



**PROPOSED DEVELOPMENT
AT HEATHFIELD,
BALLINCOLLIG,
CORK**

Design Statement

prepared by:

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PROJECT NO.: 21133



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Contents

1.0	Introduction / Schedule of Accommodation	3
2.0	Site	4
3.0	Site Strategy	6
4.0	Development Plan Objectives	7
5.0	Layout	7
6.0	Design Considerations / Urban Design Criteria	8
7.0	Site Services	11
8.0	Summary	11



**Proposed Development
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Ballincollig,
Cork**

1.0 Introduction / Schedule of Accommodation

This document has been prepared by Deady Gahan Architects in support of a proposed residential development in Ballincollig, Cork.

The design of the proposed scheme has been directly informed by the relevant planning policy documents at national and local levels. The proposed development has been designed to provide high quality residential units that will contribute positively to Ballincollig and deliver much needed housing to Metropolitan Cork. The proposed site layout focuses on the creation of distinctive streetscapes with different widths and surface treatments that help generate a highly efficient scheme and assists our vision of placemaking.

This statement summarises the reasoning and design principles that have led to the proposed arrangement. It describes the site and its immediate and wider context and demonstrates how the design responds to its surroundings to provide an appropriate, sustainable and site specific response.

We consider the proposed scheme provides for a wide range of housing options for Ballincollig which will contribute to Cork City's sustainable growth into the near future.

HOUSE SCHEDULE				
UNIT TYPE	BEDS	NO.	AREA (m ²)	AREA (ft ²)
A1/A1m	3	42	106.6	1147
B1/B1m	3	10	106.6	1147
B2/B2m	3	2	104.4	1124
C1/C1m	2	12	86.4	930
C2/C2m	2	4	88.4	952
TOTAL NO.	70			

SITE AREA	2.8 Ha
DEVELOPABLE AREA	2.0 Ha
DENSITY	35.0 UPH
OPEN SPACE	15.2%

CAR PARK SPACES	
RESIDENTIAL SPACES	140 No.

