

Appendix E - Residential Amenity: Building Separation Report

CASTLELAKE SHD

Lands at Castl lake, Terrysland, Carrigtwohill, Cork

Prepared for BAM Property Ltd. – June 2022

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Section 3 – Contextual Elevations

A Planning Application is being lodged to Cork County Council by BAM Property for a Strategic Housing Development at Castl lake, Terrysland, Carrigtwohill, Co. Cork.

Section 1 - INTRODUCTION

A Planning Application is being lodged to an Bord Pleanala by BAM Property Ltd. for a Strategic Housing Development at Castl lake, Terrysland, Carrigtwohill, Co. Cork. The application site is positioned to the north-west of the centre of Carrigtwohill, comprised of a series of land parcels with a combined area of 18.30 hectares, 16.30 hectares of which are developable lands and accommodating 716 dwelling units distributed across the development as varying Character Areas.

The proposed development comprises a variety of residential accommodation in a number of built forms distributed throughout the development;

- 224 Detached, Semi-detached and Terraced two storey own-door access
- 284 Duplex Units with own door access and
- 208 Apartments - one to three bed units

In its consideration of issues raised in the pre-application consultation process and having regard to the consultation meeting and the submission of the planning authority, An Bord Pleanala requested a report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking, overshadowing and overbearing.

This report has been prepared in response and provides a series of site-specific cross-sectional drawings showing the relationship between the proposed development and adjacent residential development.

Please refer to the submission Daylight and Sunlight Analysis Reports carried out by DK Partnership for further detail on the impact of the development proposal on existing neighbouring properties.

Section 2 – SEPARATION DISTANCES & OVERLOOKING

2.1 Context

The emphasis in the design and consideration of the new residential development was on achieving good quality development that reinforced the existing urban form, made effective use of the existing site and contributed to a sense of place. Across the site there are marked variations in the development context which affect the density of development ie. The scheme proposal seeks to strengthen the existing street patterns of the residential estate housing and creating scale and density of housing along the existing and proposed distributor roads.

The design approach recognises the need to protect the amenities of directly adjoining neighbours and the general character of the area and its amenities and to maintain the privacy of both the existing neighbouring developments and that of its proposed residents.

- Proposed houses (terraced, semi-detached and detached) have an area of private open space behind the building line with occasional variations to the rear garden provision.
- Duplex Units are orientated to respect the amenity, privacy and security of adjoining proposed housing units with communal open space provision in the form of pocket parks available.
- The House and Duplex Units have been designed to ensure there are no gable windows at ground floor level and that gable windows at first floor serve stairways.
- The apartment blocks generally have generous separation distances and care has been taken to ensure that the primary aspect of one apartment does not face the primary aspect of another apartment to ensure privacy for all units.

The layouts have also been designed to contribute towards better safety by:

- ensuring clear definition of private, communal and public spaces,
- limiting unauthorized access to rear gardens by means of suitable boundary treatment,
- maximising natural surveillance of the street from windows, and
- avoiding blank facades to the public domain.

A series of site sections are provided to illustrate the relative building heights and distances between the proposed development and neighbouring existing properties with regards to potential overlooking, overshadowing and overbearing.

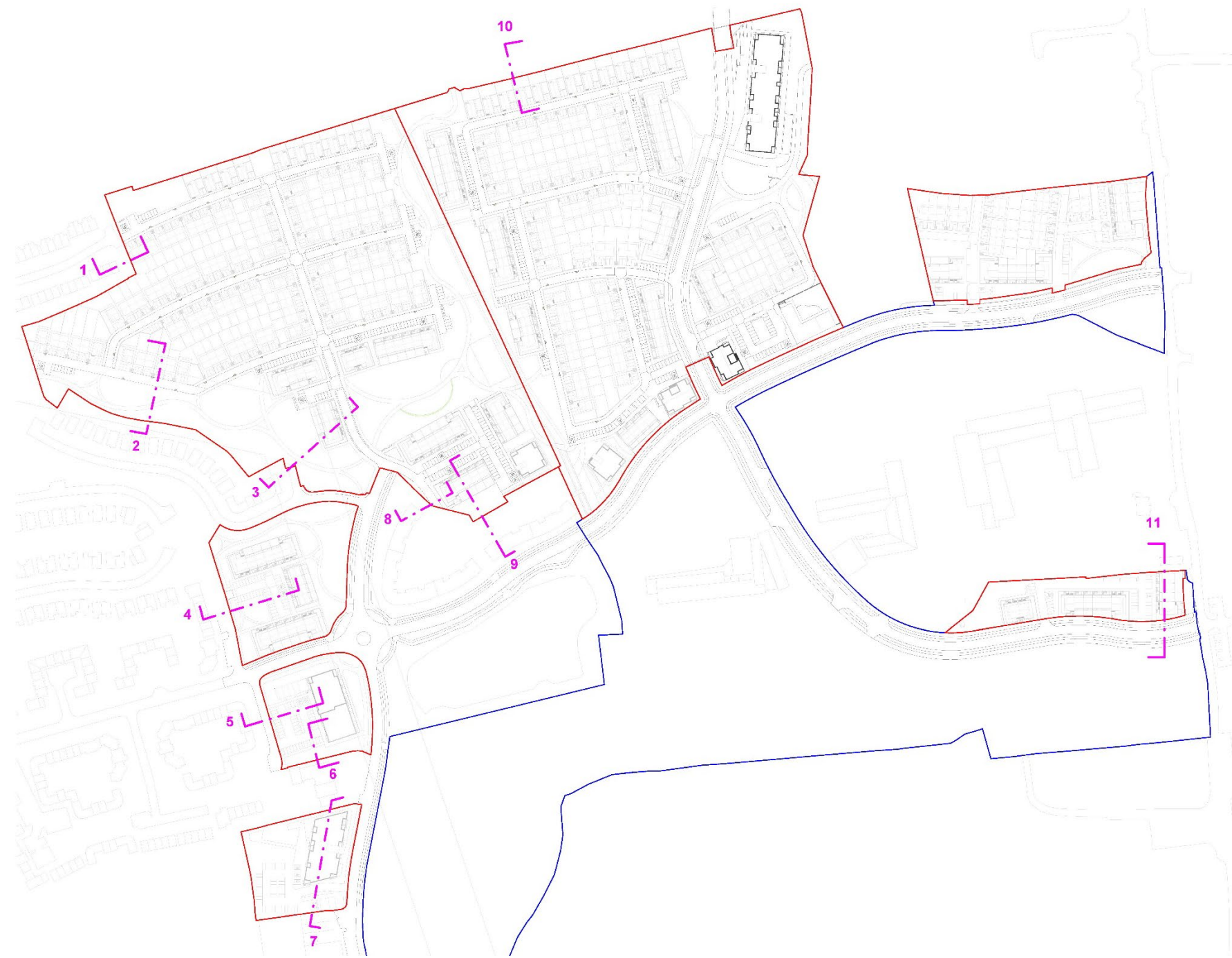


Fig . 01
Site Sections Legend

Section 2 – SEPARATION DISTANCES & OVERLOOKING

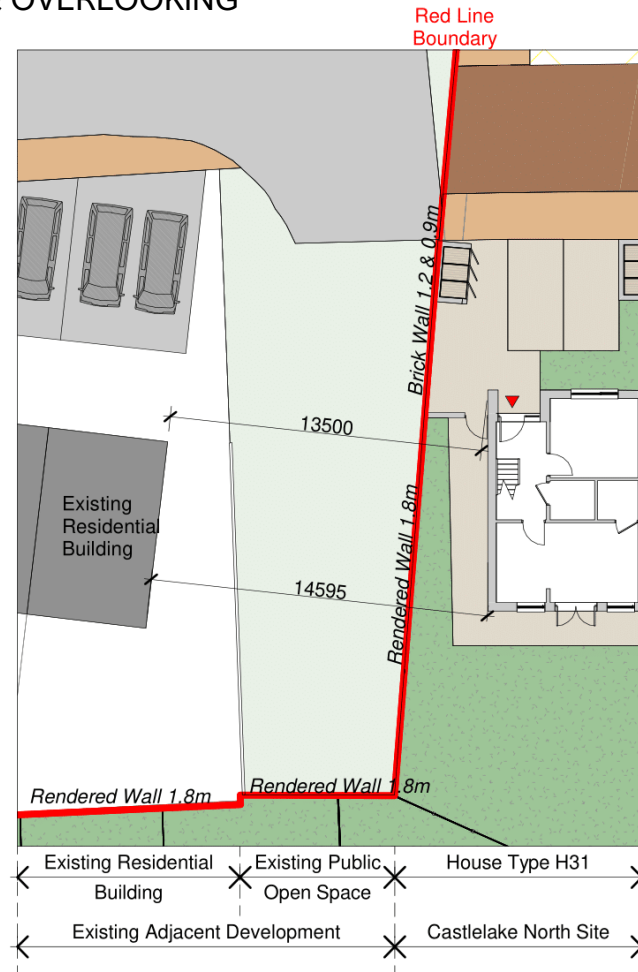
2.2 Site Sections



Section 1

Cross Section at boundary with existing houses onto Maple Lane and the housing along the proposed Castlelake Street 06

