

BRH

Design Partners
Architecture & Engineering

Pre-Planning Architectural Design Statement



Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy, Cork

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INTRODUCTION – THE SITE

The following Architectural Design Statement has been produced to accompany the Part 8 submission to the Cork County Council Housing Programme for the site located at Elm Grove, Crann Ard, Ballynamona, Fermoy, Cork. It is proposed that the subject site will accommodate 26 residential units on a site of 1.76 Hectares. The subject site forms part of a larger 103 House Scheme previously permitted under plg. Reg. No.'s 05/3120, 10/5816 and 15/5973.

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.

Guidelines of: Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government 2007																			
House Type	House No.	Description	No. of Bedrooms	No. of Bedspaces	Overall Area (m ²)	Ceiling Height (Kitchen/Dining/Liv)	Agg. Living Area (m ²)	Main Living Rm Area (m ²) (Required/Achieved)	Main Living Rm Width (Required/Achieved)	Agg. Bedroom Area (m ²)	Main Bedroom Area (m ²) (Required/Achieved)	Double Bedroom Area (m ²) (Required/Achieved)	Double Bedroom Area (m ²) (Required/Achieved)	Single Bedroom Area (m ²) (Required/Achieved)	Single Bedroom Area (m ²) (Required/Achieved)	Min Width Main Bedroom	Min Width Double Bedroom	Min Width Single Bedroom	Storage Space (m ²)
		4 Bed / 7 person / 2 storey	4	6	120	2.45	40	15	4	43	13								6
		3 Bed / 5 person / 2 storey	3	5	92	2.45	34	13	3.8	32	13								5
		2 Bed / 3 person / 2 storey	2	3	70	2.45	28	13	3.6	20	13								3
		General									13	11.4	11.4	7.1	7.1	2.8	2.8	2.1	
B	17	3 Bed / 5 person / 2 storey	3	5	106.6	2.475	34.84	13.04	3.4	35.0	13.4	12.2		9.4		3.6	3.4	2.6	5.5
A	18	3 Bed / 5 person / 2 storey	3	5	106.3	2.475	35.2	13.04	3.4	35.0	13.4	12.2		9.4		3.6	3.4	2.6	5.5
F	19	2 Bed / 3 person / 2 storey	2	4	77.8	2.475	25.7	13.1	3.6	21.5	13.3	11.9				3.6	3.3		4
F	20	2 Bed / 3 person / 2 storey	2	4	77.8	2.475	25.7	13.1	3.6	21.5	13.3	11.9				3.6	3.3		4
B	17	3 Bed / 5 person / 2 storey	3	5	106.6	2.475	34.84	13.04	3.4	35.0	13.4	12.2		9.4		3.6	3.4	2.6	5.5
B	22	3 Bed / 5 person / 2 storey	3	5	106.6	2.475	34.84	13.04	3.4	35.0	13.4	12.2		9.4		3.6	3.4	2.6	5.5
D	23	3 Bed / 5 person / 2 storey	3	5	105.1	2.475	41.6	13.7	3.24	37.0	14.9	13.7		8.4		3.8	3.8	2.7	4
C	24	4 Bed / 7 person / 2 storey	4	6	122.1	2.475	47.3	28	4.3	39.0	13.07	11.6		7.2	7.14	3.2	2.9	2.2	4.4
A	25	3 Bed / 5 person / 2 storey	3	5	106.3	2.475	35.2	13.04	3.4	35.0	13.4	12.2		9.4		3.6	3.4	2.6	5.5
D	26	3 Bed / 5 person / 2 storey	3	5	105.1	2.475	41.6	13.7	3.24	37.0	14.9	13.7		8.4		3.8	3.8	2.7	4
B	27	3 Bed / 5 person / 2 storey	3	5	106.6	2.475	34.84	13.04	3.4	35.0	13.4	12.2		9.4		3.6	3.4	2.6	5.5
A	28	3 Bed / 5 person / 2 storey	3	5	106.3	2.475	35.2	13.04	3.4	35.0	13.4	12.2		9.4		3.6	3.4	2.6	5.5
F	29	2 Bed / 3 person / 2 storey	2	4	77.8	2.475	25.7	13.1	3.6	21.5	13.3	11.9				3.6	3.3		4
F	30	2 Bed / 3 person / 2 storey	2	4	77.8	2.475	25.7	13.1	3.6	21.5	13.3	11.9				3.6	3.3		4
B	31	3 Bed / 5 person / 2 storey	3	5	106.6	2.475	34.84	13.04	3.4	35.0	13.4	12.2		9.4		3.6	3.4	2.6	5.5
E	32	2 Bed / 3 person / 2 storey	2	4	77.8	2.475	25.7	13.1	3.6	21.5	13.3	11.9				3.6	3.3		4
A	33	3 Bed / 5 person / 2 storey	3	5	106.3	2.475	35.2	13.04	3.4	35.0	13.4	12.2		9.4		3.6	3.4	2.6	5.5
E	34	2 Bed / 3 person / 2 storey	2	4	77.8	2.475	25.7	13.1	3.6	21.5	13.3	11.9				3.6	3.3		4
B	35	3 Bed / 5 person / 2 storey	3	5	106.6	2.475	34.84	13.04	3.4	35.0	13.4	12.2		9.4		3.6	3.4	2.6	5.5
F	36	2 Bed / 3 person / 2 storey	2	4	77.8	2.475	25.7	13.1	3.6	21.5	13.3	11.9				3.6	3.3		4
F	37	2 Bed / 3 person / 2 storey	2	4	77.8	2.475	25.7	13.1	3.6	21.5	13.3	11.9				3.6	3.3		4
A	38	3 Bed / 5 person / 2 storey	3	5	106.3	2.475	35.2	13.04	3.4	35.0	13.4	12.2		9.4		3.6	3.4	2.6	5.5
B	39	3 Bed / 5 person / 2 storey	3	5	106.6	2.475	34.84	13.04	3.4	35.0	13.4	12.2		9.4		3.6	3.4	2.6	5.5
D	40	3 Bed / 5 person / 2 storey	3	5	105.1	2.475	41.6	13.7	3.24	37.0	14.9	13.7		8.4		3.8	3.8	2.7	4
A	41	3 Bed / 5 person / 2 storey	3	5	106.3	2.475	35.2	13.04	3.4	35.0	13.4	12.2		9.4		3.6	3.4	2.6	5.5
D	42	3 Bed / 5 person / 2 storey	3	5	105.1	2.475	41.6	13.7	3.24	37.0	14.9	13.7		8.4		3.8	3.8	2.7	4

