



DESIGN STATEMENT

FOR

Infill Housing Development at Hollywood Drive

BY

CORK CITY COUNCIL

June 2020

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1.0 Accommodation Schedule

The proposal includes:-

- Demolition of boundary walls and new road connecting to the access from Hollywood Estate
- Construction of 7No. 2 bedroom, one and a half storey units
- Construction of a new wall separating the GAA club from the site.



Figure 1 massing model viewed from North East



Figure 2 Site plan (NTS)

Unit Address	House Types	House Area	Private Open space
01 Hollywood Drive	2 bed	87m ²	33m ²
02 Hollywood Drive	2 bed	87m ²	33m ²
03 Hollywood Drive	2 bed	87m ²	32m ²
04 Hollywood Drive	2 bed	87m ²	32m ²
05 Hollywood Drive	2 bed	91m ²	151m ²
06 Hollywood Drive	2 bed	87m ²	42m ²
07 Hollywood Drive	2 bed	87m ²	45m ²

A new site entrance will be established to the northwest of Hollywood Estate giving access into the site which is currently used as an overflow car park to St. Vincent's GAA. A new wall will be constructed to the North of the St Vincent's clubhouse to form the South boundary to the new site.

A new cul-de-sac road will be introduced to the site bringing all traffic through Hollywood Estate and closing the access from the South.

The proposal is to construct 7No. new 1½ storey housing units forming a terrace of 5 units running north/south and a pair of semi detached houses completing the street east/west. Each of the houses has a small front garden and a larger rear garden.

The dwellings are terraced in form and floor areas, as shown above, are consistent with the target areas of the QHfSC.

2.0 Site Analysis

Location

The site is located to the North of the St. Vincent's GAA on Blarney Street but will be accessed from Hollywood Estate off Hollyhill Road upon completion.

Suitability

- Zoned 'Residential, Local Services and Institutional Uses' in the Cork City Development Plan
- Partially vacant brown-field site currently housing parking for the St Vincent's GAA club
- Close proximity to services and amenities
- Road and utility infrastructure already in place adjacent to the site
- Located adjacent to a bus route (approx. 165m to the Hollyhill Road bus stop)
- No particular risk of flooding

Characteristics

Immediate site:

- Site currently occupied by overflow car parking and turning for cars in St Vincent's GAA club
- Site area: 1518m²
- Topography: site slopes down approx 2m from North to South, with rear gardens walls to the east and west
- Some mature trees to adjacent properties, none with preservation orders, none of which will be impacted by this development.
- Existing housing surrounding the site except to the south where it is the Existing St Vincent's GAA clubhouse.

Immediate surroundings:

- The site is surrounded by the rear gardens of adjacent two storey housing
- We have restricted the housing to be 1 ½ stories to prevent significant overlooking to the west
- Private gardens in back-to-back arrangement generally, defensible space to front, on-street parking
- Local street pattern based on cul-de-sac arrangement with a pedestrian ROW to the East of the site through Hollywood Estate to Hollyhill Road and further to Blarney Street to the South
- Original pedestrian and vehicular access and on street parking is maintained to adjoining properties
- Current density approx. 42 dwellings/hectare

