

Projection / Spatial Reference:  
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IRENET95\_Irish\_Transverse\_Mercator

Centre Point Coordinates:  
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X,Y = 571733.0,571681.0

Data Extraction Date:  
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12-Sep-2023

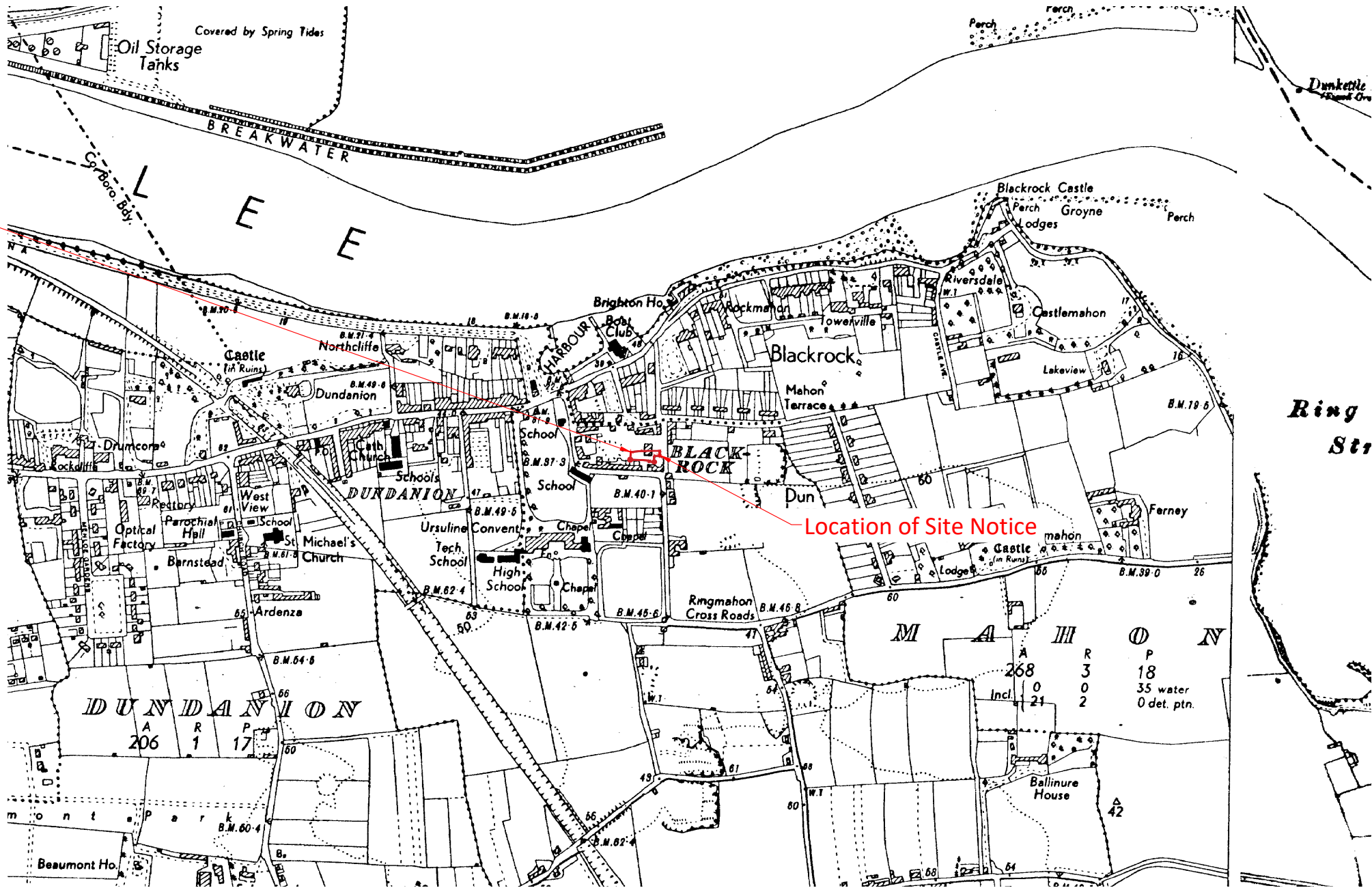
Product Version:  
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1.3

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Description:  
=====

Historic 6" Latest Edition

Publisher / Source:  
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Ordnance Survey Ireland (OSi)

Data Source / Reference:  
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CK074  
Revision Date =  
Survey Date = 31-Dec-1928  
Levelled Date = 31-Dec-1956

CK075  
Revision Date =  
Survey Date = 31-Dec-1929  
Levelled Date = 31-Dec-1935

File Format:  
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Tagged Image File Format (TIFF)

File Name:  
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R\_50356819\_1.tif

Clip Extent / Area of Interest (AOI):  
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LRX,LRY= 574194.0,569864.0  
ULX,ULY= 569272.0,573498.0  
URX,URY= 574194.0,573498.0

Extent of development site

RECORD PLACE MAP (Scale 1:10560)

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Reference Index:  
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Map Series | Map Sheets  
1:1,000 | 6383-15

Data Extraction Date:  
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Date= 12-Sep-2023

Source Data Release:  
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DCMLS Release V1.167.116

Product Version:  
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Version= 1.4

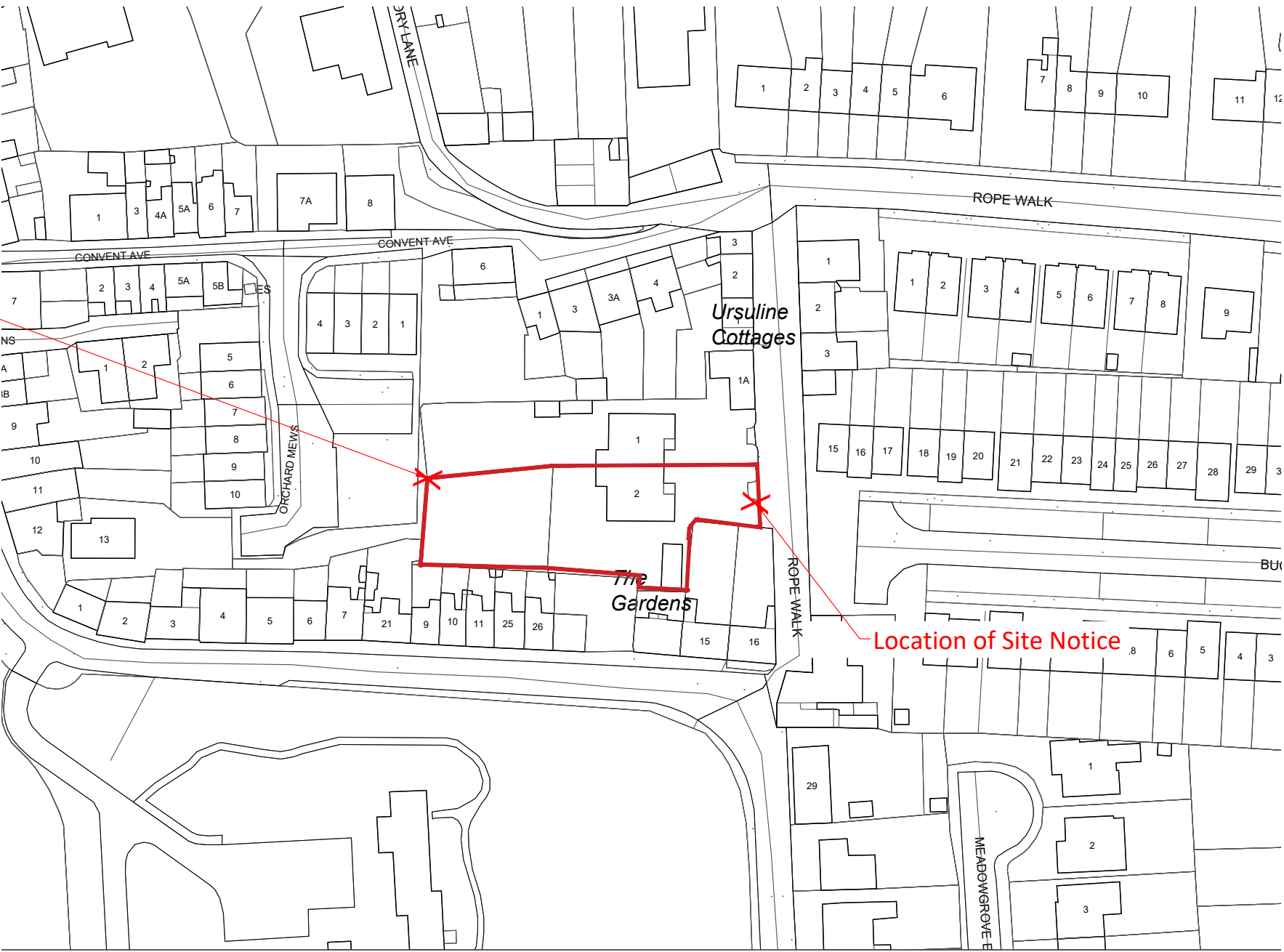
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Extent of development site

URBAN PLACE MAP (Scale 1:1000)



Description:  
=====

Digital Landscape Model (DLM)

Publisher / Source:  
=====

Ordnance Survey Ireland (OSi)

Data Source / Reference:  
=====

PRIME2

File Format:  
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Autodesk AutoCAD (DWG\_R2013)

File Name:  
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v\_50356819\_1.dwg

Clip Extent / Area of Interest (AOI):  
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Projection / Spatial Reference:  
=====

Projection= IRENET95\_Irish\_Transverse\_Mercator

Centre Point Coordinates:  
=====

X,Y= 571733.0,571681.0

Reference Index:  
=====

Map Series | Map Sheets  
1:1,000 | 6383-15

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REVISION REGISTER

REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
P01	11/04/2024	ISSUED FOR PART VIII PLANNING SUBMISSION	DC	KK	KK



KENNETH HENNESSY  
ARCHITECTS

tel: 052 6128946  
fax: 052 6180690  
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Anglesea House, Anglesea Street  
Clonmel, Co. Tipperary




