



# ARCHITECTURAL DESIGN STATEMENT

RESIDENTIAL DEVELOPMENT AT  
DUBLIN PIKE, BALLINCROKIG, 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 in Dublin Pike, Ballincroilig, Co. Cork. It is proposed that the site will accommodate 72 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.

<b>HOUSING SCHEDULE</b>				
UNIT TYPE	UNIT NO.	BEDS/PERSON	AREA (m <sup>2</sup> )	AREA (ft <sup>2</sup> )
<b>TYPE A1 - GF Apt</b>	4	2B/3P	69.2	745
<b>TYPE A2 - GF Apt</b>	4	2B/3P	69.2	745
<b>TYPE B1 - Duplex</b>	8	3B/5P	101.0	1087
<b>TYPE C1 - GF Apt.</b>	12	1B/2P	49.4	532
<b>TYPE C2 - GF Apt.</b>	8	1B/2P	49.4	532
<b>TYPE D1 - Duplex</b>	12	2B/4P	87.9	946
<b>TYPE D2 - Duplex</b>	8	2B/4P	87.9	946
<b>TYPE E1 - GF Apt.</b>	5	1B/2P	49.4	532
<b>TYPE E2 - GF Apt.</b>	3	1B/2P	49.4	532
<b>TYPE F1 - Duplex</b>	5	2B/4P	87.9	946
<b>TYPE F2 - Duplex</b>	3	2B/4P	87.9	946
<b>TOTAL NO</b>		<b>72</b>		
<b>SITE AREA (RED BOUNDARY)</b>		2.91Ha		
<b>DEV. AREA (ORANGE BOUNDARY)</b>		1.26Ha		
<b>DENSITY</b>		57.1 UPH		
<b>USABLE OPEN SPACE</b>		14%		

# 2.0 Site

## 2.1 Site Location

The development site, measuring approximately 2.91 hectares, is located in Dublin Pike, Ballincroilig, Co. Cork which is to the northeast of Cork City Centre. Cork City Suburbs such as Blackpool and Ballyvolane are located a 5 to 10 minute cycle to the south with Cork City just beyond. These areas include social infrastructure facilities such as schools, churches and various other facilities also providing many employment opportunities to residents.

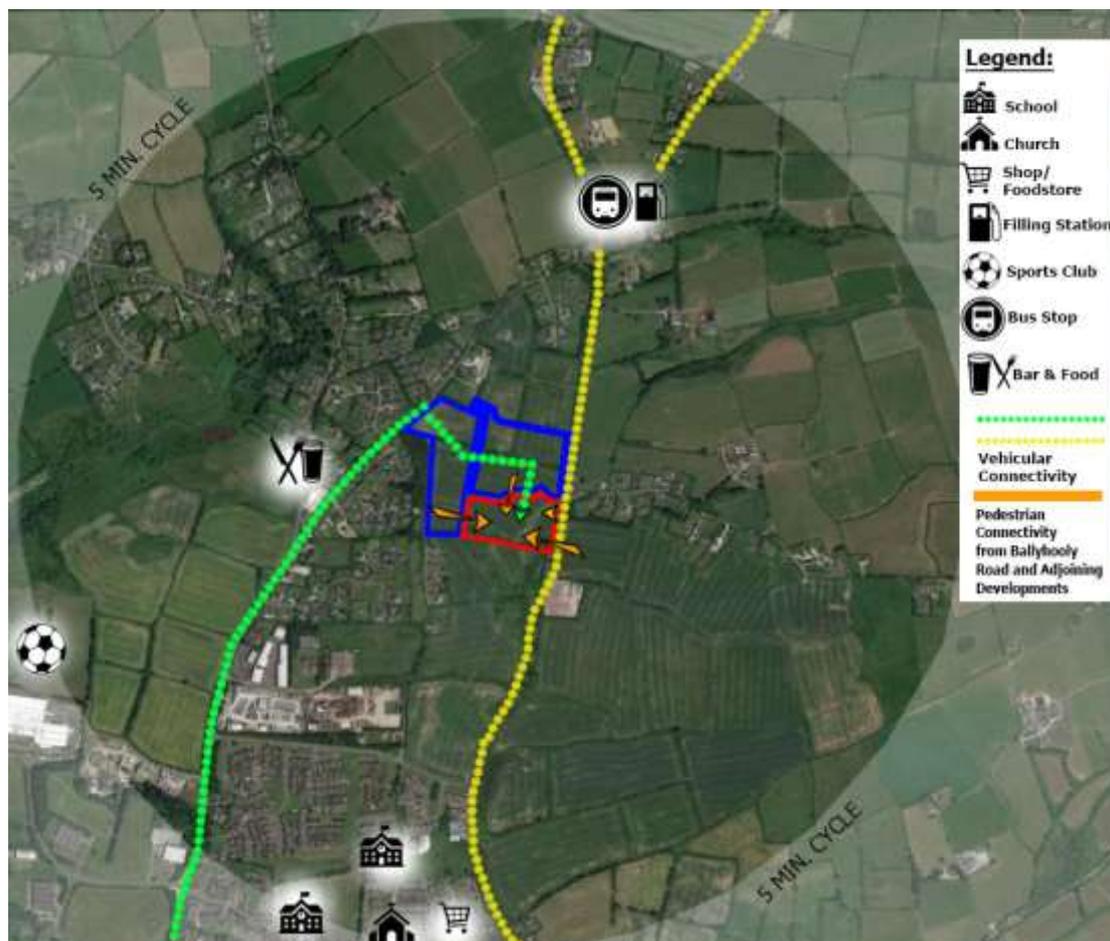
The proposed development will consist of 72 no. residential units in total. The form, architecture and scale of the development is consistent and compatible with the existing context and surrounding developments.



