



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997



Part 8 – DESIGN STATEMENT

FOR

**City North-West Quarter Regeneration (CNWQR)
PHASE 3B DEVELOPMENT,**

AT

**Knocknaheeny,
Cork City**

BY

CORK CITY ARCHITECTS DEPT

February 2022



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1.0 Introduction & Background

The Cork City Northwest Masterplan and Implementation Report, which was adopted by Cork City Council in November 2011, identified 46 no. new dwellings (22 no. houses and 24 no. apartments) to be provided in Phase 3B of the City North West Quarter Regeneration (CNWQR). Following a review of the number of units that can be delivered in the Phase 3B area, it was since identified that a total of 62 no. new dwellings (26 no. houses and 36 no. apartments) are to be provided within the revised Phase 3B boundary area as indicated. At 1.4 Hectares and 62no. units (44.29 Units per Ha) Phase 3B will be the largest phase to date within the ongoing CNWQR.

Phase 3B's central location within the CNWQR also makes it pivotal in relation to services continuity, diversions and connections to existing and future adjacent phases.

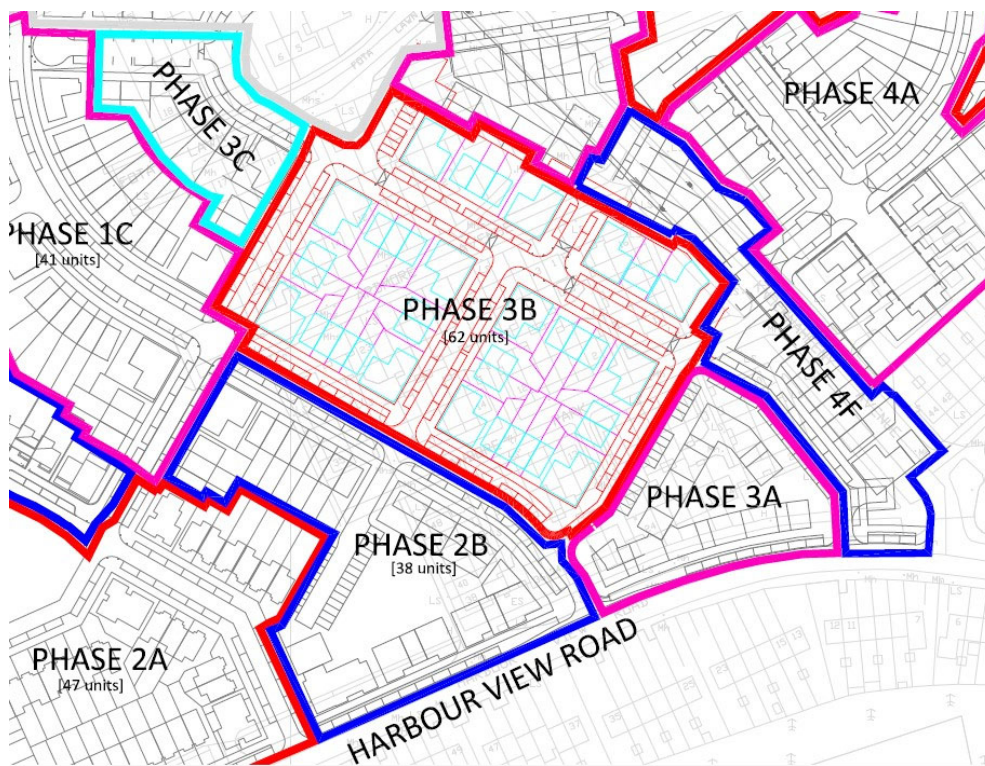


Fig.1: CNWQR Masterplan - Phase 3B



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1.1 Site – Location & Character

The proposed Phase 3B is centrally located within the CNWQR masterplan to the north-east of phase 2A (completed 2020) & immediately east of Phases 1C & 2B which are due to commence in the coming period. The existing Phase 3B site is currently bounded to the north-east by Knocknaheeny Avenue and to the north-west by Fota Lawn. Harbour View Rd is to the south. Both existing Ardmore Ave. and Glandore Park run east west across the future Phase 3B site.

The site is characterised as brownfield with a significant slope rising in the north-west direction. The existing 3B site is at the time of writing partially demolished (See Fig.2 below) with remaining houses (some of which are currently occupied) to undergo decanting and phased demolitions to clear the site prior to commencement on site. The demolition contracts are separate to Phase 3B.



