

Blarney, Co. Cork

Design Statement

Proposed Mixed-Use Development at Blarney, Co. Cork

March 2026



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1.0 Introduction



1.0 Introduction

1.1 The Proposed Development

This Design Statement has been prepared by Deady Gahan Architects as part of the Part 8 submission for the site in Blarney, Co. Cork. Providing exceptional new homes in a sustainable and commercially viable manner, in a well connected, desirable place to live, is the ultimate goal of this new development.

The subject site is located within the village of Blarney, approx. 10 km to the north west of Cork City Centre. On the path to building a successful new development we prioritise design, adhering to the guidelines set out in the Quality Housing for Sustainable Communities, in the Design Standards for New Apartments, in the Sustainable Residential Development and Compact Settlements and in the Cork City Development Plan 2022-2028.

The development site, measuring approximately 3.7 hectares, is located in Blarney, which is to the north west of Cork City Centre. Cork City suburbs such as Tower and Killeens are located a 10 to 15 minute cycle to the west and east with Cork City a 30 minute cycle to the south. These areas include social infrastructure facilities such as Blarney Woolen Mills and Blarney Business Park, schools, churches and various other facilities also providing many employment opportunities to residents. The nearest supermarket is just a 3 minute walk away while two other supermarkets as well as other retail amenities are within a 10 minute walk. A frequent bus stop (bus route 215) lies at the entrance to the site which connects to the city centre and beyond. It takes approx. 15 minutes to get to the city via car.

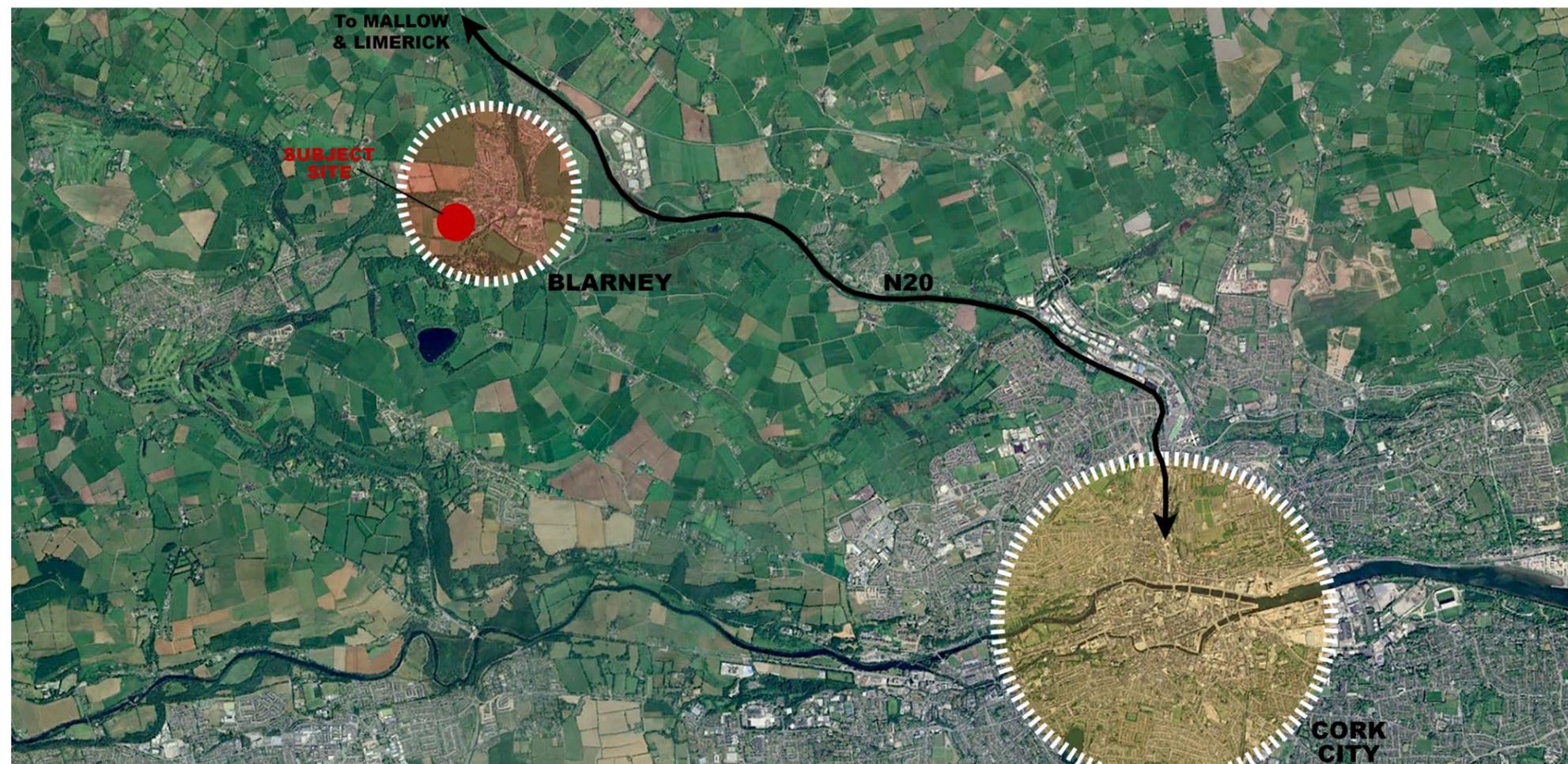
Our experienced design team prepared the design together in order to facilitate an application on behalf of the

applicant. Deady Gahan Architects developed this scheme based on 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 the area and deliver much needed housing in Blarney and in the wider Cork Area. The layout features a civic centre and good quality public plazas and open spaces that will contribute to the area.

The proposed site layout focuses on the creation of distinctive streetscapes and open spaces that helps generate a highly efficient and well designed scheme and assists our vision of placemaking. The proposed scheme has been carefully considered and the layout has been organised into specific areas that are defined by building form and material changes. Different scales and feature corner units have been used and are strategically placed to create node points within the scheme and provide orientation cues for logical wayfinding.

We consider the proposed scheme provides for a wide range of housing options in Blarney and will contribute to the area's sustainable growth into the near future. A Design Team with extensive experience in housing schemes has been appointed by the applicant to prepare the planning application including Deady Gahan Architects, James Bourke Architects (Conservation), Total Planning Solutions, MMOS (Civil & Structural), and CSR (Landscaping) to ensure a high quality design and a robust and comprehensive planning application submission is made.



1.0 Introduction

1.2 Development Description

The proposed development will function as a natural extension to the existing surrounding buildings by consolidating development in the area and ensuring the retention of a compact settlement.

The proposed residential development will consist of:

- The construction of 138 no. residential units comprising a mix of 4-bed semi-detached houses; 3-bed detached, semi-detached and townhouses; 2-bed semi-detached and townhouses, 2-bed apartments (accessible) and 1-bed apartments (accessible).
- The construction of a Civic Centre.
- The provision of landscaping and amenity areas.
- All associated ancillary development including pedestrian/cyclist facilities, lighting, drainage, boundary treatments, bicycle & car parking and bin storage.

BLARNEY				
Unit Description	Unit Type	Bed Space	Proposed Unit Area (sq.m.)	No. of Unit
4 bed semi-detached (with accessible GF bedroom)	A1/A1(m)	7	129.8	4
3 bed detached	B1	5	119.5	4
3 bed detached	C1	5	97.7	1
3 bed semi-detached / townhouse	D1/D1(m)	5	109.5	19
3 bed townhouse	D2/D2(m)	5	106.9	4
3 bed semi-detached / townhouse	E1/E2/E3/E4/E5	5	95.4/95.6	48
2 bed semi-detached / townhouse	F1/F1(m)/F2/F2(m)/F3/F4/F4(m)	4	82.0/84.7	33
2 bed townhouse	F5/F5(m)	4	80.3	4
2 bed bungalow	G1/G2	3	71.2	2
2 bed GF apartment (own-door access)	2AU	3	72.9	5
2 bed apartment	2BU	3	68.1	2
1 bed accessible GF apartment (own-door access)	1AU	2	49.6	5
1 bed apartment	1BU	2	52.3	6
1 bed apartment	1CU	2	53.1	1
4 bed	4			2.9%
3 bed	76			55.1%
2 bed	46			33.3%
1 bed	12			8.7%
houses	119			86.2%
duplex-apartments/later living units	19			13.8%
TOTAL NUMBER OF UNITS	138			
SITE AREA	3.7 HA			
DEVELOPABLE AREA	3.0 HA			
DENSITY	46 UNITS / HA			
OPEN SPACE	Min. 12%			

1.0 Introduction

1.3 Sustainable Residential Development and Compact Settlements Guidelines

The 'Sustainable Residential Development and Compact Settlements; Guidelines for Planning Authorities' was introduced in 2024 which included a number of additional items to consider when developing a scheme, including some key indicators of quality design and placemaking.

These new guidelines focus mainly on sustainable residential developments and the creation of compact settlements through innovative designs and higher quality public and private amenity spaces. These guidelines consider the renewal of existing settlements and the interaction between residential density, housing standards and quality urban design and placemaking to support sustainable and compact growth. The key indicators below, along with the updated density and private amenity policies ensure that a new scheme will be developed to a high standard and in line with existing and future Government policies.

SUSTAINABLE AND EFFICIENT MOVEMENT

Key principles such as;

- A **permeable and legible urban environment** focusing on sustainable modes of transport,
- Connections to wider urban street and transport networks for **improved connections between communities**,
- The prioritising of **active travel and traffic calming** measures, and,
- The **minimising of car parking** throughout a development,

Will ensure that settlements are vibrant, and will allow vulnerable users to freely travel, and access services both within and around the scheme with ease.

MIX AND DISTRIBUTION OF USES

Key principles such as;

- Planning for the **activation of outdoor spaces and the public realm** to promote more liveable cities and town centres,
- The uses should **cater for public transport, services, and amenities** around a hierarchy of local centres that support residential communities, and,
- The implementation of a **diverse mix of housing and a variety of housing densities** across settlements, with the introduction of innovative housing types that can facilitate compact growth and to cater for a range of users,

Need to be implemented to reduce the need for travel and to create more vibrant and active spaces.

GREEN AND BLUE INFRASTRUCTURE

Key principles such as;

- A plan for the **protection, restoration, and enhancement of natural features**, biodiversity and landscape,
- An integrated network of **multifunctional and interlinked urban green spaces**, and,
- The promotion of Urban Greening and **Nature based Solutions (SuDS)**,

Will deliver ecosystem services and contribute to healthy, low carbon, resilient and connected settlements and places.

RESPONSIVE BUILT FORM

Key principles such as;

- The formation of a legible and coherent urban structure with **landmark buildings and focal points**,
- The establishment of a pattern of development regarding **height, scale, and massing** to positively enhance the area with well **defined built edges and well-overlooked open spaces**,
- The strengthening of the overall urban structure with the **opportunities for new linkages**, and
- The embracing of **modern architecture and urban design** that is innovative and varied, and made of **high quality and durable materials**.

Will need to be addressed to ensure the creation of attractive and well-design settlements.



 Sustainable and Efficient Movement

Ensuring places are well connected and accessible by sustainable modes. Also acknowledging that quality of journey is equally important and that places are perceived as safe and are not dominated cars.



 Mix and Distribution of Uses

Promoting the integration of land uses and transportation and a diverse and innovative mix of housing that can facilitate compact housing and provide greater housing choice.



 Green and Blue Infrastructure

Placing and emphasis on the protection of natural assets and biodiversity, whilst also taking a more strategic view as to how open space networks are formed to balance the needs of communities.



 Responsive Built Form

Placing an emphasis on the creation of a coherent urban structure and design approach that responds to local character and is attractive.