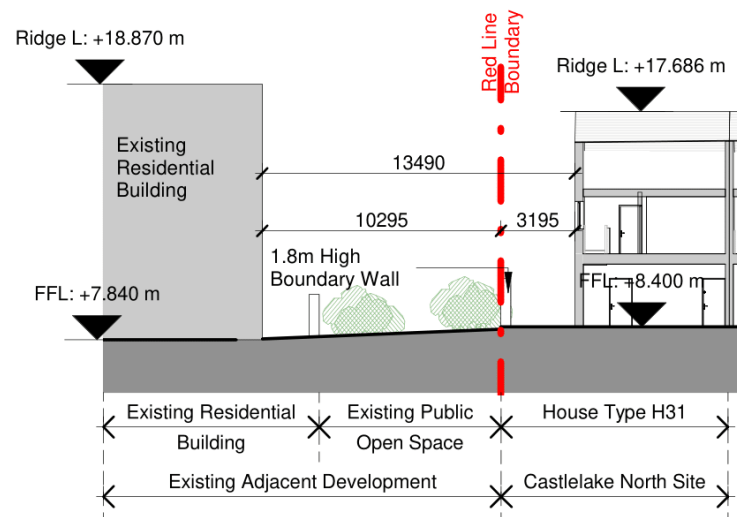
The House and Duplex Units have been designed to ensure there are no gable windows at ground floor level and that gable windows at first floor serve stairways.



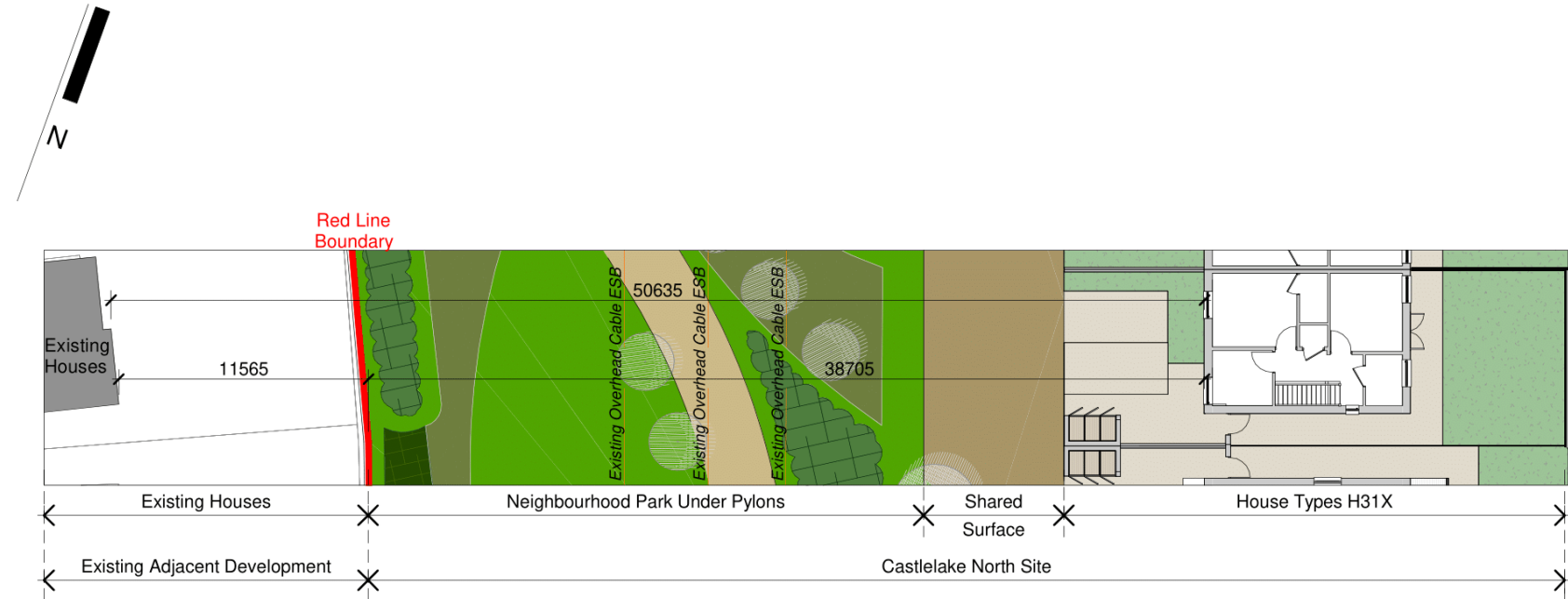
SECTION 1 PART PLAN

Section 2

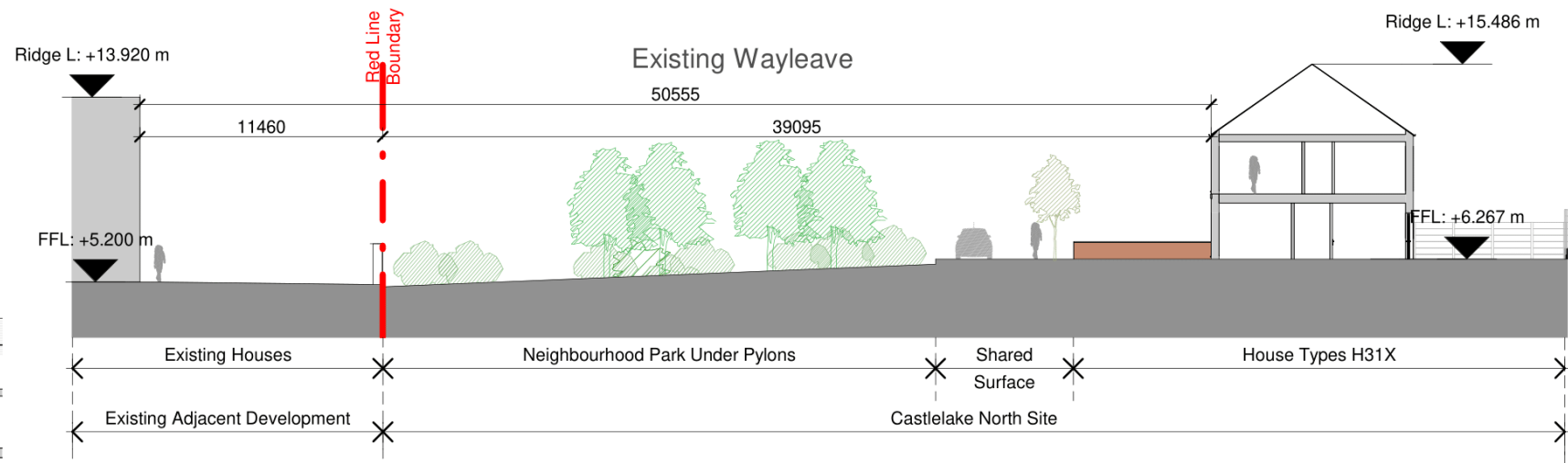
Cross Section at boundary with existing houses onto Maple Close and the housing along the proposed Castlelake Street 09 across the Neighbourhood Park