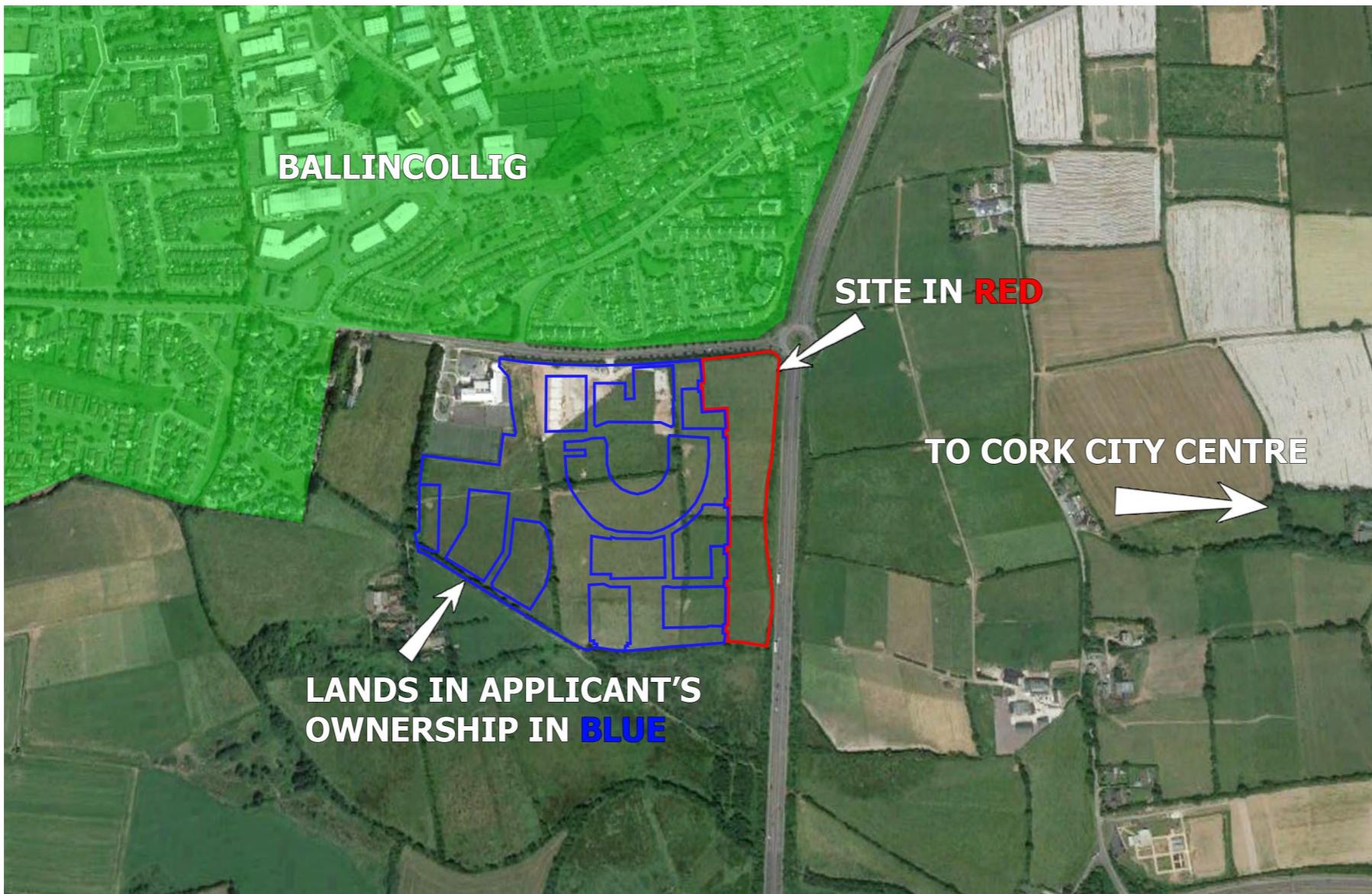


**Proposed Development
at Heathfield,
Ballincollig,
Cork**

2.0 Site

2.1 Site Location

The development site is located in the townland of Carrigrohane, Carriganarra, Ballincollig, Co. Cork which is located off the N22 and Link road. It is a 15 minute walk from Ballincollig Town Centre where there are a number of schools in close proximity to the site. The site is located within a 25 minute journey by public transport to Cork City Centre.



The proposed development will consist of 42no. 3 bed semi-detached, 12no. 3 bed townhouses & 16no. 2 bed townhouses. The form, architecture and scale of the development is consistent and compatible with the existing context and the adjacent completed phases of the Heathfield scheme. It will complete the site nicely, enhancing the visual amenity of the site as a whole.



