

# DESIGN STATEMENT



A R C H I T E C T S

**PART 3/3**

2361  
**FORD CORK LRD**

FRD\_XX\_XX\_RP\_JFA\_AR\_P6000  
November 2024



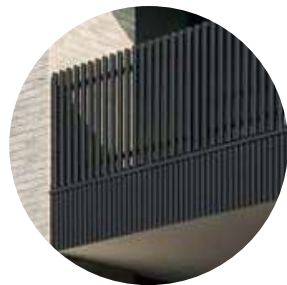
03 PROPOSED DESIGN

Materials & Design references

The selected materials were chosen to sit harmoniously within the area, where the adjacent approved development has employed light-colored finishes on the buildings adjacent to the subject site.

The proposed scheme will comprise primarily high-quality buff and cream brick, and simple horizontal stone finish bands, aiming to create a coherent and bright environment. White render will be used periodically, creating a subtle transition to the brick. Dark balconies and the curtain walling design will introduce an element of contrast.

All materials were required to be durable, easily cleaned and maintained, and of high quality. A further key consideration was the non-combustible specification requirement of tall buildings, which we carefully examined prior to selecting finishes.



- 1. Example of buff brick
- 2. Example of cream brick
- 3. Example of grey render
- 4. Example of balconies with dark steel guarding
- 5. Example of stone effect band
- 6. Example of curtain walling



Panel above window | reference image



Horizontal bands effect | reference image



Dark balconies & window side panel | reference image



Inset balconies | reference image



03 PROPOSED DESIGN

Materials & Design references

1. Buff brick

2. Cream brick

3. Balconies with dark steel guarding

4. Inset balconies with steel guarding
5. Stone effect band

6. Curtain walling

7. Spandrel panel

8. Brick pattern for ventilation purposes

Block A's northwest corner, where the gym is located, features a curtain wall with a smooth, curving wrap at street level, while a soldier course of bricks provides an accent above the windows at street level.

Along the north sections of Blocks A & B, facing Centre Park Road, the façade uses buff brick at the basement and podium (ground) levels, transitioning to light cream brick on the upper floors, with a stone-effect band marking the separation between levels.

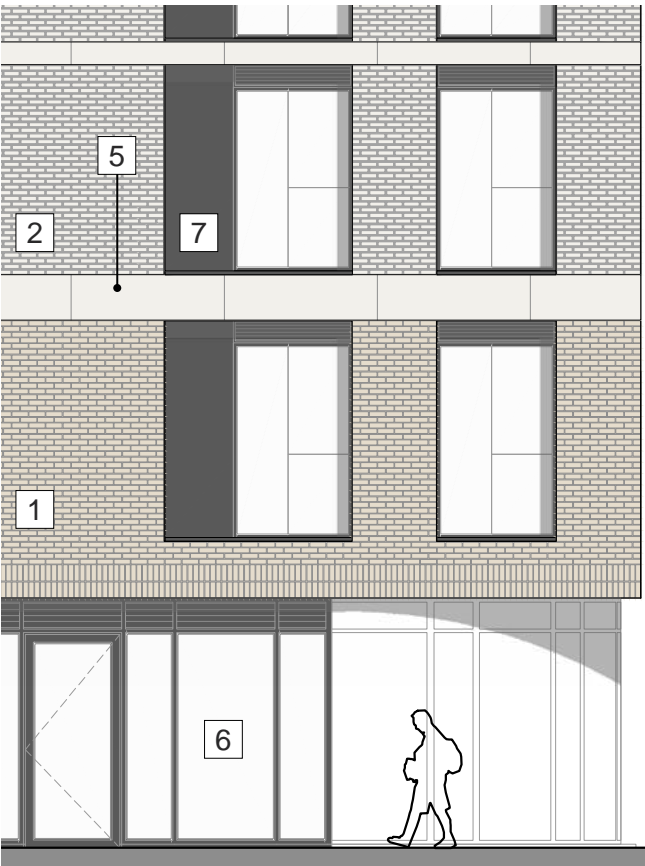
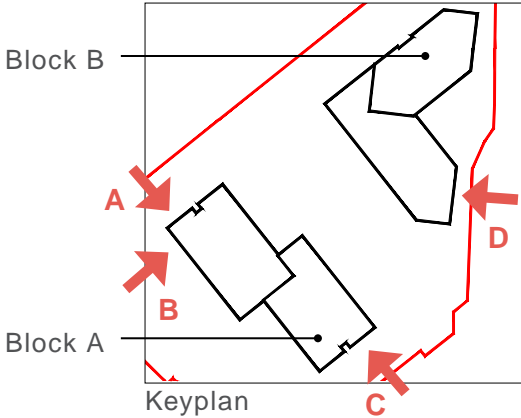
The cantilevered balconies, finished in dark grey with steel guards, create visual contrast.