SECTION 1 PART ELEVATION



SECTION 2 PART PLAN

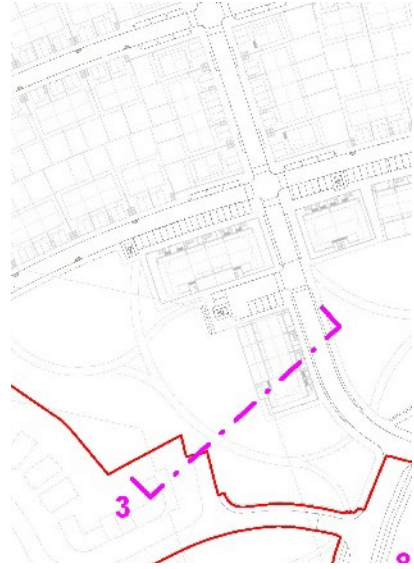


SECTION 2 PART ELEVATION

Castlelake SHD

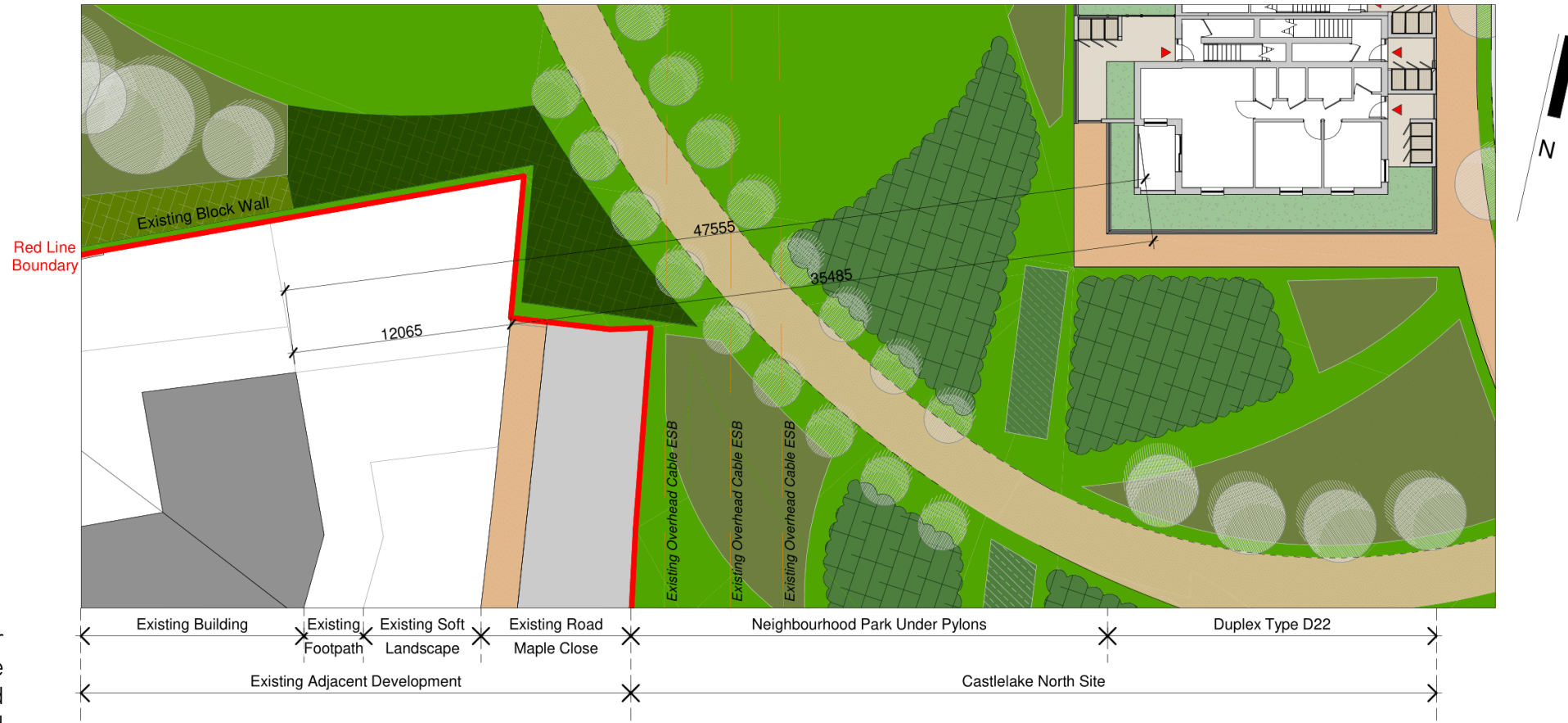
Section 2 – SEPARATION DISTANCES & OVERLOOKING

2.2 Site Sections

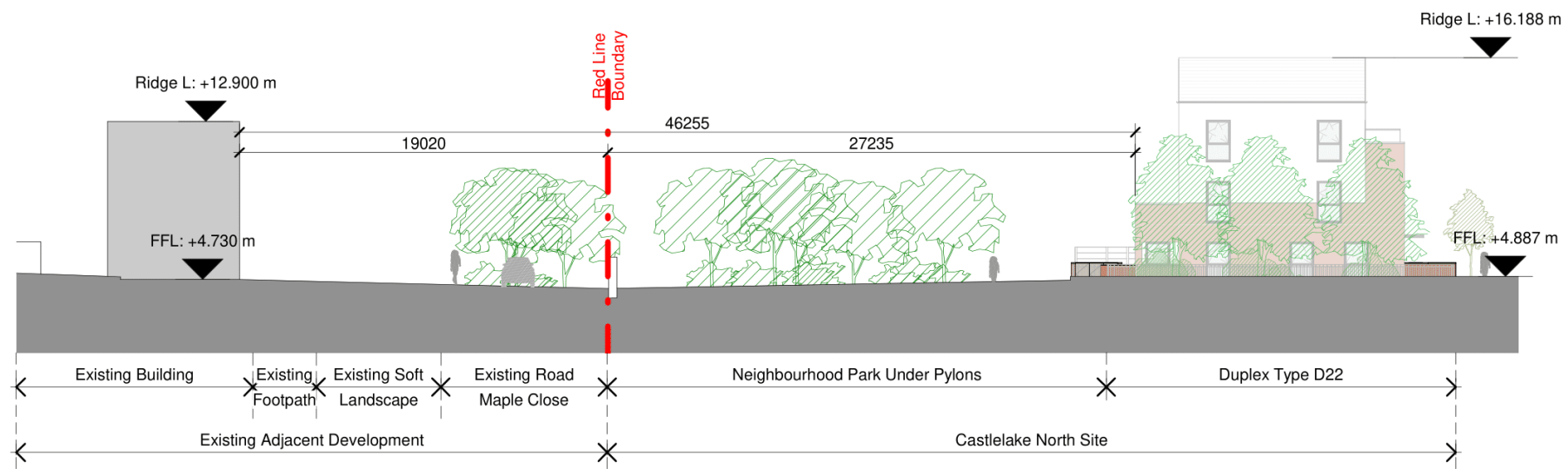


Section 3

Cross Section at boundary with the rear gardens to existing houses onto Maple Close and the end terrace of proposed Duplex units along the proposed Castllake Street 09



SECTION 3 PART PLAN

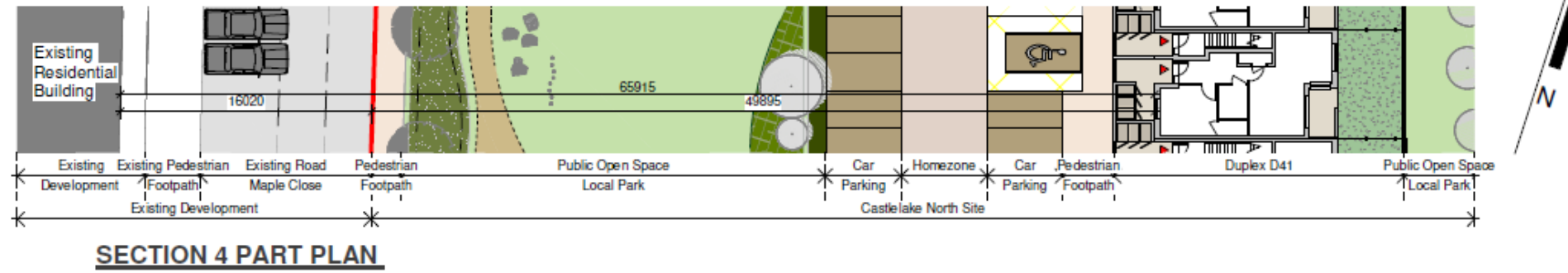


SECTION 3 PART ELEVATION

Castllake SHD

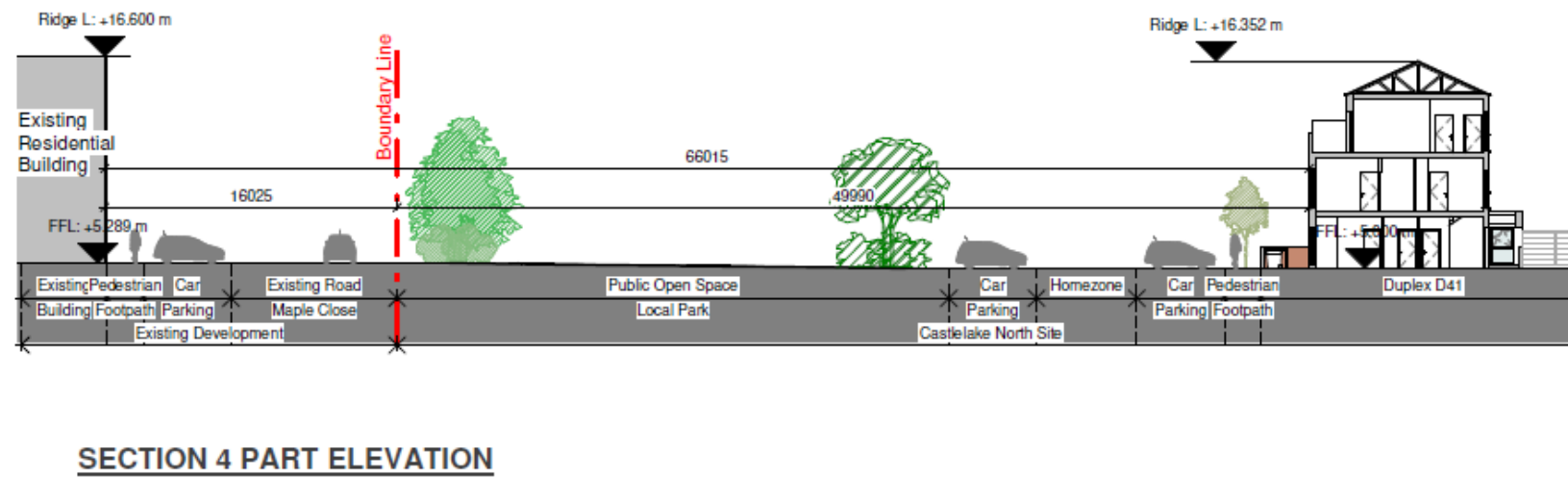
Section 2 – SEPARATION DISTANCES & OVERLOOKING

2.2 Site Sections



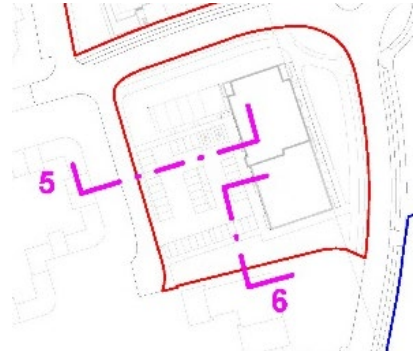
Section 4

Cross Section at boundary with the existing houses fronting onto Pine Court and the Duplex Housing at Castlelake North across courtyard parking and local park.