SCALE:  
1/10560, 1/1000@A2


STATUS:  
PLANNING

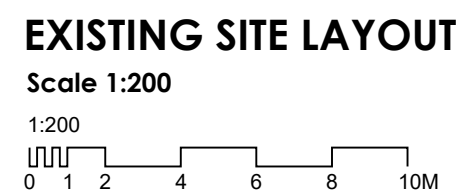
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PROJECT:	PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPEWALK, CORK CO.CORK								
DRAWING TITLE:	OSI MAPS								
SUBJECT:	ORIGIN:	POLICE:	LEVEL:	TITLE:	DR:	CATEGORY:	NUMBER:	STATUS:	REVISION:
2317	KHA	ZZ	00	DR	JA	P	0001	S3	P01





 Site Development Boundary  
 Total Site Area: 1044 sqm / 0.1044 Ha / 0.26 Acres

 - Denotes position of site notices.  
 Refer to Drawing: 2317-KHA-ZZ-00-A-P-0001



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REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED



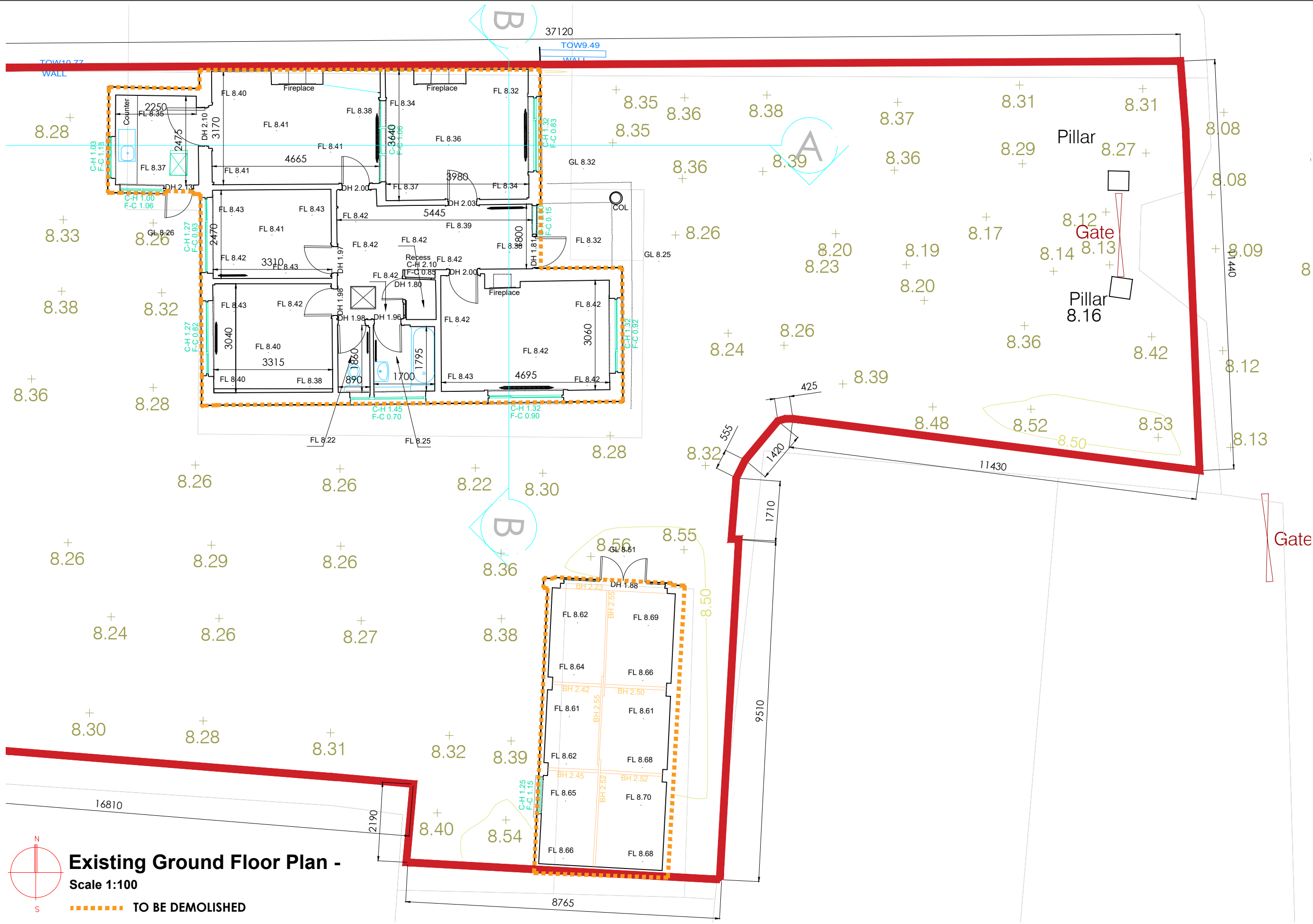
tel: 052 6128966  
fax: 052 6180690  
email: [info@kharchitects.ie](mailto:info@kharchitects.ie)  
Anglesea House, Anglesea Street  
Clonmel, Co. Tipperary

REVIEW	Editorial Editorial 2009	Editorial Editorial's Overview 63	2009 Journal P
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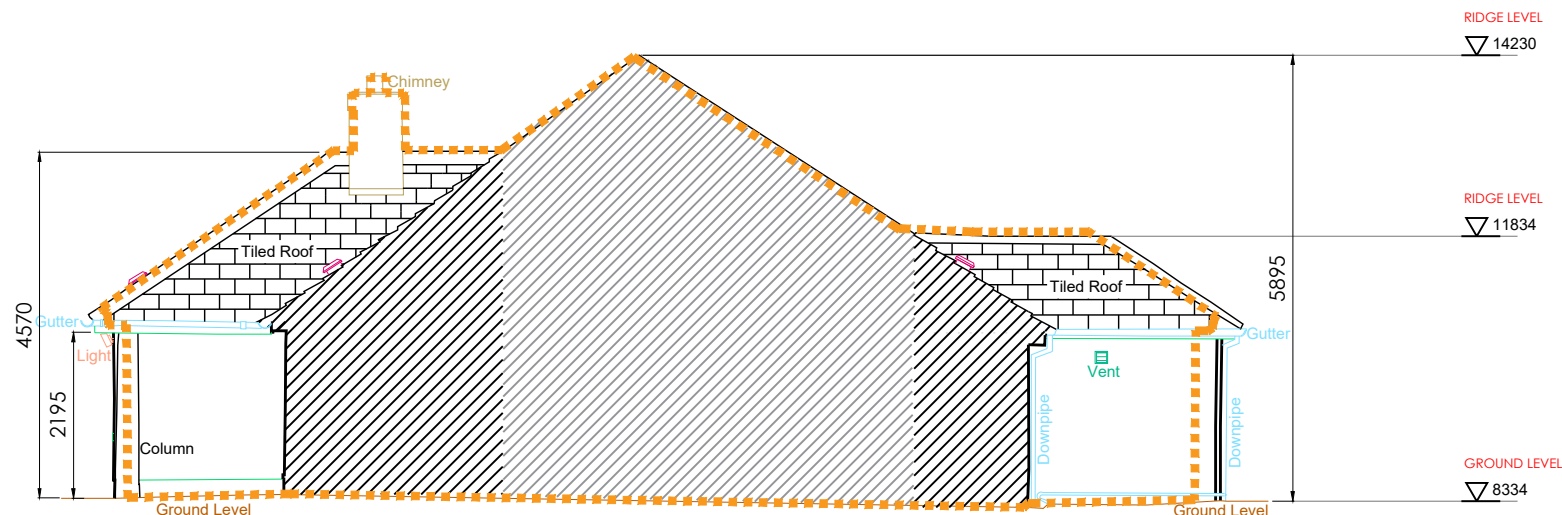
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STATUS:  
**PLANNING**

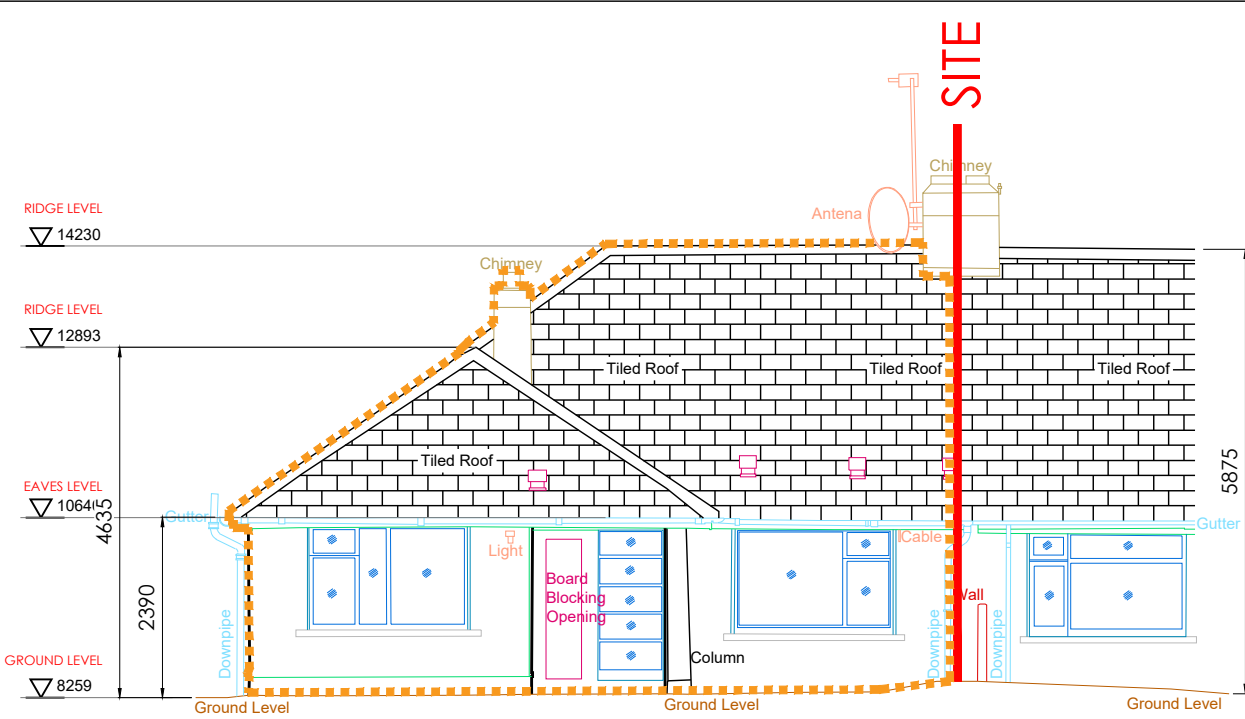
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PROJECT:		PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPEWALK, CORK CO.CORK							
DRAWING TITLE:		EXISTING SITE LAYOUT							
PROJECT	ORIGIN	VOLUME	LEVEL	TYPE	DATE	CATEGORY	NUMBER	STATUS	REVISION
2317	KHA	ZZ	00	DR	A	P	0100	S3	P0



