



# ARCHITECTURAL DESIGN STATEMENT

RESIDENTIAL DEVELOPMENT AT SCAIRT,  
GREENVALLEY, DOUGLAS, CORK

PREPARED BY:

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ARCHITECTS



# Contents

## **1.0 Introduction**

## **2.0 Site**

- 2.1 Site Location
- 2.2 Site Suitability
- 2.3 Characteristics
- 2.4 Aerial Photos

## **3.0 Site Strategy**

## **4.0 Development Plan Objectives**

## **5.0 Design Considerations**

- 5.1 Context - Boundary Conditions
- 5.2 Access and Connections (DMURS)
- 5.3 Inclusivity, Variety & Public Realm
- 5.4 Efficiency
- 5.5 Distinctiveness / Layout
- 5.6 Adaptability
- 5.7 Privacy and Amenity
- 5.8 Parking
- 5.9 Detailed Design

## **6.0 Site Services**

# 1.0 Introduction

This design document for the proposed residential development at Scairt, Greenvalley, Douglas, Cork has been prepared by Deady Gahan Architects to illustrate the design approach. It is proposed that the site will accommodate a total of 25no. 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.

The approach taken is to provide a range of 1 Bed Ground Floor and 2 Bed Duplex Apartments, 4 Bedroom Townhouses, and 4 Bedroom Semi-detached houses. This proposed mix will provide a good range of residential units to meet the varying requirements of the user and satisfying the housing needs of the area.

SCHEDULE OF ACCOMODATION			
Unit No.	Unit Type	Description	Unit Area
1	A2	4 Bedroom Townhouse	109.8 SQ.M. (1182 SQ.FT.)
2	A3(m)	4 Bedroom Townhouse	109.8 SQ.M. (1182 SQ.FT.)
3	A3	4 Bedroom Townhouse	109.8 SQ.M. (1182 SQ.FT.)
4	A2(m)	4 Bedroom Townhouse	109.8 SQ.M. (1182 SQ.FT.)
5	A2	4 Bedroom Townhouse	109.8 SQ.M. (1182 SQ.FT.)
6	A3	4 Bedroom Townhouse	109.8 SQ.M. (1182 SQ.FT.)
7	A2(m)	4 Bedroom Townhouse	109.8 SQ.M. (1182 SQ.FT.)
8	A1	4 Bedroom Semi-Detached	109.8 SQ.M. (1182 SQ.FT.)
9	A1(m)	4 Bedroom Semi-Detached	109.8 SQ.M. (1182 SQ.FT.)
10	B1	1 Bedroom Apartment	49.4 SQ.M. (532 SQ.FT.)
11	B2	2 Bedroom Duplex	86.7 SQ.M. (933 SQ.FT.) (93.5 SQ.M. with Staircase Access)
12	C2(m)	2 Bedroom Duplex	86.7 SQ.M. (933 SQ.FT.) (93.5 SQ.M. with Staircase Access)
13	C1(m)	1 Bedroom Apartment	49.4 SQ.M. (532 SQ.FT.)
14	C1	1 Bedroom Apartment	49.4 SQ.M. (532 SQ.FT.)
15	C2	2 Bedroom Duplex	86.7 SQ.M. (933 SQ.FT.) (93.5 SQ.M. with Staircase Access)
16	C2(m)	2 Bedroom Duplex	86.7 SQ.M. (933 SQ.FT.) (93.5 SQ.M. with Staircase Access)
17	C1(m)	1 Bedroom Apartment	49.4 SQ.M. (532 SQ.FT.)
18	C1	1 Bedroom Apartment	49.4 SQ.M. (532 SQ.FT.)
19	C2	2 Bedroom Duplex	86.7 SQ.M. (933 SQ.FT.) (93.5 SQ.M. with Staircase Access)
20	C2(m)	2 Bedroom Duplex	86.7 SQ.M. (933 SQ.FT.) (93.5 SQ.M. with Staircase Access)
21	C1(m)	1 Bedroom Apartment	49.4 SQ.M. (532 SQ.FT.)
22	C1	1 Bedroom Apartment	49.4 SQ.M. (532 SQ.FT.)
23	C2	2 Bedroom Duplex	86.7 SQ.M. (933 SQ.FT.) (93.5 SQ.M. with Staircase Access)
24	B2(m)	2 Bedroom Duplex	86.7 SQ.M. (933 SQ.FT.) (93.5 SQ.M. with Staircase Access)
25	B1(m)	1 Bedroom Apartment	49.4 SQ.M. (532 SQ.FT.)
TOTAL NUMBER OF UNITS: 25			
SITE AREA: 0.507 Ha / 1.25 Acres			
OPEN SPACE: 0.067 Ha / 13.2%			
SITE DENSITY: 49.3 UNITS / HECTARE (25/0.507)			



