

DESIGN STATEMENT



PART 2/3

2361
FORD CORK LRD

FRD_XX_XX_RP_JFA_AR_P6000
November 2024

02 DESIGN STRATEGY

Section 247 Meeting Response

Following our initial consultation with the local authority the following changes were made to the proposed scheme in order to more closely align with the vision for the new neighbourhood.

Height, Scale & Density

The proposed Block B tower has been reduced by 4 floors, and the lowest part of the block by 1 floor. The number of units proposed has dropped by circa 14% from 210 to 181 units.

Unit Mix

As requested the proposed scheme offers an improved unit mix, including 1, 2, and 3 bed apartments. The breakdown is in line with the provisions of the Cork City Development Plan 2022 - 2028.

Active Frontage to Centre Park Road

The proposed layout has been revised to include a gym facing the main road and Street C of the adjacent scheme. Access to Block B from Centre Park Road has also been introduced, increasing the active frontage along the street.

Access to Cycle Parking

The revised scheme has a secure bike parking area underneath the podium with direct access to the street, segregating cycle, vehicular and pedestrian traffic.

Vehicular Access & Interaction with Street C

The proposed scheme has improved its relationship with Street C thanks to the relocation of the Block A entrance and improved landscape proposal. Block A has also been moved to the west to help with its relationship with Street C in terms of scale.

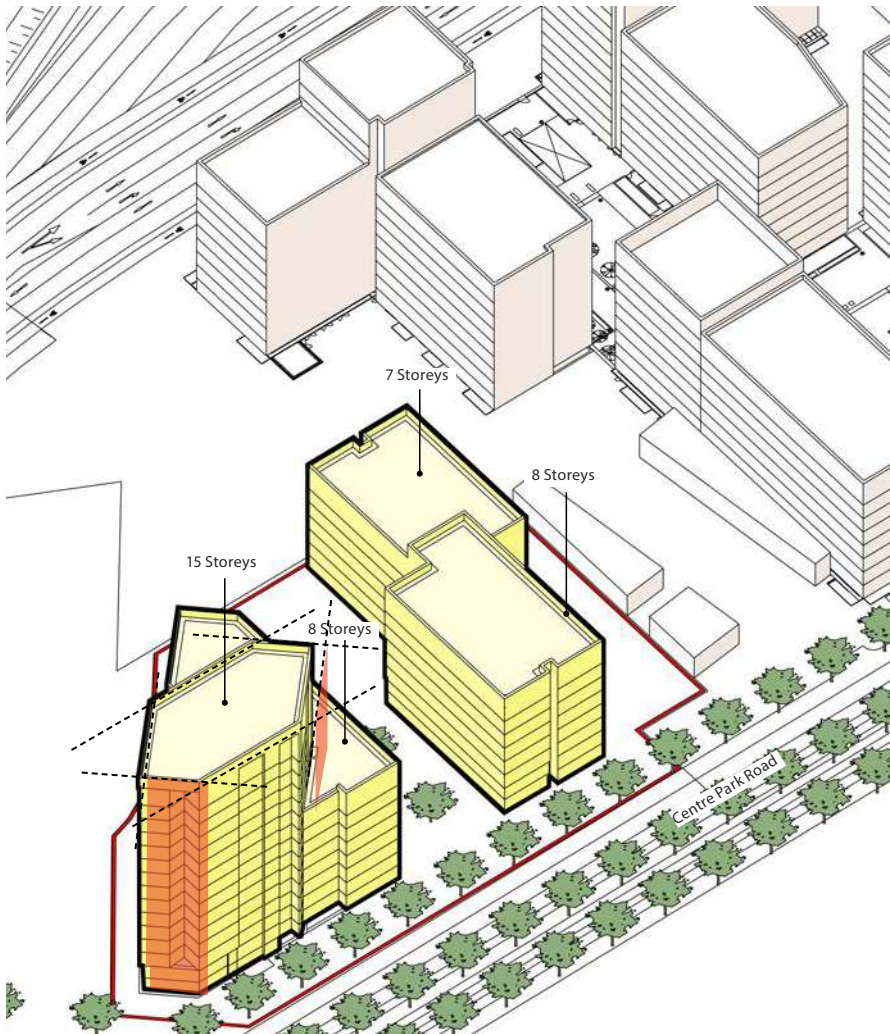
Vehicular access to the basement cannot be provided through Street C, as it is planned to be pedestrian-only, so an short additional roadway has been provided to Centre Park Rd.

Linking the Podium & Plaza spaces

An improved and more gradual connection between plaza and proposed podium is proposed with high quality landscape features including tiered steps and discreet ramps providing universal access.



Typical floor plan presented at the Section 247 meeting | not to scale



3D massing study presented at the Section 247 meeting

02 DESIGN STRATEGY

Section 32B Meeting Response (LRD 002-24)

Response to item 1 “Placemaking and Permeability/Connectivity”

1.a. “The layout of Block A should be ‘mirrored’ to bring the Northern element of the block closer to Street C which will assist in creating an urban edge along this street, will improve enclosure, and more closely follow the rhythm of the blocks established in the approved adjacent SHD scheme.”

Response:

The design for Block A has been updated in line with the council’s request. The block’s layout has been mirrored, moving the northern section closer to Street C. This change enhances the urban edge along Street C and strengthens the sense of enclosure. It also increases the width of the podium, providing a brighter external space and improved internal lighting. Finally the rhythm of the block better aligns with the block pattern established in the approved adjacent SHD scheme.

1.b. “The proposed vehicle entrance serving the undercroft car park should be relocated to Street C with the proposed disabled parking bay removed completely (all parking should be provided within the undercroft car park). The removal of this entrance, and associated roadspace, will provide an opportunity to create an enhanced public space within the development lands and remove potential conflicts along Centre Park Road.”

