

PHASE I INFILL HOUSING DR PATRICK O'SULLIVAN TERRACE AGHADA



ARCHITECTURAL DESIGN STATEMENT APRIL 2025

0.0 INTRODUCTION

This report has been prepared for Planner's Report for the construction of 4no. housing units at Dr Patrick O'Sullivan Terrace, Aghada, County Cork and summarises the design principles that have led to the proposed arrangement.

The approach taken is to provide a range of 2 and 3 bedroom housing units providing a good range of residential units taking into consideration the area's housing needs.

1.0 CONTEXT

- 1.1 Site Location
- 1.2 Site Description
- 1.3 Connectivity
- 1.4 Environmental Parameters
- 1.5 Archaeological and Architectural Heritage
- 1.6 Land Use Zoning
- 1.7 Topography
- 1.8 Flood Risk
- 1.9 Site Ownership
- 1.10 Planning Optimisation and History
- 1.11 Services
- 1.12 Infrastructural Constraints
- 1.13 Site Density

2.0 Site Strategy

- 2.1 Proposed Development
- 2.2 Accommodation
- 2.3 Existing Estate
- 2.4 Material Palette and Architectural Language
- 2.5 Parking
- 2.6 Public Open Space
- 2.7 Private Open Space
- 2.8 Proposed Site Plan

3.0 Detailed Design

- 3.1 House Types General Arrangements
- 3.2 3D View No. 1
- 3.3 3D View No. 2
- 3.4 Axonometric

1.0 CONTEXT

1.1 Site Location

The subject site is in the centre of Upper Aghada village 33km southeast of Cork City centre and 11km south of Midleton. The village contains a primary school, church, community hall, MUGA and a post office.

Whitegate and Aghada has been identified as a strategic employment location in the County Development Plan; termed “Ireland’s Energy Park”. It has an area of population 2,184 and has a mix of uses including retail, commercial, and residential.

The site is within easy walking distance of the village centre (2 min walk). Based on guidance outlined in ‘Shaping Neighbourhoods’ by Barton, Grant, and Guise (2003), it is generally accepted that 500m represents a suitable catchment area from which residents can access local services and convenience shopping. The site is located in the centre of Upper Aghada village and across the road from Aghada National School.

A bus service runs several times each day through Upper Aghada to Midleton and Cork City.



Figure 4. View from main road looking southwest with subject estate access to the right and northeast from subject site.

1.2 Site Description

The subject site for development is contained within the green space of an existing housing estate. The 41no. unit existing estate was constructed by Cork County Council in two phases. 12no. units have since been purchased by the occupants.