Fig.2: Existing Site Location



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1.2 Schedule of Accommodation

Phase 3B is characterised by 12no. 3-storey apartment blocks containing 3no. 2-bed apartments strategically located at each street corner / intersection with a mix of 2&3 storey terraced and semi-detached 3-bed houses between. Overall Phase 3B consists of **26no. Houses & 36no. Apartments** with the breakdown of proposed unit types as follows:

- **House Type A:** 8no. 3-storey 3-bed Terraced Houses
- **House Type B:** 9no. 2-storey 3-bed Terraced Houses
- **House Type C:** 8no. 2-storey 3-bed Semi-Detached Houses
- **House Type D:** 1no. 3-storey 4-bed Terraced House
&
- **Apartment Type E:** 12no. 3-storey Corner Apartment Blocks, each block consisting of 3no. Apartments:
 1. 1no. 2-bed Apartment (Type A) at Ground Floor,
&
 2. 2no. 2-bed Duplex Apartments (Type's B&C) at First & Second Floors.

The dwellings design and areas meet the standards as set out in 'Quality Housing for Sustainable Communities- 2007' & DHLGH – 'Sustainable Urban Housing: Design Standards for New Apartments- Dec 2020'. In principle all units are designed to have access to dual aspect natural daylight to all living spaces as a minimum.

1.3 Site Strategy

The *CNWQR Design Code & Public Realm Strategy* provides a high-level design vision and guidance with respect to unit types, design approach and public realm finishes to deliver continuity across the overall CNWQR. The *CNWQR Design Code* defined unit types across the Regeneration as outlined (Fig.3 overleaf).

The proposed unit type designs are kept simple with the overriding design intent to maintain dual aspect to main living spaces throughout as per the '*CNWQR Design Code*', '*Quality Housing for Sustainable Communities*' & DHLGH – '*Sustainable Urban Housing: Design Standards for New Apartments*'.

The *CNWQR Design Code* outlines that dwellings should be predominantly brick to front facades where possible with vertical window proportions, furthermore "*Corner buildings play an important role in the street-scape and their design should reflect their prominence:*

- *Corners should be articulated by increasing the height, change of materials/colour, use of features such as projecting windows and/or changes in roof profile;*
- *Corners should create a sense of place and a point of orientation within the streetscape.*
- *Where provided, apartments or special uses should be situated at corners in order to ensure both streets are addressed. Generally corners will require tailored designs and provide an opportunity to add visual interest to streets."*



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Fig.3: CNWQR Design Code & Public Realm Strategy: Dwelling Types

The proposed Phase 3B Apartment Type E corner units are so designed to create a strong and distinctive presence in 'turning the corner' with facades addressing both adjacent street frontages. Separate on-street own door access is provided to each of the 3no. Apt's as envisaged by the *CNWQR Design Code* (See Fig. 4 overleaf).

In the corner units, ground floor apartments are designed to allow for ambulant and adaptive use with 2-storey upper duplex apartments above, each with ground floor private own door access. First floor terraces overlooking the street allow for a balance between visual connections and screened privacy. Glazed openings, areas of brick and render are all carefully articulated and proportioned to provide an overall cohesive character to the orthogonal urban block forms particular to Phase 3B.



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Fig.4: Proposed 3D View – View of Corner Apartments and Terraced Housing between



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1.4 Development Plan Objectives

The site is zoned as Residential, Local Services and Institutional Use in the current *Cork City Development Plan 2015-2021* (and in the Draft CDP 2022-2028 which will be fully adopted in August 2022). The site falls within the Northwest Regeneration Area which is specifically targeted as a zone of strategic development in Cork City.

