



ARCHITECTURAL DESIGN STATEMENT

RESIDENTIAL DEVELOPMENT AT
LEHENAGHMORE, CO. CORK.

DEADY GAHAN



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1.0 Introduction

This Architectural Design Statement has been produced as part of the application for the site located in the townland of Lehenaghmore, Co. Cork. It is proposed that the site will accommodate 45no 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.

HOUSE SCHEDULE				
UNIT TYPE	BEDS	NO.	AREA (m ²)	AREA (ft ²)
A-1	3	6	101	1087
A-2	3	6	101	1087
B-1	3	2	101	1087
B-2	3	10	101	1087
B-3	3	11	101	1087
C-1	2	8	84.1	905
C-2	2	2	84.1	905
TOTAL NO.		45		

SITE AREA (RED)	1.79Ha/4.4Acres
DEVELOPABLE AREA (ORANGE)	1.51Ha
DENSITY	30 Units/Ha (45/1.51Ha)
OPEN SPACE	13%

2.0 Site

2.1 Site Location

The development site is located in the townland of Lehenaghmore, Co. Cork which is located near the N27 and close to Cork Airport. It is a 15 minute walk from the suburbs of Togher and Wilton where there are a number of schools in close proximity to the site. The site is located within 25 minutes by public transport to Cork City Centre.

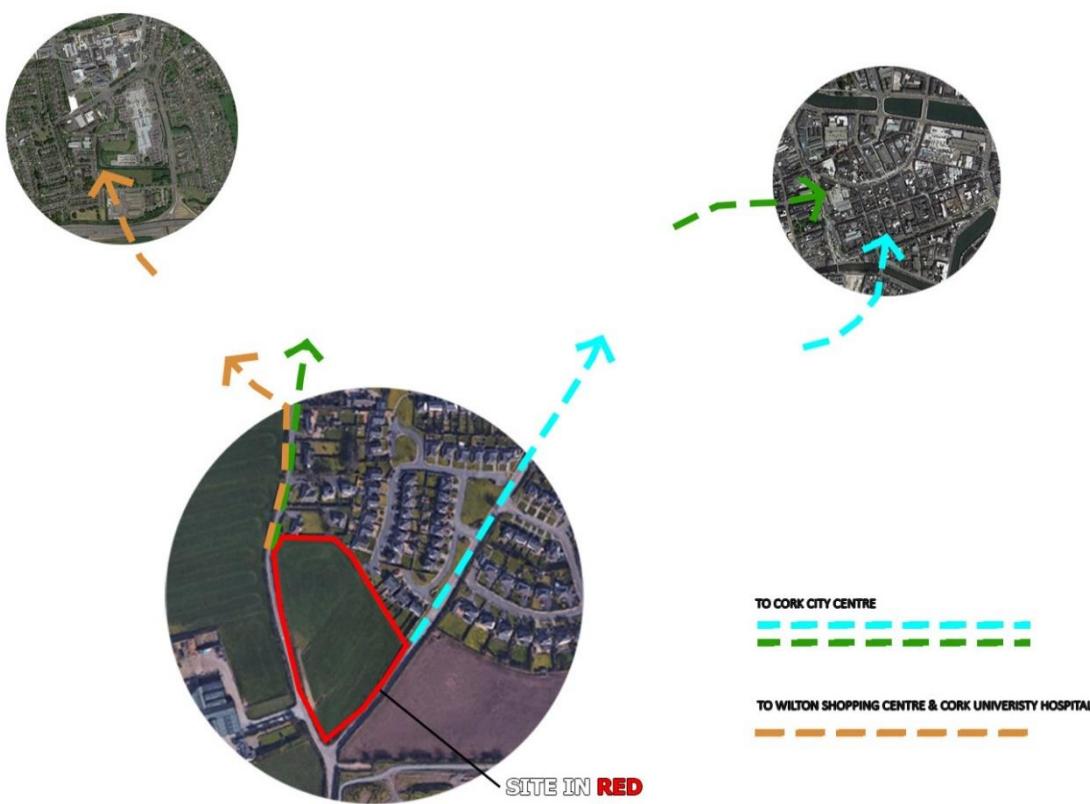


The proposed development will consist of 14no. 3 bed semi-detached, 21no. 3 bed townhouses & 10no. 2 bed townhouses. The form, architecture and scale of the development is consistent and compatible with the existing context.