SITE – SITE LOCATION

The subject site, measuring approximately 1.76 hectares, is located at Elm Grove, Crann Ard, Ballynamona, Fermoy, Cork. The site is approximately 40km North of Cork City. The site slopes from East to West over 3m. The surrounding pattern of development is mainly in the form of semi-detached and detached two storey, 1.5 storey and bungalow residential housing. The site is located within the townland of Fermoy which is North of Cork City.

The subject site is located within 2.4km from the village centre. There is a bus stop in Fermoy village for number 245 bus which connects Fermoy to Cork City, Mitchelstown & Clonmel. The 220 Bus has a 1 hour frequency and takes approx. 51 minutes to reach Cork City Centre. Fermoy is connected to Cork City via the M8 motorway. The proposed development will consist of 26 residential units in total. The form, architecture and scale of the development is consistent and compatible with the existing context and surrounding houses.

SITE – SITE SUITABILITY

The site is located off the L1513 Pike Road, North of Fermoy Village. There are a number of local amenities within close proximity to the site which includes Aldi, Iceland Fermoy, Dairygold Co-Op Fermoy, Fermoy Health Centre, Fermoy Leisure Centre, Pitch & Putt Club, and several bars and restaurants.

SITE STRATEGY

The proposed development has been previously designed by a different Architectural Consultant 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 development 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.

