



**PROPOSED DEVELOPMENT  
AT MAIN STREET,  
BALLINCOLLIG,  
CORK**

Design Statement

PROJECT NO.: 21070

December 2024

prepared by:

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1.0 Schedule

| HOUSE SCHEDULE |                  |        |     |           |            |
|----------------|------------------|--------|-----|-----------|------------|
| UNIT TYPE      | UNIT DESCRIPTION | BEDS   | NO. | AREA (m²) | AREA (ft²) |
| A1             | Townhouse        | 2(4P)  | 4   | 83.7      | 901        |
| A2             | GF Apartment     | 2 (4P) | 1   | 80.8      | 870        |
| A3             | Duplex Apartment | 2 (4P) | 1   | 89.6      | 964        |
| A4             | Duplex Apartment | 2 (4P) | 1   | 89.6      | 964        |
| A5             | Detached         | 4 (7P) | 1   | 129.7     | 1396       |
| TOTAL NO.      |                  |        | 8   |           |            |

|                          |                    |
|--------------------------|--------------------|
| SITE AREA (RED BOUNDARY) | 0.12Ha/ 0.30 Acres |
| DENSITY                  | 66.7 Units/Ha      |



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## 2.0 Brief

This Design Statement has been prepared by Deady Gahan Architects as part of the Part 8 submission for the site at Main Street, Ballincollig. Providing exceptional new homes which add positively to the immediate and wider community is the ultimate goal of this new development.

The subject site is located within the built-up area of Ballincollig, approx. 5 km to the west of Cork City Centre. To ensure the scheme will be a successful new development we prioritise design, adhering to the guidelines set out in the Design Standards for New Apartments 2023, in the Sustainable Residential Development and Compact Settlements 2024 and in Cork City Development Plan 2022-2028.

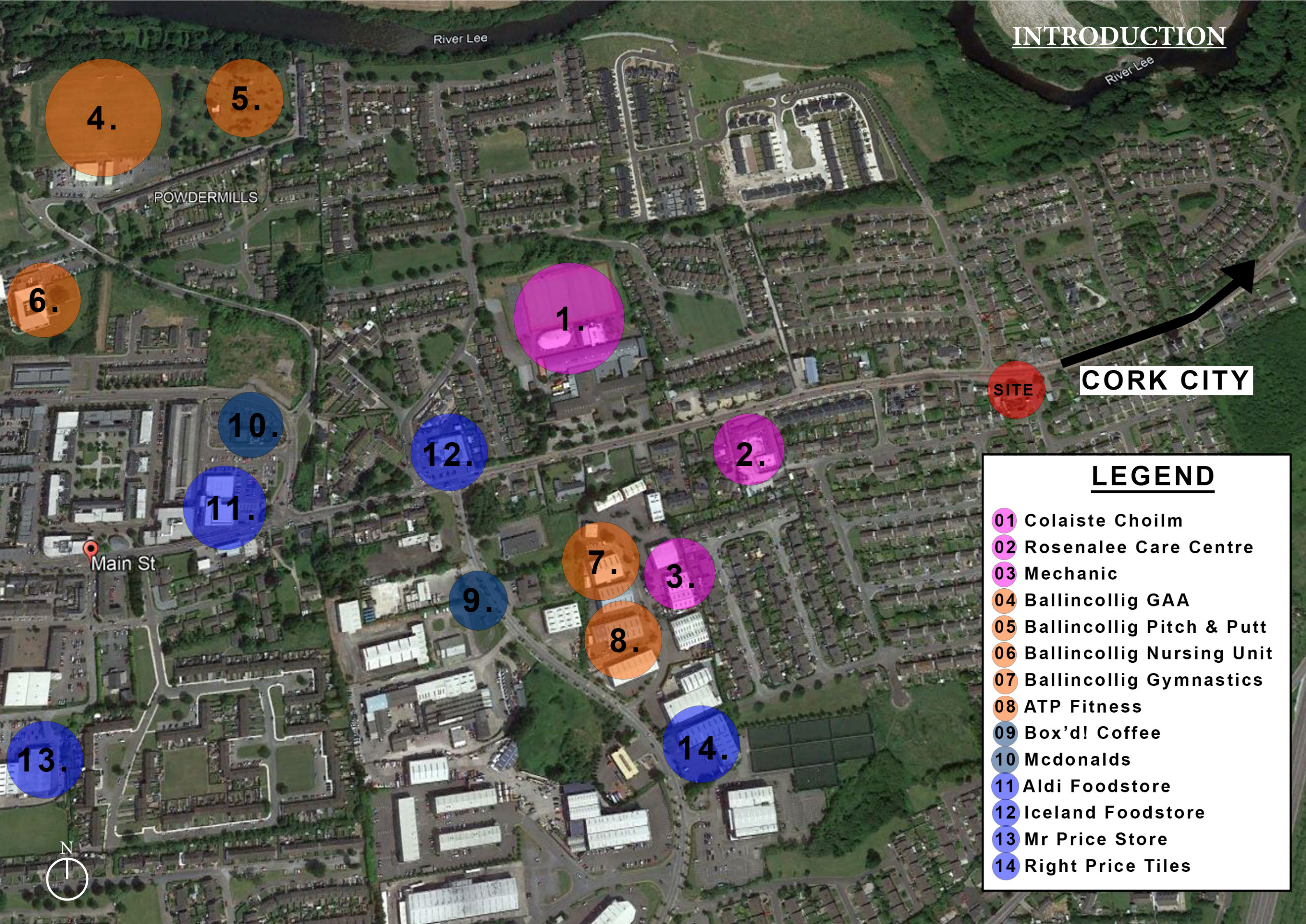
It is envisaged to provide a mix of 2 bed 2 storey dwellings along the northern boundary, a 2 bed GF apartment, 2 bed duplex apartments to the south east and a 4 bed accessible unit to the south. Generous outdoor private amenity spaces will contribute greatly to the quality of life of future residents with adequate bin and bike storage also provided.



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# INTRODUCTION



**CORK CITY**

**SITE**

## LEGEND

- 01 Colaiste Choilm
- 02 Rosenalee Care Centre
- 03 Mechanic
- 04 Ballincollig GAA
- 05 Ballincollig Pitch & Putt
- 06 Ballincollig Nursing Unit
- 07 Ballincollig Gymnastics
- 08 ATP Fitness
- 09 Box'd! Coffee
- 10 Mcdonalds
- 11 Aldi Foodstore
- 12 Iceland Foodstore
- 13 Mr Price Store
- 14 Right Price Tiles