# 2.0 Site

## 2.1 Site Location

The development site, measuring approximately 0.507 hectares, is located at Bramble Hill, Castletreasure, Douglas, Co. Cork which is to the southeast of Cork City Centre. Cork City Suburbs such as Grange and Douglas are located a short walk away with Cork City only a 20 minute drive. These areas include social infrastructure facilities such as schools, churches and various other facilities also providing many employment opportunities to residents.

The proposed scheme will consist of 25 no. residential units in total. The form, architecture and scale of the development is consistent and compatible with the existing context and surrounding developments.



## 2.2 Site Suitability

The site is located within the Greenvalley development. The scheme has easy access to the wider Douglas area and adjoins Douglas RFC Grounds and the Corinthians AFC grounds. These connections include direct access to Donnybrook Hill connecting the site to a variety of services and facilities. The proposed scheme has been designed to tie into the existing residential area of Greenvalley.

The location of the site promotes cycling, walking and the use of public transport in close proximity to a high frequency bus stop which links the site to Douglas and Cork City Centre which will encourage future residents towards sustainable modes of transport as an alternative to car use.

## 2.3 Characteristics

The site is located through the existing Greenvalley development in Douglas, Cork. The site will be accessed from the north from the Bramble Hill section of the Greenvalley development. To the North and East of the site is the existing housing scheme of Greenvalley with rear gardens from The Glen backing onto the East of the site. The site and the adjacent property to the South is separated by an existing hedge/treeline. Grounds owned by the Douglas RFC is located to the West of the Site.

## 2.4 Aerial Photos



AERIAL VIEW FROM NORTH



AERIAL VIEW FROM SOUTH



AERIAL VIEW FROM WEST



AERIAL VIEW FROM EAST



## 3.0 Site Strategy

The proposal has been designed as a direct response to the grain of development surrounding the site. Pedestrian connections between the site entrance and the on-site amenities will create an inclusive scheme that is accessible for all. 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. This also allows for the passive surveillance of these amenity spaces.

## 4.0 Development Plan Objectives

Following the extension of the city boundary in June 2019, the subject site now sits within the administration of the City Council. The Cork County Council Development Plan still applies to the subject site until the updated Cork City Development Plan is established which will include these lands.

The subject Site is currently zoned as ‘*Cork City South Environs*’ in the Cork County Council Development Plan (CDP) 2014 – 2021. In this area, the CDP Objective CS 3-1 aims for the; ‘*Growth in population and employment so that the Cork Gateway can compete effectively for investment and jobs. Develop to complement and consolidate the development of the city as a whole and providing enhanced potential to rebalance the City through new development in the north.*’

The proposed development is situated on lands zoned ‘*Existing Built up Area*’ in the Ballincollig Carrigaline MD Local Area Plan 2017 (LAP). This LAP sets out a clear provision in which;

*‘The strategic aims for the South Environs in this Local Area plan will be;*

*The consolidation of the southern suburbs within the existing development boundary.*

*The promotion of the suburban centres as important locations for residential, community and recreational facilities.*

*Ensure the clear demarcation of the inner metropolitan greenbelt, and,*

*Finally, support appropriate proposals for urban regeneration initiatives in Douglas and elsewhere in the Environs Strategic Context.’*

Information regarding the Cork County Development Plan Objectives were developed in conjunction with McCutcheon Halley Planning Consultants.



# 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 - Consideration 1

The proposed layout is designed to respond positively to the existing context of the site. The architecture and landscape are consistent and compatible with the area. The layout of the site has been informed by the surrounding context. The development will form a new identity and contribute positively to the immediate and wider context in which it is set.