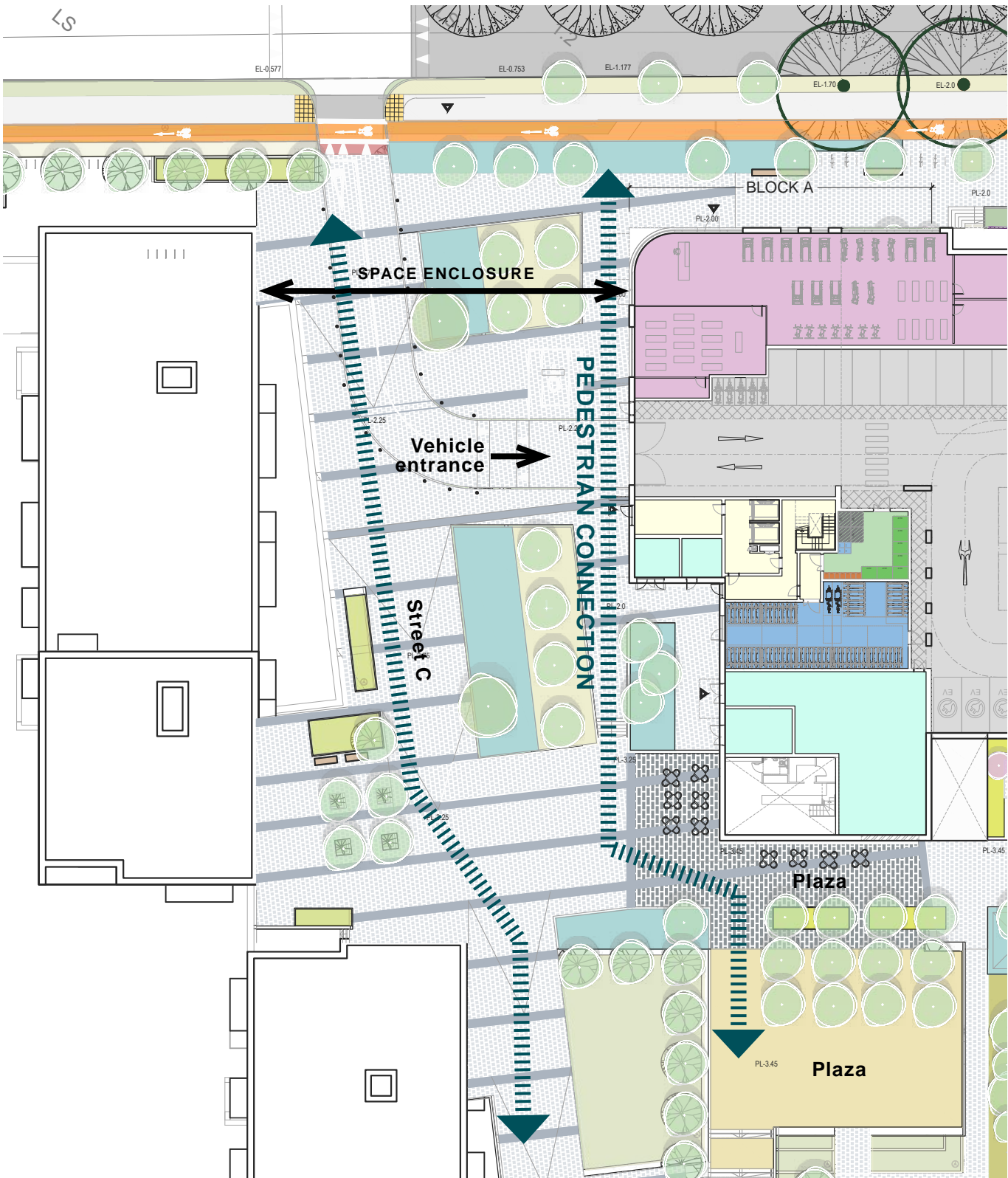
Response:

We have made the requested amendments, relocating the vehicle entrance for the undercroft car park to Street C and removing the associated roadspace to create an enhanced public space within the development. However, the proposed disabled parking bay has been retained, as we believe its current position does not interfere with pedestrian connections and provides convenient access, supporting the needs of the residential scheme. Care has been taken to maintain pedestrian access along Street C and reduce conflict between pedestrian, cyclists and vehicles.

1.c. “The layout of the Plaza area/public open space areas to the South/South-East of the scheme should be revised to create a more useable, welcoming public open space area with particular consideration given to the levels of same.”

Response:

The Plaza forms part of the SHD permission and efforts have been made to integrate neatly with this scheme, including careful landscaping and the location of the cafe unit adjacent to the Plaza for increased activity. A pedestrian link is also provided to the Podium from this part of the development.



Item 1 - Proposed basement plan (west section beneath Block A)

02 DESIGN STRATEGY

Section 32B Meeting Response (LRD 002-24)

Response to item 2 “Active Uses and Childcare Facility”

2.a. “The inclusion of a childcare facility within the proposed development. This facility should be of a capacity appropriate for the proposed development and the childcare provision demand for this location, with consideration given to ensuring the viability of such a facility.”

