



**PROPOSED DEVELOPMENT
AT OLD WHITECHURCH RD.,
CORK**

Design Statement

prepared by:

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PROJECT NO.: 21051

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**Proposed Development
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1.0 Introduction / Schedule of Accommodation

This document has been prepared by Deady Gahan Architects in support of a proposed residential development on Old Whitechurch Rd., Cork.

The design of the proposed scheme has been directly informed by 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 city and deliver much needed housing to Metropolitan Cork. The proposed site layout focuses on the creation of distinctive streetscapes with different widths and surface treatments that help generate a highly efficient scheme and assists our vision of placemaking.

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.

We consider the proposed scheme provides for a wide range of housing options for Cork which will contribute to the City's sustainable growth into the near future.

SCHEDULE OF ACCOMMODATION			
UNIT MIX			
HOUSE TYPE	NO. OF BEDS	NO. OF UNITS	PERCENTAGE
Detached	4 Bed	1	1.1%
Semi Detached	3 Bed	72	75.8%
Townhouse	3 Bed	8	8.4%
Townhouse	2 Bed	6	6.3%
Apartments	3 Bed	4	4.2%
Apartments	1 Bed	4	4.2%
TOTAL NO. OF UNITS		95no	100.0%
Site Area (red boundary)			3.6 HA/8.9 Acres
Developable Area <small>(excludes steeply sloped landscaped embankments, area fronting the railway line and the existing pylon)</small>			2.71 HA/ 6.70 Acres
Density			35.0 Units/Ha
Usable Open Space			10.0%

SCHEDULE OF UNITS				
HOUSE TYPE	NO. OF BEDS	AREA (sq m)	AREA (sq ft)	NO. OF UNITS
A1 - DETACHED	4 BEDS	139.7 sq m	1504 sq ft	1
B1/B1(m) - SEMI-DETACHED	3 BEDS	115.5 sq m	1243 sq ft	66
B2/B2(m) - SEMI-CORNER	3 BEDS	121.8 sq m	1311 sq ft	6
C1/C1(m) - TOWNHOUSE	3 BEDS	110.2 sq m	1186 sq ft	8
D1/D1(m) - TOWNHOUSE	2 BEDS	88.2 sq m	949 sq ft	6
E1/E1(m) - GF APARTMENT	1 BEDS	54.9 sq m	591 sq ft	2
F1/F1(m) - DUPLEX APARTMENT	3 BEDS	112.4 sq m	1209 sq ft	2
E2/E2(m) - GF APARTMENT	1 BEDS	54.9 sq m	591 sq ft	2
F2/F2(m) - DUPLEX APARTMENT	3 BEDS	112.4 sq m	1209 sq ft	2
			TOTAL UNITS	95



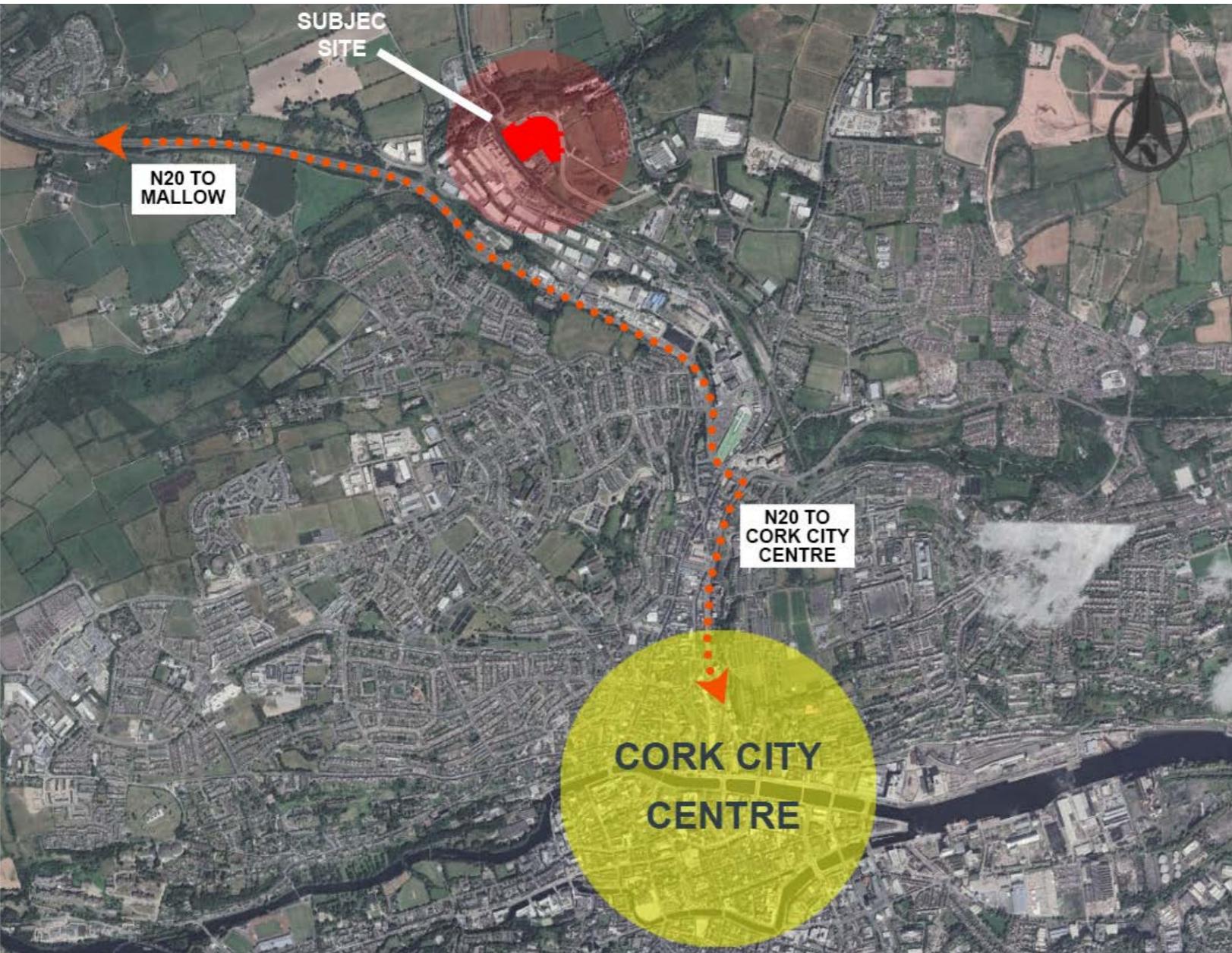
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2.0 Site

2.1 Site Location

The 3.6 ha subject site, with a developable area of 2.71 ha, is situated approximately 3.5 km north of Cork City Centre, in an area characterised by commercial and residential use. It is located off the N20 and a new road that meanders along the eastern boundary of the site to connect Old Mallow Road in the north with Old Whitechurch Road in the Southeast.

The site is located within a 25 minute journey by public transport to Cork City Centre.



The proposed development will consist of 1no. accessible 4 bed detached, 72no. 3 bed semi-detached, 8no. 3 bed townhouses, 6no. 2 bed townhouses, 4no. 3 bed duplex apartments & 4no. 1 bed apartments. The form, architecture and scale of the development is consistent with the immediate context and it will enhance the visual amenity of the site as a whole.