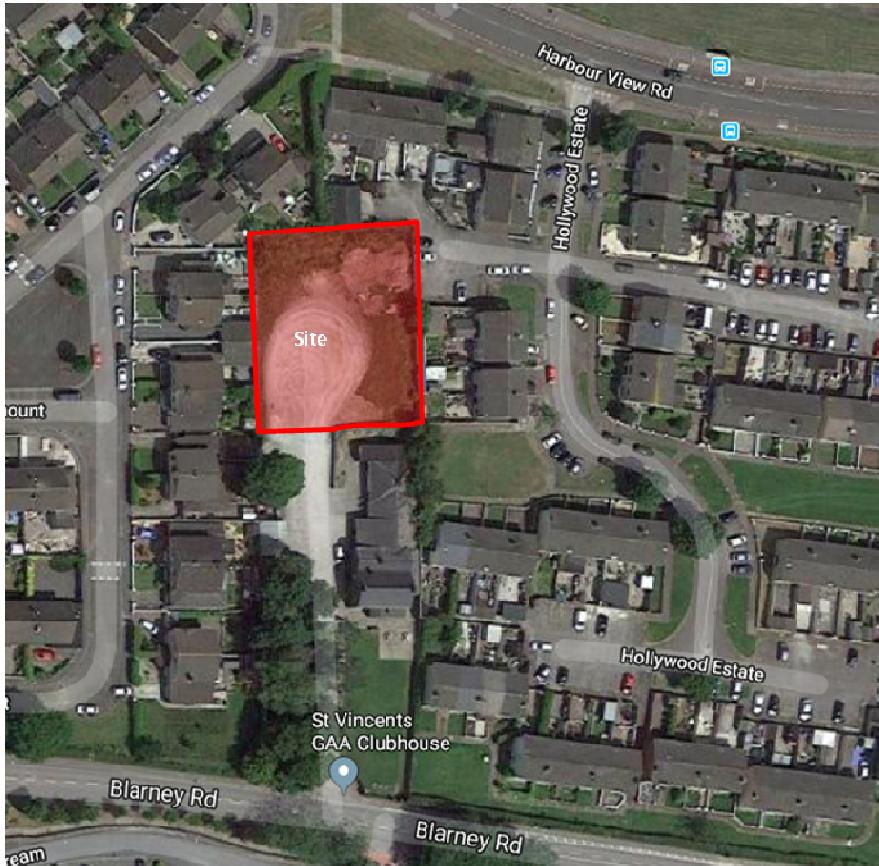


Figure 3 Site Location Aerial Photo

3.0 Site Strategy

- Recreate the terraced street pattern, building lines, building scale with slightly reduced height to prevent overlooking
- Back to back housing with private gardens, providing passive supervision of all public areas
- Parking: on street to the front of each dwelling
- Road pattern: maintain the existing ROW to the rear of houses on Hollyhill Road while creating safe access to new houses

4.0 Development Plan Objectives

The following is an outline of the relevant Development Plan Objectives from the current Cork City Development Plan and how these are met:

6.1 Residential Strategic Objectives	The scheme makes use of underused land providing a high quality, predominantly family houses, integrated into an existing neighbourhood with good access to services, amenities and public transport
6.8 Housing Mix	The scheme provides 1½ storey 2-bedroom houses which respond to the housing demands in the area.
6.9 Housing Density	The scheme provides a density of approx. 45 dwellings per hectare which confirms with the requirements for the area

16.9 Sustainable Residential Development	This scheme delivers residents and visitors with houses which have walking, cycling and public transport access and minimise the need to use cars. It increases the efficient use of land in terms of density and plot ratio
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5.0 Urban Design Criteria

The following is a demonstration of how the design criteria set out in the 'Urban Design Manual – Best Practice Guide' document are met:

5.1 Context

The existing context predominantly consists of terraces and blocks of 2-storey houses, painted render finishes, concrete tiles and exposed gables.

The proposed scheme respects the existing context with the use of vernacular-form, symmetrical pitched-roof houses, using a terraced block arranged to recreate the existing street pattern. The scale of the surrounding development is slightly reduced 1½ storey houses.

5.2 Connections

The scheme is well connected to the public transport network by virtue of the existing bus route on Hollyhill Road within 165m of the site and a Bus route on Blarney Street at approx 360m.

5.3 Inclusivity

The entire development is compliant with access regulations, and can be accessed, visited and used by wheelchair users, buggies etc.

Unnecessary physical and visual barriers are avoided by integrating the scheme into the existing street pattern and relying on passive supervising as the principle means of achieving security. Adjustments to the existing foot paths will be made to ensure wheel chair access to the site.

5.4 Variety

The proposed scheme includes 7no. 2 bedroom houses which reflect a house type required in the area.

5.5 Efficiency

The scheme makes use of an under-used brown field site. The house design is a simple terraced form to minimise external wall area and with a render finish to reflect the materials used in the area.

5.6 Distinctiveness/Layout

These houses have a small canopy to emphasise the entrances into each house. In most cases the bins will be kept in the rear of the houses but bin stores will be provided to the front of the houses where necessary. The layouts have ground floor and first floor bedrooms which may make them more likely to be lifelong houses.

5.7 Public Realm

The proposed development creates a new short cul-de-sac with a footpath to the front of each house onto individual front gardens. Parking is provided on the road as is the norm in the area.

The principles of the 'Design Manual for Urban Roads & Streets' were followed in the design of roads, paths and other hard-landscaped areas around the scheme.

5.8 Adaptability

The ground floor bedroom will allow some adaptability in use and while limited there is the potential for small extensions to the rear in the future. The open plan nature of the ground floors is appropriate for a two bedroom house but should it be required it is possible to subdivide into two living rooms.

5.9 Privacy and Amenity

All dwellings are provided with private open space in the form of front and rear yards or gardens. The terraced form with an internal corner will allow for passive supervision and defensible space to their front entrance doors.

5.10 Parking

On-street parking is proposed as is the norm in this area and is being provided at a ratio of one space per house.

5.11 Detailed Design

Materials of rendered block walls and, concrete tile roofs etc. reflect tried-and-tested traditional building methods used elsewhere in the surrounding area, and are considered an appropriate aesthetic for the scheme.

6.0 Site Services

The services for the site have been considered in the stage two layouts and will be brought in and out through the access onto Hollywood Estate to the northeast of the site.