### 5.1.1 Boundary conditions

#### Boundary (A) Proposed Units / Adjoining development– Northern Boundary

Adjacent the proposal, along the northern boundary is the Bramble Hill development which is part of the existing Greenvalley scheme with a large public open space in The Glen development nearby. Landscaping will be introduced along this boundary to create a buffer to the adjoining houses.

#### Boundary (B) Proposed Units / Adjoining lands– Western Boundary

Adjacent the proposed development along the western boundary are grounds owned by Douglas RFC. Along this boundary there is an existing hedge/treeline. The existing vegetation is to be retained and supplemented with additional planting and a 2m high weld mesh fence.

#### Boundary (C) Proposed Units / Adjoining dwelling– Eastern Boundary

Along the eastern boundary the dwellings have been stepped back a sufficient distance from the adjoining development. Care has been taken in order to prevent any overlooking of the rear gardens of the neighbouring development. The existing boundary is to be retained and a 2m block wall is to be supplemented where necessary.

#### Boundary (D) Proposed Units / Adjoining land– Southern Boundary

Adjacent the proposed development along the southern boundary is a large field. Along this boundary there is an existing hedge/treeline. The existing vegetation is to be retained and supplemented with additional planting and a 2m high weld mesh fence.

## 5.2 Access & Connections - Consideration 2

The scheme is accessed from the north of the site via Bramble Hill of the Greenvalley Housing development. Consideration was given to the design of pedestrian movement throughout the site, creating connections between amenity spaces across the site and back to the public road/site entrance.



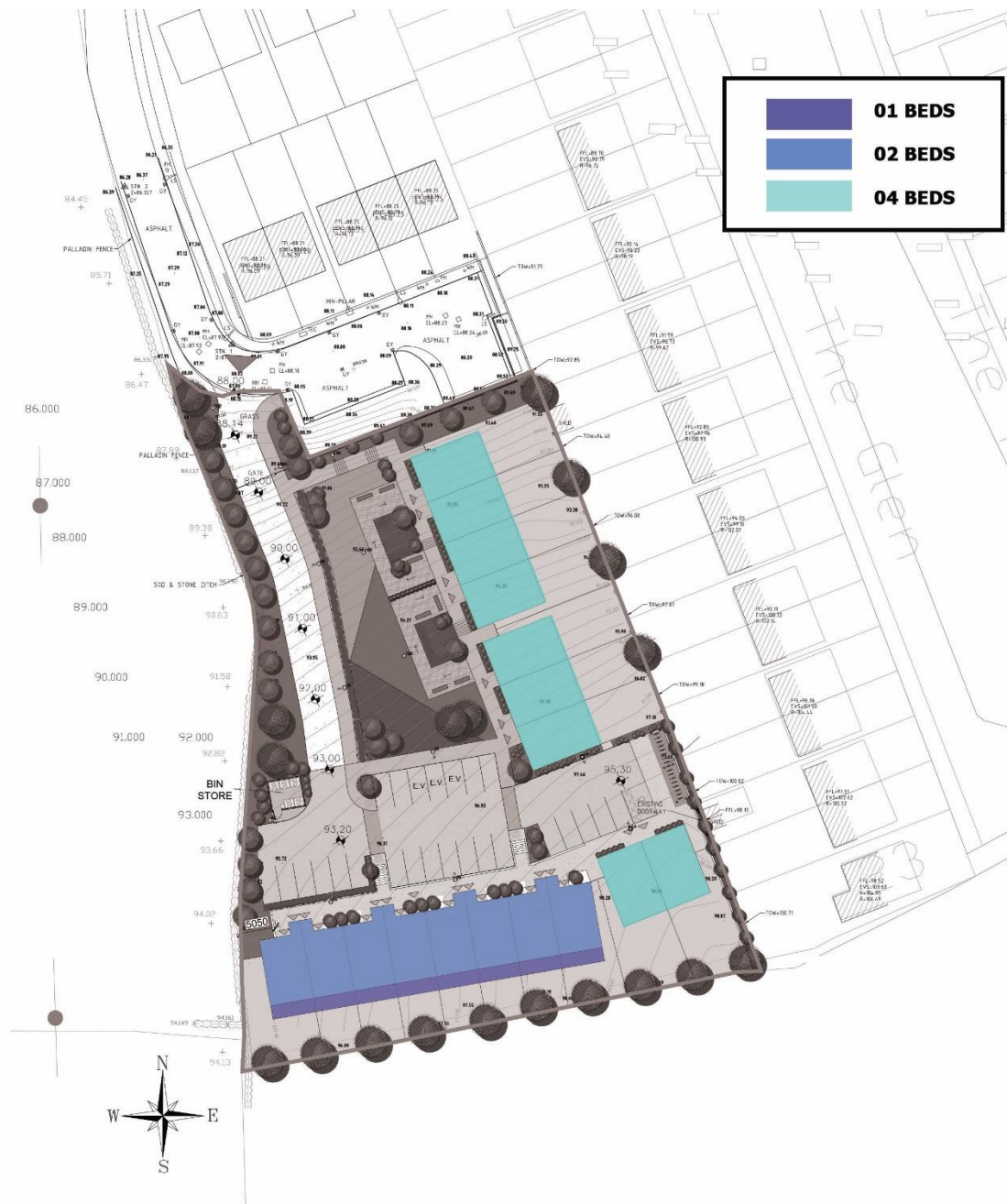
## 5.3 Inclusivity, Variety & Public Realm - Consideration 3/4/8

