



KINSALE ROAD LRD DESIGN STATEMENT

MIXED USE DEVELOPMENT

on

Site bordered by Kinsale Road and Pearse Road, Cork

April 2025

KRC-BKD-XX-XX-RP-A-0001_LRD PLANNING [VER.5]

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1.0

Executive Summary

Executive Summary

This design statement document outlines the proposal for development of the site formerly known as the former Vita Cortex plant at Kinsale Road and Pearse Road, on behalf of our clients, BML Duffy Property Group Limited. Our client is applying to Cork City Council for planning permission to redevelop the site for residential, retail and crèche use.

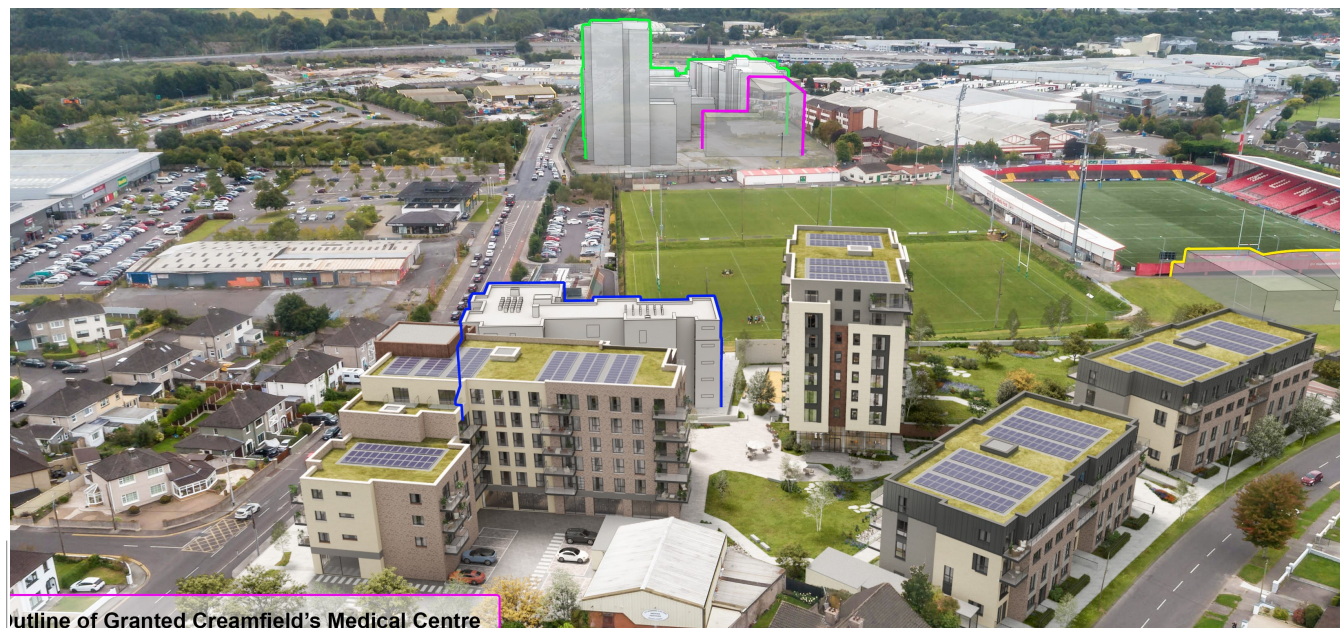
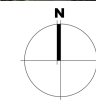
This document will outline the existing site, its characteristics, the proposed redevelopment and the rationale behind the architectural design decisions which form this proposal.

The Proposed Development comprises:

- 170 apartments
- 930m² retail
- 250m² creche
- 140m² café
- 100m² management / maintenance offices



* Development site, (not planning application boundary)



Outline of Granted Creamfield's Medical Centre

AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING SOUTH



AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING WEST

Executive Summary

The proposal for this well-known site, is to bring not only regeneration to the site itself, but to the community as a whole. Once a busy centre of industry for the locality, the site has 'lain' dormant since the closure of the Vita Cortex factory in 2012. The proposed scheme intends to turn the existing brownfield, underutilised, zoned site into a vibrant streetscape . A new public connection through the site, links Kinsale Road and Pearse Road and provides new public opens space and plaza at the heart of the scheme, cor vitae, for the whole community to enjoy.

To achieve this, the main principles of the proposed masterplan are:

- Repurposing this strategic site
- Activating the existing street frontages
- Providing better connectivity with a new public pedestrian route across the site
- Engaging with the existing community
- Providing a new active public realm for the whole community
- Separation of cars and pedestrians
- Providing a marker for the site to identify the scheme
- Providing a combination of residential, retail and creche facilities
- Addressing the adjacent Part 8 scheme



VIEW INTO SITE FROM PEARSE ROAD



VIEW OF PLAZA

Addressing the Adjacent
Part 8 Scheme

New Public Pedestrian
route across the site

Activating the Existing
Street Frontage

Executive Summary

Development Description

The proposed development will consist of a Large-Scale Residential Development (LRD), comprising 170no. residential units (158no. apartments and 12no. townhouse apartments, to include 51no. 1-bed units, 84no. 2-bed units, 35no. 3-bed units) arranged in 4no. blocks varying in height from four to nine storeys over ground. The proposed development also includes a crèche; café; management office; 4no. retail units; car parking and cycle parking provided on surface and within an undercroft; the provision of private, communal and public open space and all associated site development, landscaping and drainage works on the site of the Former Vita Cortex Facility, Kinsale Road and Pearse Road, Cork.

It is the vision of our clients to not only regenerate the site for an enhanced streetscape and community but also to provide:

- much needed, high quality housing for the communities of Cork
- a new sustainable community within the well-established community of Ballyphehane
- a NETpositive approach to sustainability as well as achieving compliance for Part L and NZEB.
- Creating a new neighbourhood centre with small/medium scale retail uses to contribute to the local economy and provide for existing and emerging community needs.



VIEW INTO SITE FROM KINSALE ROAD



VIEW INTO COMMUNAL AMENITY



VIEW ALONG KINSALE ROAD LOOKING SOUTH

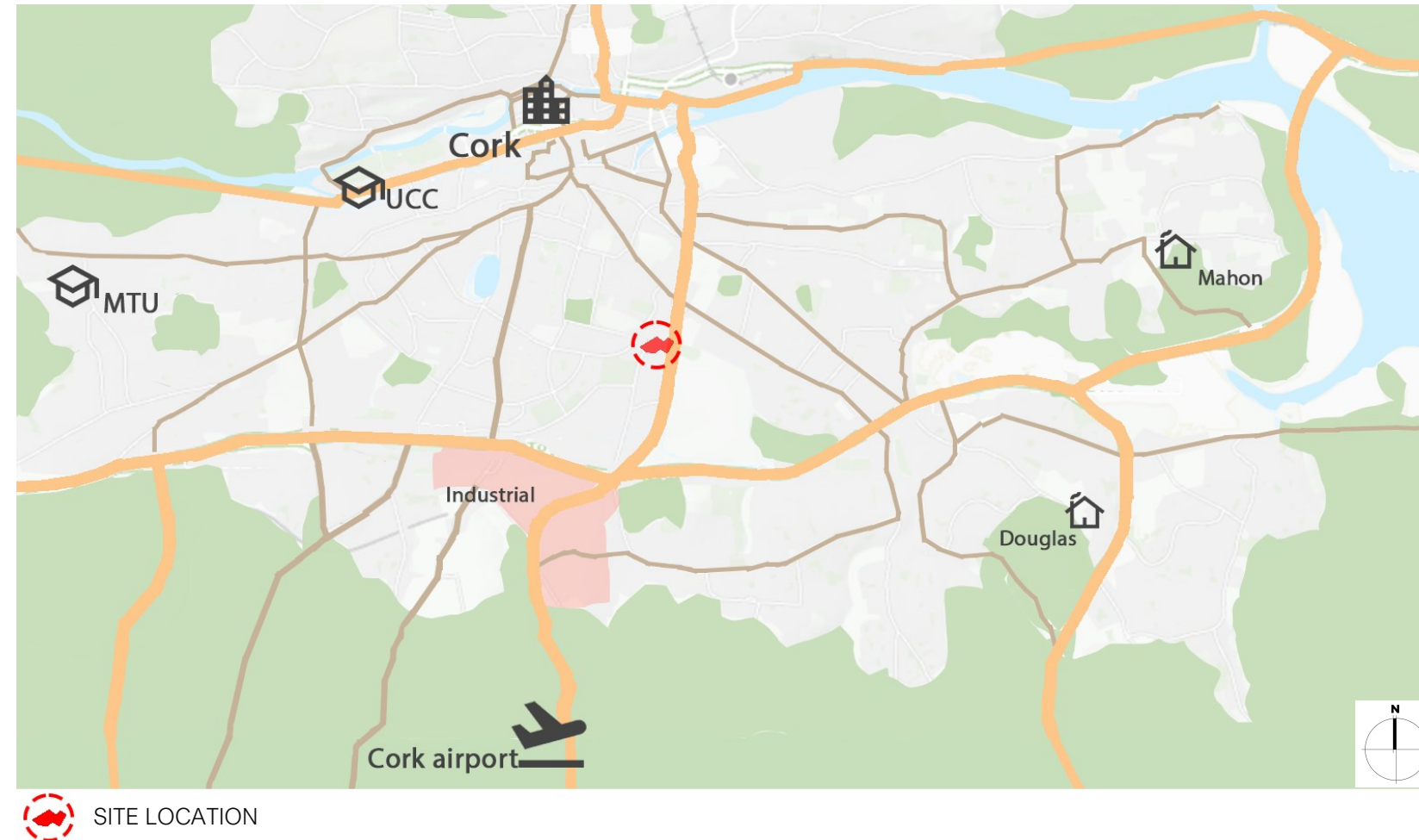
2.0

Site Information

Site Location

The site is located in Ballyphehane in the south of Cork City. To the north is Turner's Cross, to the south a series of retail parks including Musgrave Ireland's head office. To the west is the residential community of Ballyphehane and to the east the South Link Road with Tramore Valley Park beyond.

The site has an area of approximately 12,000m² (1.2ha) and is bounded by Pearse Road to the west, Kinsale Road to the east, Virgin Media Park to the south and private residential / commercial properties to the north. It shares road frontages on two sides, Pearse Road to the west and Kinsale Road to the east.



2.1

SITE INFORMATION SITE LOCATION

Site Context

Kinsale Road is predominantly two storey residential units until it meets Tramore Road to the South, then it becomes more industrial with business park use. Pearse Road is predominantly single storey residential units with the exception of Virgin Media Park which has permission for a new indoor training facility (Planning ref: 23/41944).



Site Characteristics

The site until this year, was an amalgam of buildings relating to the old Vita Cortex plant. The site has been cleared to allow for decontamination works following the removal of the old structures. (Planning Ref: 24/42868)

There is a 4 metre level difference between Pearse Road and Kinsale Road which needs to be navigated through the landscaping, but also in how the proposed buildings relate to each other.



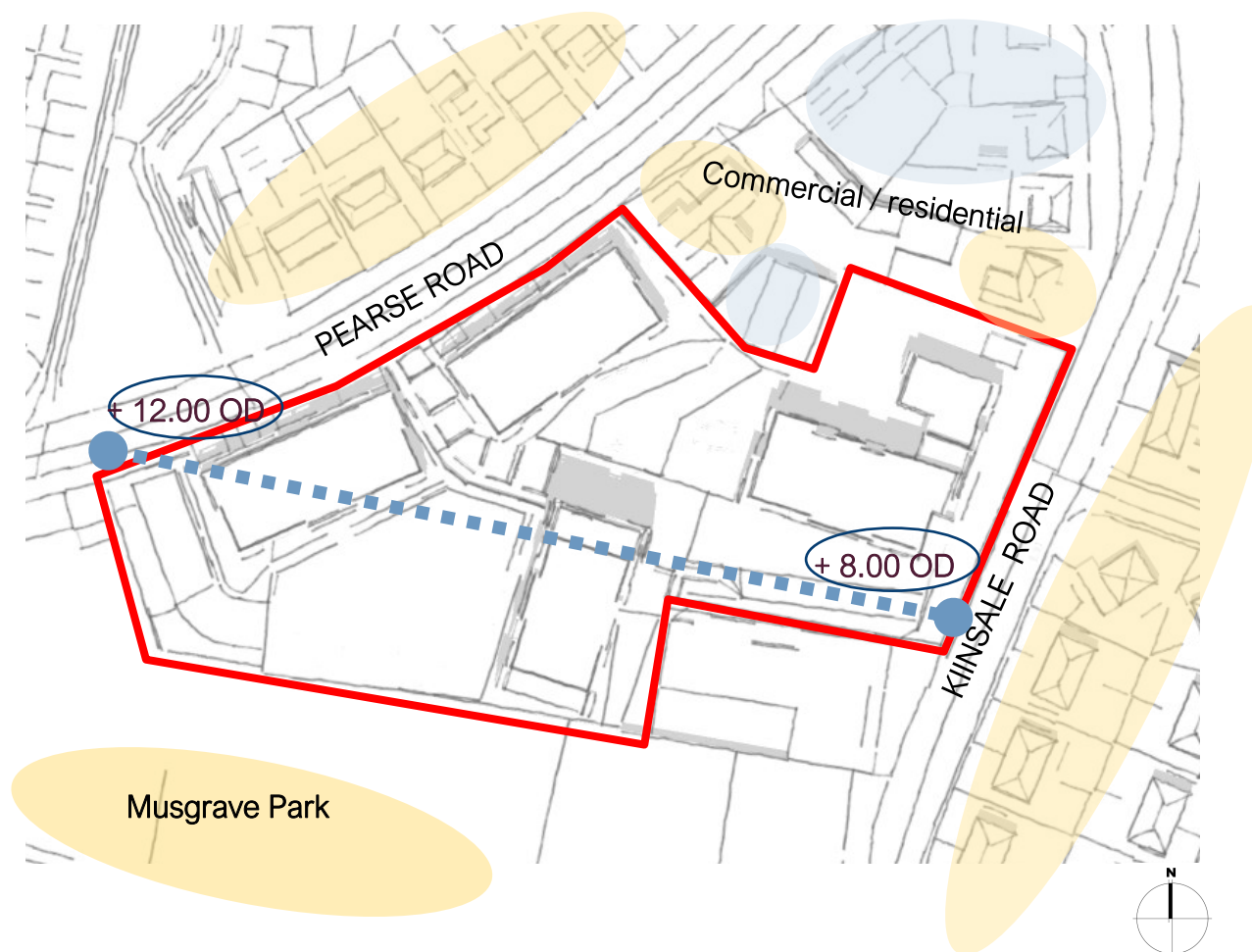
AERIAL VIEW PRIOR TO SITE CLEARANCE FOR DECONTAMINATION



AERIAL VIEW - CURRENT SITE

The boundaries of the site to the houses on Kinsale Road to the north, contains a row of tall trees which run back west to the boundary with the car garage in the middle of the block. The boundary to the residence on Pearse Road adjacent is in poor condition with a variety of timber fencing.

The southern boundary on Kinsale Road is bounded by the proposed Part 8 residential scheme (5 storeys, 39no. residential units), where we are proposing to remove the boundary wall to our site, creating a more open feel and bring the Part 8 building into the new space. The southern boundary onto Virgin Media Park is also falling down in some places.



* Red line shows the extent of the development site (not planning application boundary), the buildings on the site have now been demolished.



AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING NORTH-WEST



AERIAL VIEW LOOKING SOUTH



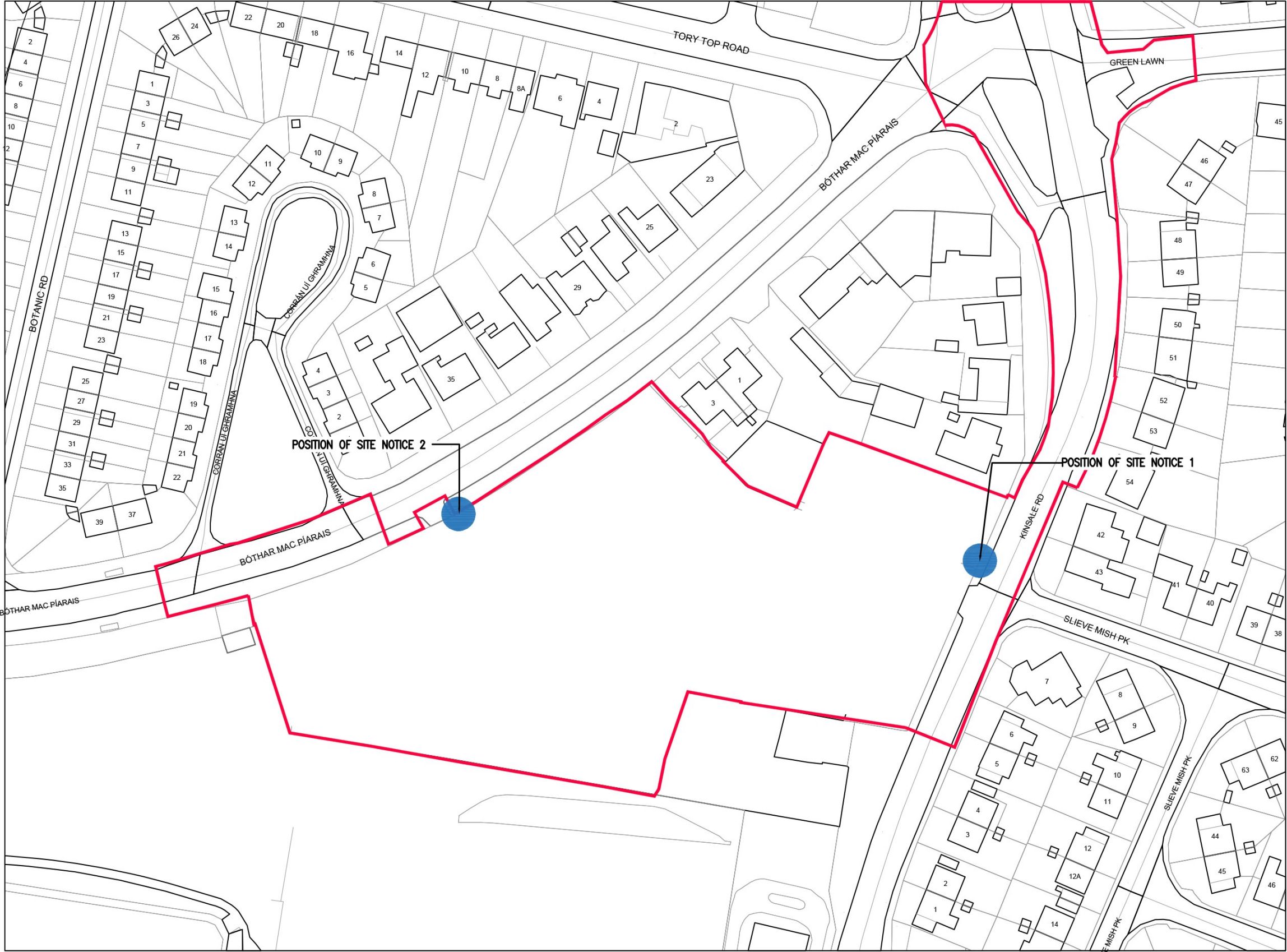
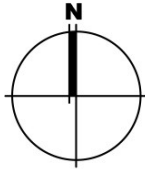
AERIAL VIEW LOOKING SOUTH-WEST

* Red line shows the extent of the development site (not planning application boundary), the buildings on the site have now been demolished.

