

Refurbishment & Extension of Existing Dwelling at 38 Gould Street, The Lough, Cork City, Co. Cork. T12 A0HY

Design Statement

06th August 2024



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1.0 INTRODUCTION / SCHEDULE OF ACCOMMODATION

Kenneth Hennessy Architects Ltd. have been commissioned to prepare a planning application for proposed accommodation at No.38, Gould Street, The Lough, Cork City, Co. Cork.

This design statement has been prepared to accompany the aforementioned application as it is a new residential development proposal which is subject to the provisions of Part V of the Planning and Development Act 2000 (as amended); and it should be read in conjunction with the application drawings, reports, and schedules.

The proposed development consists of the refurbishment and extension of a vacant, single-storey dwelling. The design of the development has been informed by the relevant planning policies at local and national level and redevelops a currently vacant property within Cork City.

This design statement will address the design principles that have informed the proposed development, how it will affect and be affected by its immediate and wider context, and how the development has been appropriately designed for this specific site.

2244 38 GOULD STREET - REFURB. & EXTENSION				Accommodation Schedule		
Unit No.	Type	Area m ²	Area ft ²	Beds	Person	Parking Requirement
1	A	59	635	2	3p	0.5
		59	635.08	2		0.5
*Parking Provision - On Street parking as per existing arrangement:						0
TOTALS		59	635.08	2		0.5

Parking provision of 1 space per 1/2 bed unit + visitor parking at a rate of 0.25 per unit.
Above rate is taken from the Cork City Draft Development Plan 2022-28 (Chapter 11 - Zone 1)
Where sheltered housing provided the provision is 0.5 per unit with no requirement for visitor parking

Fig. 1: Accommodation Schedule by author.

While the overall area falls below the requirements for a 2 bedroom maisonette, the design proposal meets all of the individual room area and width requirements by utilizing an open plan style ground floor and stair thereby reducing circulation space. A kitchen area greater than 6sqm is enclosed to the rear of the ground floor level for fire safety purposes in line with the guidance. Refer to the Housing Quality Assessment in Appendix A for more information on room sizes/widths etc.

2.0 SITE

2.1 Site Location

The proposed development site is located at No. 38, Gould Street, The Lough, Cork City, in close proximity to Church of the Immaculate Conception. Gould Street is a narrow, residential street consisting of predominantly single and two-storey dwellings, with two, two-and-a-half-storey dwellings immediately to the east of the subject site.



Fig. 2: Aerial view showing development site (Taken from Project Brief).

The subject site has an overall area of 0.0063 hectares. It is located near the west end of Gould Street, Cork City near the junction with Lough Road, in a city centre location with residential properties adjacent to the site. The entrance to the property is from the public footpath along Gould Street.

2.2. SITE SUITABILITY

The property, 38 Gould Street, Cork City, was acquired as a derelict site. This project involves the demolition of an existing dormer 1B/2P derelict property at 38 Gould Street, Cork City, and construction of New 2 storey, 2 bed 4-person house on the site. The site is located to the southwest of Cork City and is located within an existing Architectural Conservation Area, and a Zone of Archaeological Potential (ZAP). Several of the properties in the vicinity of the site have been extensively altered and extended. The site is served by public transport links on the Lough Road, and there are several local amenities in the area, including a school, a community centre, and religious amenities. Additionally, the site is in close proximity to the Lough and University College Cork (UCC) and is approximately a 20-minute walk from Cork City centre.