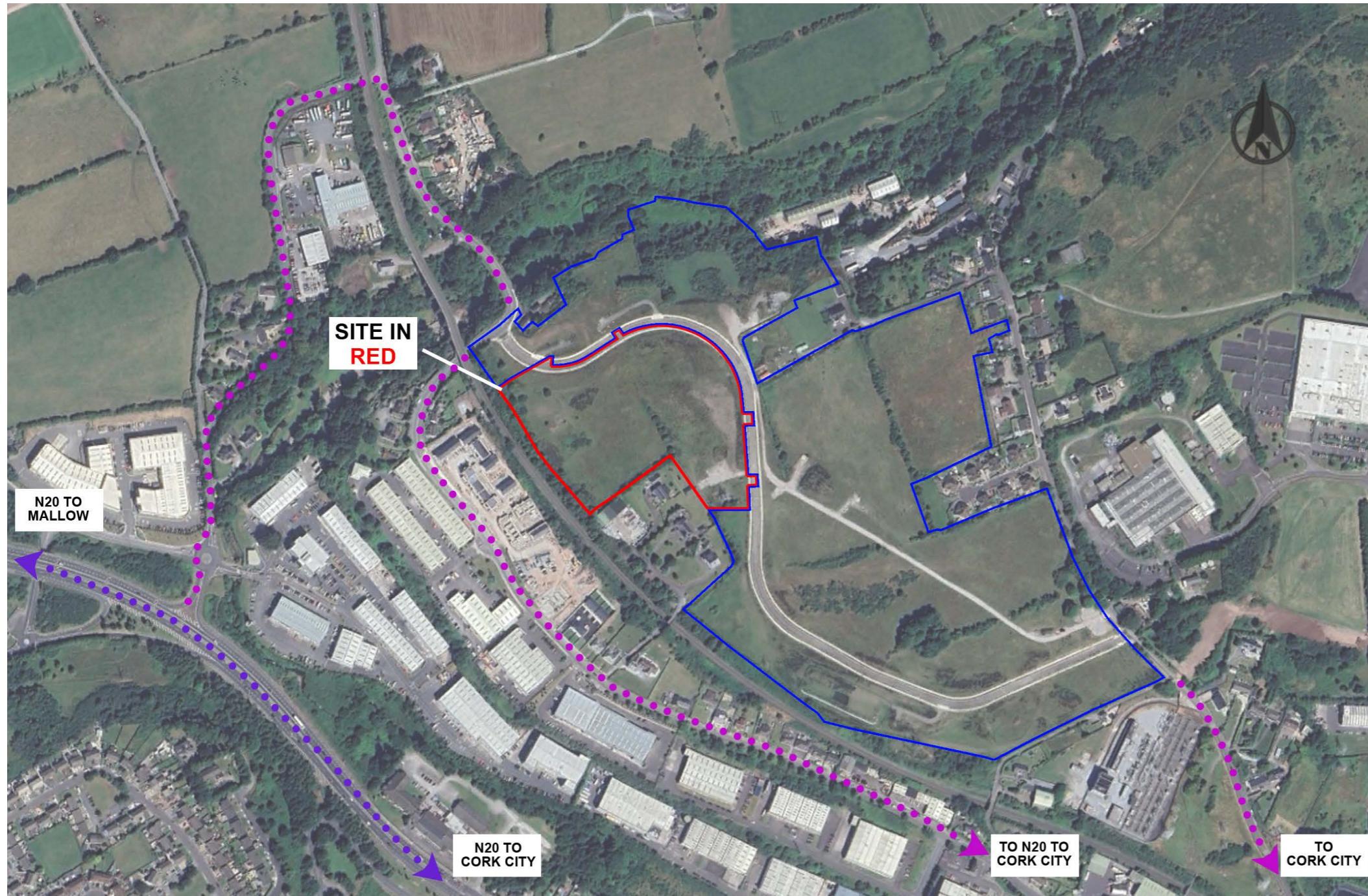


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2.0 Site

2.2 Site Connections

The subject site is situated in a prominent location off the N20 which provides easy access to Blarney, Mallow and Cork City Centre. An existing road meanders along the eastern boundary of the site and provides a link between Old Mallow Road in the north with Old Whitechurch Road in the Southeast. The site is located within a 25 minute journey by public transport to Cork City Centre.



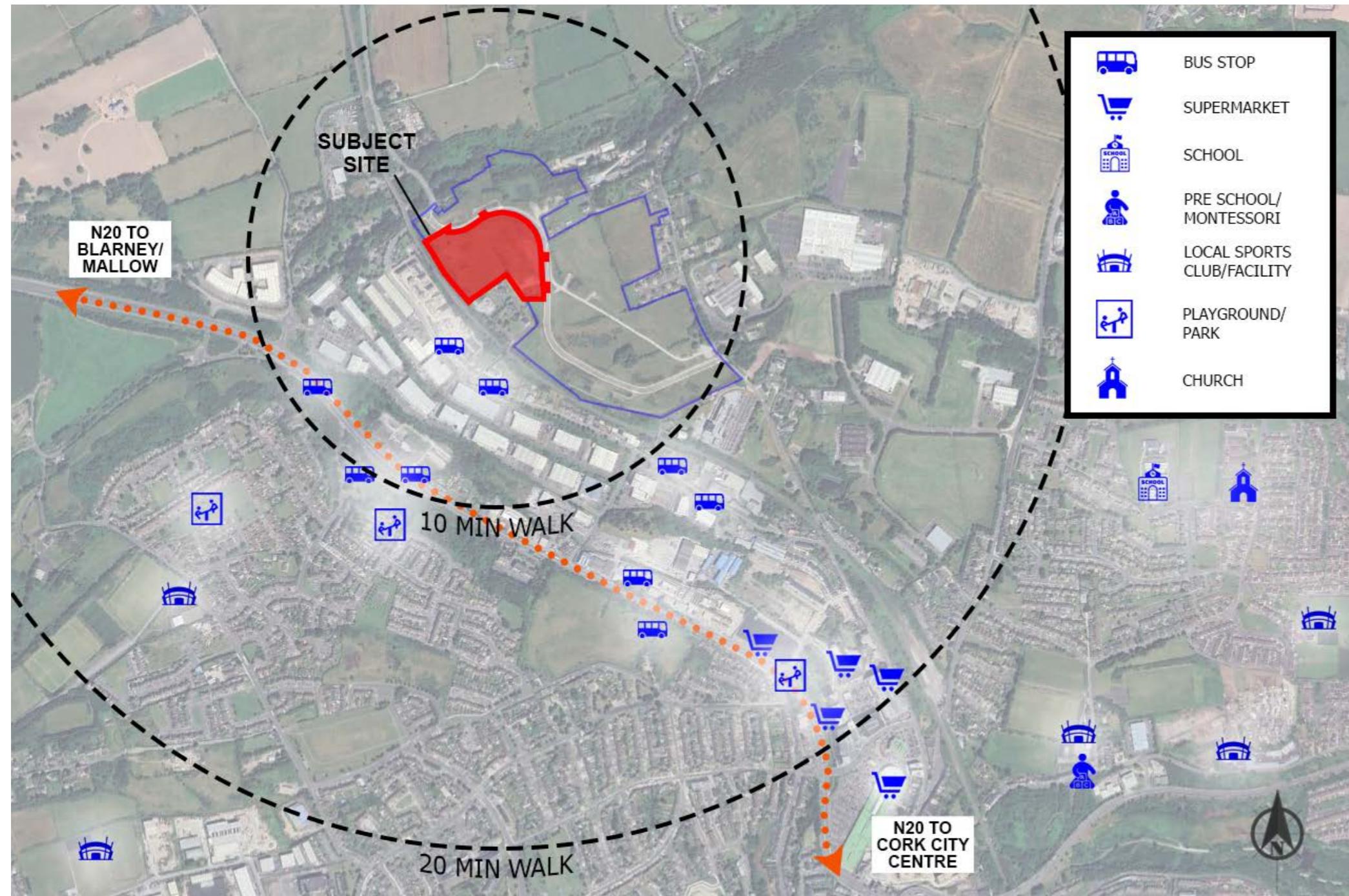
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2.0 Site

2.3 Local Amenities

The location of the site promotes cycling, walking and the use of public transport which will encourage future residents towards sustainable modes of transport as an alternative to car use.

There are a number of local amenities within close proximity to the site which includes several bus stops, supermarkets, and various other amenities. The site is approximately a 25 minute journey by public transport to Cork City Centre which has an abundance of amenities on offer for future residents.



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2.0 Site

2.4 Aerial Photos



Aerial view from the north



Aerial view from the west



Aerial view from the south



Aerial view from the east



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3.0 Indicative Masterplan

The Cork-Mallow railway runs adjacent to the south-western boundary of the site. An existing road meanders along the eastern boundary of the site and connects Old Mallow Road in the north with Old Whitechurch Road in the Southeast.

Immediately north of the site there is a landscape preservation zone and there is a green buffer that forms the south-western border to the existing railway tracks on the southern part of the site.

We have considered the open space strategy, the Educational Campus and the existing link road and amenities when developing this scheme in order to provide a logical, well balanced and well linked development.

■■■■■ Existing railway track

■■■■■ Existing link Road



Link Road aerial photos



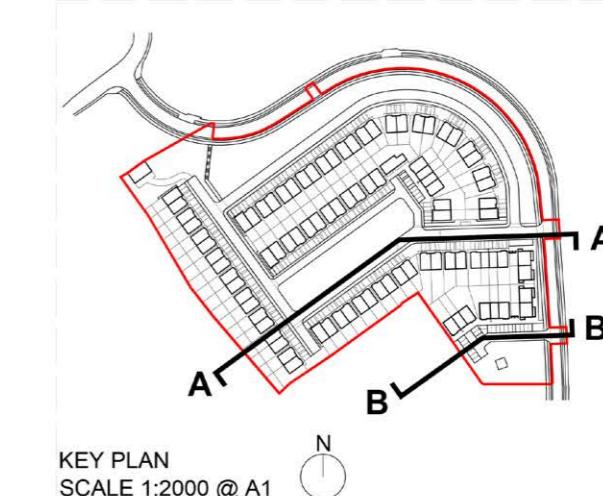
4.0 Site Layout

The proposed development provides a total of 95 no. units consisting of 1no. accessible 4 bed detached, 72no. 3 bed semi-detached, 8no. 3 bed townhouses, 6no. 2 bed townhouses, 4no. 3 bed duplex apartments & 4no. 1 bed apartments.