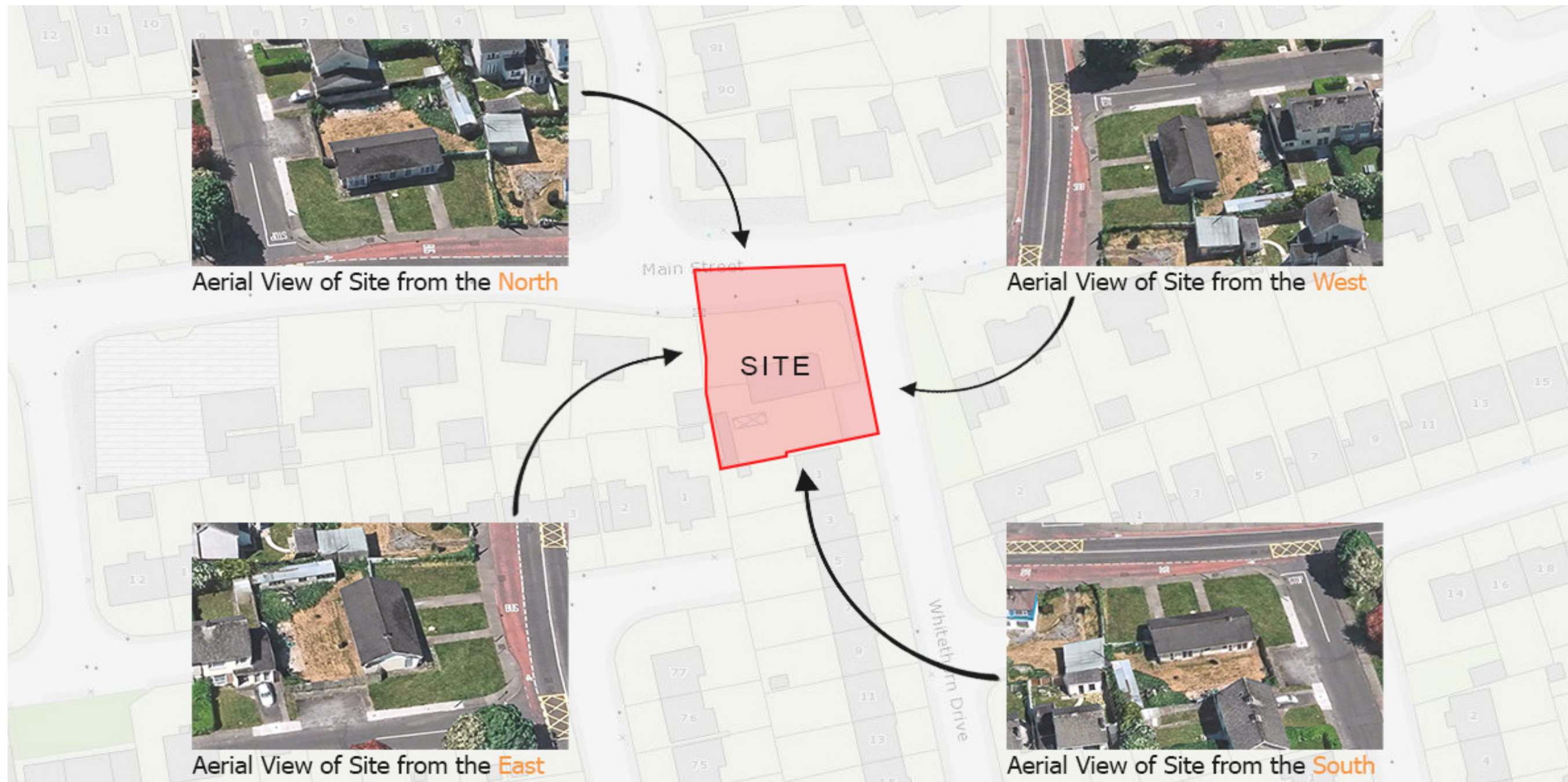


### 3.0 Introduction

The site is located approx 10 mins walk from Ballincollig Town Centre. A host of community facilities such as primary and secondary schools, including Colaiste Choilm which is within a 5 minute walk from the site, Ballincollig GAA club, Gymnastics club, pitch and putt club and Ballincollig AFC are all located within walking distance from the site. Other facilities are located near the site including commercial and industrial facilities. Bus services also provide access to Cork City centre and all its amenities.

There is already a very strong inclusive community established within the locality and the proposed scheme will breath new life into a currently derelict site, adding to the social cohesion of the area and ensuring it's sustainable growth into the future. The scheme will also provide for a range of much needed housing in metropolitan Cork.

Deady Gahan Architects developed this scheme based on the relevant planning policy documents at national and local levels, and ensured that every apartment and house exceeds the minimum standard guidelines.





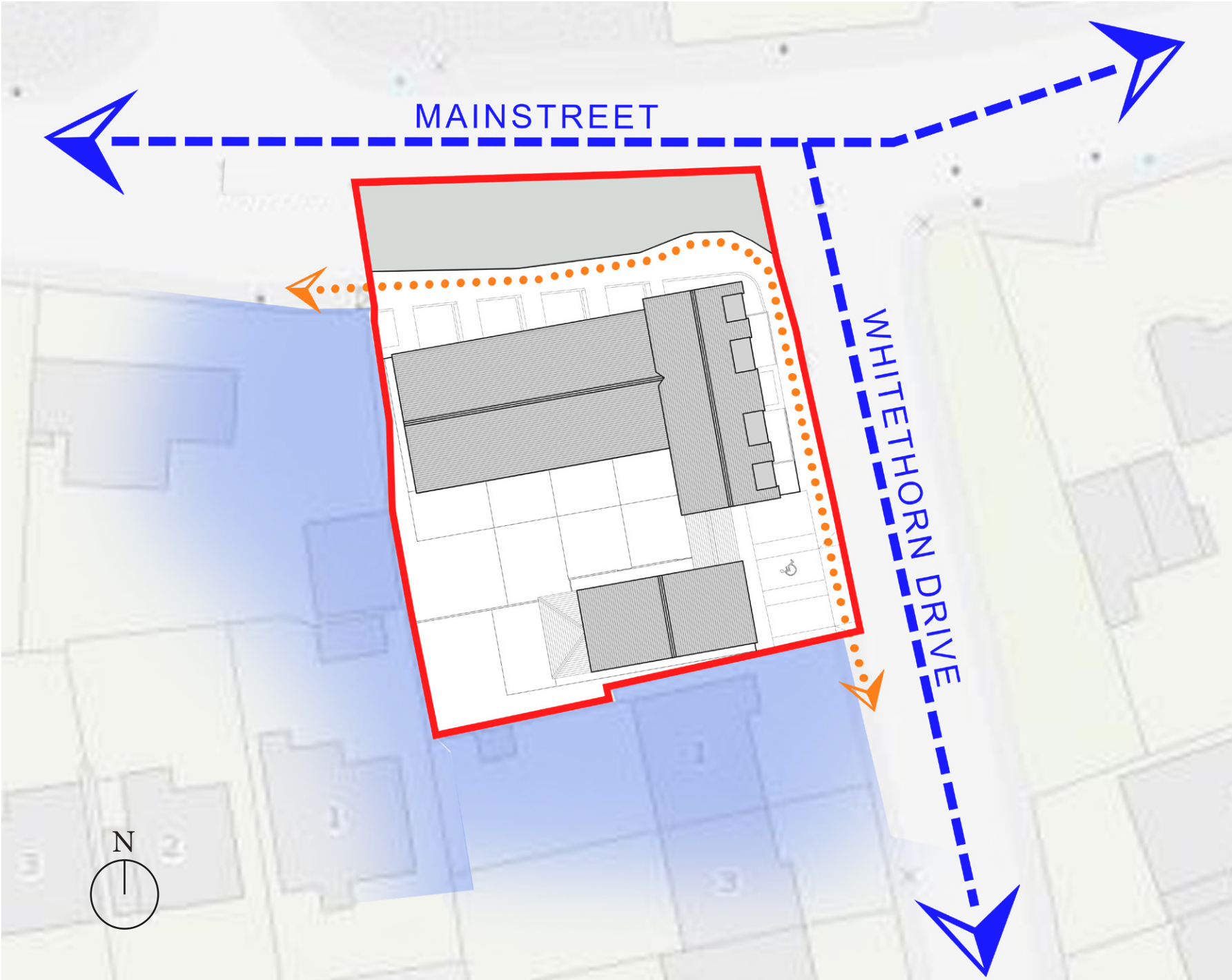
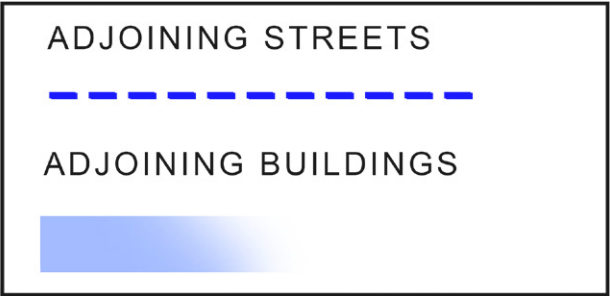
# 4.0 Site Context / Analysis