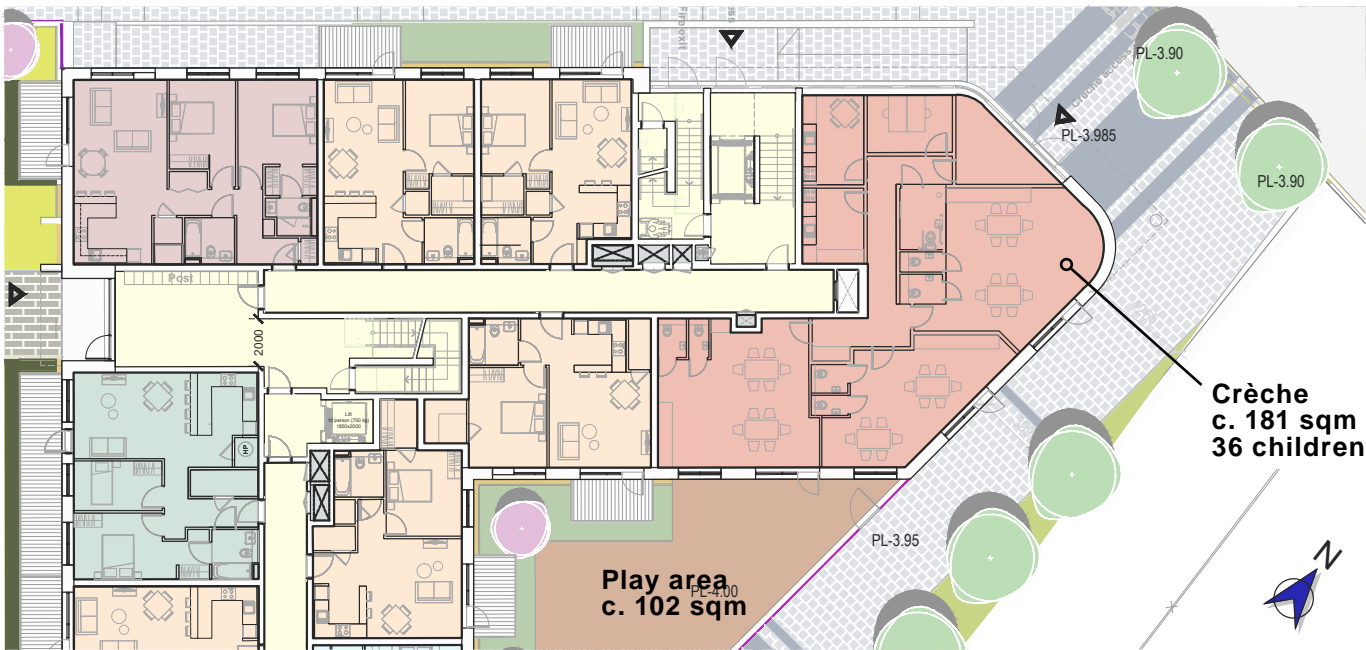
Response:

In response to the inclusion of a childcare facility within the proposed development, we have designed a crèche with three classrooms, providing 35 places. The facility also includes toilets, staff areas, and a kitchen. According to childcare guidelines, the required number of childcare spaces for this scheme is 30, while our proposed crèche exceeds this requirement. Additionally, there is an adjacent external play area of circa 102 square meters to the south, enhancing the facility’s functionality. We believe this design meets the needs of the development, which consists of 82 two-bedroom apartments and 32 three-bedroom apartments.

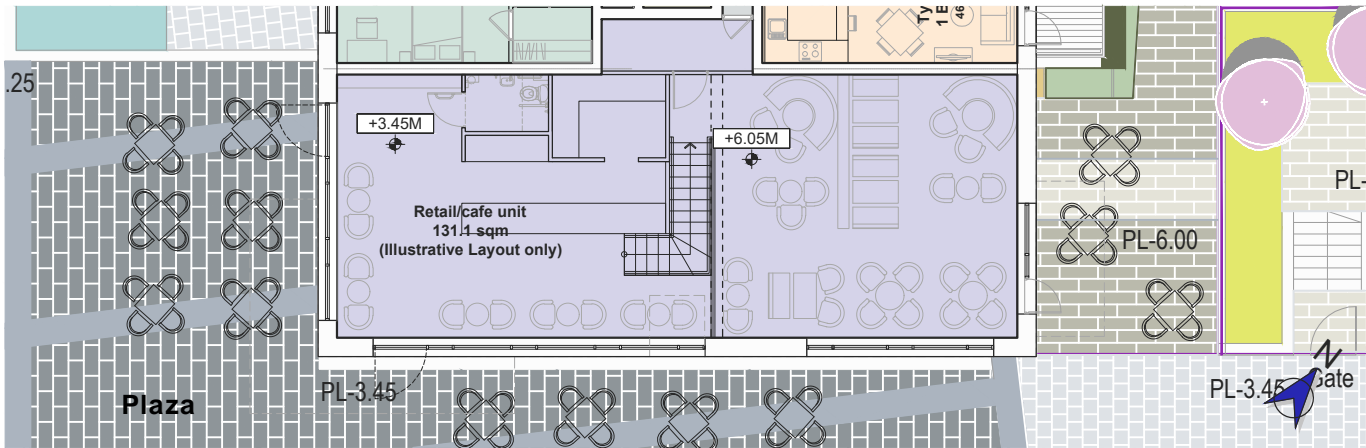
2.b. “Consideration should be given to the location of the proposed retail/café unit and to the location of the proposed childcare facility (see point a. above). The application should give consideration to locating the café/retail unit to the South of Block A so as to open onto the open space/plaza area to create an active public use for this public open space which would relate to the proposed uses in the adjacent development in this location. Consideration should be given to the position of the childcare facility within Block B with the use of the South-Eastern public open space area as the external play area.”

Response:

We have taken the council’s feedback into consideration and made adjustments accordingly. We are now proposing a café/retail unit located to the south of Block A, facing the public plaza, to create an active and engaging use for the open space, complementing the adjacent development. The café will feature a double-height space on the south corner, which enhances the openness and appeal of the area, creating a welcoming atmosphere and encouraging greater interaction with the public space. Additionally, we have positioned the crèche at the north-east end of Block B, with the external play area situated immediately to the south, ensuring convenient access and functionality.



Item 2.a - Block B ground floor plan



Item 2.b - Proposed cafe/retail unit plan



Item 2.b - Proposed cafe/retail unit south elevation

02 DESIGN STRATEGY

Section 32B Meeting Response (LRD 002-24)

Response to item 2 “Active Uses and Childcare Facility”

2.c. “The applicant should give further consideration to revising the Basement Plan and Ground Floor Plan to ensure more active frontages along Centre Park Road and the Street C Elevation. Consideration should be given to the positioning of the Plant, Storage and Bicycle Parking areas to increase live, active frontages.”