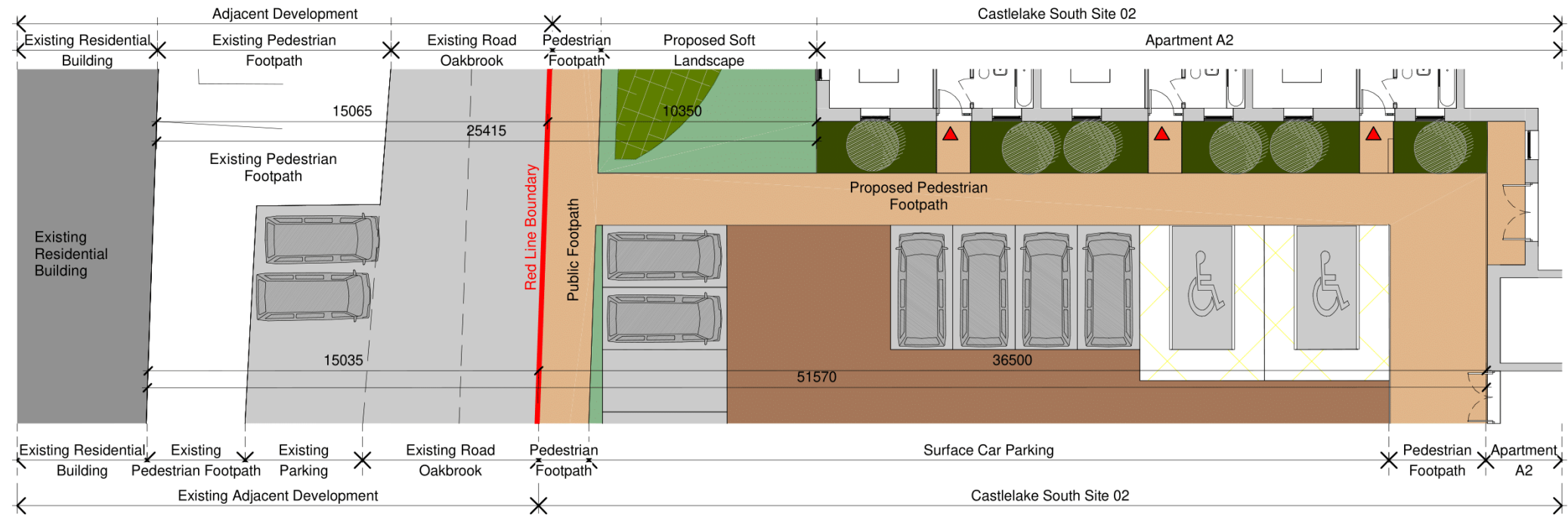
Section 2 – SEPARATION DISTANCES & OVERLOOKING

2.2 Site Sections



Section 5

Cross Section at boundary with the existing houses fronting onto Oakbrook across the courtyard parking to proposed Apartment Building A2 at Castlelake South Site 2 off Castlelake Avenue



SECTION 5 PART PLAN

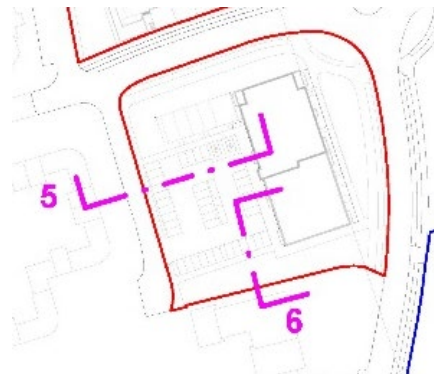


SECTION 5 PART ELEVATION

Castlelake SHD

Section 2 – SEPARATION DISTANCES & OVERLOOKING

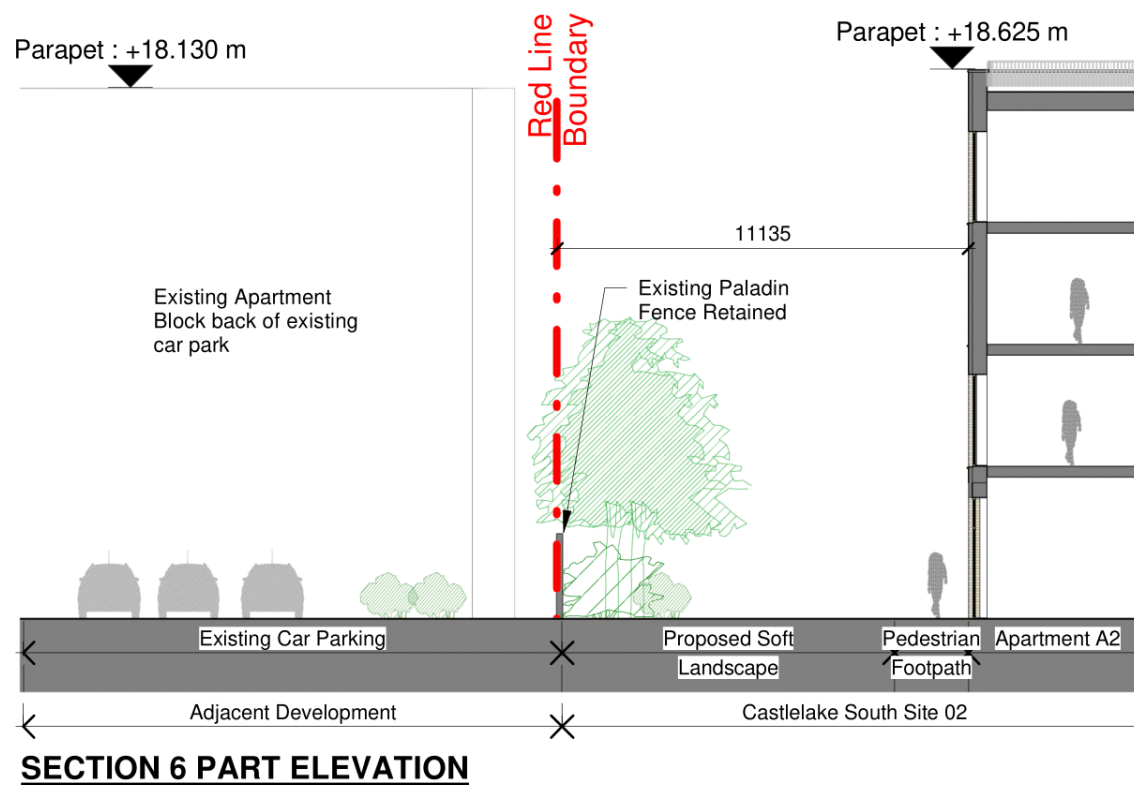
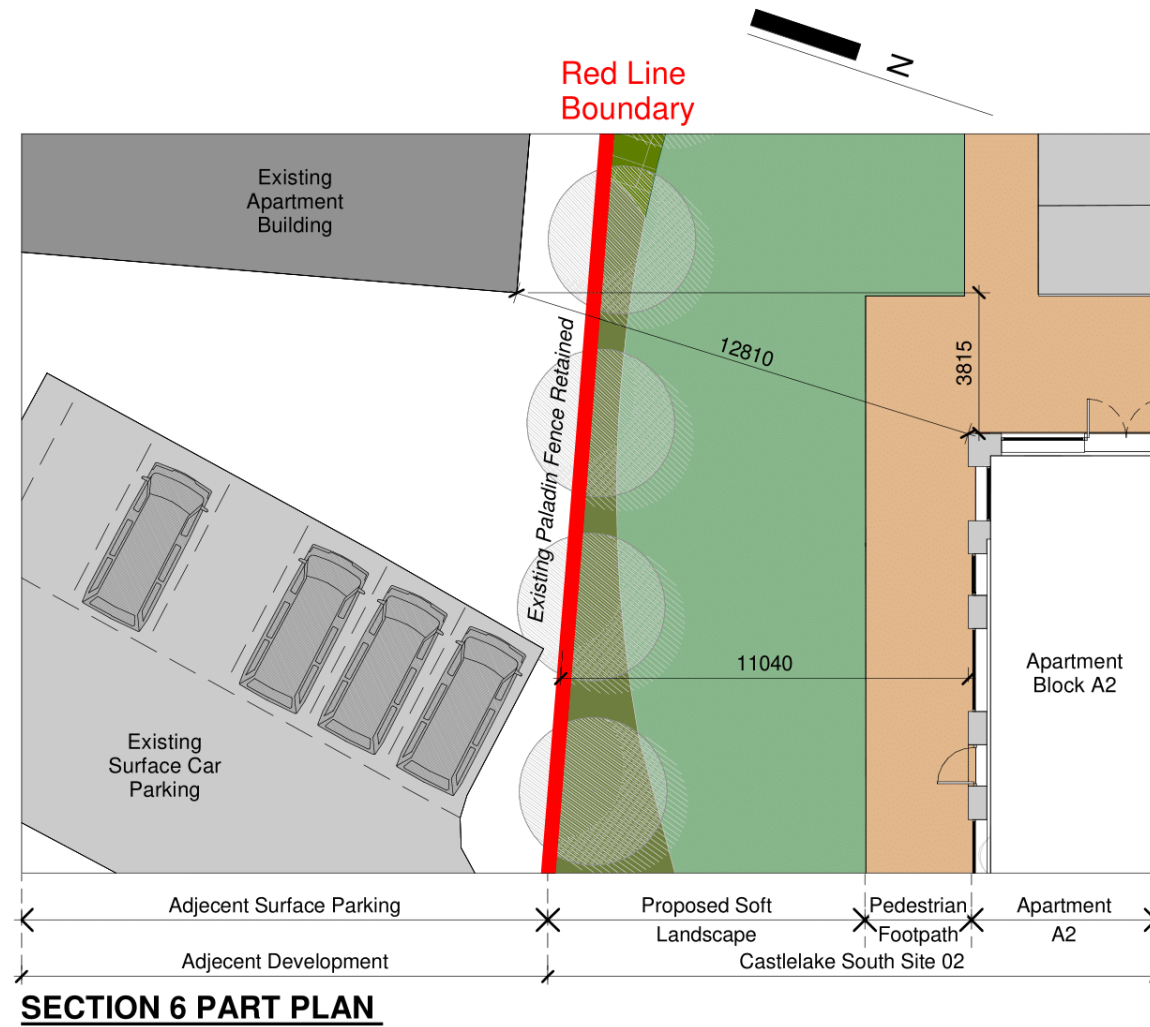
2.2 Site Sections



