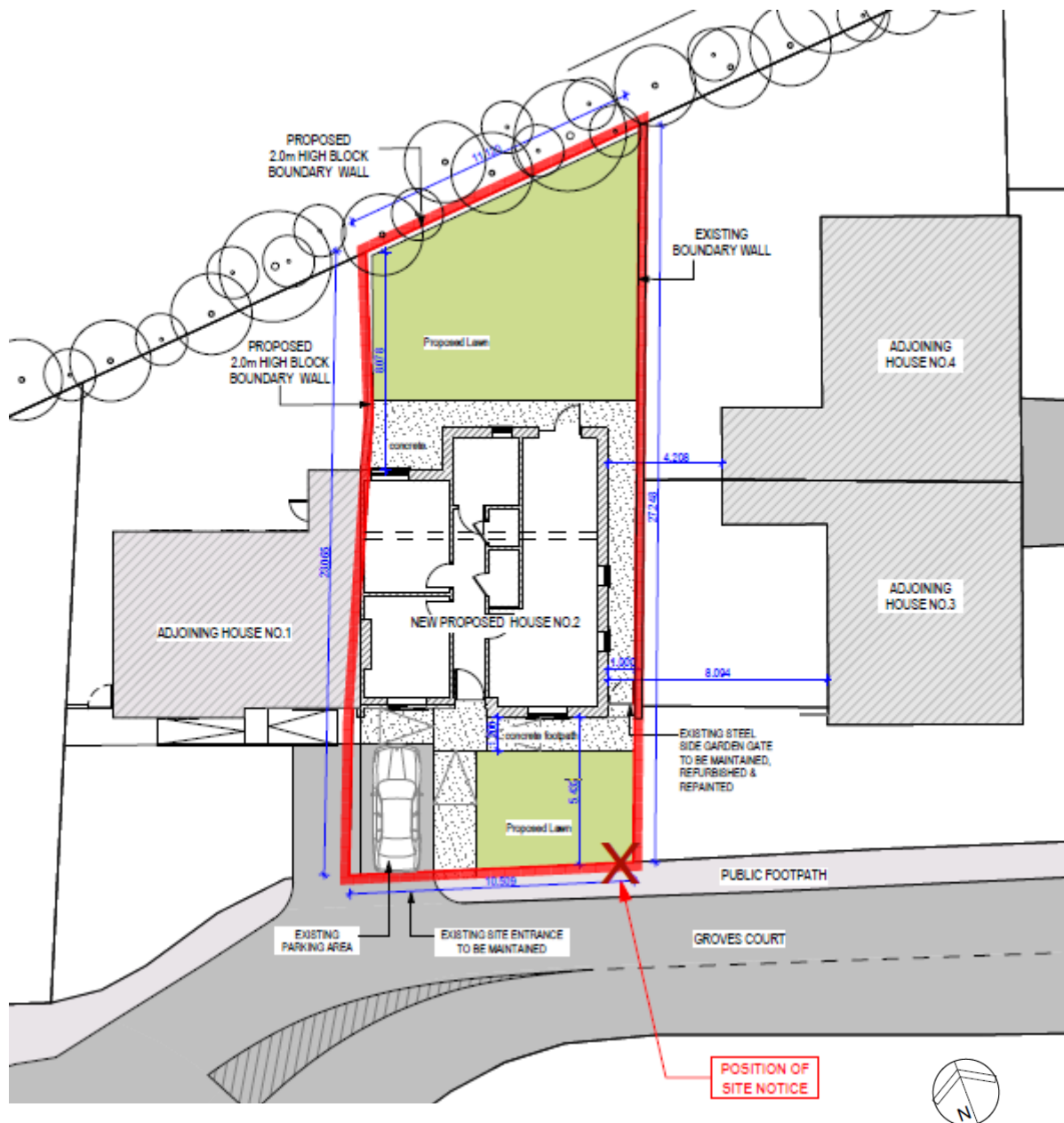


Fig. 3.1 Proposed Site Plan



Fig. 3.2 Satellite View of the Site

The site has an open frontage onto Grove Court, with an existing lawn area between the dwelling and the road and no boundary wall or fencing along the front of the site.

Access to the property is secured by an existing metal garden gate.

The existing boundary wall along the eastern side of the site is to be retained. A new 2.0 m high blockwork boundary wall is proposed along the northern (rear) and western boundaries, providing appropriate separation and privacy between the proposed dwelling and the adjoining properties.

The proposed boundary treatment maintains the existing open character of the frontage to Grove Court while providing appropriate privacy and security to the side and rear private amenity areas.

The dwelling benefits from a private garden providing usable external amenity space for the future occupants. Proposed landscaping and boundary treatments will assist in integrating the development into the surrounding area and maintaining privacy.