Response:

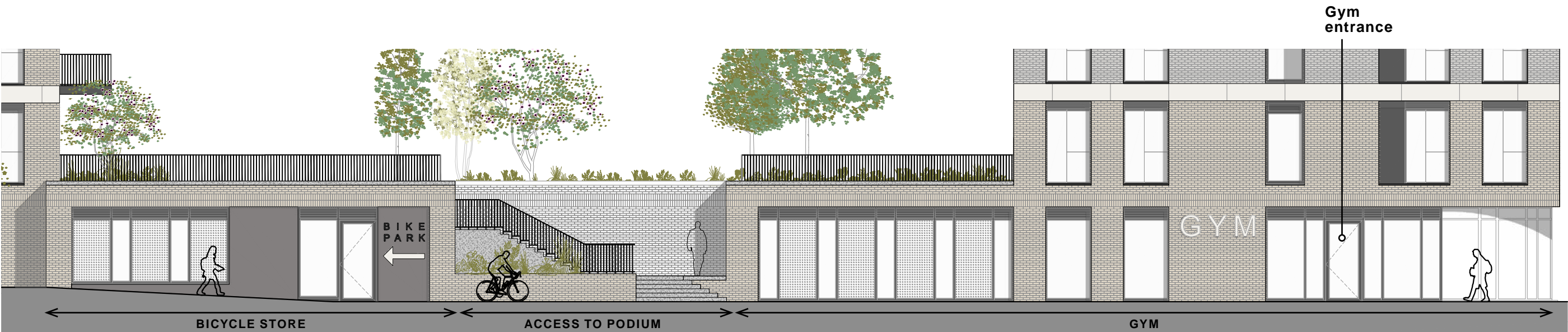
In response to the council’s request, we have carefully reconsidered the design of the Centre Park Road elevation. The frontage is animated with several active features, including the long gym façade, stepped access to the podium amenity space, the entrance and rhythmic windows of the bicycle parking, the entrance to Block B, and the glass wall of the crèche. Together, these elements create a dynamic and engaging streetscape. Additionally, the proposed landscaping further enhances the vitality of this path, contributing to a more active and lively frontage along Centre Park Road.

Along Street C, the façade has been activated with several key features to enhance its liveliness. These include the café on the south corner, access to the bicycle store, the main entrance to Block A, and podium access. Additionally, the vehicle and pedestrian entrances to the car park and the gym’s curtain-walled façade, which includes both the gym and class studio, further contribute to creating a dynamic and engaging frontage. These design elements, combined with those along Centre Park Road, ensure active and vibrant frontages on both sides of the development.

Please refer to contextual and detailed elevation drawings included in the architectural submission.



Item 2.c - Cafe / retail space corner



Item 2.c - Centre Park road elevation

02 DESIGN STRATEGY

Section 32B Meeting Response (LRD 002-24)

Response to item 7 “Architecture related requirements”

7.a. “The applicant is requested to further consider the issue of place making, public space in terms of hard landscaping (a public space for activity), and the hierarchy of routes. In this regard the applicant is requested to consider a revision of the layout to the south of the scheme where it is noted that semi-public 1st floor podium space is connected to the lower landscaped area through a series of ramps and steps, with the result that there is an extensive use of railings and guardings which is considered to diminish the effectiveness of the podium to act as a strong urban edge to the landscape and park beyond.

There are significant level changes between the edge of the scheme and the parkland beyond. The applicant is requested to consider locating public or civic uses to the base of the apartment block along this edge so as to activate the public plaza identified in the approved scheme. It is important that the floor level of that public use ties into to the level of the corresponding plaza.”

Response:

Following the feedback received regarding place making, public space, and the hierarchy of routes along the southern boundary of the scheme, we have undertaken a revision of the landscape layout to address the key concerns.

The landscape design along the southern boundary has been revised to improve connectivity and reduce the visual impact of the previous extensive use of ramps. The long ramps that were part of the original design have been removed and replaced with a more immediate stair access. This change creates a more direct and efficient connection between the semi-public podium and the lower landscaped area, strengthening the podium’s role as a defining urban edge that integrates more effectively with the adjacent parkland. For more detailed information, please refer to the updated landscape drawings and documents, which provide a comprehensive overview of these revisions.

In response to the feedback on level changes between the scheme and the parkland beyond, the levels have been carefully adjusted to ensure they align with the corresponding plaza to the south. This revision complements the inclusion of a café at the south end of Block A. The café is designed to activate this space, creating a focal point for public engagement and inviting people into the southern area of the scheme. The levels of the plaza have been deliberately tied into the floor level of the café, ensuring a seamless transition between the public plaza and the café/store. We believe these adjustments address the concerns raised and strengthen the overall public realm design by ensuring better integration between the built environment and surrounding landscape.

7.b. “The applicant is requested to consider revising and reconfiguring where the scheme interacts with ‘Street C’, with consideration given to re-locating the northmost block closer to the street so as to improve enclosure and more closely follow the rhythm of the blocks established in the approved adjacent SHD scheme. Full details, including sections and 3-D views of same should be included at planning application stage.”

Response:

In response to the request for revisions where the scheme interacts with ‘Street C,’ the design for Block A has been updated in accordance with the council’s guidance. The layout of the block has been mirrored, repositioning the northern section closer to Street C in order to improve enclosure and better align with the rhythm of the blocks established in the approved adjacent SHD scheme. Contiguous elevations and sections have been submitted to demonstrate the continuity with the SHD scheme, along with contextual 3D views that illustrate the integration of the revised design within the surrounding development. These materials are provided as part of the planning application.