Section 6

Cross Section at boundary of proposed Apartment Building A2 at Castlelake South Site 2 off Castlelake Avenue onto carpark at existing adjacent apartment building.

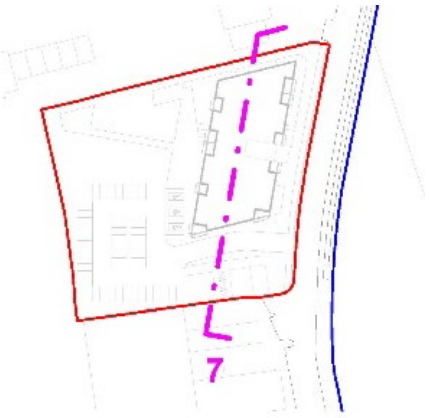
The proposed landscape on Section 6 Part Plan is allocated for resident amenity only.



Castlelake SHD

Section 2 – SEPARATION DISTANCES & OVERLOOKING

2.2 Site Sections

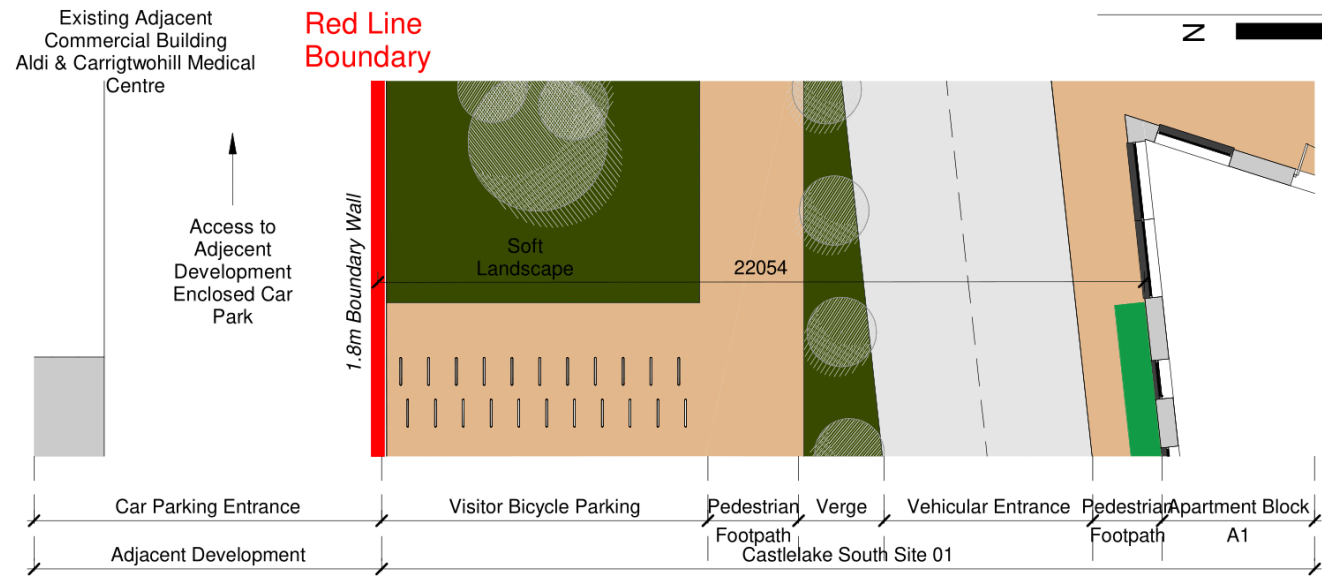


Section 7

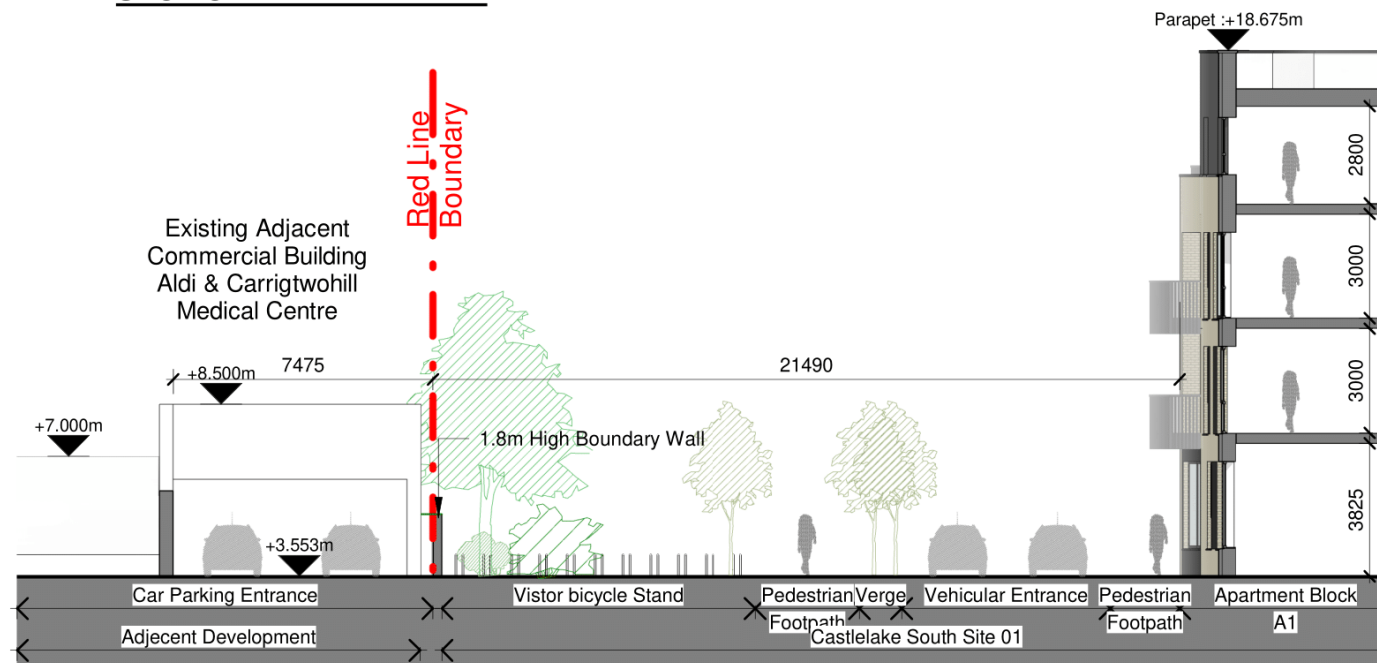
A series of Cross Sections at north and south boundaries to proposed Apartment Building A1 at Castlelake South Site 1 off Castlelake Avenue.