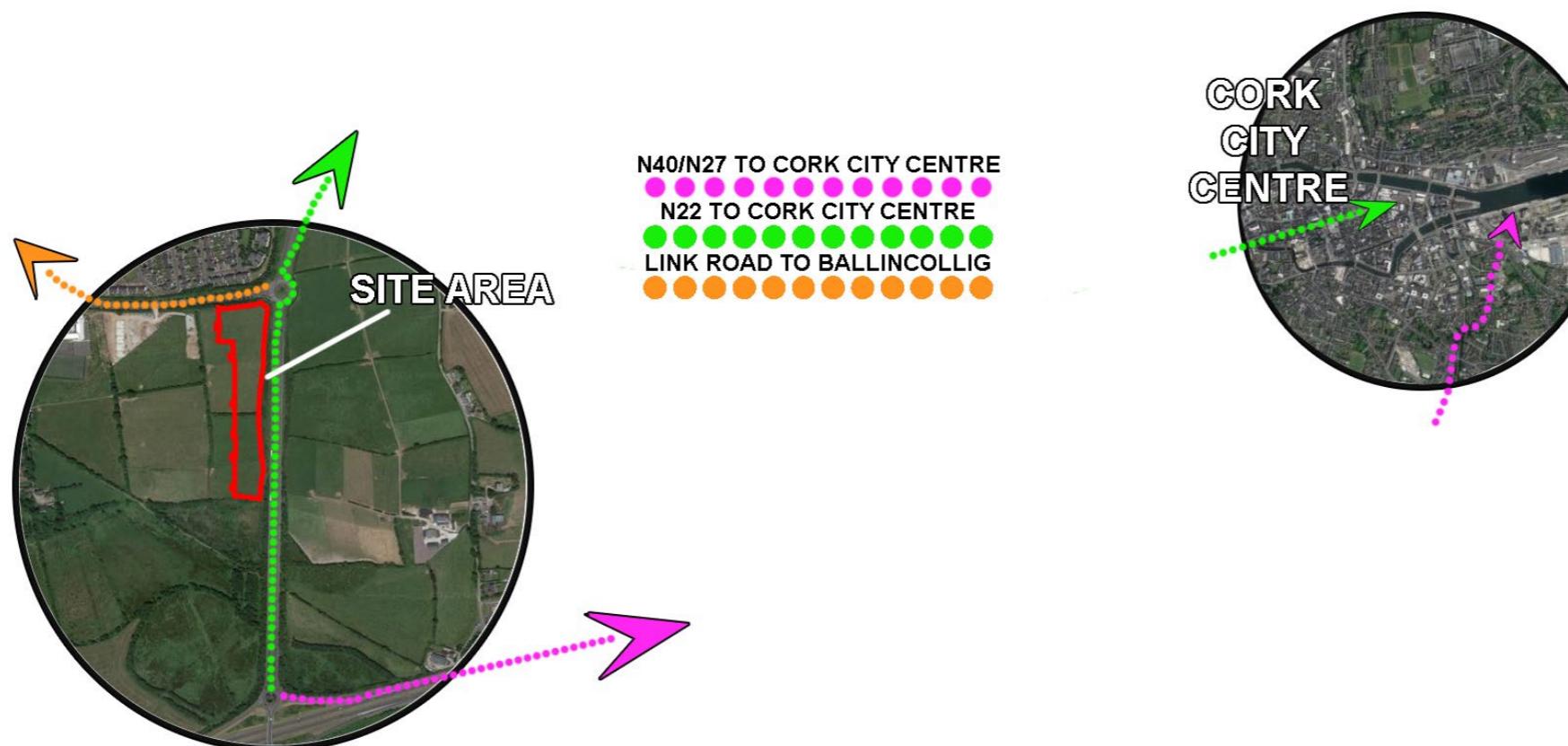
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at Heathfield,
Ballincollig,
Cork**

2.0 Site

2.2 Site Suitability

The site is located near the N22 and Link Road in Ballincollig. There are a number of local amenities within close proximity to the site which includes a shopping centre, a school and various other amenities.

The location of the site promotes cycling, walking and the use of public transport which will encourage future residents towards sustainable modes of transport as an alternative to car use. The site is approximately a 15 minute walk from Ballincollig Town centre. The topographical nature of the site lends itself to development, with the layout designed to be an extension of the phases of development within Heathfield that have already been completed.



2.3 Characteristics

Access to the development site is achieved from the streets through the completed phases of development. Along the Eastern boundary of the site is a large berm/embankment which separates the site from the N22. This area will be supplemented with a landscape buffer and 2m high boundary wall.



**Proposed Development
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Ballincollig,
Cork**

2.0 Site

2.4 Aerial Photos



Aerial view from the north



Aerial view from the west



Aerial view from the south



Aerial view from the east

3.0 Site Strategy

The proposed development has been designed as a direct response to the grain of development surrounding the site. The orientation of the units have been arranged to benefit from natural light throughout the day while also ensuring that the privacy of neighbouring properties is retained. Units are designed to overlook communal open spaces and encourages a sense of community within the development. The architectural treatment incorporates off-white render, beige and red brick, pressed metal elements and generous glazing proportions which are articulated in a contemporary language which is compatible with the immediate context and completed phases of development on the site.



**Proposed Development
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Ballincollig,
Cork**

4.0 Development Plan Objectives

Please refer to the accompanying Planning Policy Briefing Note, prepared by Harry Walsh Planning Consultants (HWP), for all information relating to Development Plan Objectives.

5.0 Layout

The design of the proposed scheme has been carefully considered in order to enhance the public realm within the locality and will serve to complete the eastern edge of the existing Heathfield development.

The contrasted hatch in the north-east corner on the site plan denotes the exclusion zone which is required to facilitate future road upgrades. The proposed scheme directly responds to this exclusion zone by ensuring a sufficient separation distance to the eastern boundary has been incorporated. An area of land at least 2m wide along the length of the eastern boundary of the site has also been reserved for this purpose.

The use of durable materials will ensure the overall efficiency of the design and aid in the general upkeep of the proposal which will help to enhance the overall scheme.