DEVELOPMENT PLAN OBJECTIVES

Under the City Development Plan 2022, the site is in located within the development boundary of Fermoy and specifically zoned “Existing Residential/Mixed Residential and other uses. The vision for Fermoy under the new Plan is listed as:

“The vision for Fermoy over the lifetime of this plan is to increase the population of the town in line with the targets established in the Core Strategy chapter; optimise employment opportunities having regard to the location of the town adjacent to the M8; manage development in order to support the strengthening and rejuvenation of the retail function of the town; ensure all new development respects the significant built heritage of the town and its setting on the River Blackwater, and to deliver an enhanced natural and built environment and range of facilities to make the town a more attractive place to live.”.

We also note section 1.4.7, 1.4.8 and 1.4.9 which specifically address population and housing under Planning Considerations and proposals. We say the subject application for the completion of an unfinished, unsightly housing estate complies with the requirements of the New Cork County Development Plan. (See extract map below).

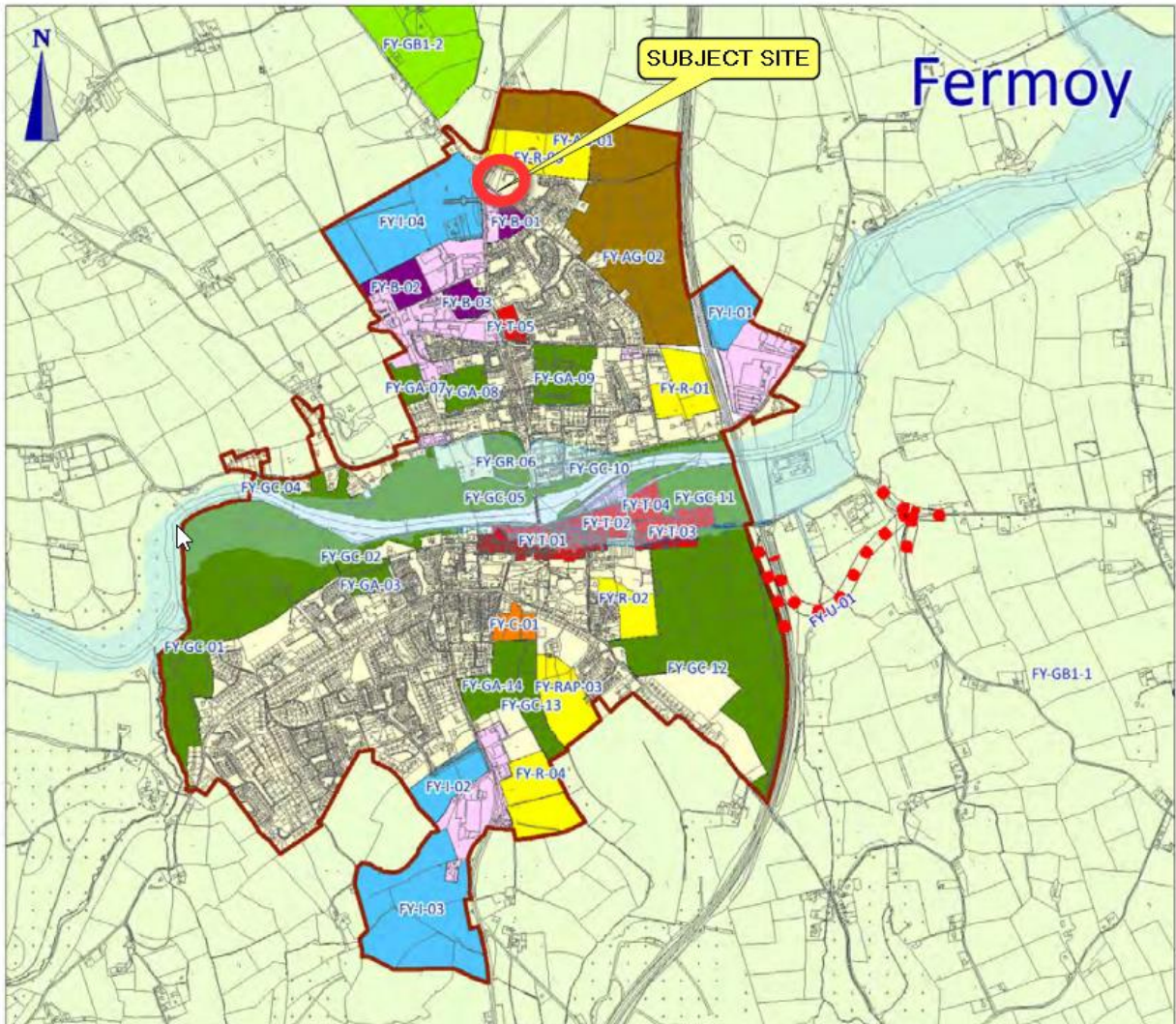


Image 1.0 – Extract from the 2022 County Development Plan – Fermoy Map.

DESIGN CONSIDERATIONS

The development as designed is considered under the 12 criteria as outlined in the Urban Design Manual for residential developments.



Image 1.1 – 12 Criteria under the Urban Design Manual.

XT – BOUNDARY CONDITIONS

The subject site is located on the Northern Edge of Fermoy town. There are undeveloped greenfields to the North and East of the subject site. Construction began on the wider scheme in 2005 but has stalled in recent years. There are existing residential housing estates to the South of the subject site (Rathcarrig, Cul Mona, Pike Road & Beechfield Estates) in a similar pattern of development and density as the subject site.

DESIGN CONSIDERATION 2 – ACCESS & CONNECTIONS (DMURS)

Access to the development site is achieved via the existing site entrance to the wider scheme off the L1513 Pike Road, just off the Dublin Road, North of Fermoy Village. The proposed development has been designed in accordance with DMURS in order to create a development with an urban feel whilst also creating a safe environment for all road users. The scheme provides attractive connections for pedestrians, cyclists and vehicles. The proposed development is easily accessible to all amenities within the area. A series of pedestrian footpaths will connect units on site to the site entrances.