Item 7.b - Proposed Centre Park road elevation | Scale 1:2000

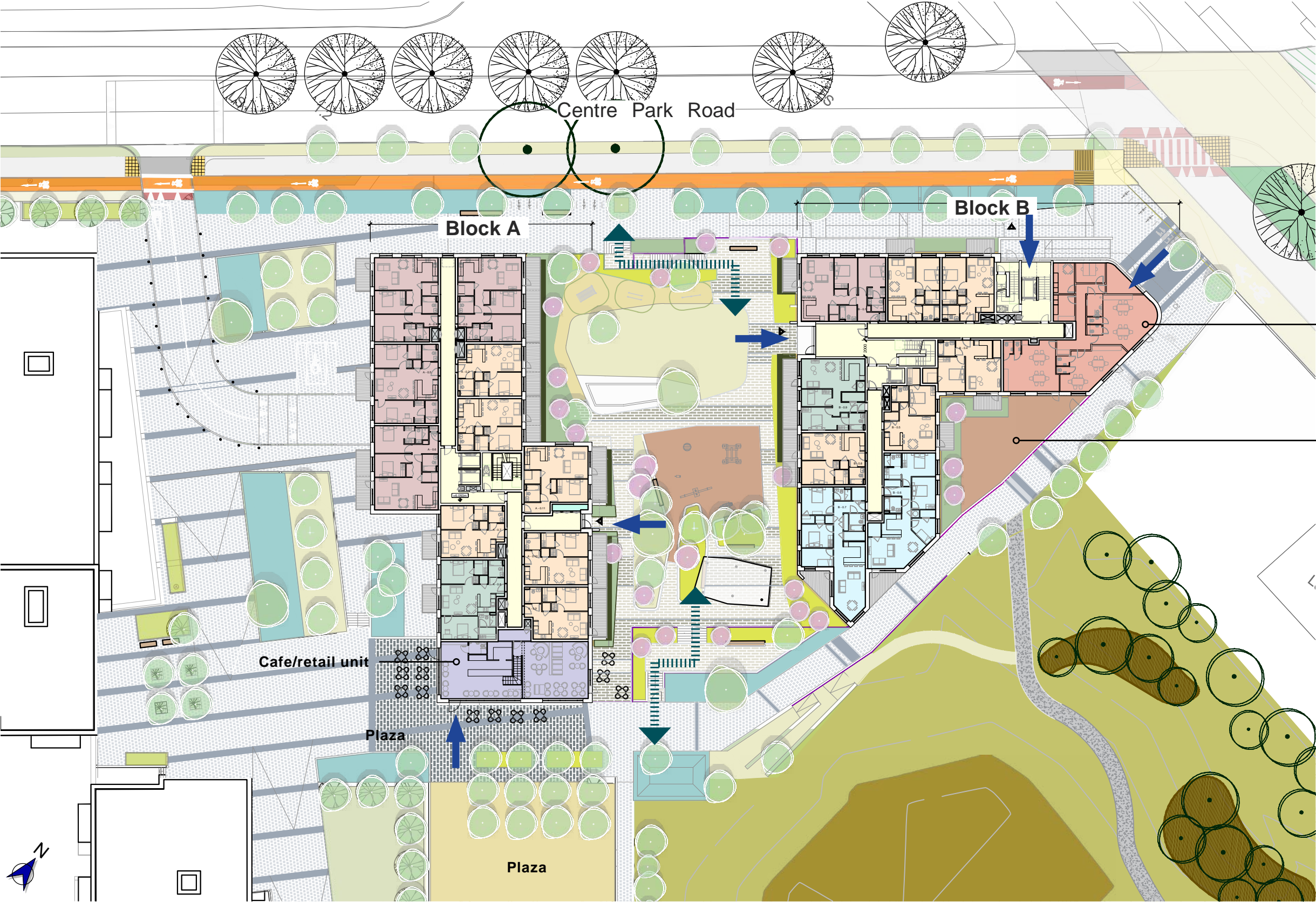
7.c. “The applicant is requested to consider the form of developed street-level perspectives from all aspects, with a high degree of architectural detailing and finishing information to be included at planning application stage. More detailed elevations and street-level perspectives as described above will be required to determine how well this streetscape has been resolved.”

Response:

In response to the request for developed street-level perspectives and detailed architectural information, we have submitted elevation details included in the drawing pack (drawings FRD_00_ZZ_DR_JFA_AR_P4004 and FRD_00_ZZ_DR_JFA_AR_P4005). Additionally, a series of 3D images have been developed to provide a comprehensive view of the streetscape from multiple angles, demonstrating how the proposed design has been resolved in relation to its context. These materials are submitted for your review and consideration at this stage of the planning application.

03 PROPOSED DESIGN

Ground Floor Plan



Crèche

Play area

LEGEND

Circulation	
1 Bed apartment/2 Persons	
2 Bed apartment/3 Persons	
2 Bed apartment/4 Persons	
3 Bed apartment/5 Persons	
Retail Unit	
Childcare facility	