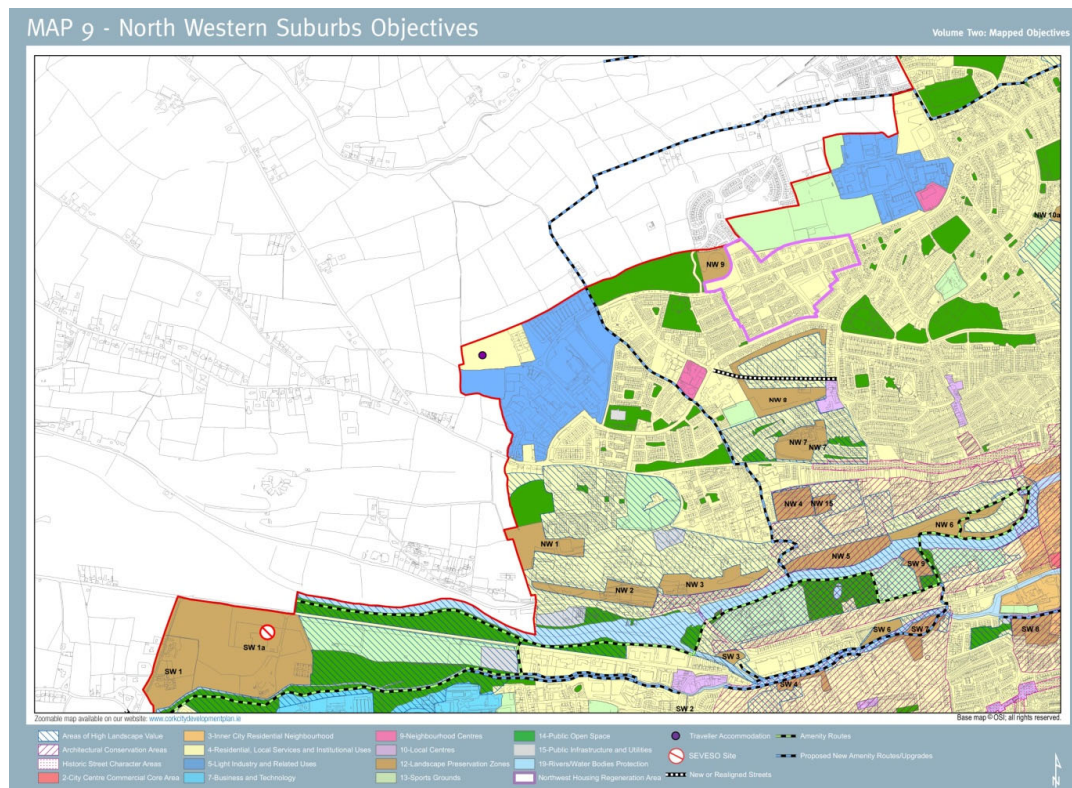


Fig.5: Current CDP (2015-2021) Zoning Map

The CNWQR Masterplan includes for providing a mixed tenure of Social, Voluntary and Private Housing. The site is served by nearby amenities, schools, library, shops & public transport accessed along Harbour View Rd to the south & within walking distance.

The Cork City Development Plan 2015-2021 states the following in relation to the CNWQR:

“Objective 14.3 North West Regeneration Area

- To create a regenerated residential quarter in the North West with associated services and recreational amenities;*
- To restructure the housing provision to provide good quality housing and create a better balance of dwelling type and tenure;*
- To improve accessibility and transport;*
- To improve the physical environment of the neighbourhood and enhance its image;*
- To evaluate the needs of the community in employment, educational initiatives, and community development and facilities;*
- To combat crime and anti social behaviour, and enhance the sense of security.*



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1.5 Urban Design & Public Realm

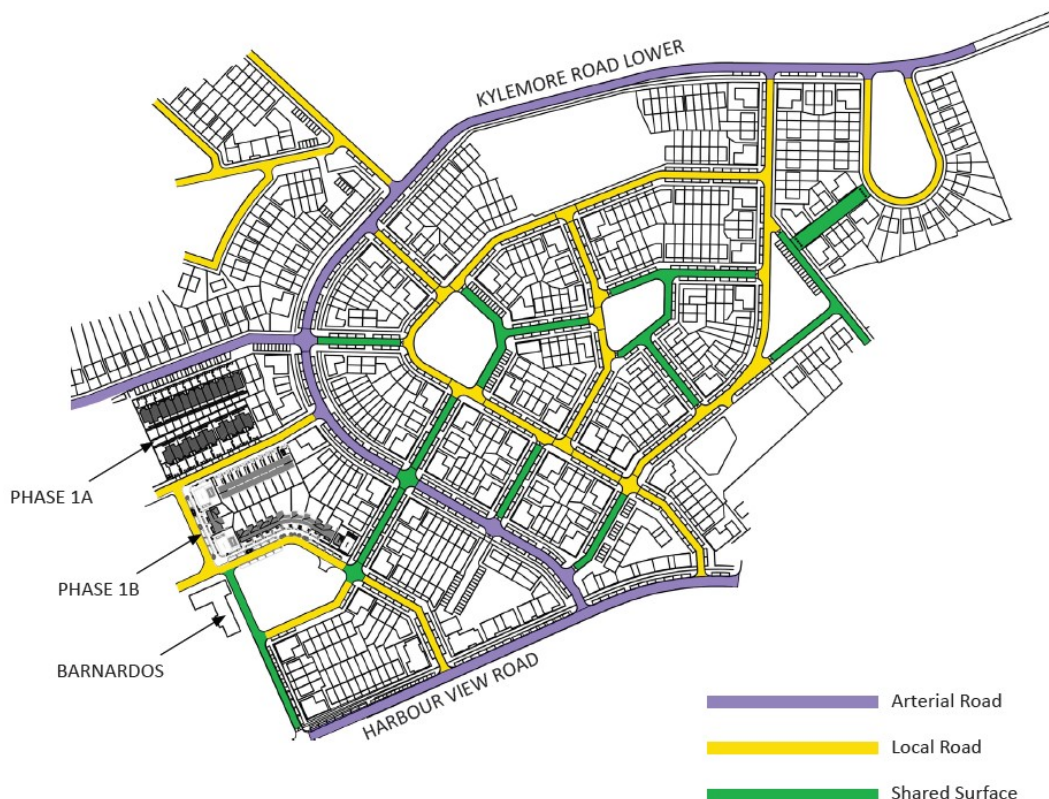
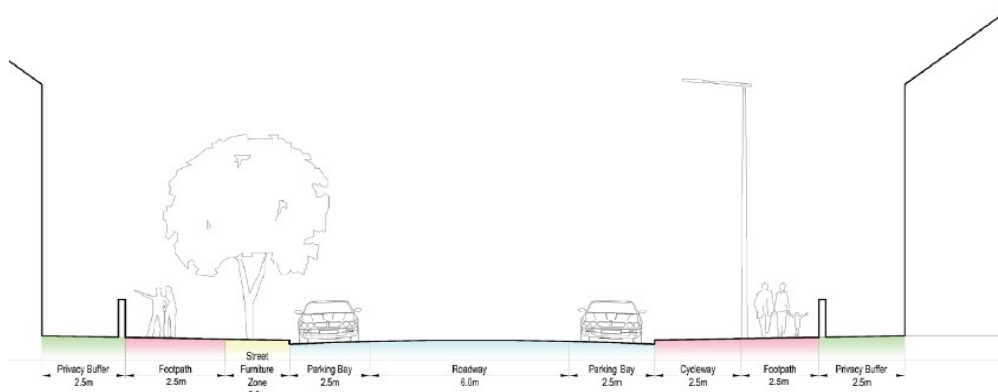