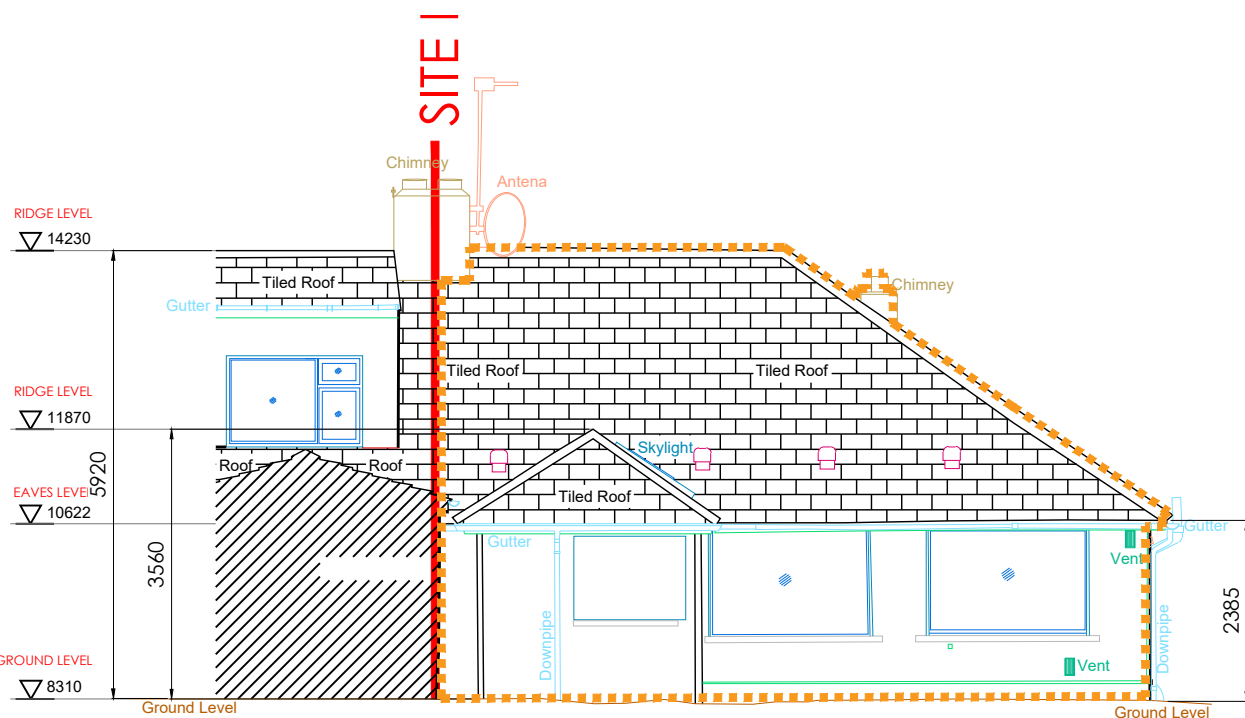
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Scale 1:100  
TO BE DEMOLISHED



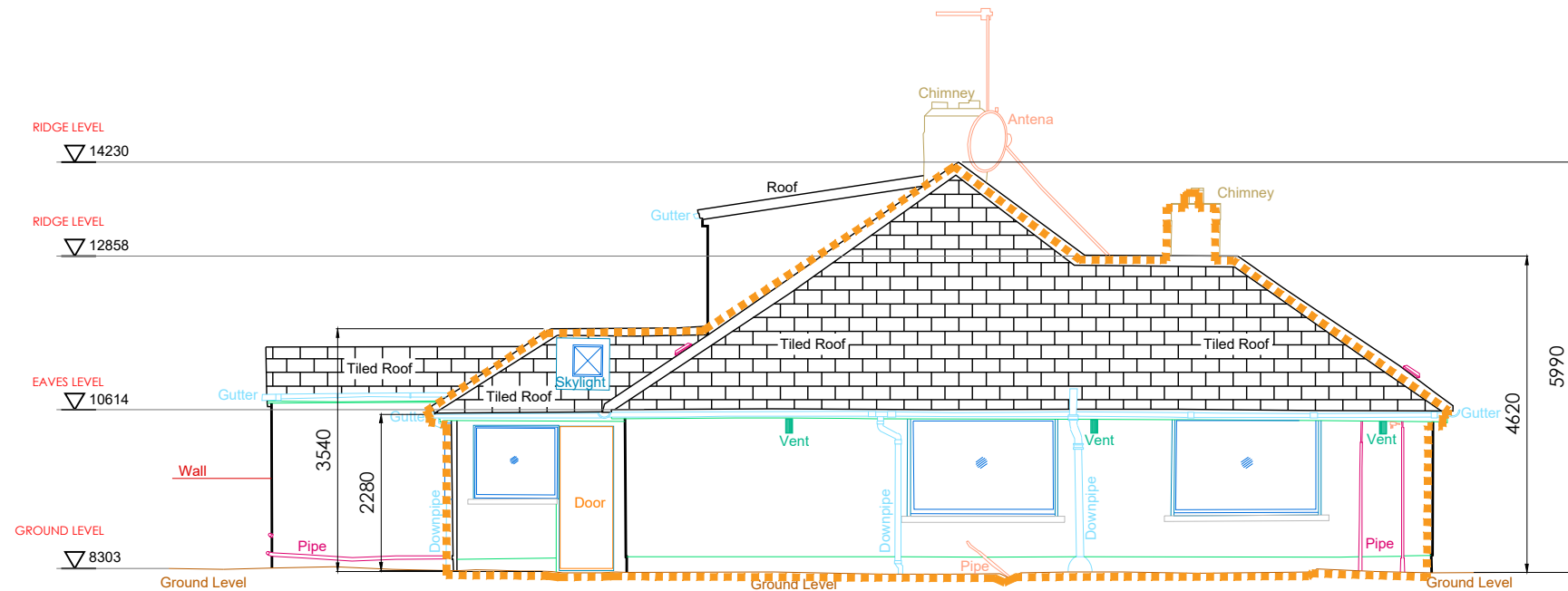
Existing Side Elevation (North)  
Scale 1:100



Existing Front Elevation (East)  
Scale 1:100



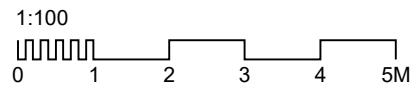
Existing Rear Elevation (West)  
Scale 1:100



Existing Side Elevation (South)  
Scale 1:100

## EXISTING PLAN & ELEVATIONS

Scale 1:100



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REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
P01	11/04/2024	ISSUED FOR PART VII PLANNING SUBMISSION	DC	KK	KK