PLANNING APPLICATION BOUNDARY

2.5

SITE INFORMATION PLANNING APPLICATION BOUNDARY

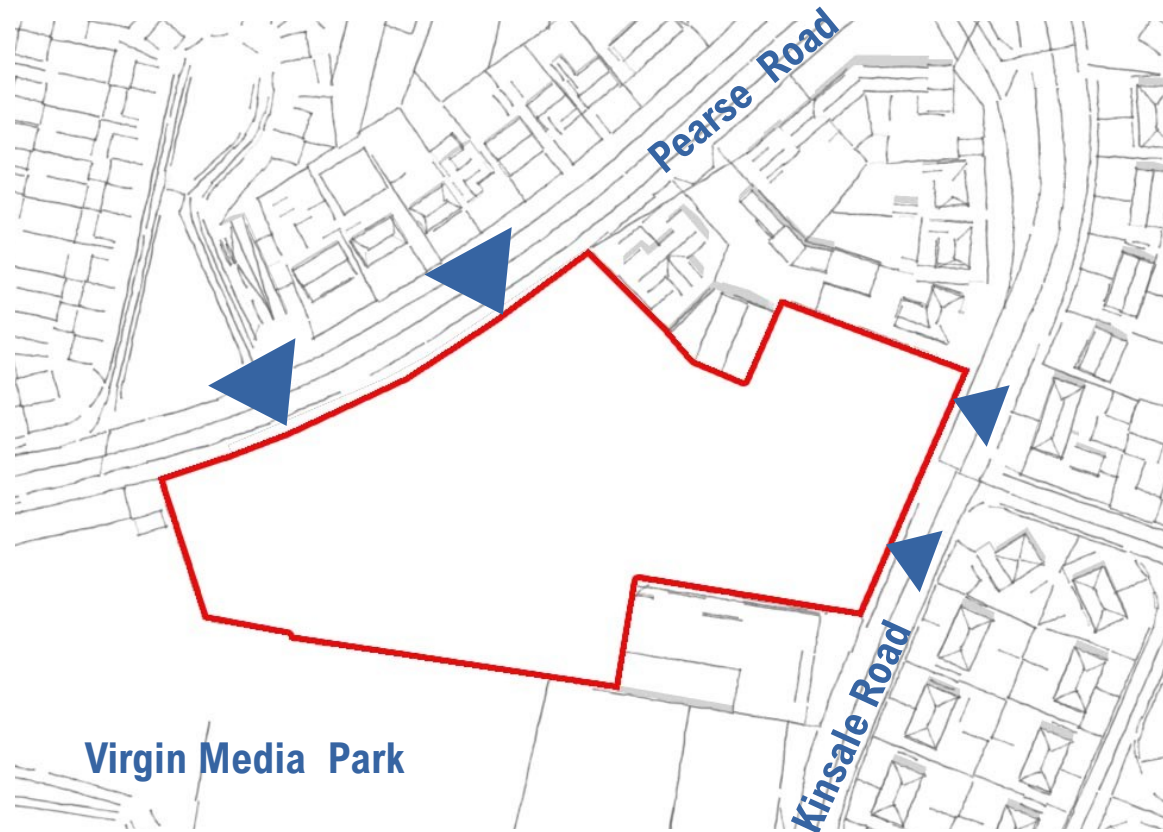


RED LINE OUTLINED THE EXTENT OF THE PLANNING APPLICATION
Area of the red line boundary : 1.7534 ha

PLANNING APPLICATION RED LINE (nts)

3.0

Site Analysis

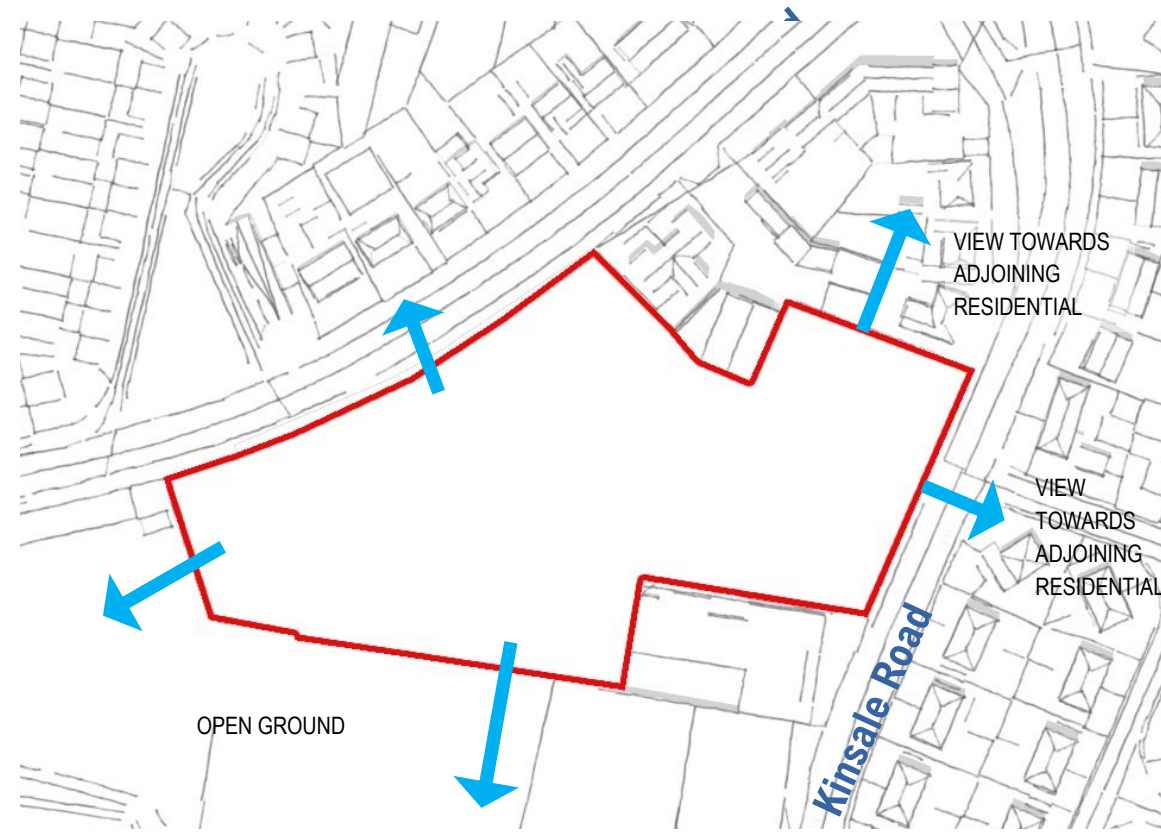


Extent of Site

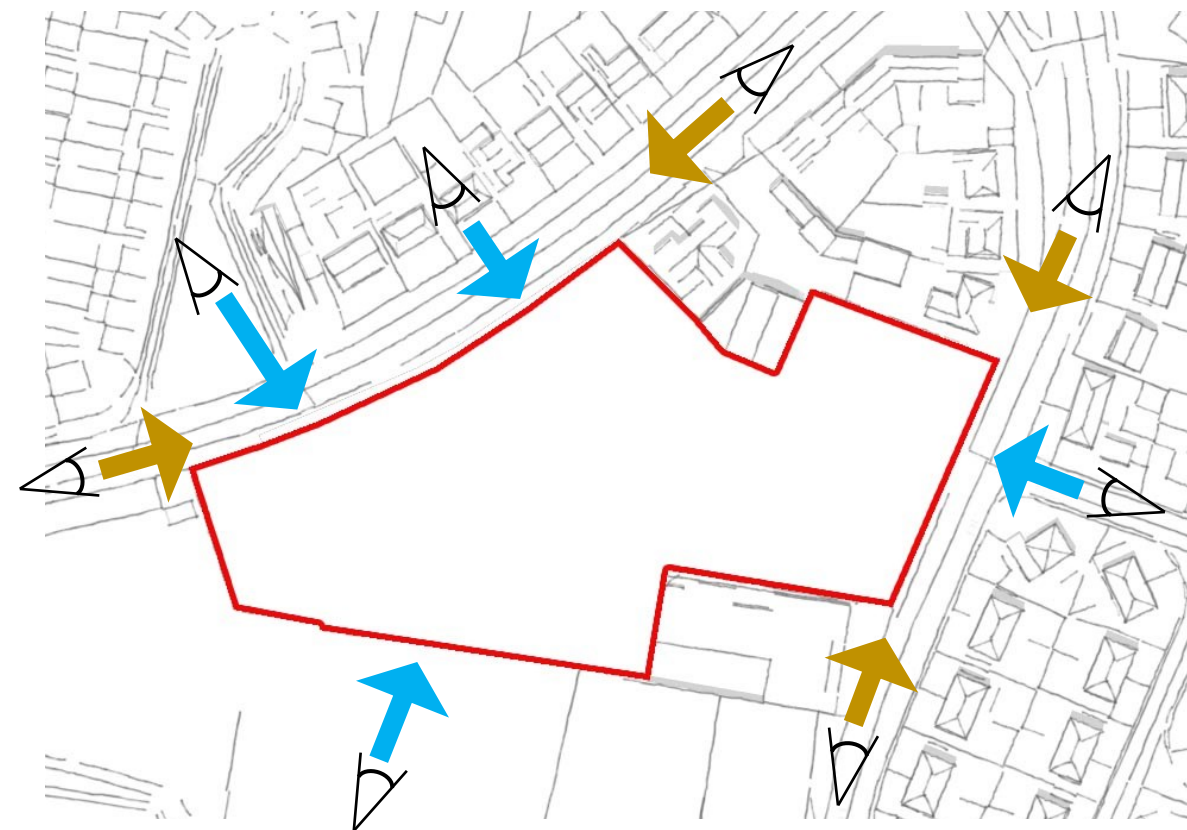
The site is bounded by Pearse Road to the north, Kinsale Road to the south east and Musgrave Park to the south. Access to site is available from the north west (Pearse Road) and south east (Kinsale Road) .



AERIAL VIEW - CURRENT SITE

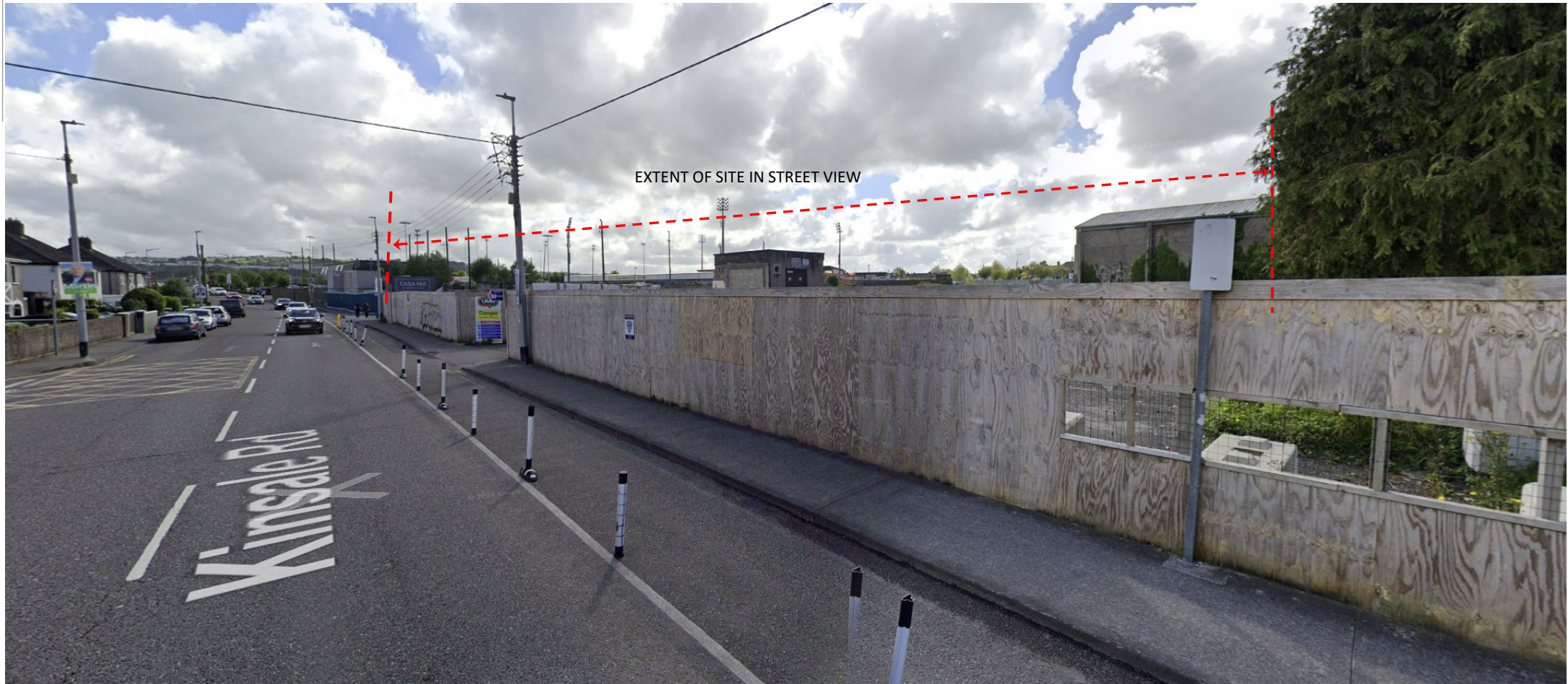


Views from the Site

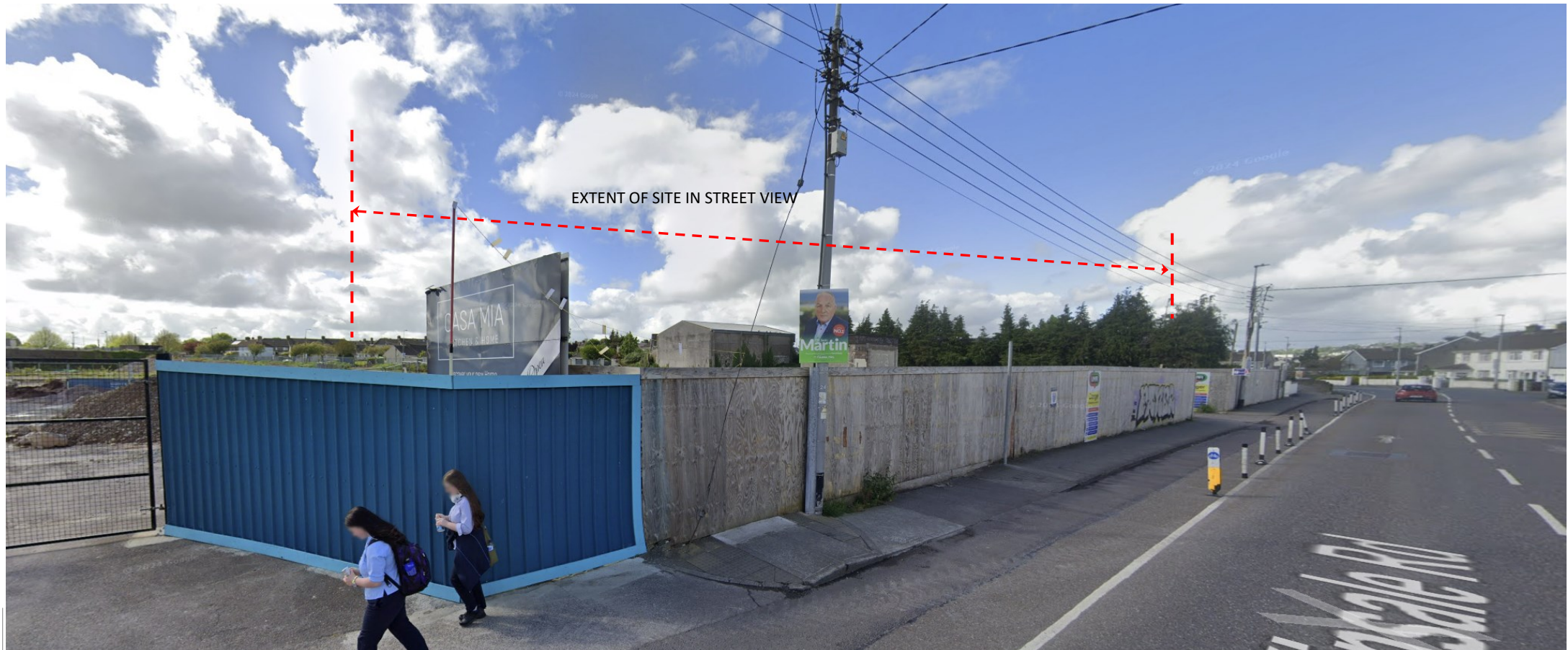


Views into the Site

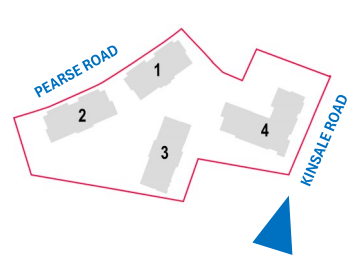




VIEW FROM NORTH EAST ALONG KINSALE ROAD



VIEW FROM SOUTH EAST ALONG KINSALE ROAD



3.2

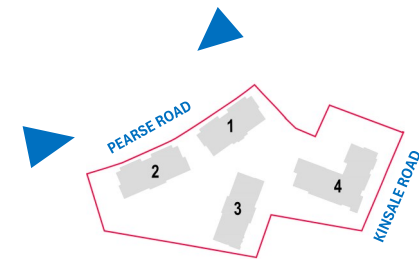
SITE ANALYSIS STREET VIEWS



VIEW FROM SOUTH WEST ALONG PEARSE ROAD



VIEW FROM SOUTH WEST ALONG PEARSE ROAD



3.2

SITE ANALYSIS PRINCIPLE VIEWS OF THE SITE

4.0

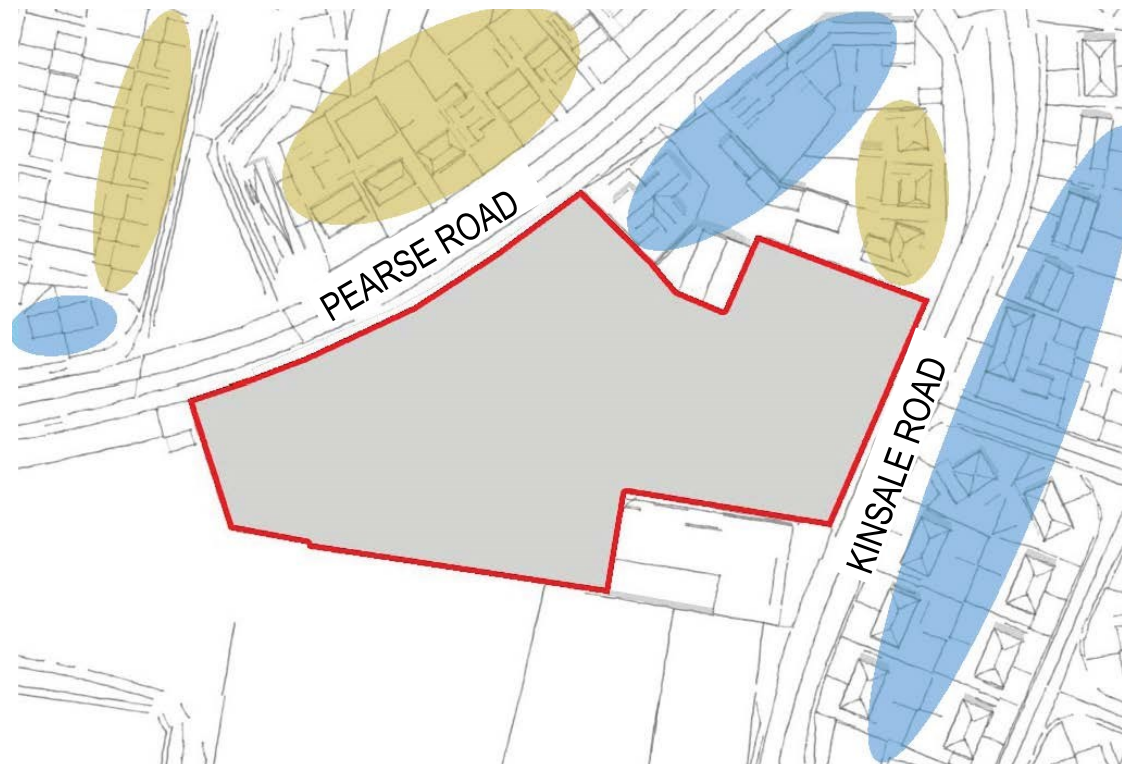
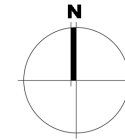
**Site Strategy &
Urban Design**

Site Strategy

To achieve the main principles of the proposed masterplan, the scheme proposes the following:

- New active street frontage to Kinsale Road with retail units and residential above with limited on grade parking to the rear
- A new public route from Kinsale Road to Pearse Road alongside the new retail units, giving access to the new plaza and opens space at the heart of the scheme.
- Separation of cars and pedestrians to improve the experience of the new public realm
- Incorporating the adjoining Part 8 development to provide building frontage to both sides of the retail street.
- New active street frontage to Pearse Road with own door residential units at ground floor and apartments above.
- An eight/nine-storey marker building, visible from Turner's Cross and the surrounding neighbourhoods which identifies the scheme on approach.
- New café at the public plaza, visible from both Kinsale and Pearse Road
- Crèche facility for the community with outdoor play area, located at the ground floor of the marker building.
- Vibrant landscaping which includes a ramped access from Pearse Road into the new plaza area
- Separation of public and private spaces.
- Residential parking below a podium which allows for a generous communal open space.