The northern gable of the building has a boundary onto the existing adjacent apartment building.

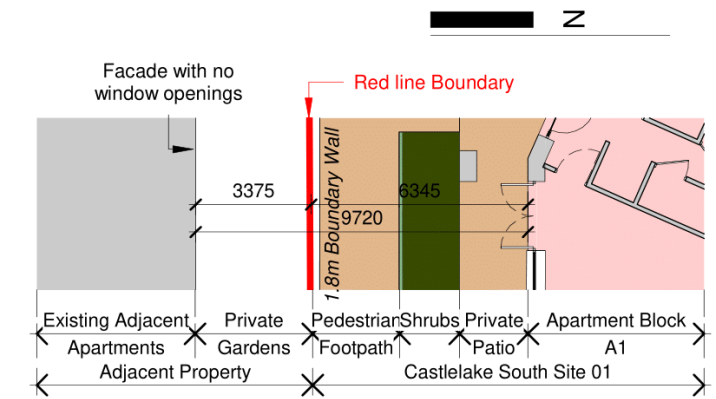
The southern gable of the building has a boundary onto the existing adjacent commercial buildings



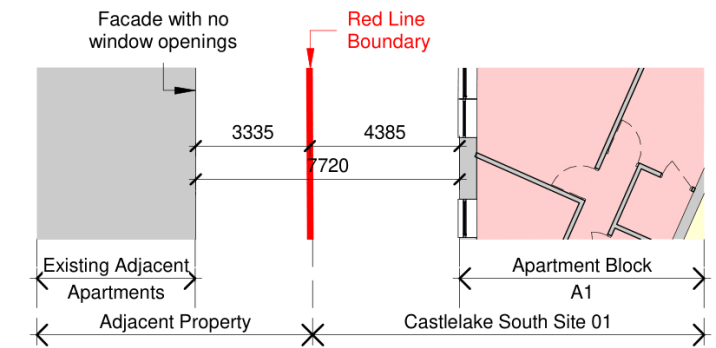
SECTION 7-B PART PLAN



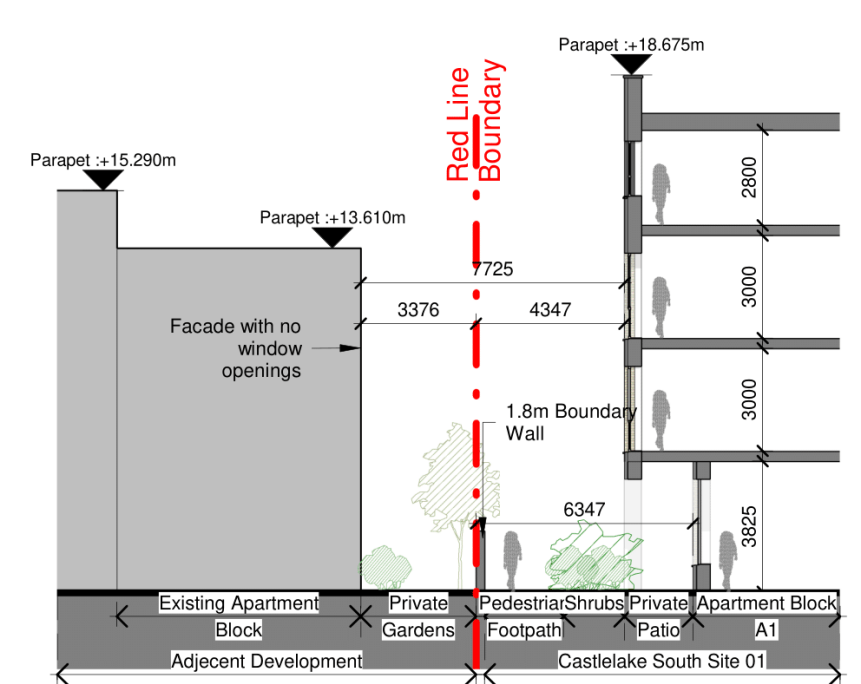
SECTION 7-B PART ELEVATION



SECTION 7-A GROUND FLOOR PART PLAN



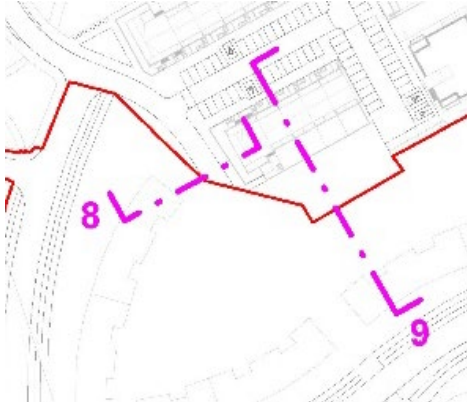
SECTION 7-A FIRST FLOOR PART PLAN



SECTION 7-A PART ELEVATION

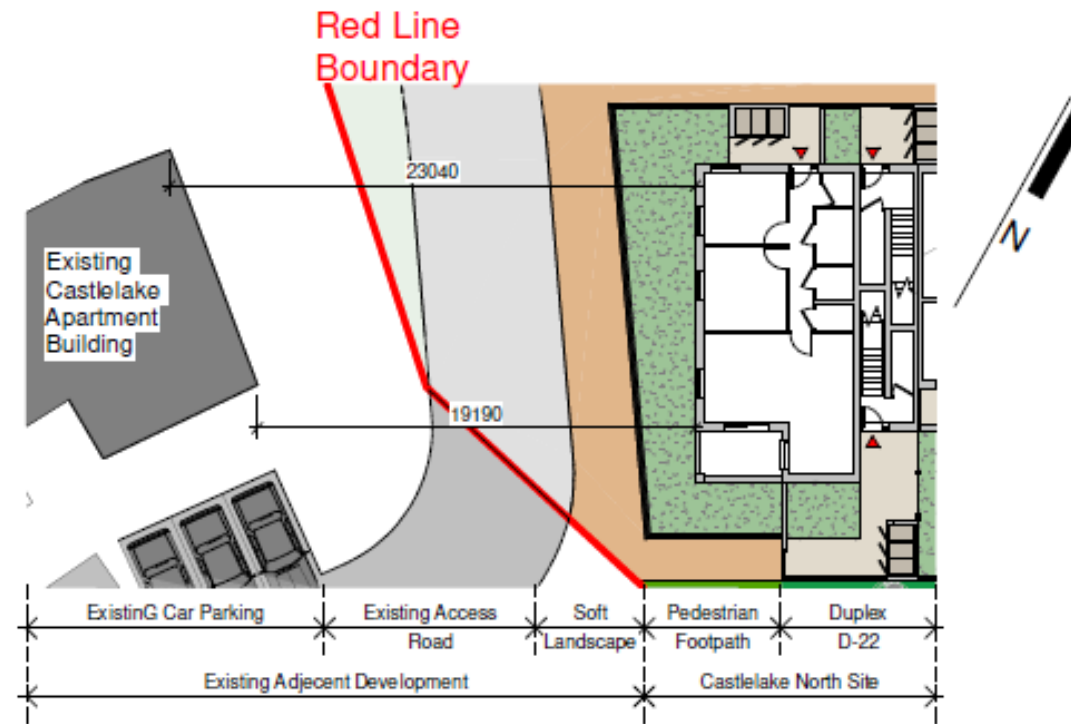
Section 2 – SEPARATION DISTANCES & OVERLOOKING

2.2 Site Sections

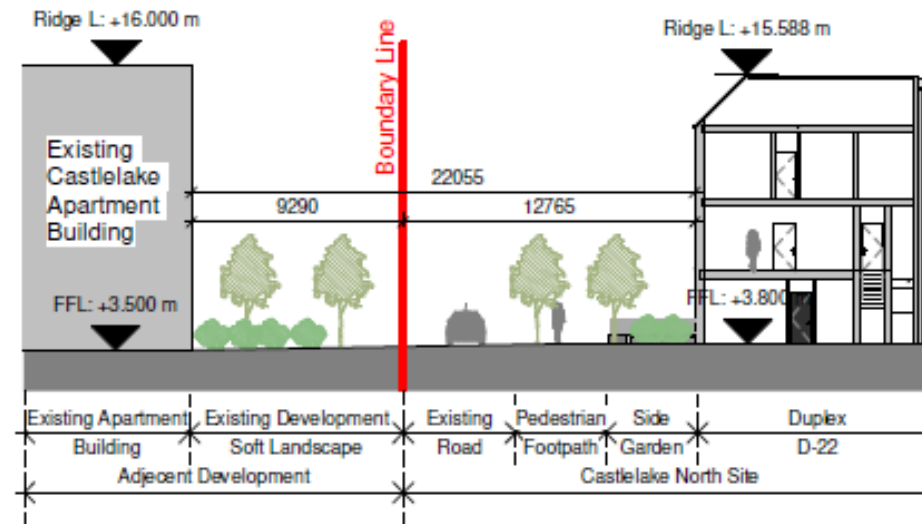


Section 8

Cross Section at proposed Duplex Units on Castlelake Street 02 across the existing Castlelake Main road and the adjacent apartment building.



