

ARCHITECTURAL DESIGN STATEMENT

RESIDENTIAL DEVELOPMENT ON
FARRANLEA ROAD, CORK

PREPARED BY:

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Contents

1.0 Introduction

2.0 Site

- 2.1 Site Location
- 2.2 Site Suitability
- 2.3 Characteristics
- 2.4 Aerial Photos

3.0 Site Strategy

4.0 Development Plan Objectives

5.0 Design Considerations

- 5.1 Context - Boundary Conditions
- 5.2 Access and Connections (DMURS)
- 5.3 Inclusivity, Variety & Public Realm
- 5.4 Efficiency
- 5.5 Distinctiveness / Layout
- 5.6 Adaptability
- 5.7 Privacy and Amenity
- 5.8 Parking
- 5.9 Detailed Design

6.0 Site Services

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 Farranlea Road, Cork. It is proposed that the site will accommodate 12 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 ACCOMMODATION		
Unit No.	Description	Unit Area
1	2 Bedroom Apartment	74.2 SQ.M.
2	1 Bedroom Apartment	49.3 SQ.M.
3	1 Bedroom Apartment	49.3 SQ.M.
4	2 Bedroom Apartment	74.2 SQ.M.
5	1 Bedroom Apartment	49.3 SQ.M.
6	2 Bedroom Apartment	75.6 SQ.M.
7	2 Bedroom Apartment	74.2 SQ.M.
8	1 Bedroom Apartment	49.3 SQ.M.
9	2 Bedroom Apartment	75.6 SQ.M.
10	2 Bedroom Apartment	74.2 SQ.M.
11	1 Bedroom Apartment	49.3 SQ.M.
12	2 Bedroom Apartment	75.6 SQ.M.

TOTAL NUMBER OF UNITS: 12

SITE AREA: 0.06 Ha / 0.148 Acres

OPEN SPACE: 10%

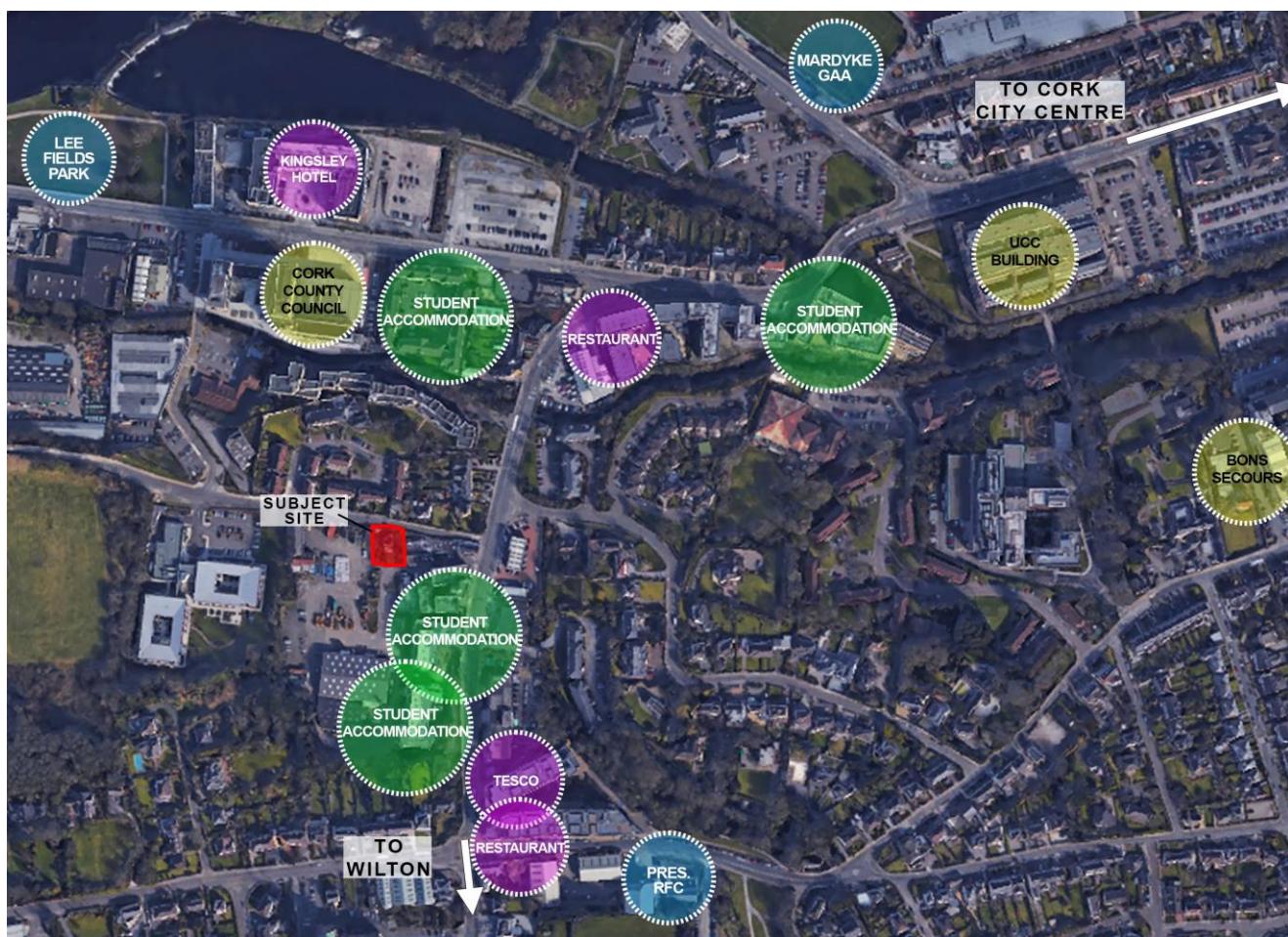
SITE DENSITY: 200 UNITS / HECTARE (12/0.06)

