

## DESIGN STATEMENT

JUNE 2022

SCAIRT HILL RESIDENTIAL DEVELOPMENT  
FOR CETTI LTD

 mahony pike

**Project:** Scairt Hill Residential Development  
**Location:** Scairt Hill Cork  
**Client:** Cetti Ltd  
**Doc. Title:** Design Statement  
**Doc. No.:** 20039-OMP-XX-XX-PP-A-0003

**Proj. No.:** 20039  
**Proj. Lead:** CK  
**Created by:** AB  
**Doc. Purpose:** A3  
**Revision:** C3 (01-07-2022)

**o'mahony pike**

architecture | urban design

**Dublin**

The Chapel  
Mount Saint Anne's  
Milltown, Dublin 6  
D06 XN52 Ireland  
Tel: +353 1 202 7400

**Cork**

One South Mall  
Cork City  
Co. Cork  
T12 CCN3 Ireland  
Tel: +353 21 427 2775



email: [info@omahonypike.com](mailto:info@omahonypike.com)  
Tel: +353 1 202 7400  
Fax: +353 1 283 0822  
[www.omahonypike.com](http://www.omahonypike.com)

Directors: Michael Hussey Dip.Arch., B.Arch.Sc., MRIAI | Conor Kinsella B.Sc.Arch., B.Arch., MRIAI | Derbhile McDonagh Dip.Arch., B.Arch.Sc., M.Sc. Real Estate, MRIAI | Orlaith O'Callaghan Dip.Arch., B.Arch.Sc. | John O'Mahony Dip.Arch., FRIAI, RIBA | James Pike, Dip.Arch., FRIAI, RIBA | Tom Sweetman Dip.Arch., B.Arch.Sc., MRIAI | Alex Schoenmakers Dip.Arch.Tech., RIAI (Arch.Tech.)

O'Mahony Pike Architects Ltd. Registered in Ireland | Reg. No. 187129 VAT Reg. No. IE6587129J

## CONTENTS

01   SCHEDULE	5
02   SITE	7
03   SITE STRATEGY	9
04   DEVELOPMENT PLAN OBJECTIVES	21
05   URBAN DESIGN CRITERIA	25
06   SITE SERVICES	29



# 01 | SCHEDULE

# SCHEDULE OF ACCOMMODATION

8no. 3-bed two-storey terraced houses are proposed at the southern end of the site, and 2no. apartment blocks, containing 24no. 1-bed, 15 2-bed 3 person and 13no. 2-bed 4 person units, sit to the north oriented east-west. This brings the total number of units in the overall development to 60.

46no. car parking and 90no. secure bicycle parking spaces are provided for both the houses and the apartments just north of the house terraces.

## GENERAL

Site Area	0.65Ha
Buildings footprint	1711.0m <sup>2</sup>
Site Coverage	26%
Plot Ratio	1:0.8
Open Space	1164.9m <sup>2</sup>
Demolition Area	0m <sup>2</sup>
Dual Aspect %	60.0%
Density	92.3 Units/Ha

## APARTMENT NUMBERS

BLOCK A	1 BED APT	2 BED APT 3P	2 BED APT 4p	Total	Dual Aspect	
Level 00	1	2	0	3	2	66.7%
Level 01	3	2	2	7	4	57.1%
Level 02	3	2	2	7	4	57.1%
Level 03	3	2	2	7	4	57.1%
Level 04	1	1	1	3	2	66.7%
<b>TOTAL</b>	<b>11</b>	<b>9</b>	<b>7</b>	<b>27</b>	<b>16</b>	<b>59.3%</b>

BLOCK B	1 BED APT	2 BED APT 3P	2 BED APT 4p	Total	Dual Aspect	
Level 00	3	1	1	5	2	40.0%
Level 01	4	2	2	8	4	50.0%
Level 02	4	2	2	8	4	50.0%
Level 03	2	1	1	4	2	50.0%
<b>TOTAL</b>	<b>13</b>	<b>6</b>	<b>6</b>	<b>25</b>	<b>12</b>	<b>48.0%</b>

<b>APARTMENTS TOTAL</b>	<b>24</b>	<b>15</b>	<b>13</b>	<b>52</b>	<b>28</b>	<b>53.8%</b>
-------------------------	-----------	-----------	-----------	-----------	-----------	--------------

HOUSES	3 BED HOUSE			Total	Dual Aspect	
Level 00			8	8	8	100.0%
<b>TOTAL</b>			<b>8</b>	<b>8</b>	<b>8</b>	<b>100.0%</b>

<b>RESIDENTIAL TOTAL</b>	<b>24</b>	<b>15</b>	<b>13</b>	<b>8</b>	<b>60</b>	<b>36</b>	<b>60.0%</b>
--------------------------	-----------	-----------	-----------	----------	-----------	-----------	--------------

		25.0%	21.7%	
<b>RESIDENTIAL MIX</b>	<b>40.0%</b>	<b>46.7%</b>		<b>13.3%</b>

## RESIDENTIAL AREAS

BLOCK A	GIA		NIA		EFFICIENCY
Level 00	549.1m <sup>2</sup>	5910.5ft <sup>2</sup>	196.2m <sup>2</sup>	2111.9ft <sup>2</sup>	35.7%
Level 01	526.4m <sup>2</sup>	5666.1ft <sup>2</sup>	430.5m <sup>2</sup>	4633.9ft <sup>2</sup>	81.8%
Level 02	526.4m <sup>2</sup>	5666.1ft <sup>2</sup>	430.5m <sup>2</sup>	4633.9ft <sup>2</sup>	81.8%
Level 03	526.4m <sup>2</sup>	5666.1ft <sup>2</sup>	430.5m <sup>2</sup>	4633.9ft <sup>2</sup>	81.8%
Level 04	256.8m <sup>2</sup>	2764.2ft <sup>2</sup>	191.6m <sup>2</sup>	2062.4ft <sup>2</sup>	74.6%
<b>SUBTOTAL</b>	<b>2385.1m<sup>2</sup></b>	<b>25673.0ft<sup>2</sup></b>	<b>1679.3m<sup>2</sup></b>	<b>18075.8ft<sup>2</sup></b>	<b>70.4%</b>