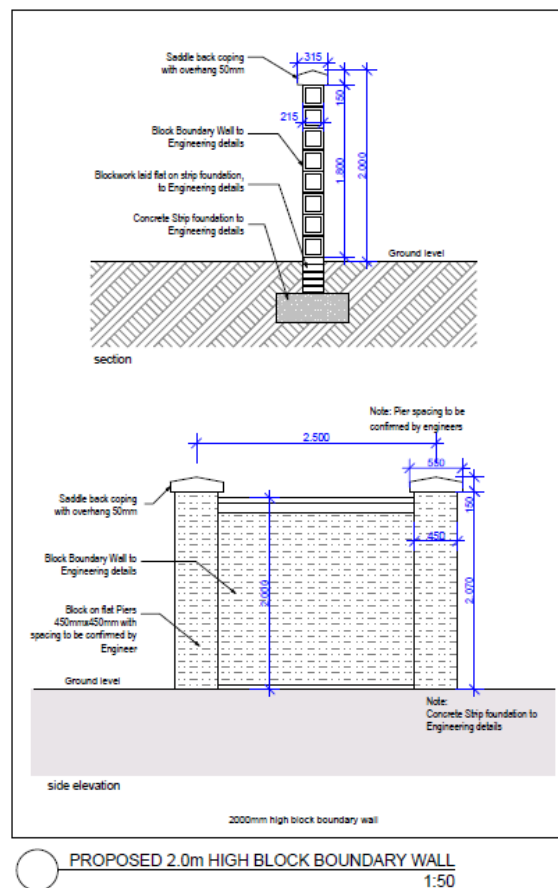


Fig. 3.4 Proposed Boundary Wall

4. Design Brief & Approach

The existing single-storey dwelling, with a floor area of approximately 55.33 m², is proposed to be demolished and replaced with a new 77.90 m² single-storey dwelling.

The proposed dwelling has been designed to provide an improved internal layout, with room sizes and floor areas designed to meet the relevant minimum space requirements and standards set out in the Design Manual for Quality Housing.

The dwelling also incorporates a fully accessible bathroom.

The design seeks to retain the established character of Grove Court.

The proposed dwelling essentially reconstructs the form and appearance of the existing house, with the front elevation designed to closely reflect the existing dwelling and adjoining properties. External finishes and materials are proposed to match the existing development, ensuring that the new dwelling integrates appropriately with the consistent architectural character of the cul-de-sac. To the rear, the dwelling is extended to provide the additional floor area required to achieve appropriate internal room sizes and modern residential standards. This additional area is accommodated beneath a new flat roof, keeping the extension visually subordinate to the principal form of the dwelling.

Two new windows are proposed to the eastern side elevation. These windows face towards the existing boundary wall and are positioned so as not to result in overlooking the adjoining dwelling or its private amenity space.

To the rear elevation, a new glazed door with an adjoining side window is proposed to the kitchen/dining area, providing direct access to the private rear garden and improving the relationship between the principal living space and the external amenity area.

The scale, height and massing of the dwelling have been kept appropriate to the site and its surroundings. The building is arranged to provide good levels of natural daylight and sunlight to the principal living spaces while maintaining appropriate privacy between the proposed dwelling and neighbouring properties.

The internal layout provides functional and comfortable accommodation suitable for modern family living, with a strong relationship between the main living areas and the private garden.

