



DESIGN STATEMENT

FOR

Infill Housing Development at 16A Kerry Road

BY

CORK CITY COUNCIL

May 2020

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1.0 Accommodation Schedule

The proposal includes:-

- Construction of 1No. 3-bedroom, single storey dwelling.
- Demolition and reinstatement of existing front boundary wall and gate to Kerry Road
- Construction of a new boundary wall separating the existing dwelling at 24 Sli Gartan, from proposed 16A Kerry Road.

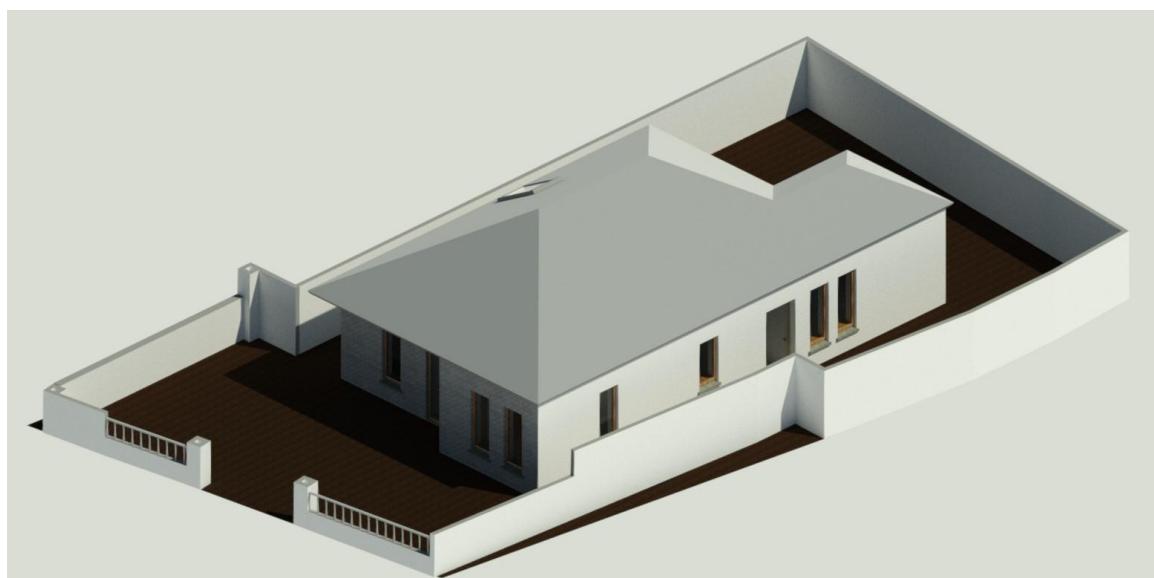


Figure 1 Massing model

Unit Address	House Types	House Area	Private Open space
16A Kerry Road, Mayfield	3 bed	84m ²	115m ²

The proposed development will avail of an existing site entrance giving access to Kerry Road, there is also sufficient area to provide an off-street car park space within the site boundary. A new post and panel wall will be constructed to the South as to separate the proposed new development from the existing property 24 Sli Gartan.

The proposed scheme takes into account the mature, suburban nature of the surrounding area, and strives to retain the existing character. The proposed scheme respects the existing context with the use of single storey, hipped-roof house. The proposed house is set in line with the existing street pattern. The scale of the surrounding development is also maintained.

The proposed, detached bungalow centrally placed will provide private open space to rear and front garden with car parking space. Each side of the dwelling will be closed off by side gates, to provide security and privacy.

The floor areas, as shown above, are consistent with the target areas of the QHfSC.

The proposed design is consistent with DHPLG's Employer's Recommendations.

2.0 Site Analysis

Location

The site is located in the North-East of the suburban area of Mayfield. The site is located at the centre of an older social housing neighbourhood which has many privately owned houses procured through various TPS and private housing developments. The site is in the ownership of the Cork City Council.

The Development Plan calls for a density of between 35 to 50 dwellings per hectare and therefore the proposal of an additional dwelling is consistent and in accordance with the overall goals of the Development Plan.