27
45

03 PROPOSED DESIGN

Typical Floor Plan

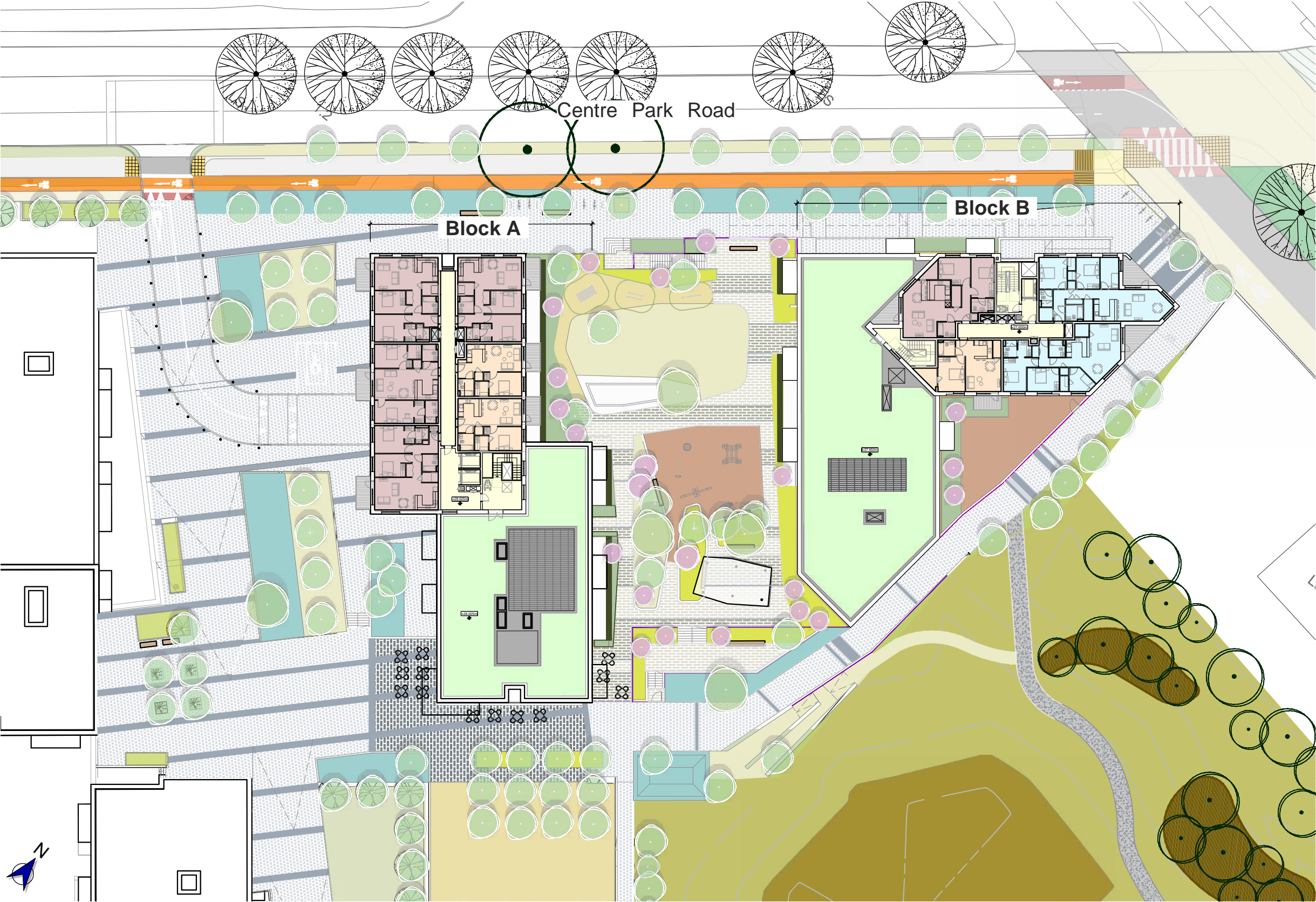


LEGEND

Circulation	
1 Bed apartment/2 Persons	
2 Bed apartment/3 Persons	
2 Bed apartment/4 Persons	
3 Bed apartment/5 Persons	

03 PROPOSED DESIGN

Seventh Floor Plan

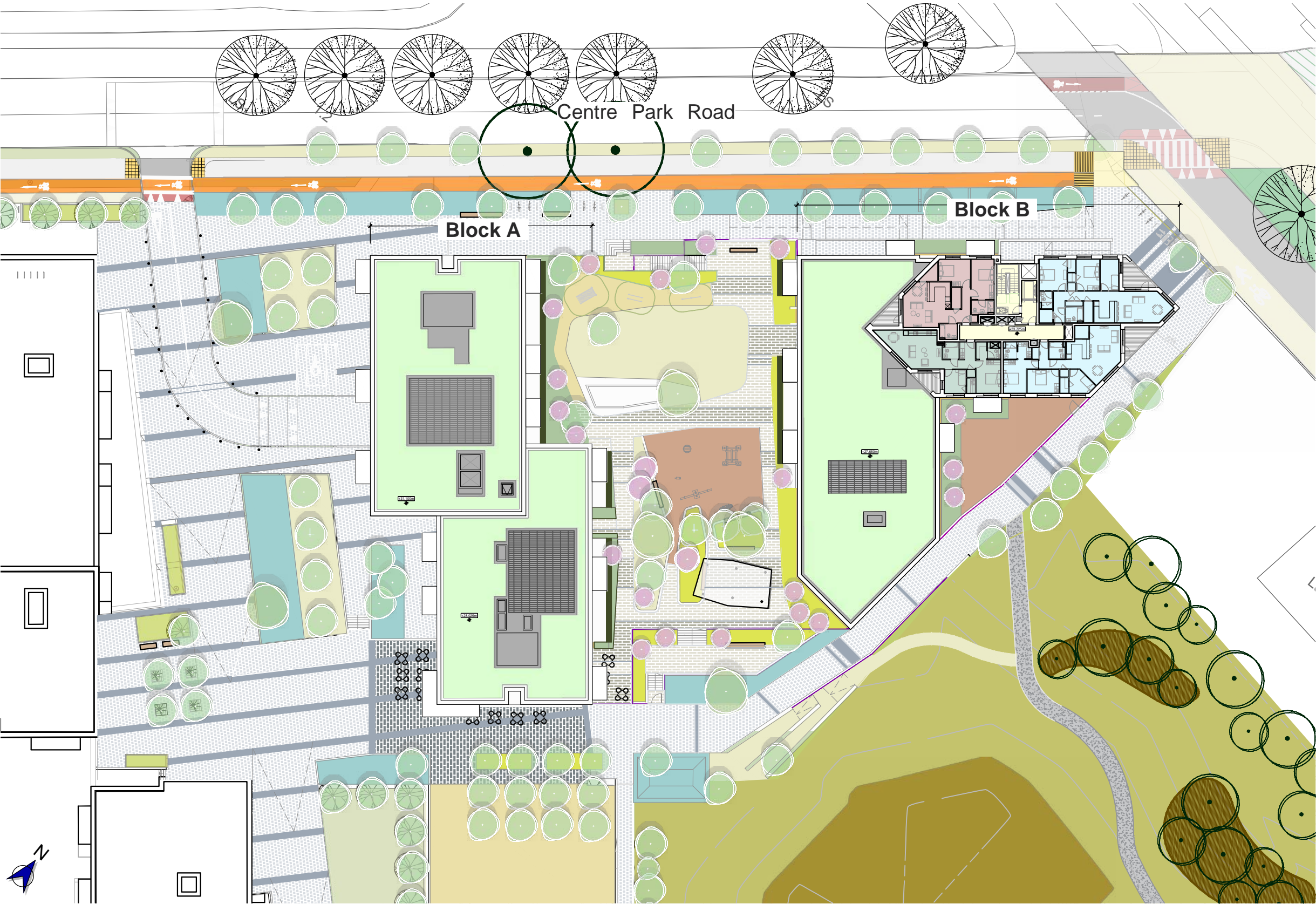


LEGEND

Circulation	
1 Bed apartment/2 Persons	
2 Bed apartment/3 Persons	
2 Bed apartment/4 Persons	
3 Bed apartment/5 Persons	