Fig.6 (Above): CNWQR Design Code & Public Realm Strategy – Street Hierarchy

Fig.7 (Below): CNWQR Design Code & Public Realm Strategy – Arterial Rd. indicative section



The 'CNWQR Design Code & Public Realm Strategy' outlines a designated public realm hierarchy of streets with corresponding surface finishes, planting and boundary / privacy buffer treatments throughout. The new CNWQR road layout network bears little resemblance to the existing road network on-site to be demolished in advance of Phase 3B.



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Proposed Phase 3B closely follows the CNWQR Design Code which provides a continuity of public realm surface finishes, specifications and materials across the whole Knocknaheeny regeneration.

The Draft City Development Plan (2022-2028) which is due to be adopted in August 2022 addresses Car Parking for residential developments in *Chapter 11 – Placemaking and Development Management – Table 11.13 Maximum Car Parking Standards*. Phase 3B proposes 88no. total on-street parking spaces within the immediate site boundary (which will be further supplemented by future adjacent CNWQR phases). This corresponds with an allowance of 1no. parking space per 2-bed apartment and 2no. parking spaces per house.

The draft CDP also sets out targets in relation to building heights and density. The proposed Phase 3B development of between 2 & 3 storey building heights with an overall site density of approximately 45 Units per Hectare is within the draft CDP targets for the 'Inner Urban Suburbs' which includes City North West.

1.6 Site Services

Phase 3B's central location within the overall CNWQR development means it had a pivotal role for future site services across the entire regeneration area. Decommissioning of existing foul & storm networks will be required with temporary diversions to facilitate existing discharge of upstream flows from existing residential areas north of the development to connect into the proposed development networks. Please refer to Atkins consultant Engineers report and drawings for further details.



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APPENDIX A

– City Architects Drawings & Drawing Issue Sheet

DRAWING ISSUE SHEET**Project:**

CNWQR - PHASE 3B

Job Number:**Distribution:****Attn:****Housing and Community Directorate****Status: Pre Part 8 Consultation**

E - Electronic copy for Information

H - Hard copy

P

E

25.02.22

DOCUMENT TITLE:**Dwg. No.****Scale:****Size:**

Site Location Map Existing Context

P

3B

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1:1000

A1

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Proposed Site Layout

P

3B

01

1:250

A1

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Proposed Street Elevations - Sheet 1 of 2

P

3B

02

1:250

A1

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Proposed Street Elevations - Sheet 2 of 2

P

3B

03

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Proposed Site Sections - Sheet 1 of 2

P

3B

04

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A1

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Proposed Site Sections - Sheet 2 of 2

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Proposed House Type A

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Proposed House Type B

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Proposed House Type C

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Proposed House Type D

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09

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Proposed Corner Unit Type E - Sheet 1 of 2

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Proposed Corner Unit Type E - Sheet 1 of 2

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Phase 3B Visualisation - Sheet 1 of 2

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Phase 3B Visualisation - Sheet 2 of 2

P

3B

13

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A1

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Signed:

Status Codes:

P: Planning

T: Tender

C: Contract

X: Construction