Figure 2 Site Location Aerial Photo

SUITABILITY

- Zoned 'Residential, Local Services and Institutional Uses' in the Cork City Development Plan
- Vacant green field site currently used as side garden
- Close proximity to services and amenities
- Road and utility infrastructure already in place adjacent to the site
- Located adjacent to a bus route
- The site is located within Flood Zone C - not at risk from flooding

CHARACTERISTICS

Immediate site:

- Site area: 315m²
- Currently the site is the side garden of a vacant house (24 Slí Gartan, Mayfield).
- The site has been initially examined and cleared of any excessive vegetation and debris.
- The site benefits from its relatively level topography; hence the risk of an extensive excavation is minimised.
- Some mature trees to the adjacent site, none of which have preservation orders.
- There is a wide range of housing types, neighborhood centers, primary and secondary educational institutions, retail, commercial businesses, churches and open green spaces within a 1Km radius of the site.

Immediate surroundings:

- The site is surrounded by the rear gardens of adjacent housing
- The design of the proposed dwelling has been restricted to a single story in order to prevent significant overlooking to the west
- Private gardens in back-to-back arrangement generally, defensible space to front, on-street parking
- Original pedestrian and vehicular access and on-ff street parking is maintained



Figure 3 Proposed Site Plan (NTS)

3.0 Site Strategy

- The proposed dwelling is being “slotted” into the existing plot, resulting in an optimisation of the overall footprint of the site, thus enhancing the overall scheme.
- On-site privacy is maintained by the introduction of a buffer zone in the form of the front garden/ car parking space between the proposed unit and Kerry Road.
- The house will be provided with private open space in the form of rear garden, with the area meeting the recommendations of the Development Plan.
- The East-West orientation of the proposed house is considered to be of advantage in maximising the quality day- light entering the dwelling. This is also reflected in the form of the proposed dwelling

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 side-garden providing a high quality, family house, integrated into an existing neighborhood with good access to services, amenities and public transport
6.8 Housing Mix	The scheme provides 1-storey 3-bedroom house which respond to the housing demands in the area.
6.9 Housing Density	The scheme introducing an additional unit, which confirms with the requirements for the area
16.9 Sustainable Residential Development	This scheme increases the efficient use of land in terms of density and plot ratio

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 detached 1 and 1½ storey houses, painted render finishes, concrete roof tiles, rendered painted front boundary walls and off-street parking.

The proposed scheme respects the existing context with the use of vernacular-form, symmetrical pitched-roof houses. The scale of the surrounding development is also maintained.

5.2 Connections

The scheme is well connected to the public transport network by virtue of the existing bus route on Kerry Road.

5.3 Inclusivity

The entire development is compliant with access regulations, and can be accessed, visited and used by wheelchair users, buggies etc. The proposed bathroom area is wheelchair complaint and allows for introducing accessible shower and wheelchair rails if required. The corridors, leading edges, door openings are also wheelchair suitable.

Unnecessary physical and visual barriers are avoided and level access to front and rear property is provided. Adjustments to the existing boundary gate foot will be made to ensure car access to the site.

5.4 Variety

The proposed design allows for a 3-bedroom, 4/5 persons detached bungalow which reflect a house type required in the area. The simplicity of the proposed dwelling allows for a limited modification to the rear if required in the future.

5.5 Efficiency

The residual space alongside the existing house at 24 Sli Gartan is being utilised by the introduction of a new unit 16A Kerry Road; hence minimising the risk of antisocial behaviour and in return improving the surrounding area.

The proposed scheme (16A Kerry Road) will be located on a relatively flat site where the requirement for excavations will be to a minimum. The design of the dwelling is based on simple forms to minimise costs and ensure a timely completion date.

The external masonry wall will be constructed with brick to recessed areas as per DHPLG Employer's Requirements recommendations and light-coloured render finish to reflect the materials used in the area.

5.6 Distinctiveness/Layout

The proposed house will have a small porch, partial recessed to emphasis the entrance. The Roof topography extending over the recessed area will simplify roof construction while helping to shelter the occupants from rain and add provide additional conform when entering.

The refuse bins will be kept to the rear at the side of the site, opposite the external utility door. There is also a paved patio area to the rear of property the position of which will maximize the South-West sun-path.

The internal layout is open plan comprised of living/dining kitchen to the rear, this location in the house benefits from the sun during the day while also overlooking the rear garden. This also allows for occupants to monitor small children at play at the same time.