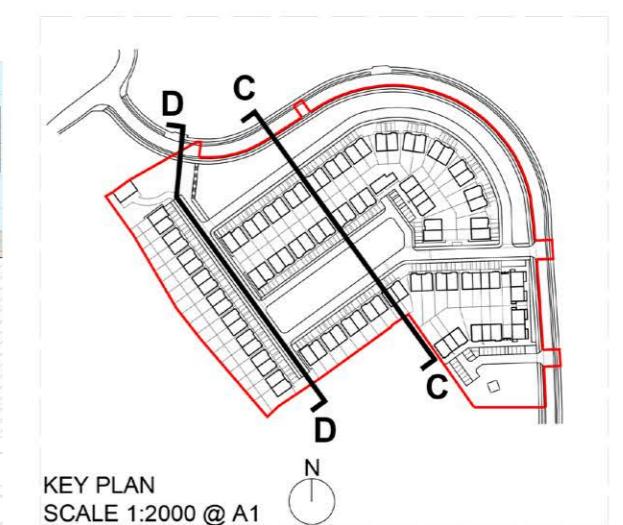
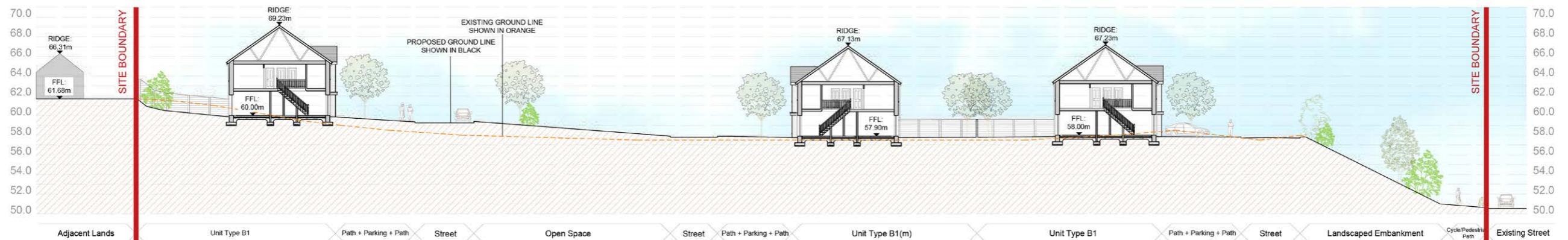
A generous central open space, along with 2 no. smaller open spaces in the north-west and south-east of the site, have been provided which will help improve the quality of life for the residents. These include kickabout areas and natural play areas. Units have been strategically positioned to overlook the open space to provide passive surveillance. All units have been carefully placed to enable sunlight to enter into the rear gardens throughout the day.



4.1 Site Sections



4.2 Site Sections



Proposed Site Section DD (Part B)

5.0 Detail Design

5.1 Permeability

High importance is placed on creating a permeable layout to utilise connections and links to adjacent amenities. This permeability has been carefully considered both within, by ensuring the internal footpaths link the different areas and make the site accessible to all, and externally, by connecting the site to the surrounding.

The Design Manual for Urban Roads and Streets (DMURS) is an important guide to creating interesting diversified streets with a more intimate character, and shared surfaces that make them safer and more valuable civic spaces usable for communal activities.

Logical movements through the internal street and paths assists vital future connections and the integration of the scheme into its context. The positive impact of the new links created provide residents with better connective links to take advantage of.



5.2 Public Realm

We have carefully considered connectivity from the site to the wider context, but also the permeability within the development itself by ensuring that internal footpaths link the different spaces on site and are accessible to all.

The proposed layout prioritises access for all, with a public realm based on pedestrian connectivity throughout the entire scheme. We have ensured that accessible footpaths (Part M compliant) connect all the buildings and the amenity areas within the site.

Important to the scheme's success is focusing on the public realm by designing this scheme around a large green open space with a kickabout area. All of the units within the scheme are dual aspect and address the internal streets, open space and footpaths allowing for passive surveillance that creates a sense of community and ownership. This provides active street frontage which encourages on street pedestrian activity and avoids creating areas where anti-social activity could occur, enhancing the feeling of well being and security in the scheme. Good quality paving with inviting urban furniture transforms these areas into socially interactive hubs, creating an active and vibrant neighbourhood.



5.3 Materiality

The materiality of the units is considered a vital opportunity to create an unmistakable identity for distinctive areas within the new development. The location of materials on the respective units is also subject to their durability and visual aesthetic qualities. The units and layout design have been carefully considered to incorporate:

- Combination of contemporary and traditional forms and materials
- Robust and modern material selection for exteriors plus feature elements
- Combination of vernacular forms with modern glazed open proportions
- Simple material and colour palette finished to a high standard to create a modern aesthetic suitable to the area.



BLACK SLATE/TILE



OFF-WHITE RENDER



BUFF BRICK



PRESSED METAL
CANOPY/CLADDING

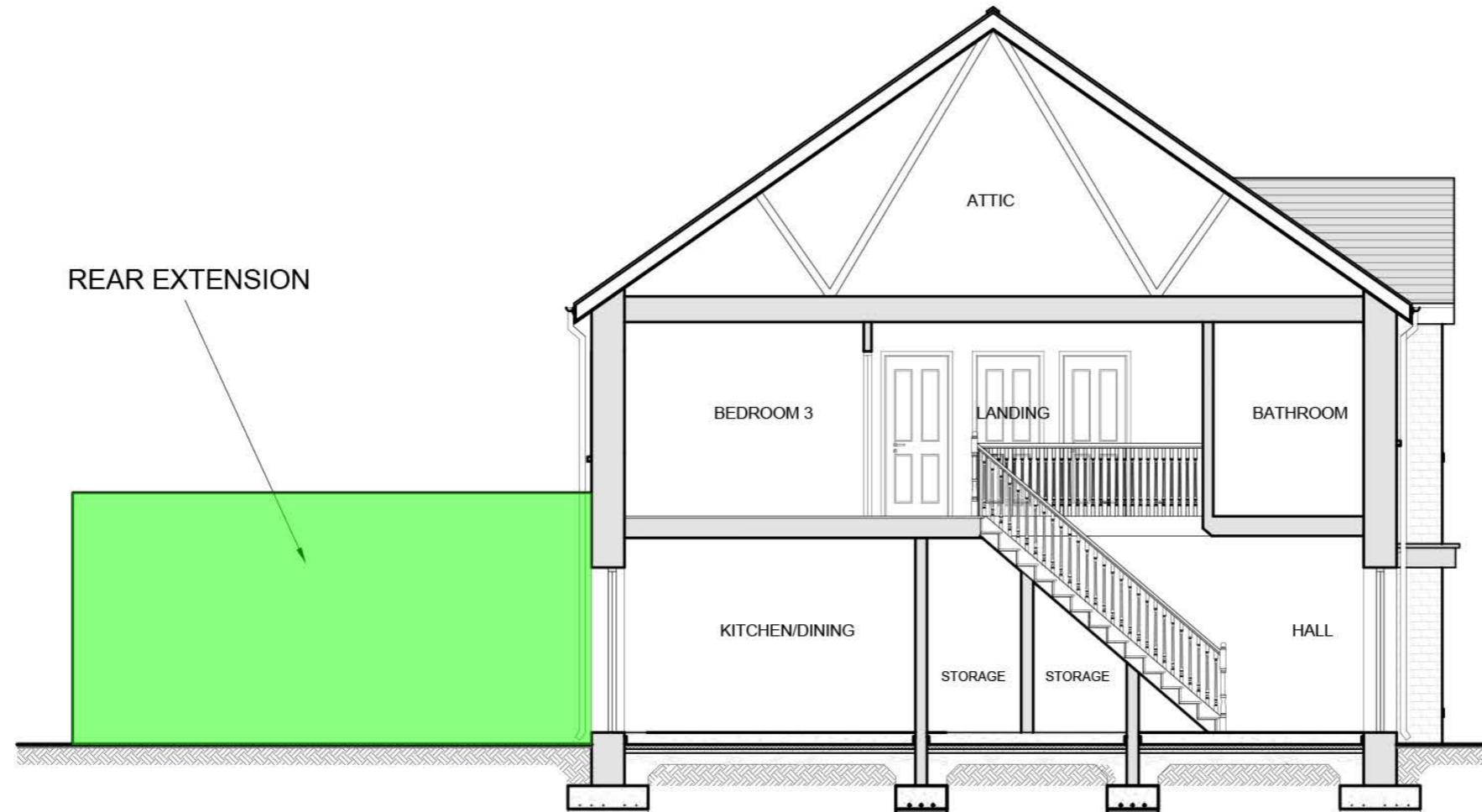
5.4 Adaptability

The units in the development are provided with the required storage. This adds to the usability of the dwellings.

Bulky or infrequently used items can be stored away from the main living spaces in the attic and in the designated storage.