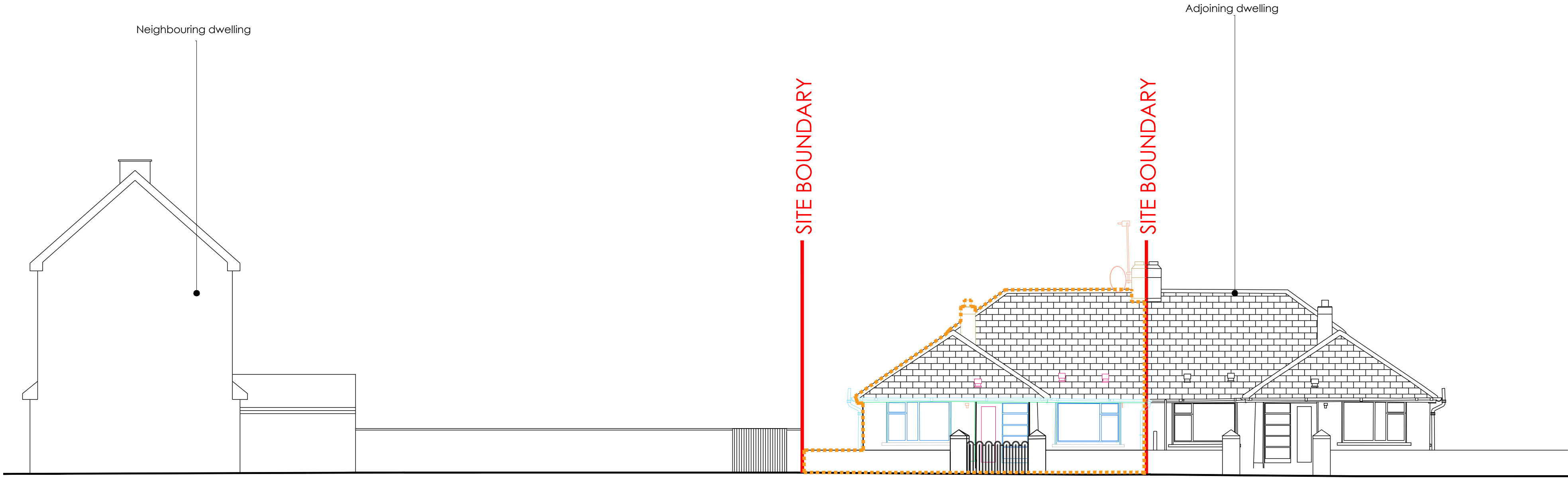


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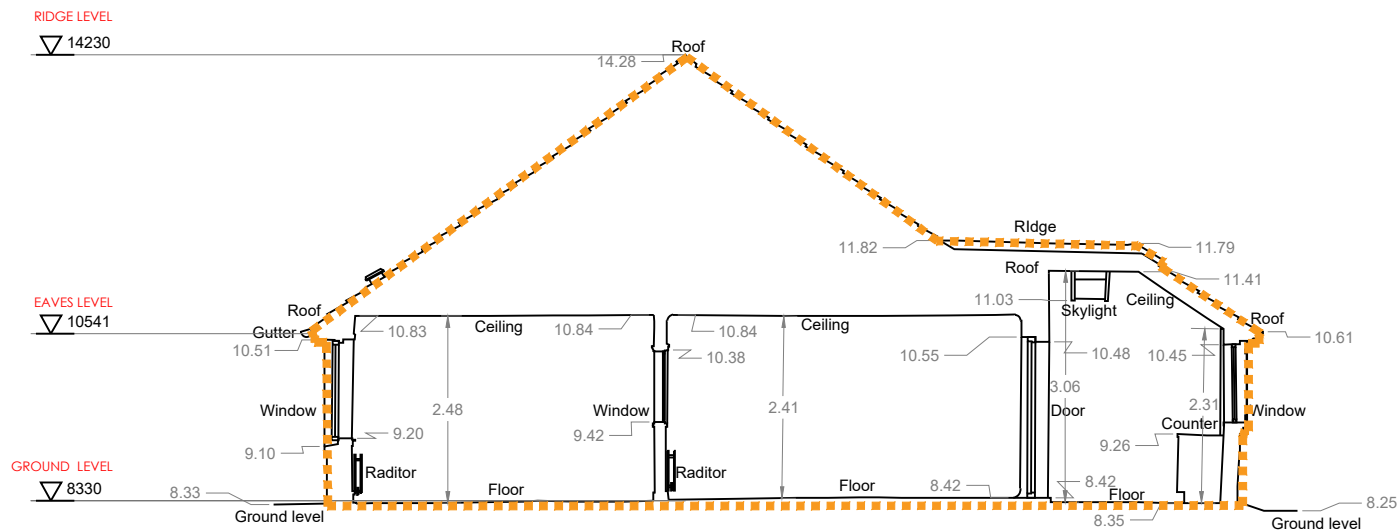


STATUS:  
PLANNING

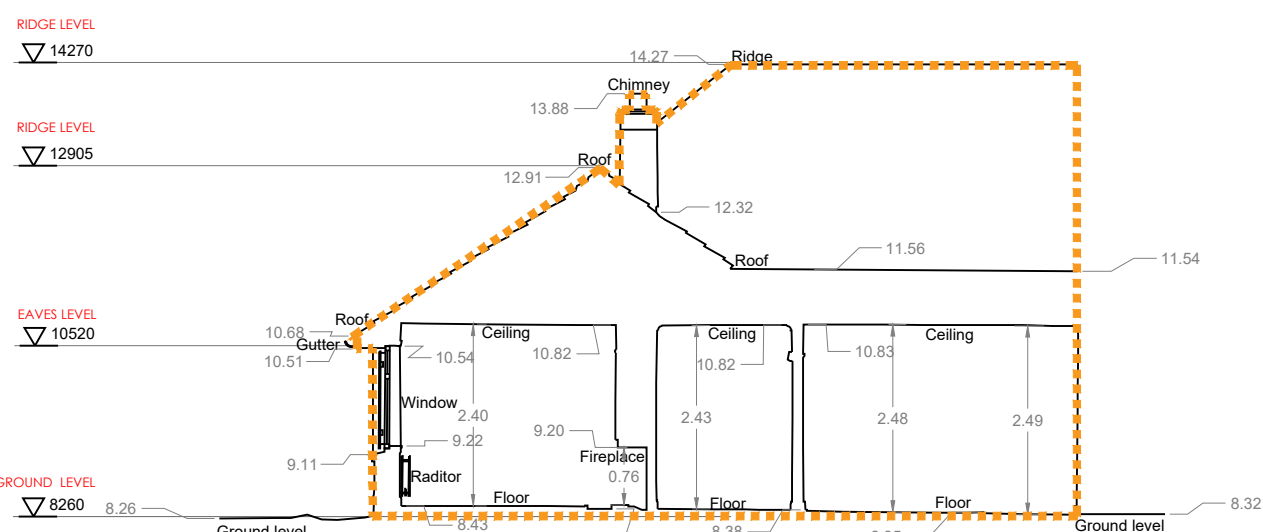
CLIENT:	CORK CITY COUNCIL									
PROJECT:	PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPEWALK, CORK CO.CORK									
DRAWING TITLE:	EXISTING PLANS & ELEVATIONS & DEMOLITION PLANS									
PROJECT:	ORIGIN:	VOLUME	LEVEL	TYPE	DESC.	CATEGORY:	NUMBER	STATUS	REVISION	
2317	KHA	77	00	DR	A	P	0200	S3	P01	



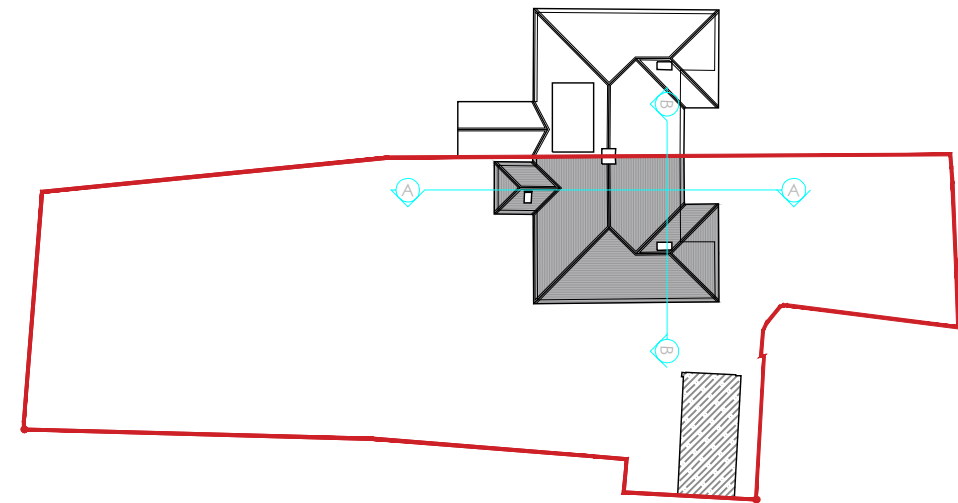
Existing Front Contiguous Elevation (East)  
Scale 1:100



Existing Section AA  
Scale 1:100



Existing Section BB  
Scale 1:100

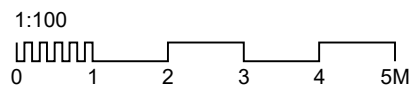


KEY PLAN- SECTION LOCATIONS  
SCALE 1:500

TO BE DEMOLISHED

## EXISTING STREET ELEVATION & SECTIONS

Scale 1:100



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P01	11/04/2024	ISSUED FOR PART VII PLANNING SUBMISSION	DC	KK	KK



SCALE:  
1/100 @ A2



STATUS:  
PLANNING

CLIENT:	CORK CITY COUNCIL						
PROJECT:	PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPEWALK, CORK CO.CORK						
DRAWING TITLE:	EXISTING STREET ELEVATION & SECTIONS						
PROJECT:	DRAWN:	CHECKED:	DATE:	BY:	STATUS:	REVISION:	
2317	KHA	ZZ	00	DR	A	P	
0201	S3	P01					



AREA SCHEDULE:	
Unit 1 - 3 bed / 5 person:	112.8m <sup>2</sup>
Unit 2 - 3 bed / 5 person:	99.9m <sup>2</sup>
Unit 1 - 3 bed / 5 person:	98.2m <sup>2</sup>
PRIVATE AMENITY SPACE	
Unit 1:	87m <sup>2</sup>
Unit 2:	87m <sup>2</sup>
Unit 3:	145m <sup>2</sup>
SHARED DRIVEWAY:	
	287m <sup>2</sup>

LEGEND:

Indicates Site Area  
Total Site Area: 1044 sqm / 0.1044 Ha / 0.26 Acres

Indicates existing buildings to be removed / demolished

Indicates proposed share hard surface drive-way

Indicates proposed pedestrian walk-way

Indicates proposed vegetation

Indicates proposed private amenity space

Indicates proposed terrace / patio area

+

Proposed Ground Level

+

Existing Ground Level

X - Denotes position of site notices.  
Refer to Drawing: 2317-KHA-ZZ-00-A-P-0001

Proposed 1800mm high block-work wall to northern boundary. Pre-cast concrete capping and render finish to select colour

Proposed 1800mm high concrete post and timber panel fence between units

Dashed line indicates building foot-print

Proposed landscape screening to western boundary

Proposed 1800mm high block-work wall to western boundary. Pre-cast concrete capping and render finish to select colour

Proposed 1100mm high, high-gloss painted, galvanized steel fence around front gardens with access gates for Units 2 & 3

Adjoining dwelling to be retained

Proposed wall along existing party wall to engineer's specifications

Existing northern boundary treatment to front of dwellings to be retained

Proposed vehicular entrance with sliding gate

Existing dwelling to be demolished outlined in orange

Proposed 1100mm high block-work wall with painted render finish and pre-cast concrete capping to eastern boundary onto Rope Walk

Existing boundary wall to be retained

Existing boundary wall to be retained

Proposed shared walk-way for residents with selected paving finish

Existing out-building to be demolished outlined in orange

Existing 2500 mm high exposed block work boundary wall to be retained

FOR DETAILS RELATING TO DRAINAGE REFER TO ENGINEERS DRAWINGS & REPORT

N

S

PROPOSED SITE LAYOUT

Scale 1:200

1:200

0 1 2 4 6 8 10M

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-	--/--/----	-	-	-	-	-	-
P01	11/04/2024	ISSUED FOR PART VIII PLANNING SUBMISSION		DC	KK	KK	
REV	DATE	DESCRIPTION		DRAWN	CHECKED	APPROVED	

KHA

KENNETH HENNESSY ARCHITECTS

tel: 052 6128966

fax: 052 6180690

email: info@khaarchitects.ie

Anglesea House, Anglesea Street  
Clonmel, Co. Tipperary

CLIENT: CORK CITY COUNCIL

PROJECT: PROPOSED HOUSING DEVELOPMENT  
THE GARDENS, ROPE WALK, BLACKROCK  
CO.CORK

DRAWING TITLE: PROPOSED SITE LAYOUT

STATUS: PLANNING

2317 KHA ZZ00 DR A P 1000 S3 P01





## UNIT 1

AREA COMPARISON	TARGET	PROPOSED
3 BED/ 5 PERSON UNIT		
Aggregate Living	34m <sup>2</sup>	37m <sup>2</sup>
Bedroom 1	13 m <sup>2</sup>	16 m <sup>2</sup>
Bedroom 2	11.4 m <sup>2</sup>	13.8 m <sup>2</sup>
Bedroom 3	7.1m <sup>2</sup>	7.1 m <sup>2</sup>
Storage	5 m <sup>2</sup>	9.1m <sup>2</sup>
Aggregate bedroom area	32 m <sup>2</sup>	36.9 m <sup>2</sup>
OVERALL AREA:	90.2 m <sup>2</sup>	112.8 m <sup>2</sup>