The house's "Serving" areas such as kitchen, storage/utility, and bathroom are also maintained to one side of the house. The utility area which also serves as a "plant area" will house a proposed air to water heat pump to meet requirements for the provision of renewables on site, as required in Part L of the Building Regs. This room has also have an external access door.

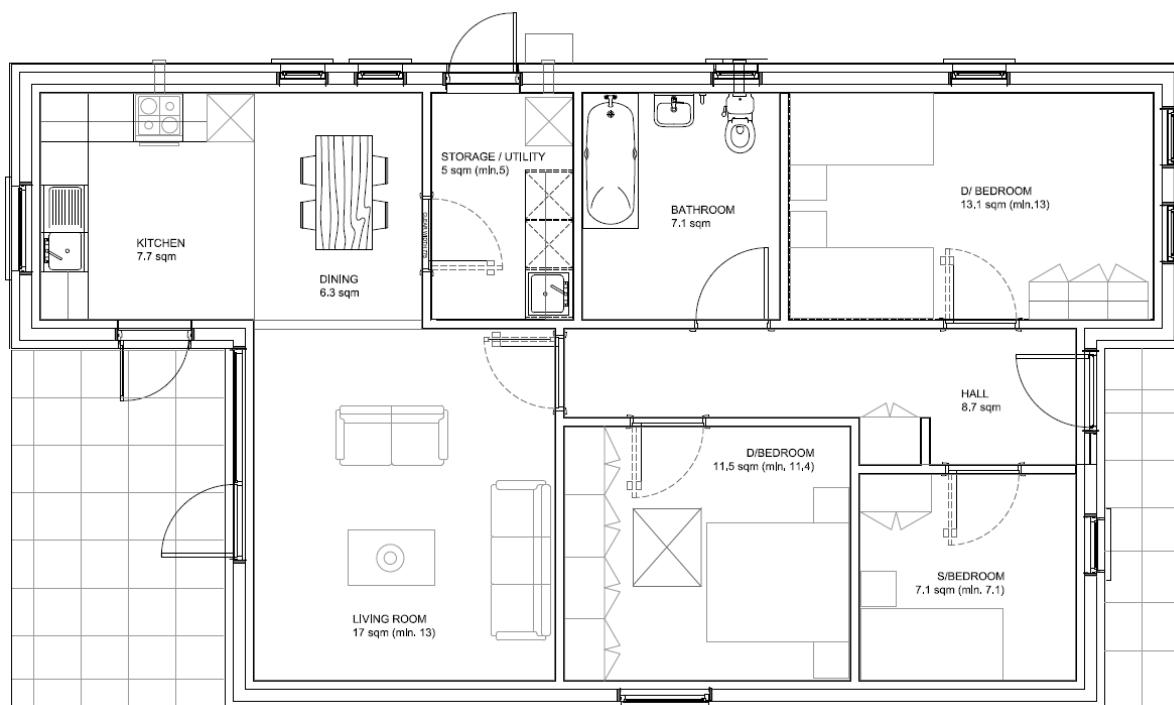


Figure 4 Proposed Floor Plan (NTS)

5.7 Public Realm

The proposed development avails of the existing footpath to the front at Kerry Road and the local amenities in general.

5.8 Adaptability

The ground floor bedroom allows for 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 living area is considered efficient and appropriate however should it be required in the future the design allows for sub-division of kitchen/Dining and Living Room area.

5.9 Privacy and Amenity

The dwelling is provided with private open space in the form of front and rear garden with patio area corresponding to Living Room. The built form with windows to all sides will allow for passive supervision and defensible space to its front entrance door.

5.10 Parking

Off-street parking is proposed as is the norm in the surrounding dwellings in the area and is being provided at a ratio of one /two spaces per house.

5.11 Detailed Design

Materials of rendered block and brick walls, concrete tile roof and precast concrete cills 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

All existing main services such as water, sewage, gas, and electricity, phone and broadband services are available along the Kerry Road and Slí Gartan, Mayfield.

Any requirements for service connections can be accommodated therefore service provision should not pose any constraint to the development of the site.

As the site is nested within an existing housing scheme, it is proposed that this development will avail of the existing infrastructure. The scheme does not impose any infrastructural constraints.