Houses in the development can be easily adapted to the future needs of the occupants.

The proposed units can be extended easily if required; there is sufficient space to the back of the properties to allow for a future rear extension.

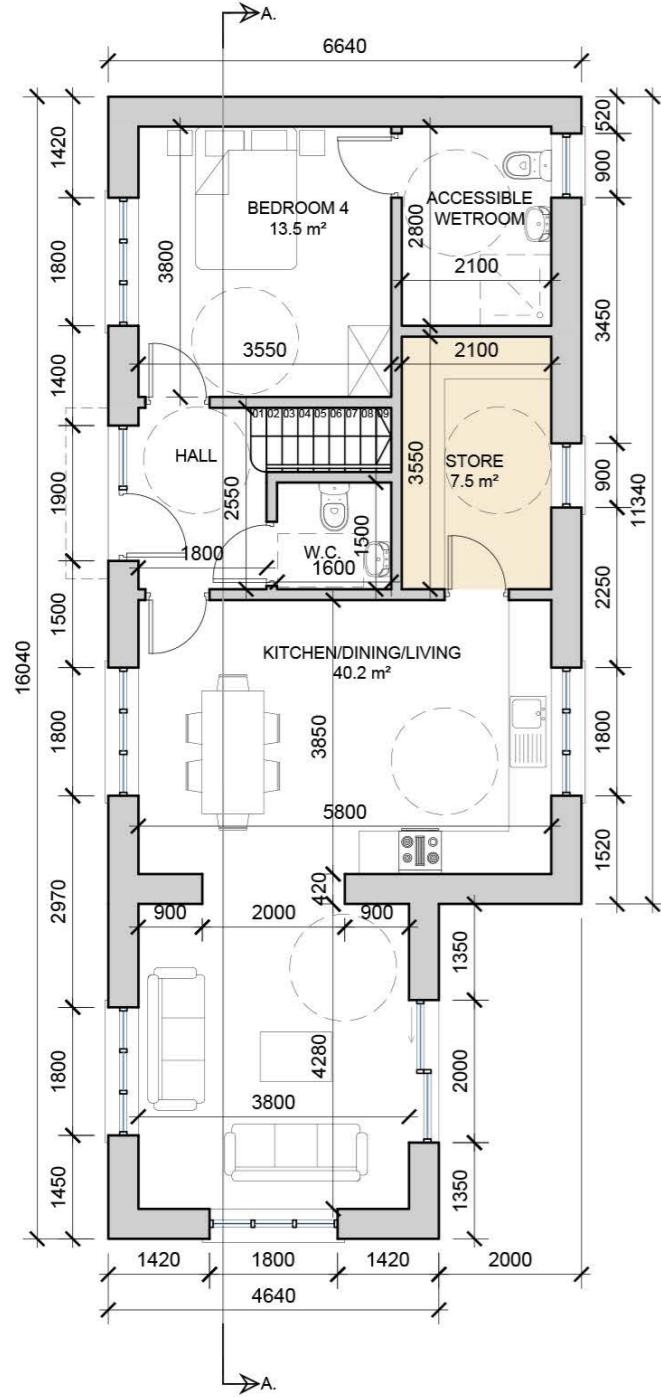


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6.0 UNIT TYPOLOGY

6.1 A1 Unit Type

HOUSE TYPE A1
4-bed Detached (8 person)
AREA: 139.7 SQ.M.
1,504 SQ.FT.
 **TOTAL STORAGE** 8.7M2



GROUND FLOOR PLAN

Architectural floor plan of a house with the following dimensions and room details:

- Overall Width:** 6640 mm
- Overall Depth:** 11340 mm
- Rooms and Areas:**
 - MASTER BEDROOM:** 18.3 m²
 - BEDROOM 2:** 11.5 m²
 - BEDROOM 3:** 11.4 m²
 - BATHROOM:** 2.800 m²
 - ENSUITE:** 1.800 m²
 - ST.:** 1.2 m²
 - LANDING:** 3.850 m²
- Staircase:** Located on the landing, with a width of 1.800 m² and 14 steps.
- Walls:** Internal walls are 900 mm thick, except for the outer walls which are 1800 mm thick.
- Windows:** There are 14 windows in total, labeled 03 to 14.
- Doors:** Internal doors are 900 mm wide, and external doors are 1000 mm wide.
- Plumbing:** A vertical stack is located on the right side of the plan.

FIRST FLOOR PLAN



Unit A1 - 3D Render

6.2 B1-B1(m) Unit Type



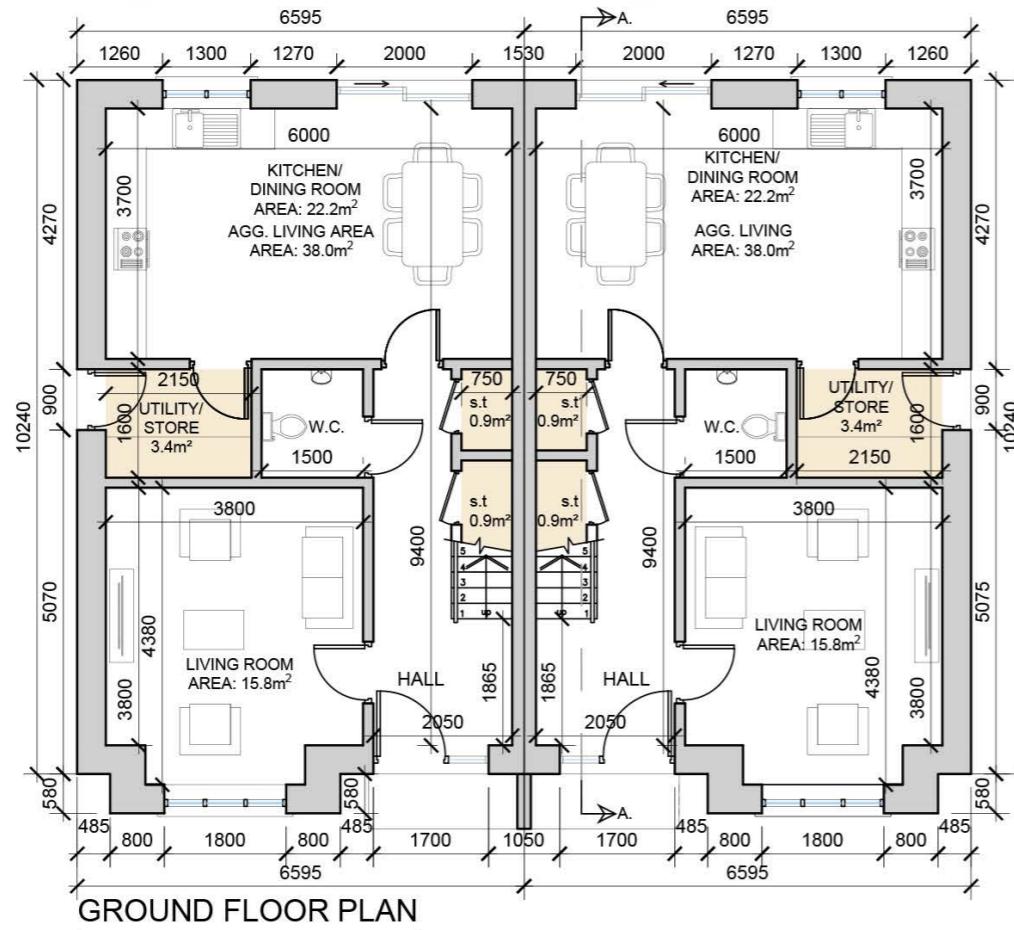
3D RENDER

HOUSE TYPE B1
-bed Semi Detached (5 person)
AREA: 115.5 M2

-bed Semi Detached (5 person)