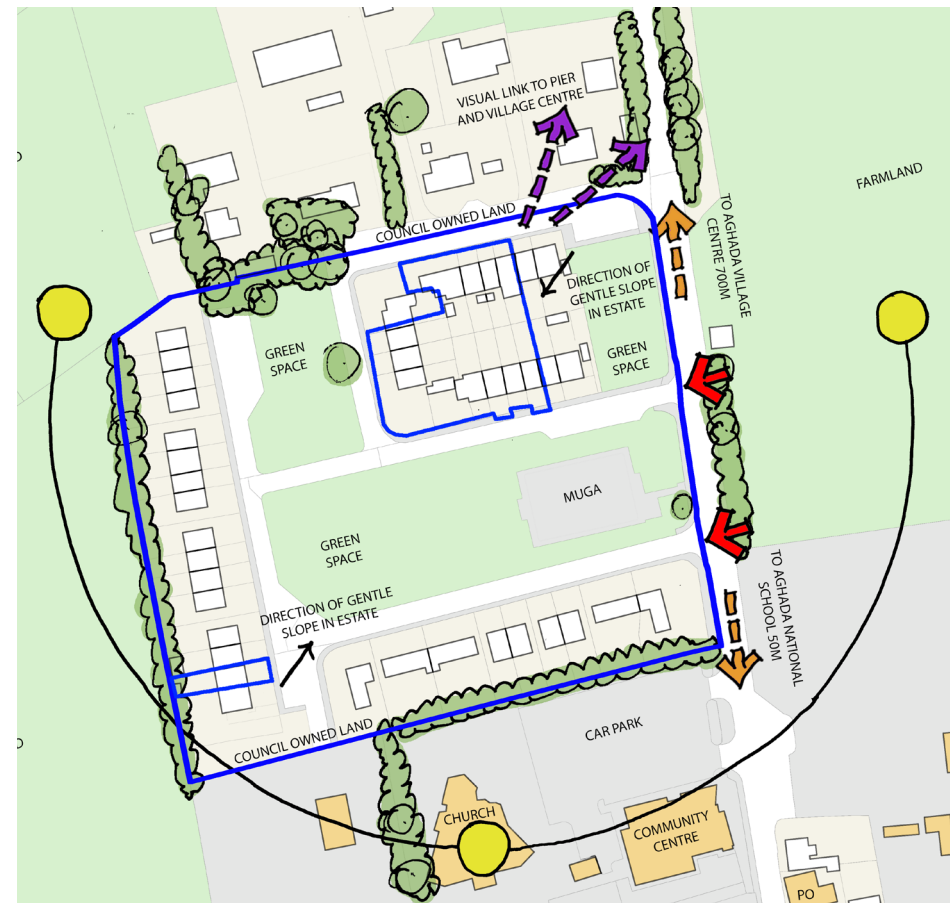


Figure 2. Site analysis

The estate is bounded by a local road and open, undeveloped pastureland to the east, one-off residential to the north, community centre and church to the south and more undeveloped pastureland to the west which has been zoned for residential development.

A random rubble stone wall runs along the east boundary between the estate and the public road. The site is elevated and benefits from attractive views down towards Aghada Pier northwards. There is a MUGA on part of the greenspace of the estate along the eastern boundary and is enclosed by a 3m high mesh fence.

1.3 Connectivity

The site is located across the road from Aghada Primary School, church, post office and community centre which are served by a footpath adjacent to the L3658.

The proposed pedestrian routes within the scheme will tie in with the existing footpath to allow safe pedestrian connectivity to the village centre and to the school.



Figure 6. Access to estate at south east boundary



Figure 5. View from main road at school, church and community centre looking north with subject estate access to the left



Figure 1. Ring indicates location of community amenities all within 500m radius of subject site

1.4 Environmental Parameters

The development site is within the Cork Harbour Special Protection Area screening zone. An appropriate assessment screening will need to be carried out.

1.5 Archaeological and Architectural Heritage

The subject site does not fall within an Architectural Conservation Area. It does not sit within or close to any Zone of Archaeological Potential or listed monuments and sites. The County Archaeologist has been notified that the site is subject to consideration for development as a housing site and confirmed that no further assessment is required here.

1.6 Land Use Zoning

The subject site is within the development boundary for Whitegate and Aghada of the Cork County Development Plan 2022. The subject site is zoned Existing Residential/ Mixed Residential and Other Uses.

The site is in an area of High Value Landscape.

The site has been categorised as an Urban Area under the Cork County Development Plan 2022 Rural Housing Policy Area Types.