2.0 Site Analysis



2.0 Site Analysis

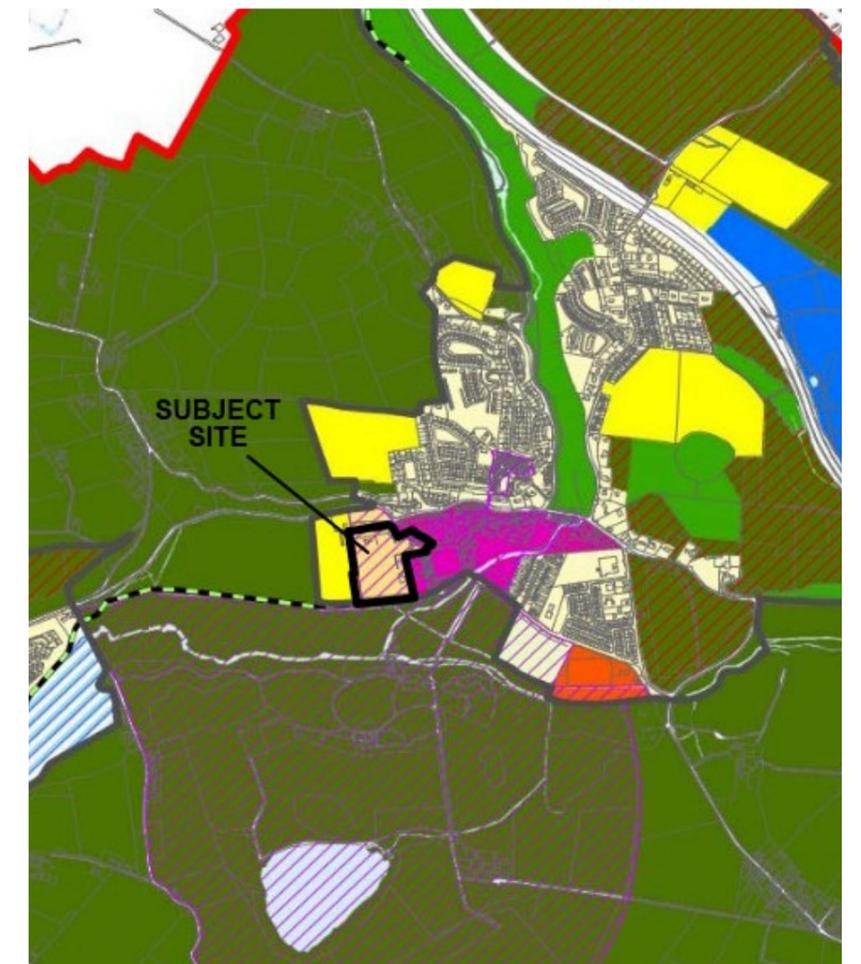
2.1 Site Context

The subject site is situated to the west of Blarney Town Centre with the site access on St. Ann's Rd where bus stops, shops and other facilities are located. The site is situated in close proximity to a range of public amenities such as retail shops, supermarkets and public parks. A 5 minute drive away to the east is Blarney Business Park.

The total site area comprises 3.7 hectares. Currently the site is vacant following the demolition of a dilapidated hotel. The south and west of the site is bounded by green agricultural fields, to the east there is an existing car park and located to the north-east of the site is St. Ann's Road. Located further south is the grounds of Blarney Castle. The existing boundaries consist mainly of hedgerows and trees.

The site is located adjacent to Blarney Town Centre, an area rich in history and different historic architectural languages. The proposed development ties-in with this peculiar context and adapts it to the modern time. The proposed development looks at this unique spirit of the place which is made up by the local architecture impression and it is a modern reinterpretation of the historic villages and towns. The ambition is to recreate those livable and blossoming neighbourhoods characterised by a distinctive architectural language and by a well-designed layout. In addition to this, the proposed layout takes advantages of the existing natural features, such as trees and hedgerows, to create an unmistakable identity.

The site is zoned "Long-term Strategic Regeneration" (ZO 03) and it is located in the "Architectural Conservation Area".



2.0 Site Analysis

2.2 Site Accessibility

The scheme is accessed from St. Ann's road which links into the R617 primary road from Blarney to Cork City. The N20 national road is located nearby (2 km from the site entrance) connecting with North County Cork and Cork City.

The Subject Site is surrounded by a range of amenities within close proximity.

The bus stop on St. Ann's road is located near the site entrance. This bus stop is served by the bus route 215 connecting to Cork City, Mahon Point and Cloghroe.

Footpaths and pedestrian and cycle access are carefully considered and are designed to connect the development to the adjacent neighbourhoods and improve the connectivity of the wider area.



2.0 Site Analysis

2.3 Context Analysis

As stated previously, the site is located adjacent to Blarney Town Centre, an area rich in history and different historic architectural languages. Adaptation and reference to this unique character is therefore particularly important in this context.

A review of the surrounding local architectural context and of the landscape of the area has been carried out. This has influenced the final proposal which blends into its context while bringing a new identity and a recognisable character.

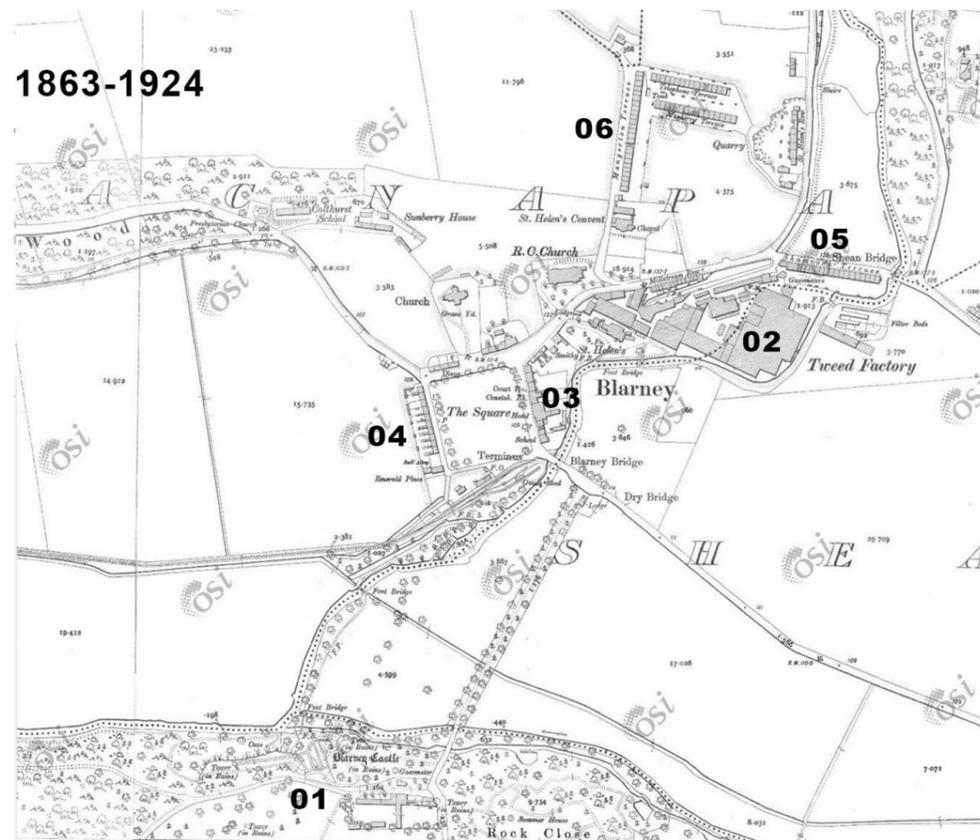
To the east of the site there is Blarney Town Centre and The Square: a public green with the shape of a quadrangle surrounded by residential and commercial buildings (such as restaurants, pubs, supermarket, bank, hotel etc.). These buildings are characterised by the use of render with different colours and by the use of natural stone. Some of these buildings are 2.5-storeys with dormer windows. There are also examples of vernacular architecture in the area.

In other historic areas we could also find the use of stone finish together with red brick, the Blarney Woolen Mills is the main example of this specific architectural language.

In other historic residential streets, we found also examples of rough grey render and windows with different styles but always with a vertical emphasis.

In the next few pages, we outlined the architectural languages that we found in Blarney and that we used as a reference while developing the proposed development.

On the right there are historic maps of Blarney and a current aerial view with the historic areas of Blarney outlined.



2.0 Site Analysis



01- Blarney House



STONE



02- Blarney Woollen Mills



STONE



WINDOW PROPORTIONS & STYLE



RED BRICK



WINDOW PROPORTIONS & STYLE



2.0 Site Analysis



DORMER

WINDOW
PROPORTIONS
& STYLE

03 - The Square (East)

DOOR
PROPORTIONS
& STYLE

STONE



DOOR
PROPORTIONS
& STYLE

WINDOW
PROPORTIONS
& STYLE

BEIGE RENDER



2.0 Site Analysis



GREY RENDER

04 - The Square (West)