AREA: 115.5 M2

1243 SQ.FT.
 TOTAL STORAGE 6.1M²

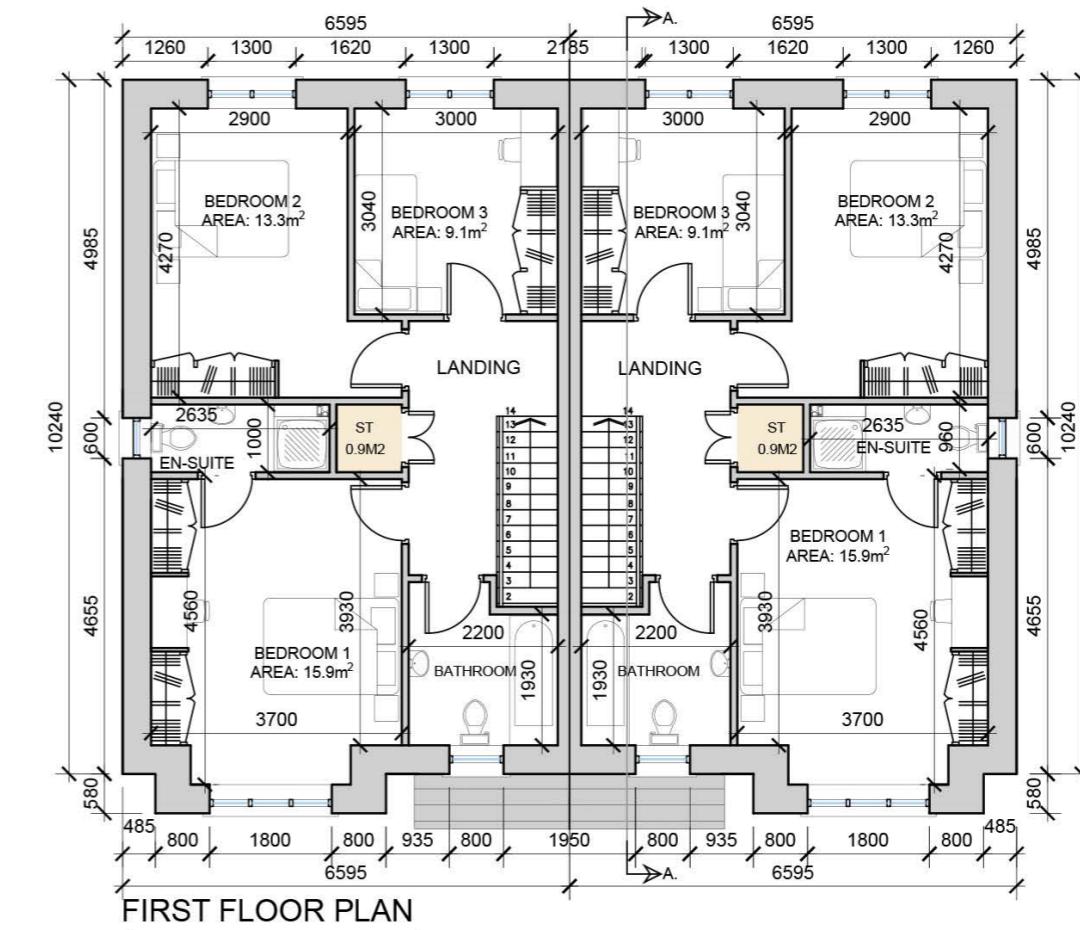


HOUSE TYPE B1(M)
3-bed Semi Detached (5 person)
AREA: 115.5 M²
1243 SQ.FT.
 TOTAL STORAGE 6.1M³

3-bed Semi Detached (5 person)

AREA: 115.5 M2

1243 SQ.FT.
 TOTAL STORAGE 6.1M



6.3 B2-B1(m) Unit Type



Units B2 & B1(m) - 3D Rende

HOUSE TYPE B2
bed Semi-Detached (6 person)
AREA: 121.8 SQ.M.

3-bed Semi-Detached (6 person)
AREA: 121.8 SQ.M.

1,311 SQ.FT.

TOTAL STORAGE 6.8M2

→ A. 6395

6395

HOUSE TYPE B1(m)
3-bed Semi Detached (5 per
AREA: 115.5 M2

3-bed Semi Detached (5 per
AREA: 115.5 M2

1243 SQ.FT

TOTAL STORAGE 6.1

6595

GROUND FLOOR PLAN

This architectural floor plan illustrates the layout of a house with various rooms and dimensions. The plan includes:

- Rooms and Areas:**
 - MASTER BEDROOM: AREA: 18.3 m²
 - BEDROOM 2: AREA: 11.5 m²
 - BEDROOM 3: AREA: 11.4 m²
 - BEDROOM 4: AREA: 9.1 m²
 - BEDROOM 5: AREA: 13.3 m²
 - BATHROOM: AREA: 2.8 m²
 - ENSUITE: AREA: 1.8 m²
 - ST. 1.2 m²
 - ST. 0.9 m²
 - EN-SUITE: AREA: 2.635 m²
 - BATHROOM: AREA: 3.930 m²
 - BEDROOM 1: AREA: 15.9 m²
- Dimensions:**
 - External widths: 4370, 1300, 1840, 1300, 1620, 1300, 1260, 4985, 10240.
 - Internal widths: 2900, 2800, 3650, 3000, 2900, 3040, 4270, 1000, 600, 4655, 580, 485.
 - Vertical dimensions: 11340, 1520, 1800, 2000, 900, 1900, 1800, 1900, 1800, 1800, 1420, 1120, 1800, 1770, 900, 1050, 730, 800, 935, 800, 1800, 800, 485.
 - Staircase levels: 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2.
- Key Points:** A and B.

FIRST FLOOR PLAN

6.4 B1-B2(m) Unit Type



Units B1 & B2(m) - 3D Rende

HOUSE TYPE B1
3-bed Semi-Detached (5 person)
AREA: 115.5 SQ.M.
1,243 SQ.FT.
TOTAL STORAGE 6.1M2

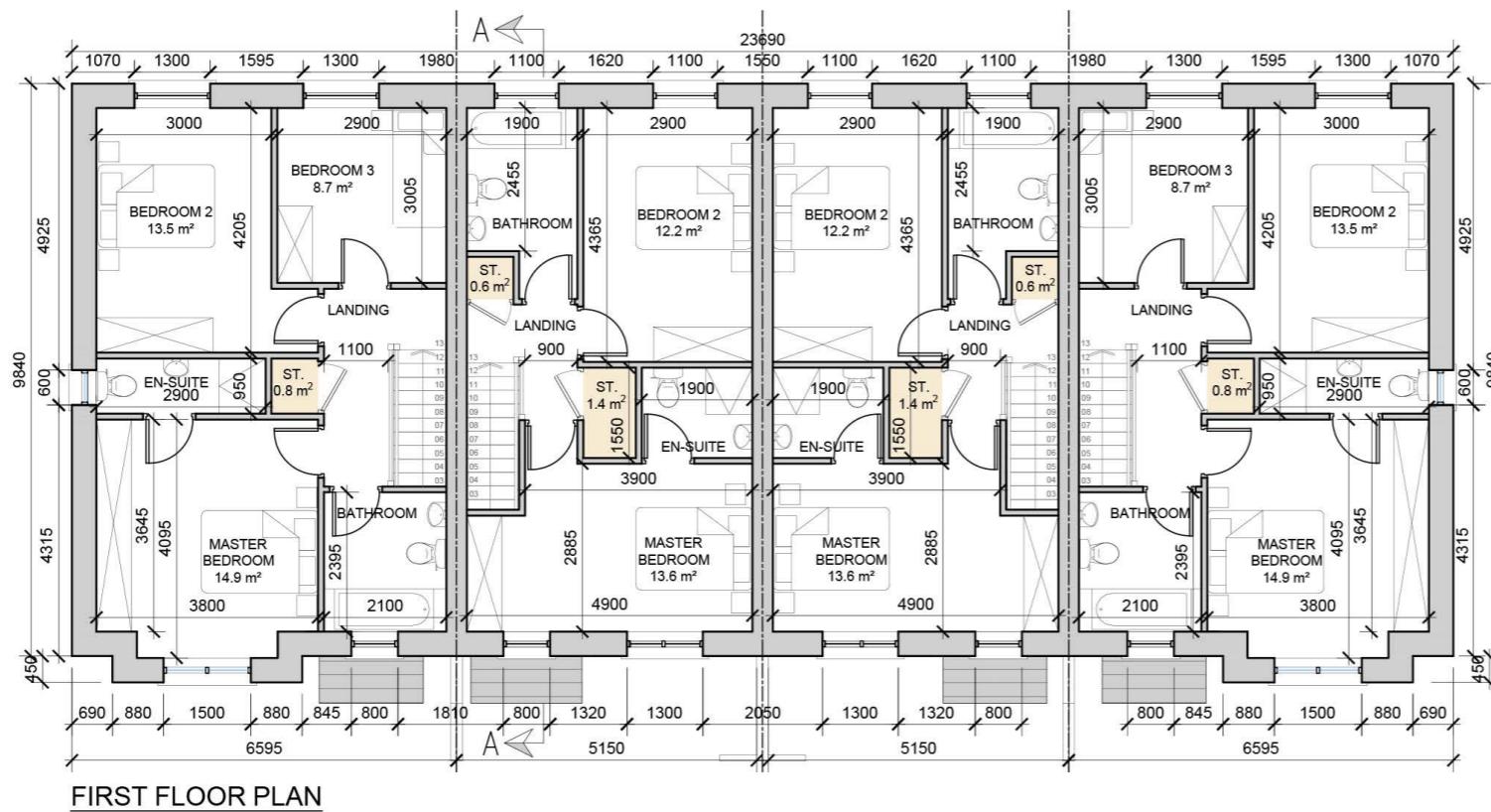
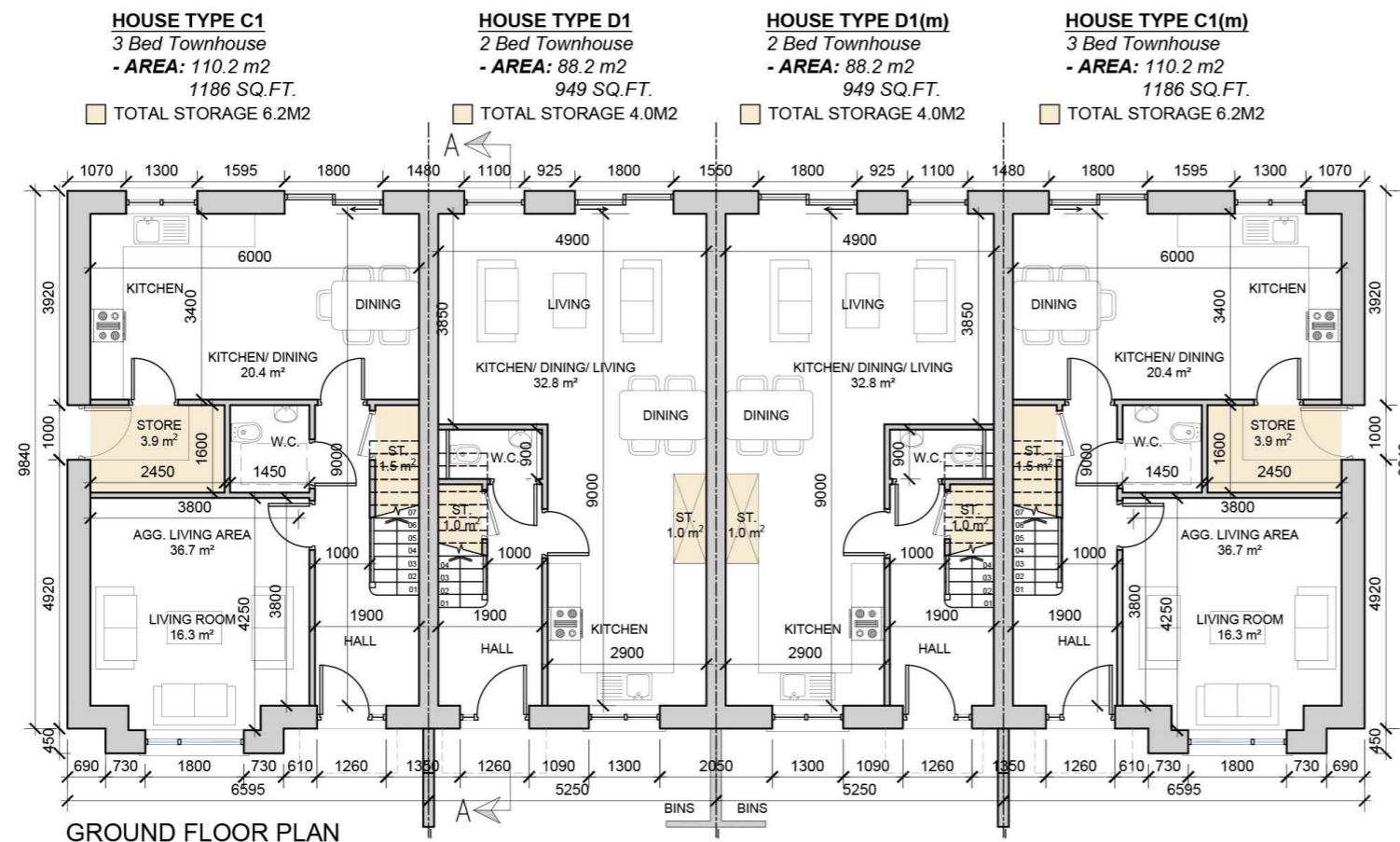
HOUSE TYPE B2(m)
3-bed Semi-Detached (6 person)
AREA: 121.8 SQ.M.
1,311 SQ.FT.
TOTAL STORAGE 6.8M2