Our design aims to define the distinctive character of the landscape and the existing features of the respective site and its vicinity.

A derelict bungalow which is of no historical importance is currently located on the site and is proposed to be demolished.

The site is immediately surrounded by residential dwellings to the east, south and west. The site bounds a mixture of existing buildings, private amenity space and Ballincollig Main Street. The proposed scheme looks to respect the built environment in it's immediate context.

Ballincollig Town Centre is located to the West of the site. The proposed scheme creates a new street elevation to the north along Main Street as well as along Whitethorn Drive which runs along the east of the site. The new street elevation will provide the locality with a distinctive landmark and add positively to the local community.



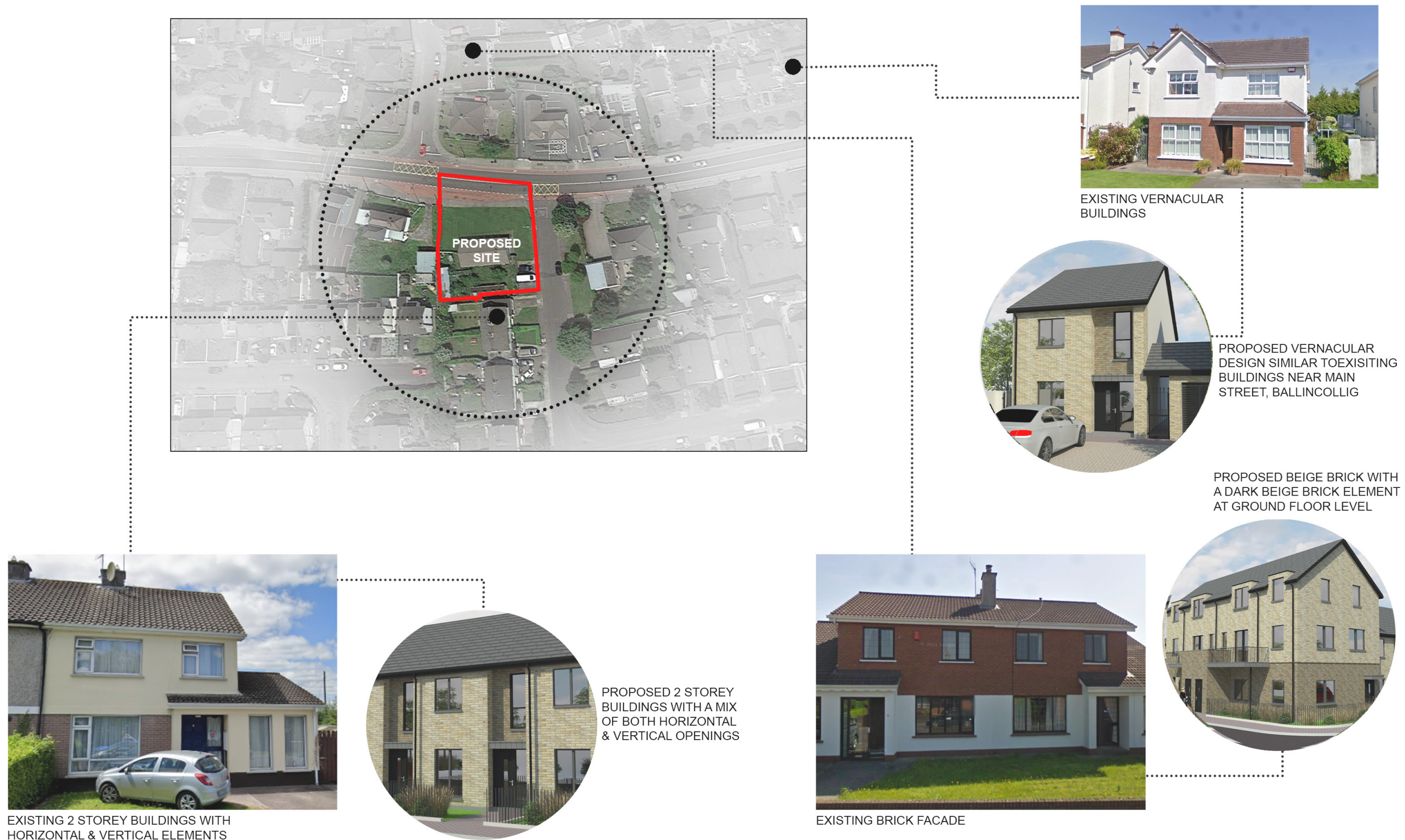
## Site Topography

The site itself is relatively flat which helps create a level scheme with little to no need for cut and fill during construction.