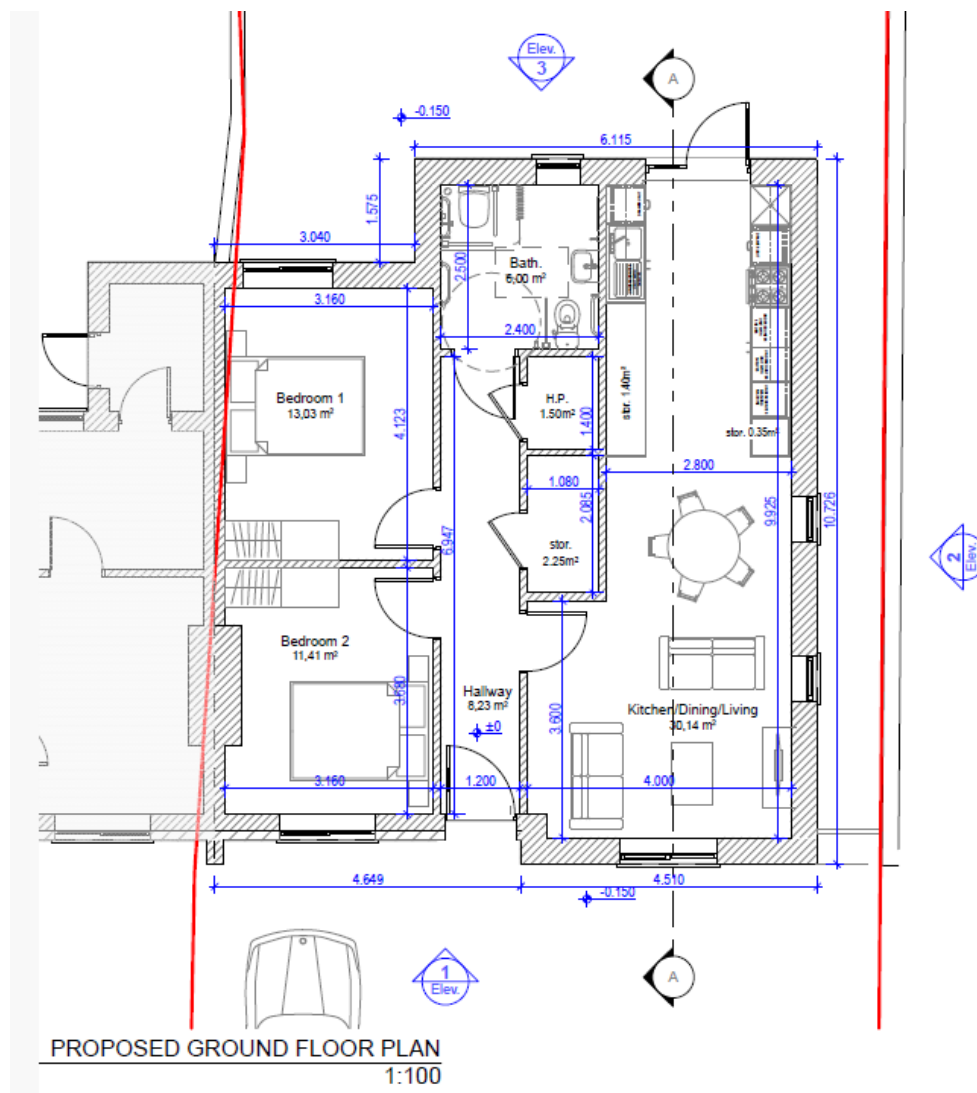


Fig. 4.1 Proposed Ground Floor Plan

5. Materials

The proposed dwelling will be rebuilt using materials and external finishes that closely match those of the existing dwelling. The proposed materials such as brick, sand & cement render finish, uPVC windows and doors, concrete roof tiles, have also been selected to complement the adjoining semi-detached house and the established character of the surrounding residential properties.

The architectural treatment, proportions and finishes will ensure that the rebuilt dwelling integrates seamlessly with the adjoining property and remains consistent with the overall character of the immediate streetscape.

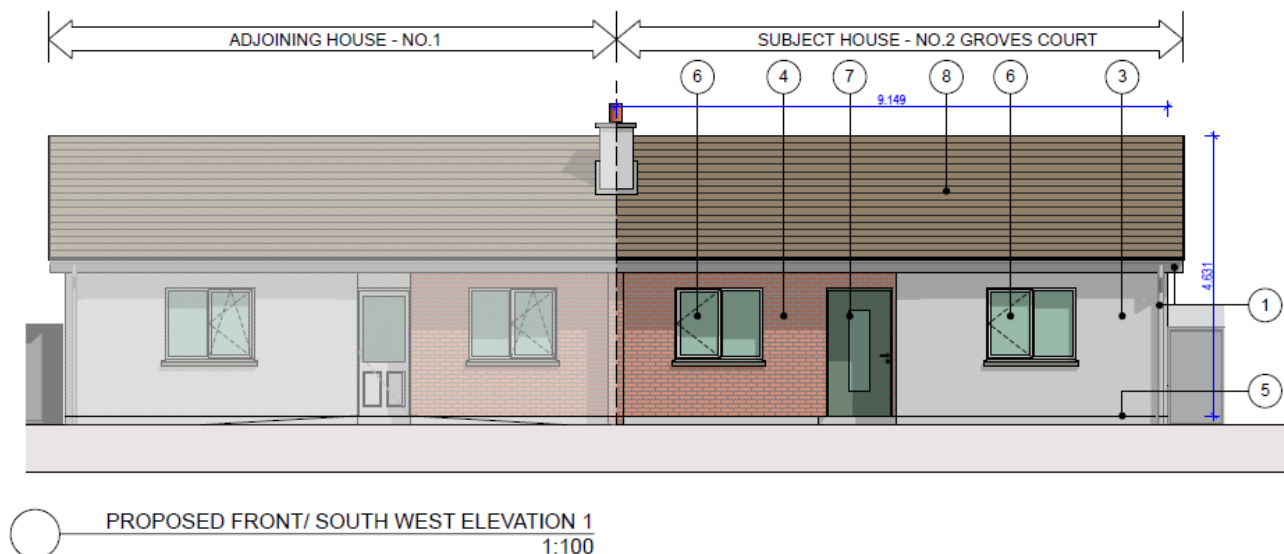


Fig. 5.1 Proposed Front / South Elevation

6. Sustainability

The dwelling will be designed to comply with current Building Regulations and energy-efficiency requirements.

The design incorporates good levels of natural daylight, an efficient building form and opportunities for renewable and low-energy technologies as appropriate.

Where possible, existing site features and vegetation will be retained and supplemented by new landscaping.

7. Conclusion

The proposed development represents an appropriately scaled and carefully considered residential development for the site.

The dwelling responds positively to its context in terms of scale, form, orientation, materials, privacy and residential amenity. The proposal will provide a high-quality family home while respecting the character and amenities of the surrounding area.