

*Proposed sheltered accommodation at 101-102 Hollyville,  
Hollyhill, Cork City, Co. Cork.*

## **Design Statement**

01<sup>st</sup> September 2023

Rev A 11<sup>th</sup> October 2023



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## 1.0 INTRODUCTION

Kenneth Hennessy Architects Ltd. have been commissioned to prepare a planning application for proposed sheltered accommodation at Hollyville, Hollyhill, Cork City, Co. Cork.

This design statement has been prepared to accompany the aforementioned application as it is a new residential development proposal, and it should be read in conjunction with the application drawings, reports and schedules.

The proposed development consists of two single storey dwellings in total: 1 no. two-bed dwelling and 1 no. one-bed dwelling.

The design of the development has been informed by the relevant planning policies at local and national level and utilises a currently vacant (brownfield) site 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.

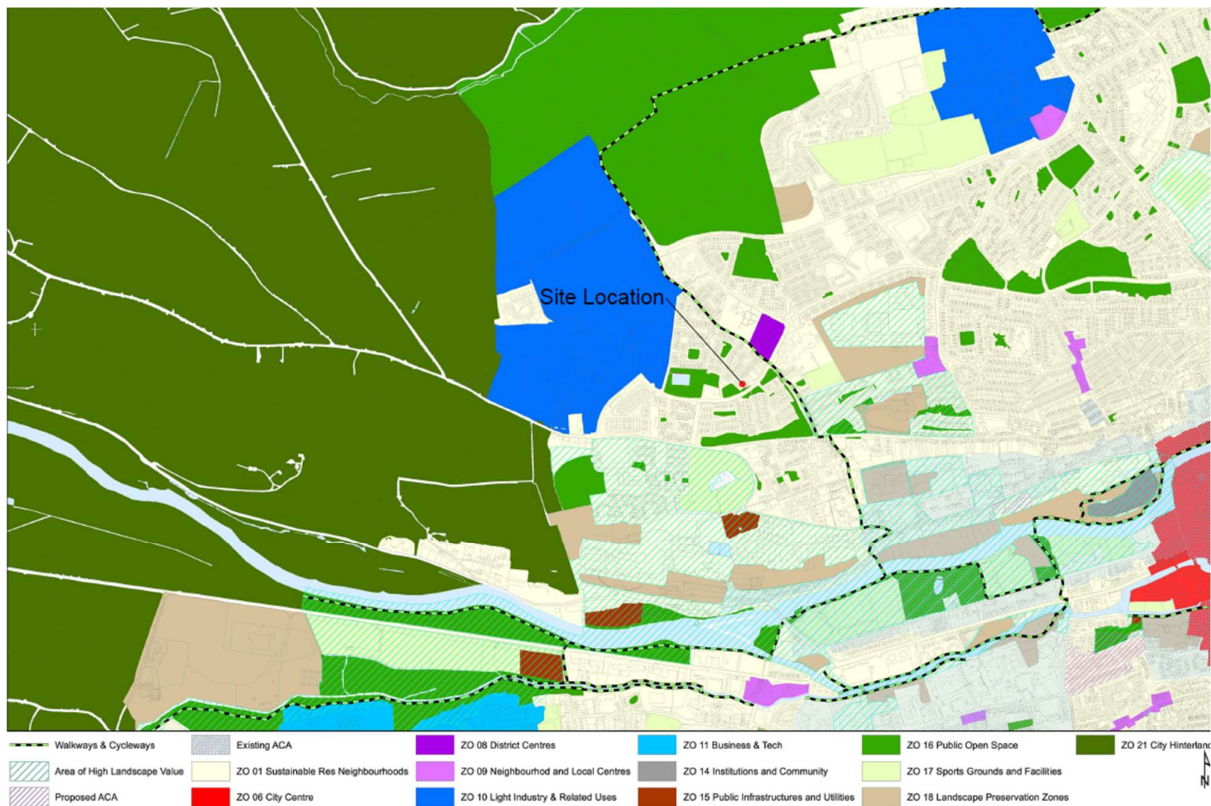


Fig 1: Cork City Development Plan Zoning Map with site location highlighted red. The site is located within ZO 01 Sustainable Residential Neighbourhoods.