The proposed layout is designed in order to provide a generous central amenity space for the residents. This area is overlooked by the units on site to provide passive surveillance for the users. This landscaped area also ensures a high quality of life for the residents in the locality.



## 5.4 Efficiency - Consideration 5

The proposed layout considers the existing properties surrounding the site, the topographical nature of the sites natural features and the residential amenities of proposed units to provide the most efficient approach to developing the site for the proposed unit types.





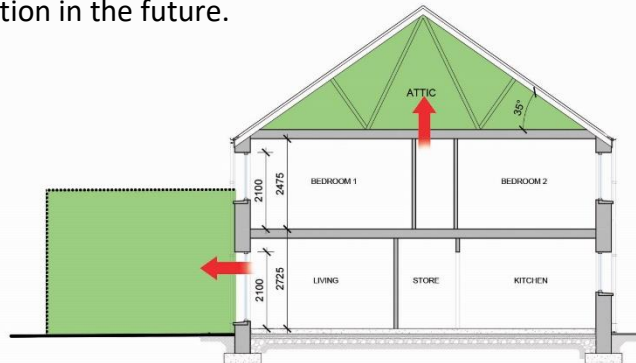
## 5.5 Distinctiveness/Layout - Consideration 6/7

The scheme has been designed so that units are clustered around the generous central open space. This will promote a sense of community and inclusivity within the development as the communal space is accessible to all. The site contains generous pedestrian links throughout to the on-site amenities. The layout has also been organised to prevent overlooking of adjoining properties.