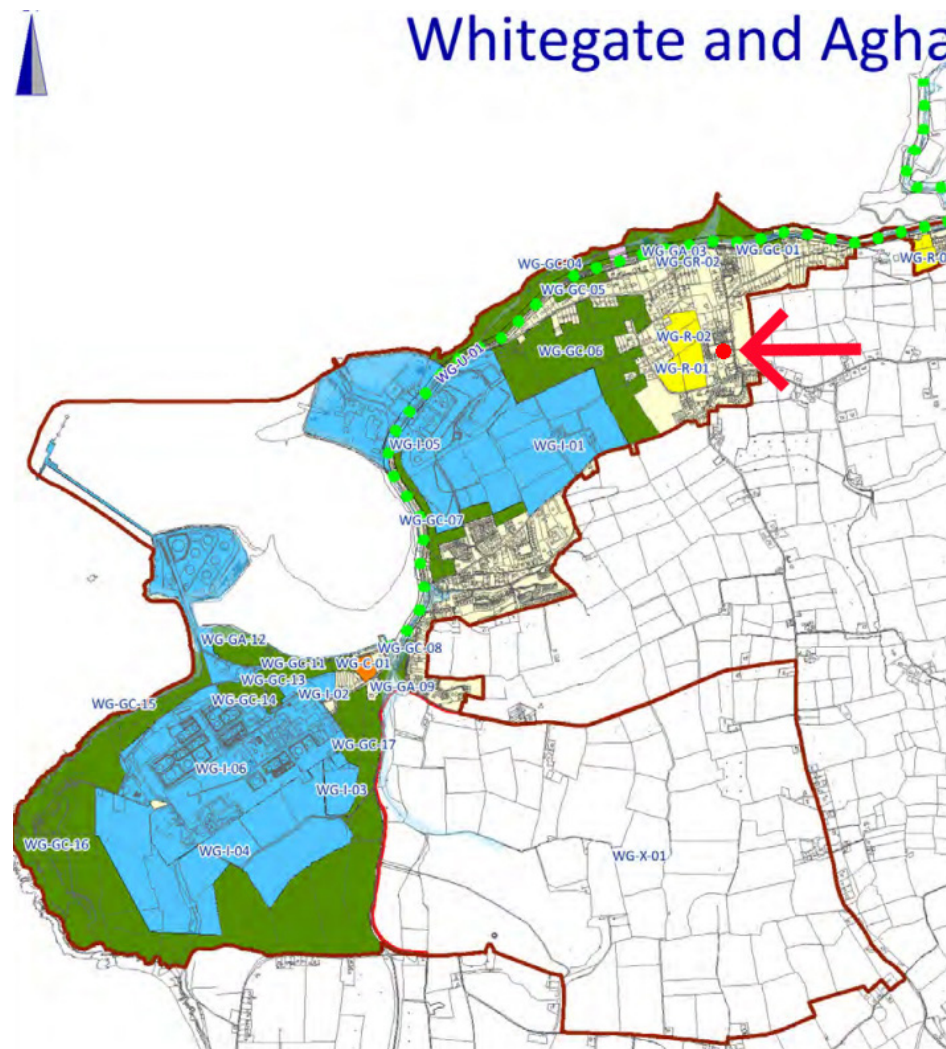


Figure 7. Zoning Map from Cork County Council Development Plan 2022 for Whitegate and Aghada

1.7 Topography

An in-house survey has been undertaken suggesting a slight fall of approximately 1m running SW to NE across subject site. The estate itself is a relatively even plateau of approximately 62m above sea level.



Figure 8. Flood Risk Zone Map from Cork County Council Development Plan 2022

1.8 Flood Risk

The subject site is not located within or close to any flood risk zone as per the OPW Fluvial Flood Extent Maps. The proposed location of the housing units is outside any flood zone. A Preliminary Flood Risk Assessment has been carried out and deemed not at risk from flooding. A Drainage Impact Assessment has been carried out. SuDS measures have been considered. Following SIs, the ground conditions are suitable for a soakaway system. The surface water on the site will discharge to a soakaway via an oil interceptor.

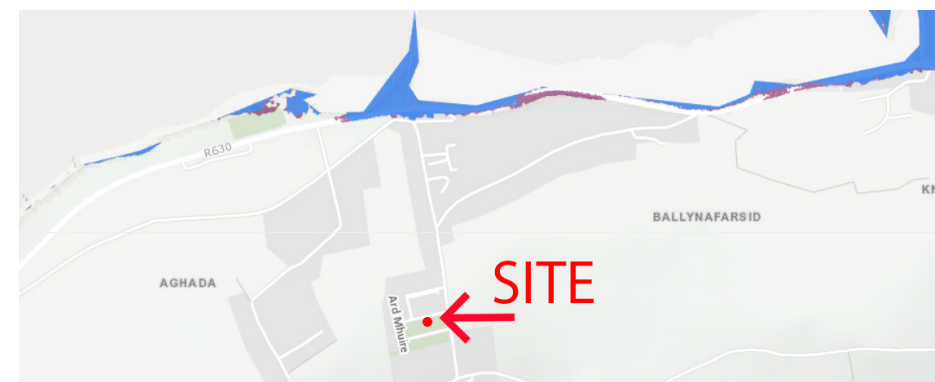


Figure 8. Flood Risk Zone Map from Cork County Council Development Plan 2022

1.9 Site Ownership

The site is in the ownership of Cork County Council. The existing roads surrounding the site are all in public ownership.