DESIGN CONSIDERATION 3, 4 & 8 – INCLUSIVITY, VARIETY & PUBLIC REALM

There are generous communal spaces located strategically within the development. These will contain a mix of hard and soft landscaped elements which will contribute to the quality of life for the residents. Variety within the public realm will help create distinctive spaces that aid in wayfinding for residents/visitors to the site. Units are designed to overlook these open spaces to provide passive surveillance throughout the development and form small communities within the overall development.

DESIGN CONSIDERATION 5 – EFFICIENCY

The proposed layout considers the existing properties surrounding the site, the topographical nature of the site and the residential amenities of the proposed units to provide the most efficient approach to developing the site for the proposed unit types. The site layout is arranged to maximise the efficiency of the site and give generous external private and public spaces.

DESIGN CONSIDERATION 6/7 – DISTINCTIVENESS/LAYOUT

The proposed layout has been arranged to maximise the sites development potential. Units within the scheme are arranged to overlook the communal open spaces and the layout has been organised to prevent overlooking of adjoining properties. The site also contains generous pedestrian links throughout that connect the different communal spaces. This will ensure that an inclusive development is formed whereby all residents have access to the on-site amenities.



Image 1.2 – Proposed Site Layout

DESIGN CONSIDERATION 9 – ADAPTABILITY

All proposed housing units can be extended at both ground and first floor level as rear garden spaces are sized far in excess of the 48 & 60 sq.m. minimum private open space requirements. The units in the development are provided with various storage spaces the required storage. This adds to the usability of the units. Bulky or infrequently used items can be stored away from the main living spaces in the designated storage areas.

DESIGN CONSIDERATION 10 – PRIVACY & AMENITY

Each home has access to a generous private amenity space far in excess of the minimum standards as set out above. There is 2 car parking spaces provided per unit. All homes will be constructed to prevent acoustic transfer under current building regulations. Windows are sited to prevent overlooking into adjacent private gardens. Homes are provided with adequate storage areas and areas for sorting of recyclables.