2.0 Site

2.1 Site Location

The development site, measuring approximately 0.06 hectares, is located on Farranlea Road, in Cork City which is to the west of the City Centre. Cork City Suburbs such as Wilton and Bishopstown are located within a 5 to 15 minute cycle to the south and west. Cork City Centre is located within a 10 minute cycle to the east. These areas include social infrastructure facilities such as UCC, schools, churches and various other facilities also providing many employment opportunities to residents.

The proposed development will consist of 12 no. residential units in total. The form, architecture and scale of the development is consistent and compatible with the existing context and surrounding developments.



STUDENT ACCOMMODATION



RESTAURANTS, SHOPS AND HOSPITALITY AMENITIES



PLAYING PITCHES AND OUTDOOR AMENITIES



UCC, COUNCIL AND HOSPITAL BUILDINGS

2.2 Site Suitability

The site is located on Farranlea Road which is just off Victoria Cross. There are a number of local amenities within close proximity to the site which includes a Tesco Express, LIDL, ALDI and University College Cork.

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.

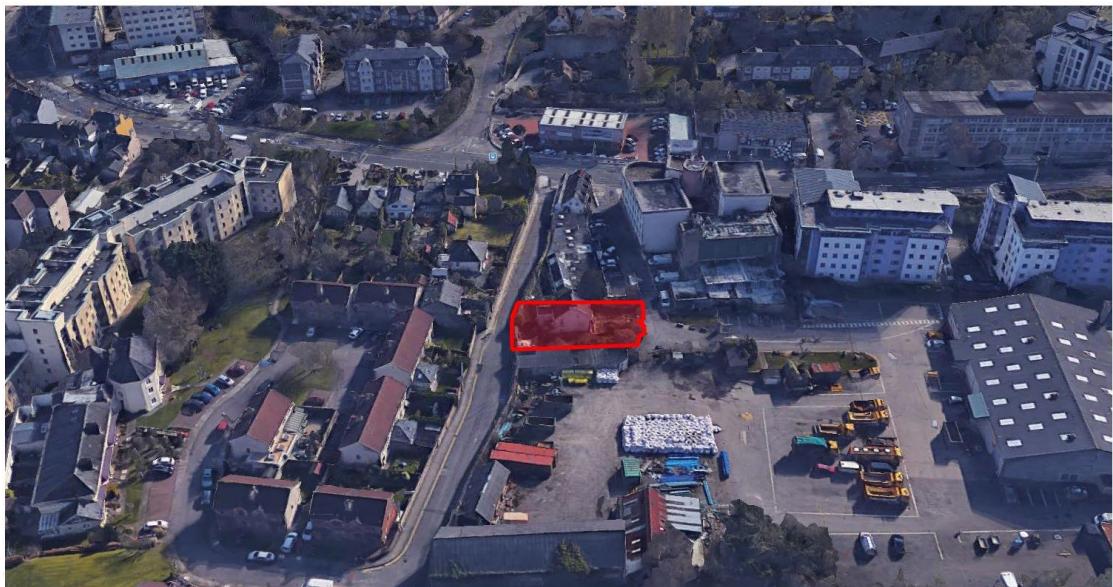
2.3 Characteristics

The north of the site is bounded by Farranlea Road with a small access road located to the south. Access to the development is achieved via this access road to the south which joins onto Victoria Cross. To the east of the site are small office spaces