2.2 Site Suitability

The site is located on the Togher road, close to the N27 and not far from Cork Airport, the N40 ring road is a 5 minute drive. 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 as well as several areas of commercial and industrial activity.

Lehenaghmore Community Park recreation area is adjacent to the site with Wilton shopping centre being an approximate 30 minute walk away. The topographical nature of the site lends itself to development with the layout complementing neighbouring schemes.



2.3 Characteristics

The site is bounded by open fields to the South, West and East with an existing residential scheme located to the North. Access to the development site is achieved from the Togher Road with a potential pedestrian entrance into the neighbouring scheme to the North.

Topographically the site rises from North to South, it is proposed to retain this natural slope as a feature of the development, offering a distinctiveness to the scheme.

2.4 Aerial Photos



Aerial View from the North



Aerial View from the South



Aerial View from the West



Aerial View from the East



Aerial View directly above

3.0 SITE STRATEGY

The proposed development has been designed as a direct response to the grain of existing development nearby. 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. Units are designed to overlook communal open spaces and encourages a sense of community within the development. The architectural treatment incorporates a light beige render, a darker beige brick, pressed metal elements and generous glazing proportions. These are articulated in a contemporary language which is compatible with the immediate context.

4.0 DEVELOPMENT PLAN OBJECTIVES

Leghenaghmore lies within the South Environs of Cork City. Objective 3-1 of the Cork County Development Plan (CDP) 2014 states that the strategic aim of the city Environs (North and South) is to:

“Grow its population to 20,000 as envisaged by the NSS. Develop as a major integrated employment centre so that it fulfils its role at regional and county level and should be a location of choice for most people especially those with an urban employment focus.”

Leghenaghmore sits within the County Metropolitan Strategic Planning Area, which is noted as the main engine of population and employment growth for the region (Para 2.2.22). In this regard, Objective CS 4-1 prioritises certain locations, including the South Environs, to accommodate the planned population growth in the Cork Gateway Region:

“Develop the Cork City Environs so that they complement the City as a whole. In the south, priority should be given to consolidating the rapid growth that has occurred in recent years by the provision of services, social infrastructure and recreation facilities to meet the needs of the population.”

Information regarding the Cork County Development Plan Objectives were developed in conjunction with McCutcheon Halley Chartered Planning Consultants. For further details, please refer to McCutcheon Halley’s information.

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)

The site will be accessed from an entrance to the West of the site which is located on the Togher Road. Existing boundaries to be retained and supplemented to provide a 1.8m high boundary along the Northern and Eastern edge, where the development adjoins existing dwellings. A new pathway has been incorporated into the western and Southern boundaries for improved public access. This will link directly into the planned future road improvement works; improving access to amenities through walking, cycling and public transport.



Figure 1 SITE BOUNDARY CONDITIONS

Boundary (A) Proposed Site Entrance – Western Boundary



Figure 2 SITE BOUNDARY CONDITION A

The existing hedge grow along the western boundary is to be removed to create a site entrance along this boundary. The entrance to the site is connected to the Togher Road.

Boundary (B) Proposed Open Space/Adjacent Dwellings – Northern Boundary

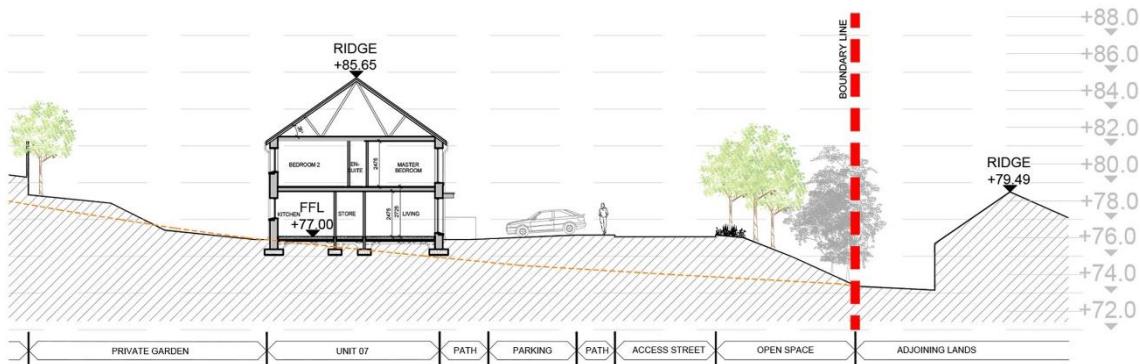


Figure 3 SITE BOUNDARY CONDITION B

A 1.8m high boundary with additional tree planting is proposed along the Northern boundary of the site. This is done to provide a distinct boundary between the proposed open space and the adjacent dwellings to the north.