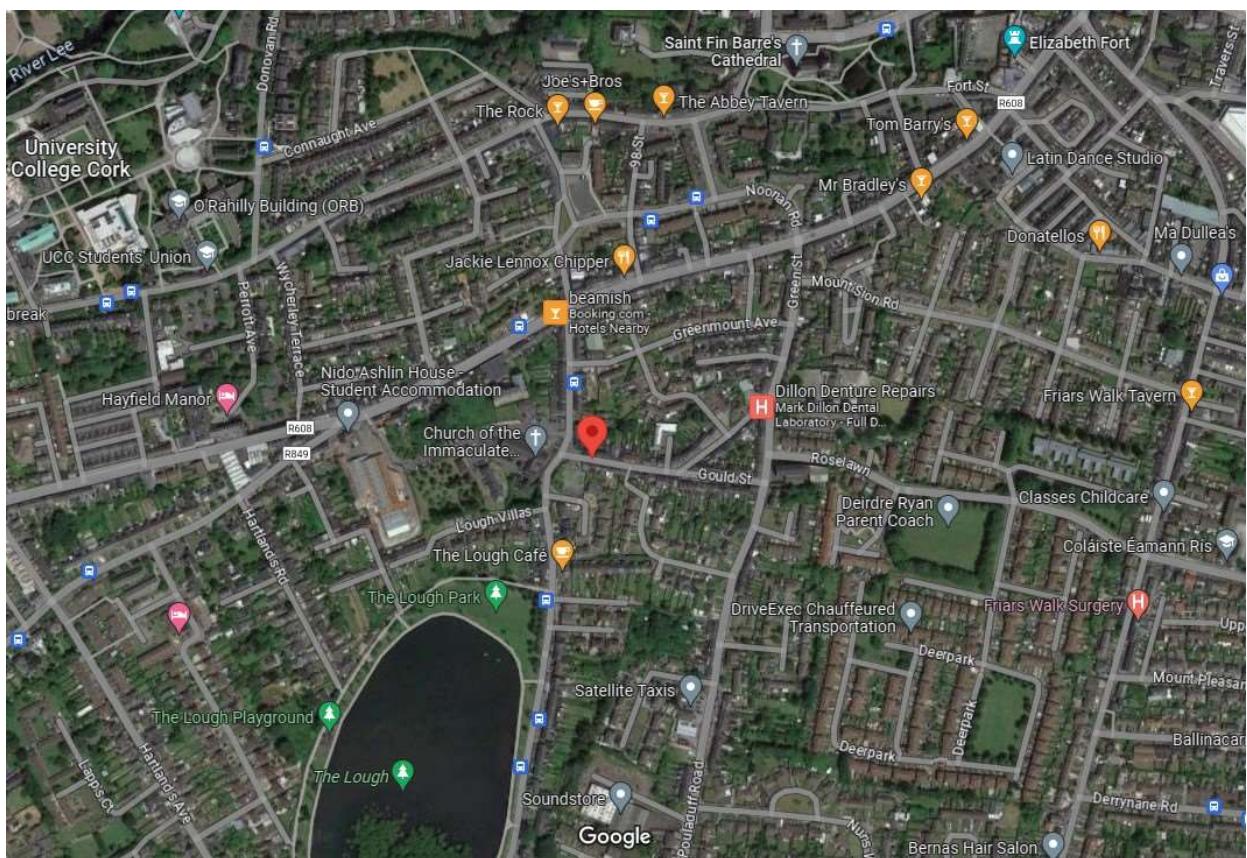


Fig. 3: Aerial view showing amenities in the vicinity of the proposed development site. (www.google/maps)

2.3. CHARACTERISTICS

The property is located on Gould Street, a residential street to the south-west of Cork City, in close proximity to the Lough, which lies to the south of the property. The street is located within an Architectural Conservation Area (ACA), and a Zone of Archaeological Potential (ZAP), as seen in the site analysis map below (the ACA is outlined in blue, whilst everything north of the dashed purple line is located in the ZAP).



Fig. 4: Site Analysis Map (Prepared by Kenneth Hennessy Architects Ltd).

FLOODING

The site is not situated within a flood zone, as indicated on the map below. The approximate location of the site has been marked with a red circle.

Map taken via Floodmaps.ie

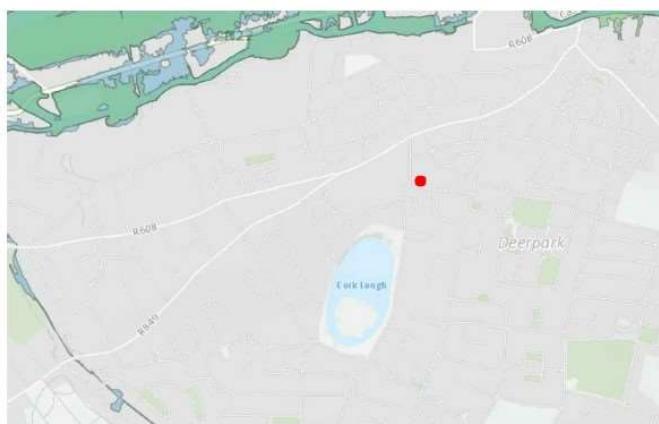


Fig. 5: Site Analysis – Flooding & Historic Monuments (Prepared by author).

PLANNING HISTORY

On review of the planning authorities web portal, it appears that there are no planning applications related to this property. However, there have been several applications surrounding the site.