The south wings of Blocks A & B are clad entirely in buff brick, matching the elevation treatment of the neighbouring SHD scheme to achieve visual cohesion.

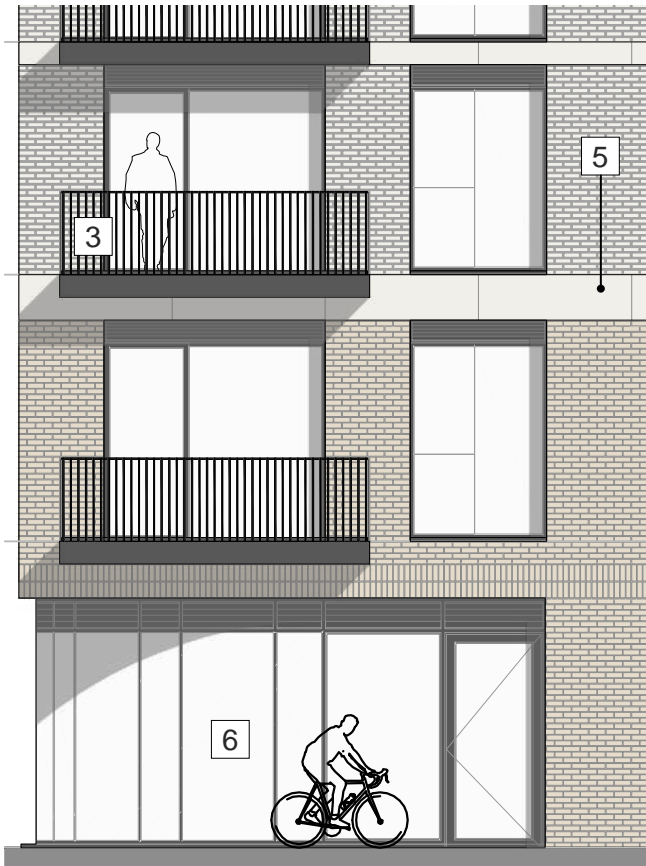
To enhance the façade's dynamism, some windows include adjacent spandrel panels, and ventilation vents are discreetly placed above the windows.

In addition, a brick pattern in the basement provides ventilation while adding aesthetic interest to the building's interaction with the public realm.

Inset balconies, positioned at the focal point of Block B, feature a stone-effect band that wraps around them, offering a refined, visually appealing detail.