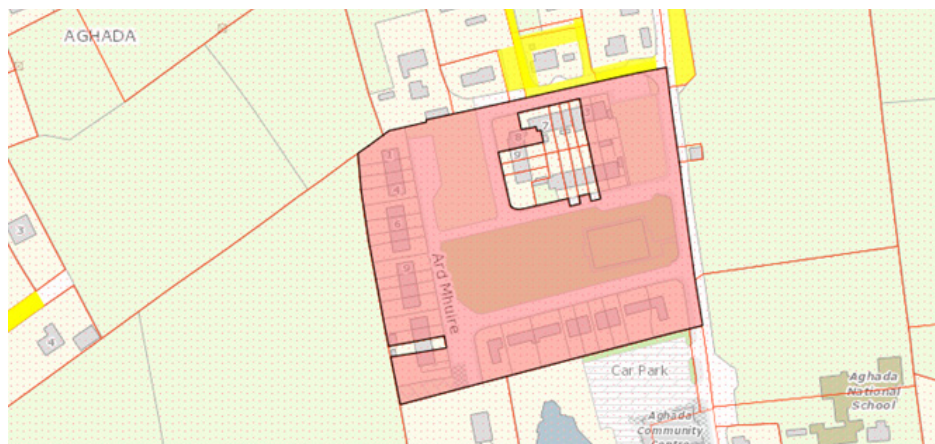


Figure 12. Subject Site under Cork County Council ownership shown in red.

1.10 Planning Optimisation and History

In accordance with the Cork County Development Plan 2022 the proposed site is situated within the settlement boundary of Aghada Village. Cork County's Development Plan 2022 is the statutory plan for Aghada Village notably;

3.8.3 ...This plan makes provision for the population of the key village to grow to 2,341. In order to accommodate this level of population growth, an additional 60 housing units will need to be delivered up to 2028, subject to servicing constraints being resolved

3.8.4 It is considered that the bulk of the required housing will be provided around the existing housing and community facilities available at Aghada. Opportunities for residential development in Whitegate village itself will be limited.

WG-DB-01 Within the development boundary of Whitegate and Aghada encourage the development of up to 60 houses during the plan period

Application No. 21/6873 of 31no. units is currently on appeal with An Bord Pleanála.

Application No. 22/4225 of 21no. units has been granted permission.

This may limit the number of permitted units to 8no. for the duration of the current County Development Plan 2022-2028.

The existing estate was developed by Cork County Council in two phases – a 1980s scheme of 32/35 units and a 2006 scheme of 9 units; totalling 41/44 units. A MUGA on the green was granted planning in 2006 and has since been constructed.

1.11 Services

The estate is well serviced with existing water, foul and electricity.



Figure 9. Layout of existing services onsite.

Water: There is water capacity within the area. TBC via a preconnection enquiry. The proposal is to tap into the existing water line which traverses the estate.

Foul: Wastewater capacity is subject to Uisce Eireann upgrades due for completion in 2024. TBC via preconnection enquiry. The proposal is to tap into the existing foul line

which traverses the estate.