03 PROPOSED DESIGN

Eighth to Ninth Floor Plans

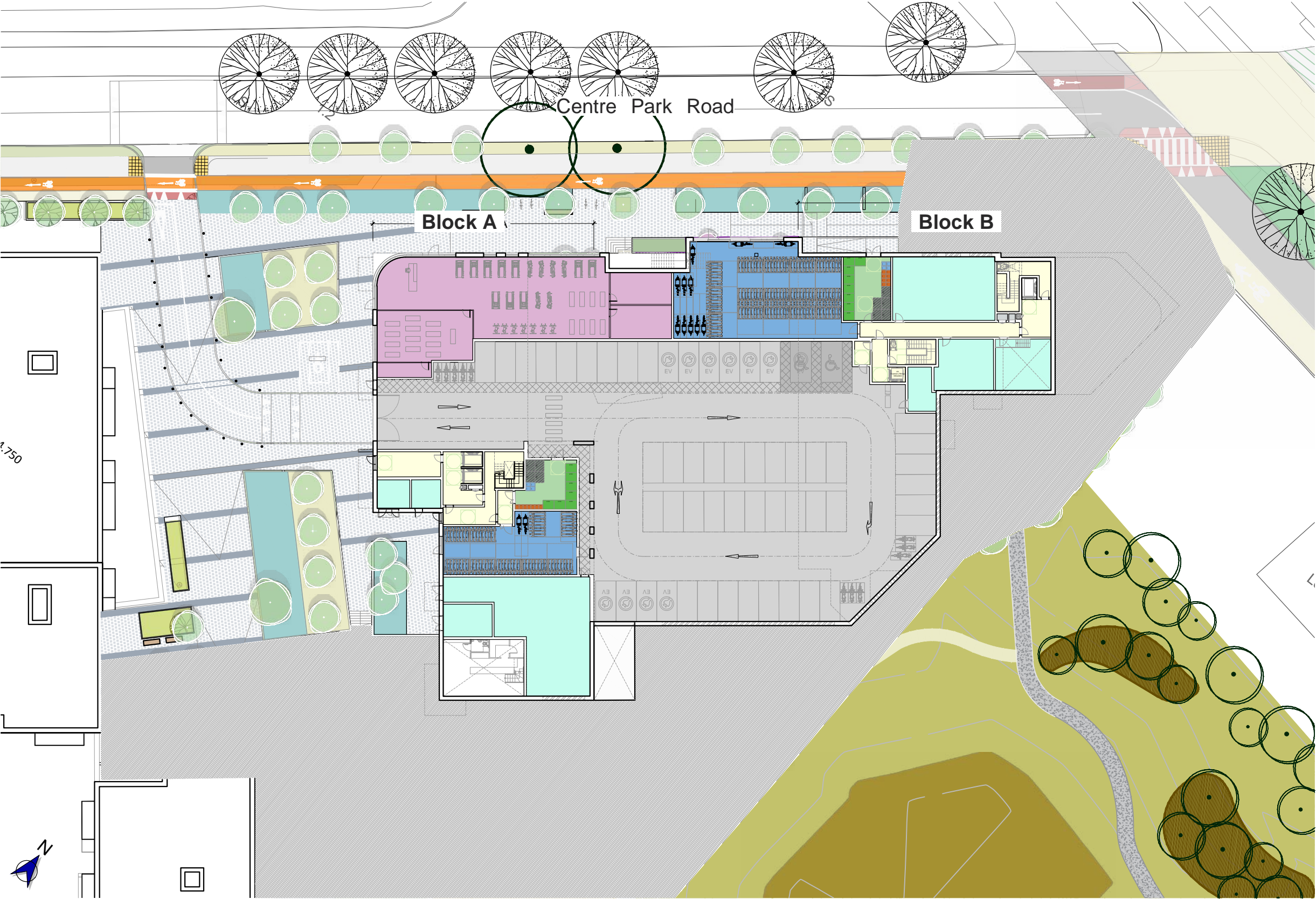


LEGEND

Circulation	
1 Bed apartment/2 Persons	
2 Bed apartment/3 Persons	
2 Bed apartment/4 Persons	
3 Bed apartment/5 Persons	