GROUND FLOOR PLAN

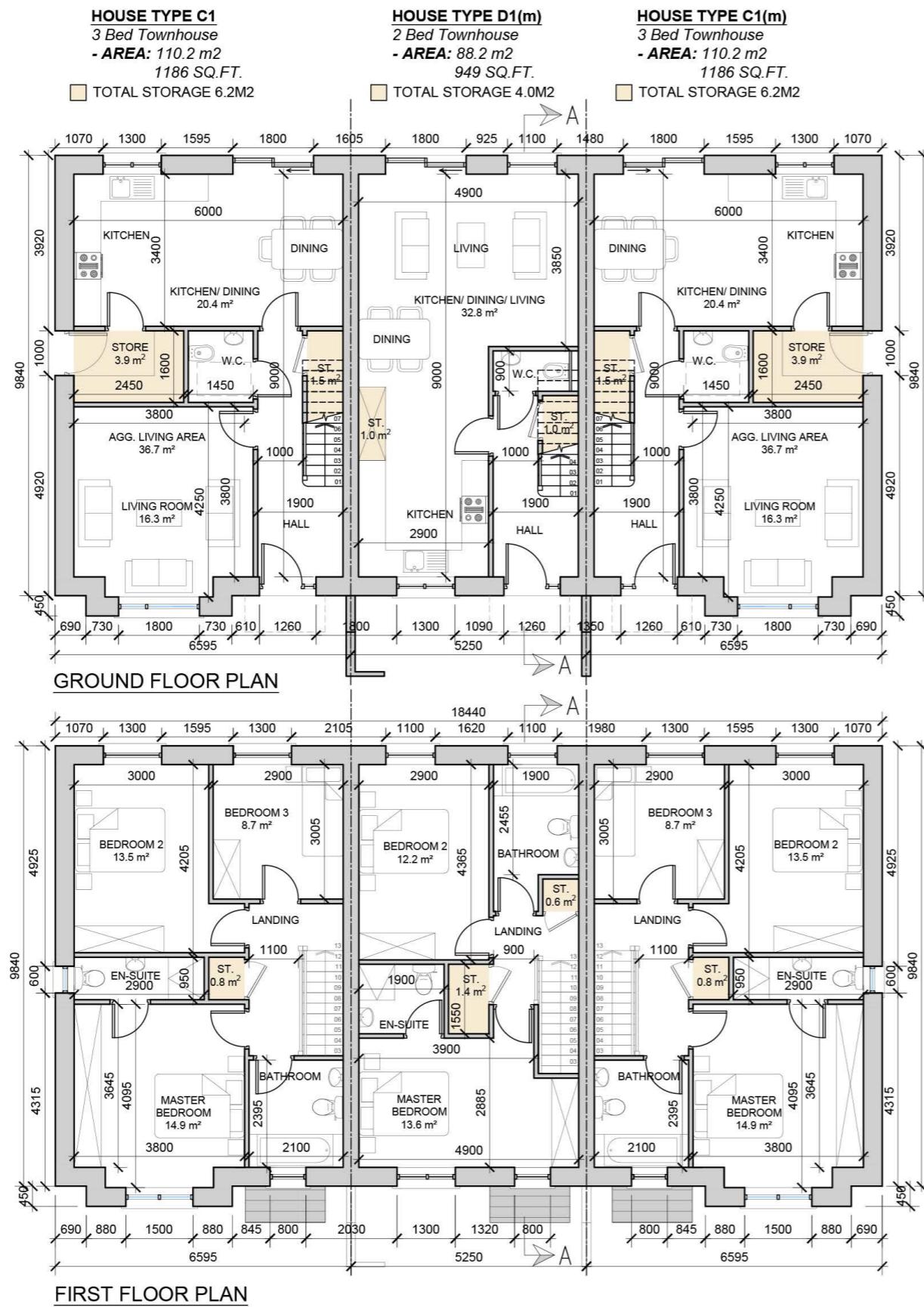
FIRST FLOOR PLAN

Detailed description: The figure contains two architectural floor plans. The left plan, 'House Type B1', is a semi-detached 3-bed house with a total area of 115.5 sq.m. (1,243 sq.ft.). It features a living room (15.8m²), a kitchen/dining room (22.2m²), a utility store (3.4m²), a bathroom, and three bedrooms. The right plan, 'House Type B2(m)', is a semi-detached 3-bed house with a total area of 121.8 sq.m. (1,311 sq.ft.). It has a larger living room (22.3m²), a kitchen/dining room (22.3m²), a utility store (5.6m²), and four bedrooms. Both plans include detailed room dimensions, door widths, and various storage areas. The first floor plan shows a layout with multiple bedrooms, a bathroom, and an ensuite, along with a central landing and stairs.

