



ARCHITECTURAL DESIGN STATEMENT

RESIDENTIAL DEVELOPMENT ON
KINSALE ROAD, Co. CORK

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1.0 Introduction

This Architectural Design Statement has been produced to accompany the Part 8 submission to the Cork City Council Housing Programme for the site located on Kinsale Road, Co. Cork. It is proposed that the site will accommodate 39 no. residential units.

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.

SCHEDULE OF ACCOMODATION		
Unit No.	Description	Unit Area
1	1 Bedroom Apartment	49.0 SQ.M.
2	1 Bedroom Apartment	49.3 SQ.M.
3	2 Bedroom Apartment	69.2 SQ.M.
4	1 Bedroom Apartment	49.2 SQ.M.
5	1 Bedroom Apartment	49.1 SQ.M.
6	2 Bedroom Apartment	73.9 SQ.M.
7	2 Bedroom Apartment	79.3 SQ.M.
8	1 Bedroom Apartment	48.6 SQ.M.
9	1 Bedroom Apartment	49.3 SQ.M.
10	1 Bedroom Apartment	49.3 SQ.M.
11	2 Bedroom Apartment	74.2 SQ.M.
12	1 Bedroom Apartment	49.2 SQ.M.
13	1 Bedroom Apartment	49.1 SQ.M.
14	2 Bedroom Apartment	73.9 SQ.M.
15	2 Bedroom Apartment	79.3 SQ.M.
16	1 Bedroom Apartment	48.6 SQ.M.
17	1 Bedroom Apartment	49.3 SQ.M.
18	1 Bedroom Apartment	49.3 SQ.M.
19	2 Bedroom Apartment	74.2 SQ.M.
20	1 Bedroom Apartment	49.2 SQ.M.
21	1 Bedroom Apartment	49.1 SQ.M.
22	2 Bedroom Apartment	73.9 SQ.M.
23	2 Bedroom Apartment	79.3 SQ.M.
24	1 Bedroom Apartment	48.6 SQ.M.

25	1 Bedroom Apartment	49.3 SQ.M.
26	1 Bedroom Apartment	49.3 SQ.M.
27	2 Bedroom Apartment	74.2 SQ.M.
28	1 Bedroom Apartment	49.2 SQ.M.
29	1 Bedroom Apartment	49.1 SQ.M.
30	2 Bedroom Apartment	73.9 SQ.M.
31	2 Bedroom Apartment	79.3 SQ.M.
32	1 Bedroom Apartment	48.0 SQ.M.
33	1 Bedroom Apartment	48.0 SQ.M.
34	1 Bedroom Apartment	48.7 SQ.M.
35	2 Bedroom Apartment	68.3 SQ.M.
36	1 Bedroom Apartment	49.2 SQ.M.
37	1 Bedroom Apartment	49.1 SQ.M.
38	2 Bedroom Apartment	73.9 SQ.M.
39	2 Bedroom Apartment	79.3 SQ.M.
TOTAL NUMBER OF UNITS: 39		
SITE AREA: 0.183 Ha / 0.45 Acres		
OPEN SPACE: 15% (within Central Courtyard)		
SITE DENSITY: 213 UNITS / HECTARE (39/0.183)		

NO. OF BEDS	
Total No. of 1 Beds	24
Total No. of 2 Beds	15

2.0 Site

2.1 Site Location

The development site, measuring approximately 0.183 hectares, is located on Kinsale Road, in Cork City which is to the south of Cork City Centre. Cork City Suburbs such as Frankfield and Togher are located a 5 to 15 minute cycle to the south and west with Cork City a 10 minute cycle to the north. These areas include social infrastructure facilities such as Musgrave Park and Tramore Valley Park, schools, churches and various other facilities also providing many employment opportunities to residents.

The proposed development will consist of 39 no. residential units in total. The form, architecture and scale of the development is consistent and compatible with the existing context and surrounding developments.



2.2 Site Suitability

The site is located on the Kinsale Road which connects the Kinsale Road Roundabout to Pearse Road. There are a number of local amenities within close proximity to the site which includes an ALDI, Turners Cross Retail Park and Tramore Valley Park.

The location of the site promotes cycling, walking and the use of public transport. A high frequency bus stop located nearby links the site to Cork City Centre which will encourage future residents towards sustainable modes of transport as an alternative to car use.

2.3 Characteristics

Currently on the site is a vacant industrial building to be demolished. The east of the site is bounded by Kinsale Road where access to the development is achieved. Industrial buildings are located to the west and north of the site with a McDonalds located to the south of the site. Adjoining the site to the south west is Musgrave Park. The site is also situated in close proximity to a range of public amenities such as retail parks and public parks.