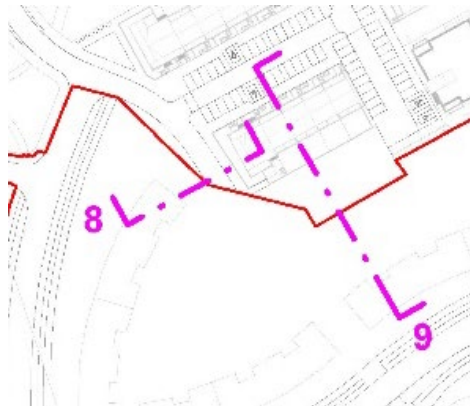
SECTION 8 PART PLAN



SECTION 8 PART ELEVATION

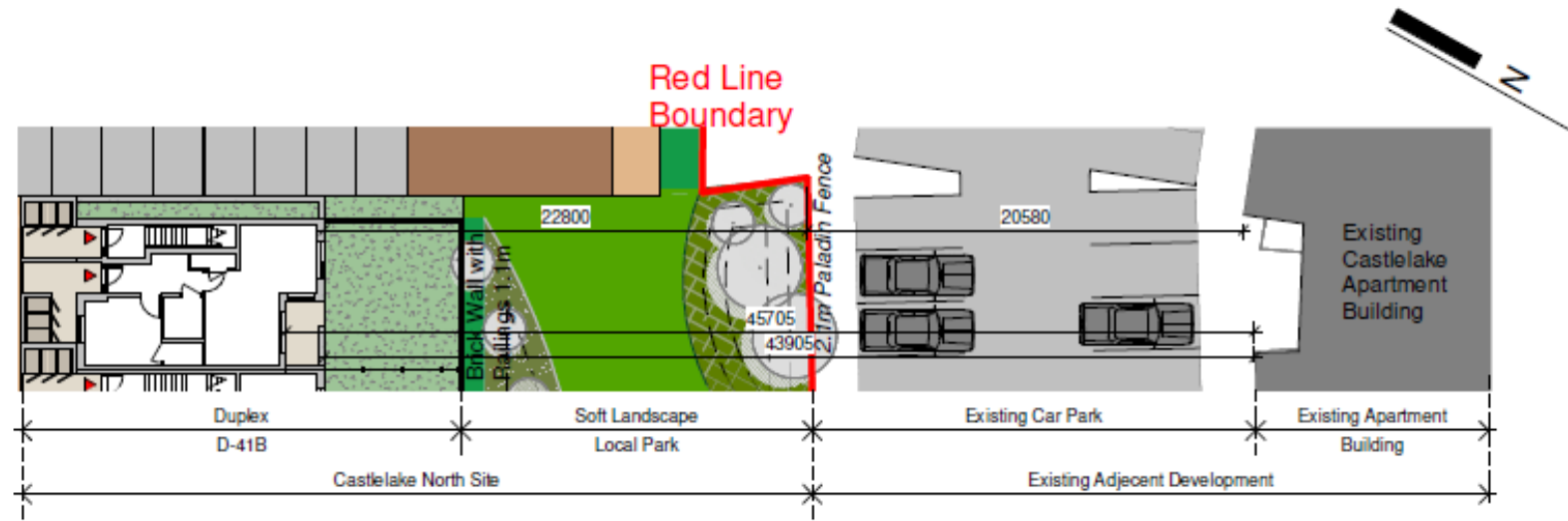
Section 2 – SEPARATION DISTANCES & OVERLOOKING

2.2 Site Sections

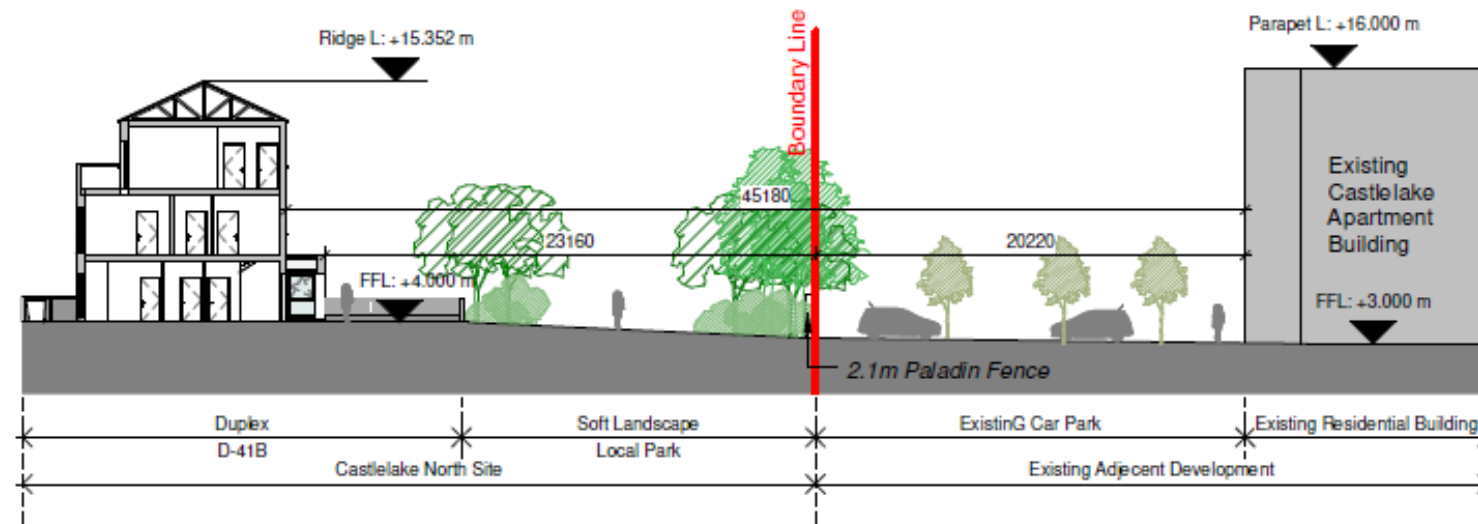


Section 9

Cross Section at proposed Duplex Units on Castlelake Street 02 across boundary onto existing adjacent apartment building.