BLOCK B	GIA		NIA		EFFICIENCY
Level 00	390.5m <sup>2</sup>	4203.3ft <sup>2</sup>	285.5m <sup>2</sup>	3073.1ft <sup>2</sup>	73.1%
Level 01	577.2m <sup>2</sup>	6212.9ft <sup>2</sup>	477.1m <sup>2</sup>	5135.5ft <sup>2</sup>	82.7%
Level 02	577.2m <sup>2</sup>	6212.9ft <sup>2</sup>	477.1m <sup>2</sup>	5135.5ft <sup>2</sup>	82.7%
Level 03	307.6m <sup>2</sup>	3311.0ft <sup>2</sup>	238.5m <sup>2</sup>	2567.2ft <sup>2</sup>	77.5%
<b>SUBTOTAL</b>	<b>1852.5m<sup>2</sup></b>	<b>19940.1ft<sup>2</sup></b>	<b>1478.2m<sup>2</sup></b>	<b>15911.2ft<sup>2</sup></b>	<b>79.8%</b>

HOUSES	GIA		NIA		EFFICIENCY
Level 00	385.0m <sup>2</sup>	4144.1ft <sup>2</sup>	376.0m <sup>2</sup>	4047.2ft <sup>2</sup>	97.7%
Level 01	385.0m <sup>2</sup>	4144.1ft <sup>2</sup>	376.0m <sup>2</sup>	4047.2ft <sup>2</sup>	97.7%
<b>SUBTOTAL</b>	<b>770.0m<sup>2</sup></b>	<b>8288.2ft<sup>2</sup></b>	<b>752.0m<sup>2</sup></b>	<b>8094.5ft<sup>2</sup></b>	<b>97.7%</b>

<b>RESIDENTIAL TOTAL</b>	<b>5007.6m<sup>2</sup></b>	<b>53901.4ft<sup>2</sup></b>	<b>3909.5m<sup>2</sup></b>	<b>42081.5ft<sup>2</sup></b>	<b>78.1%</b>
--------------------------	----------------------------	------------------------------	----------------------------	------------------------------	--------------

## PARKING

BICYCLE PARKING NUMBERS	90
CAR PARKING NUMBERS	46

Note: This schedule should be read in conjunction with the proposed site layout drawing and relevant drawings submitted as part of the subject application.

# 02 | SITE

# SITE LAYOUT

The existing site is set on a junction between Donnybrook Hill and Scairt Hill, to the south east of Cork city and Douglas Village. It is a greenfield site with no existing structures present.

It is surrounded on all sides by existing semi-detached and detached houses, ranging in height from one to two storeys. The south of the site adjoins 7no. rear gardens.

The site itself narrows to the north and terminates at the no. 207 bus stop that services the city centre and Glenheights to the north of the city.

A set down area exists on the north-eastern shoulder of the site.