## UNIT 2

AREA COMPARISON	TARGET	PROPOSED
3 BED/ 5 PERSON UNIT		
Aggregate Living	34m <sup>2</sup>	37.5 m <sup>2</sup>
Main bedroom	13 m <sup>2</sup>	13.2m <sup>2</sup>
Bedroom 2	11.4 m <sup>2</sup>	11.6 m <sup>2</sup>
Bedroom 3	7.1m <sup>2</sup>	7.3 m <sup>2</sup>
Storage	5 m <sup>2</sup>	9.8 m <sup>2</sup>
Aggregate bedroom area	32 m <sup>2</sup>	32.1m <sup>2</sup>
OVERALL AREA:	90.2 m <sup>2</sup>	99.9 m <sup>2</sup>

## UNIT 3

AREA COMPARISON	TARGET	PROPOSED
3 BED/ 5 PERSON UNIT		
Kitchen/ Living/ Dining	34m <sup>2</sup>	34m <sup>2</sup>
Main bedroom	13 m <sup>2</sup>	14.4 m <sup>2</sup>
Bedroom 2	11.4 m <sup>2</sup>	12.1 m <sup>2</sup>
Bedroom 3	7.1m <sup>2</sup>	7.4 m <sup>2</sup>
Storage	5 m <sup>2</sup>	5 m <sup>2</sup>
Aggregate bedroom area	32 m <sup>2</sup>	33.9m <sup>2</sup>
OVERALL AREA:	90.2 m <sup>2</sup>	98.2m <sup>2</sup>

## MATERIAL KEY:

	Proposed Hard Surface		Proposed Pedestrian path		Proposed Walls		Existing Walls
	Proposed Vegetation		Proposed Terrace		Private Amenity Space		

FOR DETAILS RELATING TO DRAINAGE REFER TO ENGINEERS DRAWINGS & REPORT

Vegetation

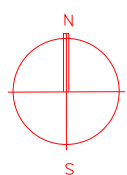
PROPOSED FFL

Proposed Ground Level

Existing Ground Level

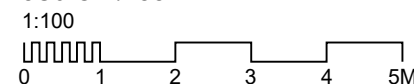
PRIVATE OPEN SPACE  
THREE BED / UNIT 1: 87m<sup>2</sup>  
THREE BED / UNIT 2: 87m<sup>2</sup>  
THREE BED / UNIT 3: 145m<sup>2</sup>

SHARED DRIVEWAY: 287m<sup>2</sup>



## PROPOSED FLOOR PLAN

Scale 1:100



## STANDARD INSTRUCTIONS

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## REVISION REGISTER

REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
P01	11/04/2024	ISSUED FOR PART VIII PLANNING SUBMISSION	DC	KK	KK

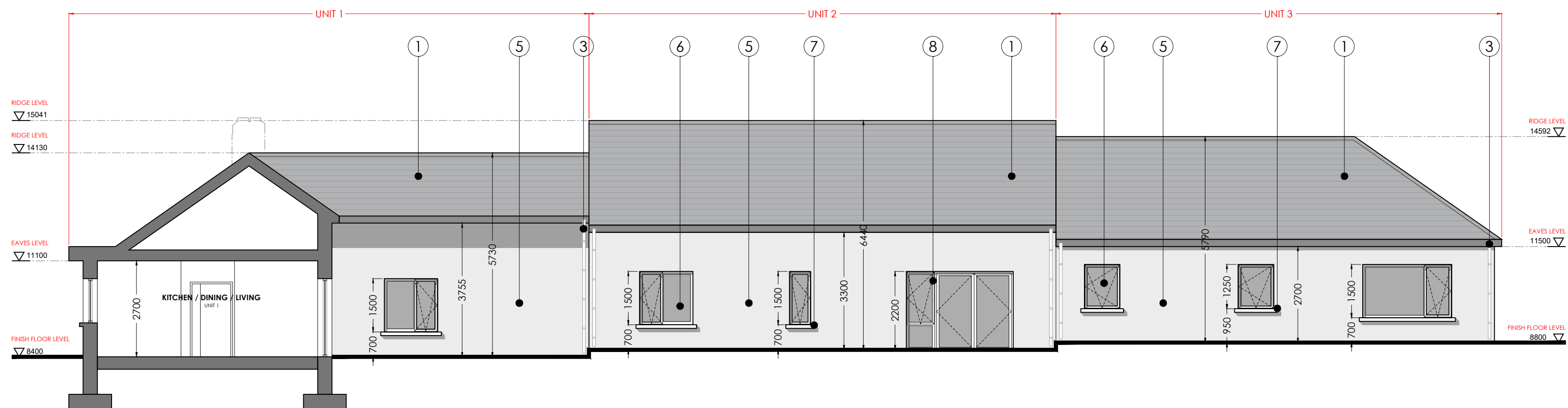
**KENNETH HENNESSY ARCHITECTS**

SCALE: 1:100 @ A2

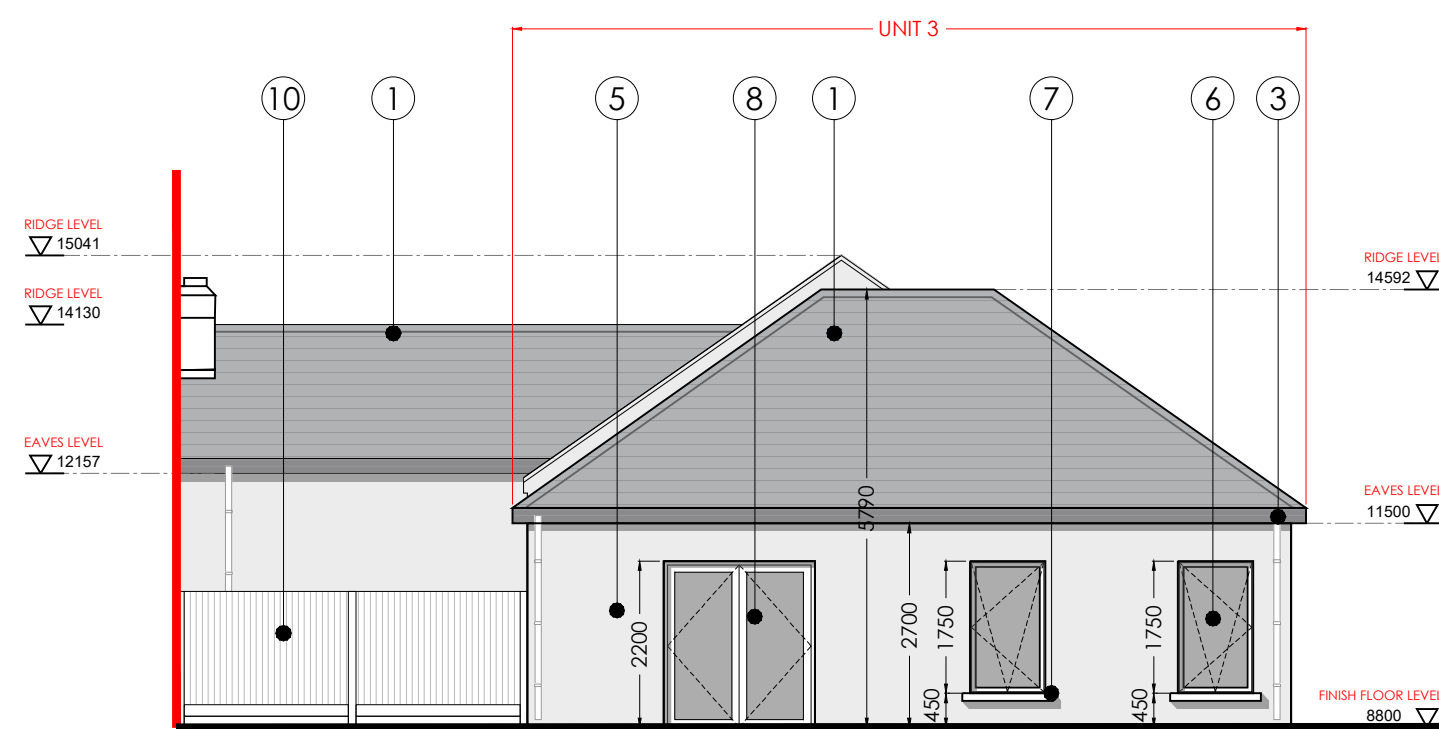
tel: 052 6128966  
fax: 052 6180690  
email: info@khaarchitects.ie  
Anglesea House, Anglesea Street  
Clonmel, Co. Tipperary

STATUS: **PLANNING**

CLIENT:	CORK CITY COUNCIL
PROJECT:	PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPE WALK, BLACKROCK CO.CORK
DRAWING TITLE:	PROPOSED FLOOR PLAN
PROJECT	2317
CLIENT	KHA
DESIGN	ZZ00
TYPE	DR
DATE	11/04/24
STATUS	P
SCALE	1:100
REVISION	S3
DATE	P01

**PROPOSED SIDE ELEVATION (NORTH)**

Scale 1:100

**PROPOSED REAR ELEVATION (WEST)**

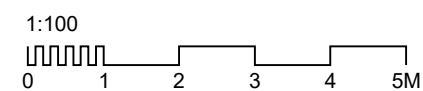
Scale 1:100

**Materials Key**

- ① Blue / Black fibre cement roof tile or similar approved
- ② Standing seam flat roof - to select dark colour
- ③ Cast aluminium or PVC rainwater goods - to select colour
- ④ Dark Grey Brick finish to select external walls
- ⑤ External walls to be rendered and painted to select colour
- ⑥ Double or triple glazed aluminium / uPVC / hardwood timber - windows to select colour
- ⑦ Proposed limestone or concrete window sills
- ⑧ Double or triple glazed uPVC / timber / aluminium doors to select colour
- ⑨ Solid timber door in select colour
- ⑩ 1800mm high concrete post and timber panel fence between units