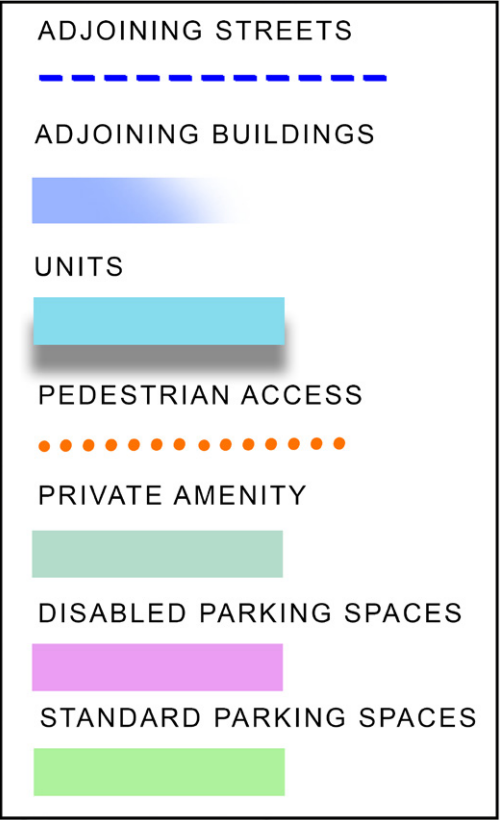
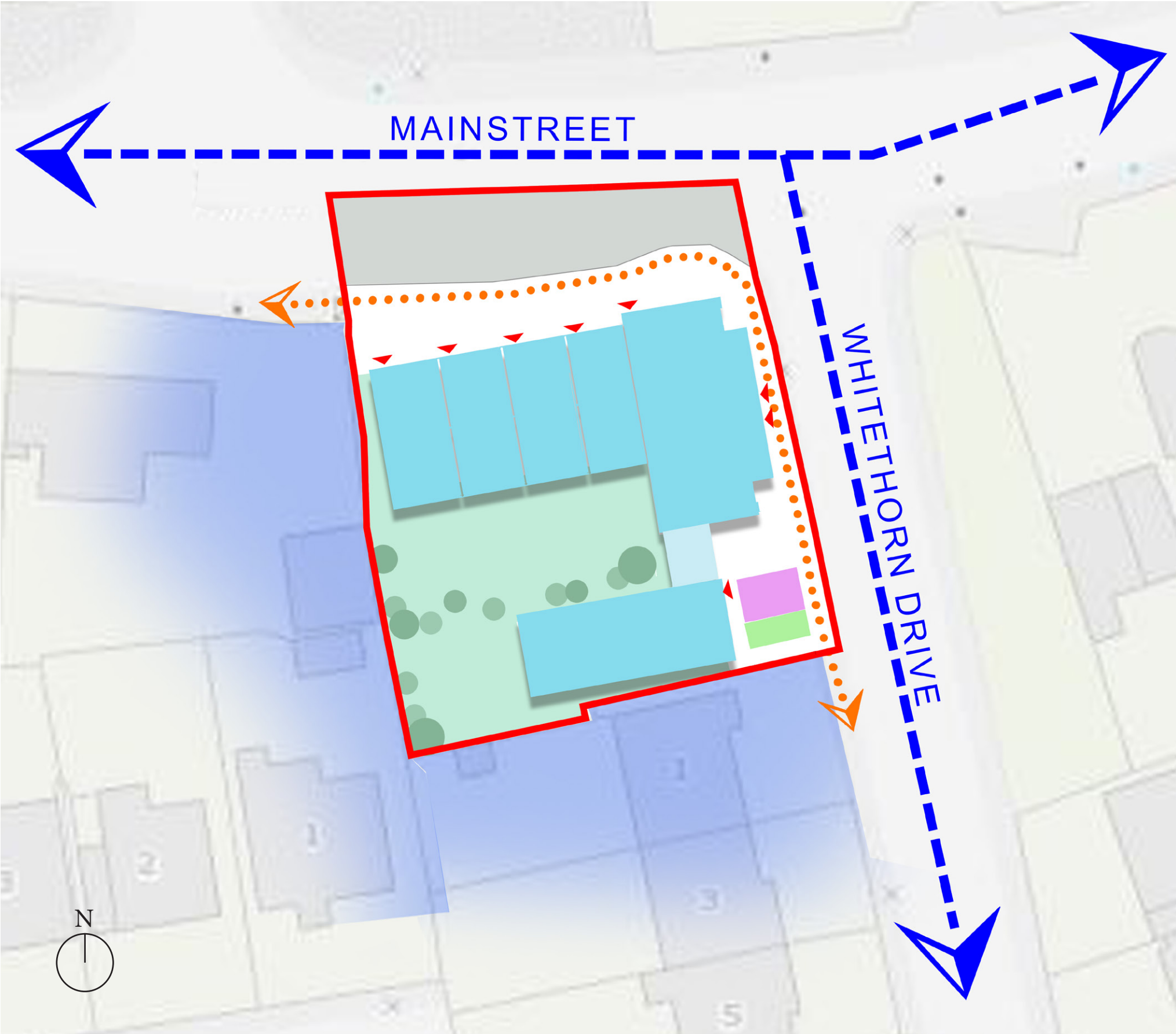


A review of the surrounding local architectural context and of the landscape of the area has been carried out. This has influenced the final proposal which blends into its context while bringing a new identity and a recognisable character. The architectural treatment and material palette of a number of residential estates surrounding the site have influenced the design approach of the proposed scheme. These residential dwellings are characterised by the use of render of differing colours and by the use of brick. These buildings have both horizontal and vertical emphasis to their openings on the front elevation. There are also examples of vernacular architecture in the area.





5.0 Scheme



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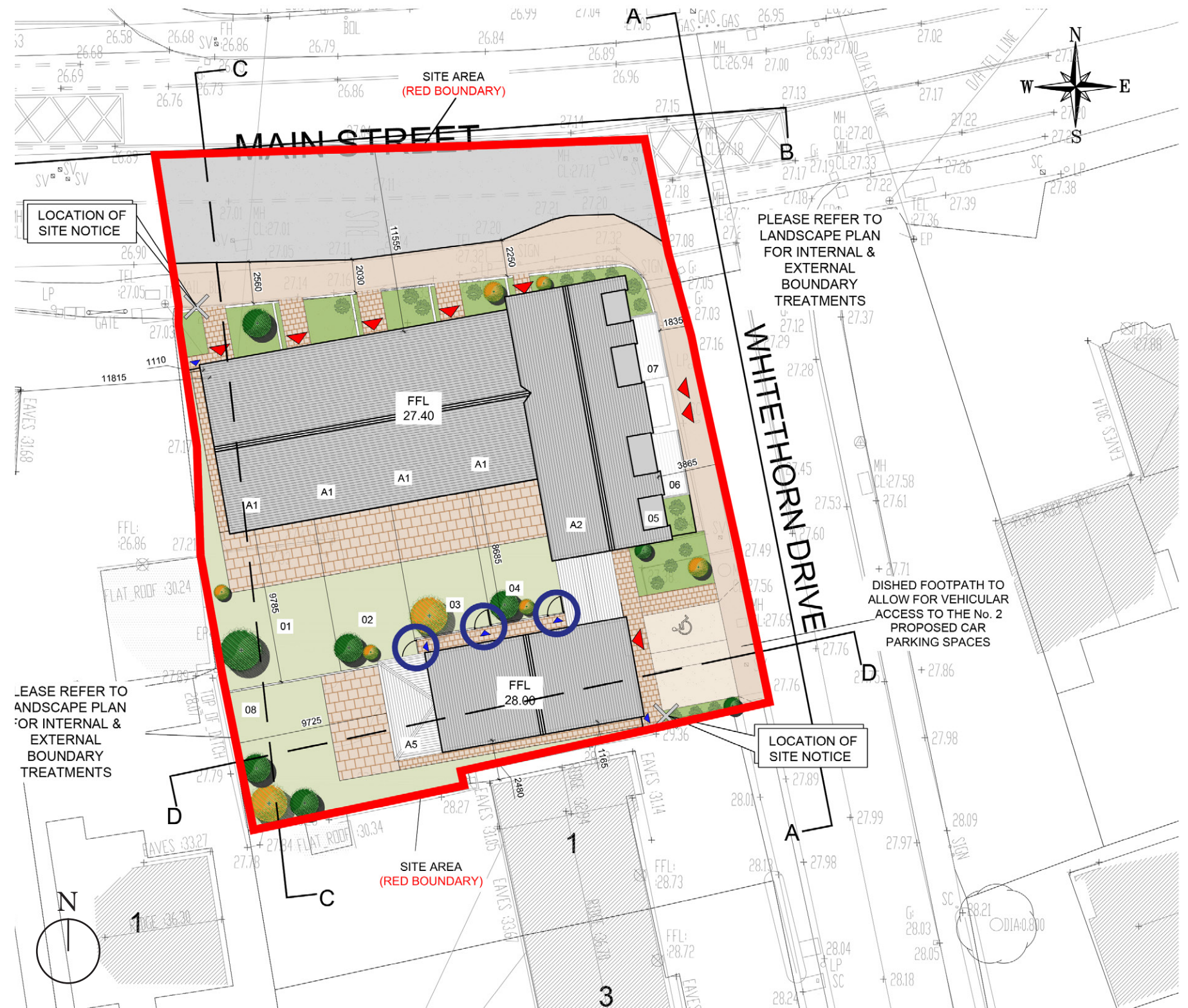