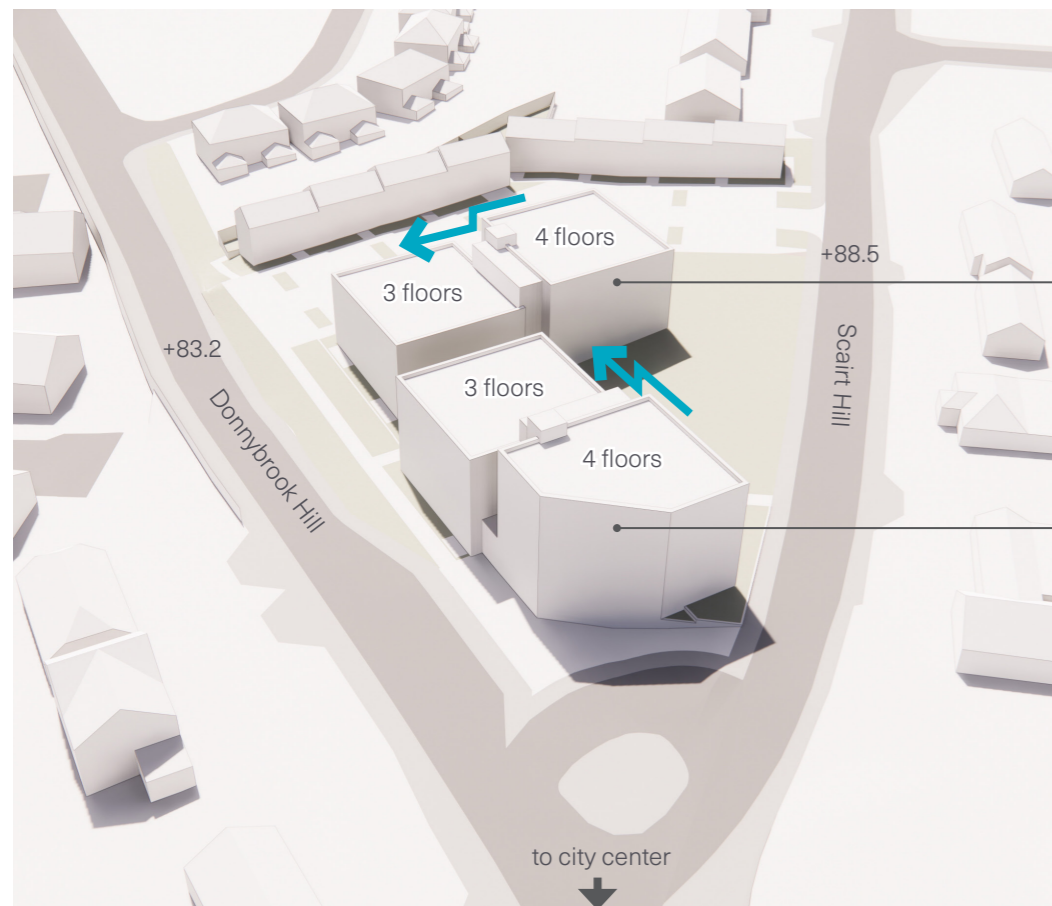




# 03 | SITE STRATEGY

# CONCEPT

The scheme proposes two apartment buildings, each stepped in both plan and section to both respond to the topography of the site and reduce the massing. The apartment buildings describe an open space that faces west and minimizes impact on the residential properties on Scairt Hill. The building on the junction is 4 storeys and building to the south is 3 storeys while each half of the buildings are stepped to follow the fall of the ground. The parts of the buildings set into the slope accommodate plant, water storage and bicycles. Eight houses in a cranked terrace line the southern boundary and secure the boundary of the neighbouring houses and protect their privacy.



southern block stepped toward the lower Donnybrook Hill

tall block on to junction, steps down toward southern block



proposed plaza to address junction

green space created to minimise impact on Scairt Hill properties

46.8m

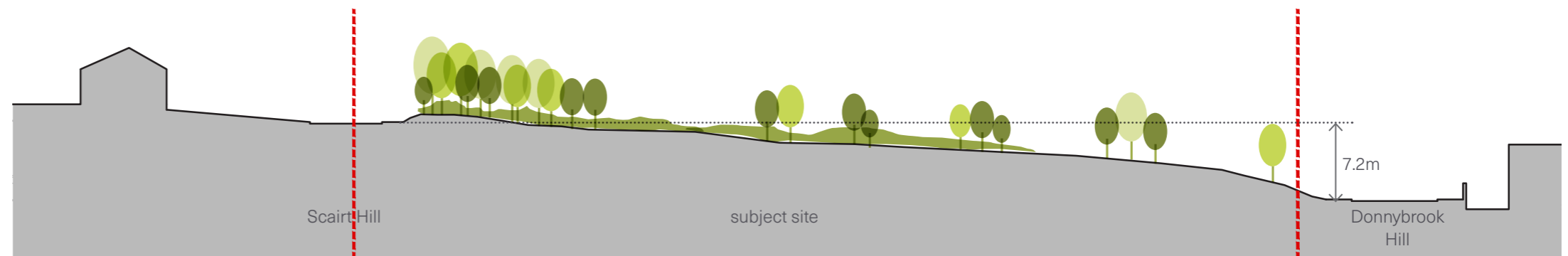
pedestrian link between roads

resident car parking

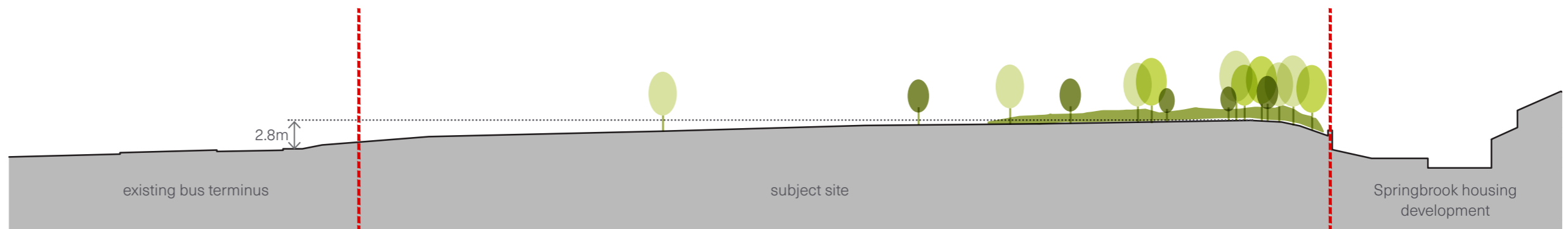
terrace of houses to solidify the southern boundary

# TOPOGRAPHY

The existing topography of the site slopes from west to east and south to north.  
From Scairt Hill to the west to Donnybrook Hill in the east. From the existing housing development Springbrook boundary to the south to the existing bus terminus to the north.



