

DESIGN STATEMENT
PROPOSED DWELLING AT 85A GATE LODGE, BLACKROCK, CORK
By Cork City Council
November 2022

1.0 Introduction

This application seeks approval for the construction of 1 no. 3B/5P property onto No. 85 Gate Lodge, Blackrock, Cork City.

The site for the proposed dwelling (No. 85A), and the existing adjacent dwelling, No. 85 Gate Lodge, are in the ownership of Cork City Council. It is proposed to build a dwelling onto the gable end of No. 85 Gate Lodge.

1.1 Schedule of Accommodation

Unit Type:	Number of Units:
3 Bedroom Units	1
Total Number Of Units:	1

2.0 Site

2.1 Site Location

On the Southside of Cork City, the site is located close to the city centre in the existing Gate Lodge housing estate off Castle Road, Blackrock. The area is within walking distance of Ballintemple, Blackrock and Mahon. It is well known for its attractive walkways, and proximity to amenity areas. It has good sports facilities, schools, restaurants and caters well for the elderly people within the community.

The site is ideal for residential development. The settled residential area is close to bus routes and within 5 minutes drive to the South Link Road.

Access to the site can be achieved via the existing Gate Lodge road network. The estate is self-contained branching into several cul-de-sacs.

2.2 Site Suitability

The site is part of the existing garden area at the side of 85 Gate Lodge. A similar dwelling to that proposed was granted planning permission on the site previously. The neighbouring properties at 84 and 84A Gate Lodge have already completed development similar to what is proposed.

Services and access are readily available in the estate. The area is exclusively residential and at over twenty years old Gate Lodge estate is well established.

2.3 Site Characteristics

The proposed site covers approximately 0.017 hectares in a roughly rectangular shape, approx. 25m x 7m. Topography is level and the site is currently used as domestic lawn. Road frontage is along one of the shorter sides to the south with the longer sides bounding neighbouring properties.

The boundary wall to the site will be partially demolished to facilitate access to the proposed dwelling.

To the north and rear of the site there is an existing high stone wall bordering Castle Avenue. There is no access to the site from this direction. The existing wall will be retained as is and access will not be provided from this direction as part of the proposed development.

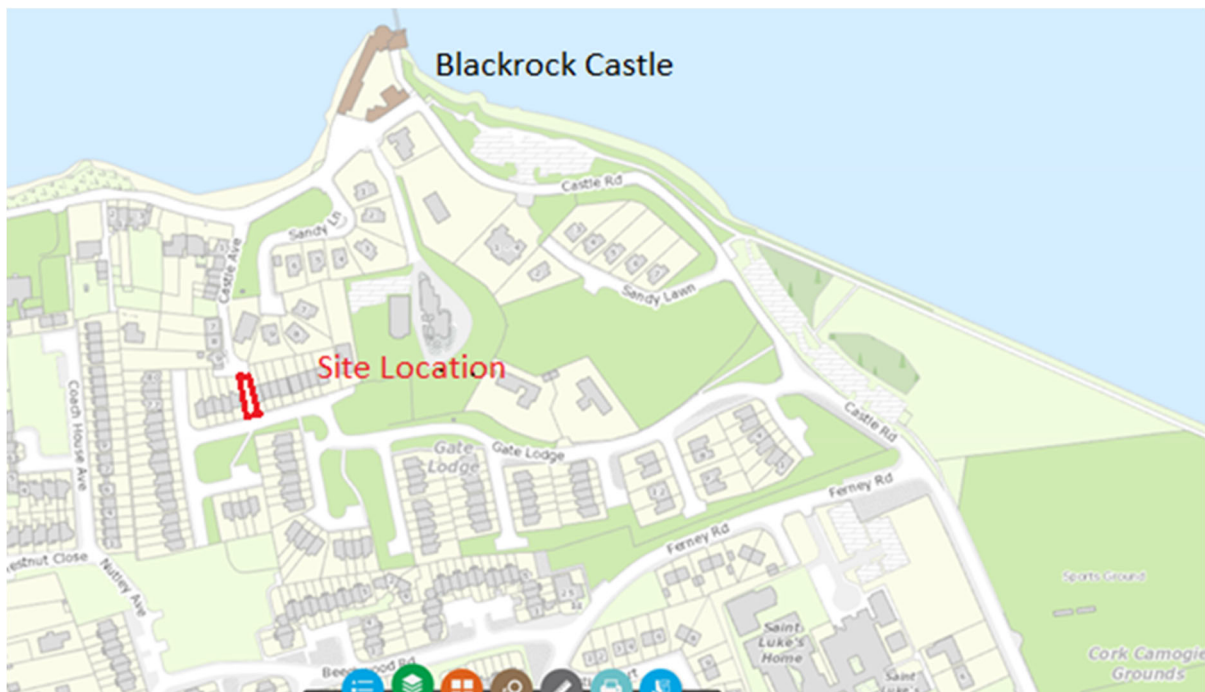


Figure 1: Site Location Map (outlined in red)