## 1.1 SCHEDULE OF ACCOMMODATION

2245		101-102 HOLLYVILLE - SHELTERED HOUSING		Accommodation Schedule		
Unit No.	Type	Area m <sup>2</sup>	Area ft <sup>2</sup>	Beds	Person	Parking Provision
1	A	76.9	828	2	4P	2
2	B	48.4	521	1	2P	1
		125.3	1348.73	3		3
*Visitor Parking Provision:						0
<b>TOTALS</b>		<b>125.3</b>	<b>1348.73</b>	<b>3</b>		<b>3</b>

Parking requirement of 0.5 space per 1/2 bed unit within Zone 1 - City Centre. (No requirement for visitor parking provision) As per current Cork City Development Plan 22-28

Note: Where sheltered housing the provision is 0.25 spaces per 1 or 2 bed unit with no requirement for visitor parking. The sites allow for greater provision here within the confines without creating congestion issues or disrupting pedestrian/cycle flow in any way

Fig 2: Schedule of Accommodation by author.

Note: The provision for parking has been exceeded but with no negative impact on pedestrian or cycle links. No congestion issues have been created as the provision is within the site curtilage and not on-street parking.

## 2.0 SITE

### 2.1. SITE LOCATION

The proposed development site is located in the Hollyville estate, Knocknaheeny, Hollyhill, Cork City, in close proximity to Harbour View Road, which lies to the south. To the north and west of the site, there are residential properties, and to the south and the east there is a public green area. There is also a public walkway to the south of the site which gives access from the Hollyville estate to the public footpath which runs along Harbour View Road.



Fig. 3: Aerial Image taken from Bing maps – Edited by author; <https://www.bing.com/maps>

Aerial Image taken from original project scope. Site outlined in red above is the extent of the properties which were demolished (101-102). For the revised redline site boundary refer to the architects site drawing 2245-P-1000-P02.

The brief asked for a minimum of 2 units to replace the former units 101 and 102, which were single-storey, semi-detached properties, on the site that were demolished in March 2022. The proposed development will bookend a prominent corner of the estate, with dwellings that have been suitably designed to appropriately respond to their context.

## 2.2. SITE SUITABILITY

The proposed brownfield site is located to the north-west of Cork city and is served by a number of local amenities, including schools, a supermarket, a library, a community garden, and a healthcare centre. The site is also in close proximity to Apple Distribution International, a prominent employer in the Cork area. The site is well served by public transport, and there is a bus stop immediately south of the site on Harbour View Road. The site is approximately a 45-minute walk from Cork City centre.

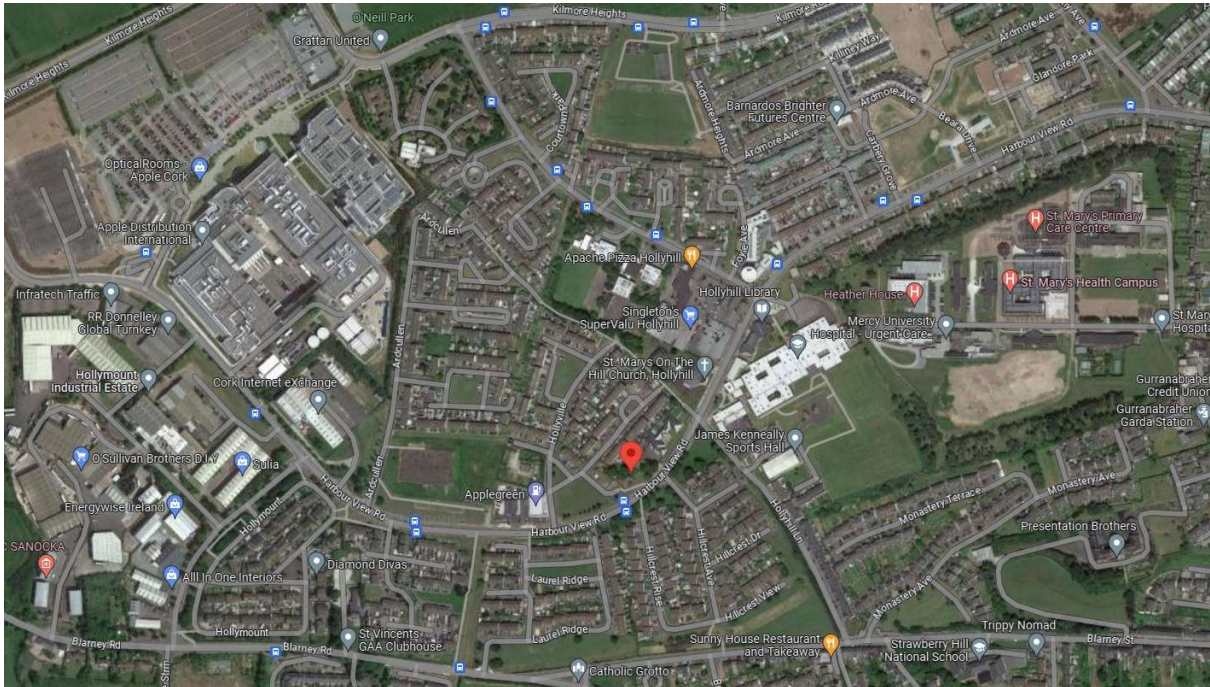


Fig 4: Aerial view showing amenities in the vicinity of the proposed development site (<https://www.google.com/maps>)