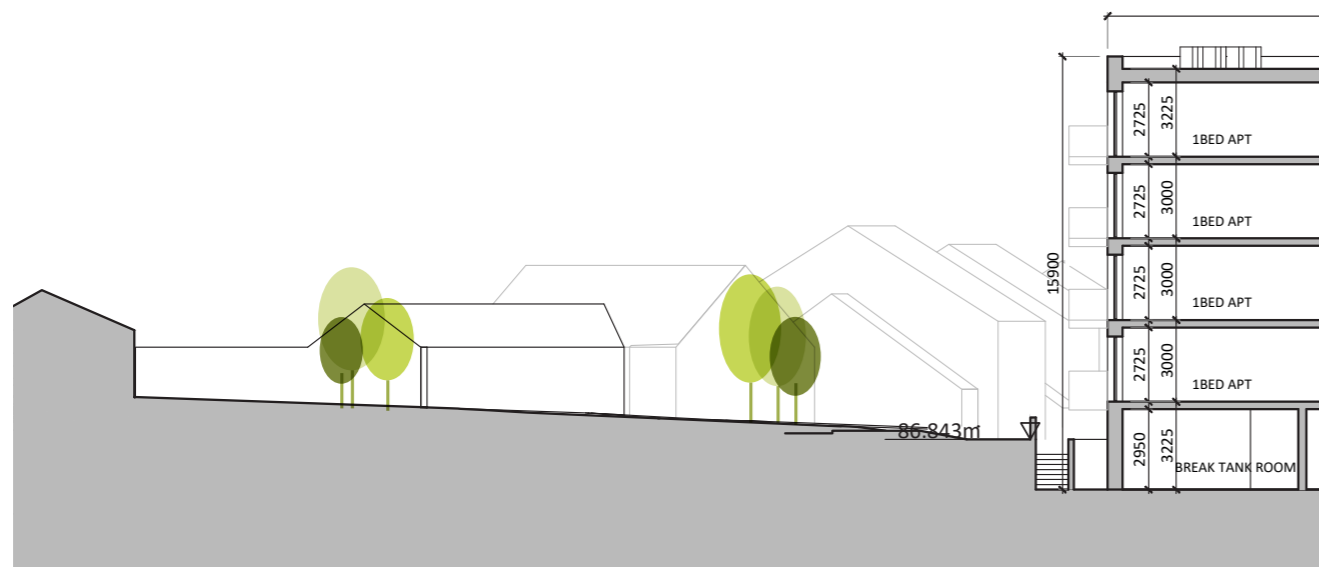
West/east section



North/south section

# SCAIRT HILL

Scairt Hill sits to the west of the subject site, 3m to 7m higher than Donnybrook Hill on the east. The proposed blocks are set into the slope to reduce the height impact on neighbouring properties and to provide useful plant and maintenance storage away from public areas. This approach also means less impact on the proposed green space to Scairt Hill.

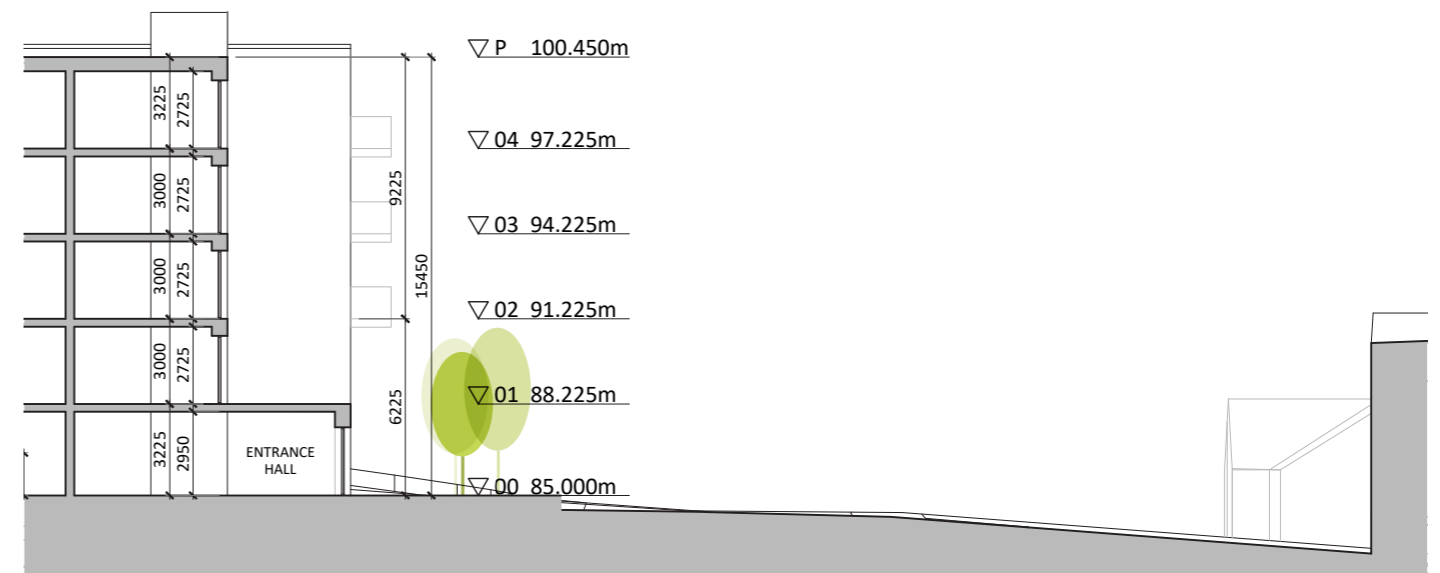


Scairt Hill section



# DONNYBROOK HILL

Donnybrook Hill sits to the east of the subject, the lowest point in the topography. The proposal suggests a stepping of the blocks on this elevation to provide variation in the facade and a stepping down toward the lower road. Tree planting along this road will also provide a visual buffer for the existing residents as well as privacy for the new ones.