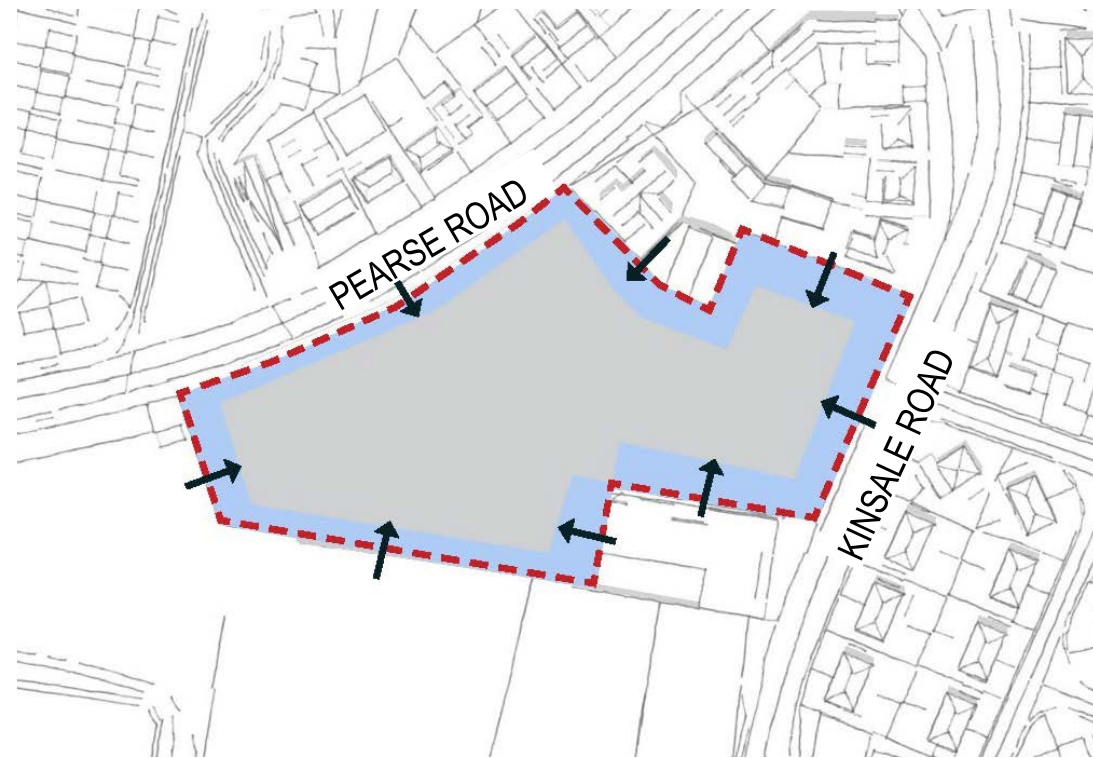


Existing Site & context

The site strategy began with looking at the existing site and it's relationship with the immediate context.

Kinsale Road is predominantly 2 storey private residential on the eastern side with some 1 storey houses on the west side to the north of the site.

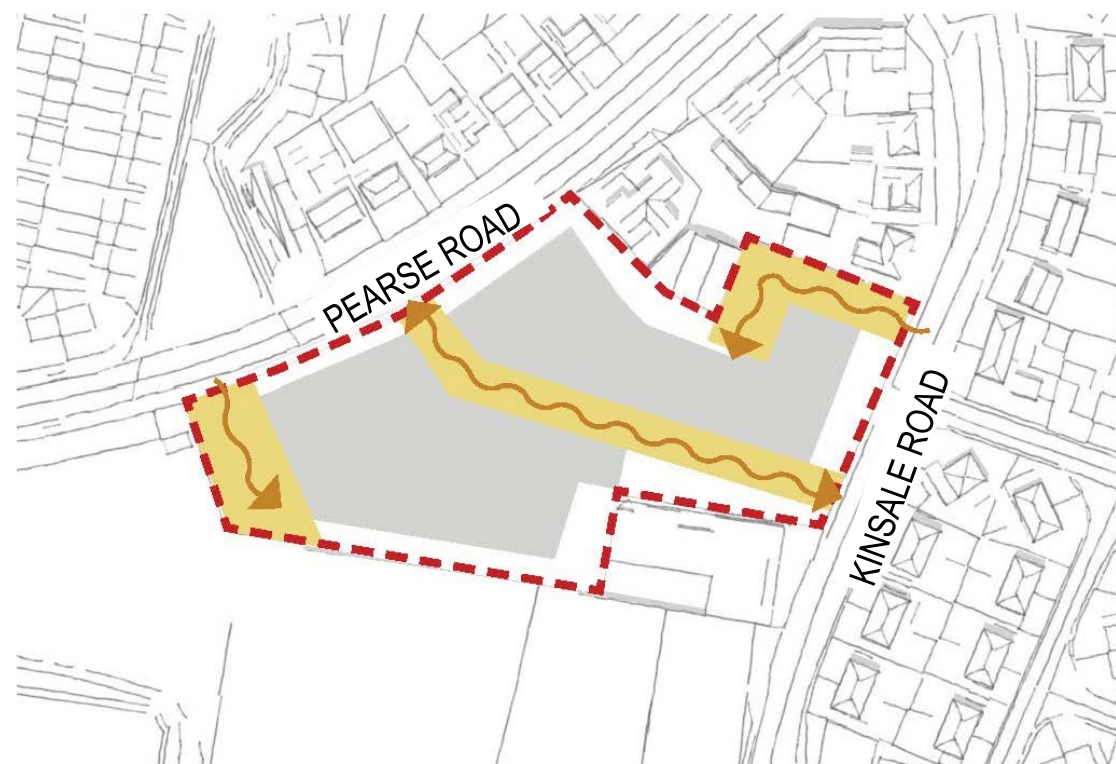
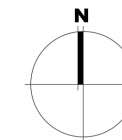
Pearse Road is predominantly 1 storey private residential on the north-west and 2 storey on the south-eastern side (north of the site).



Addressing the receiving environment

To address the relationship with the neighbouring sites we began by:

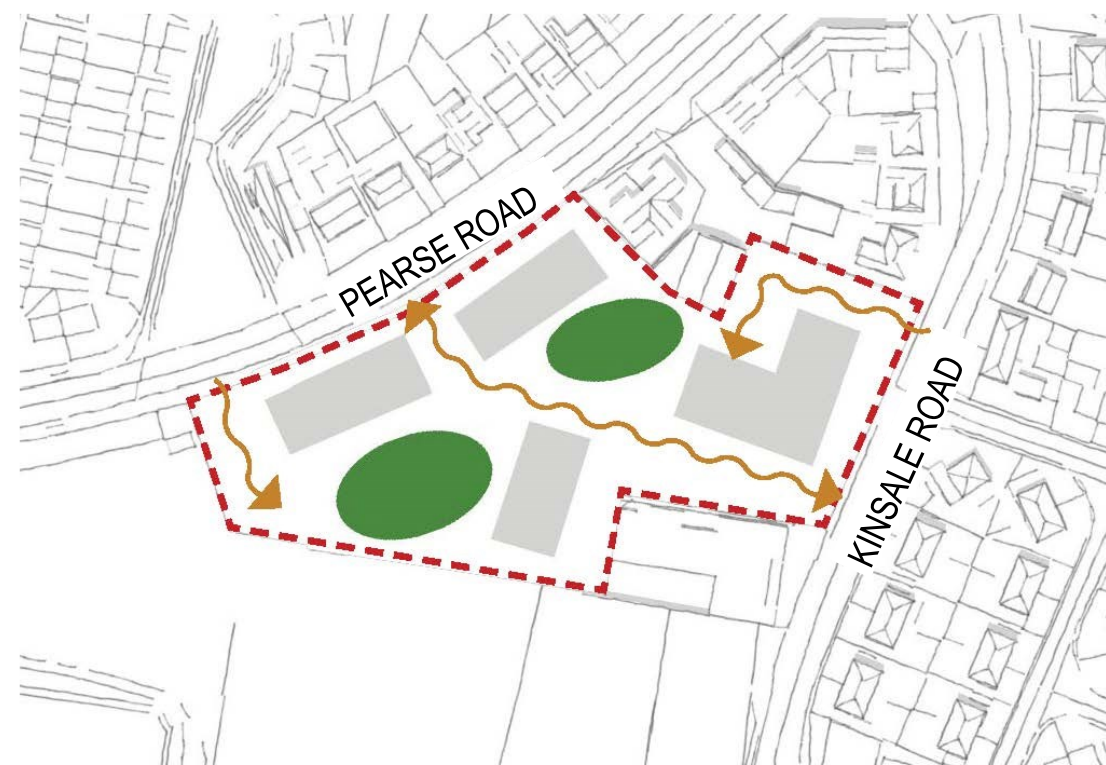
- pulling back from the boundaries with the neighbouring houses
- setting back from Kinsale Road for the proposed future bus connects corridor.
- setting back on Pearse Road to allow for an own door accessed unit which will help activate Pearse Road and tie in with the receiving environment



Connectivity

To allow for better connectivity across the site and access points into the site, the following was introduced:

- new pedestrian route from Kinsale Road
- new pedestrian access from Pearse Road
- new car and cycle access to the lower ground floor parking under podium to take cars off the site and allow for the separation of cars and pedestrians
- parking access off Kinsale Road for the new retail offers



Resulting site strategy

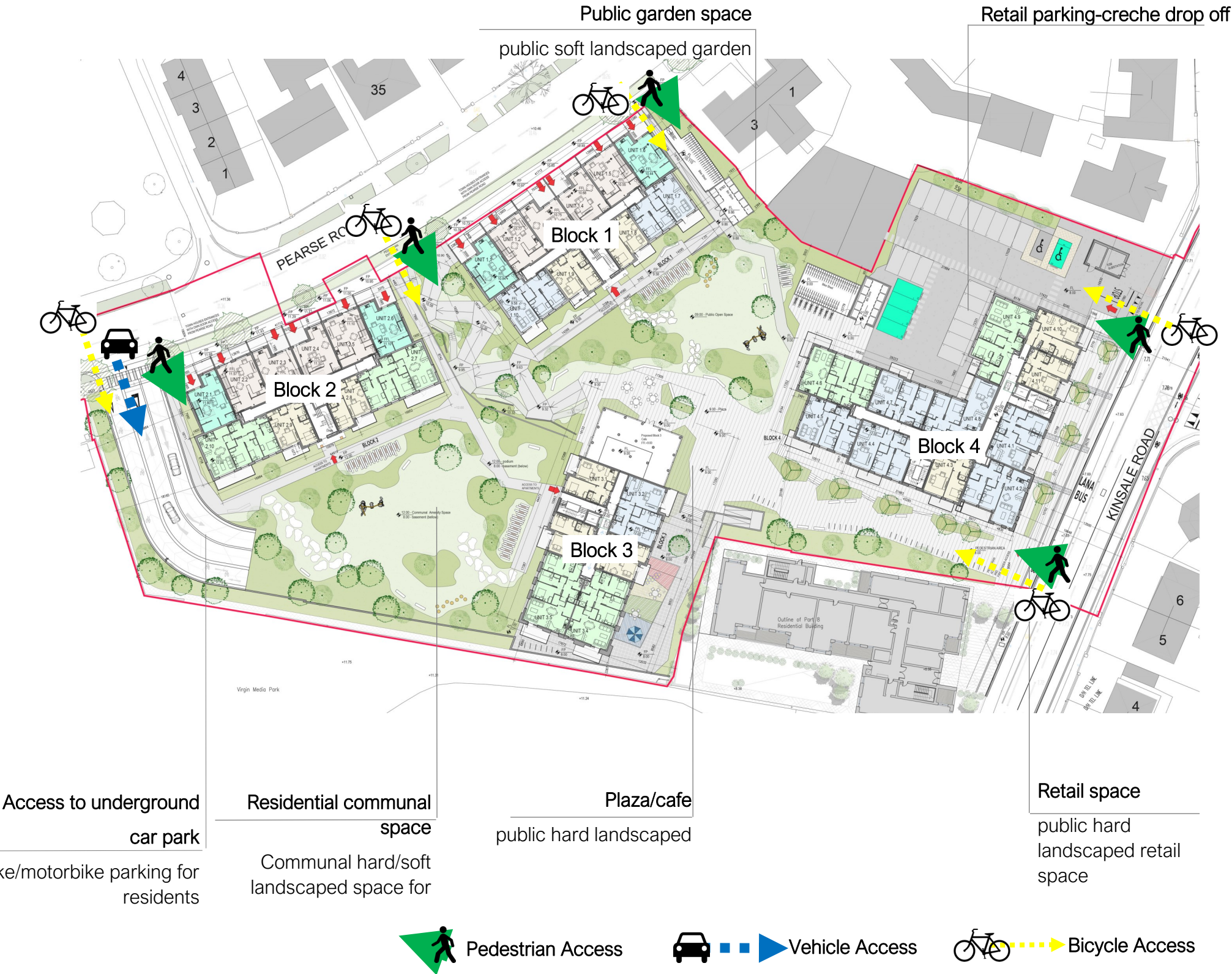
The form of two blocks along Pearse Road was established, as well as one on Kinsale Road and a central block. This allowed for two distinct pockets of open space to provide an active open space for the community in the central heart of the scheme. This in addition to the new route across the site, draws people into the heart of the scheme and provides between the new blocks.

Masterplan

Concept

The resulting masterplan has been configured to improve the east-west permeability through the site by creating a larger direct pedestrian route. This route connects the retail pedestrian area on Kinsale Road to the pedestrian entry point between blocks 1 and 2 on Pearse Road. To activate the pedestrian route, a café has been introduced mid-way along the route. This café overlooks the landscaped public area and adds a pleasant touch to the surroundings.

Alternate pedestrian access points increase permeability through the site drawing pedestrians into the generous public open space and plaza areas.



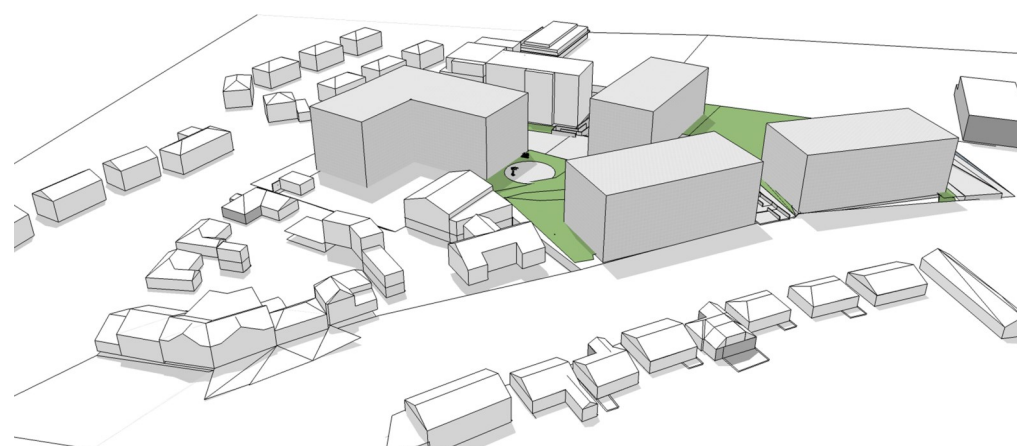
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MASTERPLAN CONCEPT DESCRIPTION

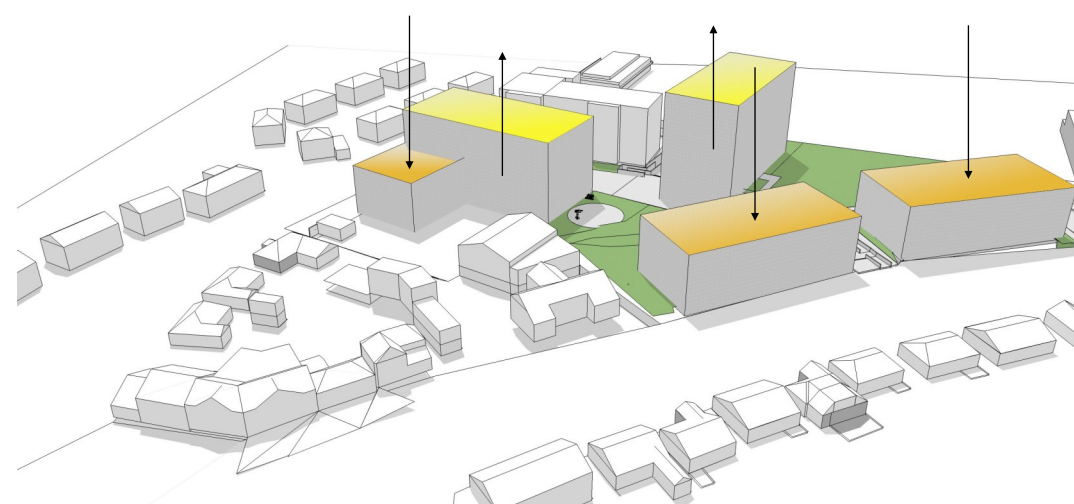
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With the concept of four blocks established, there were some clear objectives in how to respond further to the receiving environment:

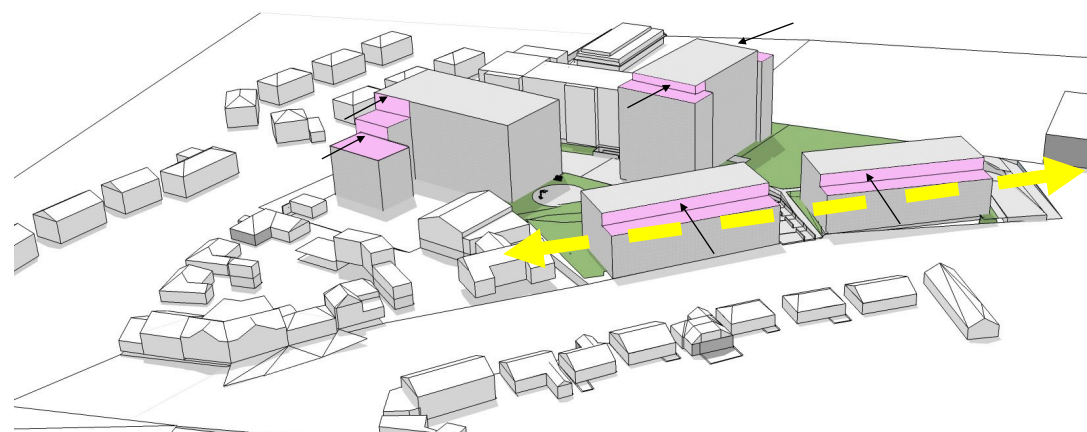
1. Minimising the visual impact on the residential units on Pearse Road, stepping block 4 on Kinsale Road to reduce impact on adjacent residence
2. Lifting Blocks 3 & 4 to increase density and add variety in building height to create visual interest.
3. Stepping back levels four and five further on block 4 on Kinsale Road to reduce impact on adjacent residence, stepping in the gable ends of block 3 and stepping back the upper floor on Blocks 1 & 2 on Pearse Road so that the lower three levels read as part of the street, more in keeping with the receiving environment.
4. Creating a marker building for the development using Block 3, which would be seen on approach, signalling this new community and associated public outdoor spaces. Also using the corner of block 4 to signal the new entrance to the scheme.