- Directly adjacent to the site unit number 39, permission to modify 3 roof windows into 3 dormer windows.
- Unit no. 40- Permission to demolish existing dwelling and to construct new two and a half storey dwelling and associated site works
- To the rear of the site- on the Northern side- Permission for the construction of a single storey extension to rear
- To the East of the site- Permission for the construction of 8 no 2/3 storey dwelling houses on the site of the Former Lough Tavern at the junction of Gould Street and Lough Road with all associated site works including car parking accessed through the modified existing entrance off the roadway serving the Waterville Estate to the south.

PROTECTED STRUCTURES / NATIONAL MONUMENTS

- There are few protected structures and national monuments located around the site. The site lies within a zone of archaeological potential (ZAP), and within the architectural conservation area. It is in close proximity to a number of protected structures and national monuments. These areas are marked by blue and red dots.
- To the West the blue dot - Detached cruciform-plan church, commenced c. 1880, and extended c. 1905 to c. 1935. Entrance facade comprising of gabled-bay, flanked by side aisles and having circular-profile bell tower.
- To the East- A number of terraced two bay two storey houses with a curved facade.
- Further to the East the red dot- Mass grave discovered when old ground level was lowered to enlarge existing garden at rear of of private residence in Greenmount.

Map taken from GIS Maps via www.archaeology.ie.
Site is marked with a red outline, house is marked with a red fill.



SERVICES

The building is within a residential area and :

- Has connection to public sewer network.
- The existing building is serviced with ESB.

ROADS AND ACCESS

The site is located on Gould Street, accessed via the footpath on the side of Gould Street.



Fig. 6: Site Analysis – Flooding & Historic Monuments (Prepared by author).

2.4. SITE PHOTOS



Fig. 7: View of the front of the existing property



Fig. 8: View of the property looking west along Gould St



Fig. 9: View of the property from the rear garden



Fig. 10: Aerial View of the site from the direction of the Lough (south west)

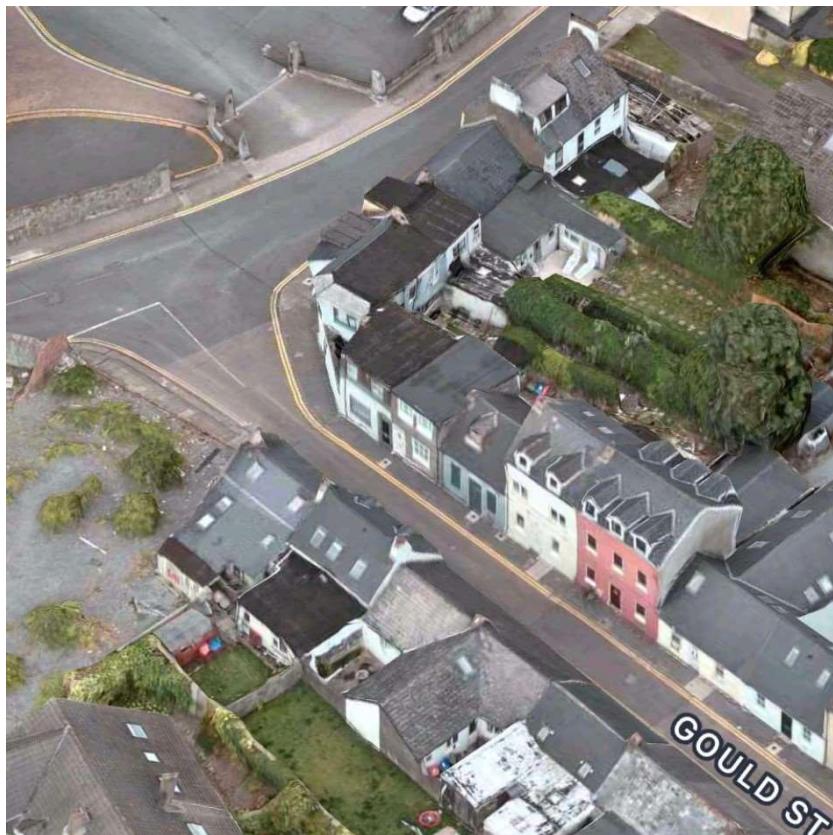


Fig. 11: Aerial View of the site from the south east

3.0 SITE STRATEGY

The development involves the refurbishment and extension of an existing derelict dwelling located at No. 38, Gould Street, The Lough, Cork City. As such, the site strategy and approach are limited by the constraints of the existing property, which is located in a terraced street, which is additionally located within an Architecture Conservation Area (ACA), and a Zone of Archaeological Potential (ZAP). The original proposal involved the complete demolition of the property located at 38 Gould Street, but after much consideration and discussion with the council's conservation officer, it is proposed to retain the existing front elevation of the current property, and to extend behind and above it. Many of the properties in the vicinity of the site have also been extensively altered and extended. It is proposed to retain the existing front façade of the current property, to preserve the visual character of the street, and to extend behind and above the façade to provide a new, two-storey, two-bed dwelling. The existing façade will be retained with any necessary repair work undertaken to tie it into the proposed dwelling.