6.5 Block 1 - C1-D1-D1(m)-C1(m) Unit Type



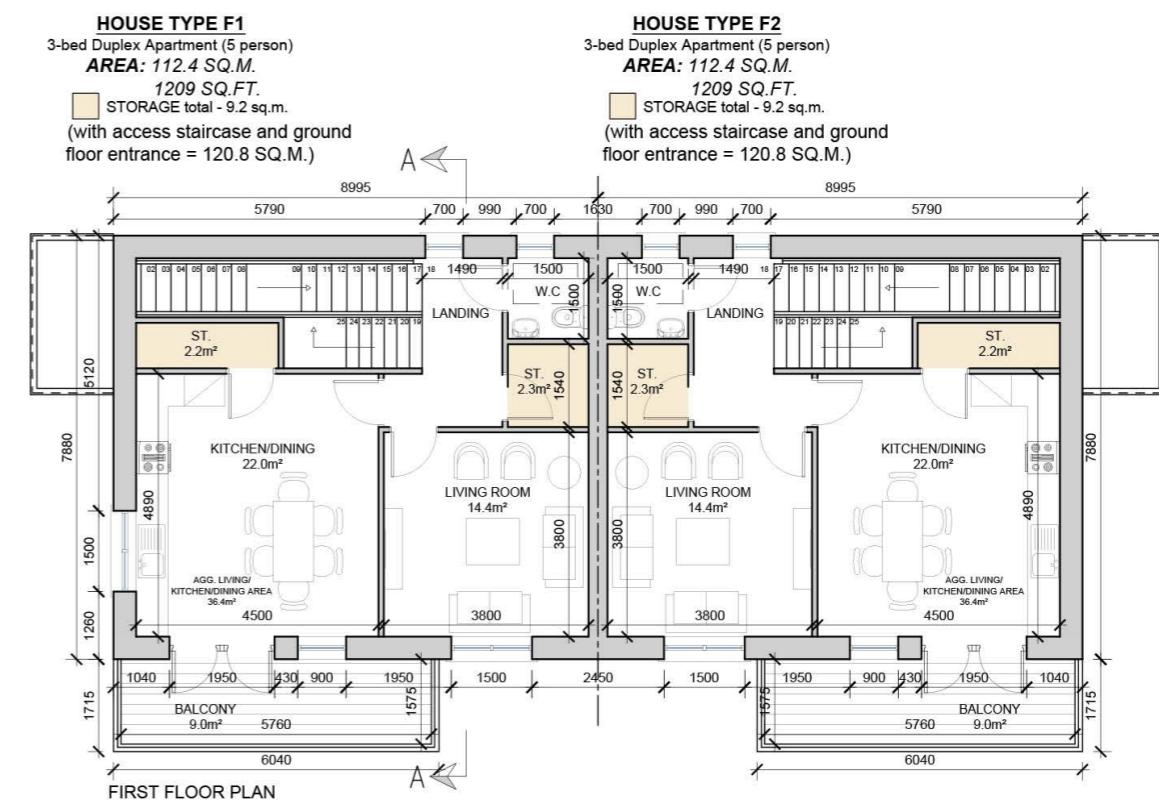
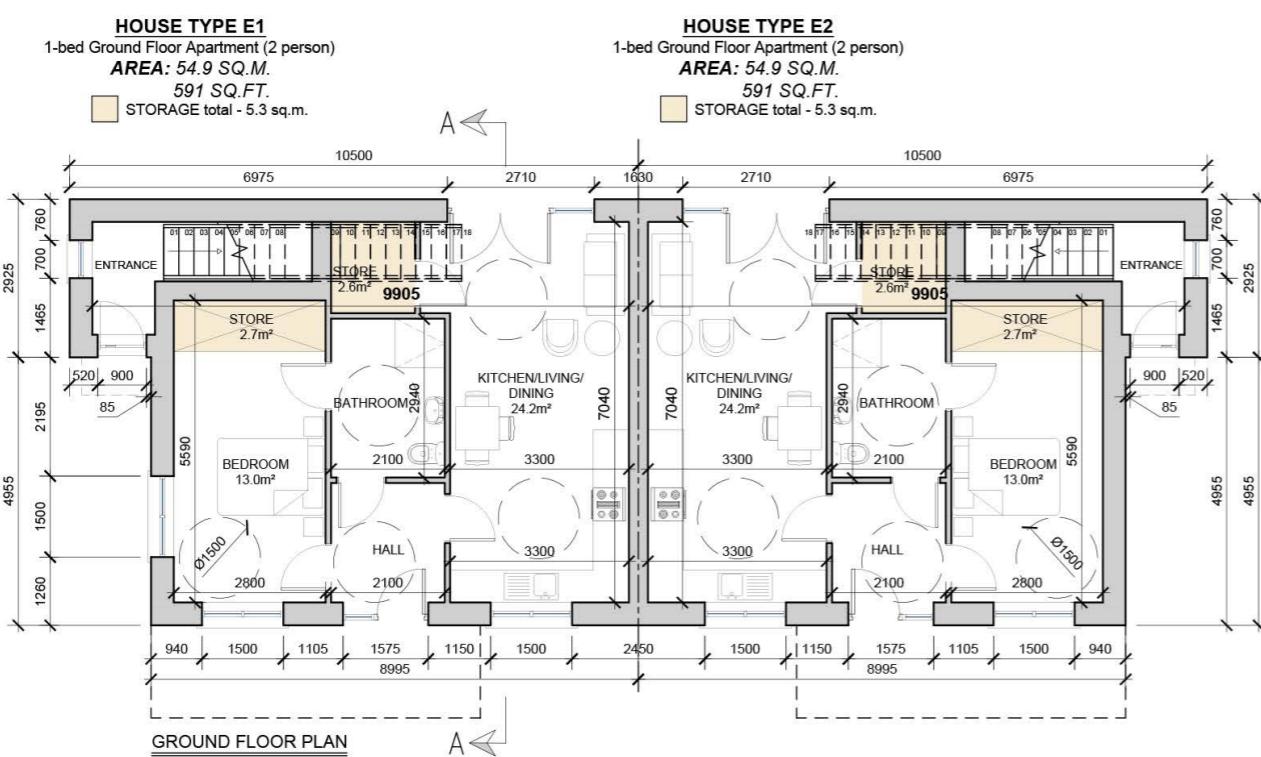
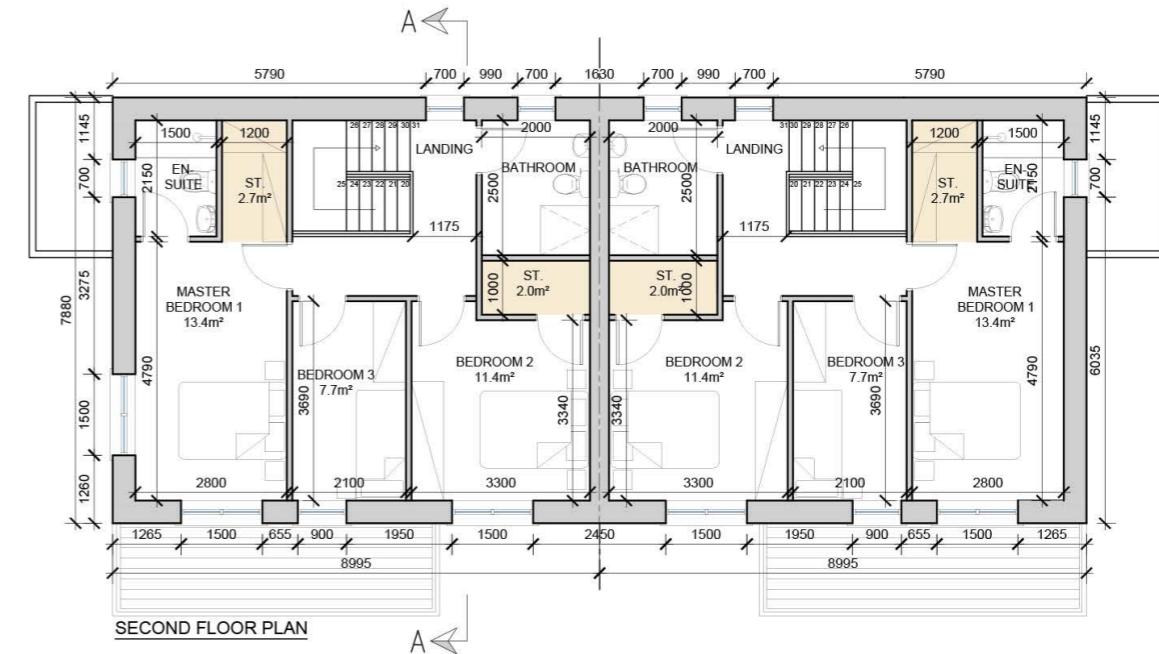
6.6 Block 2 - C1-D1(m)-C1(m) Unit Type