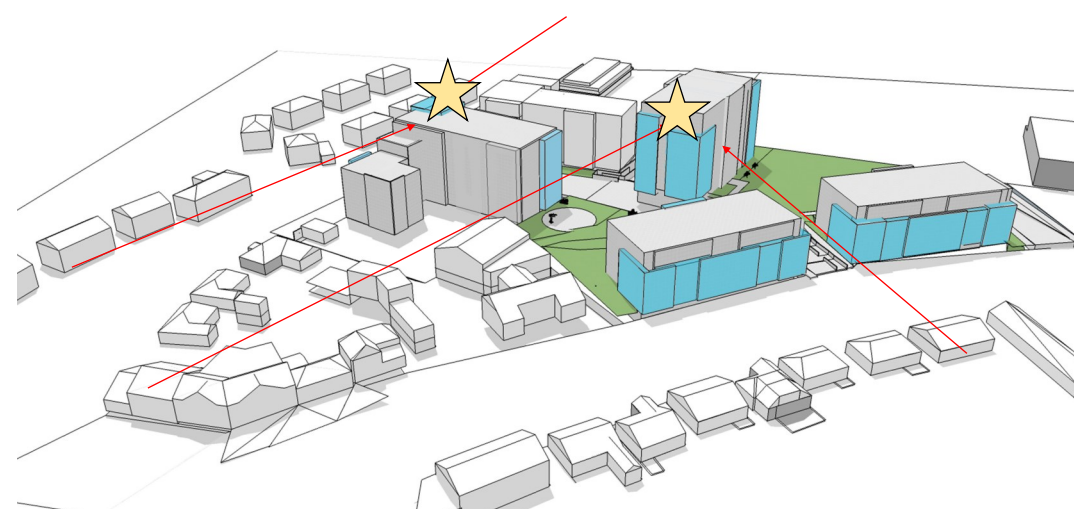
Baseline Approach - If the four blocks across the site were all the same height with no response to the receiving environment



1 & 2. Lifting Blocks 3 & 4 to increase density and add variety in building height to create visual interest.



3. Creating set backs to reduce impact.



4. Creating a marker building using block 3 and using block 4 to signal the new entrance to the scheme.

Pearse Road—Blocks 1 & 2

To achieve the objective of minimising the visual impact on the residential units on Pearse Road, we have introduced two 4-storey apartment blocks, which have two-storey townhouses along Pearse Road and apartments above. Block 1 is positioned so it is stepped back 9.5 m from the existing residence to the north and the façade facing the street is set back 2.2m off the street. This includes a set back to the upper storey which allows the articulation of the façade as three storeys along Pearse Road. This reduces the visual effect of the height of the two blocks, which is more in keeping with the receiving environment.

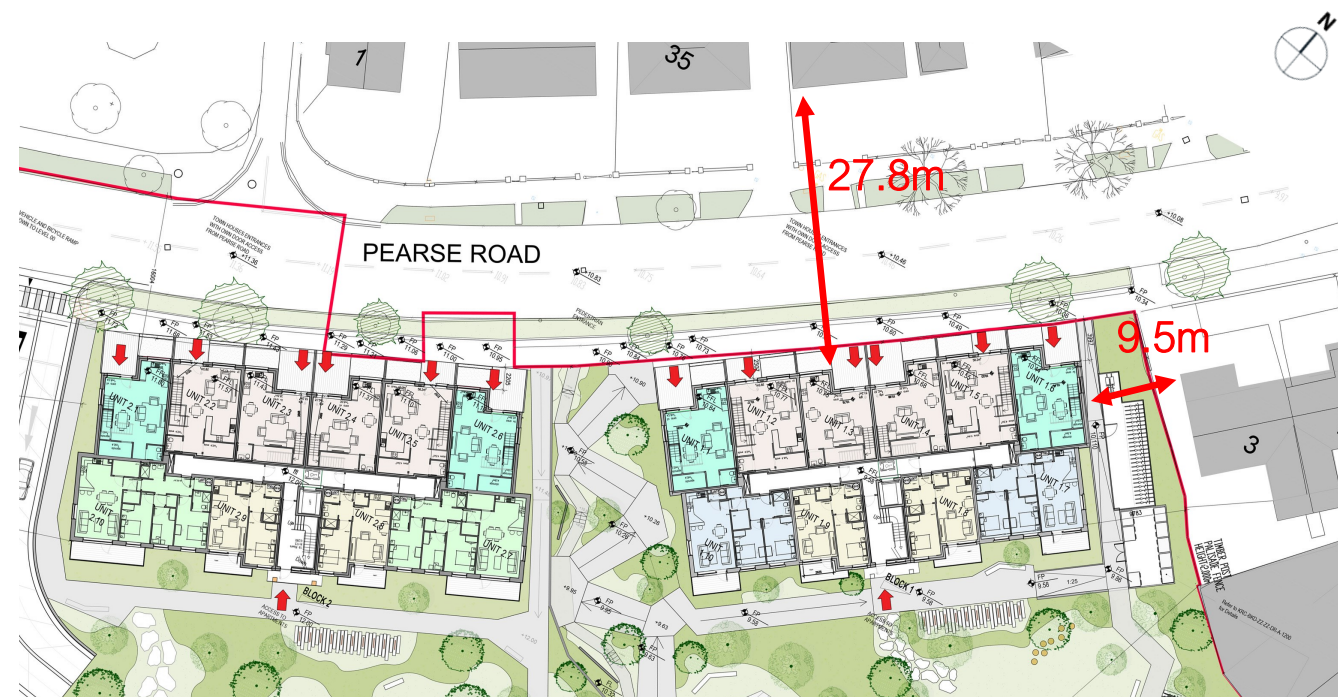
The townhouses will have street-level own door access and private gardens which activate the street frontages along Pearse Road. Additionally, the space between the two blocks on the Pearse Road will provide a view through the development and serve as a pedestrian and bicycle link through this new public landscape.

Private amenity space is allowed for in terraces to the front of the townhouses, balconies along Pearse Road and to the rear facing into the public open space.

Windows are allowed for on all four facades for internal light, to activate the façade and also provide overlooking for a safe pedestrian environment around these blocks.



ELEVATION OF PEARSE ROAD—BLOCKS 1 & 2 (nts)



PLAN—BLOCKS 1 & 2 (nts)



CGI VIEW OF PEARSE ROAD LOOKING EAST

Urban Form

Kinsale Road – Block 4

The corner of Block 4 steps up to six storeys to mark the new access into the site off Kinsale Road. This height read in conjunction with the 5 storeys of the adjacent permitted Part 8 residential scheme forms a strong entry point into the development, which is visible from further south along Kinsale Road. The four storey element of Block 4 is set back 21.8m from the adjacent house and is 27.7m from the houses opposite. Block 4 is set back between 6.5 & 8.5m from the cycle path and allows for future amendments to accommodate the BusConnects corridor.



KINSALE ROAD—BLOCK 4 PLAN (NTS)

The strong framing of light stone at the corner of Block 4, enclose a darker cube of metal cladding. This metal clad cube emerges at the top floor and also is revealed again below the stone, grounding the building. This stone framing also allows this corner to read in line with the height of the Part 8 development.

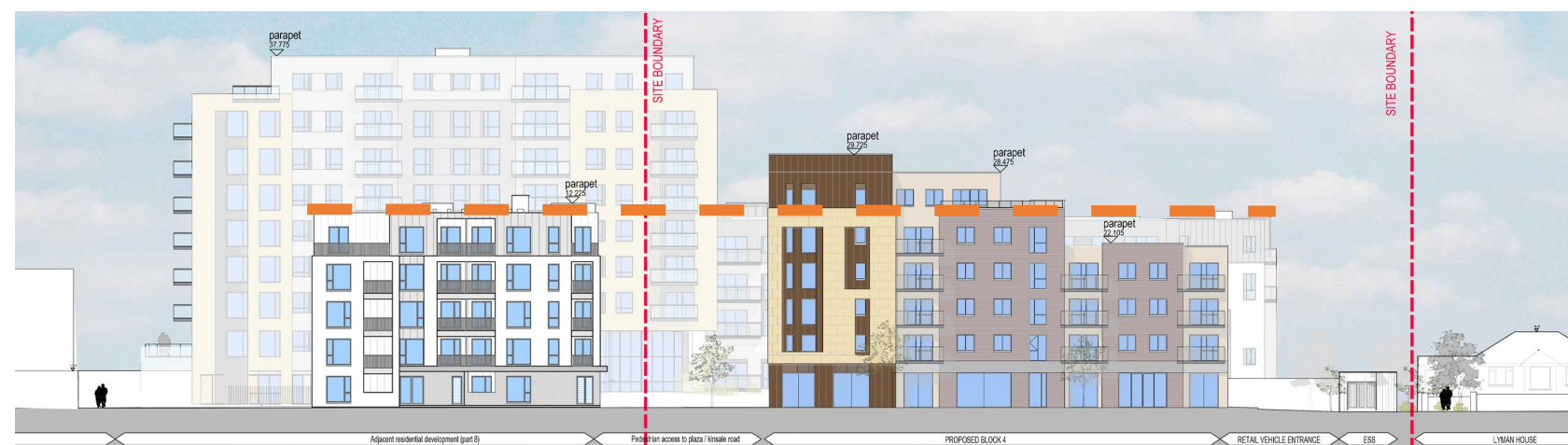
The taller corner element then steps down to five and four stories in order to reduce the impact on the neighbouring residence, using set backs and projecting balconies to transition to the lower heights.



KINSALE ROAD—LOOKING SOUTH-WEST



KINSALE ROAD—LOOKING NORTH



KINSALE ROAD ELEVATION (NTS)

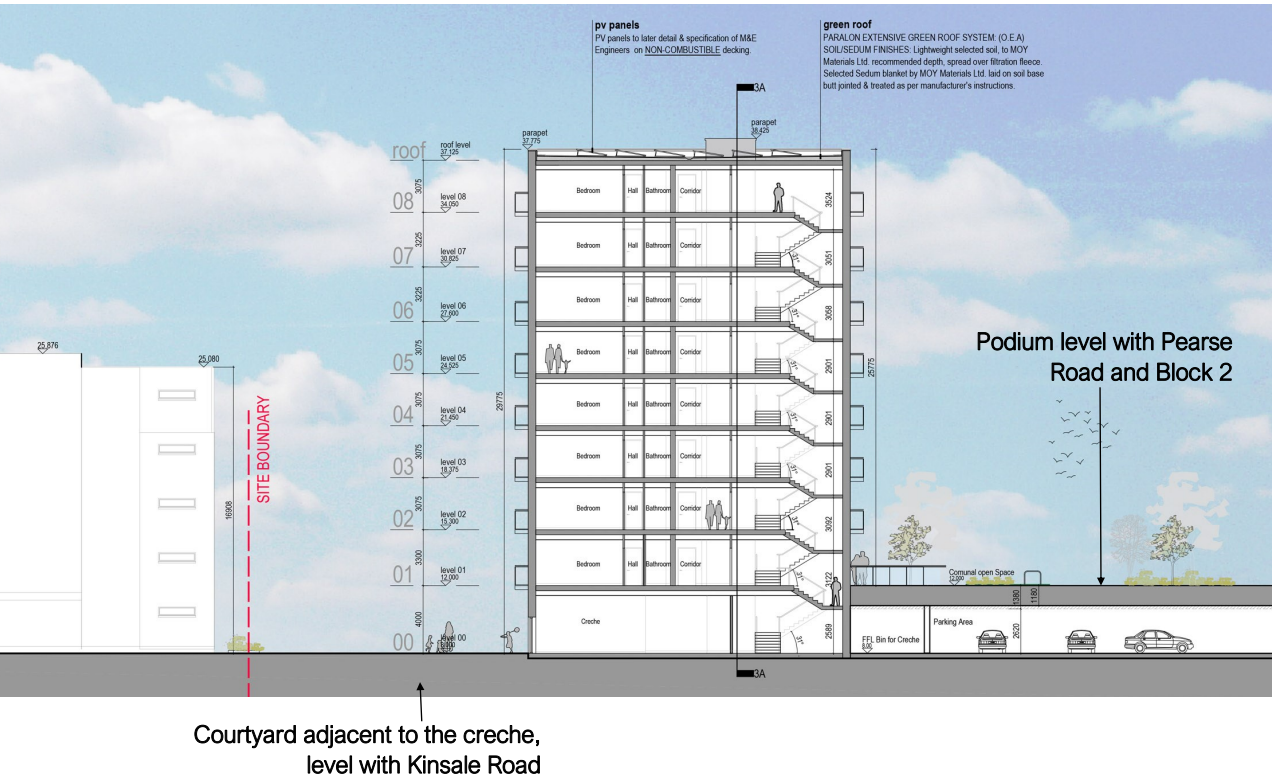
4.3

SITE STRATEGY URBAN FORM

Central Site - Block 3

Block 3 is a marker for the site both on approach from Turner’s Cross and from within the neighbouring communities. At eight/nine stories the building pops up over the line of existing houses when viewed from the north while also forming a backdrop when viewed from the new access points off Kinsale Road and Pearse Road. It also signals the new development across Virgin Media Park when viewed from the south. It’s location, in the centre of the site helps to reduce the visual impact locally and contains the overlooking which is mostly into the development site and to Virgin Media Park.

Block 3 exploits the unique assets of the site, by making the vital transition of levels between Kinsale Road and Pearse Road. The building is entered from Kinsale Road at the lower plaza level which houses the creche and management offices and from the main plaza level where the café is located. The other side of the block is 8 stories above the podium facing Pearse Road, where the residential units are accessed off the podium itself, with car parking, some bike parking, and utilities below. This high-density block provides balance in the scheme with the generous open space, plaza and landscape route through the site which together help to form this new community focal point.



Long range view from Turner's Cross Stadium, Block 3 acting as a marker for the development



Block 3 as a backdrop when viewed form the new access route on Kinsale Road



Block 3 as a backdrop when viewed form the new access route on Pearse Road between Blocks 1 & 2

Central Site - Block 3

The northern façade of Block 3 is held by two limestone clad corners which hover above the glazed café beneath. The stone elements are joined in the centre by a vertical strip of bronze cladding. The stone cladding stops short of the upper floors, allowing them to rise up above the main volume of the building. The uneven heights of the stone clad element, helps to reduce the visual height of the building.

The stone cladding returns around the corners, where they house recessed balconies. The façade then moves to a brick and render finish articulated with balconies and slight projections in the façade.

The south façade looking over Virgin Media Park, is more solid with two stone elements of slightly varying heights, which projecting south facing balconies. The stone elements are again joined by a vertical bronze clad strip, identifying it with the materials used on the north façade, on block 4 and along the podium edge.



VIEW INTO PLAZA TOWARDS BLOCK 3



BLOCK 3—SOUTH FACADE



BLOCK 3—NORTH FACADE



BLOCK 3—WEST FACADE

The proposed masterplan allows for a density of 140 units per hectare, a proposed site coverage is 26% and the plot ratio is 1.5:1.

We would contend that this densification in combination with the community facilities and open space provided in the site, allow this site to be part of the 'compact city' development's emerging in key locations such as Creamfields further south along Kinsale Road.

As noted in the 'Cork City Urban Density, Building Height and Tall Building Study' (2021), the proposed development meets the criteria outline with regard to a suitable site for higher density developments, in that it has good access to services, facilities and amenities and public transport:

- Immediately adjacent to the city centre
- Within walking distance of local community facilities at Turner's Cross and Ballyphehane.
- The site is 15 minutes walking distance from Cork Lough, 19 minutes walk to Tramore Valley Park and 24 minutes walk to the River Lee.
- The site has the proposed BusConnects corridor running alongside on Kinsale Road.
- Approx. 30 minutes walk to the closest stop on the proposed Light Rail Transit, at Patrick Street.

To successfully integrate Block 3 at 8/9 storeys with the receiving environment, while also allowing it to act as a marker for the development, Block 3 was considered in relation to the prevailing urban densities of the surrounding neighbourhoods.



OPEN SPACE SURROUNDED BY ROADWAY AS A RESULT OF LOW DENSITY HOUSING

These are all very low-density developments which results in communities based more around road infrastructure. The greens or pocket parks locally, are in the majority surrounded by roads. There is little or no separation of cars and pedestrians. The intensification of the land use at this site, by providing a high-density footprint with Block 3, allows the opening up of the site for public open space that is car free.

The site prioritises pedestrian and bicycle access, improving permeability through the site, separating pedestrians from traffic and providing a calm open space and plaza for the community to enjoy safely. The mix of uses at lower ground level activate the street allowing for better social interaction.

This increase in density forms part of an emerging pattern of densification which includes the adjacent Part 8 development and the Creamfields site to the south at 606no. dwellings in blocks up to 15 storeys high.

Tall Building Rationale

In line with the Cork City Urban Density, Building Height and Tall Building Study' 2021, the functions of block three are clearly defined for it's top, middle and bottom sections.

Top:

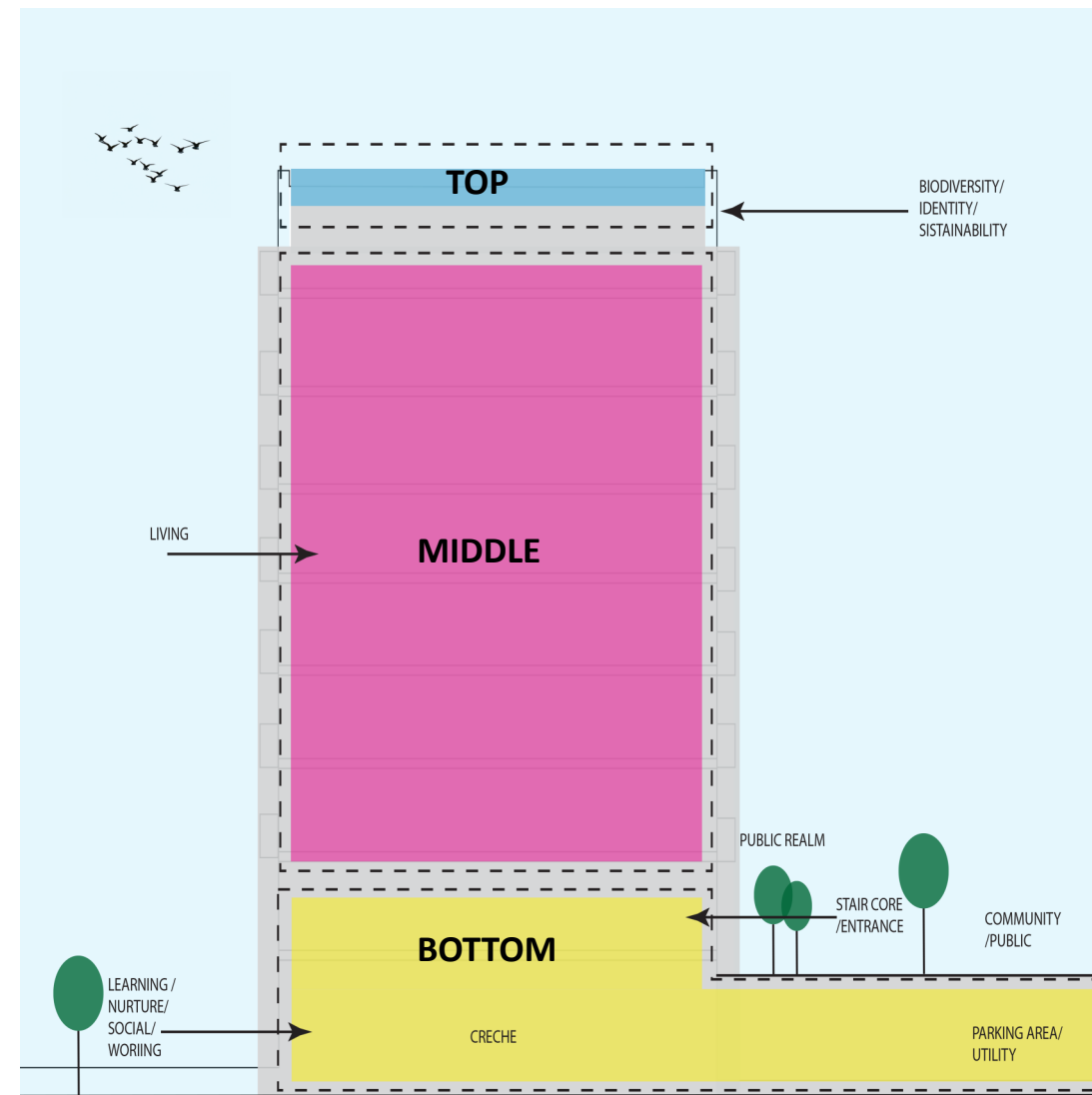
- set back upper floors articulating the building's profile, enhanced by a change of material, both helping to identify this silhouette, activating the skyline and marking the development across the neighbouring suburbs.
- new building silhouette provides a reference point marking not only the development but also the nearby junction of Kinsale Road with Pearse Road.
- proposed green roof provides a suitable environment to assist with biodiversity across the site, as well as PV panels to enhance the energy efficiency of the development.