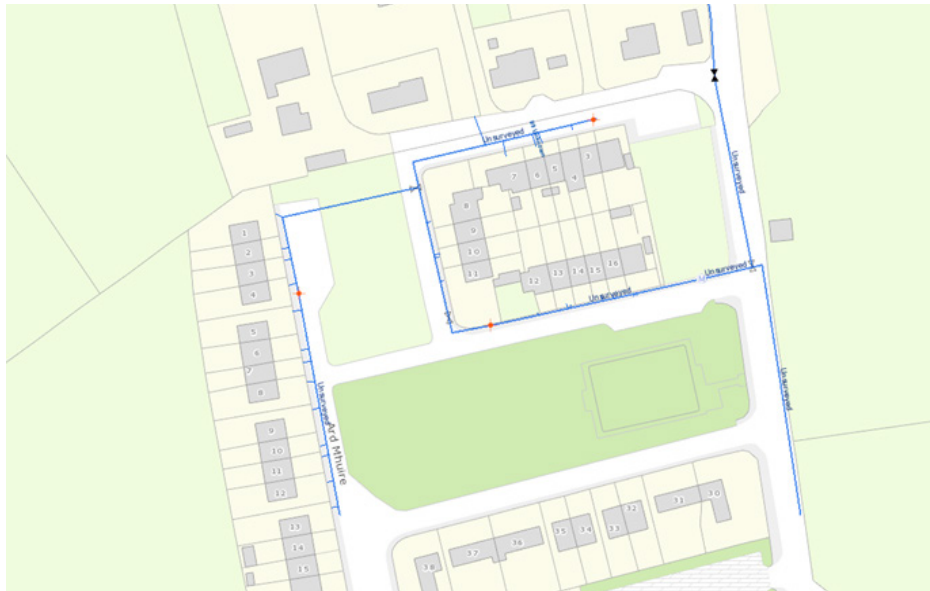


Figure 10. Layout of watermains

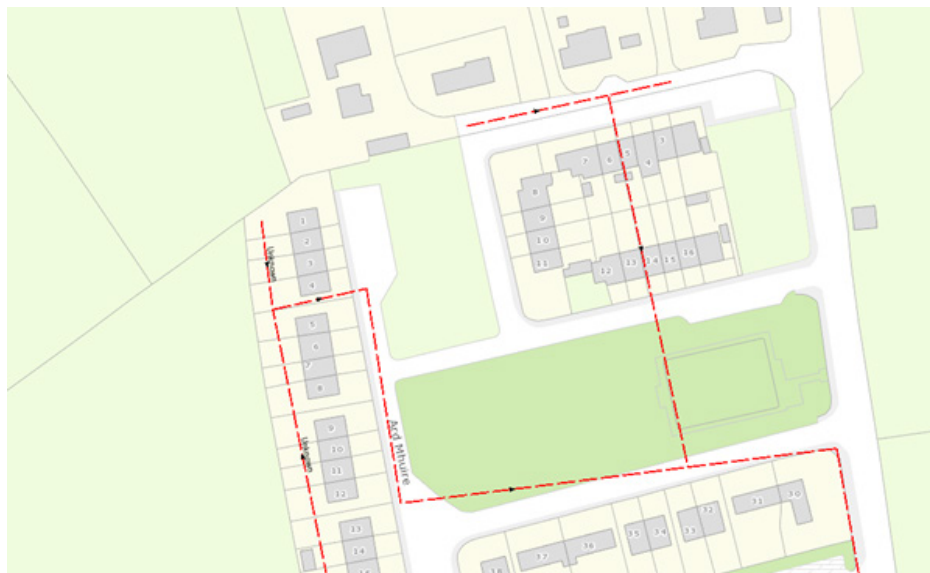


Figure 11. Layout of foul network

Storm: There is no existing stormwater system in the estate. The scheme proposes to manage and attenuate storm on site through use of an appropriate SUDS strategies.

Electricity: A series of underground and overground lines traverse the estate along with mini pillars throughout the site. A public lighting feed is already in place to existing public lighting.

Eir:

Gas: There is no mains gas line in Aghada.

1.12 Infrastructural Constraints

There is water capacity within the area, however, wastewater capacity is subject to Uisce Eireann upgrades due for completion in 2024.

Aghada does not currently have a separate storm and foul system. For the scheme to be viable it will have to manage all stormwater retention and run-off onsite. Site investigations are required to inform how the storm water drainage design should be developed. The brief of the consultant engineer will include a stipulation to develop a SUDS, nature based solution for the site.

1.13 Site Density

The existing estate measures 2.27Ha. Whitegate and Aghada is classified as a Key Village. The estate measures 2.27Ha. The proposal of an additional 10no. dwellings in an existing estate of over 44no. units achieves a density of approximately 24 units/Ha which is consistent with the Development Plan requirements.

2.0 SITE STRATEGY

2.1 Proposed Development

The proposal has been developed in a way that is sympathetic to and conscious of the existing housing scheme and its inhabitants. The proposal will not overshadow or overlook any of the existing dwellings. The intention is that it will in fact enhance the area by increasing passive surveillance on the MUGA and traffic calming along the main road.