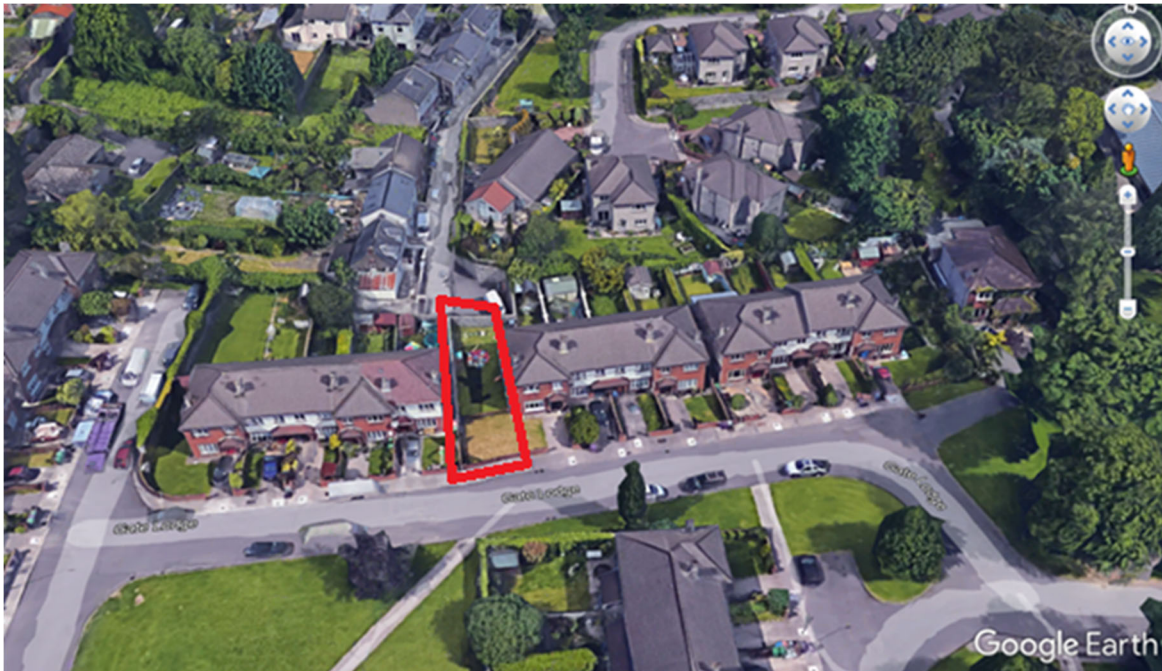


Figure 2: Proposed new residence, site outlined in red (source: Google Earth)

3.0 Site Strategy

Planning Permission was granted by Cork City Council for a two storey three bedroom house on the site in 2016. This permission has since expired but the proposal involves resubmission of similar plans. The proposed structure is designed to integrate with existing estate architecture by using similar sizing, layout and finishing.

Contractors will be expected to comply with best practice during construction to minimize disruption to neighbouring properties and the site will be secured against unauthorized access outside working hours.

4.0 Development Plan Objectives

The proposed development is in a long-established, suburban residential area. The zoning in the 2022-2028 City Development plan is “ZO 01 – Sustainable Residential Neighbourhoods”. The proposal is compatible with surrounding uses.

5.0 Urban Design Criteria

5.1 Context

The site is in a suburban part of Cork City, east of the city centre. The area is mature and established as primarily residential. The proposed dwelling respects the existing context and is set in line with the existing street pattern. The scale of the surrounding development is also maintained.

5.2 Connections

The site is accessed from Castle Road. The South Ring Road is accessible at Junction 10 (Mahon) approximately 3km from the site.

The Blackrock/Mahon area is well served by the No. 202 and No. 212 bus services with buses arriving at a frequency of every 10 minutes during peak times. The closest bus stop is approximately 500m away at Ferney Road.

Blackrock Castle is within 10 minutes walk from the site and there are public open areas adjacent. Schools, sports facilities and Mahon Point Shopping Centre are all within walking distance.

5.3 Inclusivity, Adaptability, Variety, Efficiency

The proposal is for a single dwelling unit which will be integrated with the existing estate architecture. The layout of the unit will facilitate family accommodation similar to neighbouring properties. The proposed development will be built to current Building Regulations with reference to Part M governing inclusive access and Part L to maximise energy efficiency.

As a side garden, the site is currently under-utilised. It offers no privacy to the current residents at 85 Gate Lodge but requires ongoing maintenance. The proposed development will utilise the redundant space and take advantage of pre-existing infrastructure.

5.4 Privacy and Amenity

The proposed development will have an enclosed back garden and will also serve to enclose the back garden of the existing dwelling at 85 Gate Lodge enhancing its privacy and security.

5.5 Parking

The proposed design incorporates off street private parking similar to neighbouring residences.

6.0 Site Services

Essential services; sewer, water, electricity, gas and telecoms are already available in the estate and can be provided with minimal disruption and preparation.

7.0 Conclusion

This proposed redevelopment will have a positive impact on the area. It will provide additional housing within a well-established residential area with minimal impact on existing residents and infrastructure.