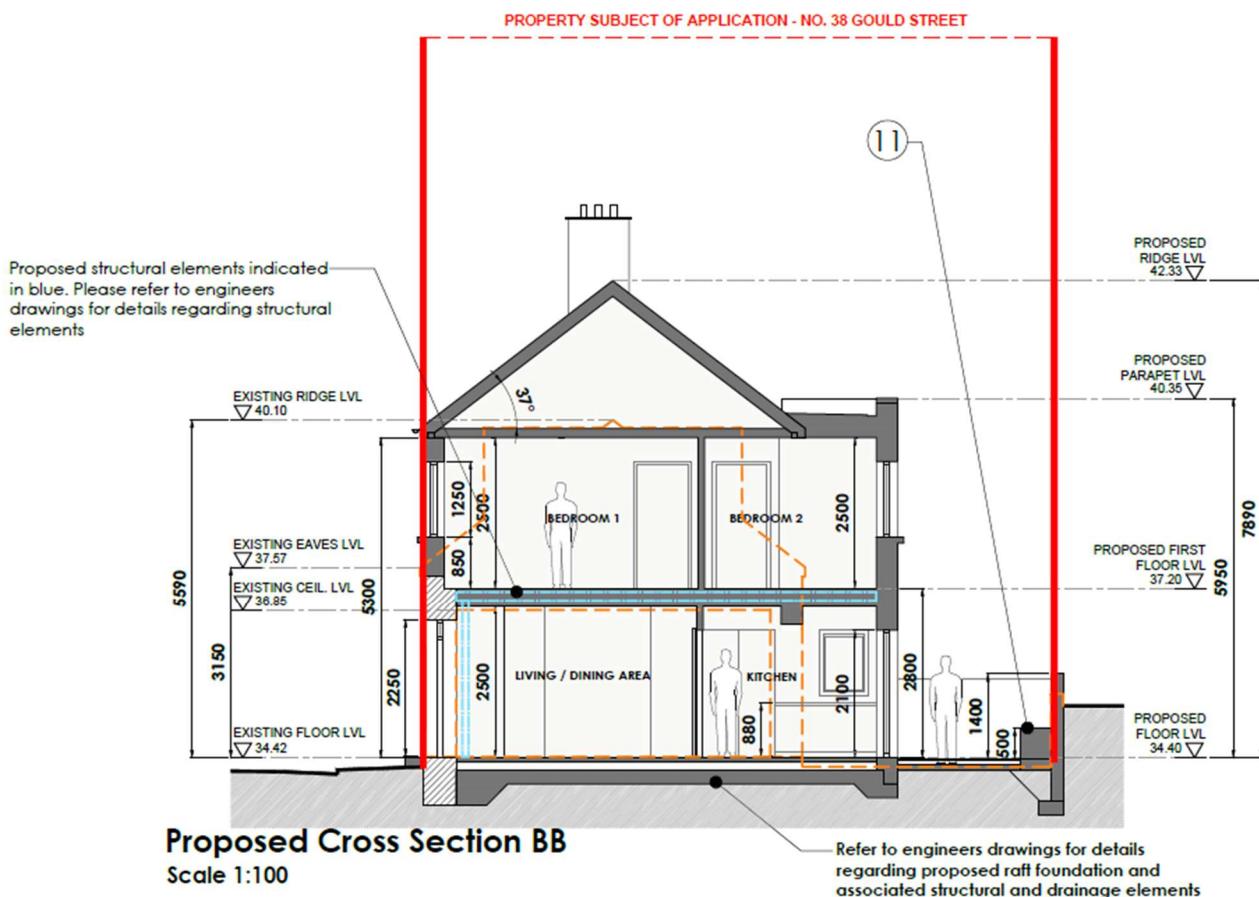


Fig. 12: Proposed cross section demonstrating the retention of the existing façade, with proposed extensions.