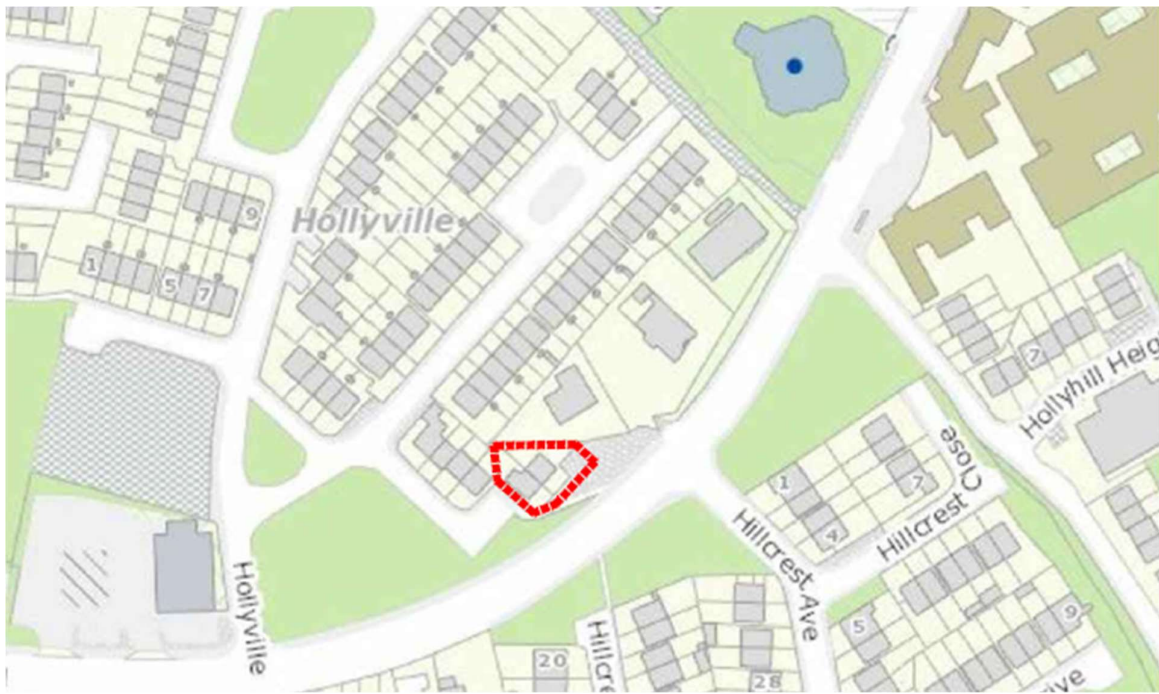


Fig 5: Map excerpt from archaeology.ie indicating St Mary's Church to north east as being on the register of protected structures. The site proximity is sufficiently far as not to be impact upon the monument of regional importance.

### 2.3. CHARACTERISTICS

The proposed brownfield development site is approximately 0.09 Hectares in area as defined on the proposed site plan drawings. This includes an area of estate access road to the west of the development site. It is relatively flat across the body but falls away quite quickly towards Harbour View Road to the south-east. There is vegetation around areas of the perimeter, and it is currently grassed with the public footpath passing by the western edge.

Vehicular access is via the main Hollyville estate entrance along Harbour View Road, southwest of the site. Pedestrian access is both via the estate and also directly from the public footpath to the sites southern edge.

It is located in an area of primarily residential development, with detached, single-storey dwellings to the north-east, and single storey, semi-detached to the north-west. Further north of the site, the Hollyville estate consists of two-storey, terraced dwellings. Refer to the site photos section overleaf.



Fig. 6: Site analysis by author indicating prevailing wind, traffic noise, vegetation, services & fall of site and context.

## 2.4. SITE PHOTOS



Fig. 7: View of the proposed development site looking north-west.



Fig. 8: View of the proposed development site looking west.





Fig. 9: View of the proposed development site looking north-east.



Fig. 10: View from the proposed development site looking south-east.