**PROPOSED ELEVATIONS**

Scale 1:100

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**REVISION REGISTER**

REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
P01	11/04/2024	ISSUED FOR PART VIII PLANNING SUBMISSION	DC	KK	KK



SCALE:

1:100 @ A2

tel: 052 6128966  
fax: 052 6180690  
email: info@kharchitects.ieAnglessea House, Anglessea Street  
Clonmel, Co. Tipperary

STATUS:

PLANNING

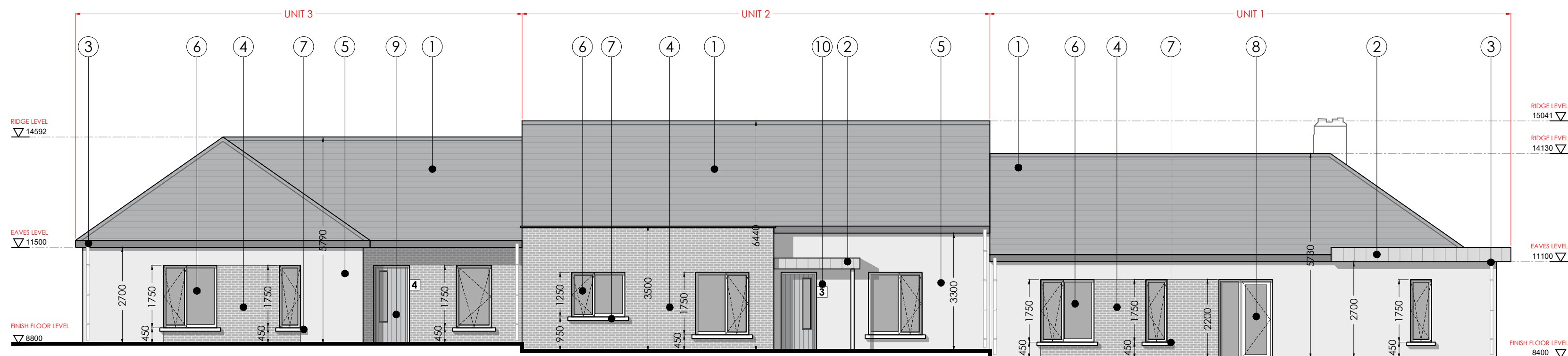
CLIENT: CORK CITY COUNCIL

PROJECT: PROPOSED HOUSING DEVELOPMENT  
THE GARDENS, ROPE WALK, BLACKROCK,  
CO.CORK

DRAWING TITLE: PROPOSED ELEVATIONS

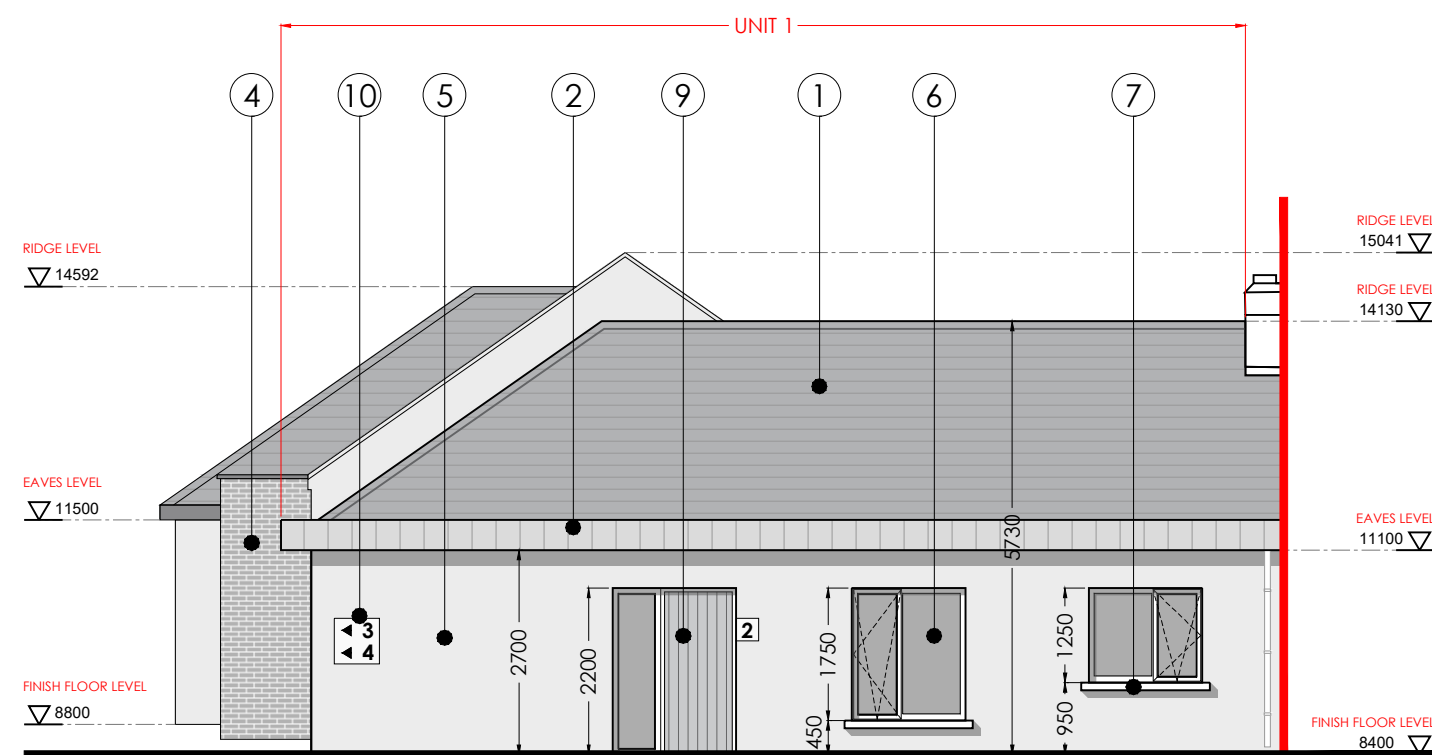
PROJECT	DRAWN	CHECKED	APPROVED	DATE	STATUS	REVISION
2317	KHA	ZZ00	DR	11/04/2024	P	2000 S3 P01





### PROPOSED SIDE ELEVATION (SOUTH)

Scale 1:100



### PROPOSED FRONT ELEVATION (EAST)

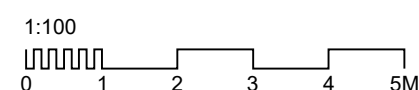
Scale 1:100

### Materials Key

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- Standing seam flat roof - to select dark colour
- Cast aluminium or PVC rainwater goods - to select colour
- Dark Grey Brick finish to select external walls
- External walls to be rendered and painted to select colour
- Double or triple glazed aluminium / uPVC / hardwood timber - windows to select colour
- Proposed limestone or concrete window sills
- Double or triple glazed uPVC / timber / aluminium doors to select colour
- Solid timber door in select colour
- Proposed signage indicating dwelling numbers

### PROPOSED ELEVATIONS

Scale 1:100



#### STANDARD INSTRUCTIONS

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REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
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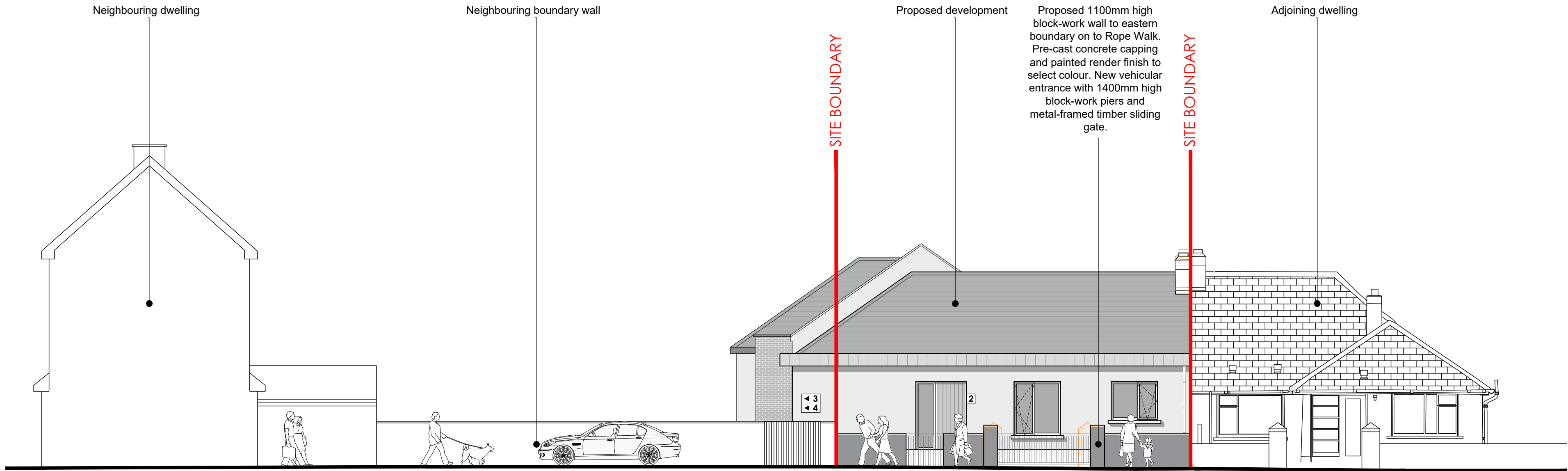