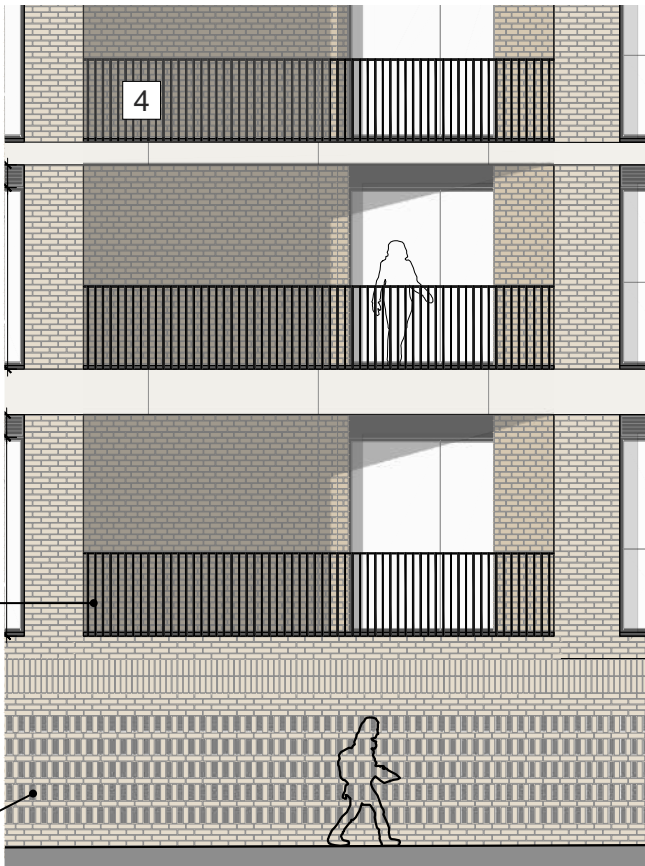
Detail A | Block A north elevation



Detail B | Block A west elevation



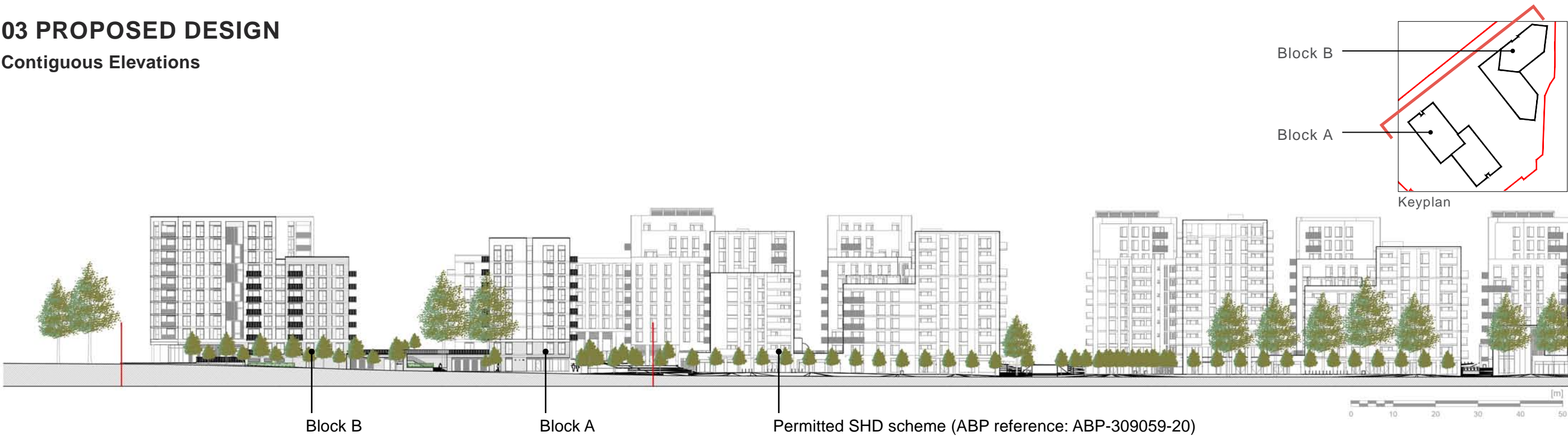
Detail C | Block A south elevation