Middle:

- 'living section', consists of apartments and circulation.
- volume of the building is shaped to provide a slim profile north to south to reduce as much overshadowing as possible.
- The southern & northern façade with two strong stone corners. The stone elements stop short of the upper levels helping to reduce the visual height.
- The eastern and western facades to take advantage of the morning and evening sun with larger glazed areas to living spaces, bedrooms and balconies both recessed and projecting.

Base:

- Provides active daytime uses.
- Apartment access from podium to west.
- Car park beneath podium with bike parking, bin stores and plant rooms.
- fully glazed café unit as a focal point, providing activity during the day and is quite visible from both the new Kinsale Road and Pearse Road access points
- Lower eastern side is level with Kinsale Road, giving access to the creche, management offices and car park access at the rear. And sheltered outdoor play space for the creche.



VIEW OF BLOCK 3 LOOKING SOUTH

4.5

SITE STRATEGY TALL BUILDING RATIONALE

Tall Building Rationale

Visual Impact

- We would contend that with the articulated silhouette and being just tall enough to be an identifiable marker for the site, Block 3 makes a positive contribution to the city skyline, without distorting the local character and identity.
- While Block 3 marks the location of the new development and aids wayfinding locally, its scale is small enough at long range so as not to impose too greatly on the immediate surroundings.
- A Block 3 is located in the middle of the site and Blocks 1, 2 & 4 all having street frontage, the lower Blocks 1,2+4 are able to address the local character.
- From mid-range and close up views, Block 3 does not stand out beyond the rest of the development, as shown in the adjacent images.
- The quality materials being proposed, stone and brick, will ensure a longevity to the architectural integrity of the building.
- The verified view shown from Tramore Valley Park shows no visual impact.

Environmental impact/microclimate

- The position of block 3 maximises the south light to pass by the building, into the open spaces. Living rooms and bedrooms are primarily located on the eastern and western facades to maximise the morning and evening sun.
- The glazing into the residential units is designed to maximise daylight into living rooms and bedrooms.
- Projection of material detailing and balconies on the façade act as a wind break with a canopy above the crèche at lower ground floor.



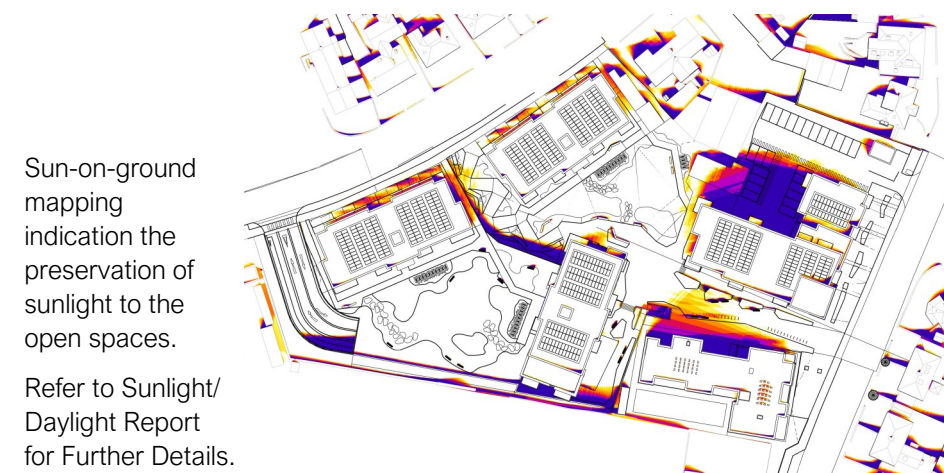
Long range view from Turner's Cross Stadium, Block 3 acting as a marker for the development.



Mid range view from junction of Kinsale Road, Pearse Road, Tory Top Road and Green Lawn. Block 3 starting to drop behind the existing buildings the on the approach.



Close up view from Kinsale Road, Block 3 begins to drop down behind block 4 and blends in more with the overall development heights.

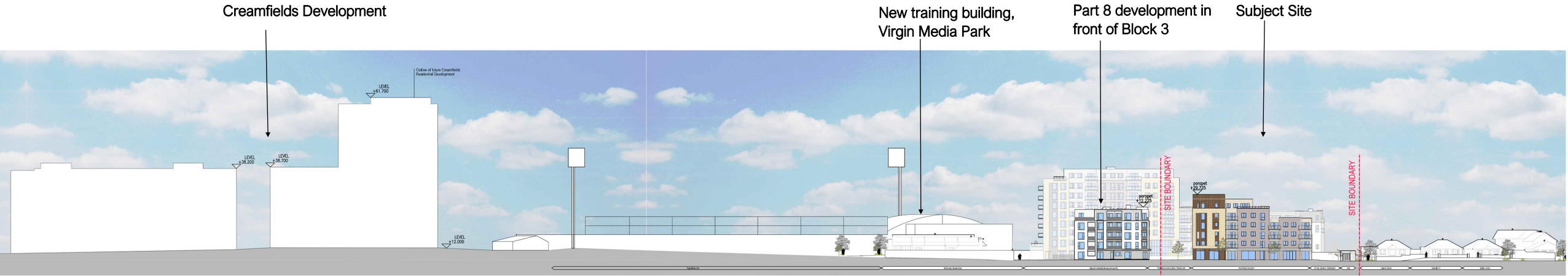
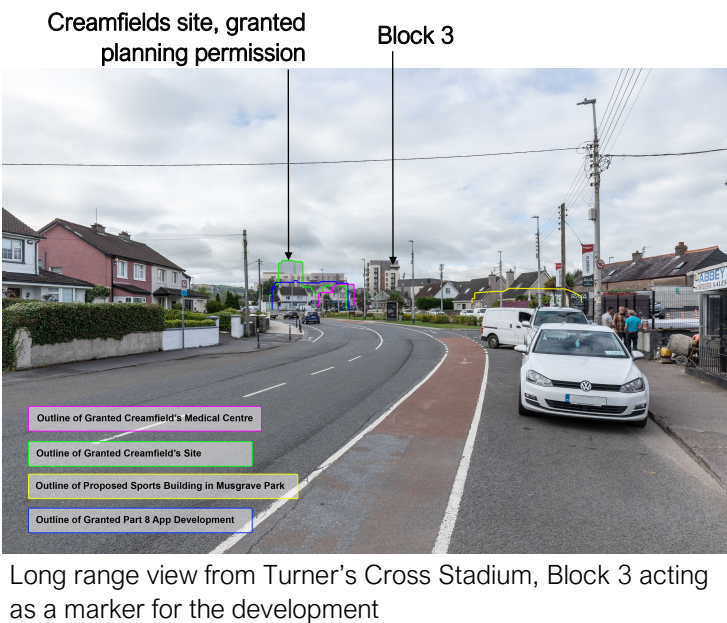
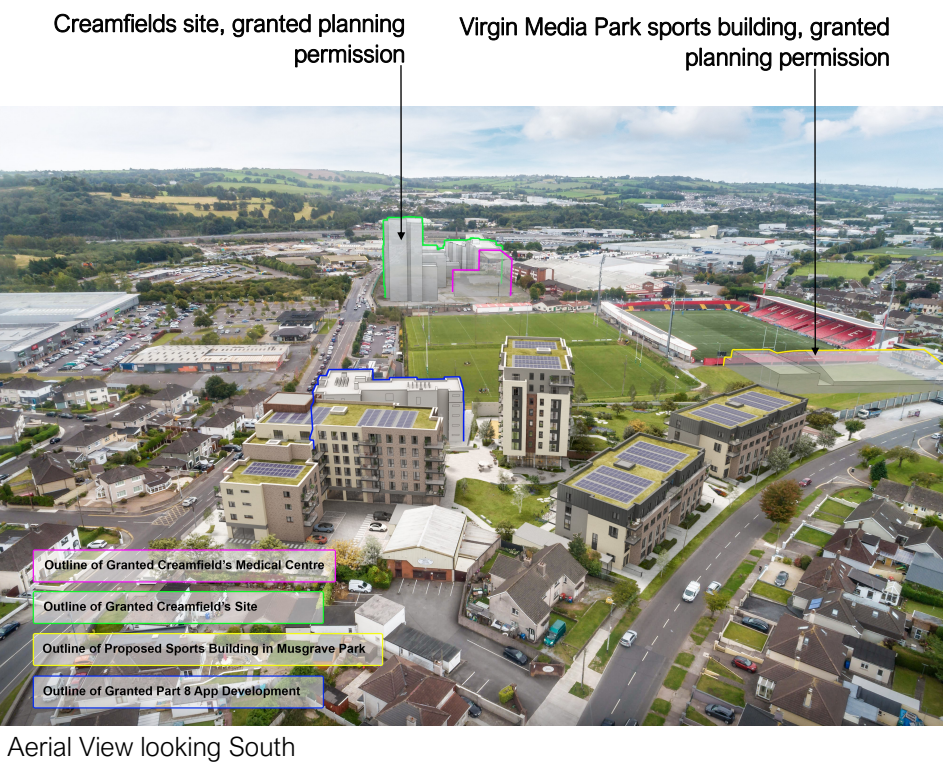


Sun-on-ground mapping indication the preservation of sunlight to the open spaces.
Refer to Sunlight/Daylight Report for Further Details.

Tall Building Rationale

Cumulative Impact with other tall buildings

- There are no immediately adjacent tall buildings to account for a cumulative impact, except for the Creamfields development further down Kinsale Road.
- Visually Creamfields development at 15 stories is an extremely visible backdrop in the skyline. From a distance at Tramore Valley Park, Block 3 does not interrupt the skyline. From Turner's Cross Stadium, block 3 still reads lower than Creamfields.



Tall Building Rationale

Summary of proposed tall building rationale:

In accordance with section 11.6 of the Development Plan, the proposed development including block three at 8/9 storeys, is designed to ensure:

1. High quality design and material finish, with stone, brick and metal cladding.
2. A higher density development is proposed, compared to the surrounding area, achieved by a condensed footprint and tall slender form.
3. A positive relationship with adjacent streets and public realm is proposed.
4. The development integrates into Corks cityscape at a strategic and district level, in that block 3 is identifiable in the skyline, yet does not project into the skyline from key protected views.
5. The development has a positive relationship at a local scale, contributing the immediate context, but having lower scale active uses along Kinsale and Pearse Road as well as opening up the centre of the scheme to provide new public open space.
6. The strategy for block 3 clearly provides separate top, middle and bottom sections as previously described.
7. a NETpositive approach to sustainability as well as achieving compliance for Part L and NZEB, including the use of PV panels and green and blue roofs. Many of the units are design to be adaptable for assisted/independent living which ensures longevity in the deign.
8. High quality amenity space is provided, not in in private terraces and balconies put with a large area of open space in the heart of the scheme including a new public plaza.