DESIGN CONSIDERATION 11 – PARKING

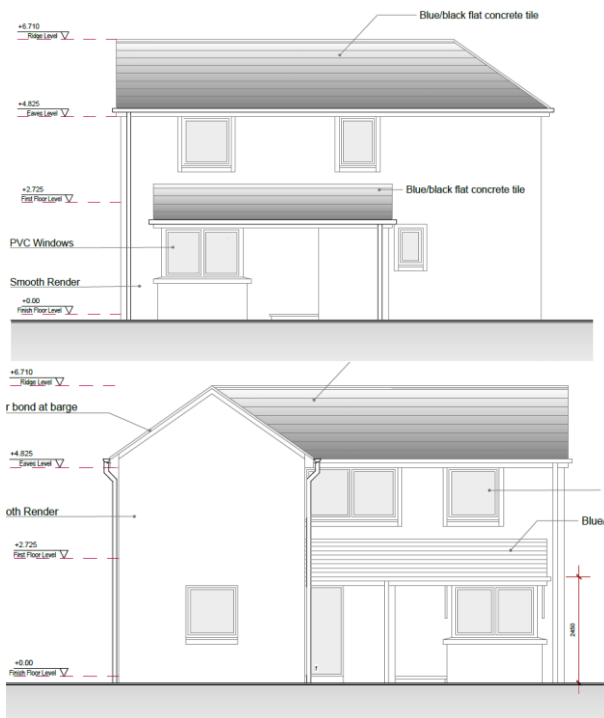
There is provision for 54 car parking spaces within the subject site. 2 car parking spaces per house as well as a selection of visitor car parking also.

DESIGN CONSIDERATION 12 – DETAIL DESIGN

The design of the proposal has been carried over from the previously permitted applications as the foundations for each house are already in place. It does not make sense from an Environment or Waste perspective to remove same. The use of durable materials will ensure a robust finish is achieved.. The development creates a neighbourhood with its own distinctiveness. A sense of connection and community will be established and aid in creating a coherent scheme.

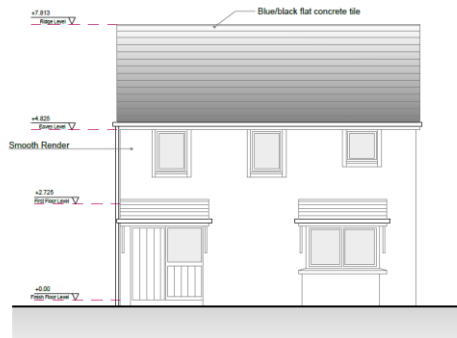
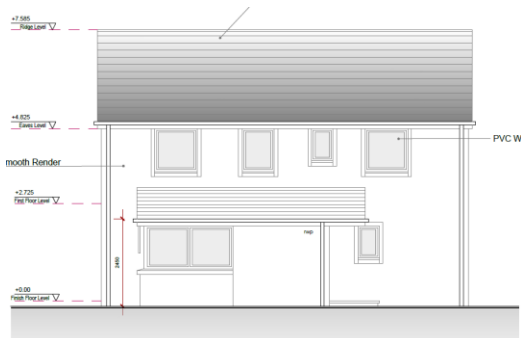
The external materials of the units make a positive contribution to the locality and surrounding context. A proposed finish of smooth render and slate will provide for a development which respects the existing developments and dwellings nearby. Generous open spaces with landscaping will enhance the overall design of the development. The design of the buildings and public space will facilitate easy maintenance. Care has been taken to design the location of bins and vents to prevent impact on the public amenities.

The proposed development has been designed to provide high quality residential units that will contribute positively to Fermoy and provide much needed housing to County 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.