## 5.1 Layout

The proposed development provides a total of 8 no. units consisting of ground floor and duplex apartments with 2 storey dwellings.

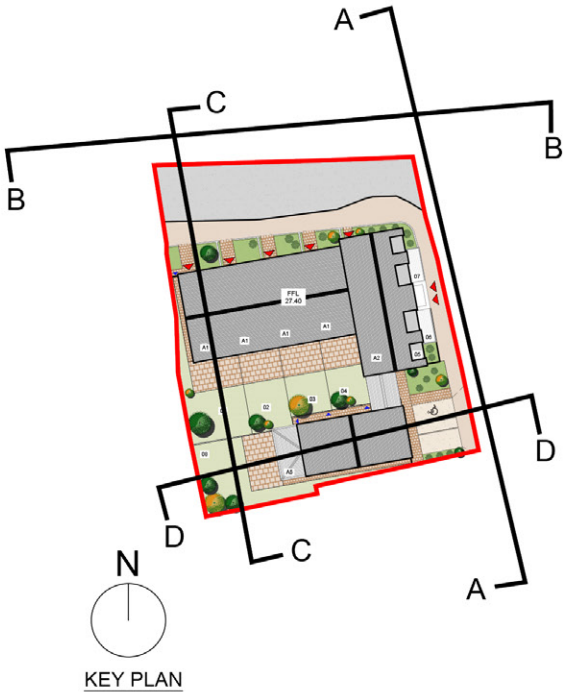
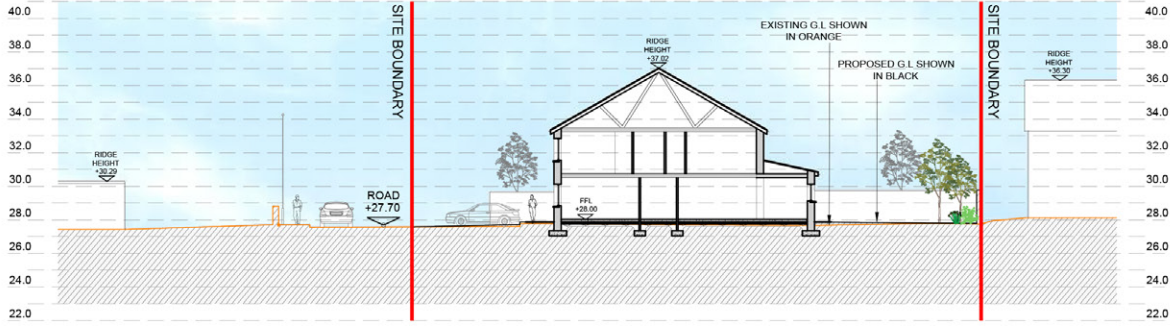
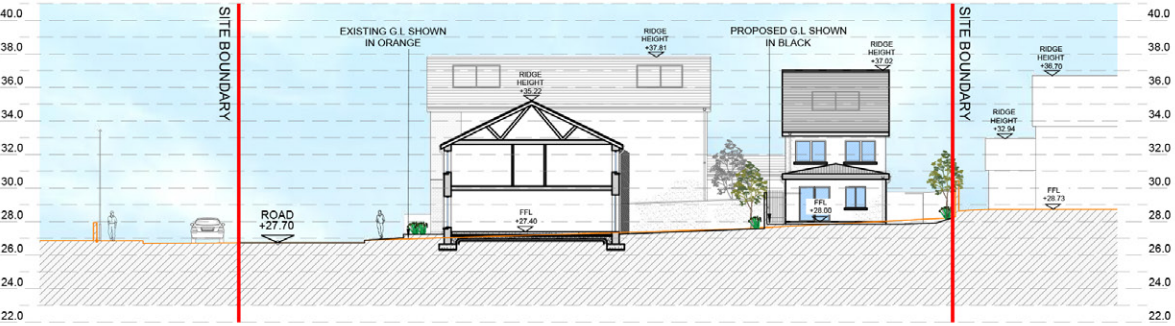
The scheme is well connected and permeable to its immediate context. It adds positively to the area, creating a new street front to the north and east of the site. Communal areas for bike and bin storage are provided, providing a total of 8 no. bike spaces for the 3 no. apartment units within the 2.5 storey building. Additionally, the units with direct access to their private amenity space can utilise this for bin and bike storage.

2 no. car parking spaces are provided and are located along Whitethorn Drive to the east of the site. One of these spaces will be provided as a disabled car parking space.





5.2 Site Sections



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5.3 Council Feedback

After receiving feedback from Cork City Council, a number of changes to the site layout and unit types have been made to better reflect the context of the site. These changes are as follows;

- The feature corner element of the scheme has been re-designed in order to provide a stronger urban edge by using more durable materials such as dark beige brick in place of a grey render.
- The previously proposed ridge heights of units A1 and the 3 storey building have been reduced in response to the existing ridge levels of the immediate surrounding context of Main Street and Whitethorn Drive.
- The material palette of the whole scheme has been reconsidered and a high quality brick has been used in place of render.
- The detached dwelling to the south of the site has been converted into a 4 bed accessible dwelling in place of the previously proposed 3 bed accessible dwelling.