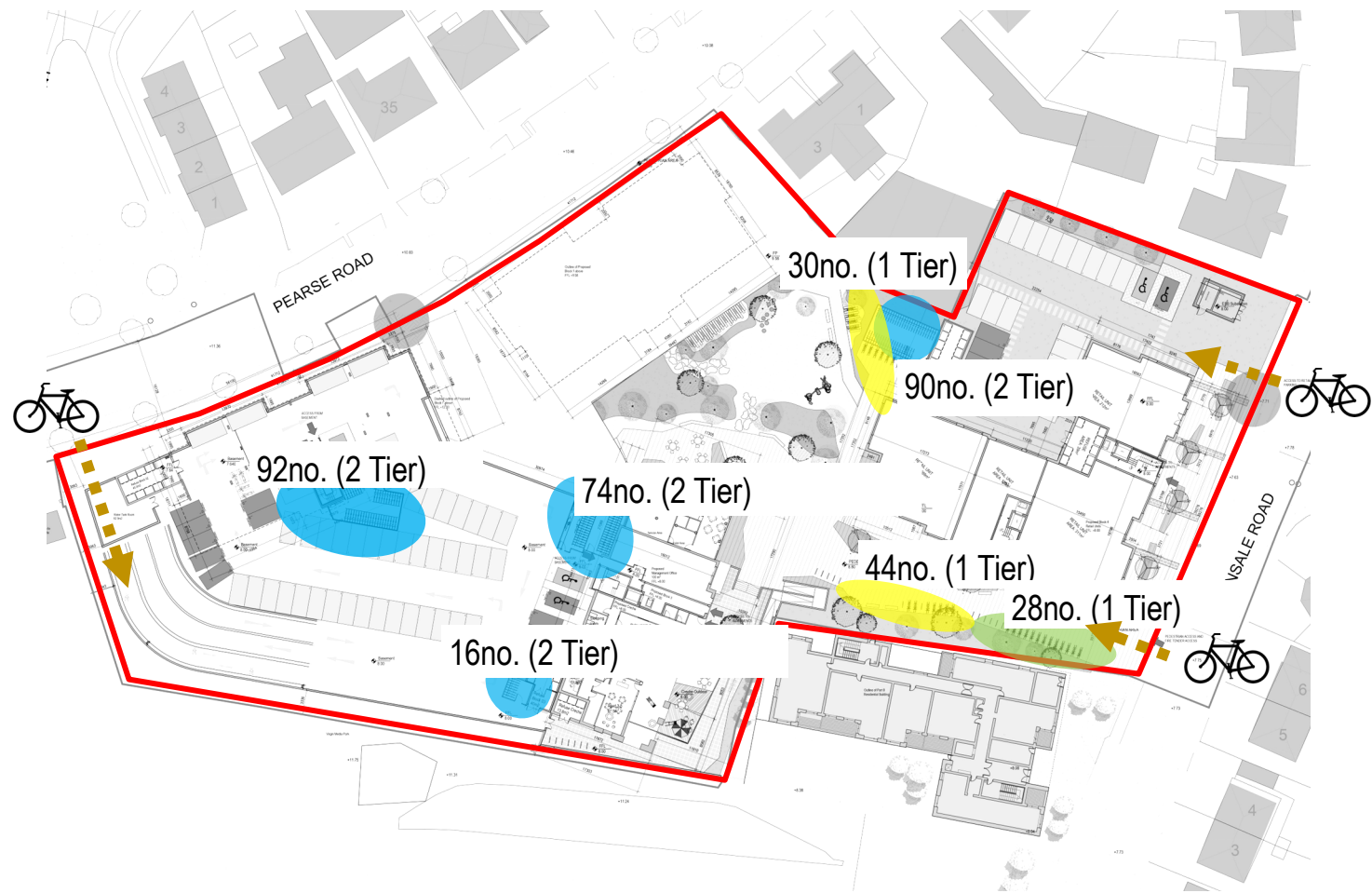


AERIAL VIEW LOOKING WEST

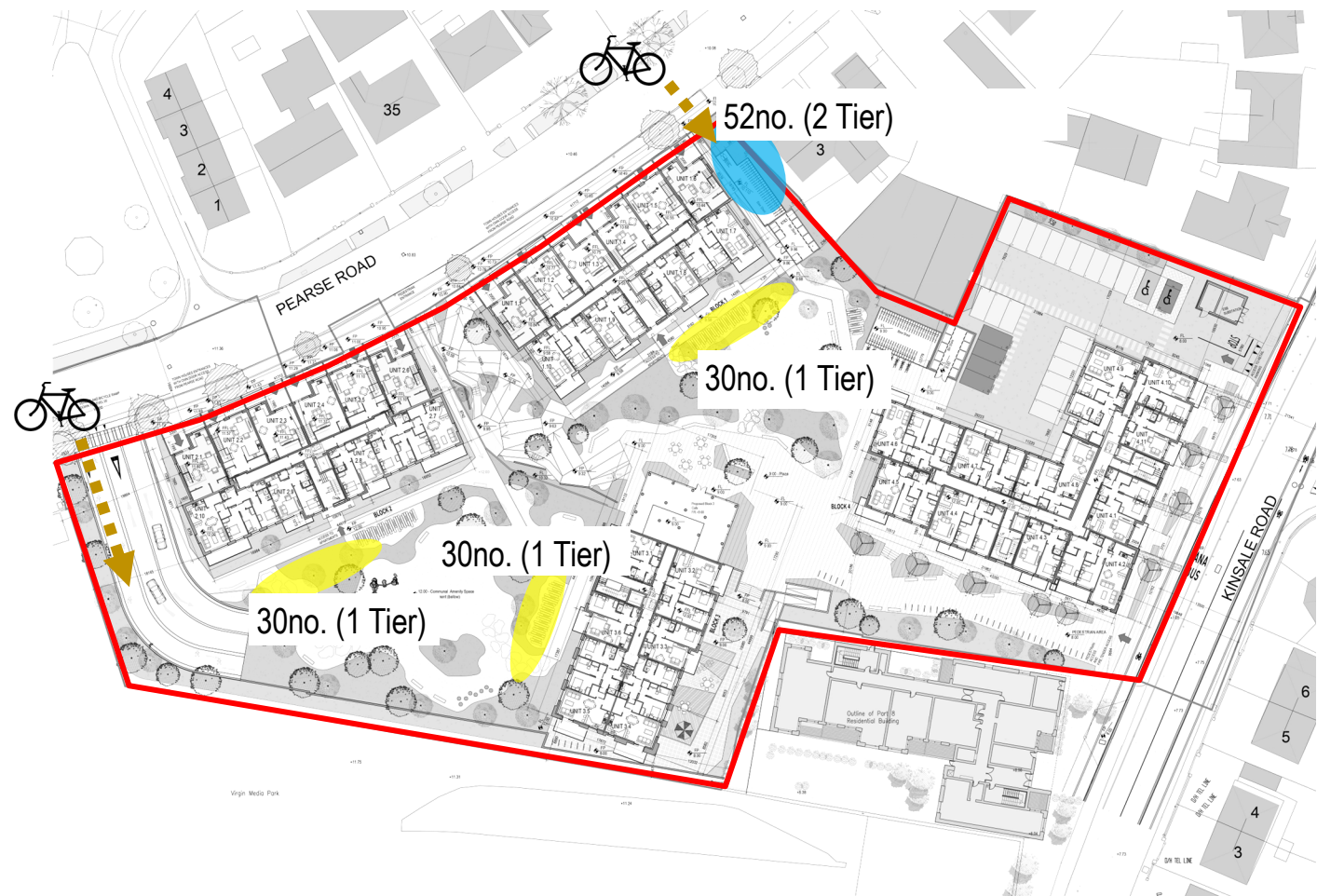


AERIAL VIEW LOOKING SOUTH

Bicycle Parking Plan



LEVEL 00



LEVEL 01



TYPES OF BICYCLE PARKING



RESIDENTS BICYCLE PARKING



RESIDENT'S VISITORS BICYCLE PARKING

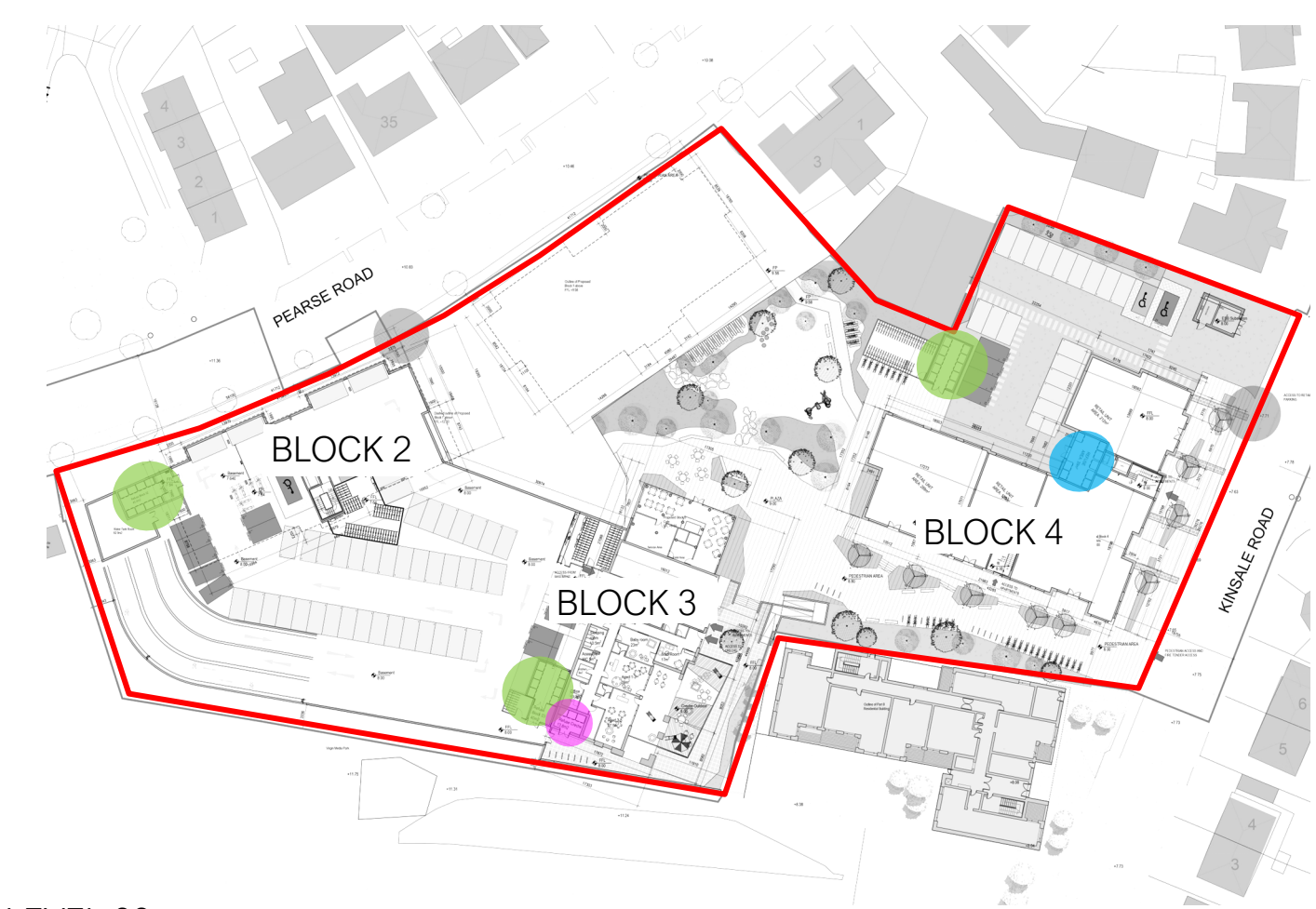


RETAIL BICYCLE PARKING

4.6

BICYCLE PARKING

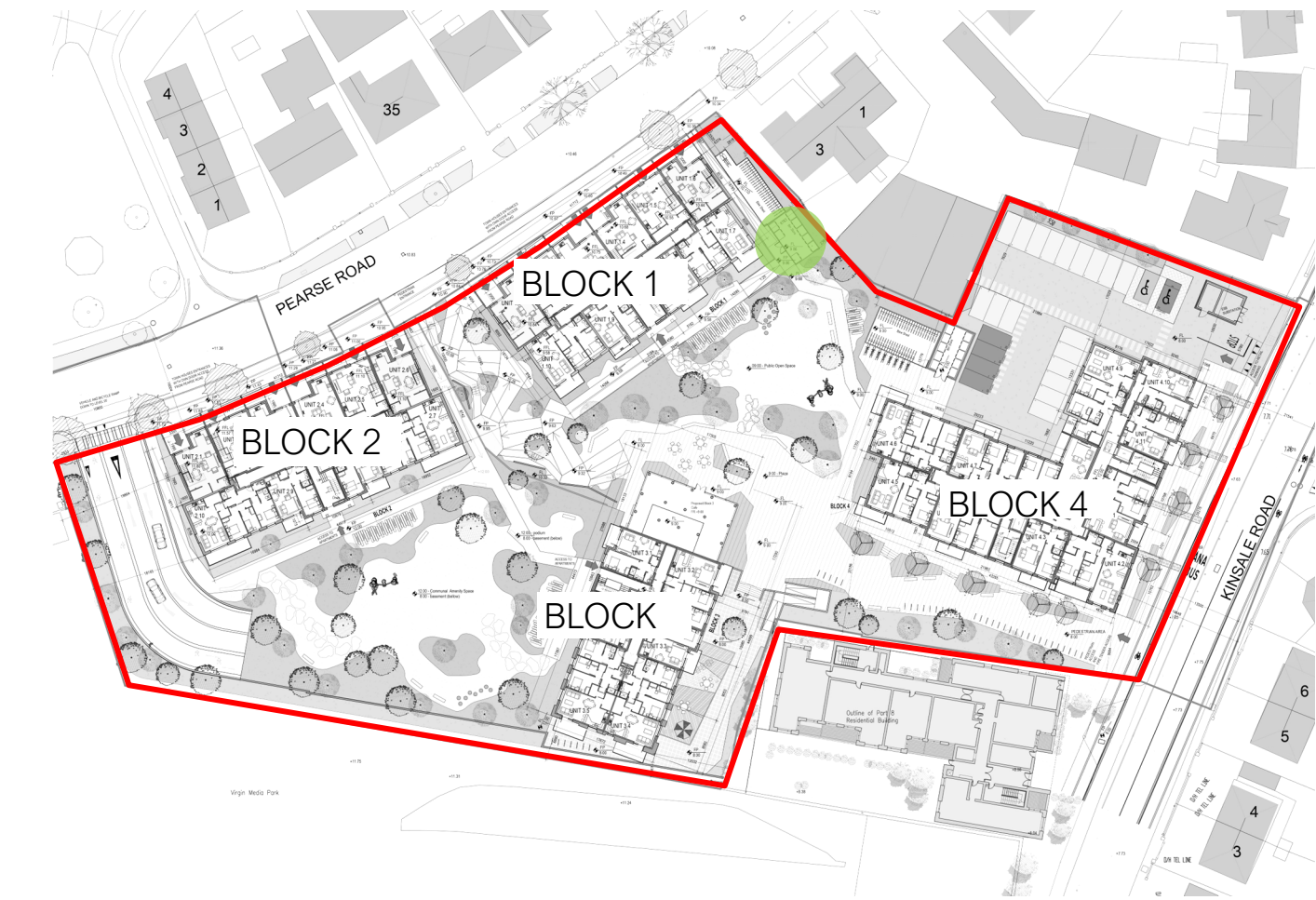
Bin Store Location



LEVEL 00

BIN STORES:

-  RESIDENTS BIN STORES
-  CRECHE BIN STORE
-  RETAIL BIN STORE



LEVEL 01

5.0

Placemaking & Proposed Materials

Placemaking

Ballyphehane

The proposed site is located in Ballyphehane, in the south of Cork City, bounded by Musgrave Park (Virgin Media Park) to the north, Kinsale Road to the east, Pearse Road to the west and existing properties to the north.

Existing Community Identity

Home / Community



Ballyphehane comprises of a series of residential roads and neighbourhoods developed by 'Cork Corporation' between 1948 and 1993 as an initiative to create a model community, so the existing communities are well established, with open greens and pocket parks.

Nature



In the locality along with Musgrave Park and the existing neighbourhood pocket parks and greens, the Tramore Valley Park to the east provides extensive parkland with the Tramore River running through it. To the north-west also is Tory Top Park.

Commerce



To the south of the site along Kinsale Road are many large scale retail and industrial units including the Supervalu Ireland headquarters. To the north at Curragh Road there is an Aldi supermarket and some small/medium sized retail units.

Sports / Outdoors



Musgrave park to the south is a landmark sporting and entertainment venue. Tramore Valley Park provides extensive sporting facilities and outdoor activities. Turners Cross stadium is also located just to the north as well as many local sports clubs.



KINSALE ROAD LOOKING SOUTH



KINSALE ROAD LOOKING NORTH



PEARSE ROAD LOOKING SOUTH



PEARSE ROAD LOOKING NORTH

5.1

PLACEMAKING EXISTING COMMUNITY IDENTITY

bko
architects

Placemaking

Proposed Development

The proposed development will have an emphasis on sustainable, high quality and climate resilient placemaking, which will respect the receiving environment of Ballyphehane by tying in with the existing community identity of home, nature, commerce and recreation.

Proposed Development Community Identity



Home

The proposed scheme provides 170no. Housing units over 4no. Blocks, adding to the community along Kinsale Road, Pearse Road and within the new community of the proposed development.



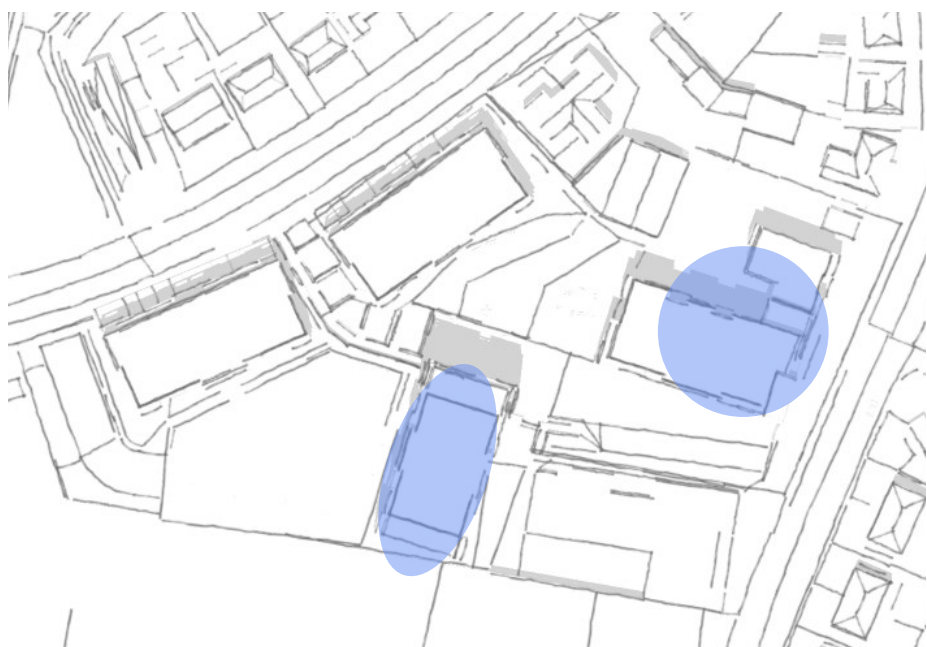
VIEW FROM PEARSE ROAD TOWARDS BLOCKS 1 & 2



Commerce

New retail units are proposed along Kinsale Road adding to the offers along this retail/commercial route.

A coffee shop visible from both roads and creche are located in the centre of the development, drawing people into the heart of the scheme and allowing them experience the greener spaces.



VIEW FROM KINSALE ROAD TOWARDS BLOCK 4

5.2

PLACEMAKING PROPOSED PLACEMAKING

oko
architects

Proposed Development Community Identity



Nature

The proposal contains a series of open spaces that bring pedestrians in from Kinsale & Pearse Road to the green heart of the development.

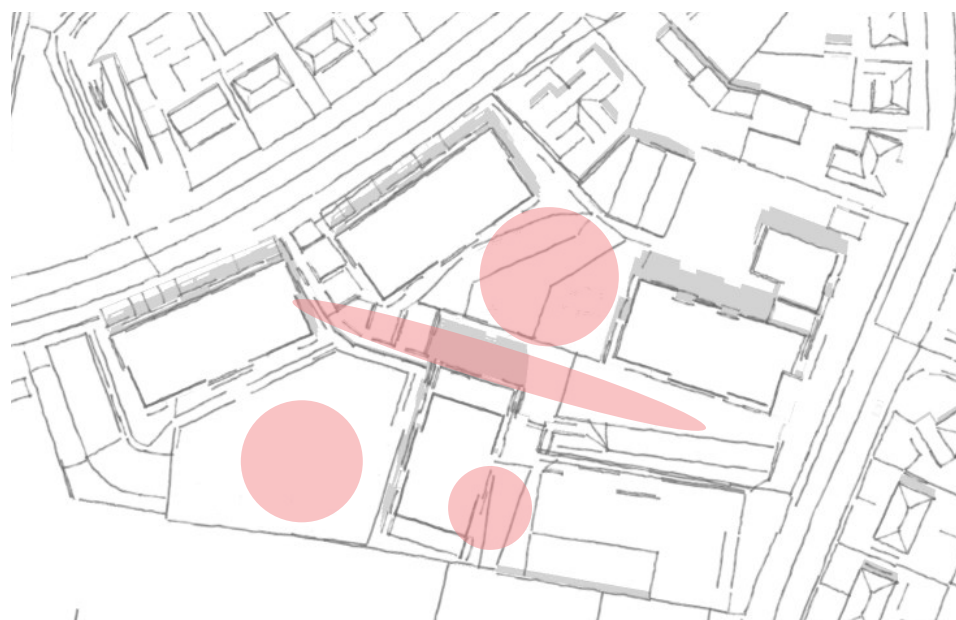


VIEW OF COMMUNAL AMENITY SPACE



Recreation

A variety of stopping points/seating areas occur along the journey to the central plaza which is surrounded by the public open space to the north and the communal amenity open space to the south, both of which will have areas for recreation/play.



VIEW INTO SITE FROM KINSALE ROAD



VIEW OF PUBLIC PLAZA

Placemaking

Existing Materiality

The materials of the receiving environment consist mostly of houses with rendered facades and red tiled roofs, but also industrial/retail buildings with a variety of metal cladding and concrete/rendered finish.



Pearse Road houses, render with red roof tiles, detailing around opes.



Slieve Mish park, rendered detailing around opes



Kinsale Road, detailing that joins between opes

Proposed Materiality

The proposed materials will be of high quality finish that not only respects the character of the receiving environment but builds on the local character by taking cues from the local materials and some design details. The proposed materials will provide a sustainable and resilient finish to the new development while creating attractive spaces for new residents and the public to experience on their journey through and while using this new public realm.



Reference images for detailing and around and between opes



Proposed detailing between and around opes in reference to the typologies established locally.

Placemaking

High Quality Places

Along with a high quality sustainable finish, a consistent palette will be applied throughout the scheme to the building forms, public realm and green spaces to identify the development as a whole.



REFERENCE IMAGES—BLOCKS1 & 2



Pearse Road townhouses — Block 1 & 2

The proposed units on Kinsale Road are three storeys with a fourth floor set back, so that the three storey portion reads to the scale of the street. The main façade projections use a warmer toned brick with a warm grey render between the opes at ground & first floor. Recessed areas of the façade along with the side elevation are rendered. Balconies, window framing and the upper floor are a darker colour to tie in with the palette used across the rest of the development. The own door units at ground bringing activity to the street.



BLOCKS1 & 2



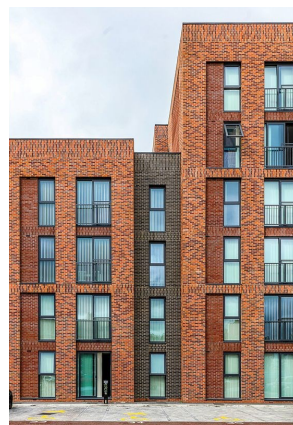
REFERENCE IMAGES—BLOCK 4

Kinsale Road residential & retail — Block 4

The Kinsale Road block forms a new street edge, with ground floor retail making an active street frontage. The block steps from four storeys to the north, stepping to five in the centre and six storeys at the corner. The darker metal cladding element being framed by the stone at the corner, signals the entrance to the new street through the development.



BLOCK 4



REFERENCE IMAGES—BLOCK 3

Central residential, creche, café — Block 3

The block at the centre of the development is eight/nine storeys, with creche and café to the lower ground floor drawing people into the centre of the development and providing activity in the heart of the scheme. Eight levels of residential are situated above this with views out in all directions.



BLOCK 3

5.3

PLACEMAKING PROPOSED MATERIALS & FORM

bko
architects

Placemaking

High Quality Places

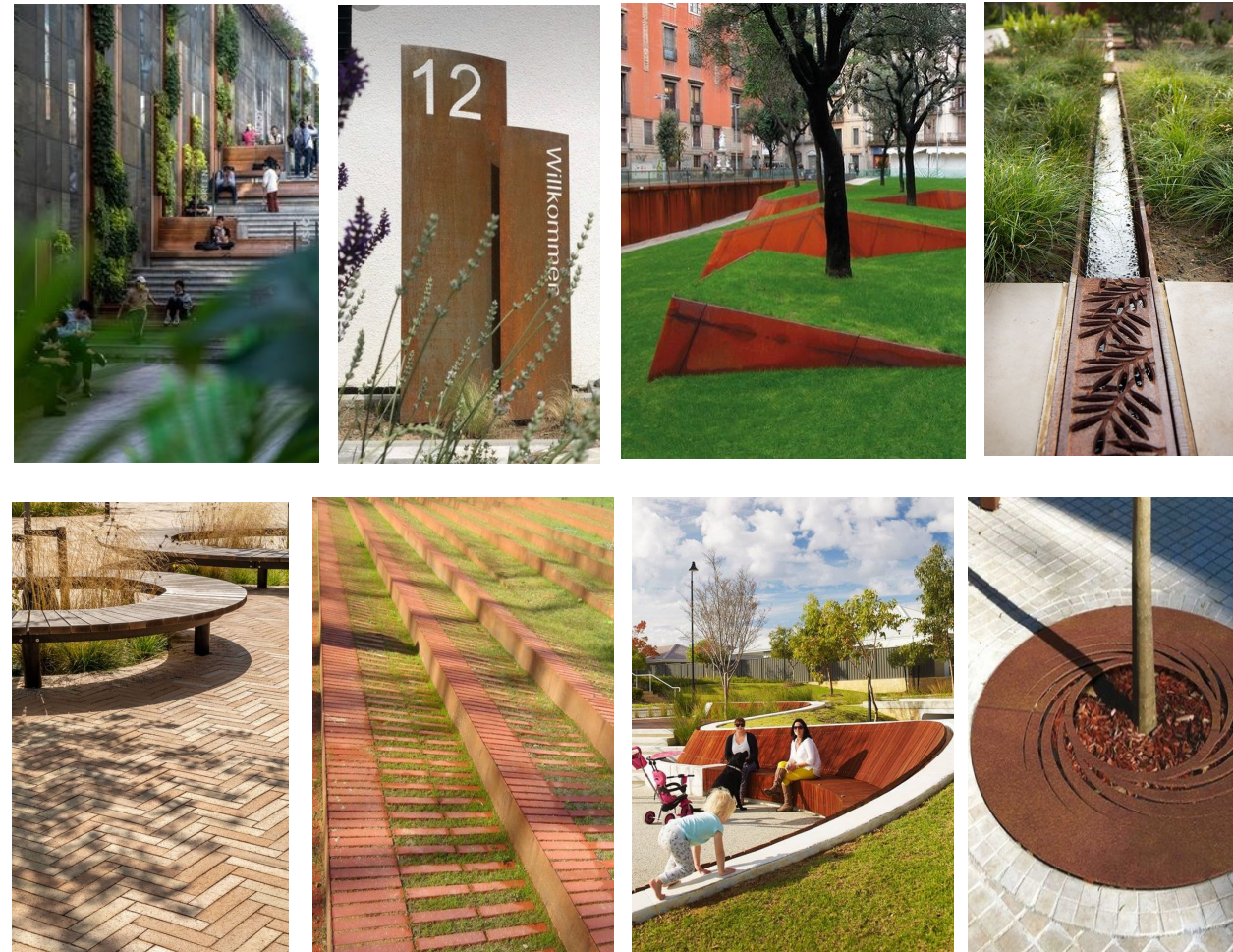
The choice of materials including brick and metal cladding are chosen to reflect the industrial heritage of the site, previous occupied by an amalgam of concrete and metal buildings.

This industrial feel will be represented in the bronze cladding of Block 4 signalling the new entrance to the site, the cladding of block three as a marker for the development as well as throughout the landscaping and wayfinding of the development.

Along with a high quality sustainable finish, a consistent palette will be applied throughout the scheme to the building forms, public realm and green spaces to identify the development as a whole.