OFF-WHITE
RENDER

WINDOW
PROPORTIONS
& STYLE

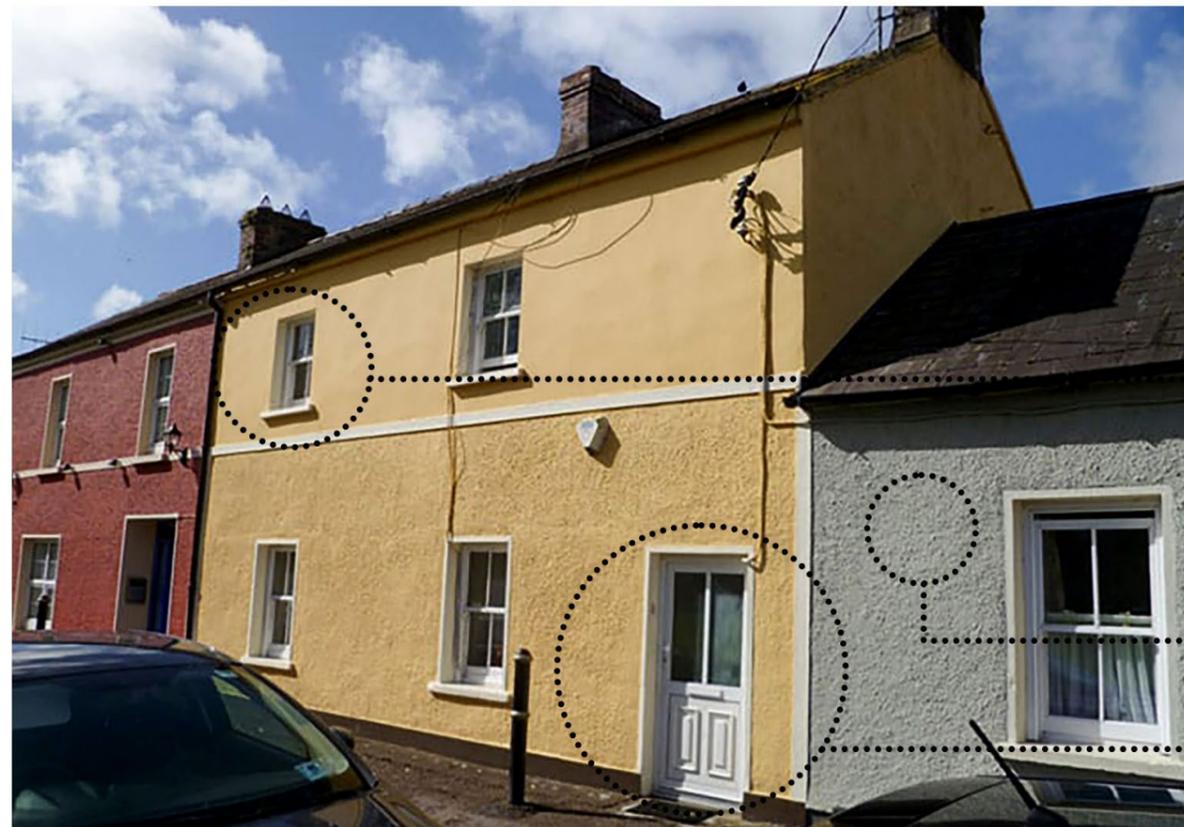
DOOR
PROPORTIONS
& STYLE



WINDOW
PROPORTIONS
& STYLE

ROUGH GREY
RENDER

DOOR
PROPORTIONS
& STYLE



2.0 Site Analysis



STONE

DOOR
PROPORTIONS
& STYLE

05 - Shamrock Terrace

WINDOW
PROPORTIONS
& STYLE

ROUGH GREY
RENDER

WINDOW
PROPORTIONS
& STYLE



2.0 Site Analysis

06 - Mangerton Terrace



DORMER
PROPORTIONS
& STYLE

WINDOW
PROPORTIONS
& STYLE



OFF-WHITE
RENDER

ROUGH GREY
RENDER

WINDOW
PROPORTIONS
& STYLE

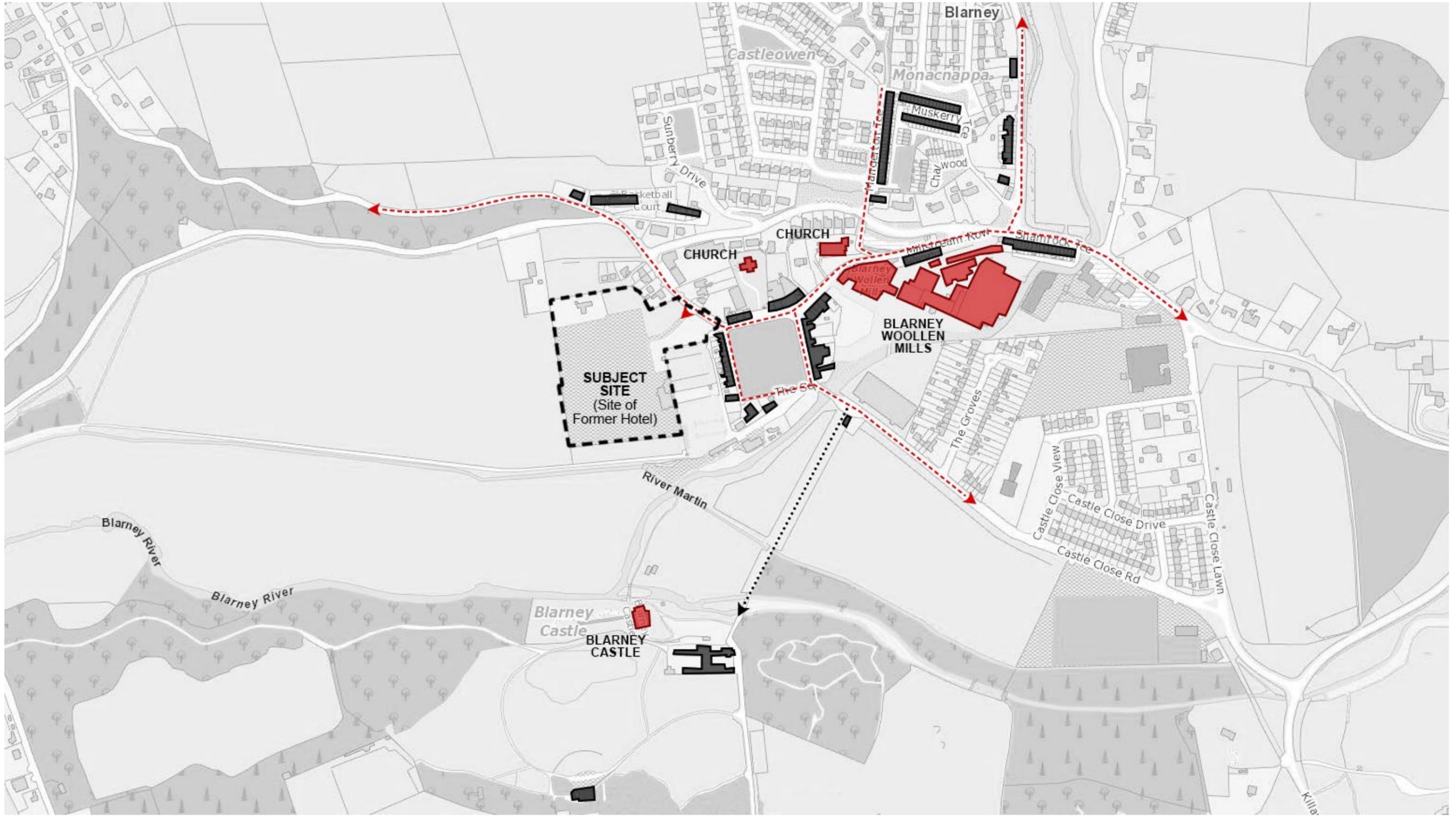


STONE

2.0 Site Analysis

2.4 Historic Blarney

In the map below the historic buildings, streets and plazas of Blarney have been outlined. To the west the subject site is highlighted, the location of a former hotel.



2.0 Site Analysis

2.5 Site Constraints / Potentials & Design Opportunity

Our design approach directly relates to defining the characteristics, constraints and the existing natural features that exist on site and incorporating them into the scheme where possible to give the development a very distinctive quality that is unique to its location.

The existing topography of the site is quite flat which helps create a level scheme with little to no need for cut and fill during construction. The site presents a variation of levels and undulations that ranges between 28 meters and 30 meters above the sea level.

Currently the site is vacant following the demolition of a dilapidated hotel. The subject site is surrounded by hedgerows and trees.



2.0 Site Analysis



2.0 Site Analysis

Currently the site is vacant following the demolition of a dilapidated hotel. The subject site is surrounded by hedgerows and trees.

The rough outline of the demolished building can be seen in green dash in the diagram to the right. The foundations of this building still exist on site and will be treated in an appropriate manner during the construction of this scheme. There are also a number of locations in the site where tarmac and paving finishes still exist.

The general specifications of demolition on site include:

- Demolition of all structures on site (including tarmac roads & carparks, existing concrete slabs & foundations and existing esb structure)
- Removal, recycling, and disposal to approved tips of all demolition waste from the site
- Decommissioning and removal of all Mechanical and Electrical Service Installations
- The Contactor shall arrange a full asbestos survey prior to any work commencing on site to be undertaken by an independent consultant and shall fully comply with the requirements of the Health & Safety Authority and Cork City Council in all respects related to the demolition and disposal of the asbestos from the site
- The protection of all adjacent buildings during the works. The contractor is to employ methods that will not cause damage or disruption to public areas or neighbouring developments

**Please refer to the accompanying Demolition Plan & Method Statement prepared by MMOS Consulting Engineers for more detailed information on the process for this project.*

LEGEND:

- SITE BOUNDARY**
- EXISTING ESB STRUCTURE TO BE DEMOLISHED**
- EXISTING TARMAC/ROADS TO BE DEMOLISHED (Approx. 6,400m²)**
- PILE OF SITE WASTE TO BE REMOVED FROM SITE (Approx. 1,500m³)**
- DEMOLISHED BUILDING OUTLINE (50% OF EXISTING CONCRETE SLAB AND ALL EXISTING FOUNDATIONS TO BE REMOVED)**



EXISTING PAVED SURFACE



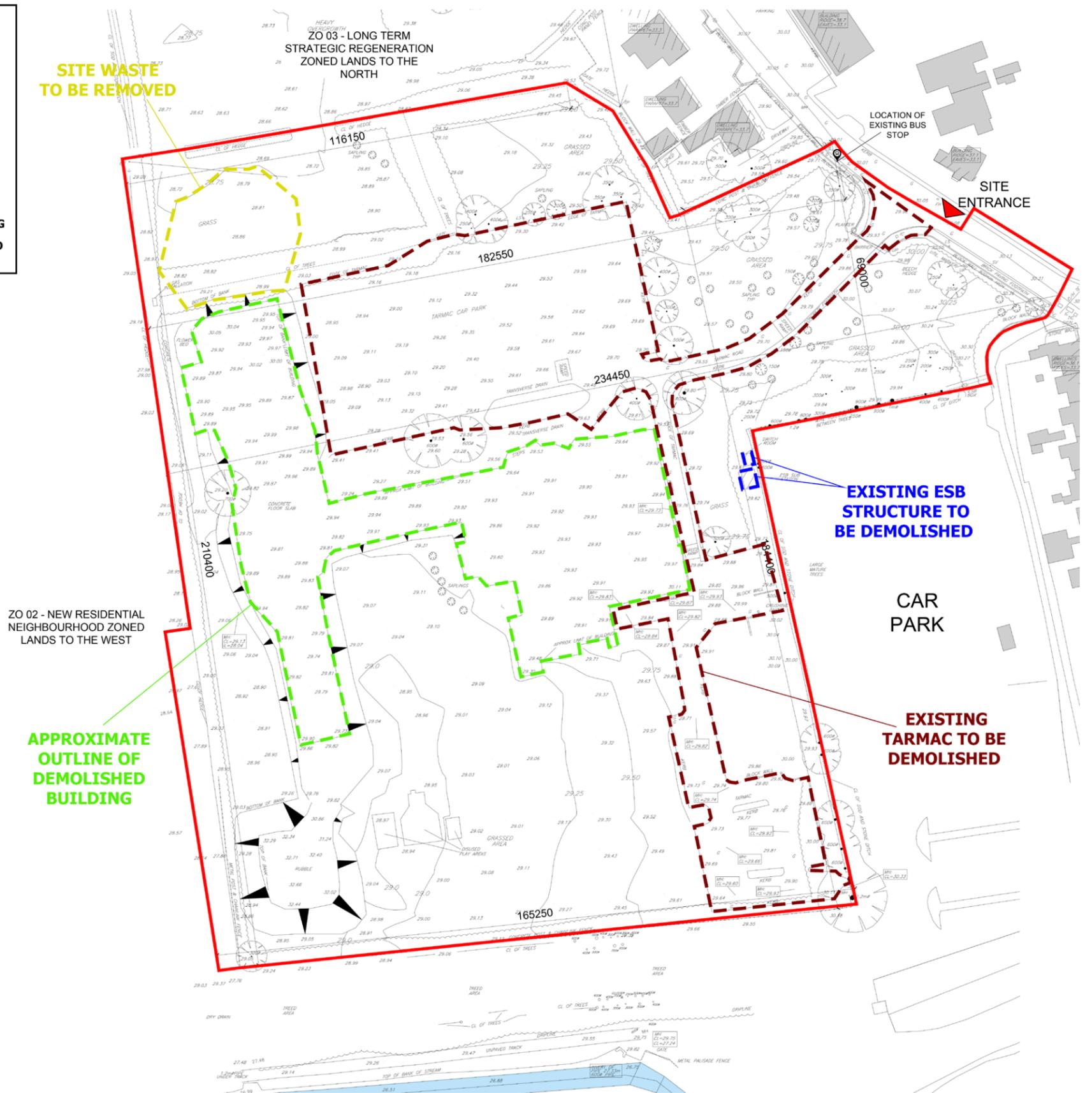
EXISTING TARMAC SURFACE



EXISTING TARMAC ENTRANCE



EXISTING SITE PLAN



3.0 Design Strategy



3.0 Design Strategy

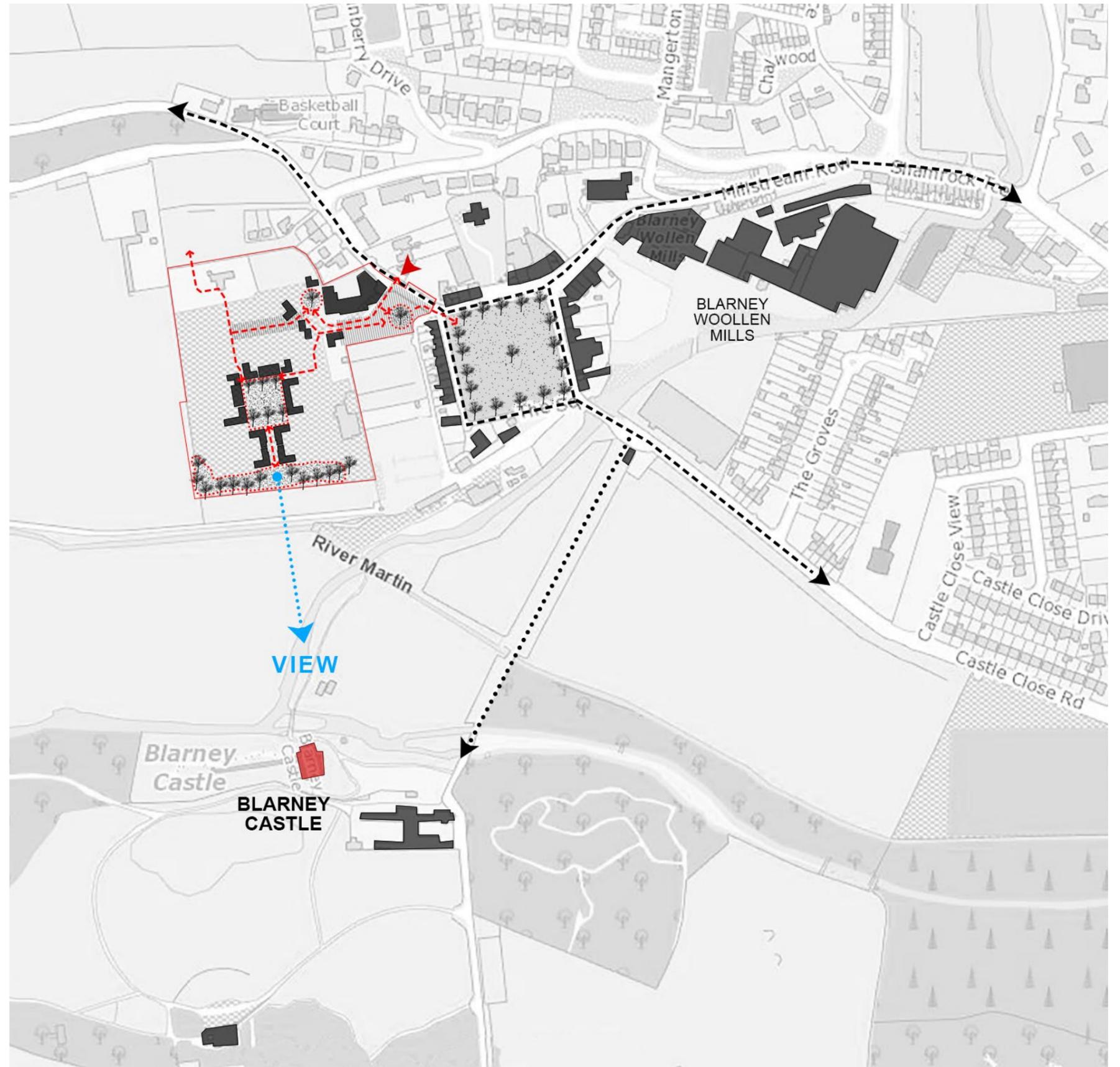
3.1 Concept Scheme

The concept from which the proposed layout has been developed takes its foundations from the Irish historic villages and towns. The aim is to create a compact housing development that can meet the high density required while also creating the kind of neighbourhood which addresses the requirements of our present lifestyle.