Boundary (C) Proposed Townhouses/Adjacent Properties – Eastern Boundary

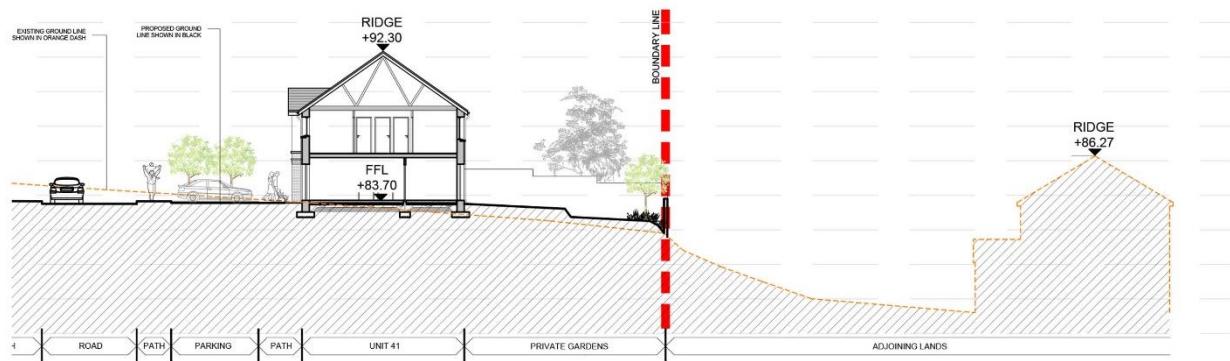


Figure 4 SITE BOUNDARY CONDITION C

It is proposed to maintain the existing boundary and supplement it with a 1.8m high weld mesh fence where necessary along the eastern boundary.

5.2 Access & Connections (DMURS) (Consideration 2)

The proposed development has been designed in accordance with DMURS in order to create a development with an urban feel whilst also creating a safe environment for all road users. The scheme is based in close proximity to Cork City Centre making it easily accessible for residents by bike and via public transport. There are bus stops within a 10 minute walk of the site which provides good transport links.