and an industrial yard to the west. The site is also situated in close proximity to student accommodation buildings such as Victoria Station and Farranlea Hall. The site is situated near a range of public amenities such as the Lee Fields Park and the Curragheen River walk.

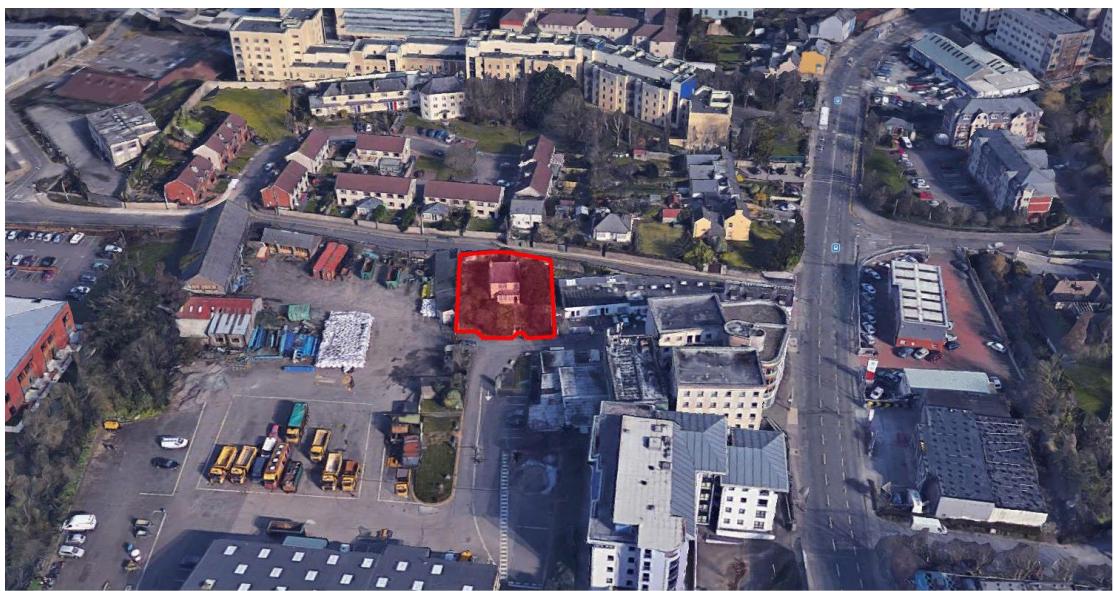
2.4 Aerial Photos



AERIAL VIEW FROM NORTH



AERIAL VIEW FROM WEST



AERIAL VIEW FROM SOUTH



AERIAL VIEW FROM EAST

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 is zoned as ‘Sustainable Residential Neighbourhoods’ in the Cork City Development Plan 2022-2028. Objective ZO 01 of the Development Plan applies to these lands:

‘To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.’

Proposed residential uses on site will be consistent with the zoning policy as outlined above. The site is also located close to two zoned neighbourhood and local centres at Victoria Cross and Dennehy’s Cross.

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 site is a vacant house which is to be demolished. The north of the site is bounded by Farranlea road with a small access road located to the south. Primary access to the development is achieved via Farranlea road while the development can also be accessed from the access road to the south which joins onto Victoria Cross. To the east of the site are small office spaces and an industrial yard to the west. The entrance to the building will be from the north. Pedestrian access is achieved from Farranlea road to the north.