VIEW TOWARDS BLOCK 3 FROM PLAZA



PLACE MAKING REFERENCE MATERIALS PALETTE

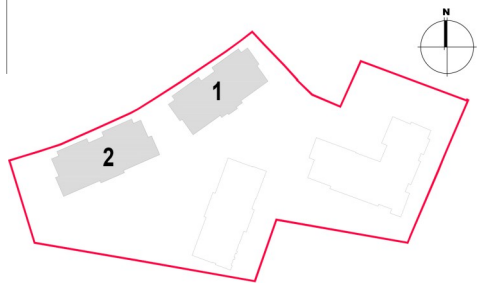


VIEW TOWARDS BLOCK 3 & 4 FROM KINSALE ROAD

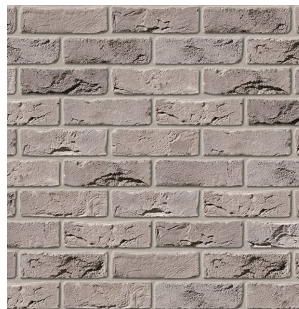
5.3

PLACEMAKING PROPOSED MATERIALS & FORM

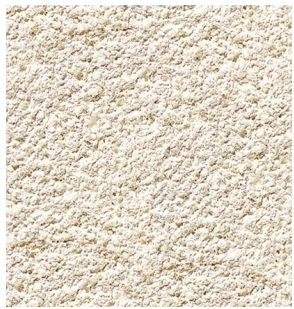
Blocks 1&2 - Materials



VIEW FROM PEARSE ROAD TOWARDS BLOCK 1&2



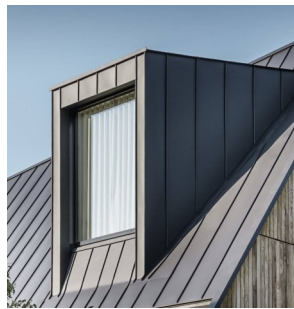
01. Warm mid-grey brick with cream mortar or similar approved



02. Cream render finish or similar approved



03. Light warm grey render finish or similar approved



04. PPC aluminium cladding system with standing seam effect, mid grey colour or similar approved

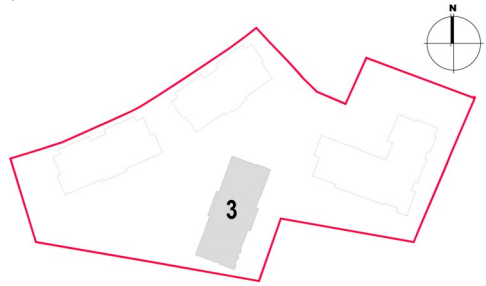


05. PPC Aluminium cladding system, warm mid grey colour or similar approved

06. Dark uPVC / window-door system with clear glazing, or similar approved



Block 3—Materials



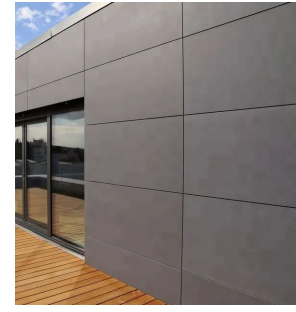
VIEW FROM PLAZA TOWARDS BLOCK 3



01. Warm mid-grey brick with cream mortar or similar approved



03. Light warm grey render finish or similar approved



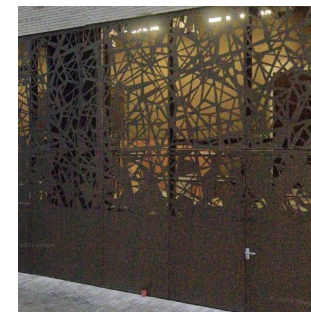
05. PPC Aluminium cladding system, warm mid grey colour or similar approved



07. Moca cream limestone or similar approved



08. PPC aluminium cladding system with standing seam effect, mid brown-bronze colour or similar approved



09. PPC perforated metal panel cladding to car park under podium, mid brown-bronze colour or similar approved

06. Dark uPVC / window-door system with clear glazing, or similar approved

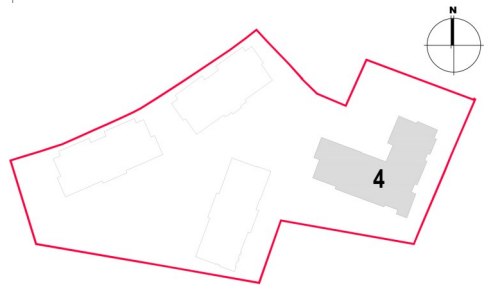
10. Clear glazing or similar approved



5.3

PLACEMAKING PROPOSED MATERIALS & FORM

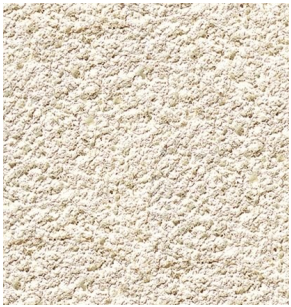
Block 4—Materials



VIEW FROM KINSALE ROAD TOWARDS BLOCK 4



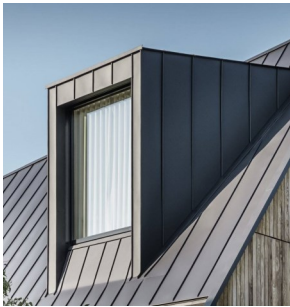
01. Warm mid-grey brick with cream mortar or similar approved



02. Cream render finish or similar approved



03. Light warm grey render finish or similar approved



04. PPC aluminium cladding system with standing seam effect, mid grey colour or similar approved



05. PPC Aluminium cladding system, warm mid grey colour or similar approved



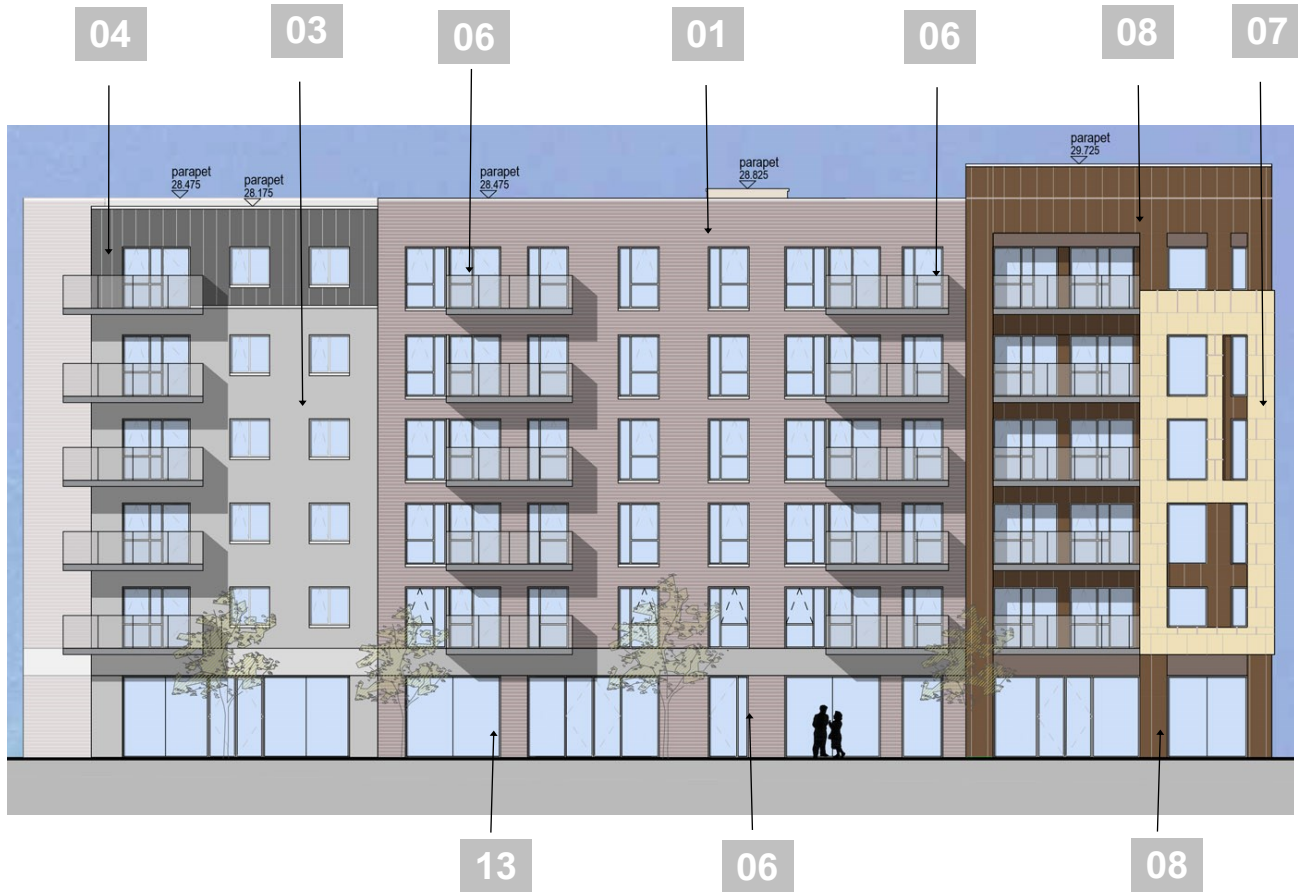
07. Moca cream limestone or similar approved

06. Dark uPVC / window-door system with clear glazing, or similar approved

10. Clear glazing or similar approved



08. PPC aluminium cladding system with standing seam effect, mid brown-bronze colour or similar approved



6.0

Proposed Plans





LEVEL 01 (nts)



ENTRANCE TO RESIDENTIAL BLOCKS



ENTRANCE TO OWN DOOR TOWNHOUSES







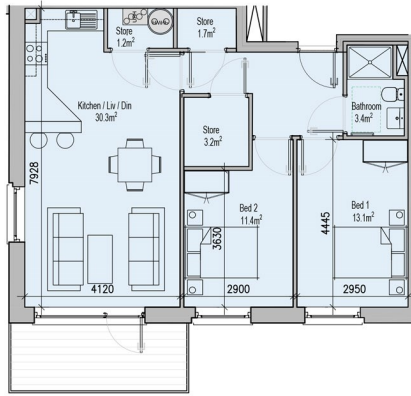








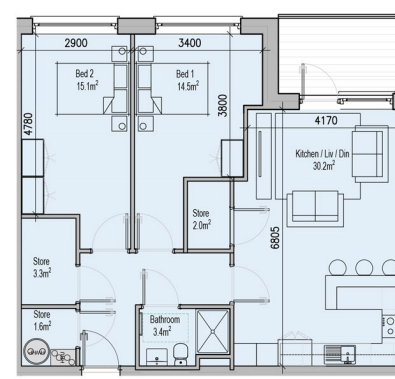
LEVEL 09 Roof Plan (nts)



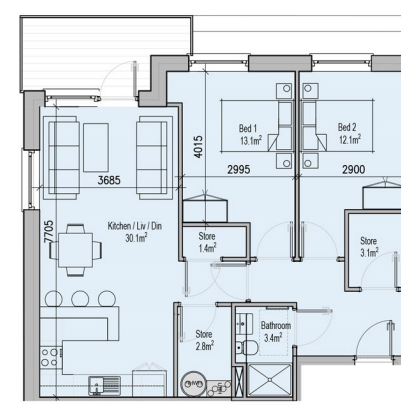
07 2 Bed Apartment - Type 01 (Gross Int. Area 75.6 sq m)
1/100



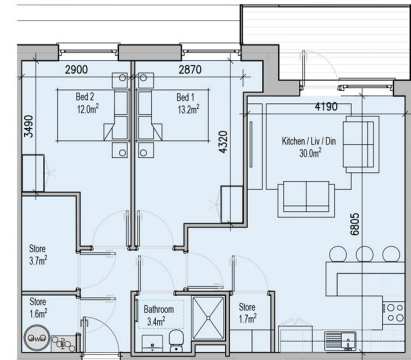
08 2 Bed Apartment - Type 02 (Gross Internal Area 84.8 sq m)
1/100



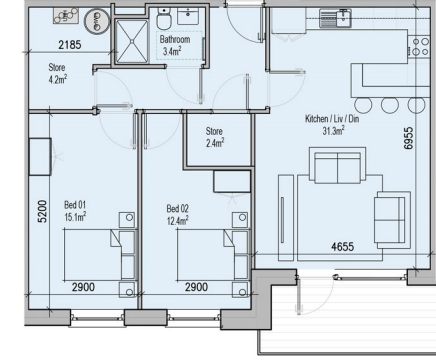
09 2 Bed Apartment - Type 03 (Gross Internal Area 82.0 sq m)
1/100



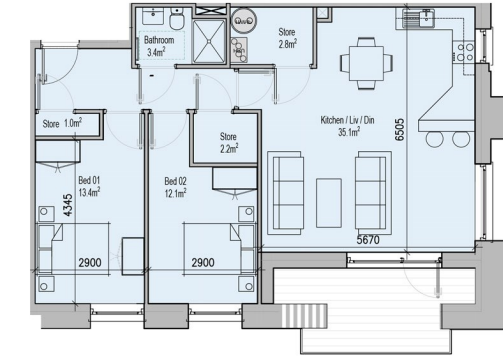
10 2 Bed Apartment - Type 04 (Gross Area 78.0 sq m)
1/100



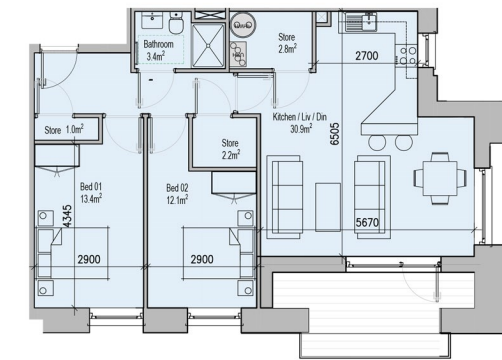
11 2 Bed Apartment - Type 05 (Gross Internal Area 75.1 sq m)
1/100



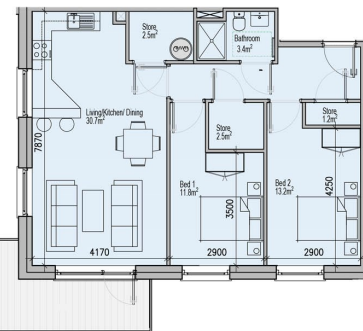
12 2 Bed Apartment - Type 06 (Gross Internal Area 80.4 sq m)
1/100



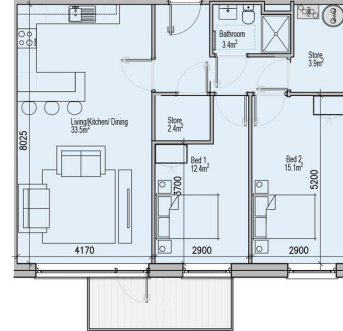
13 2 Bed Apartment - Type 07 (Gross Internal Area 81.0 sq m)
1/100



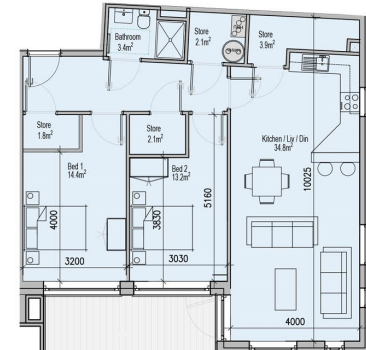
14 2 Bed Apartment - Type 08 (Gross Internal Area 76.8 sq m)
1/100



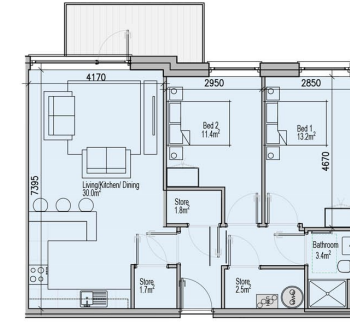
15 2 Bed Apartment - Type 09 (Gross Int. Area 77.1 sq m)
1/100



16 2 Bed Apartment - Type 10 (Gross Int. Area 81.6 sq m)
1/100



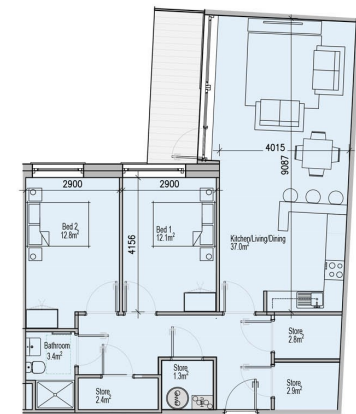
17 2 Bed Apartment - Type 11 (Gross Int. Area 90.3 sq m)
1/100



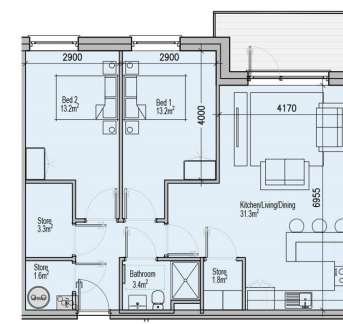
18 2 Bed Apartment - Type 12 (Gross Int. Area 73.9 sq m)
1/100

NOTE: Balcony sizes may vary, please refer to HQA for exact floor area per m2.

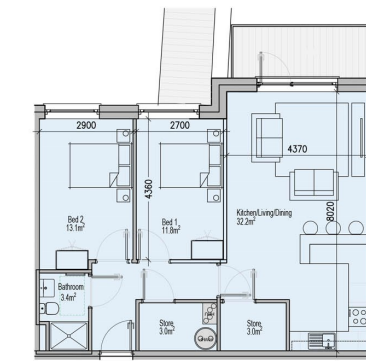
NOTE: Windows sizes and locations may vary, please refer to the GA drawings for reference



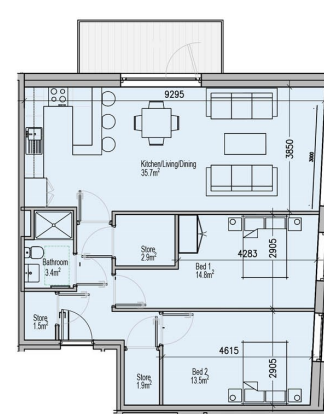
19 2 Bed Apartment - Type 13 (Gross Int. Area 91.5 sq m)
1/100



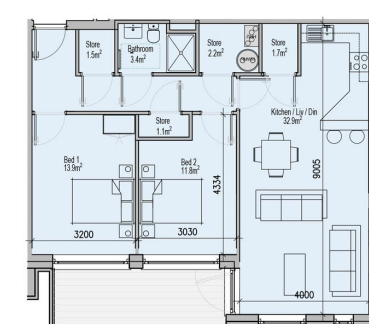
20 2 Bed Apartment - Type 14 (Gross Int. Area 77.0 sq m)
1/100



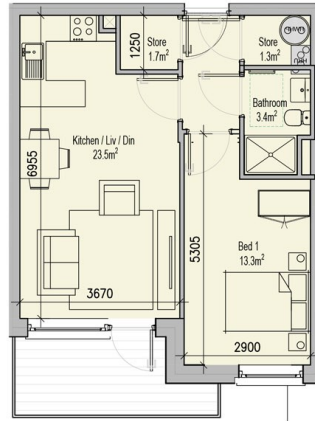
21 2 Bed Apartment - Type 15 (Gross Int. Area 76.7 sq m)
1/100



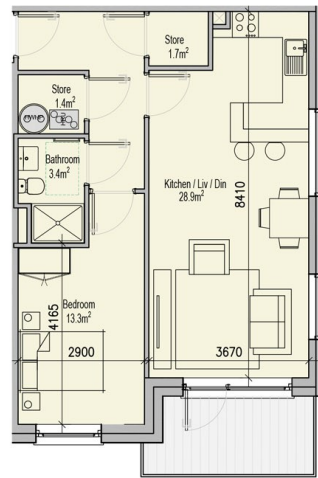
22 2 Bed Apartment - Type 16 (Gross Int. Area 83.3 sq m)
1/100



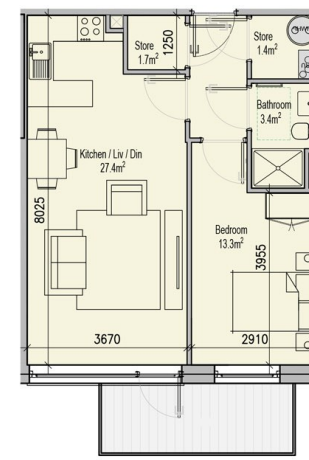
23 2 Bed Apartment - Type 17 (Gross Int. Area 81.5 sq m)
1/100



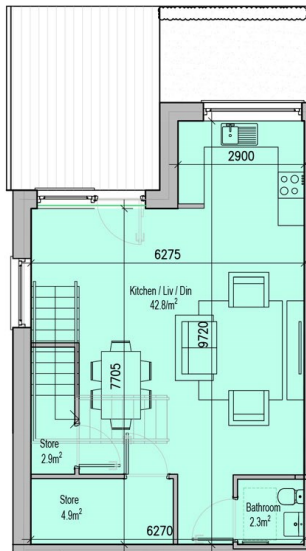
01 1 Bed Apartment - Type 01 (Gross Int. Area 49.5 sq m)
1/100