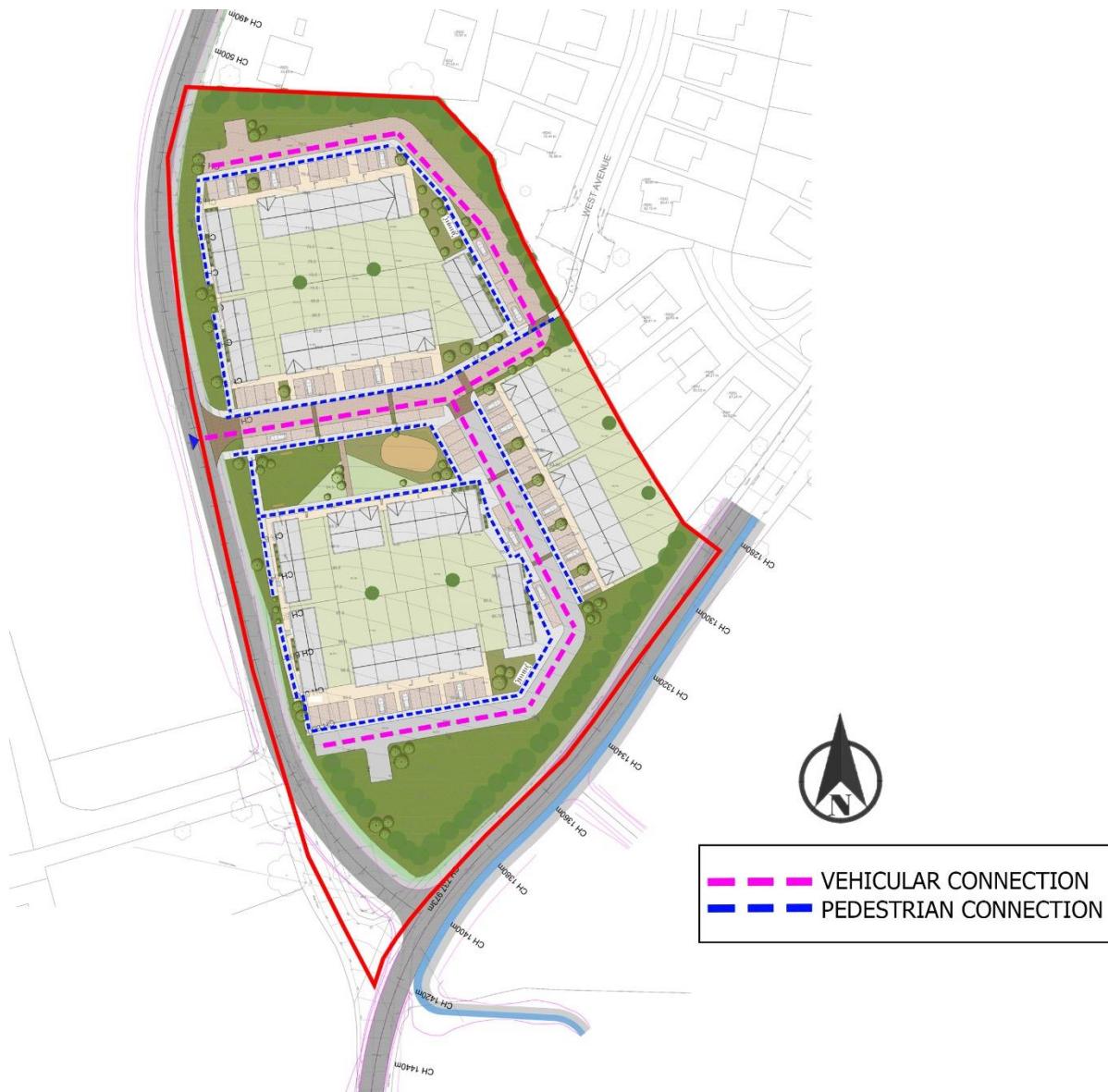


Figure 5 ACCESS AND CONNECTIONS

5.3 Inclusivity, Variety & Public Realm – (Consideration 3/4/8)

In addition to the private gardens to the rear of the units, there is generous communal spaces within the development. These will contain a mix of hard and soft landscaped elements which will contribute to the quality of life for the residents. Variety within the public realm will help create distinctive spaces that aid in wayfinding for residents/visitors to the site. Units are designed to overlook these open spaces to provide passive surveillance throughout the development and form small communities within the overall scheme. The western edge of the scheme will create a strong urban edge overlooking Togher Road, assisting with passive surveillance to this important local route.