Another goal of the subject development is to assemble the proposed housing typologies in clusters that creates a variety of neighbouring types, varied and successful streetscapes and strong node points and backdrops along view lines. All these aspects when successfully integrated into the proposed design creates a strong sense of place and a distinctive identity.

The site is located adjacent to Blarney Town Centre, an area rich in history and different architectural languages, but we also used as reference other historic towns and villages when developing the proposed scheme. The proposed development ties-in with this peculiar context and adapts it to the modern time. The proposed development is a modern reinterpretation of the historic villages and towns. The ambition of Deady Gahan Architects in conjunction with James Bourke Architects is to recreate those livable and blossoming neighbourhoods characterised by a distinctive architectural language and by a well-designed layout.

Please refer to the accompanying report prepared by James Bourke Architects for unit type design.



3.0 Design Strategy

The access to the site is from St. Ann's Road to the north-east: we are proposing an access street from St. Ann's Road that will run through the site from east to west and will allow for future development to the west.

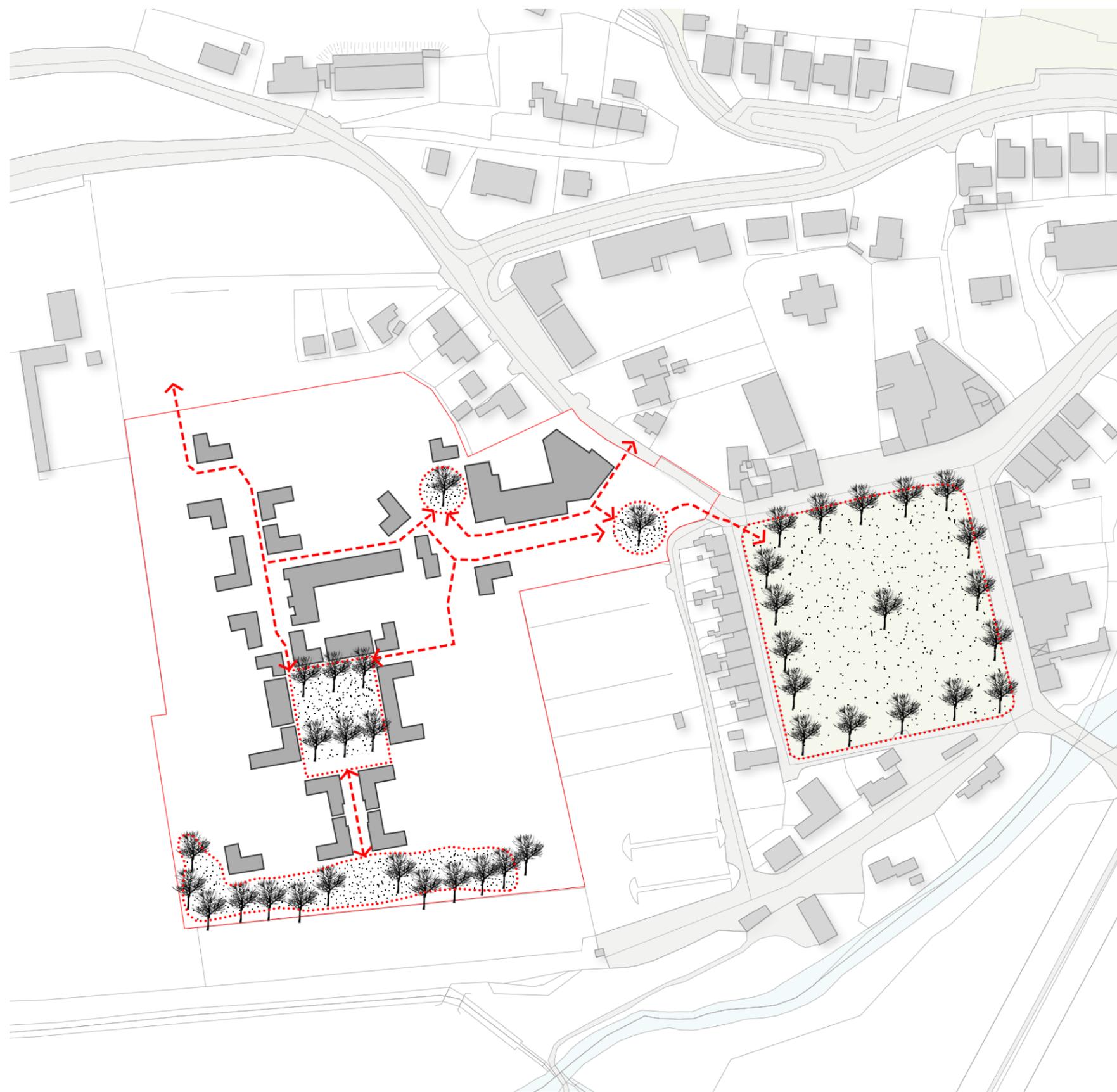
The proposed civic centre defines the entrance gateway to the development and creates the right backdrop for the proposed plaza located to the south of it. Another public plaza has been placed to the west of this building and is overlooked by the civic centre.

This node point at the entrance of the site is well connected to "The Square" which represents the heart of Blarney Village. The proposed development is connected to "The Square" through a large pedestrian area, that at the entrance, creates a plaza.

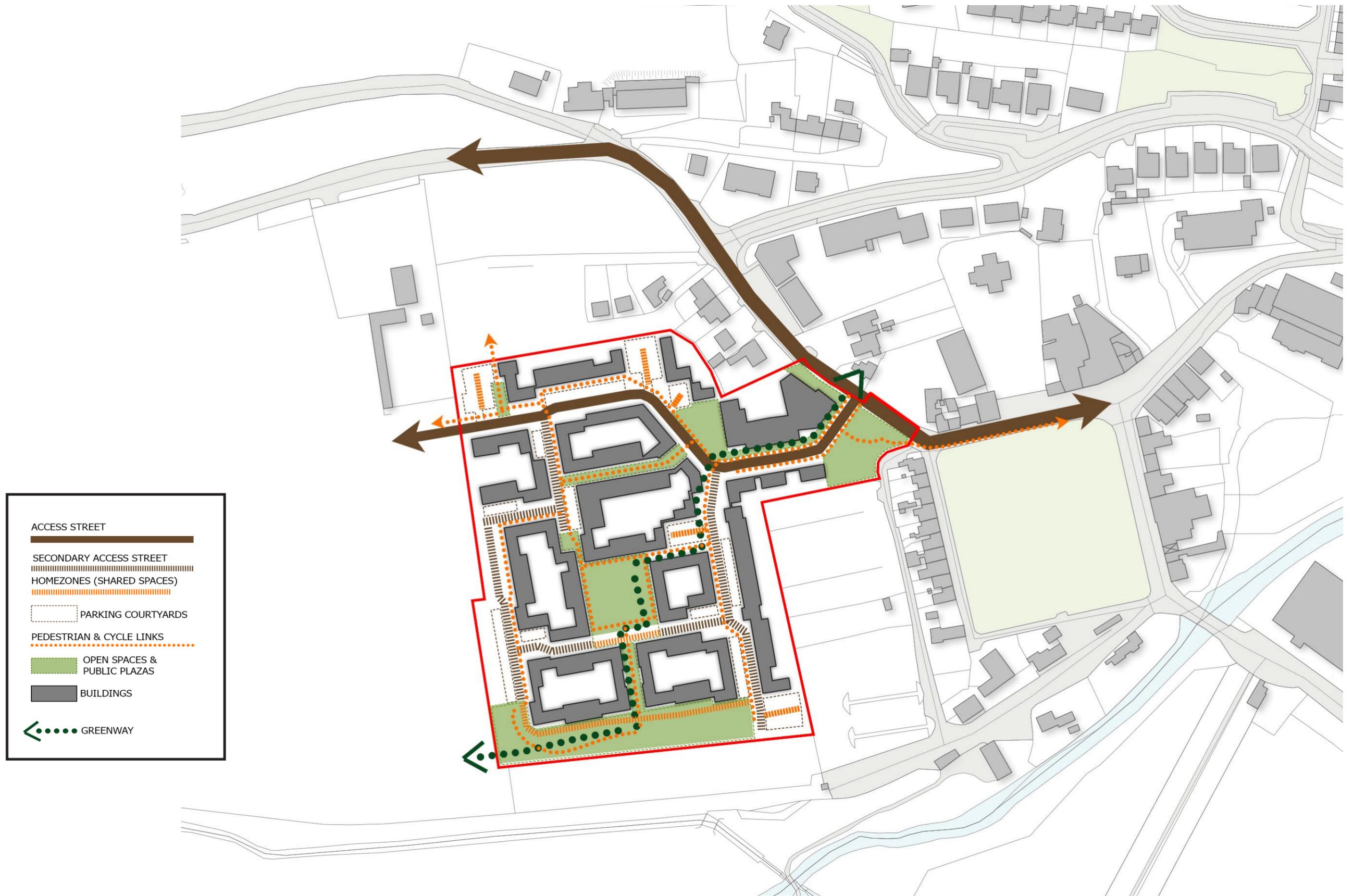
To the south of the access street and behind this main vehicular route we designed an organic layout made up by homezones, alleys, walks, paths, open spaces, courtyards and small parking plazas. The buildings create strong streetscapes and node points and the different architectural languages create varied and unique neighbourhoods.

At the centre of the site there is the main open space that is surrounded by well-designed residential buildings. This is connected to the large natural park located to the south of the site through a linear walk.