ORIGINAL 2.5 STOREY PROPOSED DESIGN



CHANGED TO 3 STOREY AFTER MEETING WITH CCC

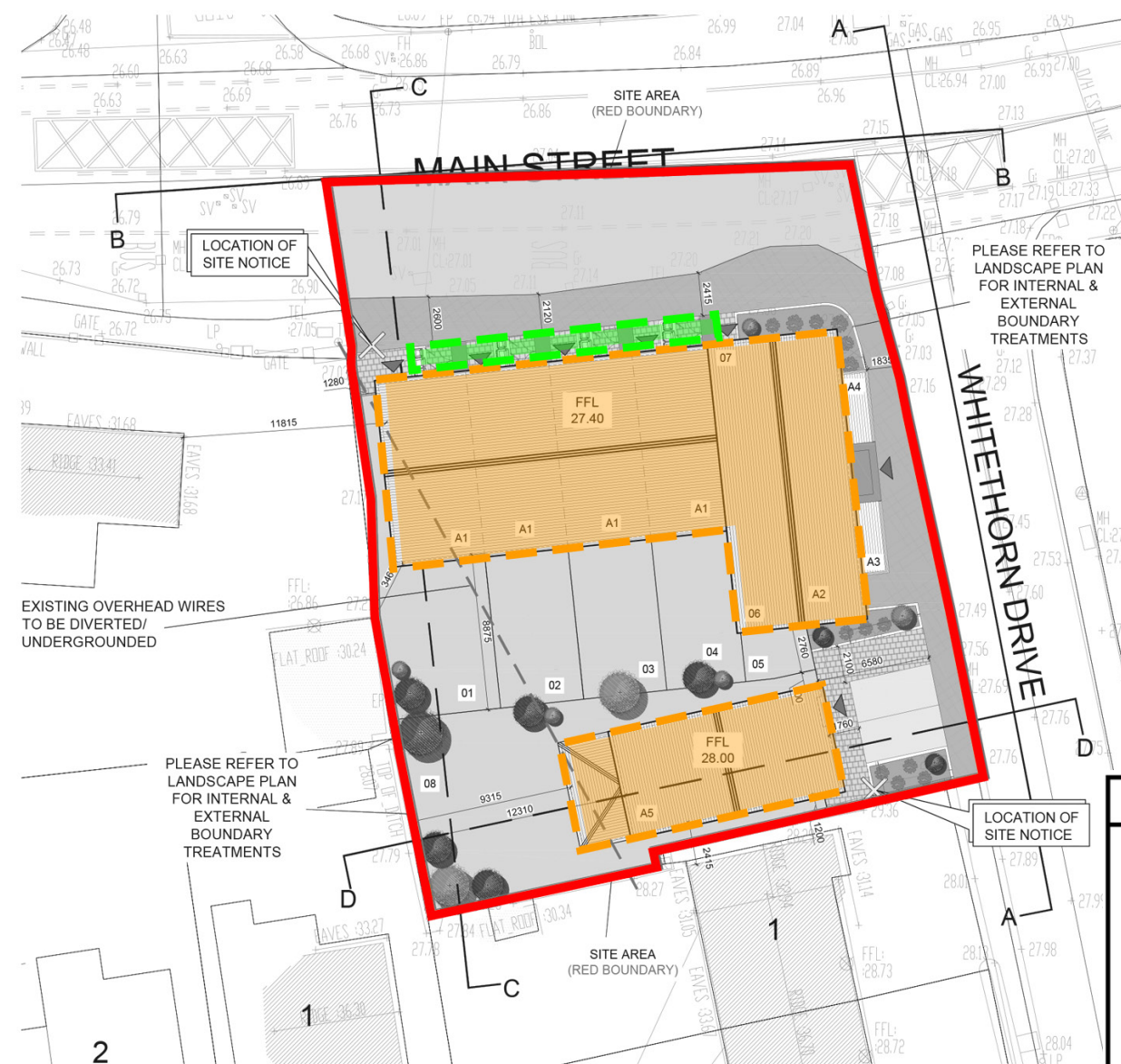


CURRENTLY PROPOSED 2.5 STOREY (FOLLOWING FEEDBACK FROM CCC PLANNERS)