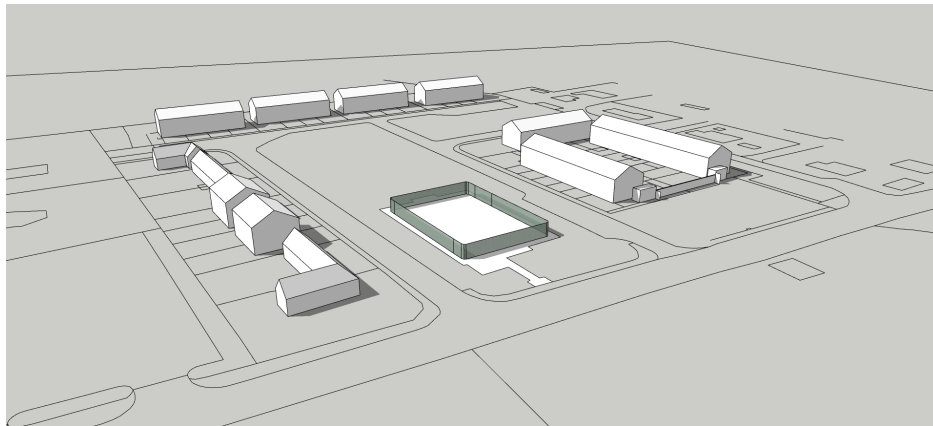


Figure 10. Layout of watermain

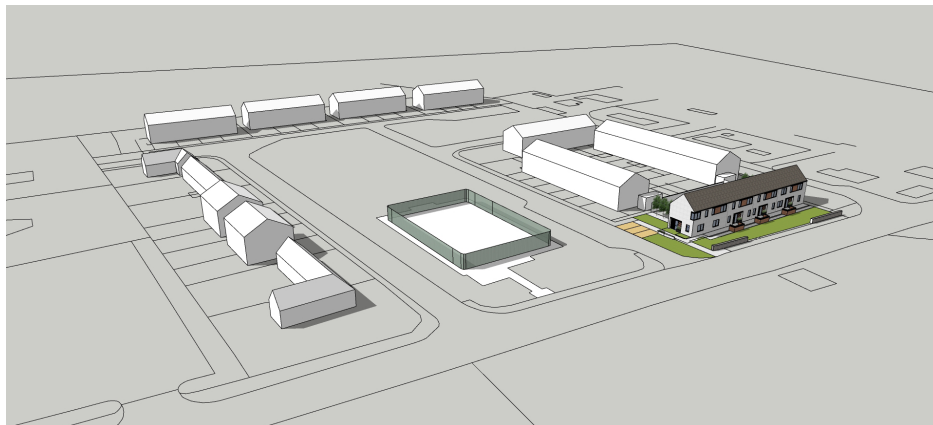


Figure 10. Layout of watermain

2.2 Accommodation

Areas identified as suitable for development were stress tested in the existing estate to determine the number of new units based on the housing need of the area. The proposed development of 4no. units is composed of the following mix;

- 2no. 2 bed 4 person units
- 1no. 3 bed 5 person units
- 1no. 3 bed 6 person units

The proposed dwellings are in line with the minimum floor areas as outlined in the Quality Housing for Sustainable Communities guidance document.

2.3 Existing Estate



Figure 10. Layout of watermain

The proposed layout is designed to respond positively to the abundance of green space in the existing estate by rationalizing the existing green spaces.

A desktop study identified areas suitable for development cognisant of site services and overlooking issues so that the proposal is sympathetic to and conscious of the existing housing scheme and its inhabitants.



Creating a sense of enclosure, the proposal seeks to be a continuation of the existing estate by reinforcing the edge condition of it with the green spaces and existing building blocks.



The new units will be outward facing. The terrace of units opens directly onto the road completing the block of existing housing.

Proposed pedestrian routes within of the new scheme will tie in with the existing foot-path to allow safe pedestrian connectivity. It is anticipated that some road surfacing works will be carried out on the existing estate to enhance its public realm.

2.4 Material Palette and Architectural Language

The buildings in the existing development contain several different façade treatments. These include half-and-half brick and smooth render, half-and-half brick with wet dash render and full facades of smooth render.



The new development seeks to pick up on some of these material characteristics of the existing estate to create a sense of continuity between the old and new incorporating a wet dash and smooth render finish in a neutral colour on the majority of public facing boundary walls and facades. In addition to this, minimal use of timber in the porches will identify the new units unique to this phase and will be sympathetic to the rural nature and character of the place.

The architectural language of the proposed structures is simple in form, drawing from the existing estates housing typologies. The site is in an area of High Value Landscape. Consideration has been given so that the design of the new units does not become unduly obtrusive. The building scale in the area is generally of standard residential scale with no residential buildings exceeding 2no. storeys.

2.5 Parking

The Cork County Development Plan 2022 indicates a guideline of maximum 2 no. car parking spaces per dwelling house. The proposed scheme includes 5no. new parking spaces to fulfil the requirement of the additional units. The of spaces will have provision for future car charging points. Existing parking has not been affected.

The Cork County Development Plan 2022 indicates a guideline of minimum 1no. long stay cycle parking space per dwelling house and 1no. visitor cycle parking space per 5no. dwelling houses. The proposed scheme includes 5no. new cycle parking spaces to fulfil the requirement of the additional units.

2.6 Public Open Space

Whilst developing on the green space, the proposal will still retain 28.5% public open space within the entire estate exceeding the 12-18% requirement per the CDP. The proposal improves the existing public open space creating an enclosed green space composed of planted areas, footpaths, benches and parking. The surrounding houses provide passive surveillance onto the green and the MUGA.