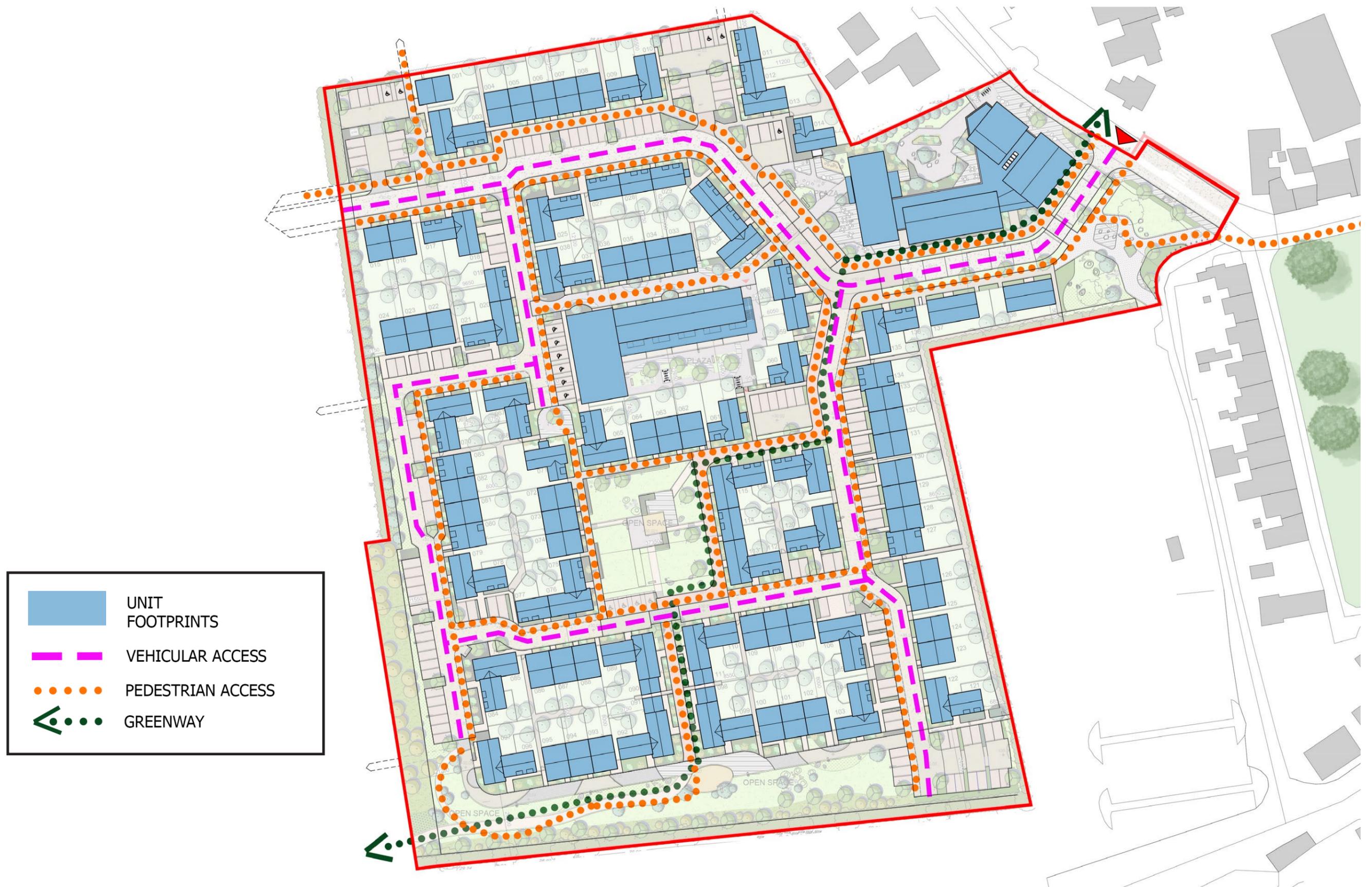
This area represents the heart of the proposed development and has been designed so as to create a visual link with Blarney Castle that is located to the south of the subject site.



3.0 Design Strategy



3.0 Design Strategy



3.0 Design Strategy



3.0 Design Strategy



3.0 Design Strategy

Open Space & Pedestrian Connections

The layout of the proposed scheme incorporates a variety of open space types across the site, including communal plazas, landscaped greens, and parkland areas.

At the heart of the development, a central public open space (1) serves as a focal point, connecting different parts of the site while providing seating areas, children’s play spaces, and outdoor amenity areas for residents, mirroring the nearby square in Blarney.

To the south, an open parkland area (2) offers a more tranquil, green setting with a walkway that provides a semi-private recreational route for residents and the nearby community.

A communal plaza for the step-down units at location (3) forms a gated space with two access points, creating a more intimate shared outdoor space for these residents.

Further public open spaces / plazas at locations (4) and (6) provide additional amenity spaces for residents in the north eastern portion of the site.

Finally, the plaza at location (5) establishes an open and welcoming communal area adjacent to the proposed Civic Centre encouraging social interaction among residents and visitors on the north-east side of the site.

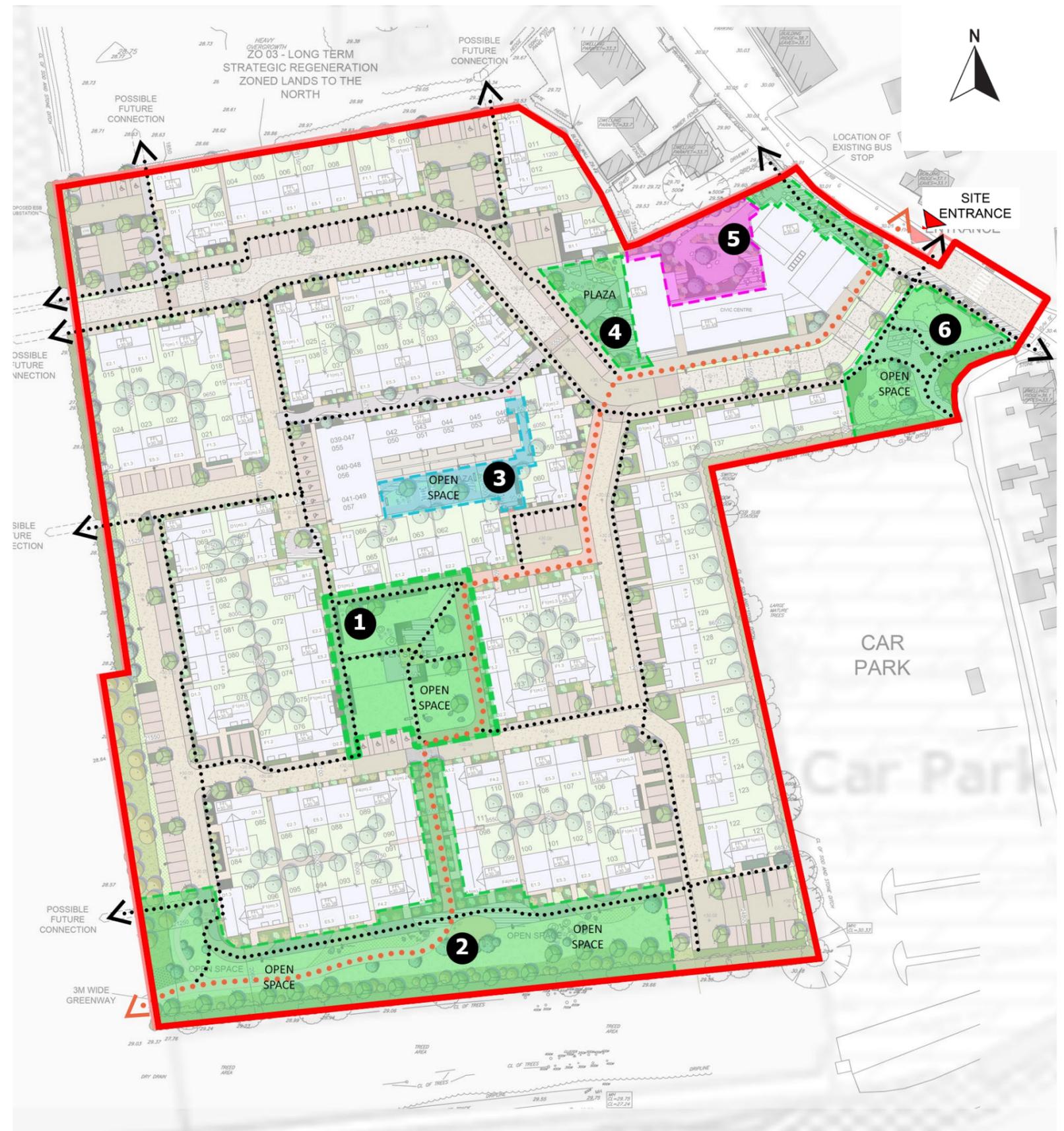
A proposed Greenway runs from the south western corner of the site through to the site entrance in the eastern portion of the site. It links a number of the open spaces throughout, creating a more connected and cohesive development. This Greenway provides another amenity for the residents of this scheme and the greater Blarney area.

KEY

- PUBLIC OPEN SPACE / PLAZA
- COMMUNAL OPEN SPACE
- CIVIC CENTRE AMENITY SPACE

GREENWAY LINK

PRIMARY PEDESTRIAN LINKS



3.0 Design Strategy

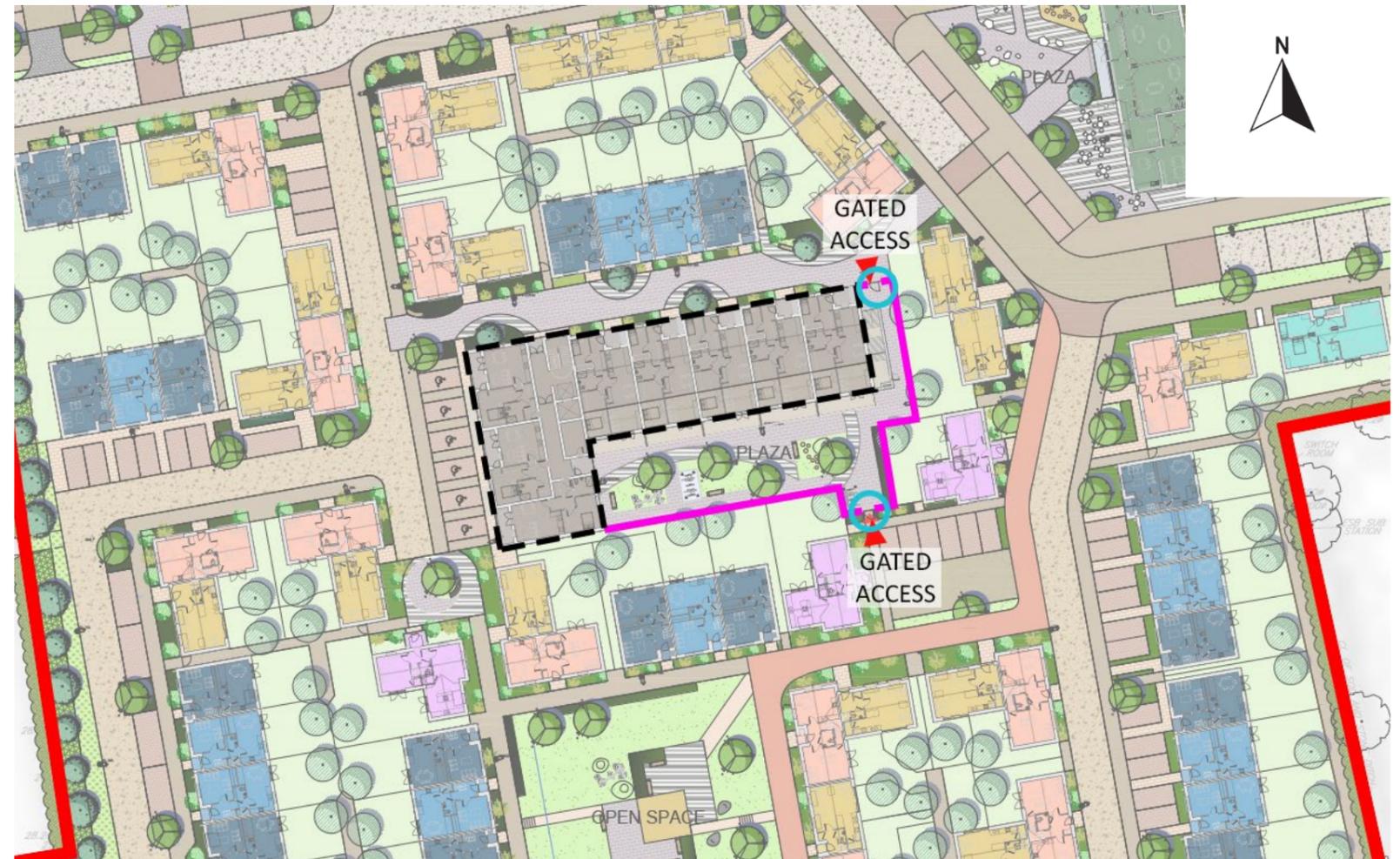
Step Down Building Communal Open Space

The communal open space for the step down units has been amended to reduce the amount of access points. There are now 2no. access points to the north and the south of this space (highlighted in Cyan). These access points are proposed to be gated to ensure its use is for residents and this will mitigate any potential antisocial behaviour around the step down units and the stairs to the external deck.

The distance between the upper access deck and the units to the south is greater than 16m which ensures that compliance with SPPR1 - Separation Distances in Chapter 5 of 'Sustainable Residential Development and Compact Settlements' has been met.

All access paths to the rear gardens of units within the scheme have been designed to be gated providing a safe and private environment for the residents of the units served by each specific access path. This allows for the spaces in question to be free from antisocial behaviour and create a more attractive environment for the residents.

This approach also ensures that the required bin and bike storage for all units can be located within the rear gardens and is removed from the public realm.