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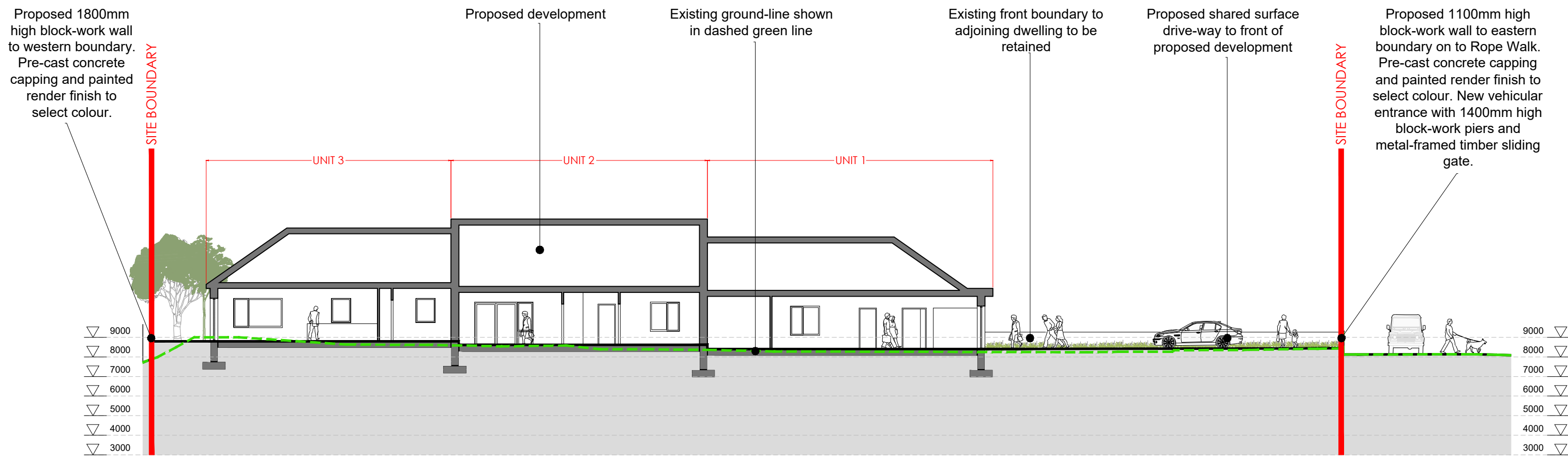


STATUS: PLANNING

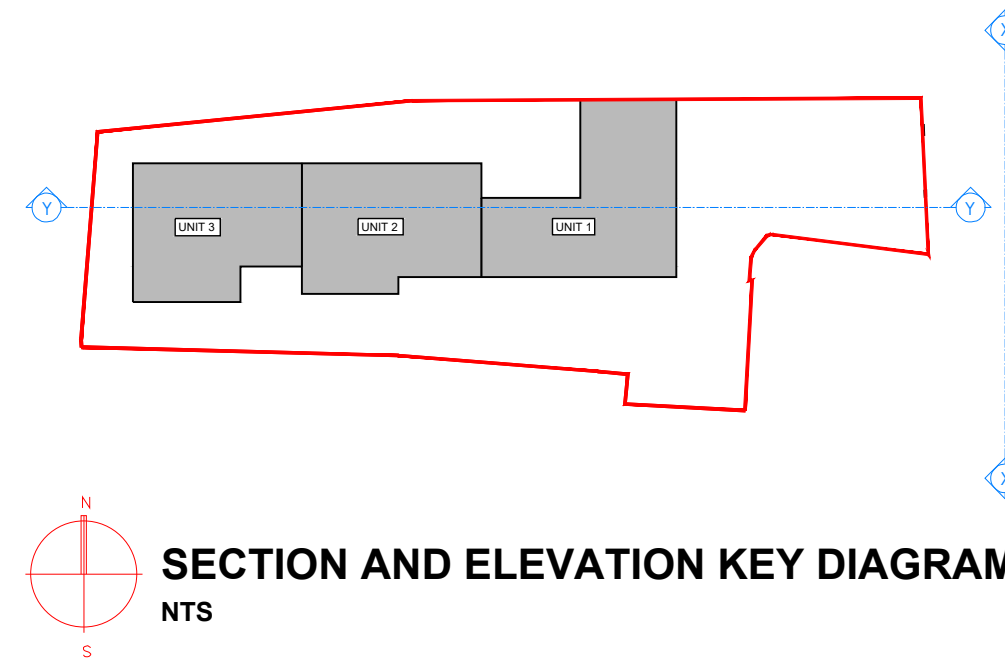
CLIENT:	CORK CITY COUNCIL					
PROJECT:	PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPE WALK, BLACKROCK, CO.CORK					
DRAWING TITLE:	PROPOSED ELEVATIONS					
PROJECT	DRAWN	CHECKED	DATE	SCALE	STATUS	REVISION
2317	KHA	ZZ00	DR	A	P	2001 S3 P01



**PROPOSED CONTIGUOUS ELEVATION XX**  
Scale 1:100



**PROPOSED SITE SECTION YY**  
Scale 1:200



**SECTION AND ELEVATION KEY DIAGRAM**  
NTS

**PROPOSED CONTIGUOUS ELEVATION  
& SITE SECTION**  
Scale as stated

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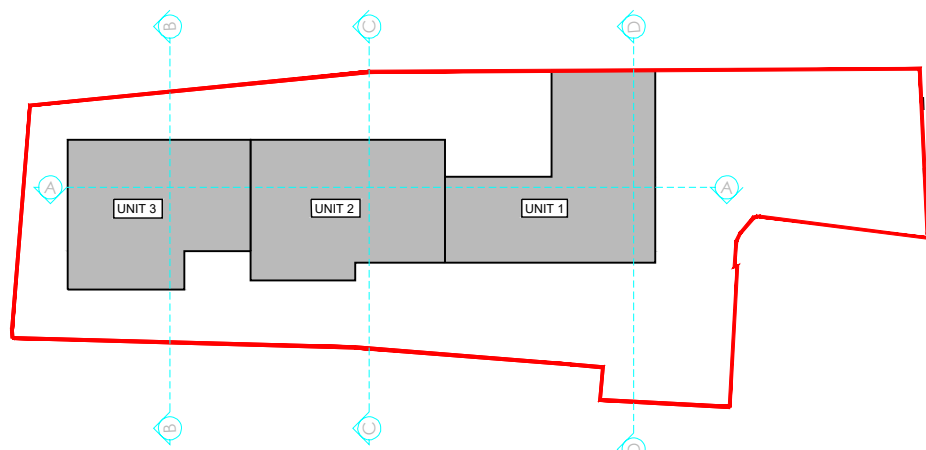
REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
P01	11/04/2024	ISSUED FOR PART VIII PLANNING SUBMISSION	DC	KK	KK

**KHA**  
KENNETH HENNESSY  
ARCHITECTS

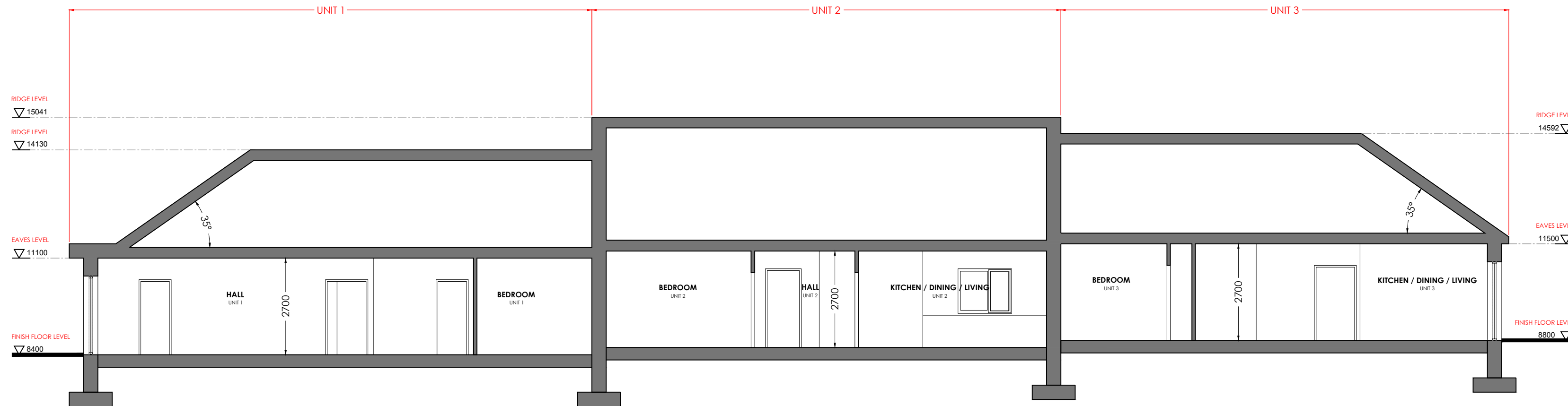
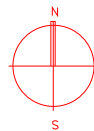
tel: 052 6128966  
fax: 052 6180690  
email: info@kharchitects.ie  
Anglesea House, Anglesea Street  
Clonmel, Co. Tipperary

CLIENT:	CORK CITY COUNCIL									
PROJECT:	PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPE WALK, BLACKROCK, CO.CORK									
DRAWING TITLE:	PROPOSED CONTINGUOUS ELEVATION & SITE SECTION									
PROJECT:	DRAWN	DATE	SCALE	FILE	REV	CATEGORY	NUMBER	STATUS	REVISION	
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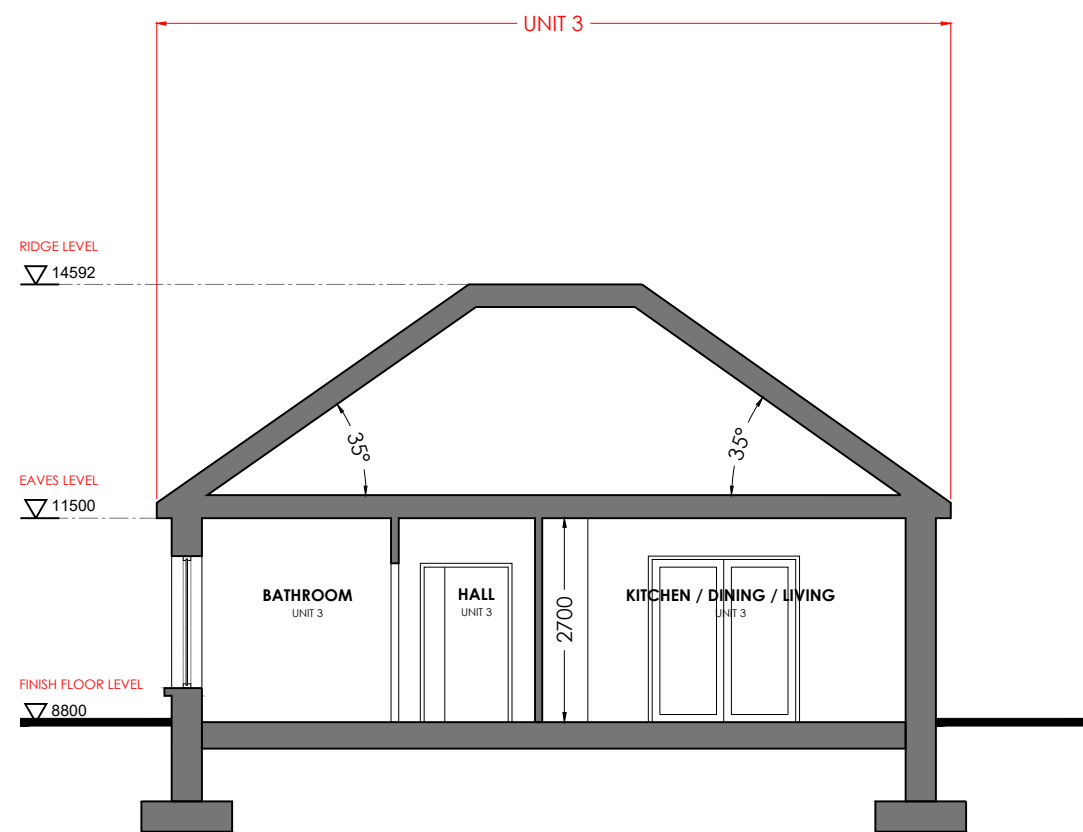