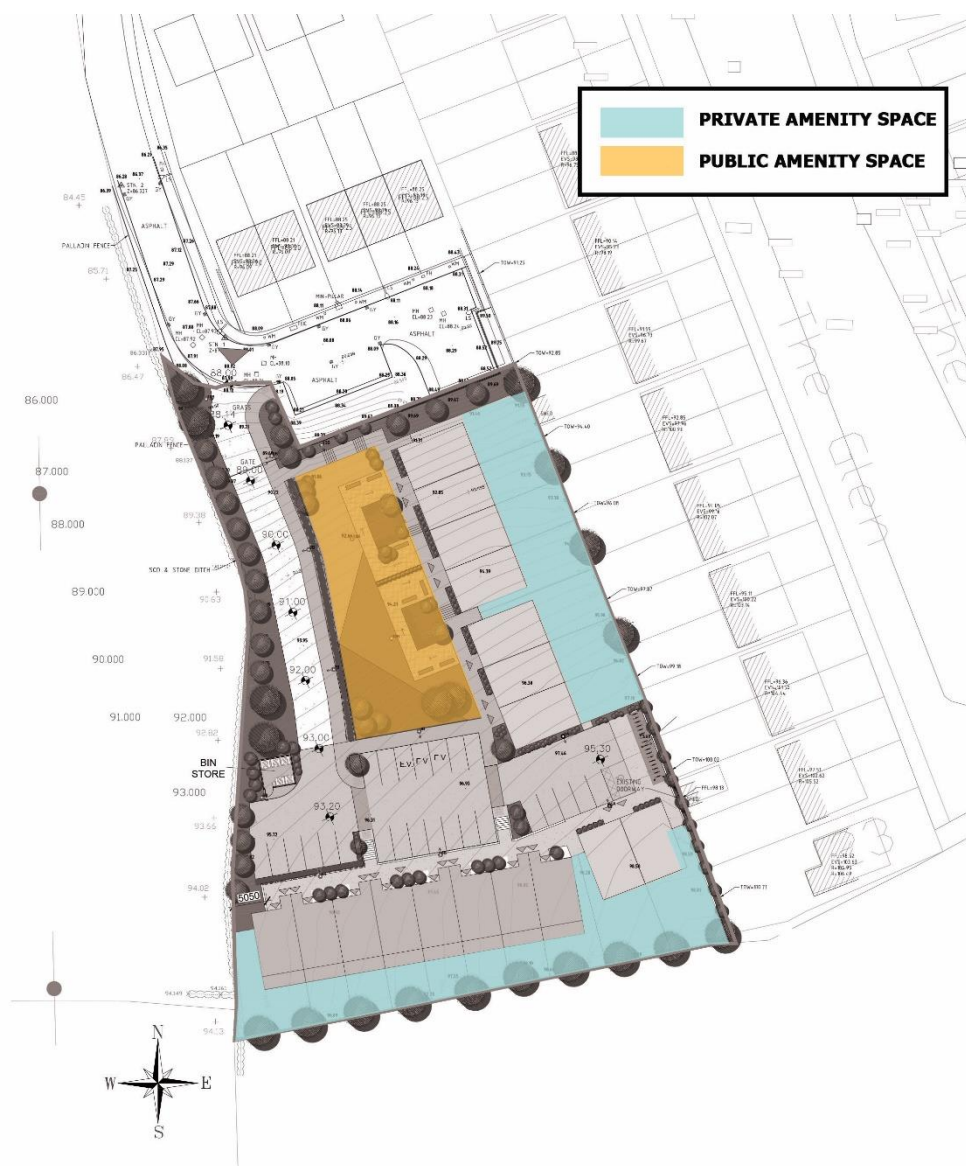
## 5.6 Adaptability - Consideration 9

Houses in the development can be easily adapted to the future needs of the occupants. There is sufficient space within the rear gardens to extend and the attic space can also be utilised for accommodation in the future.



## 5.7 Privacy & Amenity - Consideration 10

Each home has access to a generous private amenity space. All units will be constructed to prevent acoustic transfer. The units are sited to prevent overlooking into adjacent private gardens. Homes will have adequate storage areas as well as areas for sorting of recyclables. All units will also have direct access to generous private amenity spaces provided.



## 5.8 Parking - Consideration 11

There are 26no. car parking spaces in total within the development. Adequate bicycle parking is provided throughout the site. The townhouses that have direct access to their private amenity space can utilise this area to accommodate bicycle storage.





## 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.

During the design process, the improvement of the social cohesion and community life in the area was taken into account. The scheme is located within the Greenvally Housing Development and utilises existing infrastructure within this development for access. This proposal has been designed to aid in creating a more complete and coherent development within the Greenvally locality. The placement of the open spaces and orientation of the units have been considered in order to give a distinctiveness to the proposal while following a similar design language and density to the surrounding Greenvally development, aiding to establish a sense of community between the existing and proposed.

The external materials of the dwellings make a positive contribution to the locality. A proposed mix of off-white/grey render, pressed metal canopies and generous window proportions will provide for a contemporary development whilst respecting the existing buildings adjacent to the site. The open spaces with landscaping will enhance the overall design of the development. The design of the buildings and public space will facilitate easy maintenance. Furthermore, care has been taken to design the location of bins and vents to prevent any impact on the public amenities.

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





## 6.0 Site Services

The site is fully serviced. Confirmation of Feasibility has been obtained from Irish Water. An updated services report prepared by RKA Consulting Engineers will be submitted as part of the Part 8 planning application documentation.