KEY

- ■ ■ STEP DOWN UNITS BUILDING FOOTPRINT
- BOUNDARY ENCLOSED BY REAR GARDEN WALLS
- LOCATION OF GATED ACCESS



3.0 Design Strategy

Response to Pre Part 8 Feedback

FEEDBACK 1.1 - In urban design terms, units F2.2 and F3.2 form an important focal point at the end of the formal vista from the town square. It is suggested that these 2 units could present as a more coherent and stronger semi-detached pairing appropriate to the formal axial arrangement.

The design of these 2no. units, led by James Bourke Architects, were intended to reflect the vernacular of the village. The existing houses are a mixture of one and two storey dwellings that can be found in the form of standalone or terraced buildings. This creates an informality of expression and helps to produce the informal vernacular language of the village. We believe this is a more appropriate site specific response to ensure a seamless integration into the existing fabric while creating a modern quality to the village. James Bourke Architects have provided a rationale to this design intent as follows:

RESPONSE *'In our opinion there are two valid approaches to the massing treatment of these two houses. The reading of the pair as a focal point of a formal axis set up by the civic centre building to the north and the single storey houses to the south of the access road (as described in the FI response from CCC).*

However, in designing these two semi-detached houses an alternative reading was adopted where the pair were treated as a less formal asymmetrical set piece reflecting the more informal vernacular language of the village. Although designated as part of Character Area 2 House 2.2 was deliberately inflected with a setback, and its roof height lowered to reflect and link to the character and layout of Character Area 1 to the north.'



View from the town square looking at units F2.2 & F3.2

FEEDBACK 1.3 - Consideration should be given to how the massing of the 3-storey mono-pitched apartment block ties into the general streetscape. Street-level 3D views from the southwest and northwest should be provided. Without that information my view is that the bulk of the end block is excessive and should be reduced, either in height or in massing.

The scale and massing of the apartment block was intended to reflect the industrial heritage of the village. This 2-3 storey apartment block ties into the surrounding houses and streetscape through the use of a low mono-pitched roof element on the 3 storey portion of the building. James Bourke Architects have provided an explanation for this design intent as follows:

RESPONSE *'The concerns regarding the massing of the 3-storey apartment block are acknowledged. As identified in the AHIA the vernacular homes are the primary point of reference, most notably those in the nearby village square with the houses being a mixture of single and two storey dwellings, freestanding, attached or in terraces with an informality of expression. In contrast to this is the industrial heritage of the woollen mills with the simple rectangular masses found in the majority of the mill complex forming a secondary reference in terms of the detailing and expression which is that used for the proposed larger scale buildings, namely the library and apartment block. In this respect the rectangular massing of the apartment block was seen as a valid treatment of the building in the spirit of the industrial buildings in the village.'*



View of 3 storey Apartment Block from the Northwest



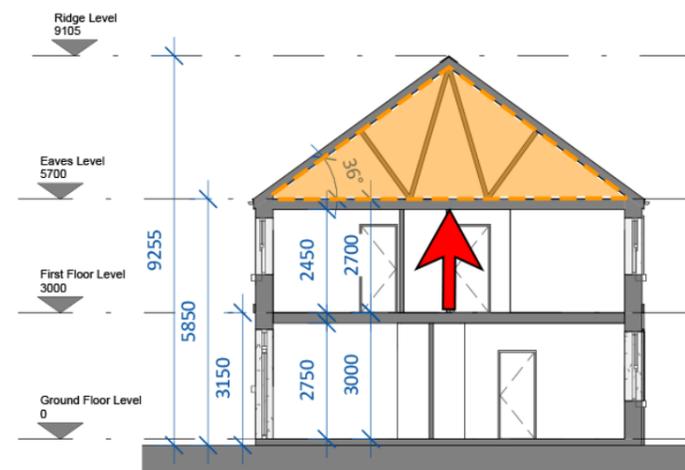
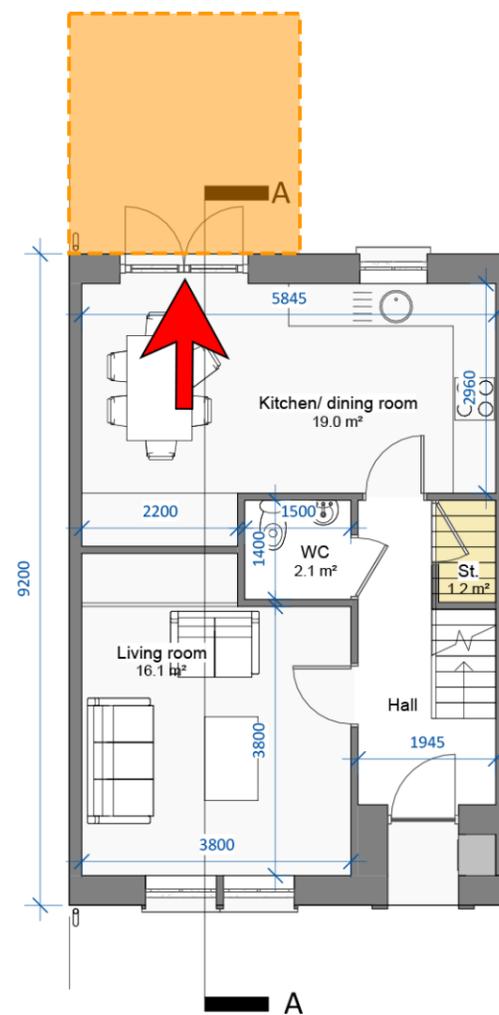
View of 3 storey Apartment Block from the Southwest

3.0 Design Strategy

Adaptability

The proposed dwellings are adaptable to respond to potential changing needs over their lifetime. The units are strategically designed which allows the owner to extend into the attic and/or to the rear if they wish.

With a selection and distribution of house types reflecting how future market challenges can be used to the advantage of the community, the enhanced distinctiveness of the character areas will work for the benefit of this scheme.



3.0 Design Strategy

Parking Allocation

A variety of parking configurations have been incorporated to create a strong sense of place and deliver livable, pedestrian-priority streets, while minimising the visual and physical impact of vehicles within the overall scheme. Each unit within the development is provided with an appropriate car parking allocation.

One parking space is provided for each of the 119 standard residential units.

For the 19 apartments proposed, a total of 19 communal parking spaces have been allocated, equating to one space per unit. These spaces are allocated in the closest locations around the step down building (See the below diagram).

An additional 2no parking spaces are provided for commercial use and an additional 4no disabled parking spaces are added for the 4 bed accessible units with 15no parking spaces of the total 140 provided are allocated as disabled spaces.



KEY	
	STANDARD CAR PARKING SPACES
	DISABLED CAR PARKING SPACES
	COMMERCIAL CAR PARKING SPACES
	LOCATIONS WHERE PARKING CLUSTERS ARE KEPT SEPARATE FROM RESIDENTIAL UNITS
A	APARTMENT STANDARD CAR PARKING SPACES
A	APARTMENT DISABLED CAR PARKING SPACES
AC	4 BED ACCESSIBLE UNIT DISABLED CAR PARKING SPACES
	POTENTIAL ROUTE FROM THE APARTMENT BUILDING & 4 BED ACCESSIBLE UNITS TO THE PARKING SPACES
	4 BED ACCESSIBLE UNITS

3.0 Design Strategy

3.2 Proposed Site Layout

The proposed residential development will consist of:

- The construction of 138 no. residential units comprising a mix of 4-bed semi-detached houses; 3-bed detached, semi-detached and townhouses; 2-bed semi-detached and townhouses, 2-bed apartments (accessible) and 1-bed apartments (accessible).
- The construction of a Civic Centre.
- The provision of landscaping and amenity areas.
- All associated ancillary development including pedestrian/cyclist facilities, lighting, drainage, boundary treatments, bicycle & car parking and bin storage.

BLARNEY				
Unit Description	Unit Type	Bed Space	Proposed Unit Area (sq.m.)	No. of Unit
4 bed semi-detached (with accessible GF bedroom)	A1/A1(m)	7	129.8	4
3 bed detached	B1	5	119.5	4
3 bed detached	C1	5	97.7	1
3 bed semi-detached / townhouse	D1/D1(m)	5	109.5	19
3 bed townhouse	D2/D2(m)	5	106.9	4
3 bed semi-detached / townhouse	E1/E2/E3/E4/E5	5	95.6/95.4	48
2 bed semi-detached / townhouse	F1/F1(m)/F2/F2(m)/F3/F4/F4(m)	4	82/84.7	33
2 bed townhouse	F5/F5(m)	4	80.3	4
2 bed bungalow	G1/G2	3	71.2	2
2 bed GF apartment (own-door access)	2AU	3	72.9	5
2 bed apartment	2BU	3	68.1	2
1 bed accessible GF apartment (own-door access)	1AU	2	49.6	5
1 bed apartment	1BU	2	52.3	6
1 bed apartment	1CU	2	53.1	1
4 bed	4		2.9%	
3 bed	76		55.1%	
2 bed	46		33.3%	
1 bed	12		8.7%	
houses	119		86.2%	
duplex-apartments/later living units	19		13.8%	
TOTAL NUMBER OF UNITS	138			
SITE AREA	3.7 HA			
DEVELOPABLE AREA	3.0 HA			
DENSITY	46 UNITS / HA			
OPEN SPACE	Min. 12%			



3.0 Design Strategy

3.3 Architecture Languages & Character Areas

A review of the surrounding local architectural context and of the landscape of the area has been carried out and this has influenced the final proposal which blends into its context while bringing a new identity and a recognisable character. We have referenced the historic architectural languages of the area and we have reinterpreted them in a modern key. Careful consideration has been given to the materiality of the buildings to make a positive contribution to the locality and to create an unmistakable identity.

The proposed site layout focuses on the creation of distinctive streetscapes, strong node points and backdrops along view lines through the use of feature buildings and different material finishes that help generate a highly efficient scheme and assist our vision of placemaking.

The site is divided into 4 no. Character Areas. Each character area will form a different neighbourhood characterised by specific architectural and landscaped treatments, but at the same time it will be part of an overall view for the entire land:

- Character Area 1 defines the site entrance and the edges along the access street. It is characterised by a rough off-white render at ground floor level, with a horizontal plasterband separating the break of the first floor. Above the plasterband, the building is given a plain smooth render to contrast the ground floor level. A raised render surround wraps around the perimeter's of window and door openings as a decorative element. The windows have a vertical emphasis and are divided by decorative mullions of the colour white. The doors are varying bright colours and have a glazed element above the top of the frame. A low level rendered block wall defines the edges of the semi-private thresholds of these houses.
- Character Area 2 defines the urban edges surrounding the central open space. This is the more formal area of the site and is characterised by the use of red brick elements. The doors have a rectangular fanlight, with a red brick surround that wraps around the perimeter. The windows have a vertical emphasis and are divided by decorative mullions also with a strip of red brick that runs along the top of the openings. A dark grey railing on top of a low red brick wall defines the edges of the semi-private thresholds of these houses.
- Character Area 3 is located in the Homezones areas. It is characterised by a more modern style with subtle references to the traditional Irish Vernacular Architecture. This area is characterised by off-white render with raised render surrounds around door and window openings of the same render treatment. The windows are simple, with a vertical emphasis and dark grey in colour. The doors are simple, have different colours and have a fanlight. The roof has crisp details.
- Character Area 4 is located in the centre of the site, consisting of a 2 to 3 storey apartment block. It is characterised by the full brick elevational treatment given to the block. Emphasis is placed on the vertical openings that aid to break up the elevation. Metal cladding has been used for balcony fixtures along with aluminium window frames while the roof is standing seam metal roof.