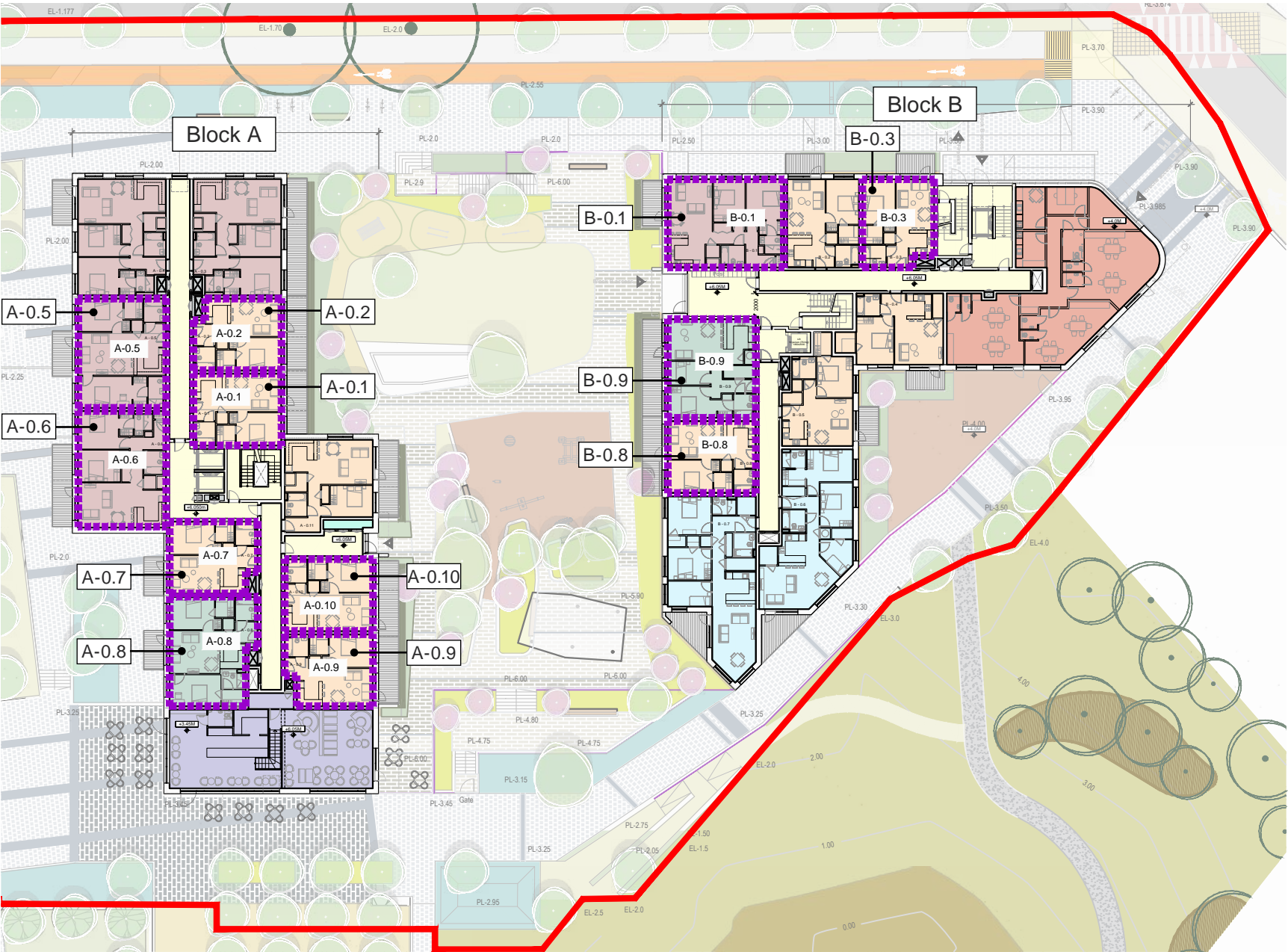
03 PROPOSED DESIGN

Basement Plan

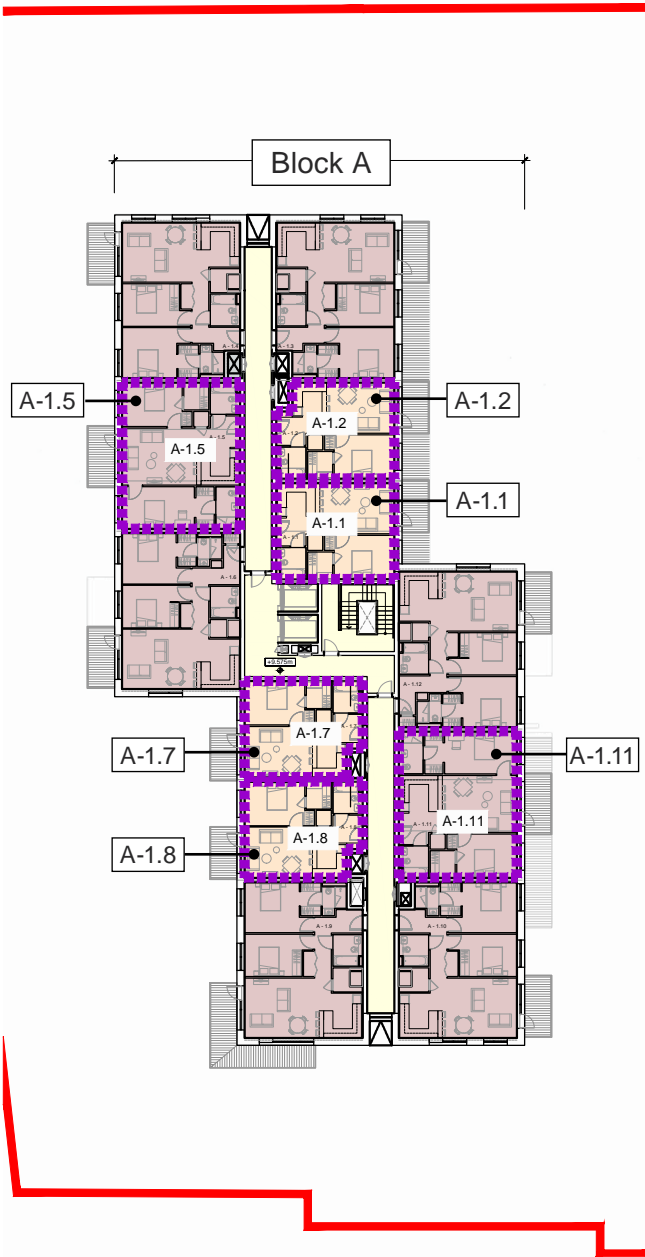


03 PROPOSED DESIGN

Part V units



Proposed ground floor plan | Scale 1:500



Proposed block A first floor plan | Scale 1:500

Block A - Ground Floor Plan: 8 units
Block B - Ground Floor Plan: 4 units
Block A - First Floor Plan: 6 units
TOTAL: 18 units
(11no. 1Bed/2P, 2no. 2Bed/3P and 5no. 2Bed/4P)

Note: Refer to *Housing Quality Assessment* for detailed information on individual apartments.

LEGEND

- Site Boundary
- Part V units
- Circulation
- 1 Bed apartment/2 Persons
- 2 Bed apartment/3 Persons
- 2 Bed apartment/4 Persons
- 3 Bed apartment/5 Persons



**ARCHITECTURAL DESIGN
STATEMENT CONTINUES IN
PART 3**



A R C H I T E C T S

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