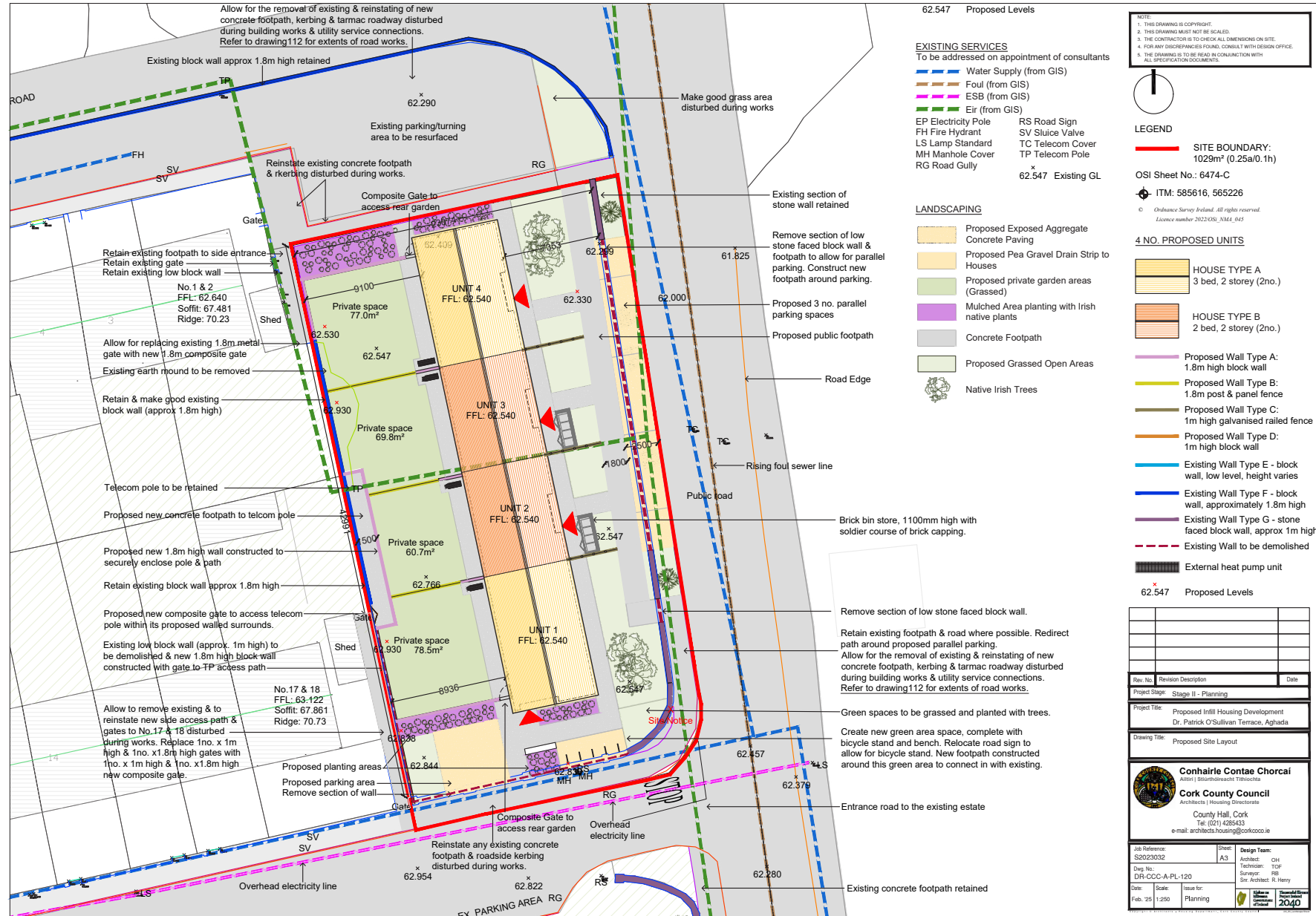
2.7 Private Open Space

Section 3 of Cork County's Design Guide for Residential Estate Development sets out the provision of private open space as follows:

- 1/2no. bed house require 48 sq. m.
- 3no. bed houses or larger require 60 sq. m.