The proposed development provides a total of 70 no. units in the form of 3 bed semi-detached units & 2/3 bed townhouses.

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TOTAL NO.	70			



6.0 Design Considerations / Urban Design Criteria

The development as designed is considered under the 12 criteria as outlined in the Urban Design Manual for residential developments.

6.1 Context - Boundary Conditions (Consideration 1)

The site will be accessed off the distributor road (granted under Planning Application reference No: 15/6813) which runs along the Western edge of the completed phases of the Heathfield development. Along the eastern boundary is a proposed 2m high boundary wall and a planted buffer. The southern and northern boundaries are defined by a proposed 2m high weld mesh fence and supplementary planting. The western boundary remains open to allow access to the site and connect with the completed element of the Heathfield scheme.



Urban Design Manual

The 12 Criteria



**Proposed Development
at Heathfield,
Ballincollig,
Cork**

6.2 Access & Connections - DMURS (Consideration 2)

The proposed development has been designed in accordance with DMURS in order to create a development with an urban feel whilst also creating a safe environment for all road users. The scheme is based within a 15 minute drive to the city centre in an area easily accessible for pedestrians, cyclists and vehicles. There are a number of bus stops in close proximity to the site which provides good transport links to the city. Ballincollig town centre facilities are located within a 15 minute walk/ 5 min drive of the development site.

6.4 Efficiency (Consideration 5)

The proposed layout considers the existing properties surrounding the site/the adjacent Heathfield development, the topographical nature of the site and the residential amenities of the proposed dwellings to provide the most efficient approach to developing the site for the proposed unit types. The site layout is arranged to maximise the efficiency of the site and gives generous external private spaces to each unit.

6.6 Adaptability (Consideration 9)

All units are designed in accordance with the 2022 Design Manual for Quality Housing, the 2007 Housing Guidelines (Quality Housing for Sustainable Communities) and the Cork City Development Plan 2022-2028.

The proposed dwellings have been designed to be adaptable in order to respond to potential changing needs over their lifetime. Provision has been made to extend in the attic or in the back garden of properties.

6.3 Inclusivity, Variety & Public Realm (Consideration 3/4/8)

In addition to the private gardens to the rear of the units, there are generous communal spaces within the development. These will contain elements of landscaping and planting that will contribute to the quality of life for the residents. Units are designed to overlook these open spaces to provide passive surveillance throughout the development.

6.5 Distinctiveness/Layout (Consideration 6/7)

The proposed layout is arranged to maximise the existing site, while completing the overall site as a whole. The site is arranged to overlook the communal open spaces and play areas where possible and the layout has been organised to prevent overlooking of adjoining properties. The site also contains generous pedestrian links throughout.

6.7 Privacy, Amenity & Parking (Consideration 10/11)

Each home has access to a generous private amenity space. All homes will be constructed to prevent acoustic transfer. Windows are sited to prevent overlooking into adjacent private gardens. Homes are provided with adequate storage areas and areas for sorting of recyclables.

There is provision for two car parking spaces per unit provided for the dwellings within the development.