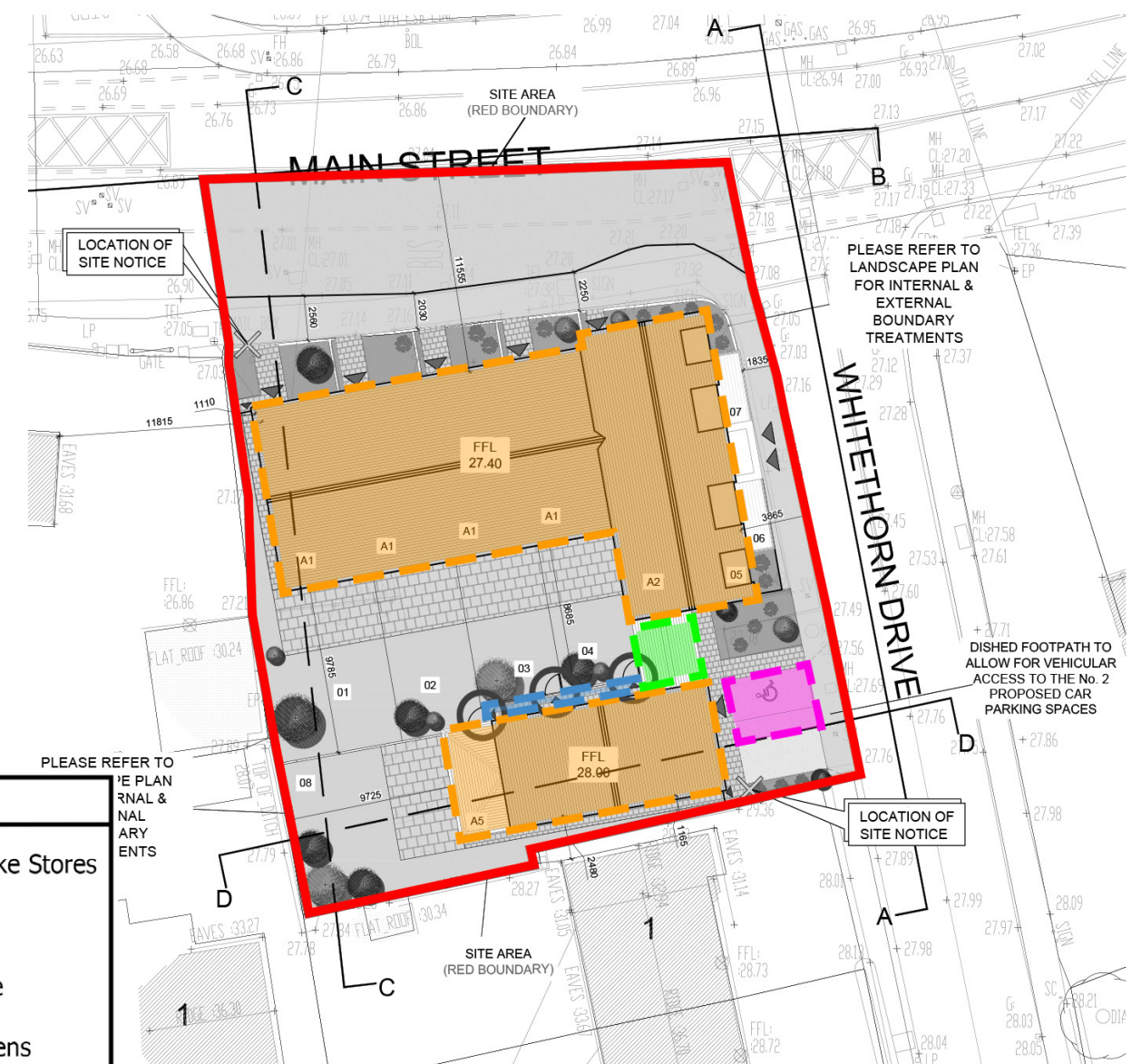


## 5.3 Council Feedback

- The bin and bike stores have been re-located to the space between the feature corner unit and 4 bed unit. This creates a defined urban edge along the full extent of the site facing onto Main Street and Whitethorn Drive. This change also removes the proposed individual bin and bike stores from the front of the units along Main Street, enhancing the urban architecture and social interaction in the community (Highlighted in Green)
- The position of the buildings on site have been adjusted so that they are consistent with the existing building to the west of the site along Main Street. The 4 bed unit has also been re-aligned to ensure that it seamlessly integrates into the existing fabric of Whitethorn Drive (Highlighted in Orange)
- A disabled parking space has been added in front of the 4 bed unit, which has been designed to include a Universal Design layout on the ground floor (Highlighted in Magenta)
- A new path has also been added to provide direct access to the rear gardens for all houses to utilise the gardens for bike and bin storage (Highlighted in Cyan)



PREVIOUSLY PROPOSED GROUND FLOOR PLAN



CURRENTLY PROPOSED GROUND FLOOR PLAN



## 6.0 Amenity - Privacy - Adaptability - Parking

Each unit has access to a generous private amenity space which exceeds the minimum standards set out in the Sustainable Urban Housing: Design Standards for New Apartment guidelines.



The units in the development are equipped with generous storage, once again exceeding the minimum standards. Designated store rooms, along with smaller storage units, are provided, enhancing the usability of the units. Communal areas for bike and bin storage are provided, providing a total of 8 no. bike spaces for the apartment units. Additionally, the units with direct access to the private amenity space can utilise this space for bin and bike storage. All units will be constructed to prevent acoustic transfer.



## 7.0 Detailed Design

The design of the proposal has been carefully 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 units have been designed to enhance the social cohesion within the community, creating a feature building along the Ballincollig Main Street, while respecting the lower density housing schemes surrounding the site. By utilising the connections to amenities around the site, a sense of connection and community will be established and will aid in creating a coherent scheme.

The external materials of the units make a positive contribution to the locality. A proposed mix of coloured bricks, render, and roof slates/tiles will create a contemporary development while respecting the existing buildings adjacent to the site. The placement of the materials within the elevational treatments have been designed to give a distinctiveness to the proposal while following a similar design language to the neighbouring dwellings surrounding the site. The proposed development has been designed to provide high quality residential units that will contribute positively to Ballincollig and provide much needed housing to metropolitan Cork. The proposed site layout focuses on the creation of a distinct feature corner along Ballincollig Main Street with the use of different material finishes that help generate a highly efficient scheme and assist in our vision of place making.



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## 7.1 Urban Architecture, Social Cohesion and Community Life

The development site is currently occupied by a derelict building that is proposed to be demolished. The revitalisation of this site in our design will enhance the character of the area and promote a social cohesion in the community.

The design of the proposal has also 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.

The proposed layout will help to re-integrate this site into community life once again. With the prominent location of the site on the corner of Main Street and Whitethorn Drive, the aim is to make this a new nodal point enhancing the urban architecture and social cohesion of the area. In order to provide a strong urban edge along Main Street and Whitethorn Drive, the 4 bed unit has been linked to the rest of the development via a connecting structure that houses the communal bin and bike stores.

This well connected and carefully considered urban development will provide high quality living spaces and community integrated homes for future residents to enjoy contributing to the revitalisation of this area in Ballincollig, creating a nodal point in this strategic location.