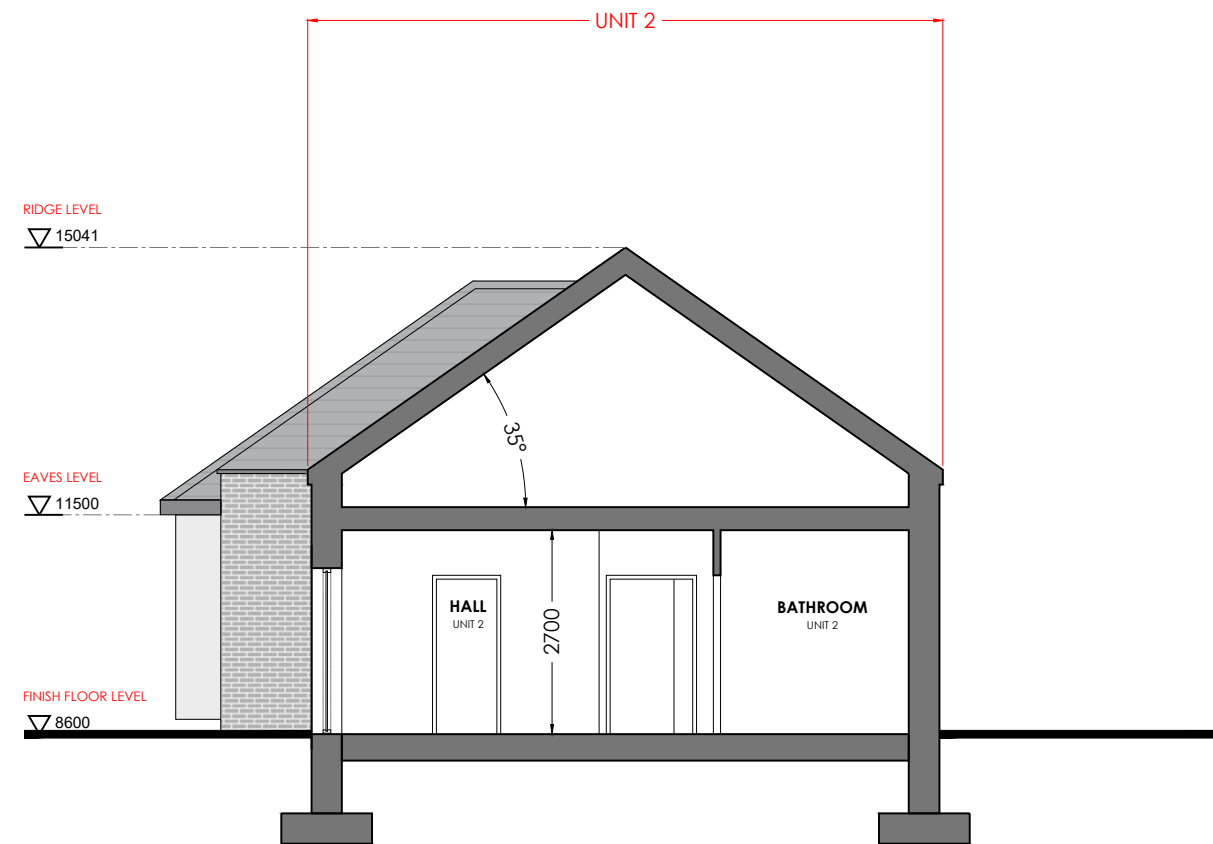
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SCALE NTS



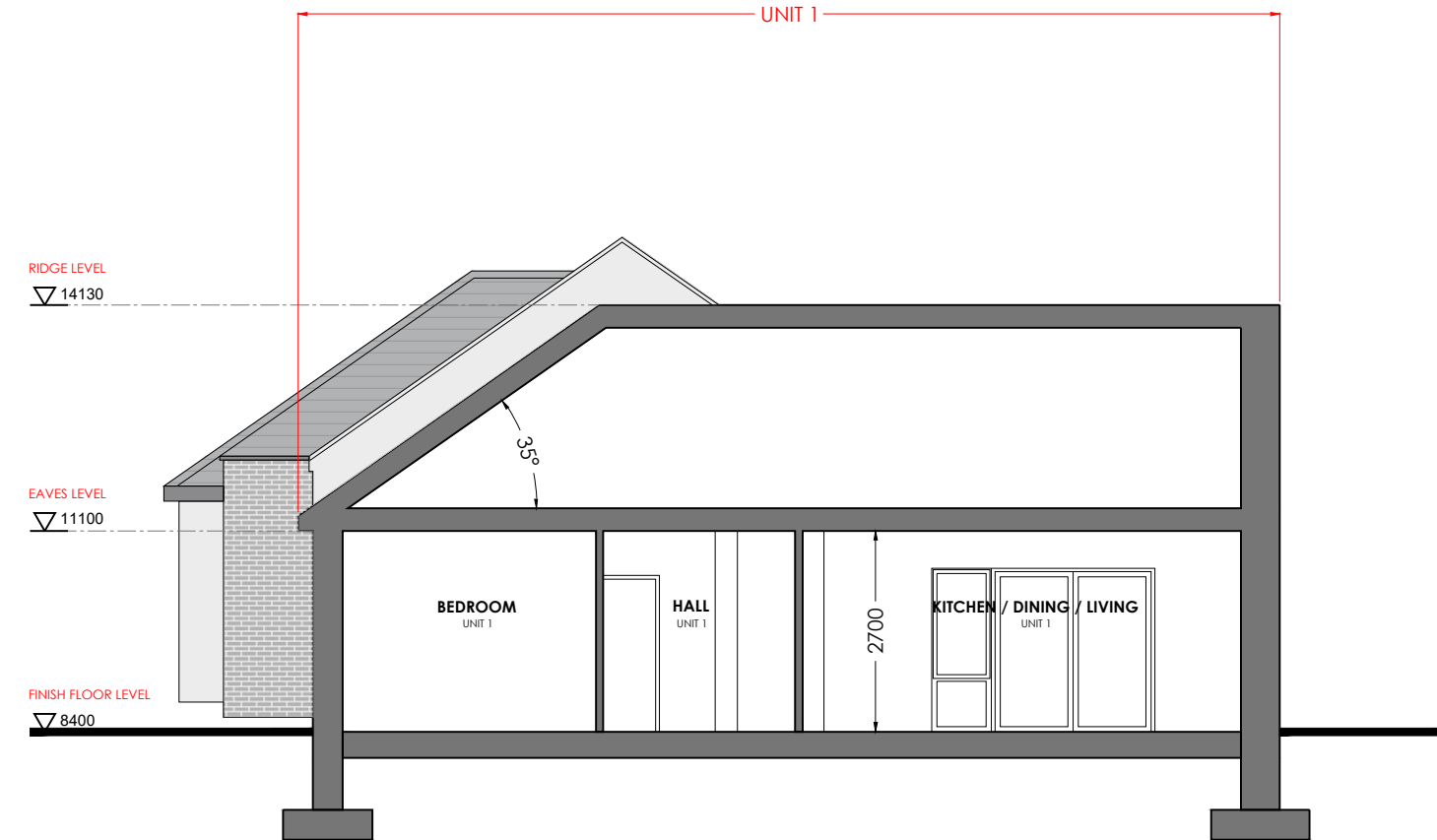
PROPOSED SECTION AA  
SCALE 1:100



PROPOSED SECTION BB  
SCALE 1:100



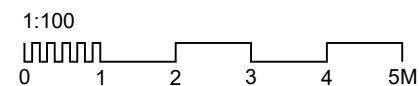
PROPOSED SECTION CC  
SCALE 1:100



PROPOSED SECTION DD  
SCALE 1:100

## PROPOSED SECTIONS

Scale 1:100



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REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
P01	11/04/2024	ISSUED FOR PART VIII PLANNING SUBMISSION	DC	KK	KK



SCALE:  
1:100 @ A2

tel: 052 6128966  
fax: 052 6180690  
email: info@kharchitects.ie  
Anglesea House, Anglesea Street  
Clonmel, Co. Tipperary



STATUS:  
PLANNING

CLIENT:	CORK CITY COUNCIL								
PROJECT:	PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPEWALK, BLACKROCK, CO.CORK								
DRAWING TITLE:	PROPOSED SECTIONS								
PROJECT	NUMBER	VOLUME	REF	TYPE	DATE	STATUS	NUMBER	STATUS	REVISION
2317	KHA	ZZ	00	DR	A	P	3000	S3	P01





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**KENNETH HENNESSY ARCHITECTS**

SCALE:  
N/A

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fax: 052 6180690  
email: info@kharchitects.ie

Anglesea House, Anglesea Street  
Clonmel, Co. Tipperary



STATUS:  
**PLANNING**

CLIENT: **CORK CITY COUNCIL**

PROJECT: **PROPOSED HOUSING DEVELOPMENT  
THE GARDENS, ROPEWALK, BLACKROCK,  
CO.CORK**

DRAWING TITLE: **PROPOSED 3D IMAGES**

PROJECT	DRAWN	DATE	SCALE	STATUS	REVISION
2317	KHA	ZZ00	DR	A	P

6000	SO	P01
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