6.7 E1/E2 - F1/F2 Unit Type



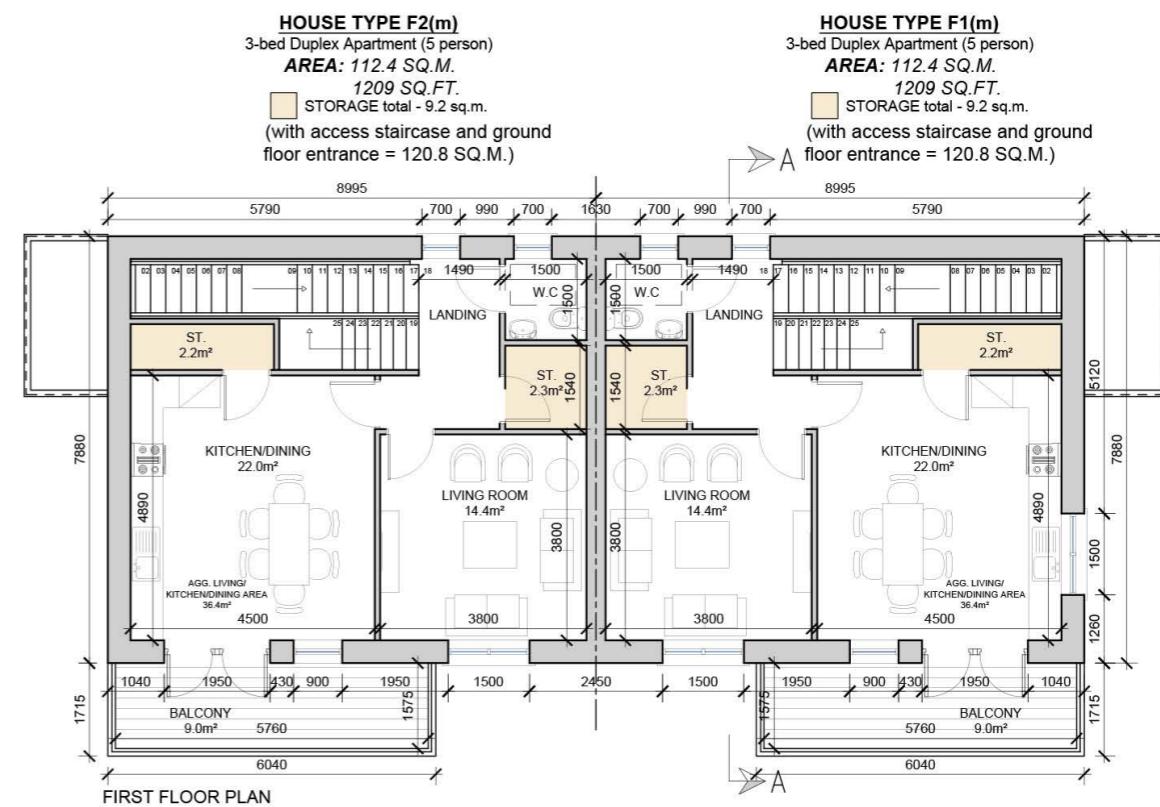
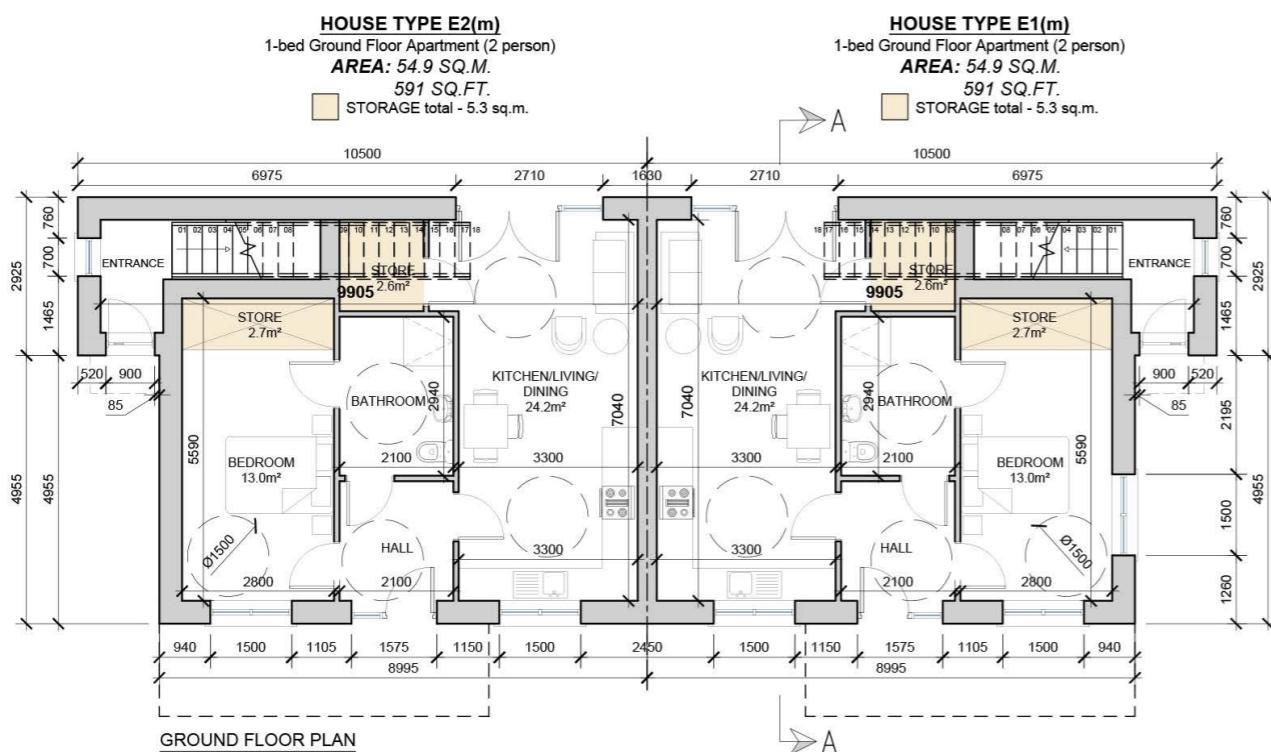
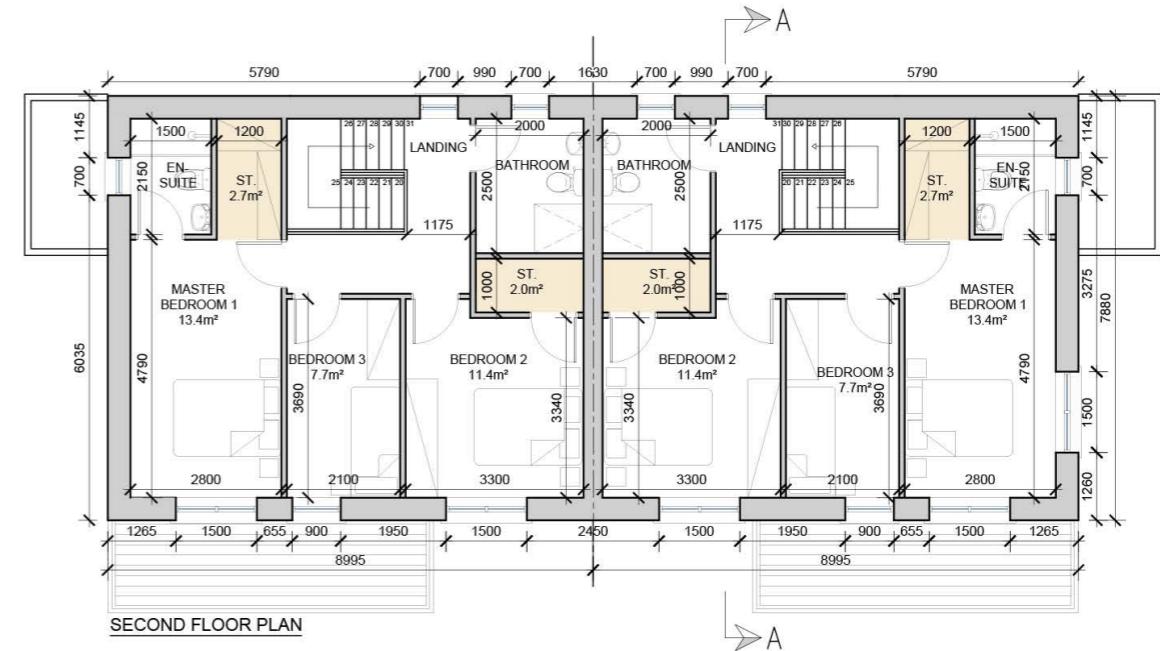
3D RENDER



6.8 E1(m)/E2(m) - F1(m)/F2(m) Unit Type



3D RENDER



7.0 Summary



This new project on Old Whitechurch Rd., Cork will be an aesthetically pleasing and highly efficient scheme and will provide much needed high-quality housing in the area.

By adding purpose to this otherwise vacant site, this proposal will also complement and enhance the experience and enjoyment of the local area.

This well connected and carefully considered scheme will provide high quality living spaces and community integrated homes for future residents to enjoy. It also provides these residents and the wider community with much needed family friendly spaces.