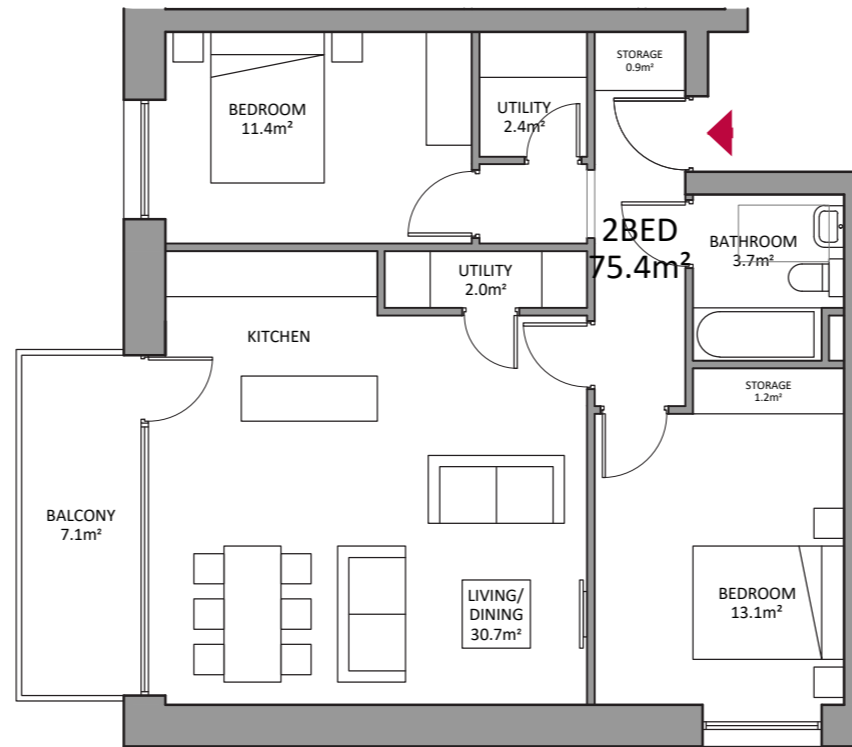
Donnybrook Hill section



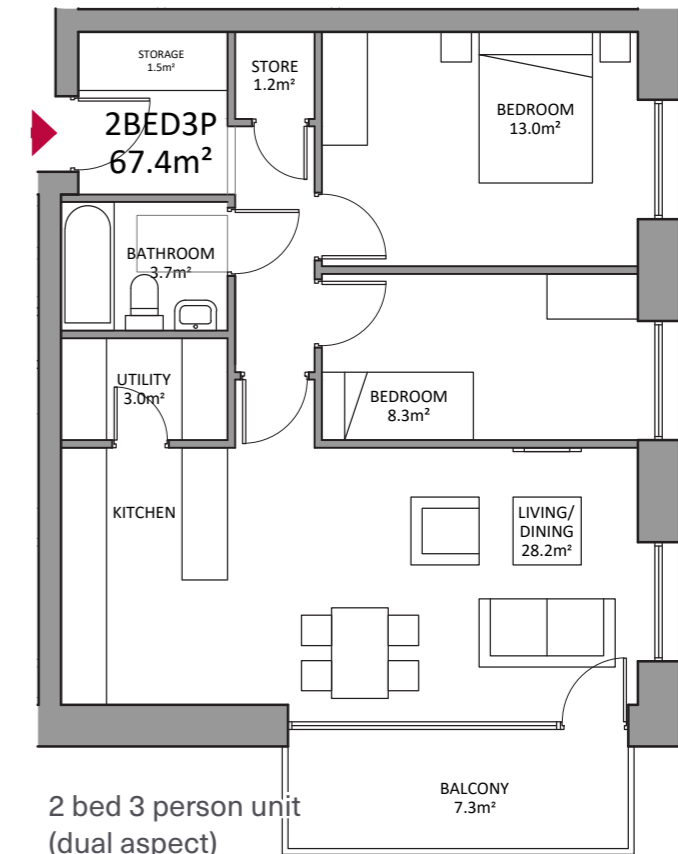
# APARTMENT TYPES



1bed unit  
(single aspect)

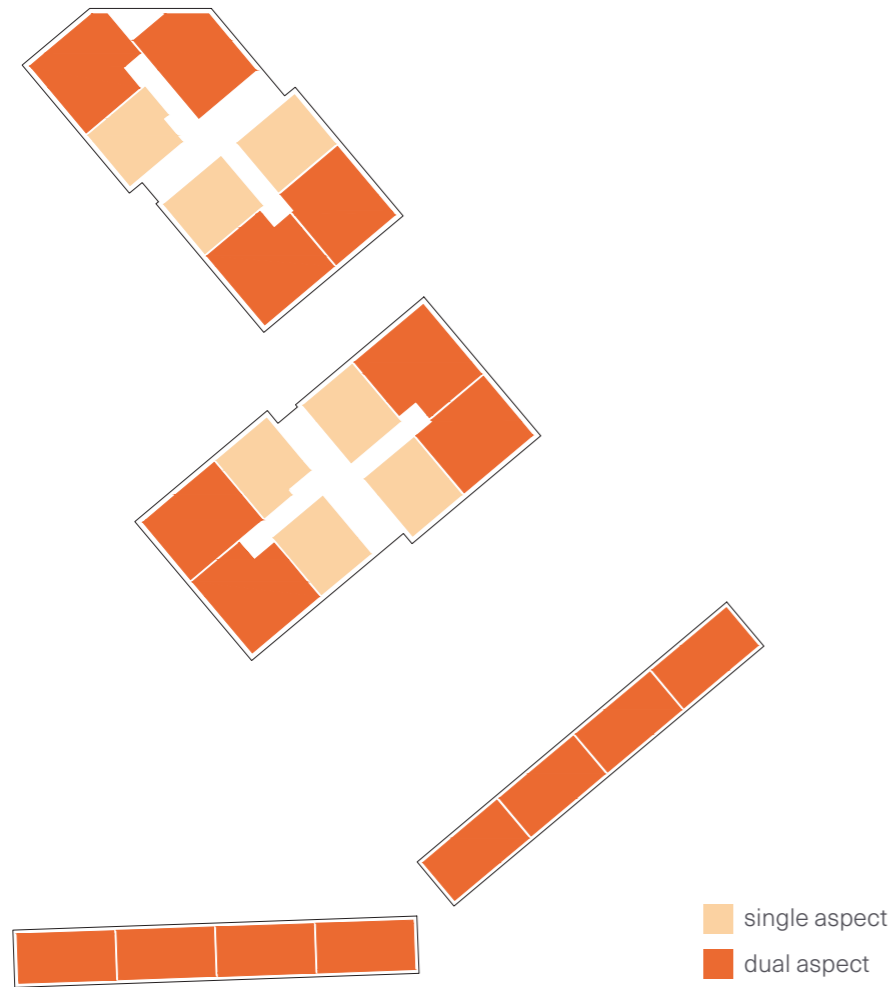


2 bed 4 person unit  
(dual aspect)