Detail D | Block B south elevation inset balconies

03 PROPOSED DESIGN

Contiguous Elevations

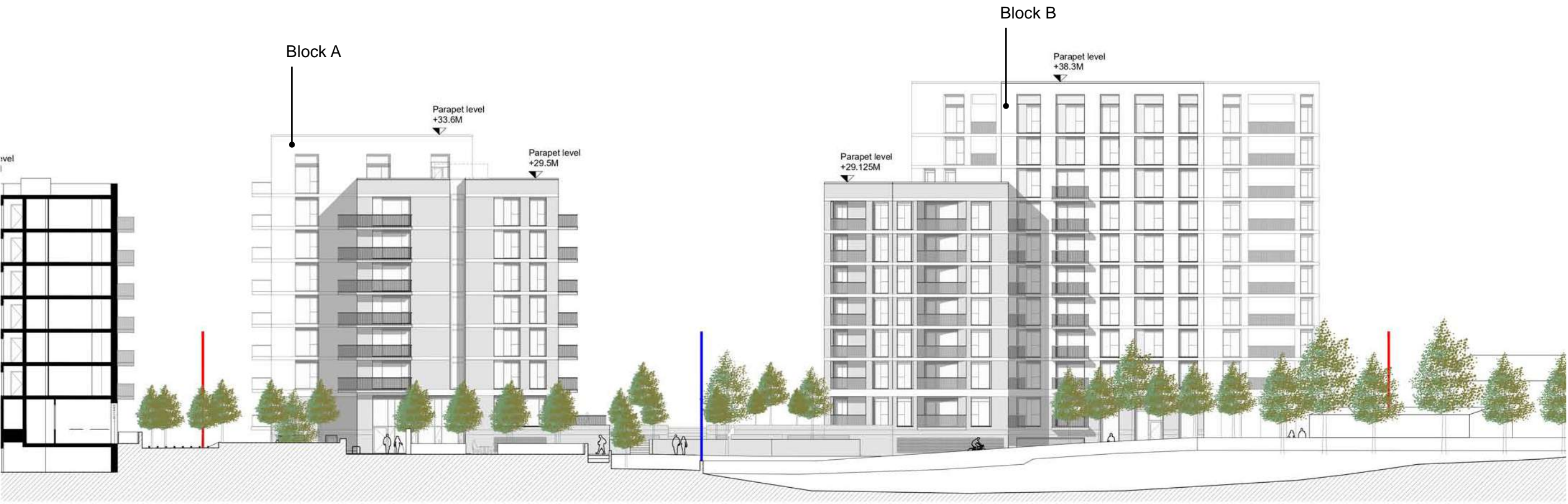
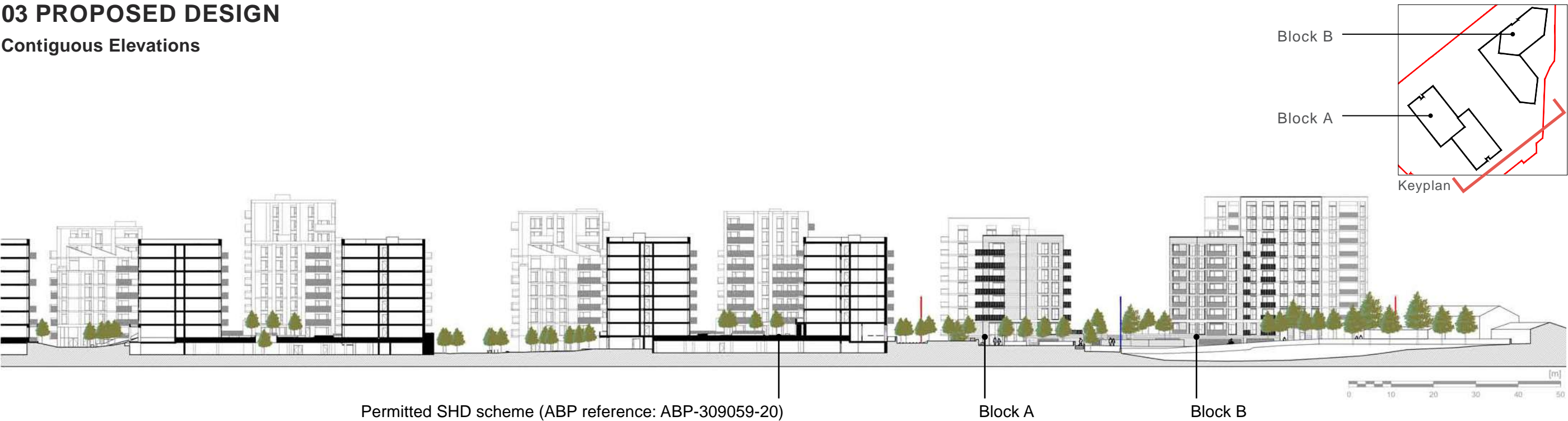


