Comhairle Cathrach Chorcaí
Cork City Council
HOUSING CAPITAL | CITY NORTHWEST QUARTER REGENERATION
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CITY NORTHWEST QUARTER
REGENERATION

Design Statement
for
Refurbishment and Extension to No. 294 Cathedral Road, Gurranabraher, Cork City.

November 2026



Document Control Sheet

Project	City North West Quarter Regeneration
Document Title	Design Statement for Refurbishment and Extension to No. 294 Cathedral Road, Cork City.
Document No	1001

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Rev	**Status**	**Author(s)**	**Reviewed by**	**Approved by**	**Office of Origin**	**Issue Date**
0	DRAFT	MK	EL	EL	CNWQR	18/08/26

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1.0 Accommodation Schedule

The proposal includes: -

- Refurbishment of existing end of terrace 3 bedroom dwelling to include the conversion of the existing kitchen to a new bedroom and construction of a 26 sq/m rear single storey extension consisting of an accessible en-suite off the new bedroom and a new kitchen/ dining room to provide independent living space for wheelchair users.
- Construction of a new vehicular entrance for improved access and egress for wheelchair users.

Table 1 Accommodation Schedule

Unit Address	House Type	House Area (G.I.A.*)	Site Areas
294 Cathedral Road.	3 bed house with new rear extension	Ground Floor (inc. 26sq/m extension): 67 sq/m First Floor: 39 sq/m Total = 106 sq/m	Private open space: 379 sq/m (front & rear) O/A Site Area: 434 sq/m

**Gross Internal Area is the area of a building measured to the internal face of the external walls at each floor level & includes areas occupied by internal walls and partitions.*

The proposed development will be accessed through the new opening at the front that will be formed as part of the construction of the new vehicular entrance. There is also sufficient area to provide on-street car parking.

The proposed scheme takes into account the mature, suburban nature of the surrounding area, and strives to retain the existing character. The proposed scheme respects the existing context with the use of single storey extension The proposed house is set in line with the existing street pattern. The scale of the surrounding development is also maintained.

The proposed refurbishment and extension will provide a ground floor bedroom with an accessible en-suite and kitchen/ dining area along with a new vehicular entrance for an independent car parking space.

2.0 Site Analysis

2.1 Location

No. 294 Cathedral Road is located just off the junction of Cathedral Road and Baker's Road in Cork City. The adjacent land use is residential with typical urban amenities (park, community centre, education, retail and transport link) in proximity.

The site is located 2.5 km North East of Cork City Centre, within a 30 minute walking distance. It's also on the 202 bus route where the nearest bus stop is a 10 minute walk.



Figure 1: Aerial photo of site location (Source: Google maps)

2.2 Site Suitability

- Zoned 'Residential, Local Services and Institutional Uses' in the Cork City Development Plan
- Existing vacant council property.
- Close proximity to services and amenities
- Road and utility infrastructure already in place adjacent to the site
- Located adjacent to a bus route on Cathedral Road

2.3 Site Characteristics

Immediate site:

- Site area: 0.0430 HA
- The site has is surrounded by well-established boundaries consisting of hedging, steel railings and block walls.
- The site benefits from its relatively level topography; hence the risk of an extensive excavation is minimised.
- There is a wide range of housing types, neighbourhood centres, medical facilities, primary and secondary educational institutions, retail, commercial businesses, churches and open green spaces within a 1Km radius of the site.

Immediate surroundings:

- The site is surrounded by residential properties to the north, east and west and commercial premises to the south along Baker's Road and Cathedral Road.
- A lane is directly to the side and rear of the property, and this has been closed off and secured
- Original pedestrian, vehicular access and off-street parking is also available to the adjacent properties.

3.0 Site Strategy

On-site privacy is maintained by the maintenance of a buffer zone in the form of the large front garden, side and rear gardens between the proposed unit and Cathedral Road/ Baker's Road.

The house will be provided with private open space in the form of front, rear and side garden areas, with the area meeting the recommendations of the Development Plan.

4.0 Development Plan & Knocknaheeny Regeneration Objectives

Objective 6.3 of The Development Plan states "The Joint Cork City & County Housing Strategy considers the housing needs of residents, future population targets and local requirements. Wherever possible, the opportunity will be pursued to recycle derelict, neglected and underused sites in urban areas with the purpose of safeguarding greenfield sites and promoting regeneration." This project is in line with this principle.

