



Comhairle Cathrach Chorcaí
Cork City Council

HOUSING CAPITAL | CITY NORTHWEST QUARTER REGENERATION
NORTHWEST HOUSING OFFICE, HARBOUR VIEW ROAD, CORK T23HD32



Design Statement for Refurbishment and Extension of 2 Ard na Rí Avenue, Pouladuff Road, Cork City.

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Document Control Sheet

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1.0 Accommodation Schedule

The proposal includes:-

- Refurbishment of existing 2no. Bed house and construction of a 42.5sq/m single storey extension consisting of 1no. bed, accessible kitchen, bathroom and living space to provide independent living space for wheelchair user.
- Widen existing site entrance.

Table 1 Accommodation Schedule

Unit Address	House Type	House Area (G.I.A.*)	Site Areas
2 Ard na Rí Avenue, Pouladuff Road.	2 bed (+1 bed extension) = 3 Bed House	Ground Floor (inc. 42.5sq/m extension): 113.7 sq/m First Floor: 45.4 sq/m Total = 159.1 sq/m	Private open space: 325 sq/m (front & rear) O/A Site Area: 480 sq/m

**Gross Internal Area is the area of a building measured to the internal face of the external walls at each floor level & includes areas occupied by internal walls and partitions.*

The proposed development will avail of an existing site entrance giving access to Ard na Rí Avenue. There is also sufficient area to provide an off-street car park space within the site boundary.

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 extension replacing a demolished small extension and garage. The proposed house is set in line with the existing street pattern. The scale of the surrounding development is also maintained.

The proposed extension will provide private open space to rear and front garden with car parking space. The extension was designed in conjunction with an Occupational Therapist.

2.0 Site Analysis

2.1 Location

No. 2 Ard na Rí Avenue is located in a cul de sac off the Pouladuff Road in Cork City. The adjacent land use is residential with typical urban amenities (park, community centre, education, retail and transport link) in proximity.

The site is located 1.5km south-west of Cork City, within a 20 minute walking distance. The site is located 1.5km south-east of UCC and 800m from the Lough.

The site has been vested into the ownership of the Cork City Council under the Derelict Sites Act.

Figure 2 Aerial photo of site location (Source: Google maps)

2.2 Site Suitability

- Zoned 'Residential, Local Services and Institutional Uses' in the Cork City Development Plan
- Existing derelict house
- Close proximity to services and amenities
- Road and utility infrastructure already in place adjacent to the site
- Located adjacent to a bus route on Pearse Road.

2.3 Site Characteristics

Immediate site:

- Site area: 0.05 HA
- 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.
- There is a wide range of housing types, neighbourhood centres, 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 gardens of adjacent housing and a vacant site to the north.
- Private gardens in back-to-back arrangement generally, defensible space to front, on-street parking
- Original pedestrian and vehicular access and off-street parking is being maintained but the entrance widened.

Figure 3 Proposed Site View from Rear

3.0 Site Strategy

On-site privacy is maintained by the maintenance of a buffer zone in the form of the front garden/ car parking space between the proposed unit and Ard na Rí Avenue

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.

4.0 Development Plan Objectives

Objective 6.3 of The Development Plan states “The Joint Cork City & County Housing Strategy considers the housing needs of residents, future population targets and local requirements. Wherever possible, the opportunity will be pursued to recycle derelict, neglected and underused sites in urban areas with the purpose of safeguarding greenfield sites and promoting regeneration.” This project is in line with this principle.

Objective 7.13 Strategy for people with disabilities – “..to include the identification of social housing need from those in congregated settings and those living in the community.” This project addresses the needs of a young woman with a disability to live independently as practicable while retaining the nearby support of her care givers.

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 is met:

5.1 Context

The existing context predominantly consists of semi-detached 2 storey houses consisting of: masonry construction with brickwork exterior, concrete roof tiles, brickwork front boundary walls and off-street parking. The proposed scheme respects the existing context in terms of vernacular form and pitched-roof construction, while maintaining the building line. i.e., set-back from the street. 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 routes on Pearse Road and the Lough Road.

5.3 Inclusivity

The extension is compliant with access regulations, and can be accessed, visited and used by wheelchair users, buggies etc. The proposed bathroom area in the extension is wheelchair compliant and includes accessible shower. The corridors, leading edges, door openings are also wheelchair suitable.

Unnecessary physical and visual barriers are avoided and level access to front and rear of property is provided.

5.4 Variety

The proposed design allows for a 3-bedroom, 5/6 persons detached house with accessible extension which reflects the house type required by this family.

5.5 Efficiency

By utilising this existing house and site, we are upgrading a derelict property and hence minimising the risk of antisocial behaviour and in turn improving the surrounding area.

The proposed scheme 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 masonry construction with brickwork exterior extension is to reflect the architectural character of the area.

5.6 Distinctiveness/Layout

There is a composite deck 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.

To the rear of the property with external access, a utility room which also serves as a “plant room” will avail of renewable energy in the utilisation of an air to water heat pump through which the requirements set out in Technical Guidance Document L (2021) are to be met.

5.7 Public Realm

The proposed development avails of the existing footpath to the front at Ard na Rí Avenue and the local amenities in general.

5.8 Adaptability

The proposed extension is fully adapted for the proposed tenant and designed in conjunction with an Occupational Therapist. The open plan nature of the living area is considered efficient and appropriate.

5.9 Privacy and Amenity

The dwelling is provided with private open space in the form of front and rear garden with patio area.

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

To match existing and maintain the architectural character of the surrounding area, consistent materials are to be used. i.e. masonry construction with brickwork exterior to front and sides, with rendered blockwork to the rear, concrete roof tiles, precast concrete cills, and uPVC window frames of similar proportion. Hard and soft landscaping used elsewhere in the surrounding area together with the above materials is 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 Ard na Rí Avenue. 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.