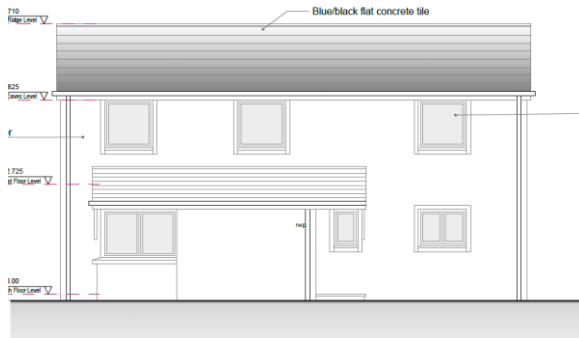


House Type A

House Type B

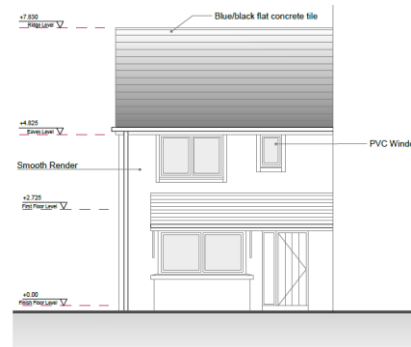


House Type C



House Type E

House Type D



House Type F

SITE SERVICES:

Please refer to the accompanying site services reports & drawings.

PLANNING HISTORY:

We have detailed the relevant planning history surrounding the subject site below. Planning permission was granted on this site in 2005 and extended in 2010 & 2015.

Planning Application: 155973 (Cork County Council)			
File Number:	155973		
Application Type:	EXTENSION OF DURATION	Planning Status:	APPLICATION FINALISED
Received Date:	03/09/2015	Decision Due Date:	28/10/2015
Validated Date:	10/09/2015	Invalidated Date:	
Further Info Requested:		Further Info Received:	
Withdrawn Date:		Extend Date:	
Decision Type:		Decision Date:	20/10/2015
Leave to Appeal:		Appeal Date:	
Commenced Date:		Submissions By:	07/10/2015

Details		Applicant		Development		Comments		Decision		Appeal	
Proposed Development											
Development Description:	Construction of 103 no. dwellinghouses, creche and associated site works, extension of duration of permission granted under planning ref. no. 05/3120 and extended under planning ref. no. 10/5816										
Development Address:	Ballynamona, Pike Road, Fermoy										
Architect Name:	Location Key:	BALLYNAMONA (ED FERMOY)									
Electoral Division:	Planner:										
Social Housing Exempt:	Plan Enforcement #:										
IPC Licence Required:	Waste Licence Required:										
Protected Structure:	Protected Structure #:										
Development Name:											

Details	Applicant	Development	Comments	Decision	Appeal
Planning Application: 105816 (Cork County Council)					
File Number:	105816				
Application Type:	EXTENSION OF DURATION	Planning Status:	APPLICATION FINALISED		
Received Date:	20/07/2010	Decision Due Date:	13/09/2010		
Validated Date:	20/07/2010	Invalidated Date:			
Further Info Requested:		Further Info Received:			
Withdrawn Date:		Extend Date:			
Decision Type:		Decision Date:	13/09/2010		
Leave to Appeal:		Appeal Date:			
Commenced Date:		Submissions By:			

Details	Applicant	Development	Comments	Decision	Appeal
Proposed Development					
Development Description:	Completion of 102 no. dwellinghouses, creche and associated site works, as granted under planning ref.no. 05/3120 New permission to expire on 11/09/2015)				
Development Address:	Ballynamona, Fermoy				
Architect Name:		Location Key:	BALLYNAMONA		
Electoral Division:		Planner:	Maeve Dooley		
Social Housing Exempt:		Plan Enforcement #:			
IPC Licence Required:	No	Waste Licence Required:	No		
Protected Structure:		Protected Structure #:			
Development Name:					