Objective 7.13 Strategy for people with disabilities – "to include the identification of social housing need from those in congregated settings and those living in the community." This project addresses the specific needs that the homeowner's have to provide for independent living.

As part of the City Northwest Quarter Regeneration (CNWQR), Cork City Council has a requirement to demolish 450 existing units and rebuild 650 new housing units. The masterplan was adopted in by the City Council in November 2011. The housing and associated public realm works are delivered on a phased basis to facilitate the relocation of the existing residents.

In advance of the demolition works the existing residents are being relocated. The homeowner subject of this relocation is presently on the edge of the demolition area. To allow the CWNQR programme to advance it is a requirement to provide suitable accommodation for the homeowners. No. 294 Cathedral Road, Gurranabraher, Cork has been identified as suitable and available to accommodate the specific housing need of these CNWQR homeowners.

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 is met:

5.1 Context

The existing context predominantly consists of terraced 2 storey houses consisting of: masonry construction with a wet dash exterior, concrete roof tiles, steeling railing and hedging front boundary walls and a mix of on street and off-street parking. The proposed scheme respects the existing context as the flat roof extension is directly to the rear of the property and will not be visible from the road and there is a number of existing vehicular entrances along Cathedral Road. The scale of the surrounding development is also maintained.

5.2 Connections

The scheme is well connected to the public transport network by virtue of the existing bus routes on Cathedral Road.

5.3 Inclusivity

The extension is compliant with access regulations, and can be accessed, visited and used by wheelchair users, buggies etc. The proposed en-suite in the extension is wheelchair compliant and includes accessible shower. The corridors, leading edges, door openings are also wheelchair suitable.

Unnecessary physical and visual barriers are avoided and level access to front and rear of property is provided.

5.4 Variety

The proposed design allows for a 3-bedroom, 5/6 persons end of terrace house with accessible ground floor and extension which reflects the house type required by this family.

5.5 Efficiency

By utilising this existing house and site, we are upgrading a vacant property and hence minimising the risk of antisocial behaviour and in turn improving the surrounding area.

The proposed scheme will be located on a relatively flat site where the requirement for excavations will be to a minimum. The design of the dwelling is based on simple forms to minimise costs and ensure a timely completion date.

The masonry construction with smooth render exterior extension is to reflect the architectural character of the area.

5.6 Distinctiveness/Layout

There is a concrete paving flag patio area to the rear of property the position of which will maximize the east and west sun-path. The internal layout is open plan comprised of kitchen/ dining to the rear, this location in the house benefits from the sun in the early morning also overlooking the rear garden and the new bedroom is west facing and will get the benefit of the evening sun.

5.7 Public Realm

The proposed development avails of the existing footpath to the front on Cathedral Rd with a green area and trees across the road, and the local amenities in general.

5.8 Adaptability

The proposed extension is fully adapted for the proposed homeowners and the accessibly of the ground floor area is considered efficient and appropriate.

5.9 Privacy and Amenity

The dwelling is provided with private open space in the form of front, side and rear gardens with patio area.

5.10 Parking

Off-street parking is proposed by constructing a new vehicular entrance, this is the norm in the surrounding dwellings in the area and is being provided at a ratio of one /two spaces per house. Off street parking is also available in the area.

5.11 Detailed Design

To match existing and maintain the architectural character of the surrounding area, consistent materials are to be used. i.e. masonry construction exterior to front and sides, with rendered blockwork, precast concrete cills, and uPVC window frames of similar proportion. Hard and soft landscaping used elsewhere in the surrounding area together with the above materials is considered an appropriate aesthetic for the scheme.

6.0 Site Services

All existing main services such as water, sewage, gas, and electricity, phone and broadband services are available along Cathedral Road. Any requirements for service connections can be accommodated; therefore, service provision should not pose any constraint to the development of the site.

Surface Water run-off from the new extension and driveway will be collected via soak pits designed to BRE 365.

As the site is nested within an existing housing scheme, it is proposed that this development will avail of the existing infrastructure. The scheme does not impose any infrastructural constraints.