2.4 Aerial Photos



AERIAL VIEW OF SITE FROM THE **NORTH**



AERIAL VIEW OF SITE FROM THE **EAST**



AERIAL VIEW OF SITE FROM THE **SOUTH**



AERIAL VIEW OF SITE FROM THE **WEST**

3.0 Site Strategy

The proposed development has been designed as a direct response to the grain of development surrounding the site. Pedestrian connections to the site entrance and the nearby amenities will create an inclusive development that is accessible for all. 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.

4.0 Development Plan Objectives

The site as it zoned as 'Residential, Local Services and Institutional Uses' in the Cork City Development Plan 2015. Objective ZO 4 of the Development Plan applies to these lands:

'To facilitate and provide for residential uses, local services, institutional uses, and civic uses, having regard to employment policies in Chapter 3'.

Proposed residential uses on site will be consistent with the zoning policy as outlined above. The site is also immediately adjoins a designated neighbourhood centre.

The proposed development is in line with the zoning objective which supports residential development on the site. The proposed density is in line with the Cork City Development Plan 2015 and Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), May 2009 which encourage densities greater than 35 dwellings per hectare on infill/suburban sites. There are no other Development Plan designations which affect the development potential of the site.

Information regarding the Cork City Development Plan Objectives were developed in conjunction with McCutcheon Halley Planning Consultants.

5.0 Design Considerations

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

5.1 Context – Boundary Conditions (Consideration 1)

Currently on the site is a vacant industrial building to be demolished. The east of the site is bounded by Kinsale Road where access to the development is achieved. Industrial buildings are located to the west and north of the site with a McDonalds located to the south of the site. Pedestrian access will be achieved from Kinsale Road to the East.

5.2 Access & Connections (Consideration 2)

The site is close in proximity to Kinsale Road Roundabout and South Douglas Road which connects the site to Cork City Centre where public transport connections are available. Main City Centre facilities are located within approx. 25 min walk from the site.

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

Each apartment will have a private outdoor amenity space, areas of which will exceed the minimum guidelines set out in the 2020 'Design Standards for New Apartments'.

5.4 Efficiency – (Consideration 5)

The proposed layout considers the existing properties surrounding the site, the topographical nature of the site and the surrounding residential amenities to provide the most efficient approach to developing the site for the proposed unit types. The design efficiently reuses the area of the existing site to maximise usability and to provide the best possible orientation for the apartments. All apartments are provided with adequate daylight, with a series of apartments also benefiting from a dual-aspect orientation. The sizes of the units are designed to accommodate the needs of ambulant disabled occupants and to provide adequate storage space, whilst maintaining appropriately sized rooms within apartments.

5.5 Distinctiveness/Layout - Consideration 6/7

Each apartment is provided with sufficient private amenity space, in the form of a protected ground floor terrace space or balconies in the case of the upper floor units.

5.6 Adaptability - Consideration 9

The units in the development are provided with the required storage. Designated store rooms along with smaller storage units are provided. This adds to the usability of the building. Bulky infrequently used items can be stored away from the main living space.

5.7 Privacy & Amenity - Consideration 10

All units will be constructed to prevent acoustic transfer. A communal bin area is provided on the ground floor.

5.8 Parking – (Consideration 11)

As this development is very close to the city centre, there is no requirement for car parking on the site and 3 no. visitor parking spaces will be provided. The site is within short walking distance to Cork City and a range of local amenities. An adequate no. of bicycle spaces will be provided.

5.9 Detail Design – (Consideration 12)

The design of the proposal has been considered in order to enhance the urban architecture within the locality. The use of durable materials will ensure the overall efficiency of the design and aid in the general upkeep of the proposal.

During the design process, the improvement of the social cohesion and community life in the area was taken into account. The proposal is situated in a developed area with a general mix of residential and industrial buildings located nearby. The density and massing of the building has been designed to enhance the social cohesion within the community, reflecting the taller industrial buildings and the Musgrave Park stands, while respecting the lower density housing schemes to the east and north. By utilising the connections to amenities around the site, a sense of connection and community will be established and aid in creating a coherent scheme.

The external materials of the dwellings make a positive contribution to the locality. A proposed mix of contrast render, brick and pressed metal will provide for a contemporary development while respecting the existing buildings adjacent to the site. The placement of the materials within the elevational treatment has been designed to give a distinctiveness to the proposal while following a similar design language to the adjacent buildings surrounding the site.

The proposed development has been designed to provide high quality residential units that will contribute positively to Cork City Centre and provide much needed housing to Metropolitan Cork. The proposed site layout focuses on the creation of distinctive streetscapes with different material finishes that help generate a highly efficient scheme and assist our vision of place making.



6.0 Site Services

The site is fully serviced. Confirmation of Feasibility has been obtained from Irish Water. An updated services report prepared by RKA Consulting Engineers will be submitted as part of the Part 8 planning application documentation.