4.0 DEVELOPMENT PLAN OBJECTIVES

The proposed development seeks to refurbish and extend an existing derelict property on Gould Street, whilst providing quality housing that has been carefully and thoughtfully designed to respond to the site in an appropriate manner. The development seeks to be site-specific, to add to the visual character of the existing streetscape, and to provide well-designed, quality housing that will be beneficial to the existing community.

5.0 URBAN DESIGN CRITERIA

The development has been considered and designed under the 12 criteria as outlined in the Urban Design Manual for residential development.

5.1 - Context

The proposed development site consists of a currently derelict property at No. 38 Gould Street, which lies in an Architectural Conservation Area, and a Zone of Archaeological Potential. The neighbouring properties consist of single-storey and two-storey terraced dwellings. Immediately to the east of the development site, there are two residential properties which are two-and-a-half storeys. The massing, density, scale, and typology of the proposed dwelling is responsive and sympathetic to the immediate and wider context.

5.2 - Connections

The proposed development site is located within an already established streetscape and repurposes an existing derelict property on that street. As such, there are already well developed and established connections to the wider community and to Cork City. There are public transport links located on the Lough Road, and the city centre is easily walkable from the proposed dwelling.

5.3 - Inclusivity

Due to the restrictive nature of the site, it is unfortunately not possible to provide a dwelling that is universally accessible. The proposed ground-floor consists of all the living accommodation, whilst the two bedrooms are located on the first floor. The retention of the existing façade has also added to this complication as the existing opening sizes have to be re-used.

5.4 - Variety

As previously mentioned, the development consists of the refurbishment and extension of an existing property within an established streetscape. Hence, the existing variety of the housing available on this street will stay much the same as the development will only add a single dwelling to the area.

5.5 - Efficiency

The proposed dwelling will provide a two-storey, two-bedroom dwelling on a site that was previously occupied by a single-storey dwelling. As such, the restrictive site has been developed in a more efficient manner. Numerous dwellings on the street have been altered in a similar fashion.

5.6 - Distinctiveness

The existing derelict dwelling falls within an Architectural Conservation Area and has a façade formerly boasting distinct features such as 2 over 2 - sliding sash timber windows, cast iron rainwater goods, lime rendered rubble stone walls, raised pediment, and surrounds to windows and door on street elevation and a flush eaves detail. The terrace was historically a row of single storey dwellings in rubble stone, with some later being extended upward to form 1.5/2 storey houses. This unit has been re-roofed and dormer windows inserted front and back. The development will involve the retention of the existing front elevation, with extensions behind it and above it to provide a new, two-storey, two-bed dwelling. All necessary repair work will be done to the existing façade in order to incorporate it into the proposed dwelling, so as to retain the distinct visual character of the area.

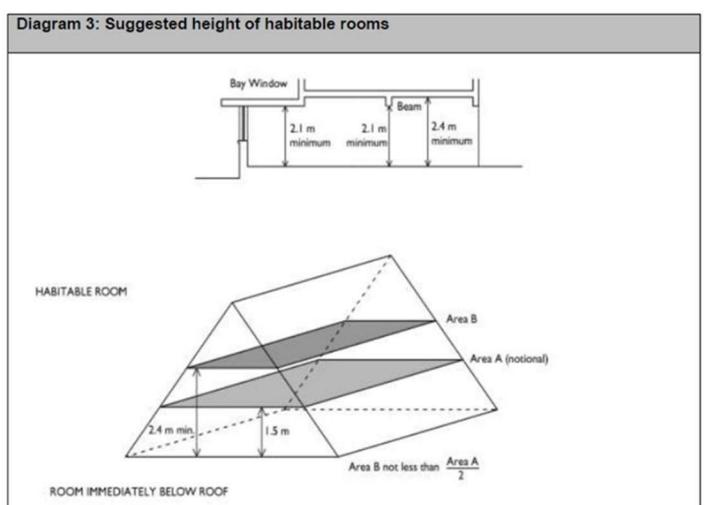


Fig. 13: Drawing of the existing front elevation of 38 Gould Street. The elevation is to be retained from eaves level down.

5.7 - Layout

The existing property is oriented to the street, facing directly south, with an open space to the north. In order to develop the site in an appropriate manner, it is necessary to retain the same strategy and layout as the existing property. As such, the front elevation of the proposed dwelling faces onto Gould Street, in a southerly orientation. The living spaces have been provided on the ground-floor, with access to a private open space to the north. Unfortunately, the internal space at first floor level did not meet any of the TGD F requirements in terms of ventilation (see diagram across). Therefore, a second storey had to be provided in order to locate the bedrooms on the first floor, with one facing south and one facing north.