5.2 Access & Connections (Consideration 2)

The proposed development has been designed in order to create a development with an urban feel whilst also creating a safe environment for the users. The site is close in proximity to Western Road which connects the site to Cork City Centre where public transport connections are available. Main City Centre facilities are located within approx. 20 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 2023 '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 uses the existing site to maximise usability and to provide the best possible orientation for the apartments. All apartments are provided with adequate daylight, with the majority of apartments also benefiting from a dual-aspect orientation. The sizes of the units are designed in line with the 2023 'Design Standards for New Apartments' and are provided with 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.

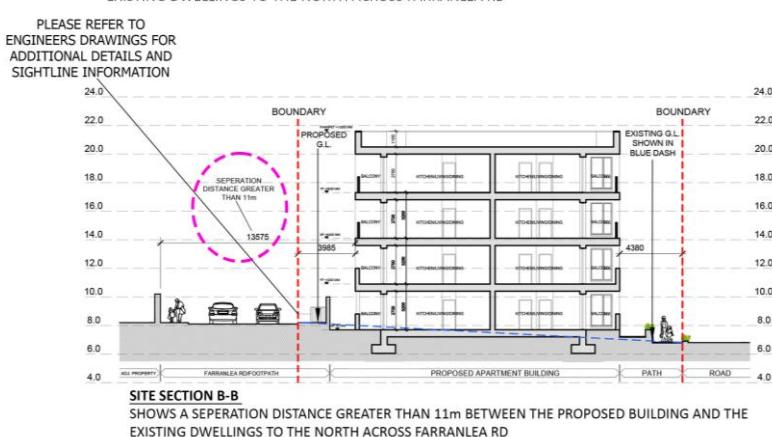
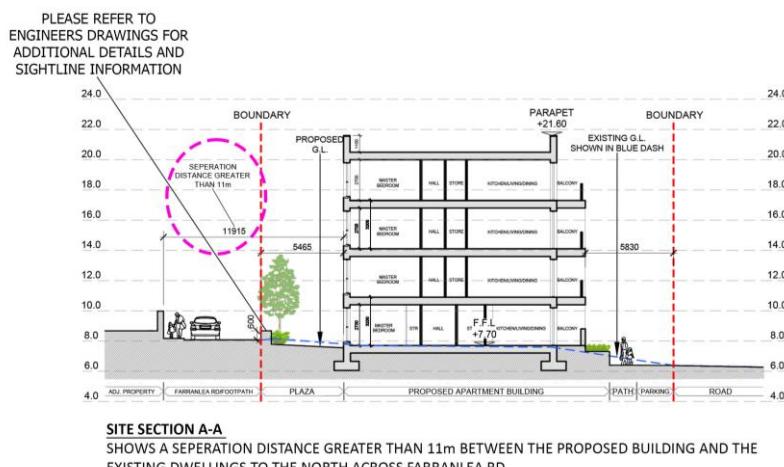
5.6 Adaptability - Consideration 9

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 store is provided for the residents located within the building footprint at ground floor.

Careful consideration has been given to the relationship between the proposed building and the existing dwellings to the north that are located on Farranlea Rd. Separation distances that exceed 11m have been incorporated to ensure that the residential amenity of these units is not impacted/overlooked.



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 2 no. visitor parking spaces will be provided. The site is within short walking distance to Cork City and a range of local amenities. A total of 26no bicycle spaces have been provided for the scheme.

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 take into account. The proposal is situated in a developed area with numerous 4 to 5 storey buildings located nearby. The density and massing of the building has been designed to enhance the social cohesion within the community while respecting the lower density housing schemes to the north. By utilising the connections created from the north and south of the site, a sense of connection and community will be established and aid in creating a coherent scheme.

The external materials of the building make a positive contribution to the locality. A proposed mix of brick, off-white/grey render 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.



VIEW OF NORTH FACING ELEVATION – MAIN ENTRANCE



VIEW OF SOUTH FACING ELEVATION

6.0 Site Services

Please refer to the accompanying report by Ray Keane & Associates Consulting Engineers (RKA) for all information relating to site services.