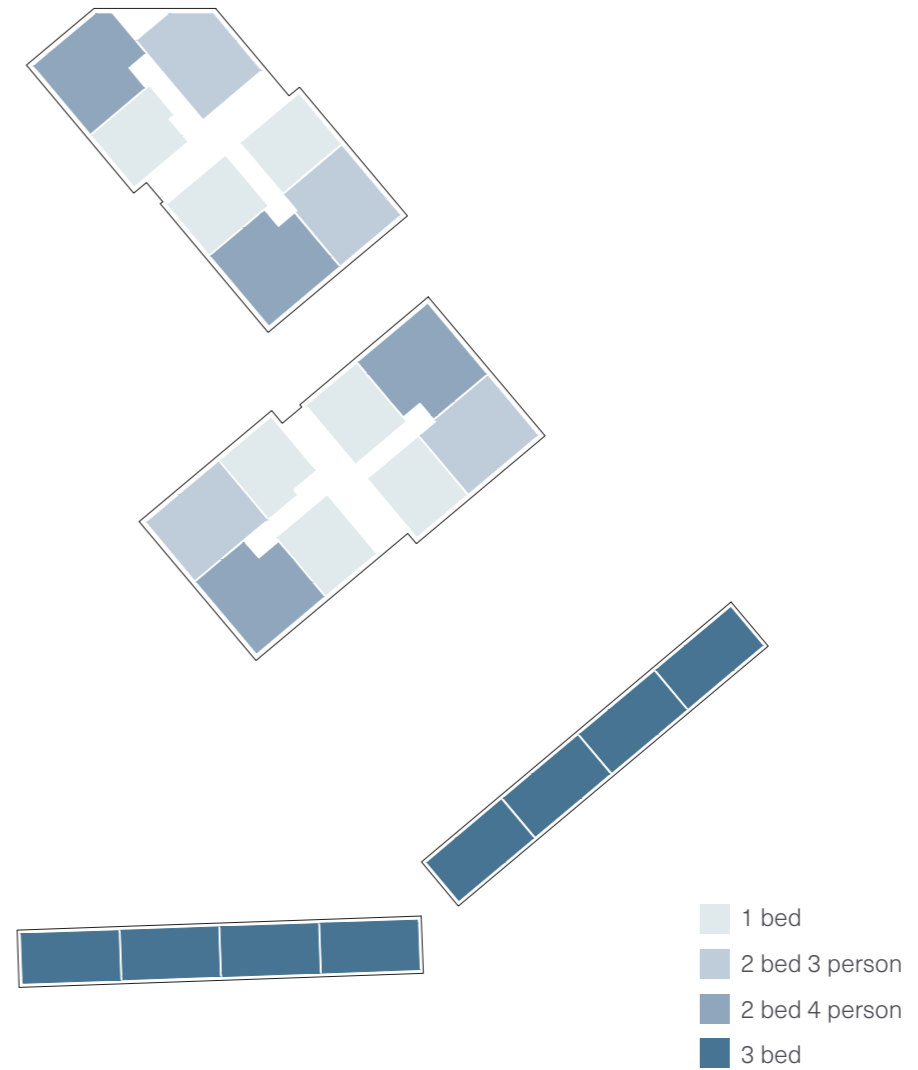
2 bed 3 person unit  
(dual aspect)

## DUAL ASPECT



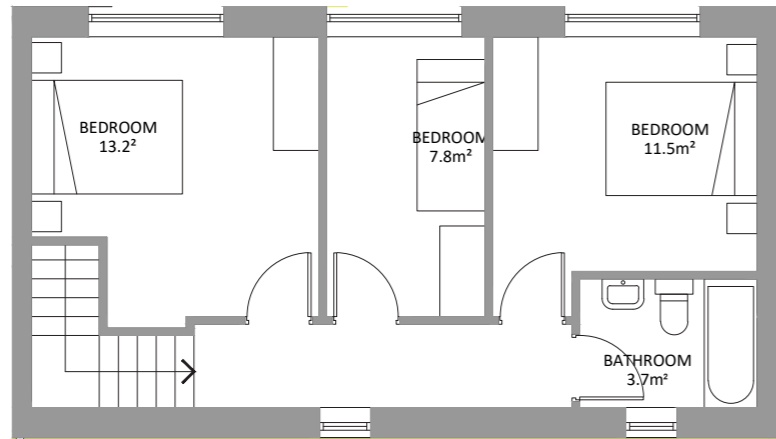
The blocks are configured to maximise dual aspect through the use of centralised cores and corridors. The houses provide dual aspect at ground level while minimising overlooking at first floor level.

## MIX

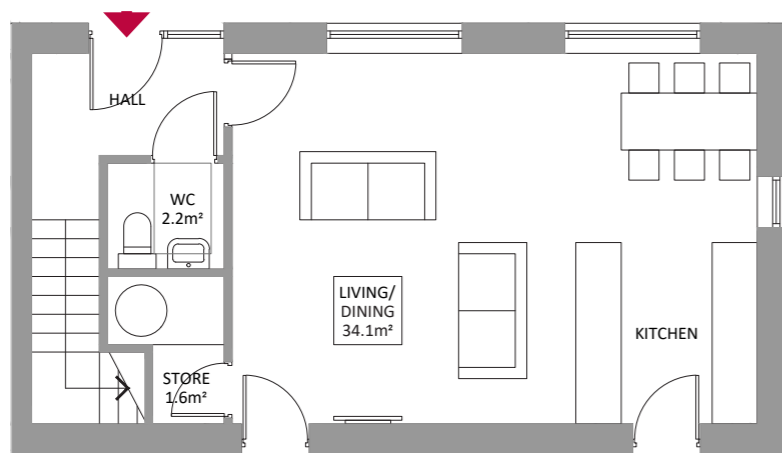


There is a good mix of 1bed, 2bed and 3bed units throughout the scheme. The apartment blocks have been laid out to achieve a 50:50 mix of 1 and 2 bed unit types.