Fig. 14: Diagram below is an excerpt from TGD F - Ventilation



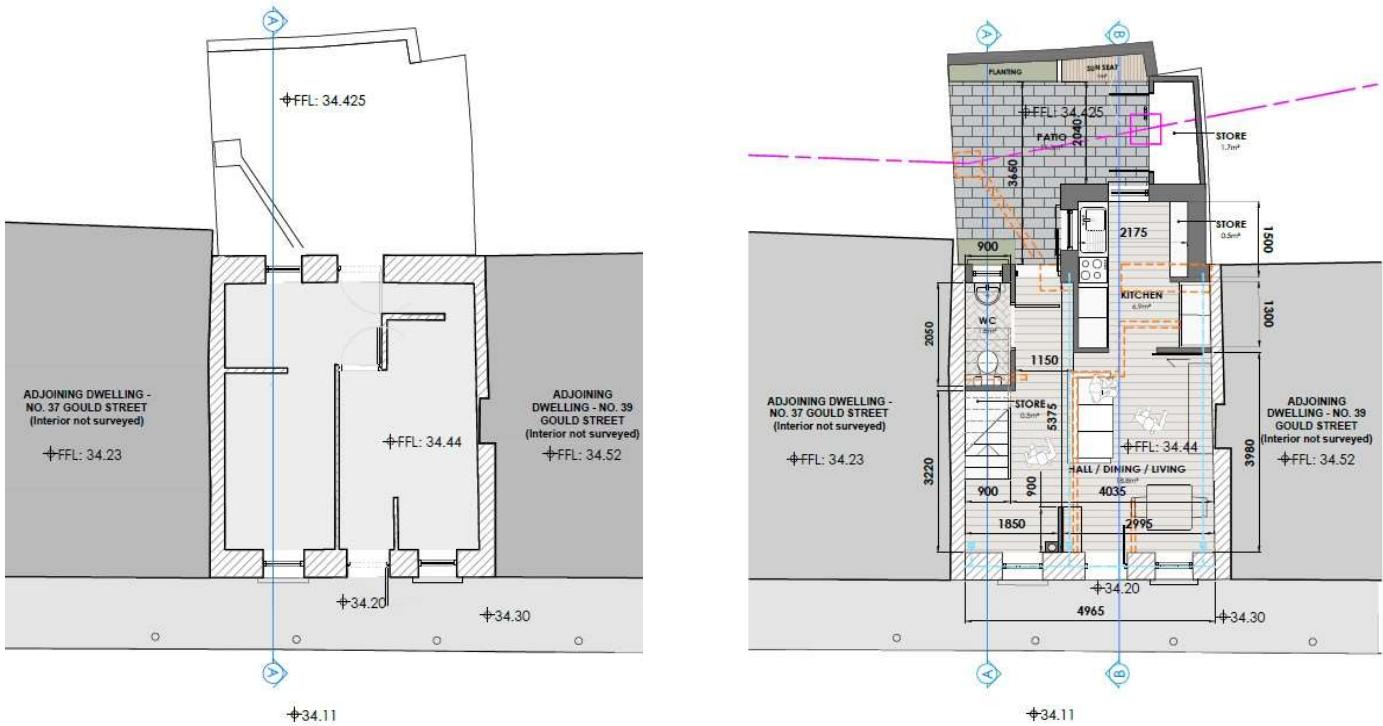


Fig. 15: The existing floorplan in comparison to the proposed floorplan – demonstrating the retention of the front façade and the proposed extension behind it.

5.8 – Public Realm

Not applicable. The project is for the refurbishment and extension of a single existing domestic unit. The ground floor of the unit is dual aspect with a living room to the front offering passive surveillance of the street.

5.9 - Adaptability

Unfortunately, due to the constrained nature of the site in terms of size, adaptability is difficult. We have provided a maisonette-house hybrid that has an open plan living/dining/circulation and stair on the ground level, with an enclosed kitchen area and WC tucked beneath the stair. Above is a more traditional layout with the double bedroom and bathroom facing onto the street and the single bedroom to the rear of the property. The decision was made by Cork City Council to provide a compact 2-bed dwelling, as it would appeal to more potential users, rather than a 1-bed dwelling.