3.0 Design Strategy

Site View from South-West

Step-Down Facility



The Central Square

The Entrance Plaza

The Parkland

3.0 Design Strategy

Site View from North-West



3.0 Design Strategy

Site View from North-East



The Parkland

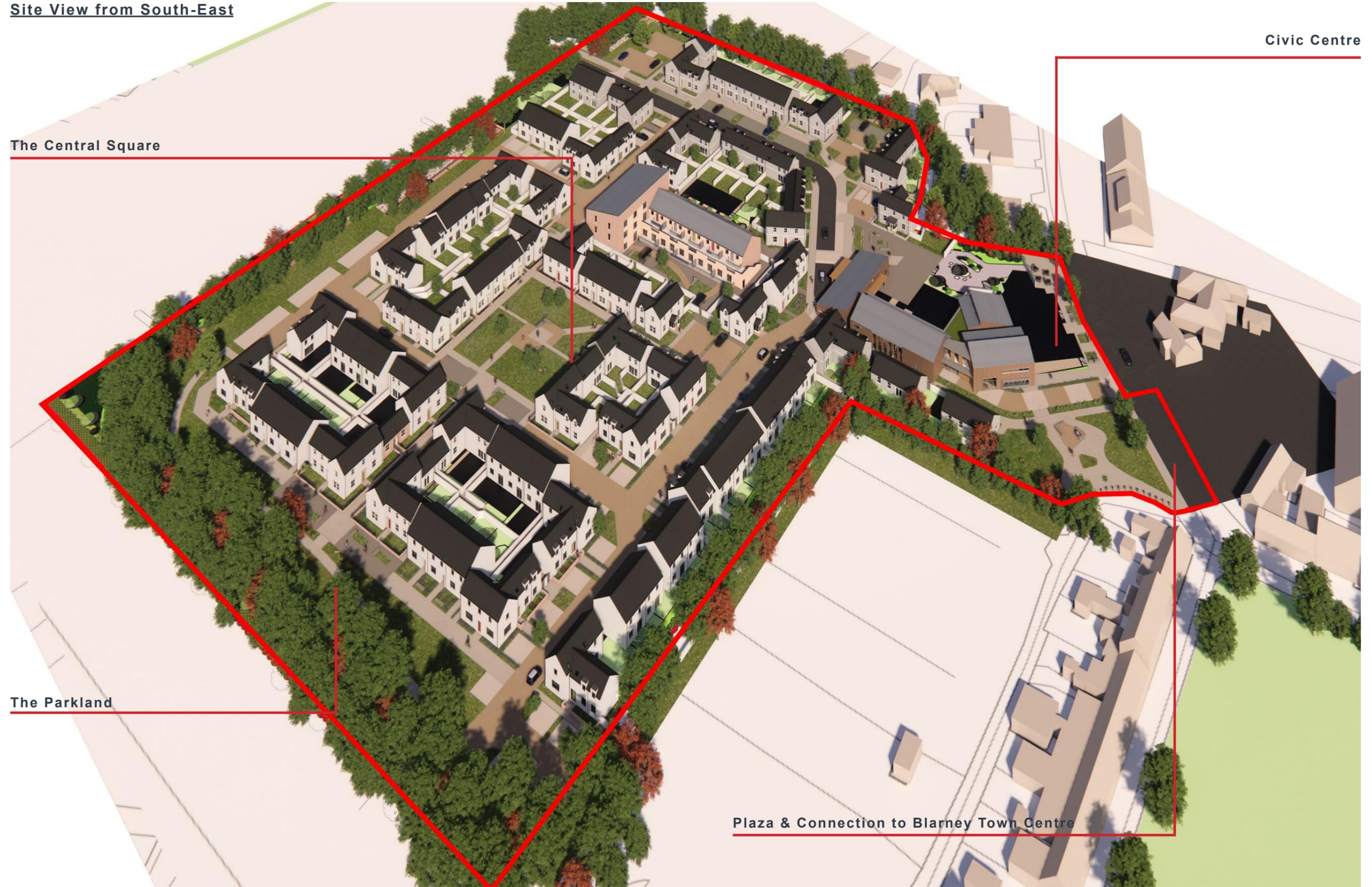
The Mews

Plaza Connection to
Blarney Town Centre

Civic Centre

3.0 Design Strategy

Site View from South-East



The Parkland

Civic Centre

Plaza & Connection to Blarney Town Centre

4.0 Detail Design



4.0 Detail Design

4.1 James Bourke Architects

Throughout the design process of this project, Deady Gahan Architects have collaborated closely with James Bourke Architects to help deliver a high-quality, well-considered housing scheme. James Bourke Architects is registered with the Royal Institute of Architects of Ireland (RIAI) and is accredited as Conservation Architects (Grade 2). Established in 2006, they have vast experience across housing, extensions, renovations, conservation, residential developments and community buildings. They have built a strong reputation for excellence in design delivering innovative and appropriate designs through to realisation.

James Bourke Architects has played a key advisory role in shaping the design approach for the proposed housing development in Blarney. Their input has been instrumental in establishing a design framework that responds sensitively to the local context, with a strong emphasis on community-focused layout, pedestrian connectivity, and architectural coherence. Drawing on their expertise in residential masterplanning, James Bourke Architects helped inform key decisions around site density, dwelling orientation, the integration of green spaces as well as the distinct materiality differentiated through the character area's. Their early-stage consultation supported Deady Gahan Architects in developing a cohesive and well-balanced scheme that aligns with best practice in sustainable neighbourhood design and reflects the unique character of the Blarney area.

**JAMES
BOURKE**
ARCHITECTS



4.0 Detail Design

4.2 Character Areas

As stated previously, the site is located adjacent to Blarney Town Centre, an area rich in history and different historic architectural languages. Adaption and reference to this unique character is therefore particularly important in this context.

A review of the surrounding local architectural context and of the landscape of the area has been carried out and this has influenced the final proposal which blends into its context while bringing a new identity and a recognisable character.

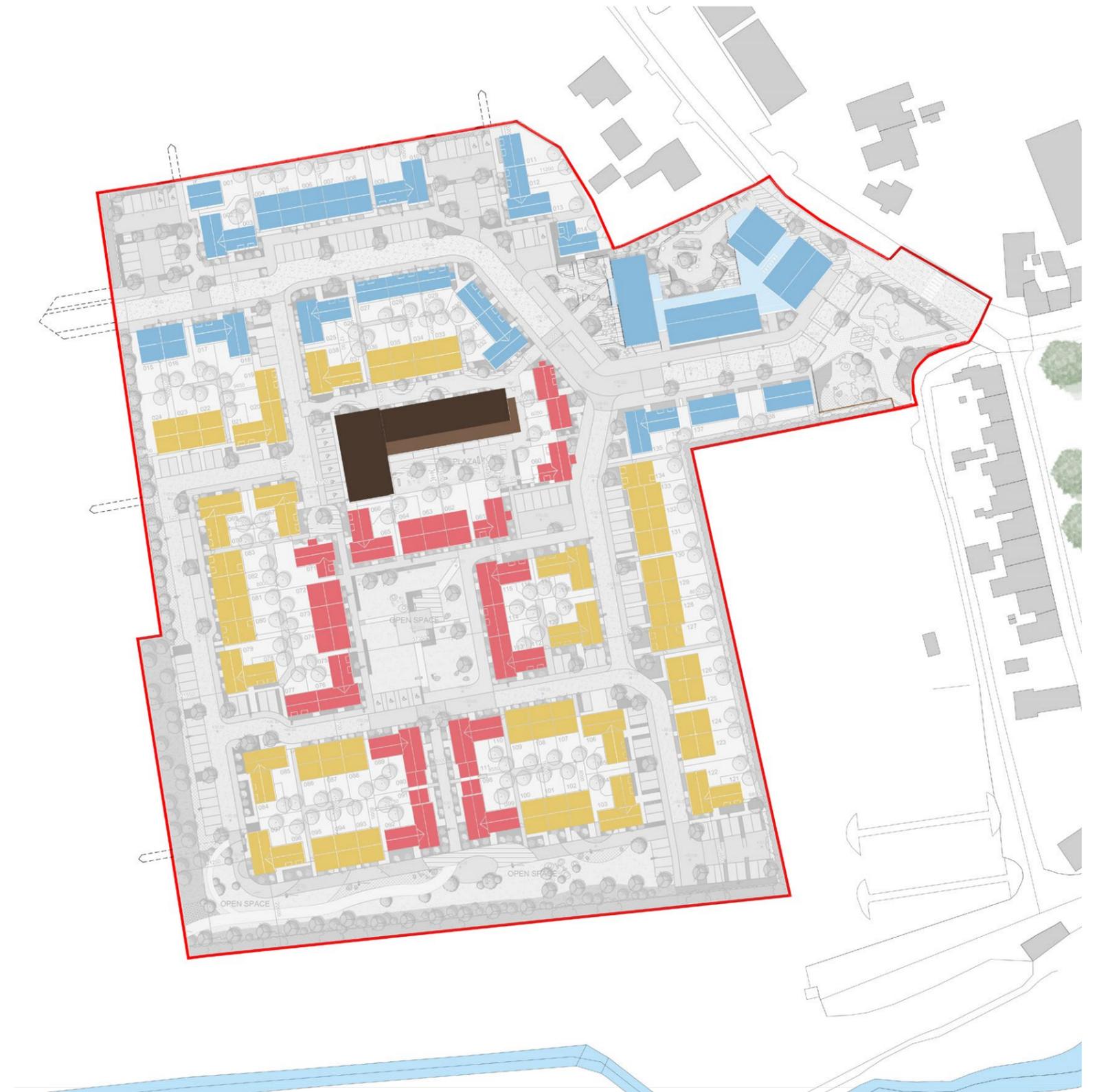
In addition to this, the use of durable materials will ensure the overall efficiency of the design and aid in the general upkeep of the proposal. Careful consideration has been given to the materiality of the buildings to make a positive contribution to the locality and to create an unmistakable identity. We have referenced the historic architectural languages of the area and we have reinterpreted them in a modern key. Density and scale, open space landscaping and building material choice all contribute to creating distinct character areas.

The site is divided into 4 no. Character Areas. Each character area will form a different neighbourhood characterised by specific architectural and landscaped treatments, but at the same time it will be part of an overall view for the entire land. Character Area 1 defines the site entrance and the edges along the access street; Character Area 2 defines urban edges surrounding the central open space; Character Area 3 is located all around the Homezones; Character Area 4 is the central apartment building treated with a full brick elevational finish.

The proposed development has been designed to provide high quality residential units that will contribute positively to Blarney and Cork City and provide much needed housing to Metropolitan Cork.

The proposed site layout focuses on the creation of distinctive streetscapes, strong node points and backdrops along view lines through the use of feature buildings and different material finishes that help generate a highly efficient scheme and assist our vision of placemaking.

-  CHARACTER AREA 1
-  CHARACTER AREA 2
-  CHARACTER AREA 3
-  CHARACTER AREA 4



4.0 Detail Design

4.3 Character Area 1

Character Area 1 defines the site entrance and the edges along the access street. It is characterised by a rough off-white render at ground floor level, with a horizontal plasterband separating the break of the first floor. Above the plasterband, the building is given a plain smooth render to contrast the ground floor level. A raised render surround wraps around the perimeter's of window and door openings as a decorative element. The windows have a vertical emphasis and are divided by decorative mullions of the colour white. The doors are varying bright colours and have a glazed element above the top of the frame. A low level rendered block wall defines the edges of the semi-private thresholds of these houses.



NATURAL SLATE ROOF WITH FLUSH VERGES AND STEPPED RENDER EAVES DETAIL

TIMBER SLIDING SASH WINDOWS WITH VERTICAL EMPHASIS AND RAISED RENDER SURROUND

PLAIN RENDER FINISH

RAISED RENDER BAND

COLOURED DOOR WITH RAISED RENDER SURROUND

ROUGH-CAST RENDER FINISH

LOW LEVEL RENDER WALL



SUNROOM ON UNIT TYPE F2

DORMER (CONTEMPORARY FLAT FORM)

COLOURED ENTRANCE DOORS FOR DISTINCTIVNESS



4.0 Detail Design

4.4 Character Area 2

Character Area 2 defines the urban edges surrounding the central open space. This is the more formal area of the site and is characterised by the use of red brick elements. The doors have a rectangular fanlight, with a red brick surround that wraps around the perimeter. The windows have a vertical emphasis and are divided by decorative mullions also with a strip of red brick that runs along the top of the openings. A dark grey railing on top of a low red brick wall defines the edges of the semi-private thresholds of these houses. This area is oriented to create a visual connection to Blarney Castle.