Fig. 11: View of the typology of neighbouring properties. The proposed development site lies to the east of these single-storey, semi-detached dwellings.

### 3.0 SITE STRATEGY

The proposed development is essentially a re-development of a previously occupied corner plot in the Hollyville estate. The previous single-storey, semi-detached dwellings were demolished in March 2022, and the proposed development involves providing two new single-storey dwellings in their place. The orientation of the dwellings has been arranged to obtain the maximum benefits from natural light, but also to address the prominent corner position within the existing estate. The dwellings address the public green space to the south-west of the site, and also the Harbour View Road, to the south and south-east. The massing and typology of the proposed dwellings is sympathetic and responsive to the surrounding properties. The proposed treatments and finishes incorporate render finishes in contrasting shades to articulate entrances, brick finish in a selected colour to reference the surrounding materiality, and glazing elements in contemporary and robust finishes.



Fig. 12: Proposed Site Strategy Drawing by author.

### 4.0 DEVELOPMENT PLAN OBJECTIVES

The proposed development seeks to complete the existing Hollyville estate, and re-use a previously occupied corner plot, 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 community, and to provide well-designed, quality housing that will be beneficial to the existing community.

The area being developed is currently zoned Sustainable Residential Neighbourhoods with an opportunity to improve upon an existing scenario with the alteration of the turning head allowing fire/refuse vehicles with only minimal impact upon the area zone for Public Open Space.

## 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.

Fig. 13: 12 Urban Design Principles taken from: Urban Design Manual – A Best Practice Guide.

### 5.1 - Context

The proposed development site was previously occupied by 2 single-storey, semi-detached dwellings. It is proposed to replace these dwellings, which were previously damaged, with 2 new dwellings, of similar typology and form. These dwellings will be larger to meet the current requirements under *the Design Manual for Quality Housing & Universal Design* guidelines, making them adaptable for future use as sheltered accommodation. The neighbouring properties consist of single-storey detached and semi-detached dwellings, and two-storey, terraced dwellings. The massing, density, and scale of the proposed dwellings is sympathetic to the neighbouring properties, and they are responsive to the corner site position, by addressing the public green space to the south-west, and the Harbour View Road to the south and south-east.

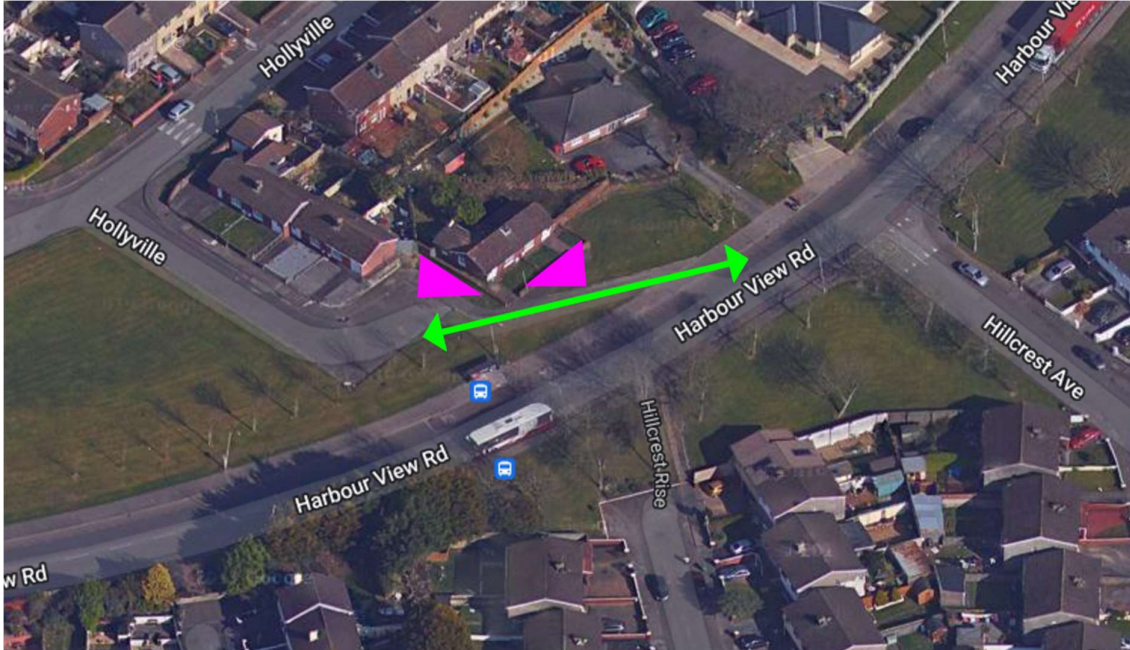


Fig. 14: 3D Aerial view of site (Google Earth Pro) indicating the proposed orientation & connections.