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7.2 Materiality



EXAMPLE OF MULTIPLE MATERIALS - UNIT TYPES A1



EXAMPLE OF MULTIPLE MATERIALS - UNIT TYPES A2, A3 & A4



EXAMPLE OF MULTIPLE MATERIALS - UNIT TYPES A5



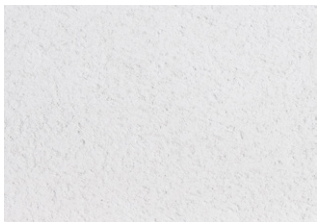
DARK BEIGE BRICK



BEIGE BRICK



GREY ROOF TILES



OFF-WHITE RENDER

MATERIALITY

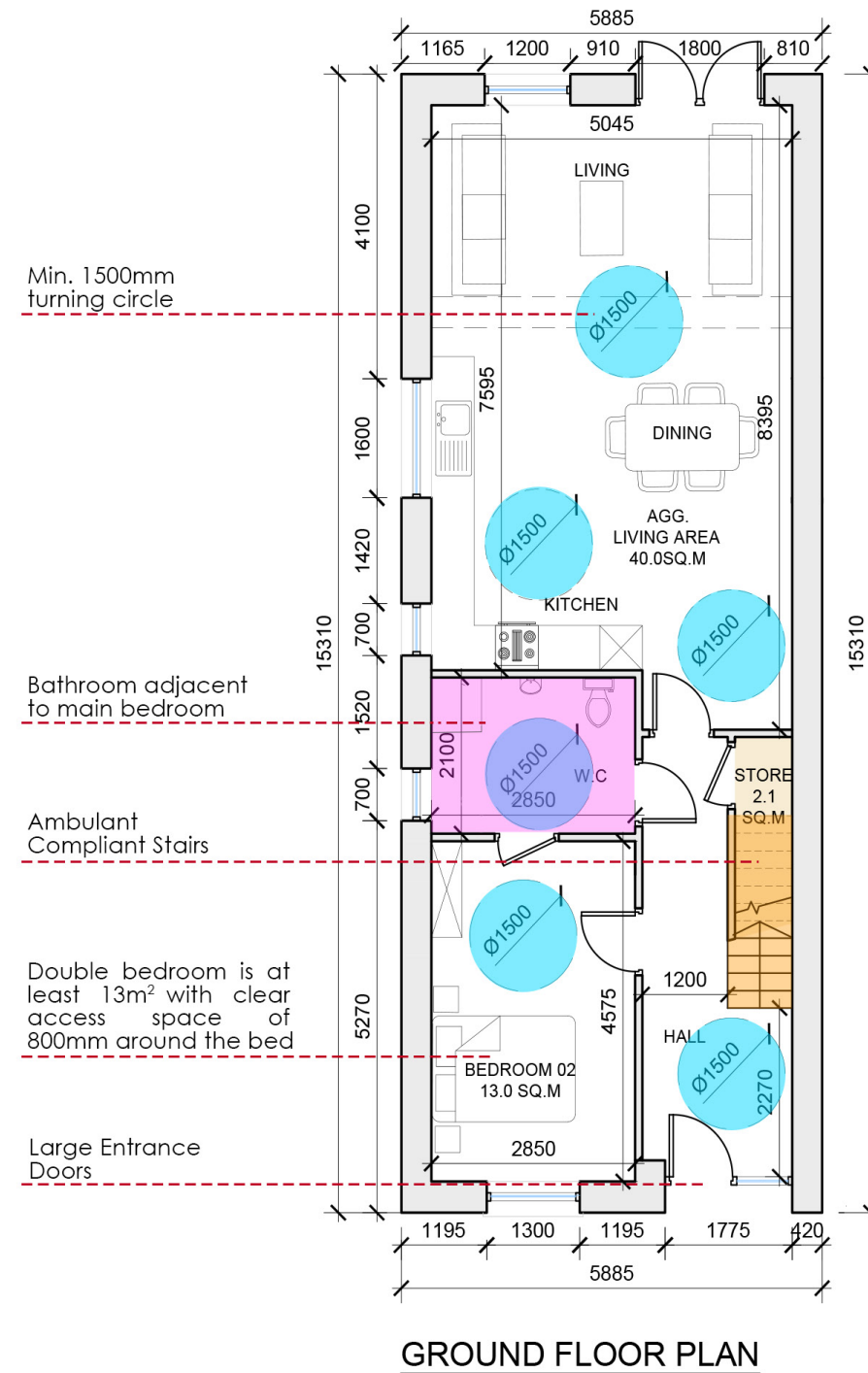


## 7.3 Universal Design

Providing exceptional New Homes in a sustainable and commercially viable manner, in well-connected locations is the ultimate goal of this Part 8 development.

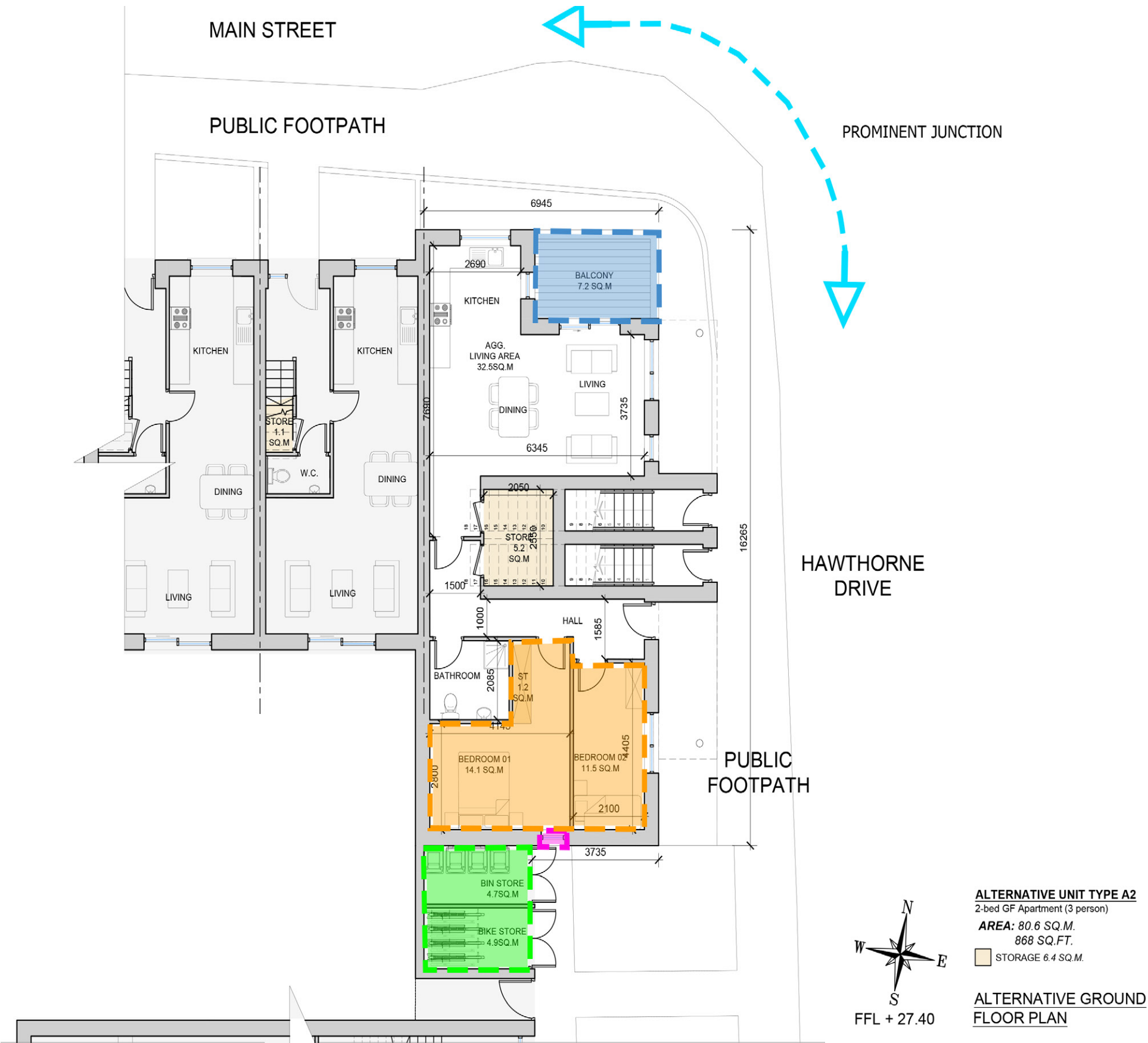
The 4 bed detached unit has been developed with a particular focus on homes that contain internal spaces that can cater for people with mobility issues. Ample space within bedrooms/bathrooms and living areas ensures that the usability of these spaces is at the forefront of the design, with areas for turning within corridors/hallways also considered to ensure ease of movement for residents within dwellings.

The Design Criteria in which this unit has been developed has been taken from the **'Quality Housing for Sustainable Communities (2007)'** and our design approach focuses on implementing the key principles within the **'Universal Design Guidelines for Homes in Ireland'** document.





7.4 Alternative GF Apartment Layout



A study into an alternative ground floor layout for Unit A2 was carried out. A number of potential issues were found with this layout that are highlighted as follows:

- A loss of 1no. bedspace will be required due to the depth of the unit and the location of the bin/bike stores. This will reduce the number of bedspaces from 4no. to 3no. The location of the bedrooms are highlighted in Orange.
- Due to the location of the bin/bike stores, a window of a width of only 700mm (Highlighted in Magenta) is possible to allow light into bedroom 01. This will cause issues with insufficient light in the room.
- Bringing the living spaces of the unit to the north causes the private amenity space to be on the prominent corner of Main Street and Hawthorne Drive (Highlighted in Cyan)



## 8.0 Summary

This new project will be an aesthetically pleasing and highly efficient new development providing much needed high-quality housing in Ballincollig.

By adding purpose to this prominent site, this proposal will also complement and enhance the visual experience of the area.

This well connected and carefully considered urban development will provide high quality living spaces and community integrated homes for future residents to enjoy.

## 9.0 Site Services

Please refer to the accompanying report prepared by Denis O'Sullivan and Associates Consulting Engineers (DOSA) for all information relating to site services.



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