NATURAL SLATE ROOF WITH FLUSH VERGES AND STEPPED RENDER EAVES DETAIL

DECORATIVE BRICK EAVES

TIMBER SLIDING SASH WINDOWS WITH VERTICAL EMPHASIS AND RAISED RENDER SURROUND

PLAIN RENDER FINISH

DECORATIVE WINDOW HEADS

COLOURED DOOR WITH DECORATIVE BRICK SURROUNDS

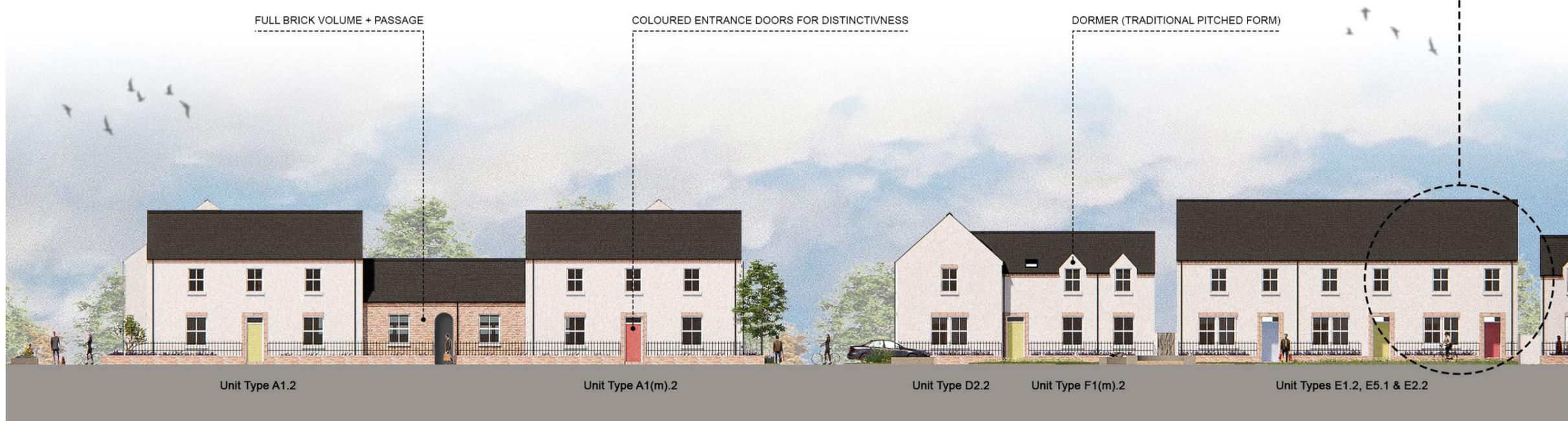
LOW LEVEL BRICK WALL + METAL RAILING



FULL BRICK VOLUME + PASSAGE

COLOURED ENTRANCE DOORS FOR DISTINCTIVNESS

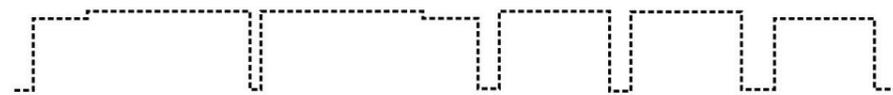
DORMER (TRADITIONAL PITCHED FORM)



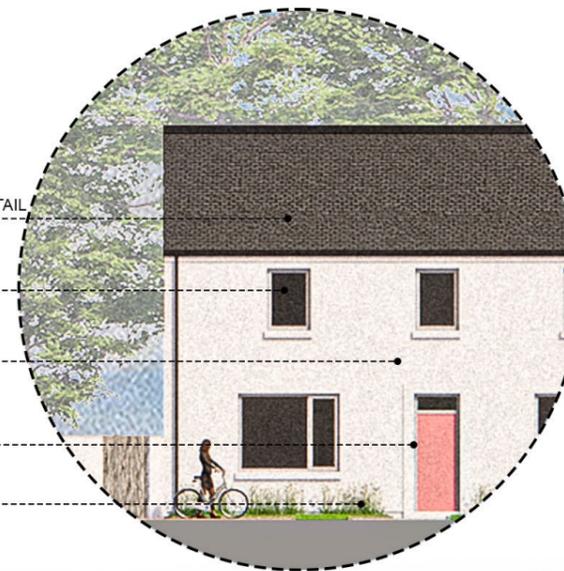
4.0 Detail Design

4.5 Character Area 3

Character Area 3 is located in the Homezones areas. It is characterised by a more modern style with subtle references to the traditional Irish Vernacular Architecture. This area is characterised by off-white render with raised render surrounds around door and window openings of the same render treatment. The windows are simple, with a vertical emphasis and dark grey in colour. The doors are simple, have different colours and have a fanlight. The roof has crisp details.



- NATURAL SLATE ROOF WITH FLUSH VERGES AND STEPPED RENDER EAVES DETAIL
- ALUMINIUM WINDOWS
- PLAIN OFF-WHITE RENDER FINISH
- COLOURED DOOR WITH RAISED RENDER SURROUND
- PLANTING IN FRONT OF HOUSES



4.0 Detail Design

4.6 Character Area 4

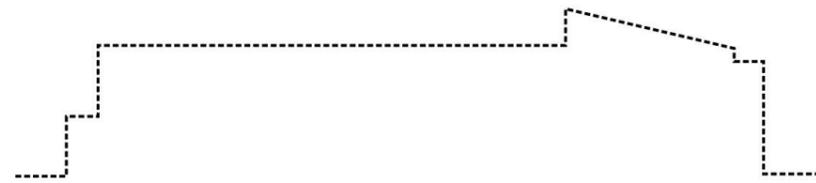
Character Area 4 is located in the centre of the site and is comprised of a partially 2-storeys and partially 3-storeys step down facility building. It is characterised by a full red brick elevational treatment. Reddish render has been selected to match the colour of the brick and is used on the recessed walls of the balcony openings. Dark grey metal cladding has been used for the balcony details while the roof is a standing seam dark grey metal. Vertical emphasis has been placed on the window openings.



Material Palette and Mood Images



Blarney Precedents



STANDING SEAM METAL ROOF

REDDISH RENDER FINISH TO MATCH BRICK COLOUR

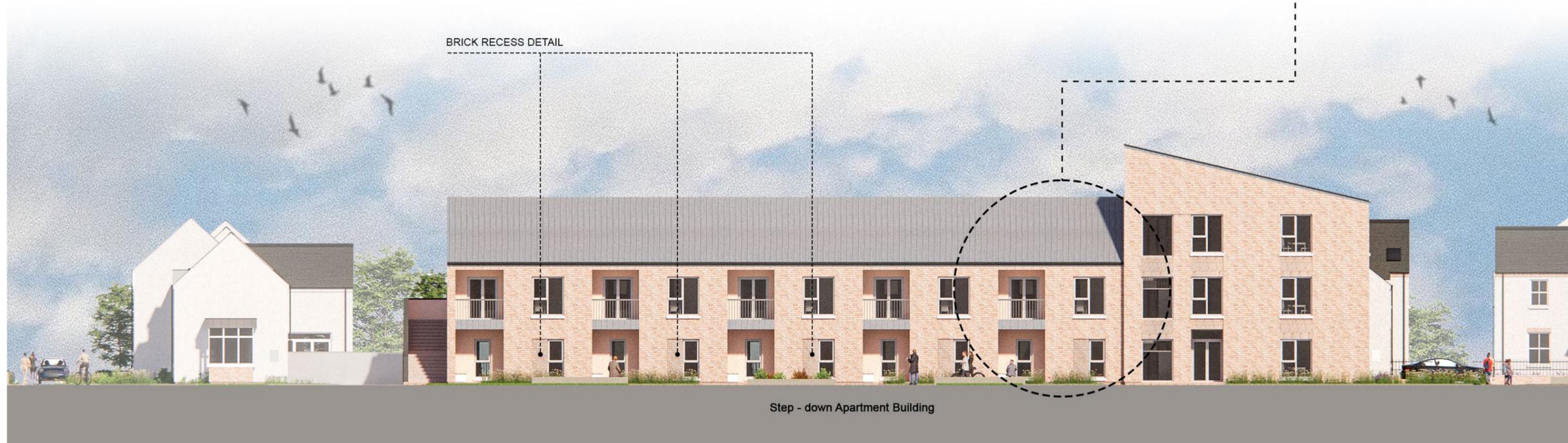
RED BRICK FINISH

METAL CLADDING

ALUMINIUM WINDOWS



BRICK RECESS DETAIL



Step - down Apartment Building

4.0 Detail Design

4.7 Elevations

Elevation AA



Elevation BB



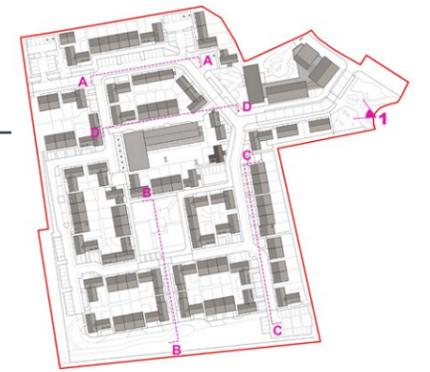
Elevation CC



Elevation DD



4.0 Detail Design



4.8 3D Views

VIEW 1 - CIVIC CENTRE



4.0 Detail Design



VIEW 2 - CIVIC CENTRE



4.0 Detail Design



VIEW 3 - CIVIC CENTRE



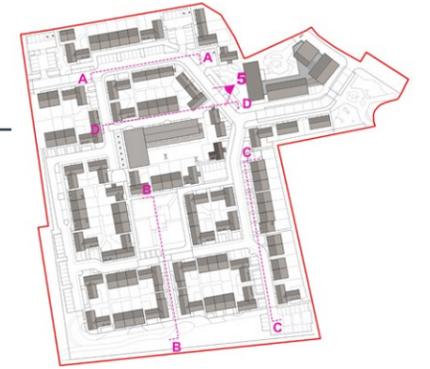
4.0 Detail Design



VIEW 4 - Plaza (Civic Centre)



4.0 Detail Design



VIEW 5 - Entrance to the Mews (CA 1, 2 & 4)



4.0 Detail Design



VIEW 6 - The Mews (CA 4 & 3)



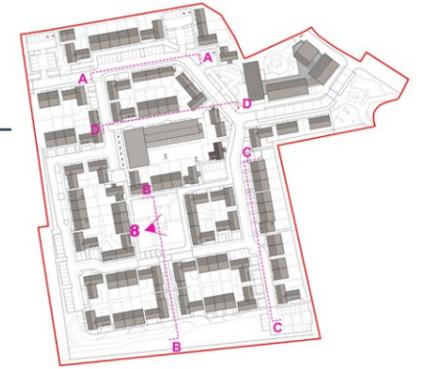
4.0 Detail Design



VIEW 7 - Entrance Street (CA1)



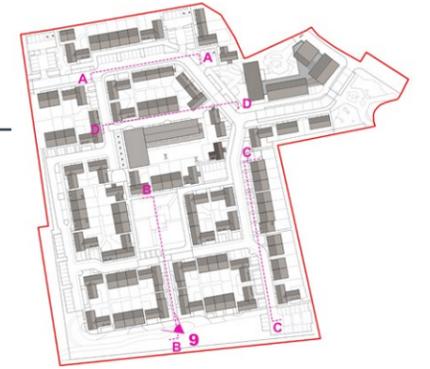
4.0 Detail Design



VIEW 8 - Central Square (CA2) from South-East



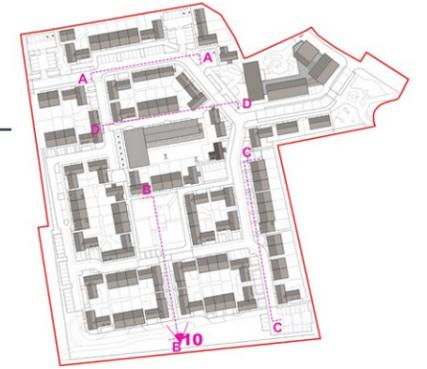
4.0 Detail Design



VIEW 9 - View from south parkland (CA2)



4.0 Detail Design



VIEW 10 - Central view from the Parkland (CA2)



4.0 Detail Design



VIEW 11 - View from Civic Centre (CA2 & CA3)



4.0 Detail Design



VIEW 12 - View of a Homezone area (CA3)



5.0 Summary



This new neighbourhood will be an aesthetically pleasing and highly efficient new housing development. Its permeable layout will provide important accessible links for local residents to public transport, community facilities and amenities in Blarney.

SCHEDULE

SITE AREA | 3.7 HA

DEVELOPABLE AREA | 3.0 HA

TOTAL NUMBER OF UNITS | No. 138

DENSITY | 46 units / HA

OPEN SPACE | min. 12%

4-bed units | No. 04 | 2.9%

3-bed units | No. 76 | 55.1%

2-bed units | No. 46 | 33.3%

1-bed units | No. 12 | 8.7%

houses | No. 119 | 86.2%

apartments | No. 19 | 13.8%

CIVIC CENTRE

Community Library | 910.0 sq.m.

Community Cafe | 140.1 sq.m.

Community Creche | 134.4 sq.m.