Proposed Development

Details	Applicant	Development	Comments	Decision	Appeal
Planning Application: 053120 (Cork County Council)					
File Number:	053120				
Application Type:	PERMISSION	Planning Status:	APPLICATION FINALISED		
Received Date:	09/05/2005	Decision Due Date:	04/08/2005		
Validated Date:	09/05/2005	Invalidated Date:			
Further Info Requested:		Further Info Received:			
Withdrawn Date:		Extend Date:			
Decision Type:	Conditional	Decision Date:	05/08/2005		
Leave to Appeal:		Appeal Date:			
Commenced Date:		Submissions By:			

Details	Applicant	Development	Comments	Decision	Appeal
Proposed Development					
Development Description:	103 no. dwellinghouses, creche and associated site works				
Development Address:	Ballynamona, Fermoy				
Architect Name:	, Conor O'Sullivan	Location Key:	BALLYNAMONA		
Electoral Division:		Planner:	None		
Social Housing Exempt:		Plan Enforcement #:			
IPC Licence Required:	No	Waste Licence Required:	No		
Protected Structure:		Protected Structure #:			
Development Name:					

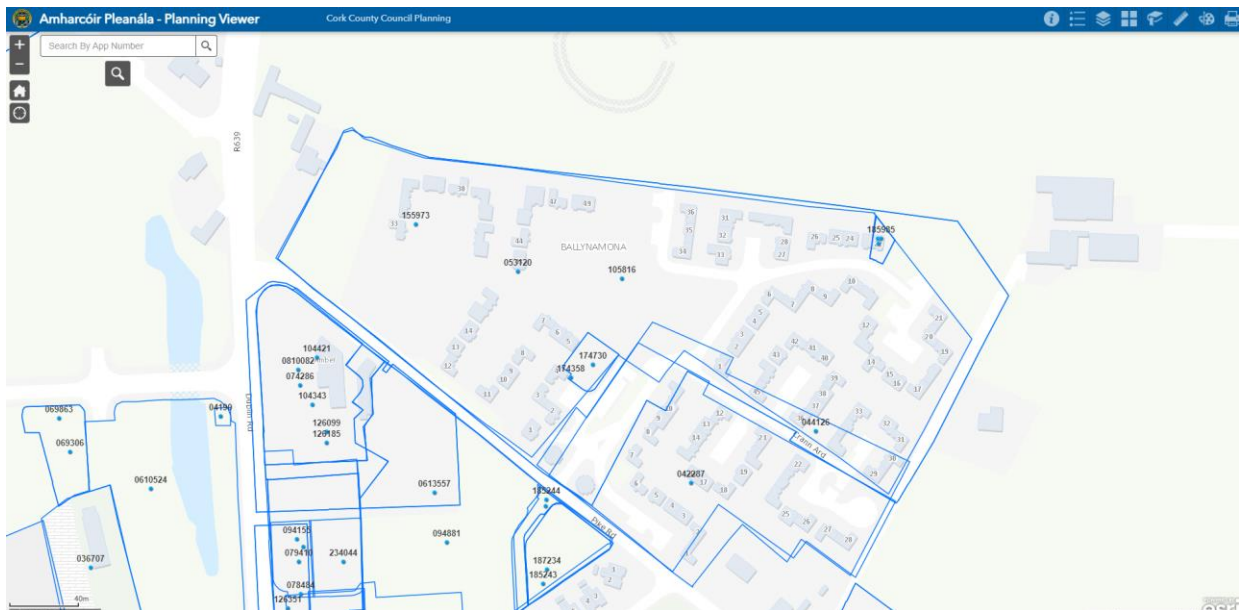


Image 1.4 – Showing the subject site outlined in red and planning applications in the surrounding area.



Image 1.5 – Proposed Site Layout

CONSLUSION AND SUMMARY

The applicant has recently purchased the subject site with a commitment to bringing an unfinished, unsightly site through to completion and handover so that badly needed housing can be provided to families in the Fermoy area. The proposed dwelling houses have a scale that is relative to its surroundings and is in keeping with the neighbouring dwelling houses and we believe it will make a positive impact architecturally to the Fermoy area.

Yours Sincerely,

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