# HOUSE TYPE



3bed unit  
First floor  
(single aspect)



3bed unit  
Ground floor  
(dual aspect) - end of terrace units with gable windows



# VIEWS



Aerial view from north junction



# VIEWS



Street view from north junction

# VIEWS



Aerial view from Scairt Hill

# VIEWS



Aerial view from Donnybrook Hill



# 04 | DEVELOPMENT PLAN OBJECTIVES

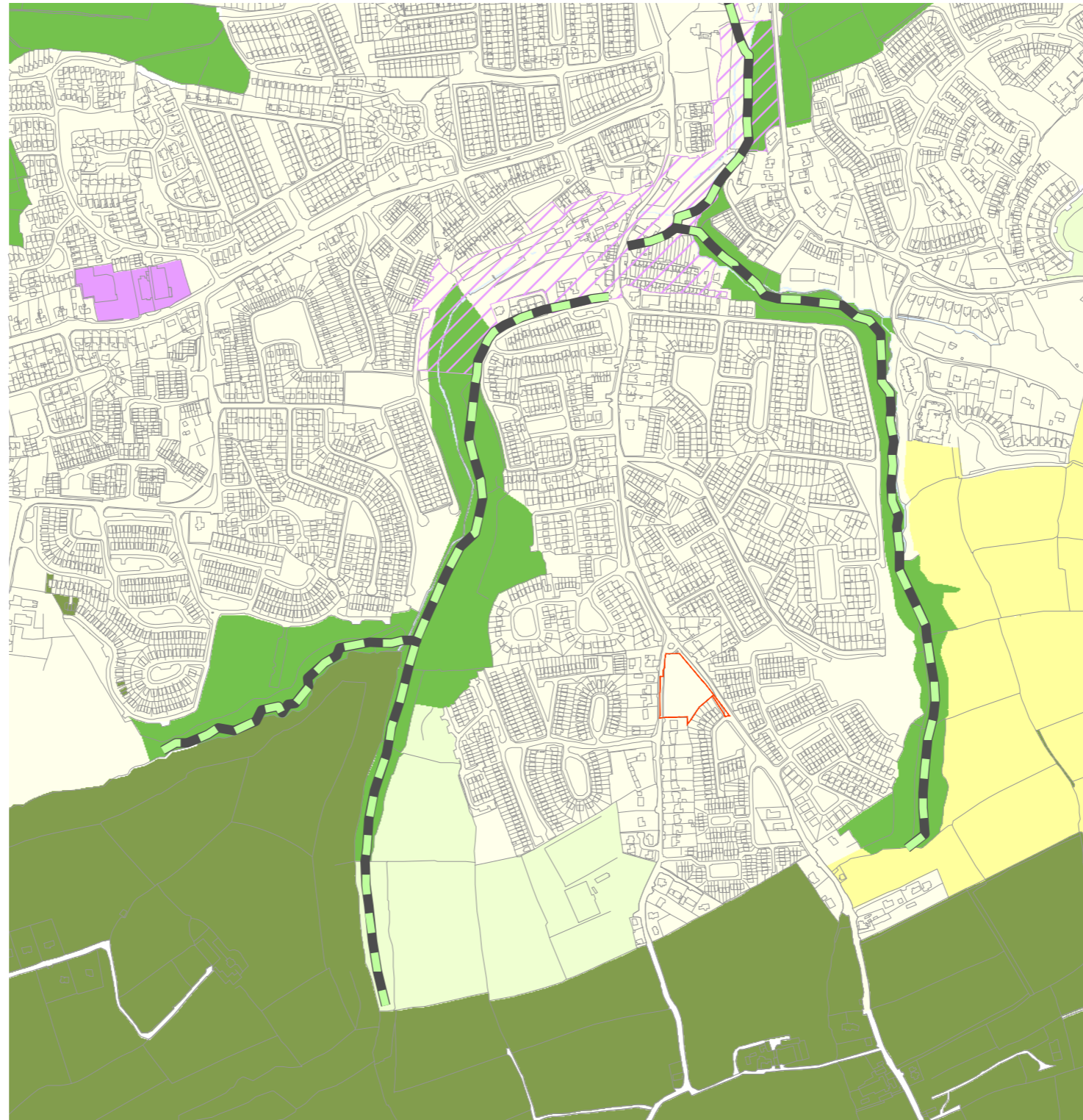
# CORK CITY COUNCIL DRAFT DEVELOPMENT PLAN 2022-2028

## MAP 14

As the subject lands were within the County Council administrative area prior to the boundary extension in mid 2019, this submission will refer to the Cork City Council draft Development Plan 2022-2028 maps.

The site falls within the *ZO 01 Sustainable Res Neighbourhoods* zone. It is surrounded by the same zoning to the north, south east and west.

**Zoning Objective 1:** To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.



### ZONING OBJECTIVES

- ZO 1.1:**  
The provision and protection of residential uses and residential amenity is a central objective of this zoning. This zone covers large areas of Cork City's built-up area, including inner-city and outer suburban neighbourhoods.
- ZO 1.2:**  
Development in this zone should generally respect the character and scale of the neighbourhood in which it is situated.
- ZO 1.3:**  
Primary uses in this zone include residential uses, crèches, schools, home-based economic activity, open space and places of public worship.
- ZO 1.4:**  
Uses that contribute to sustainable residential neighbourhoods are also acceptable in principle in this zone provided they do not detract from the primary objective of protecting residential amenity and do not conflict with other objectives of this Development Plan.
- ZO 1.5:**  
Where it can be suitable justified, the expansion of zoned Neighbourhood and Local Centres is open for consideration in this zone provided they meet the criteria for such centres set out in Chapter 7 Economy and Employment.
- ZO 1.6:**  
The employment policies in Chapter Economy and Employment designate particular locations for offices, office-based industry and major retailing development, and these uses are not generally permitted in this zone, unless they are community-based enterprises or social enterprises.
- ZO 1.7:**  
Many green areas of open space in residential estates in Cork City area included in this zone. There will be a presumption against development on all open space in residential estates including any green area or public amenity area that formed part of an executed planning permission for development and was identified for the purposes of recreation or amenity open space, including land which has been habitually used as public open space. Such lands shall be protected for recreation, open space and amenity purposes.