## 2.2 Site Suitability

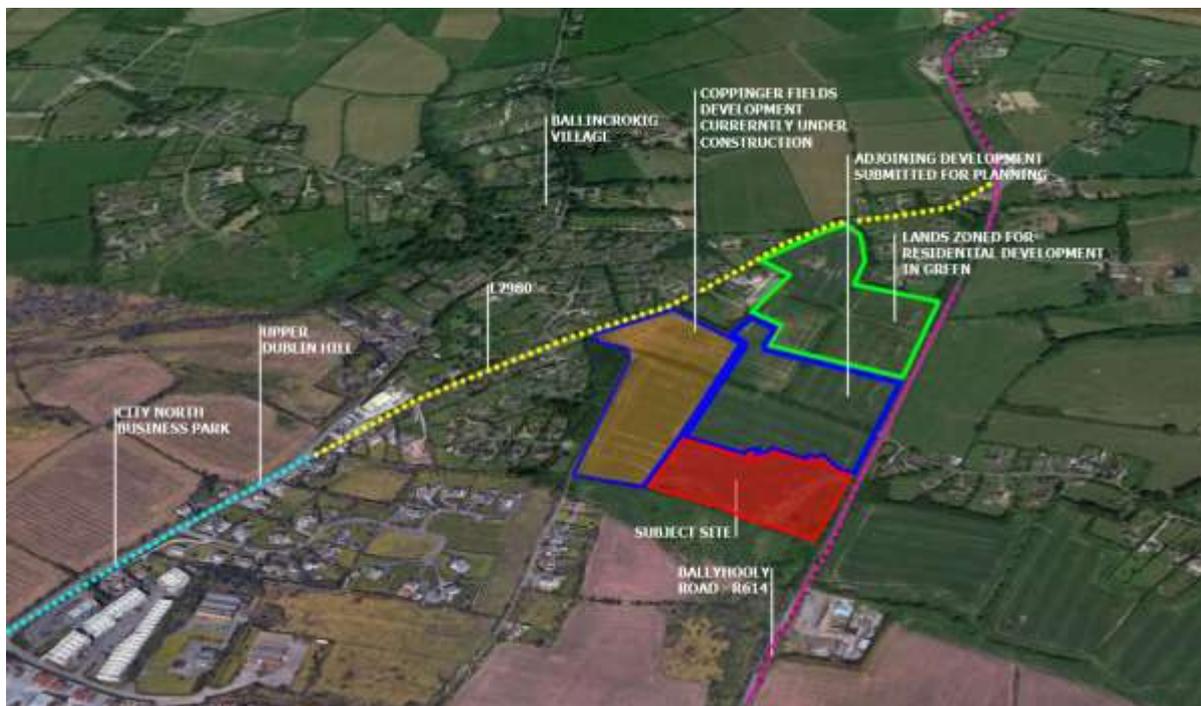
The site is located off the Ballyhooly Road and the L2980 from Ballyvolane. There are a number of local amenities within close proximity to the site which includes Dunnes Stores, LIDL, St. Oliver's Catholic School and St. Aidan's Community College.