Proposed Centre Park road elevation



03 PROPOSED DESIGN

Contiguous Elevations

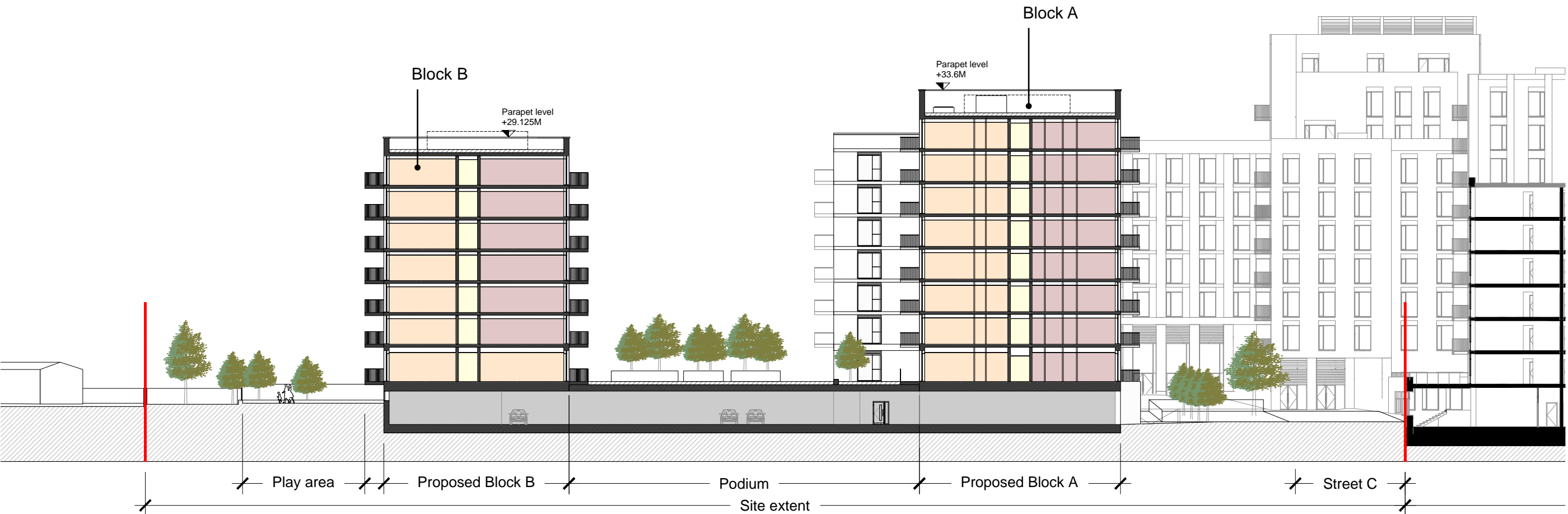
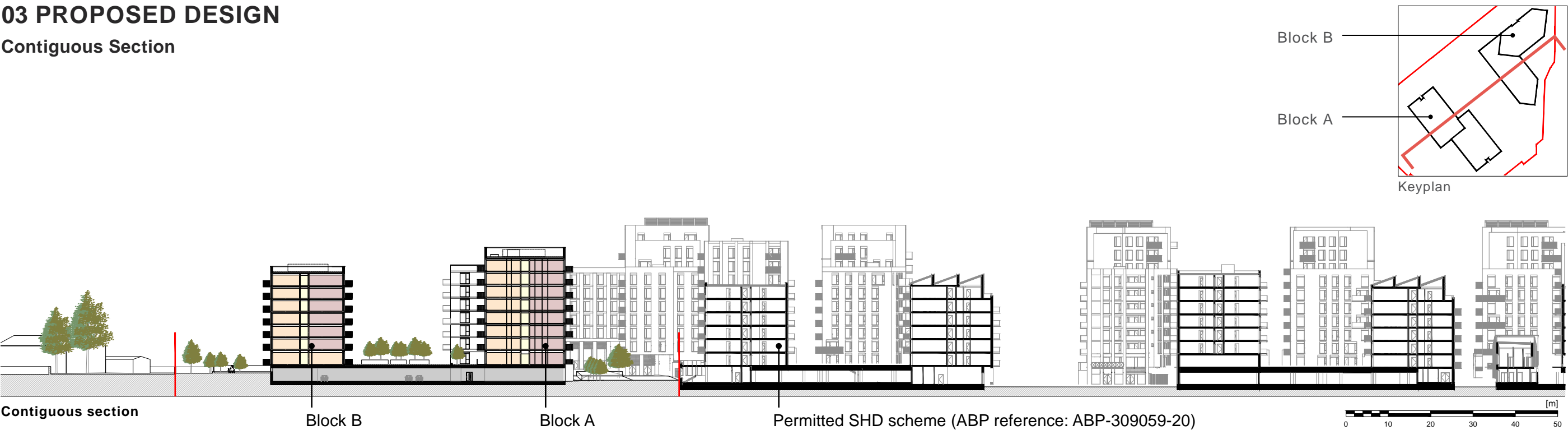