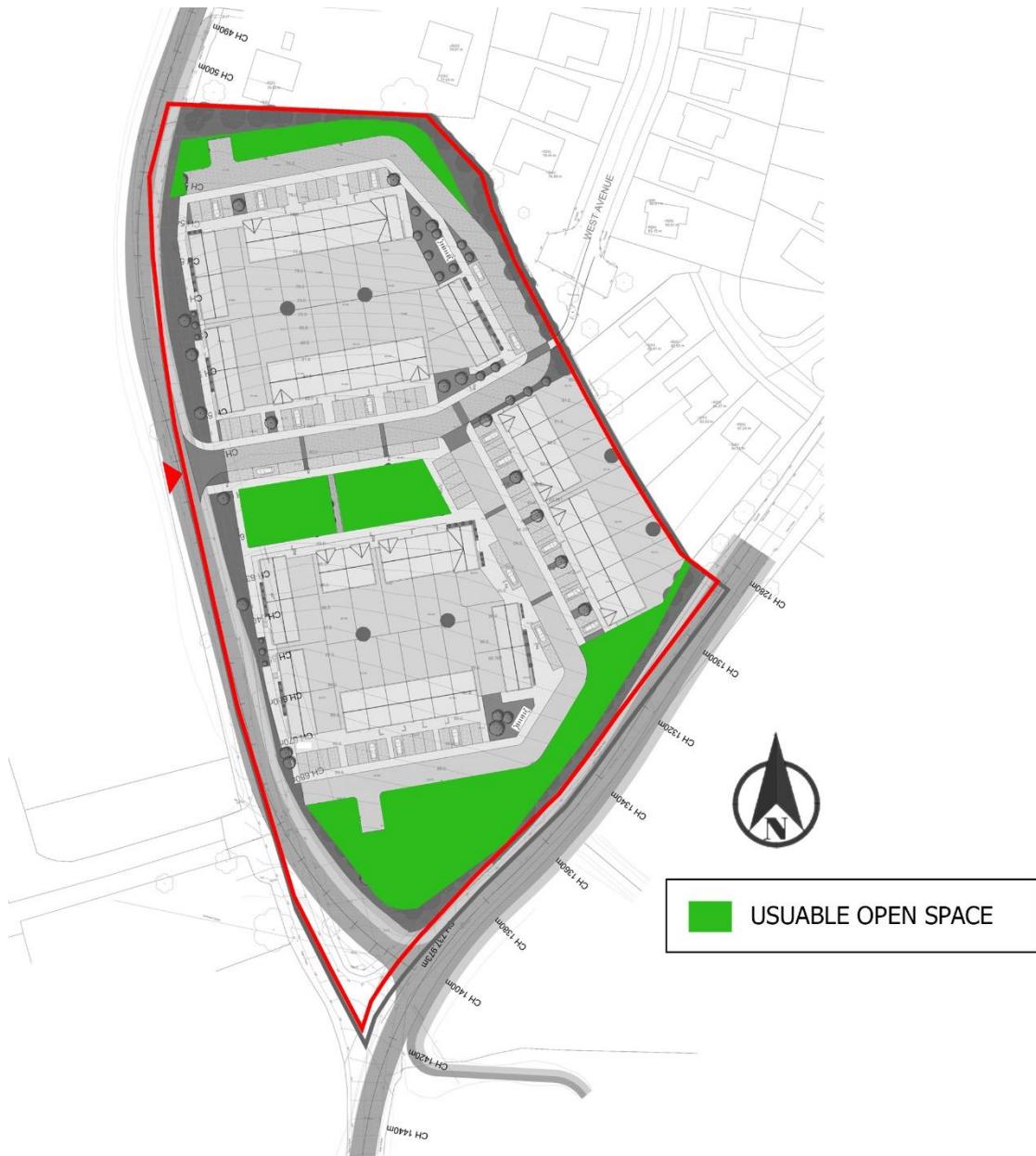


Figure 6 OPEN SPACE

5.4 Efficiency – (Consideration 5)

The proposed layout considers the existing properties surrounding the site, the topographical nature of the site and the residential amenities of the proposed dwellings to provide the most efficient approach to developing the site for the proposed unit types. The site layout is arranged to maximise the efficiency of the site and give generous external private spaces.

5.5 Distinctiveness/Layout – (Consideration 6/7)

The proposed layout has been arranged to maximise the sites development potential. Dwellings within the scheme are arranged to overlook the communal open spaces and the layout has been organised to prevent overlooking of adjoining properties. The site also contains generous pedestrian links throughout that connect the different communal spaces. This will ensure that an inclusive development is formed whereby all residents have access to the on-site amenities.



Figure 7 PASSIVE SURVEILLANCE

5.6 Adaptability – (Consideration 9)

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. There is also potential to extend the majority of proposed units to the rear or into the attic space depending on the homeowner's future needs/requirements.

5.7 Privacy & Amenity – (Consideration 10)

Each home has access to a generous private amenity space. All homes will be constructed to prevent acoustic transfer. Windows are sited to prevent overlooking into adjacent private gardens. Homes are provided with adequate storage areas and areas for sorting of recyclables.