### 5.2 - Connections

The site is located within an existing development and sees a prominent corner site that was previously occupied by two dwellings, being re-developed, with one of the units turned to address the green space opposite and the end unit addressing both this and harbour view road. There is a strong existing pedestrian connection in place which will help tether the new dwellings to the site and connect to their surroundings. The site is also well served by public transport links, with a bus stop located directly south of the proposed dwellings.

### 5.3 - Inclusivity

Both of the proposed dwellings have been sized and laid out in accordance with the principles of universal design. They offer level access entrance and private patio areas, with wet room style bathrooms and scope for wheelchair turning in all spaces to offer future flexibility to the residents. The bedrooms indicate transfer zones around beds and turning circles / manoeuvring space at wardrobes.

The existing neighbourhood also has ample amenities to support people of all ages and abilities. The existing public green space is over-looked by the proposed dwellings and is easily accessible from them. Ample private open space has also been afforded to the rear/side of the proposed dwellings. The designs are responsive to their corner position and are set back from an existing walkway which maintains pedestrian access to the Harbour View Road from the Hollyville estate, without having to navigate stepped changes in level.

#### 5.4 - Variety

The proposed development is completing an already established and existing residential estate, and is informed by the typology, scale, density, and massing of the existing dwellings in the area. As such, the proposed dwellings are in keeping with the variety already present within the community whilst affording clean lines and a simple palette of materials. The proposed dwellings are single-storey and semi-detached, replacing what was previously present on the site, but with dwellings which have been more carefully and thoughtfully considered, and which are more site-responsive than the previous dwellings that have been demolished. (See image below of former dwellings now demolished).



Fig. 15: Photo from 2014 of former dwellings at 101-102 now demolished.

#### 5.5 - Efficiency

The development includes the redevelopment of a currently vacant, but previously occupied site. The density of the corner site will remain the same, with two dwellings being provided to replace the two that were previously demolished. The proposed dwellings make more efficient use of the corner plot, addressing both the public green space to the south-west, and the Harbour View Road to the south and south-east, and taking more advantage of the orientation to maximise the benefits of natural light. Sufficient car parking is provided within the curtilage of the units unlike the former condition below. In addition, larger, more usable private open spaces are offered with each unit. Fig. 16: Street view from Harbour View Road of former properties.



### 5.6 - Distinctiveness

The distinctiveness of the proposed dwellings is primarily derived from their location. The proposed dwellings will occupy a corner site within the existing Hollyville estate. The dwellings that were previously at this site were unresponsive to the prominent location, and only addressed the Harbour View Road. The proposed dwellings address both the Harbour View Road, as well as the existing public green space to the south-west of the estate. By taking advantage of this position, the proposed dwellings bookend the estate and complete it, whilst also providing an interface with the wider context to the south of the estate.

### 5.7 - Layout

The layout and design of the proposed dwellings has been carefully and thoughtfully considered to respond to their corner site position, and to address their immediate and wider context. The previous dwellings on the site were oriented in such a manner as to only address the Harbour View Road. The proposed dwellings take advantage of their corner position and address both the public green space to the south-west of the site, but also the Harbour View Road to the south and south-east of the site. The units are dual aspect allowing for passive surveillance of the public open space adjacent with the 1-bedroom unit offering passive surveillance of the footpath and green space to the south-east.

Other orientations and configurations of the units were explored which would offer passive surveillance of the area north-east. These were discounted for varying reasons / site constraints. The enclosed garden of the 1 bed unit is splayed to reduce the extent of space to its rear which is not overlooked. To the side of the unit the wall comes down to half-height, so it engages with the path adjacent and addresses Harbour View Road to the south.



Fig. 17: Proposed Site Layout by author showing the proposed dwellings & their relationship to the corner site.

The proposed dwellings require 0.25 parking spaces each with no visitor parking when classed as sheltered. For the purposes of future flexibility they have been designed to comply with the requirement for standard dwellings of 0.5 spaces each, which has been sufficiently provided. An additional parking space has also been provided within the curtilage of the 2-bedroom unit. Appropriately and sufficiently sized usable private amenity space has been provided to the side or rear of each dwelling, as is outlined in objective 11.5 of the Cork City Development Plan 2022 – 2028, which requires that houses should have at least 48sqm of private open space. For the proposed 2-bed dwelling, 120sqm of private open space has been provided, while 77sqm of private open space has been provided for the proposed 1-bed dwelling. The proposed layout for the dwellings is shown in Fig.17 above.