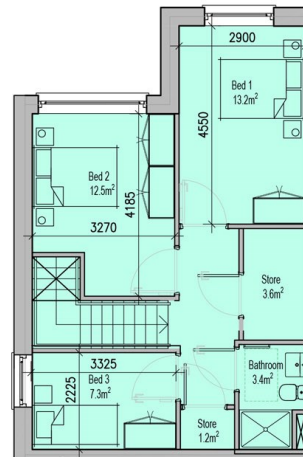
02 1 Bed Apartment - Type 02 (Gross Int. Area 59.2 sq m)
1/100



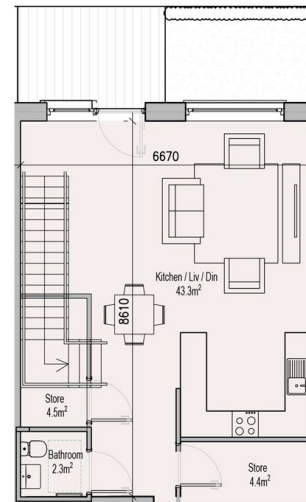
03 1 Bed Apartment - Type 03 (Gross Int. Area 53.6 sq m)
1/100



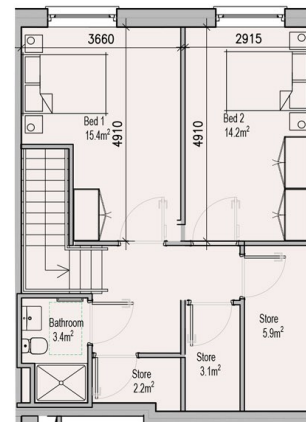
Ground Floor-54.0m2



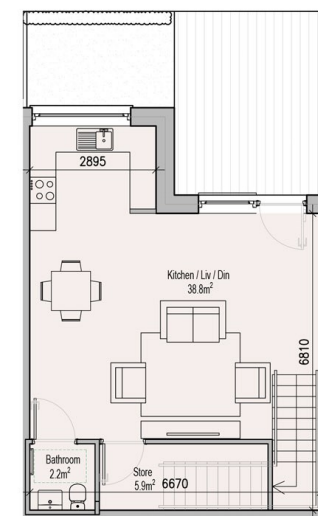
First Floor-54.0m2



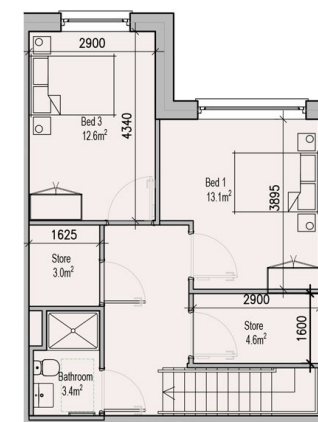
Ground Floor-58.0m2



First Floor-58.0m2



Ground Floor-51.0m2

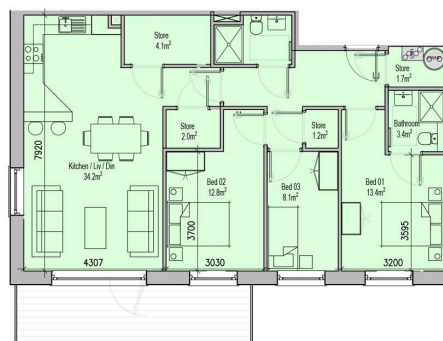


First Floor-51.0m2

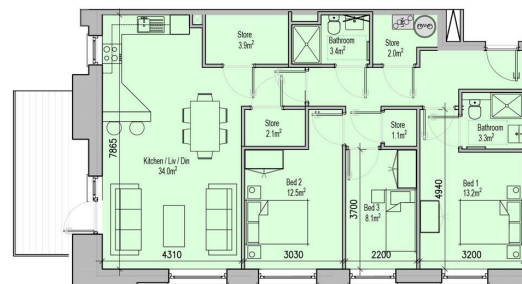
04 3 Bed Townhouse GF & FF - Type 01 (Gross Int. Area 108 sq m)
1/100

05 2 Bed Townhouse GF & FF - Type 01 (Gross Int. Area 116 sq m)
1/100

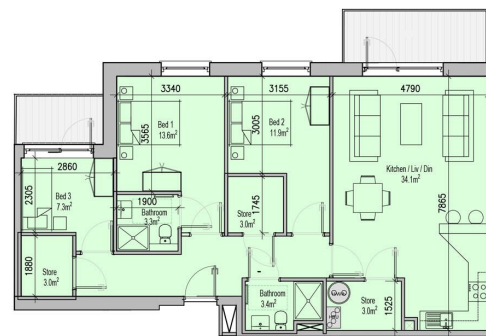
06 2 Bed Townhouse GF & FF - Type 02 (Gross Int. Area 102 sq m)
1/100



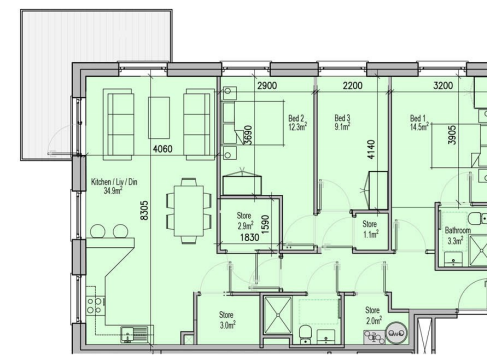
24 3 Bed Apartment - Type 01 (Gross Int. Area 98.3 sq m)
1/100



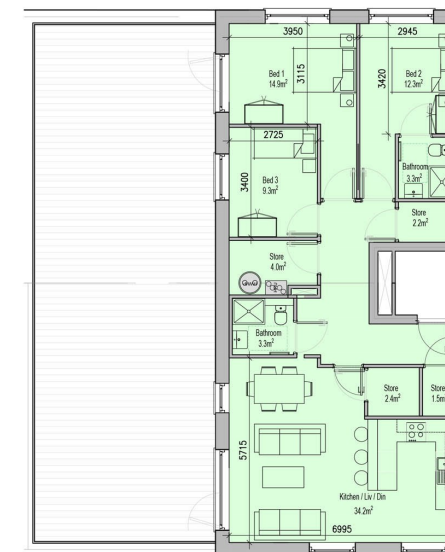
25 3 Bed Apartment - Type 02 (Gross Int. Area 99.6 sq m)
1/100



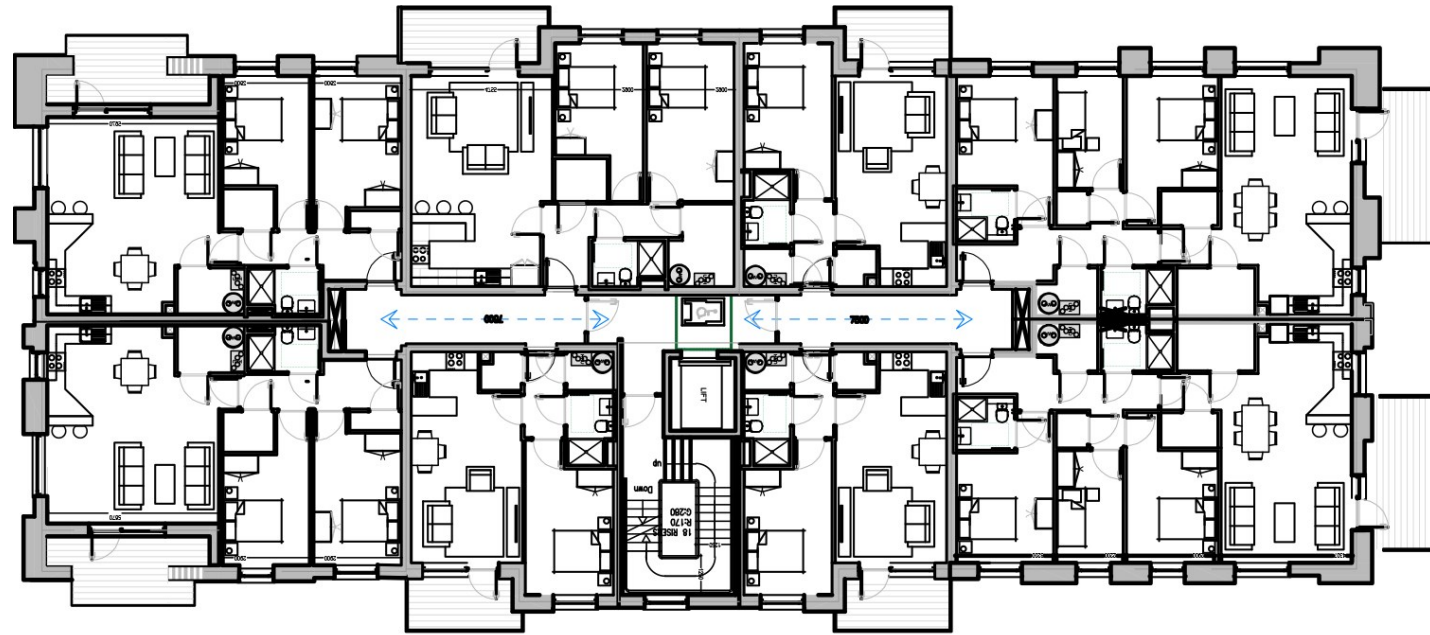
26 3 Bed Apartment - Type 03 (Gross Int. Area 98.9 sq m)
1/100



27 3 Bed Apartment - Type 04 (Gross Int. Area 102.2 sq m)
1/100



28 3 Bed Apartment - Type 05 (Gross Int. Area 105.6 sq m)
1/100

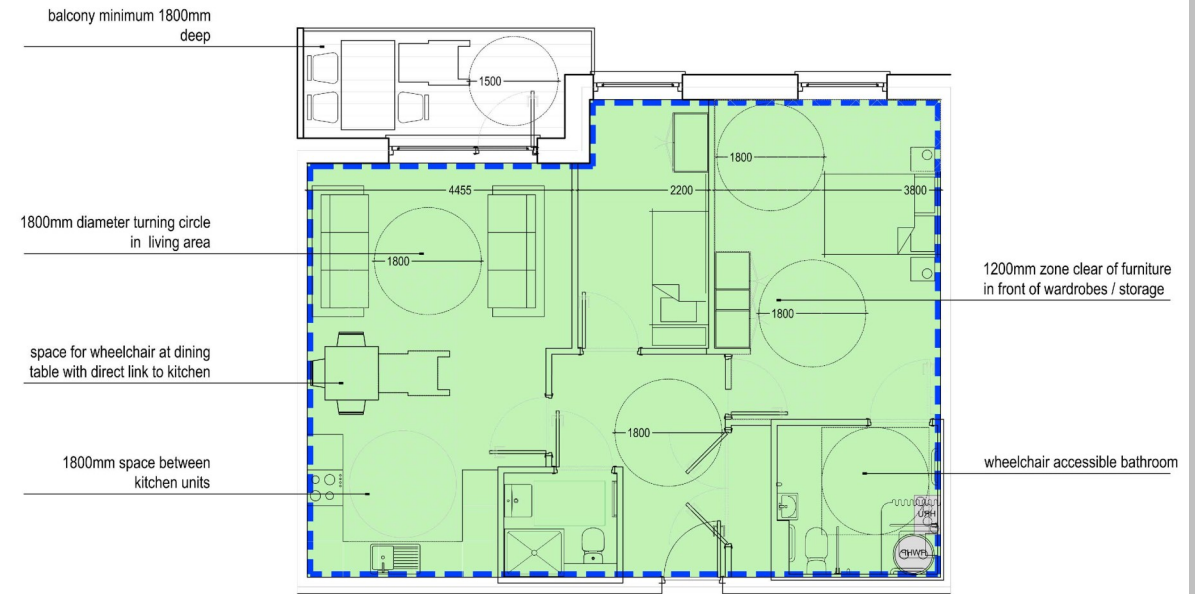


BLOCK 3 TYPICAL PLAN (NTS)

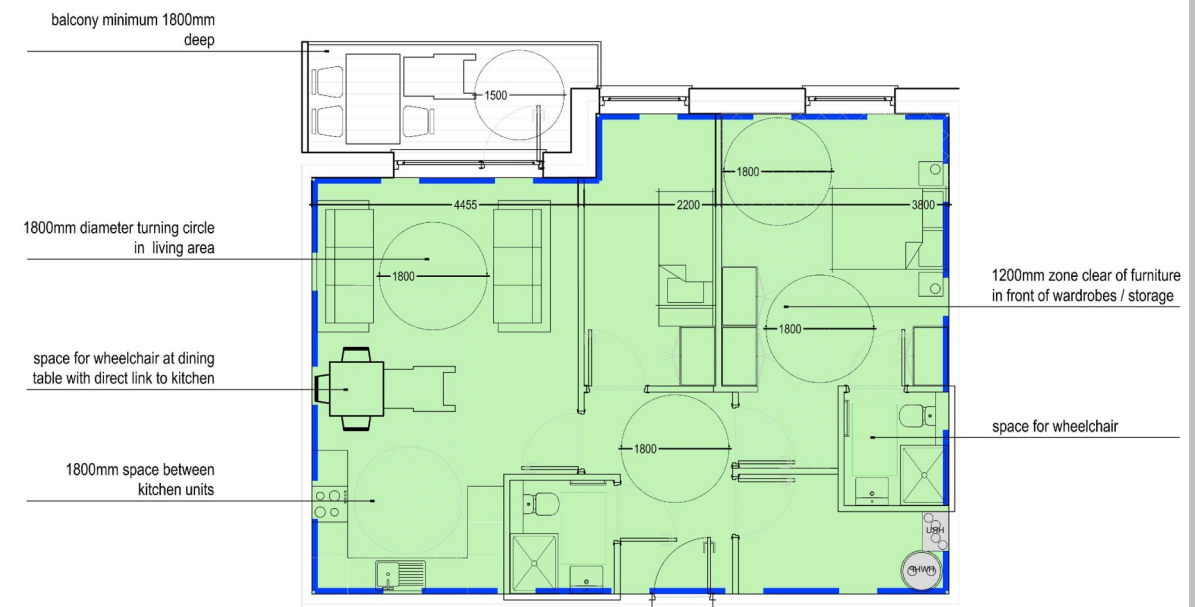
POTENTIAL LOCATIONS FOR ASSISTED/
INDEPENDENT LIVING UNITS



BLOCK 3 TYPICAL PLAN INCLUDING LOCATION OF POTENTIAL ASSISTED/INDEPENDENT LIVING (NTS)



ONE BED INDEPENDENT LIVING UNIT—TYPICAL LAYOUT (nts)



2 BED ASSISTED LIVING UNIT—TYPICAL LAYOUT (nts)

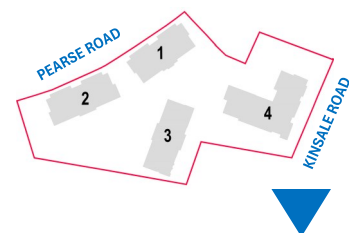
7.0

Proposed Views



Outline of Proposed Sports Building in Musgrave Park

Outline of Granted Part 8 App Development



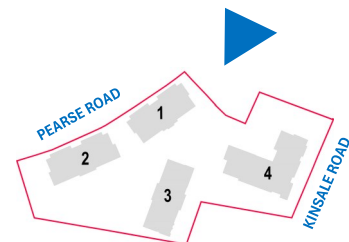


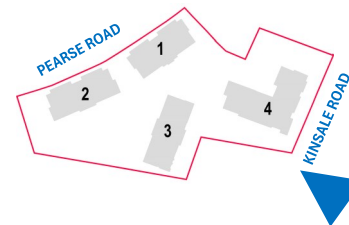
Outline of Granted Creamfield's Medical Centre

Outline of Granted Creamfield's Site

Outline of Proposed Sports Building in Musgrave Park

Outline of Granted Part 8 App Development



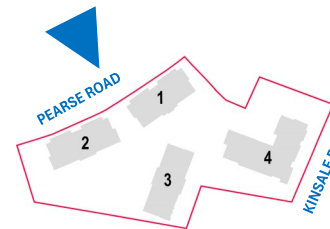


7.1

VIEWS – CGI



VIEW INTO SITE FROM KINSALE ROAD

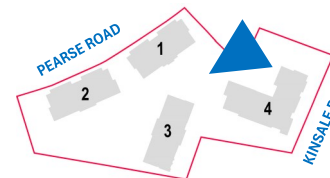


7.1

VIEWS – CGI



VIEW INTO SITE FROM PEARSE ROAD

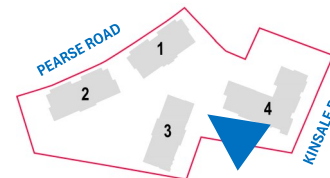


7.1

VIEWS – CGI



VIEW FROM WITHIN OPEN SPACE

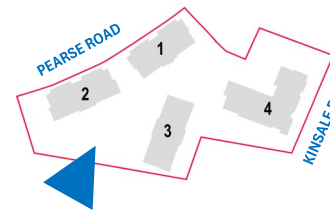


7.1

VIEWS – CGI



VIEW OF PUBLIC PLAZA

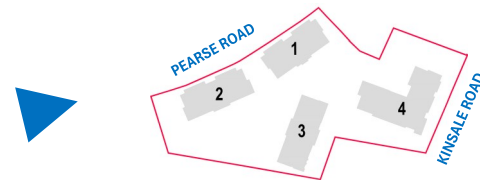


7.1

VIEWS – CGI



VIEW OF COMMUNAL AMENITY



7.1

VIEWS - CGI



VIEW EAST ALONG PEARSE ROAD

Appendix A

Site area = 12,062 m² (1.21ha)Open space 2,896.8 m² 24.02% of net developed areaPublic Open Space (inc.Plaza) 1,389.1 m² 11.52% of net developed areaCommunal Amenity Space 1,507.7 m² 12.50% of net developed area

Density 140 units /ha

Plot ratio excl. Basement 1.5 : 1

Building		APARTMENT NUMBERS															
		1					2					3			4		
		t/house		apartments			t/house		apartments			apartments			apartments		
Level		2 bed	3 bed	1 bed	2 bed	3 bed	2 bed	3 bed	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed
08												3	3	1			
07												3	3	2			
06												3	3	2			
05												3	3	2	1	6	1
04				2	6				2	4	2	3	3	2	1	6	1
03				2	6				2	4	2	3	3	2	3	6	2
02				2	2				2		2	3	3	2	3	6	2
01		4	2	2	2		4	2	2		2	3	1	2	3	6	2
0												man office (m ²)		100	retail (m ²)		930
												creche (m ²)		250			
												Café (m ²)		140			
B1																	
Total		4	2	8	16	0	4	2	8	8	8	24	22	15	11	30	8
TOTAL no. units		30					30					61			49		

Total 1 bed units	51															170	
Total 2 bed units	76																
Total 3 bed units	31																
Total 2 bed t/house	8																
Total 3 bed t/house	4																
% mix (1b/2b/3b)	(1b) 30.0%			(2b) 49.4%			(3b) 20.6%										
Single aspect	4	0	8	4	0	4	0	8	4	0	24	8	0	7	15	0	86
Dual aspect	0	2	0	12	0	0	2	0	4	8	0	14	15	4	15	8	84
% dual aspect	40.0%					40.0%					47.5%			55.1%			49.4%

Parking:							
Proposed parking:							
Uses:	Residential:	Retail:	Office:	Creche:	TOTAL:		
Total Cars @ designated spaces	0.34	58	1/50m ² gfa	20	1/50m ² gfa	2	82
elec spaces		4		1			6
		9		2			13
Bicycles @	1 / bedroom	324	Convenience store @1/100m ²	27	1/150m ² gfa	1	352
Visitor bicycles	1 / 2 bedrooms	162					162
Motorcycles @	1/10 cars	6	1/10 cars	2	1/10 cars	1	9

Gross Floor Area (m ²)				
Building	1	2	3	4
Levels				
08			590	
07			685	
06			695	
05			695	740
04	670	710	695	825
03	695	740	695	1060
02	695	740	695	1060
01	695	740	520	1060
00			590	1060
	2,755	2,930	5,860	5,805
Total GFA (m ²)	17,350			

Basement	3165
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Footprint (m ²)	750	795	755	1,135
Total Footprint (m ²)	3,435			

Bike/bins/Sub Footprint (m ²)	225
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Site Coverage *excl basement	26.00%
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Note: Basement bin and bike stores are included in the area of the basement.