5.10 - Privacy & Amenity

The Cork City Development Plan 2022-28 cites the importance of private outdoor amenity space, allowing homes access to space, light and air. The minimum standard for amenity spaces is set out in Objective 11.5. This cites that a private garden/terrace of adequate size and proportions for the size of the house should be provided. While the aim is to reach 48sqm with the private amenity space, the reality is that the development site is too constrained. The pattern of development in the area is terraced dwellings fronting onto the street with short rear gardens. None of the surrounding properties have gardens of 48sqm. We have designed a space as a patio with some external storage and a sun seat. We feel this makes best use of the available space on

the site, and provides good quality, usable open space, affording light and privacy to the user. In summer months, sunshine will come over the ridge of the dwelling into the rear terrace. The previous development plan cited a private open space requirement of 30sqm for terraced houses in the city centre. We were able to provide half of this but feel it is adequate given the compact nature of the dwelling and its proximity to public amenities, including parks. It should be noted also that the Lough and associated park are within 200m walking distance south of the proposed refurbished dwelling.

5.11 - Parking

The Cork City Development Plan cites a parking rate of maximum 0.5 spaces for residential 1- or 2-bedroom units in Zone 1 (city centre or inner city). There is no proposed change to the existing arrangement which consists of on-street parking for all units along this terrace/street. There is no required provision for visitor parking. It should be noted that there is a substantial public car park associated with the church available for public use at the end of the street – 50m west of the dwelling.

5.12 – Detailed Design

The proposed development, consisting of the refurbishment and extension of an existing derelict property on Gould Street, is carefully and thoughtfully considered, whilst being responsive and sympathetic to its surrounding context. The existing façade has been retained, which in turn has informed the fenestration treatment of the proposed first floor. The fenestration treatment of the proposed second storey is informed by the scale and proportions of the existing elevation, and the surrounding dwellings. It is proposed to differentiate the original fabric from any proposed fabric with the use of different shades / types of external render. A lime render is to be used on the existing rubble stone walls of the retained façade. New sliding-sash windows are proposed to the front elevation in order to preserve the visual character of the area. It is envisaged that, by redeveloping a currently vacant and derelict property with a carefully designed refurbishment and extension, there will be a positive impact on the aesthetic character of the area and that the development will be a positive and welcome addition to the community.



Fig.16: A drawing of the proposed elevation, illustrating the retention of the existing ground-floor façade.