CHARACTER AREA X - BEIGE BRICK/OFF-WHITE RENDER/PRESSED METAL CANOPY/
BLACK SLATE



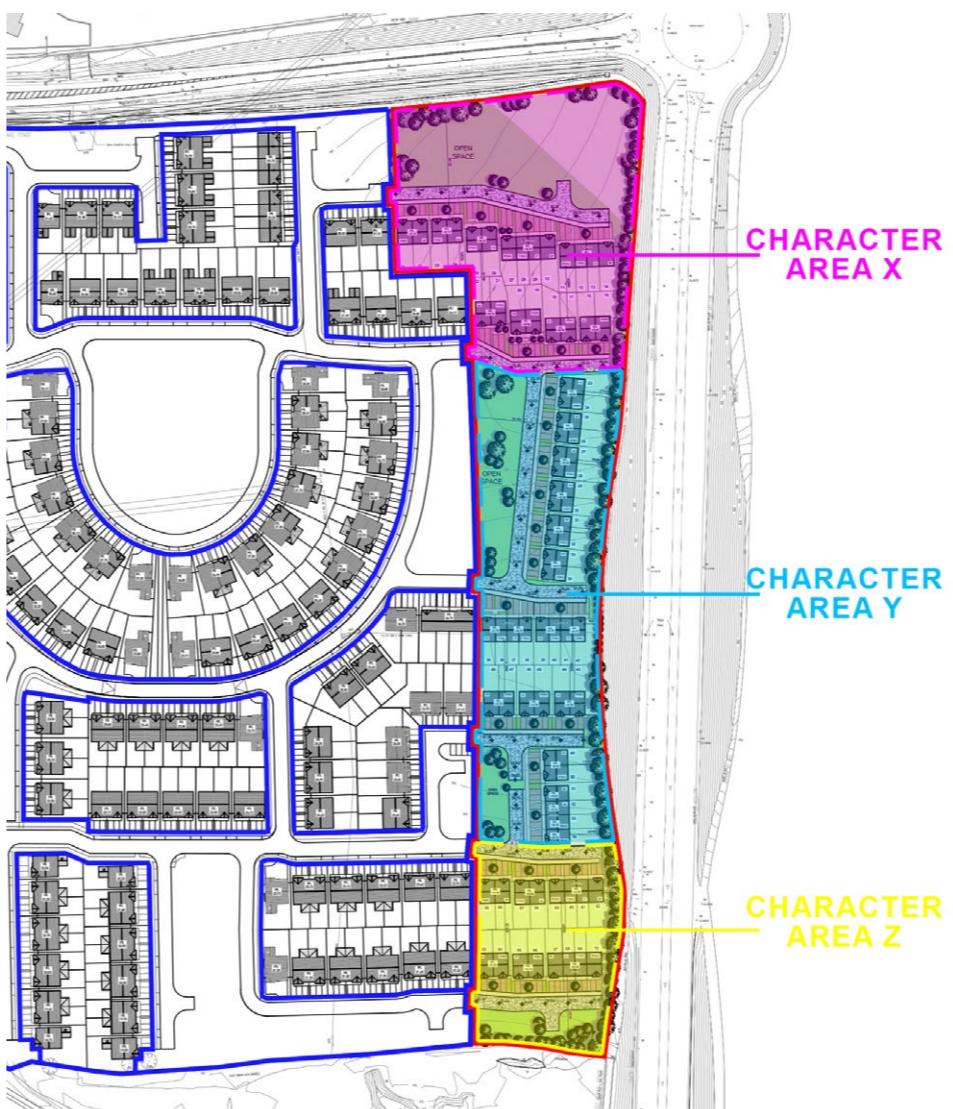
CHARACTER AREA Y - RED BRICK/OFF-WHITE RENDER/PRESSED METAL CANOPY/
BLACK SLATE



CHARACTER AREA Z - BEIGE BRICK/OFF-WHITE RENDER/PRESSED METAL CANOPY/
BLACK SLATE

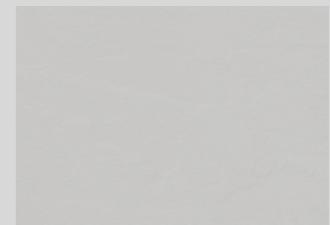
The external materials of the dwellings make a positive contribution to the locality and surrounding context. A proposed mix of render, slate, beige & red brick and pressed metal will provide for a modern development which respects the existing scheme and dwellings nearby. Generous open spaces with landscaping will enhance the overall design. The design of the buildings and public space will facilitate easy maintenance. Care has been taken to design the location of bins and vents to prevent impact on the public amenities.

During the design process, the improvement of the social cohesion and community life in the area has been taken into account. By developing the remaining lands along the eastern edge of the existing Heathfield development, this will aid in developing an attractive border to the scheme. By developing this section of the site, a more socially coherent area can be created within the existing residential community.



6.8 Detail Design (Consideration 12)

MATERIALITY





7.0 Site Services

Please refer to the accompanying report by Denis O'Sullivan & Associates (DOSA) for all information relating to site services.



8.0 Summary

This new project in Ballincollig will be an aesthetically pleasing and highly efficient extension to the existing Heathfield development and will provide much needed high-quality housing in the area.

By adding purpose to this otherwise vacant site, this proposal will also complement and enhance the experience and enjoyment of the local area.

This well connected and carefully considered scheme will provide high quality living spaces and community integrated homes for future residents to enjoy. It also provides these residents and the wider community with much needed family friendly spaces.



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