### 5.8 - Public Realm

The proposed dwellings are within an already established estate that has public open space incorporated into it. A portion of this is being adopted into the scheme to allow for the re-configuration of an existing hammerhead. The current condition does not allow adequate turning for a refuse vehicle.

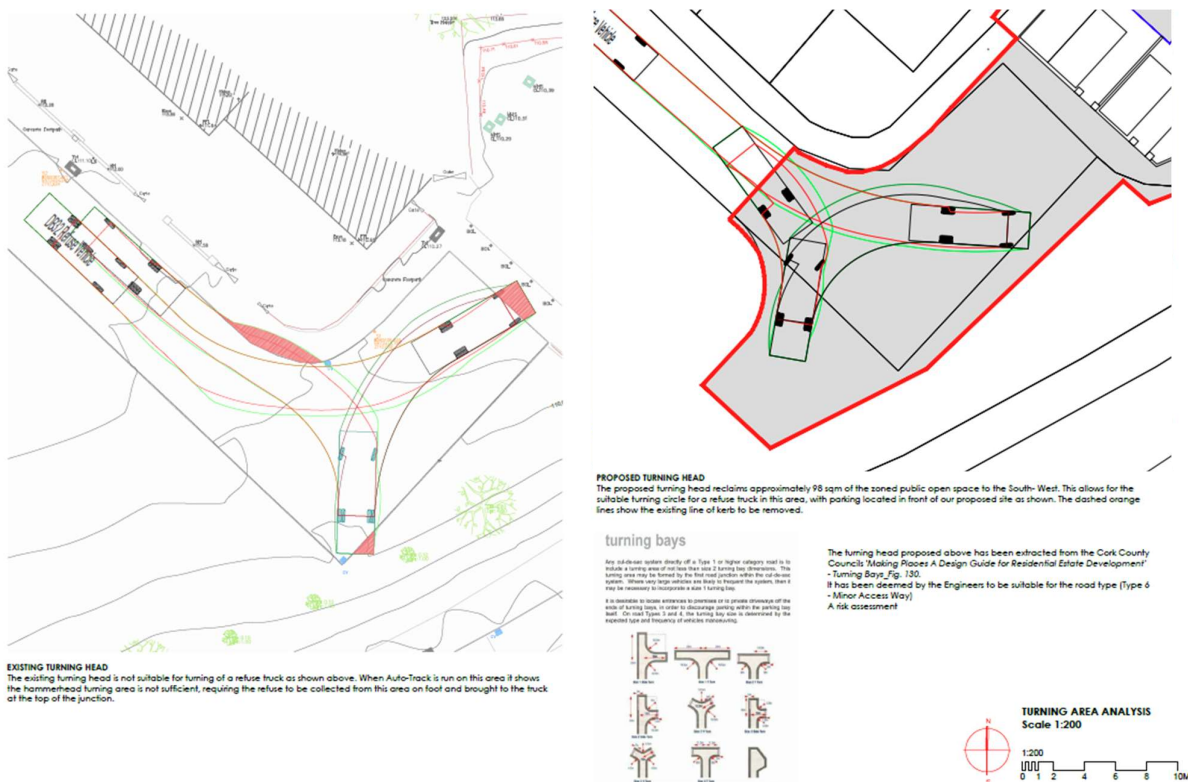


Fig. 18: Turning area analysis of existing condition versus initial proposal for hammerhead. Note: The above layout has since been adapted to the south-western edge to make provision for the future proposed bus connects route – Refer to Fig.12 for the hammerhead as implemented.

### 5.9 - Adaptability

The proposed dwellings have been designed to comply with the 2022 Design Manual for Quality Housing and the Cork City Development Plan 2022 - 2028. The proposed dwellings have been designed to be adaptable to future requirements and allow for expansion and extension into the oversized rear gardens should the need arise.

### 5.10 - Privacy & Amenity

The proposed dwellings have been provided with generous private amenity spaces to the rear/side. To the front they have been oriented in such a manner as to address the public interfaces of the public green space and the Harbour View Road, whilst also maintaining their privacy by utilising setbacks or canopies. Windows have been positioned to avoid over-looking of neighbouring properties while maximising light to the interior spaces. The dwellings will be constructed so as to prevent acoustic transfer between the two and separating boundaries between the gardens have been sensitively considered to offer privacy, security and reduce maintenance over the lifetime.