# CORK CITY COUNCIL HOUSING PROGRAMME 2021-2023

The current Part 8 scheme is being put forward on foot of Cork City Council seeking submissions from a shortlist, as part of the ITPD process for Lot 1B.

This document, along with the associated drawings, maps and schedules, describes a scheme of mixed housing types (apartments and houses) on the subject site at the junction of Scairt Hill and Donnybrook Hill, designed to meet the growing needs of the city in line with its strategic objectives.

## CORK CITY COUNCIL DRAFT DEVELOPMENT PLAN 2022-2028 STRATEGIC OBJECTIVES:

### **SO 1: Compact Liveable Growth**

Deliver compact growth that achieves a sustainable 15-minute city of scale providing integrated communities and walkable neighbourhoods, dockland and brownfield regeneration infill development and strategic greenfield expansion adjacent to existing city.

### **SO 2: Delivering Homes and Communities**

Provide densities that create liveable, integrated communities by using a mix of house types, tenures and sizes linked to active and public transport. Provide amenities, services and community and cultural uses to enable inclusive, diverse and culturally rich neighbourhoods.

### **SO 3: Transport and Mobility**

Integrate land-use and transportation planning to increase active travel (walking and cycling) and

public transport usage. Enable the key transport projects in the Cork Metropolitan Area Transport Strategy (CMATS) delivering multi-modal usage and smart mobility, accessible for all.

### **SO 4: Climate and Environment**

Transition to a low-carbon, climate-resilient and environmentally sustainable future. Implement climate mitigation and adaptation measures that reduce our carbon footprint including sustainable energy consumption, sustainable transport, circular economy, green construction and flood risk mitigation and adaptation.

### **SO 5: Green & Blue Infrastructure, Open Space and Biodiversity**

Manage and enhance green and blue infrastructure, to protect and promote biodiversity, ecology and habitat connectivity, protect natural areas, enhance landscape character and maritime heritage, and manage access to green and blue spaces that provide recreation, amenity and natural areas.

### **SO 6: Economy and Employment**

Be a national and regional economic driver delivering strong, resilient, diverse and innovative economic growth. Focus new employment in strategic areas across the city. Enhance Cork's role as a city of learning, using knowledge and talent as a key enabler for city and economic growth.

### **SO 7: Heritage, Arts and Culture**

Protect and enhance the unique character and

built fabric of the city its neighbourhoods, urban towns and settlements by caring for Protected Structures, archaeological monuments and heritage, Architectural Conservation Areas and intangible heritage. Identify, protect, enhance and grow Cork's unique cultural heritage and expression in an authentic and meaningful way. Ensure Cork's heritage, culture and arts are celebrated and developed to create an attractive, vibrant and inclusive place to live, work, study and visit.

### **SO 8: Environmental Infrastructure**

Ensure efficient and sustainable use of water services, enhance water quality and resource management. Manage waste generation and treatment and support the principles of the circular economy. Improve air quality and promote proactive management of noise. Enable the sustainable delivery of digital infrastructure, renewable energy and environmental improvements.

### **SO 9: Placemaking and Managing Development**

Develop a compact liveable city based on attractive, diverse and accessible urban spaces and places. Focus on enhancing walkable neighbourhoods that promote healthy living, wellbeing and active lifestyles, where placemaking is at the heart. Follow a design-led approach with innovative architecture, landscape and urban design that respects the character of the city and neighbourhood.





# 05 | URBAN DESIGN CRITERIA



# URBAN DESIGN CRITERIA

## Context

The subject site forms part of the southern boundaries of the city, which is located in an established residential area.

## Connections

The layout of the site provides for useful integration of the 207 bus route terminus to the north. It incorporates a large open green space and provides pedestrian access through the site from Scairt Hill to Donnybrook Hill.

## Inclusivity

The majority of the proposed units are of a single storey type which would be suited to a wide range of occupants. They are easily accessed either by private car, by public transport or on foot/bicycle.

## Variety

The provision of two storey 3-bed houses contributes to the broad range of unit types available in the overall scheme. The design of these 8 no. terraced houses is similar to that of the surrounding context, and the single storey apartment types offer more flexibility in the units available.

## Efficiency

The current proposal ensures all parts of the site are used to provide high quality residential units with large open green spaces to create the necessary buffers between new and existing residents, making efficient use of new and existing infrastructure.

## Distinctiveness

The houses are designed to form a coherent part of the overall scheme, utilising the same visual language to tie in with the apartment blocks. The development uses materials and form as its surroundings, using detailing and colour to provide distinctiveness.

## Layout

The layout of the 8no. houses at the southern edge is designed to create a sense of privacy for the nearest existing properties there and securing the rear gardens on both sides. The main blocks are located to the north-eastern corner, to allow for a large open green space to the west to provide a buffer to the existing houses along Scairt Hill.

## Public Realm

Two areas of public space are provided; one on to the small roundabout to the north and the open green space to the west. Both allow for easy circulation through the site as well as access to the public transport turning point and the provided car and secure bicycle parking.

## Adaptability

Whilst not specifically designed to lifetime homes standards, the majority of the units proposed in the current application are single storey and readily adaptable to various occupants and changing needs over time.

## Privacy and Amenity

With over 50% dual aspect, and all blocks orientated to 45deg to north, they enjoy good sunlight aspect throughout the year with direct north facing aspects minimised. Good separation distances to existing as well as neighbouring blocks provide for privacy, with the terrace houses having private rear gardens. The central green space to the west provides ample outdoor amenity, with easy access to the secure bicycle parking.

## Parking

The parking arrangement allows for 46 car spaces to be accessed directly from within the site. 90 secure bicycle parking spaces are provided at ground level of Block A.

## Detailed Design

The materiality and detailing of the scheme uses neutral tones and clean finishes to minimise its impact and form a coherent part of the surrounding context.



## 06 | SITE SERVICES

Please refer to engineer's report for site services layout, access and connection points.