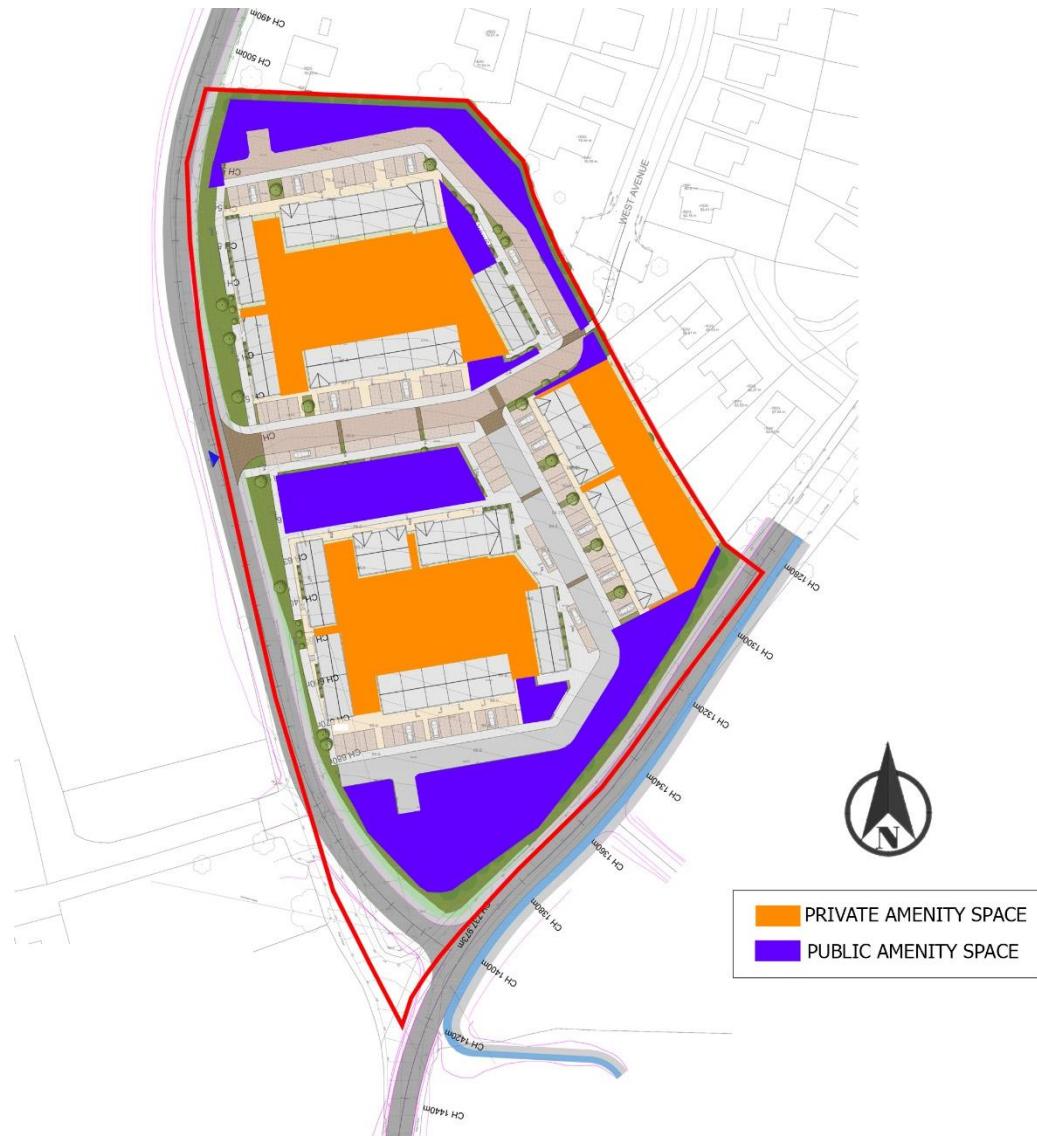


Figure 8 PRIVATE AND PUBLIC AMENITY SPACE

5.8 Parking – (Consideration 11)

There is provision for two car parking spaces per 3 bed unit, and 1.5 spaces per 2 bed unit. There are also a total of 2 no. visitors spaces provided for the dwellings within the development.