Proposed development Marina Park elevation



03 PROPOSED DESIGN

Contiguous Section



Proposed section

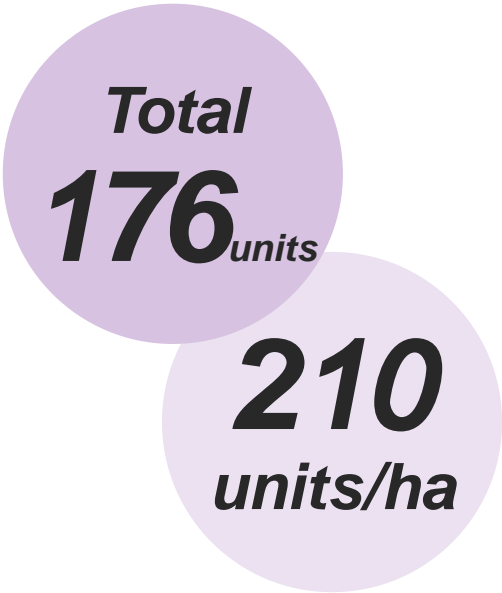


03 PROPOSED DESIGN

Schedule of Accommodation

Site Area			BLOCK A						BLOCK B					
Level			Gross Internal Area (GIA)	1 Bed2 Bed /3P2 Bed /4P3 Bed				Gross Internal Area (GIA)	1 Bed2 Bed /3P2 Bed /4P3 Bed					
			m²	Units				m²	Units					
-01	Basement		3295											
	Gym		389											
00	Ground Floor		1025	6	1	4	0	1009	5	1	1	2		
	Retail / Café		131	Creche				181						
01	First Floor		1025	4	0	8	0	1027	4	0	3	4		
02	Second Floor		1025	4	0	8	0	1027	4	0	3	4		
03	Third Floor		1025	4	0	8	0	1027	4	0	3	4		
04	Fourth Floor		1025	4	0	8	0	1027	4	0	3	4		
05	Fifth Floor		1025	4	0	8	0	1027	4	0	3	4		
06	Sixth Floor		1025	4	0	8	0	1027	4	0	3	4		
07	Seventh Floor		551	2	0	4	0	435	1	0	1	2		
08	Eighth Floor		0	0	0	0	0	428	0	1	1	2		
09	Ninth Floor		0	0	0	0	0	428	0	1	1	2		
10	Tenth Floor		0	0	0	0	0	0	0	0	0	0		
Block Total excl Basement			7728	32	1	56	0	8462.3	30	3	22	32		
			48%					52%						
				36%	1%	63%	0%		34%	3%	25%	37%		
				89					87					
Total Block A & B excl Basement			16190											
Total incl Basement			19485											

Overall Site Area (Ha)	0.84	Communal Open Space (sq.m)	Required	1168	Car spaces	56
Density (u/Ha)	210		Provided	1400	Car parking ratio	0.32
GFA (sq.m)	16190	Public Open Space (sq.m)	Required	1260	Bike Spaces	427
Plot Ratio	1.54		Provided	1846 (within new site)	Bike ratio	2.43
Site Coverage	0.44		Additional	1932 (within SHD red line)		



38  
45



04 VISUALISATIONS



View south west along Centre Park Road | CGI



04 VISUALISATIONS



View west of proposal in context | Sketch CGI

40  
45



04 VISUALISATIONS



View north west of Block A & B | CGI

41  
45



04 VISUALISATIONS



Aerial view north east of Block A | CGI

42  
45



04 VISUALISATIONS



View south east along Street C | CGI

43  
45



04 VISUALISATIONS



View north east across podium | CGI

44  
45



The Tree House, 17 Richview Office Park  
Clonskeagh, Dublin, D14 XR82  
01 668 9888 | [info@jfa.ie](mailto:info@jfa.ie) | [www.jfa.ie](http://www.jfa.ie)