The location of the site promotes cycling, walking and the use of public transport in close proximity to the number 248 bus stop and 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

The site is accessed from the east via the Ballyhooly road and via the adjoining development to the north (Planning Ref: 21/40038). To the south of the site are undeveloped greenfields and a few existing houses. To the west of the site is the Coppinger Fields development which is currently under construction. The existing topography of the site contains 2 archaeological features in the form of a Ringfort and a Fulacht Fia. These parts of the site can be retained as natural features that will act as visual amenities for residents.



## 2.4 Aerial Photos



AERIAL VIEW FROM SOUTH



AERIAL VIEW FROM NORTH



AERIAL VIEW FROM EAST



AERIAL VIEW FROM 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 between the site entrance and the on-site 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. Units are designed to overlook communal open spaces and encourages a sense of community within the development. This also allows for the passive surveillance of these amenity spaces.

## 4.0 Development Plan Objectives

Following the extension of the city boundary in June 2019, the subject site now sits within the administration of the City Council. The Cork County Council Development Plan still applies to the subject site until the updated Cork City Development Plan is established which will include these lands.

The subject Site is currently zoned as 'Cork City North Environs' in the Cork County Council Development Plan (CDP) 2014 – 2021. In this area, the CDP Objective CS 3-1 aims for the;

*'Growth in population and employment so that the Cork Gateway can compete effectively for investment and jobs. Develop to complement and consolidate the development of the city as a whole and providing enhanced potential to rebalance the City through new development in the north.'*

Ballyvolane is included within the 'County Metropolitan Cork Strategic Planning Area' in the CDP. Regarding this area with objective CS 4-1 of the CDP states;

*'Develop the Cork City Environs so that they complement the City as a whole. In the south, priority should be given to consolidating the rapid growth that has occurred in recent years by the provision of services, social infrastructure and recreation facilities to meet the needs of the population. The north Environs will play a major role in the rebalancing of the City in terms of future population and employment growth.'*

Information regarding the Cork County Development Plan Objectives were developed in conjunction with Coakley O'Neill Planning Consultants as part of the planning submission for the adjoining development to the North.

# 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)

Access to the development site is achieved via the Ballyhooly Road to the east and via the adjoining development to the north (Planning Ref: 21/40038). The Coppinger Fields development is located to the west which is currently under construction. There are also undeveloped greenfields to the south. There are also a range of existing natural features on site that will be incorporated into the public realm design. In the western section of the site, there are existing power lines which are buffered by a 50m exclusion zone with this space being utilised as a linear park.

## 5.2 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 provides attractive connections for pedestrians, cyclists and vehicles. The proposed development is easily accessible to all amenities within the area. A series of pedestrian footpaths will connect units on site to the site entrances.

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

There are generous communal spaces located strategically within the development. These will contain a mix of hard and soft landscaped elements which will contribute to the quality of life for the residents. Variety within the public realm will help create distinctive spaces that aid in wayfinding for residents/visitors to the site. Units are designed to overlook these open spaces to provide passive surveillance throughout the development and form small communities within the overall development.

## 5.4 Efficiency – (Consideration 5)

The proposed layout considers the existing properties surrounding the site, the topographical nature of the site and the residential amenities of the proposed units 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 give generous external private and public spaces.

## 5.5 Distinctiveness/Layout – (Consideration 6/7)

The proposed layout has been arranged to maximise the sites development potential. Units within the scheme are arranged to overlook the communal open spaces and the layout has been organised to prevent overlooking of adjoining properties. The site also contains generous pedestrian links throughout that connect the different communal spaces. This will ensure that an inclusive development is formed whereby all residents have access to the on-site amenities.

## 5.6 Adaptability – (Consideration 9)

The units in the development are provided with the required storage. This adds to the usability of the units. Bulky or infrequently used items can be stored away from the main living spaces in the designated storage areas.

## 5.7 Privacy & Amenity – (Consideration 10)

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.

## 5.8 Parking – (Consideration 11)

There is provision for 1.25 car parking spaces per unit provided for the units within the development along with an adequate amount of bicycle parking.

## 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 development includes areas which evolve naturally around the existing archaeological features and the primary open spaces and create a neighbourhood with its own distinctiveness. By utilising the access points from the east and from the development to the north (Planning Ref: 21/40038), a sense of connection and community will be established and aid in creating a coherent scheme.

The external materials of the units make a positive contribution to the locality and surrounding context. A proposed mix of render, slate, stone and pressed metal will provide for a development which respects the existing developments and dwellings nearby. Generous open spaces with landscaping will enhance the overall design of the development. 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.

The proposed development has been designed to provide high quality residential units that will contribute positively to Ballincroikig 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

Please refer to the accompanying report by O'Shea Leader Consulting Engineers (OSL) for all information relating to site services.