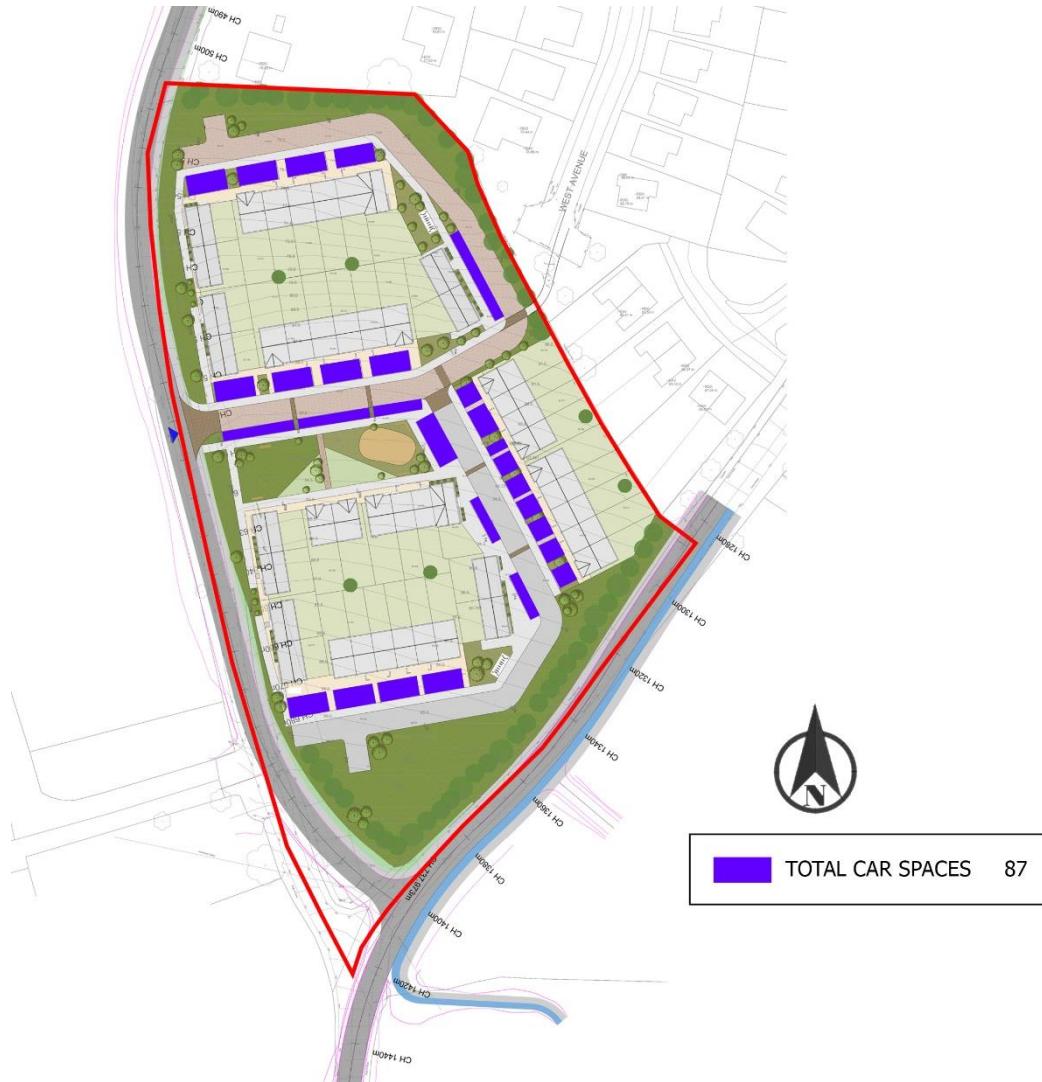


Figure 9 PARKING

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. Variety within the public realm, with variations in open spaces, planting and parking, will contribute to the creation of distinct areas within the overall scheme.

The external materials of the dwellings make a positive contribution to the locality and surrounding context. A proposed mix of render, beige brick and pressed metal will provide for a scheme which respects the existing developments and dwellings nearby. Generous open spaces with landscaping will enhance the overall design of the development, while the design of the buildings and public spaces will facilitate easy maintenance. Care has been taken to design the location of bins and vents to prevent impact on the public amenities.

The proposed development has been designed to provide high quality residential units that will contribute positively to Lehenaghmore and provide much needed housing to Metropolitan Cork. The proposed site layout focuses on the creation of distinctive streetscapes with different widths and parking formation that help generate a highly efficient scheme and assist our vision of placemaking.



6.0 Site Services

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