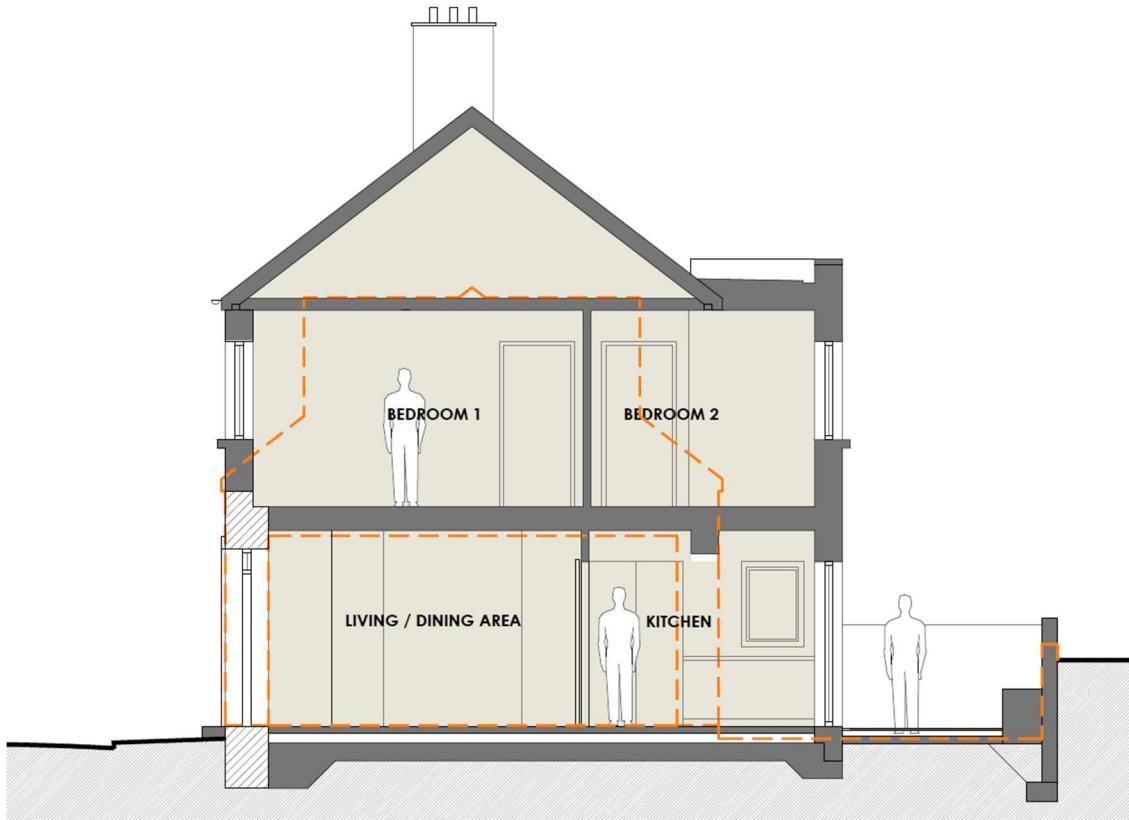


Fig. 17: A drawing of the proposed section, illustrating the retention of the existing ground-floor façade.

6.0 SITE SERVICES

A topographic survey was carried out on the site in addition to site investigation works in the form of trial holes. More detail on this can be garnered from the Engineers Structural/Condition report. The topographic survey has also been appended to the Part VIII Application pack. A GPR survey was not deemed necessary due to the urban built up location where service maps are available.

Gas, ESB and telecom are all available on site in addition to an existing mains water connection. The drainage will discharge via existing manhole to the rear of the site to a shared public sewer. Please refer to accompanying documents and reports from the relevant engineers for additional/more detailed information relating to site services.

It is proposed that the new unit would be afforded space and water heating via air to water heat pumps or similar in accordance with the guidelines of TGD L 2022.

7.0 CONCLUSION

The proposed development has been designed and located to best integrate with its surrounding environment and meets the policies and requirements as outlined in the Cork City Council Development Plan 2022 – 2028.

It adheres to residential design standards and guidance contained within the Cork City Council Development Plan 2022 – 2028, and has been designed to provide high quality accommodation, as outlined in the 2022 Design Manual for Quality Housing in so far as possible when working with an existing building and on a tightly constrained urban site.

The proposed development, consisting of the refurbishment and extension of an existing derelict property on Gould Street, is carefully and thoughtfully considered, whilst being responsive and sympathetic to its surrounding context. It is envisaged that, by redeveloping a currently vacant and derelict property with a carefully designed refurbishment and extension, there will be a positive impact on the aesthetic character of the area and that the development will be a positive and welcome addition to the community.

8.0 APPENDIX A – HOUSING QUALITY ASSESSMENT

Analysis of Widths and Areas - Existing Residential Unit at 38 Gould Street															Figures from Design Manual for Quality Housing (2022)						
Unit No.	Option	Bed / Person	Target Gross Floor Area per QHfSC (m ²)	Gross Floor Area +10% (m ²)	Provided Gross Floor Area (m ²)	Ceiling Heights GF & FF in M	Aspect	Min. Living Room Area per QHfSC (m ²)	Provided Living Room Area (m ²)	Min. Agg. Living Area per QHfSC (m ²)	Provided Agg. Living Area (m ²)	Min. Agg. Bed Area per QHfSC (m ²)	Provided Agg. Bed Area (m ²)	Min. Storage Area per QHfSC (m ²)	Provided Storage Area (m ²)*	Recommended Living Rm Width per QHfSC (m)	Provided Living Room Width (m)	Recommended Bedroom Areas per QHfSC (m ²)	Provided Bedroom Areas (m ²)	Recommended Bedroom Width per QHfSC (m)	Provided Bedroom Widths (m)
38	B	2 Bed / 3 P	63.0	69.3	59	2.5 & 2.5	N/S	13	n/a	28	26	20	20.1	3	3.2	3.6	4	7.1 & 13.0	7.1 & 13.0	2.1 / 2.8	2.175 & 3.1
TOTAL FLOOR AREA PROVIDED:																					

Note: The proposal is being classed as a maisonette/apartment. 2 Bed 3 Person Apt. Min Area = 63.0.

Because the maisonette has a back yard storage has been designed in accordance with that for dwelling house (2b/3p) with up to 50% allowed externally.

Note: Minimum areas or widths can vary by up to 5% provided overall dwelling area is compliant