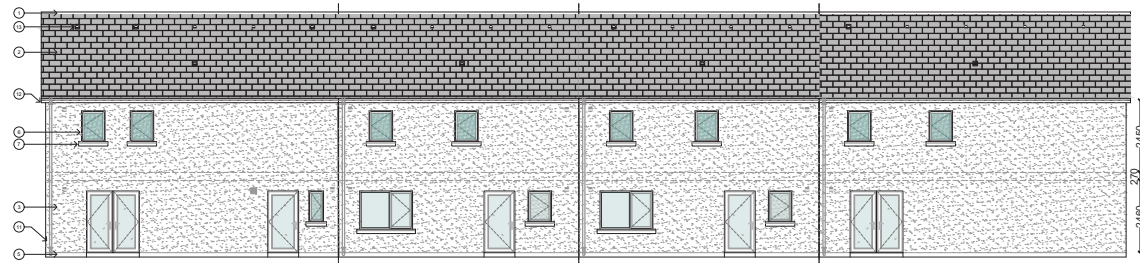
The private open space proposed for all units in the scheme meets or exceeds the requirements.

2.8 Proposed Site Plan



3.0 DETAILED DESIGN

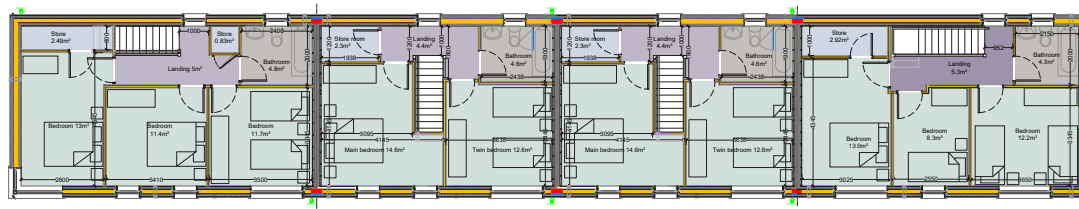
3.1 House Types General Arrangements



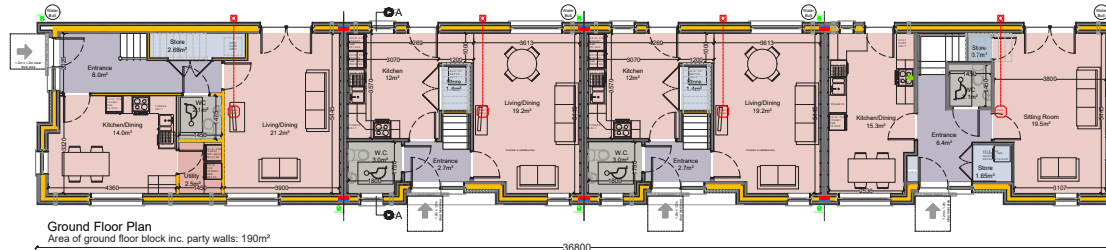
Rear Elevation - West



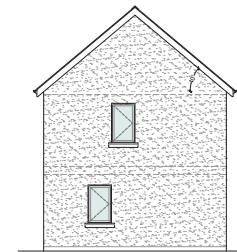
Front Elevation - East



First Floor Plan
Area of first floor block inc. party walls: 196m²



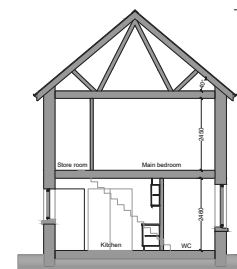
Ground Floor Plan
Area of ground floor block inc. party walls: 190m²



Side Elevation - North



Side Elevation - South



Section AA



UNIT 1 - 4

Material Legend:

1. Ridge Tiles: Fibre cement ridge tile
2. Roof: Fibre cement slate blue-black
3. Walls: Wet dash finish throughout
4. Brick infill & soldier course (Protuding brick pattern at front door recess)
5. Painted plinth
6. Windows: Doubled glazed with uPVC frames
7. Cill: Precast concrete cill
8. Obscure glazing
9. Front Door: Composite engineered door with a painted hardwood finish
10. Rear Door: uPVC
11. Rain Water Goods: 155mm wide, 98mm depth uPVC half round gutters & 82mm milled aluminium round downpipes
12. Eaves: Projecting milled aluminium soffit & verge
13. In-Line roof vents
14. Mechanical cooker vent to M&E specification
15. High level passive vent to M&E specification
16. Roof vent for central extract system. To M&E specification
17. Outdoor fan unit for heat pump with weather-protected, steel mesh guard. To M&E specification.

3.2 3D View No. 1

View looking W at estate entrance vacant greenspace



3.3 3D View No. 2

View looking NW at estate entrance vacant greenspace



3.4 Axonometric

Birdseye View looking West