### 5.11 - Parking

Both of the proposed dwellings have the required amount of car parking provided to the front of the dwellings, over-looked by south-westerly facing windows. An additional visitor car parking space is also provided to the two-bedroom unit.

### 5.12 - Detailed Design

The massing and typology of the proposed dwellings is sympathetic and responsive to the surrounding properties. The proposed treatments and finishes incorporate render finishes in contrasting shades to articulate entrances, brick finish in a selected colour to reference the surrounding materiality, and glazing elements in contemporary and robust finishes. The orientation of the units has been arranged so as to get the maximum benefits from natural light, but also to address the prominent corner position within the existing estate. The units address the public green space to the south-west of the site, and also the Harbour View Road, to the south and south-east. The design and layout of the proposed dwellings will allow for easy maintenance. The location of bin stores has been thoughtfully considered so as to not negatively affect the visual amenity of the area. It is envisaged that, by completing the existing Hollyville estate and redeveloping a vacant corner plot with carefully designed, quality accommodation, 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.

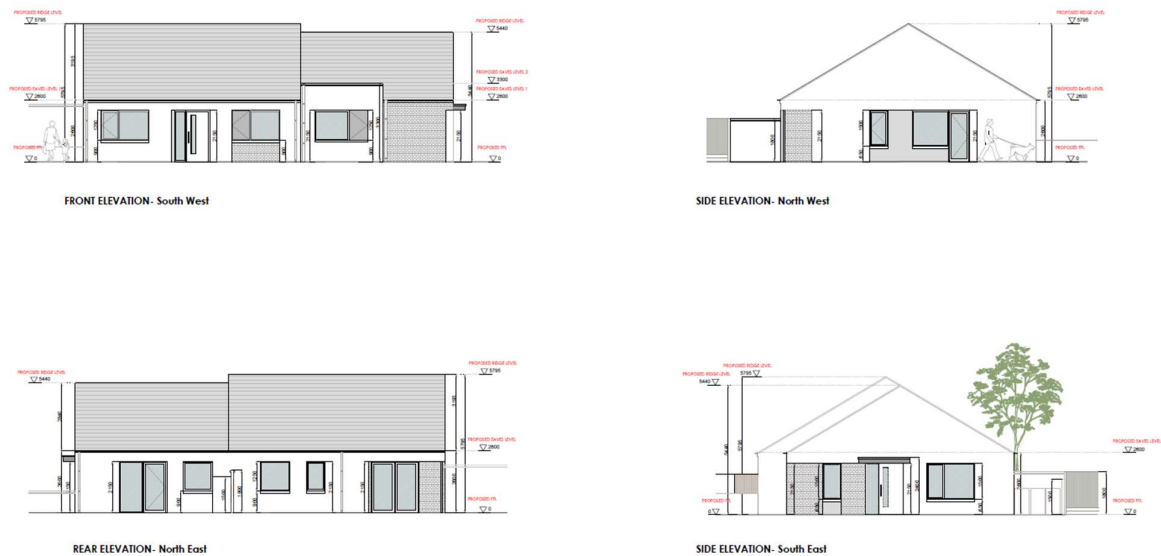


Fig. 19: Proposed Elevations by author indicating the form, massing and material palette of the proposed dwellings.



## 6.0 SITE SERVICES

A topographic & GPR survey were both carried out on the site in addition to site investigation works. These surveys and reports have all been appended to the Part VIII Application pack.

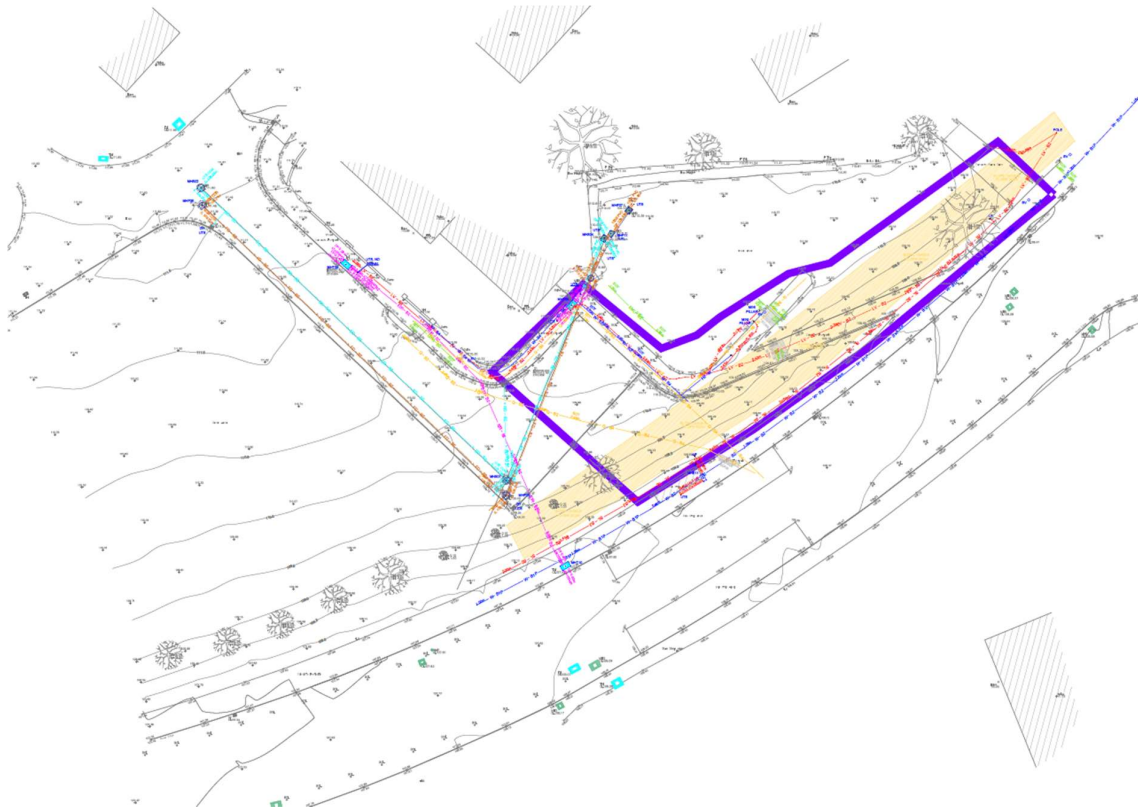


Fig. 20: Example of the site information – GPR Survey carried out of the area.

We noted that there is an existing gas main adjacent to the site indicated above and also ESB mini-pillars associated with public lighting which require relocation to facilitate the works. Water and telecom/data are available within the footpath adjacent with no proposed alterations to this arrangement. The drainage will discharge via existing manholes on site to a public storm and foul sewer with outfall manhole within the hammerhead south-west of the dwellings. 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 units 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 addition to the universal design standards.

The proposed development seeks to complete the existing Hollyville estate, and re-use a previously occupied corner plot, 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, security & amenity of the existing plot. In addition, we intend to provide well-designed, quality housing that will be beneficial to the existing community and the end user alike.

## 8.0 APPENDIX A – QUALITY HOUSING ASSESSMENT

PROJECT: 2245 HOLLYVILLE		DATE: 31.08.2023		Housing Quality Assessment - Housing at 101-102 Hollyville													Figures taken from Design Manual for Quality Housing (Jan 2022)					
Unit No.	Type	Bed / Person	Target Gross Floor Area per QHFSC (m <sup>2</sup> )	Gross Floor Area +10% (m <sup>2</sup> )	Provided Gross Floor Area (m <sup>2</sup> )	Ceiling Heights GF & FF in M	Aspect	Min. Living Room Area per QHFSC (m <sup>2</sup> )	Provided Living Room Area (m <sup>2</sup> )	Min. Agg. Living Area per QHFSC (m <sup>2</sup> )	Provided Agg. Living Area (m <sup>2</sup> )	Min. Agg. Bed Area per QHFSC (m <sup>2</sup> )	Provided Agg. Bed Area (m <sup>2</sup> )	Min. Storage Area per QHFSC (m <sup>2</sup> )	Provided Storage Area (m <sup>2</sup> )*	Recommended Living Rm Width per QHFSC (m)	Provided Living Room Width (m)	Recommended Bedroom Areas per QHFSC (m <sup>2</sup> )	Provided Bedroom Areas (m <sup>2</sup> )	Recommended Bedroom Width per QHFSC (m)	Provided Bedroom Widths (m)	Fully Compliant
1	A	2 Bed / 4 P	70.0	77	76.9	2.5	SW/NE	13	13	30	30	25	24.7*	4	4.1	3.6	3.89	11.4 & 13	11.6 & 13.1	2.8	3.0 & 3.1	Yes
2	B	1 Bed / 2 P	44.0	48.4	48.4	2.5	SW/SE	11	incl.	23	23.2	11.4	11.9	2	2	3.3	4	11	11.9	2.8	3.5	Yes
TOTAL FLOOR AREA PROVIDED:					125.3																	

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