SECTION 9 PART PLAN



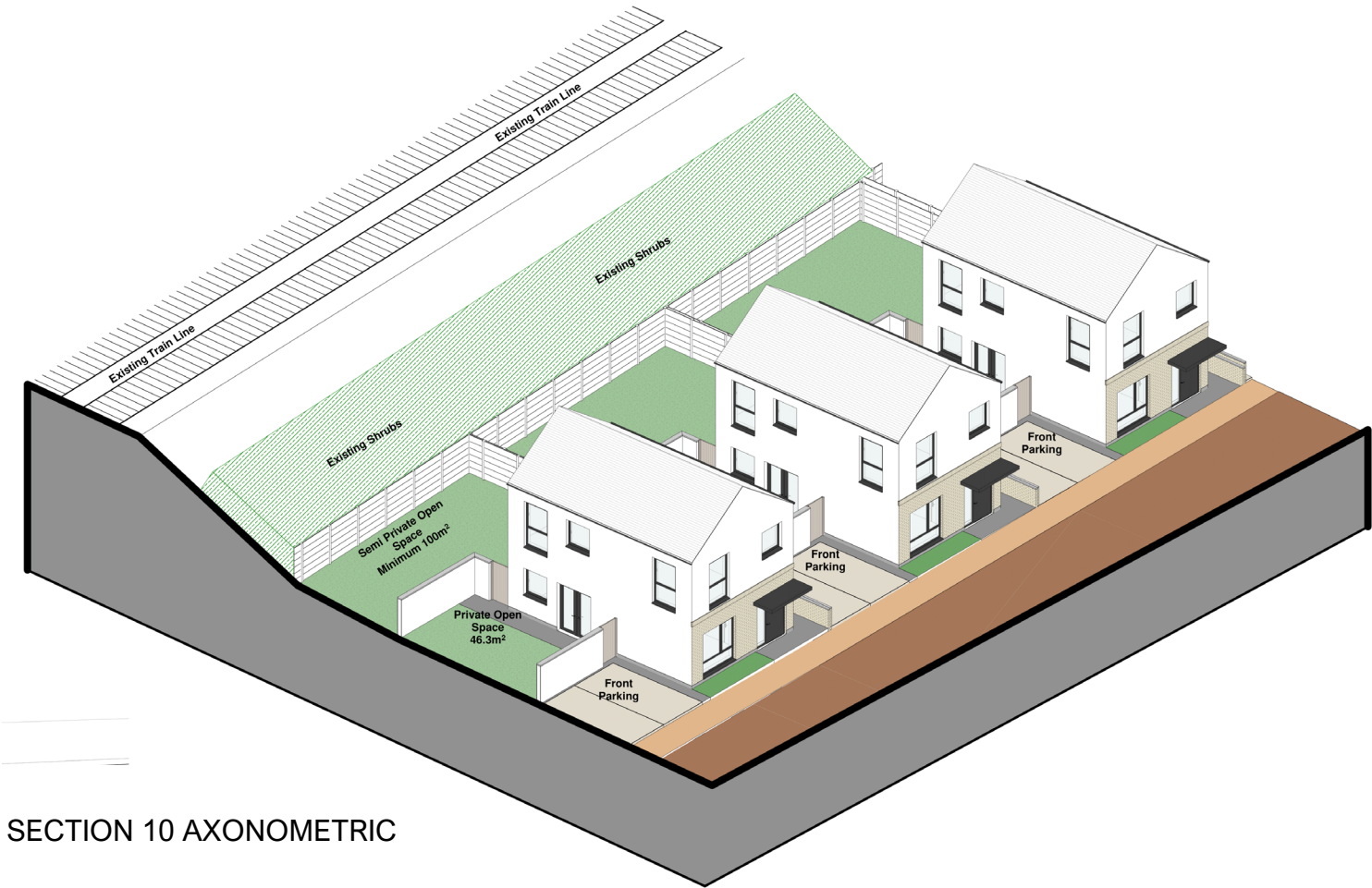
SECTION 9 PART ELEVATION

Section 2 – SEPARATION DISTANCES & OVERLOOKING

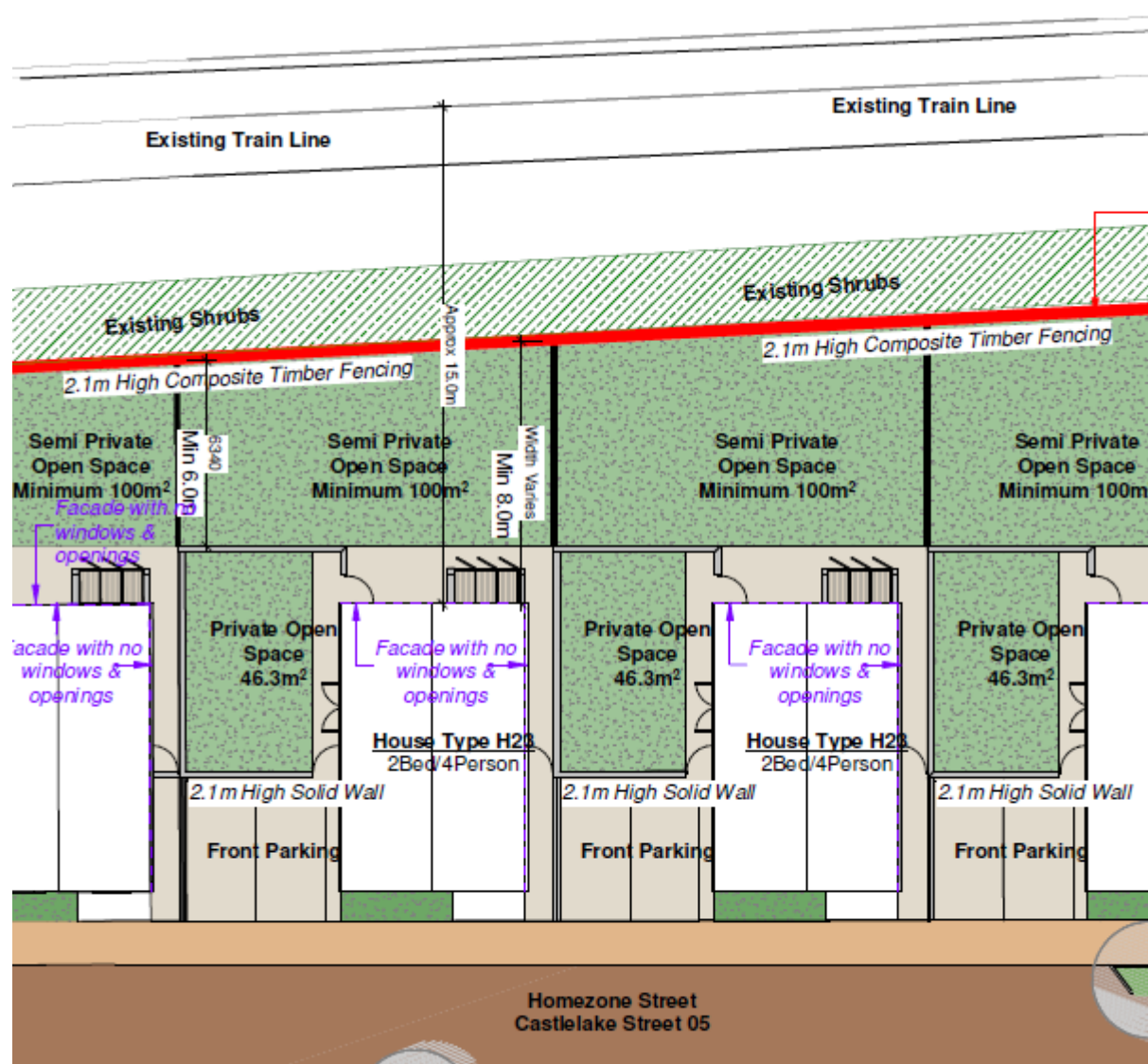
2.2 Site Sections

Section 10

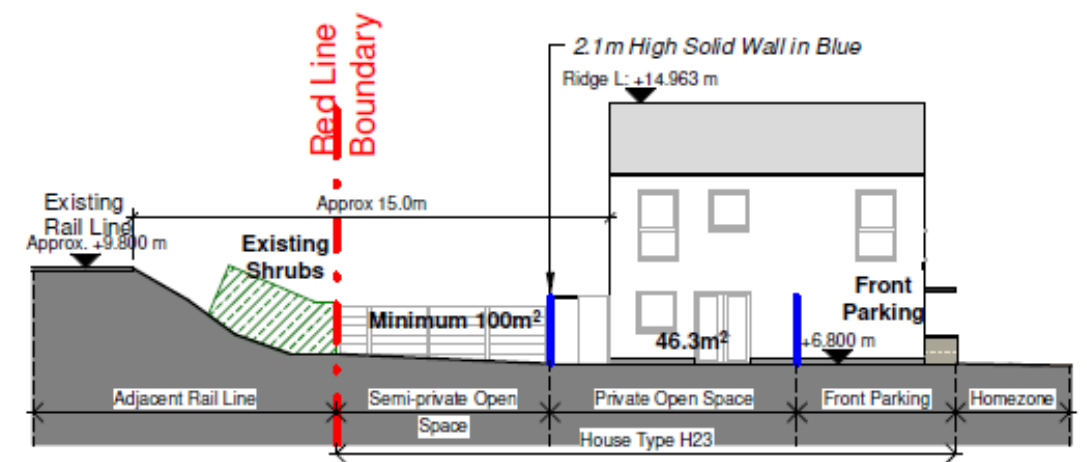
The houses adjacent to the railway line have been specifically designed to mitigate the negative impacts associated with this location. To avoid the space becoming an unsupervised and anti-social area the houses are placed to the north of the access road. The custodianship of the area between the houses and the railway line boundary is then vested in the occupants of each house. The privacy is mitigated by taking a hierarchical approach to private open space



SECTION 10 AXONOMETRIC



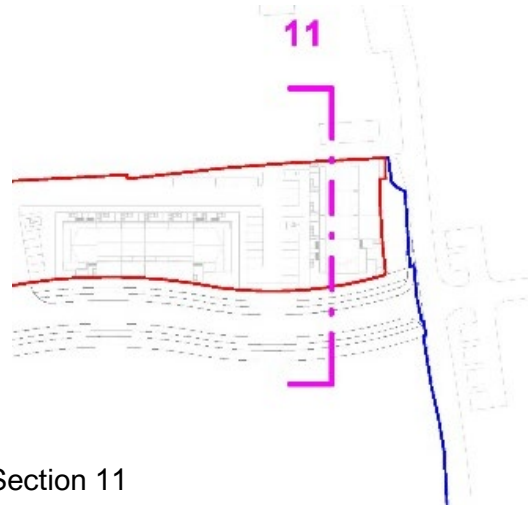
SECTION 10 PART PLAN



SECTION 10 PART ELEVATION

Section 2 – SEPARATION DISTANCES & OVERLOOKING

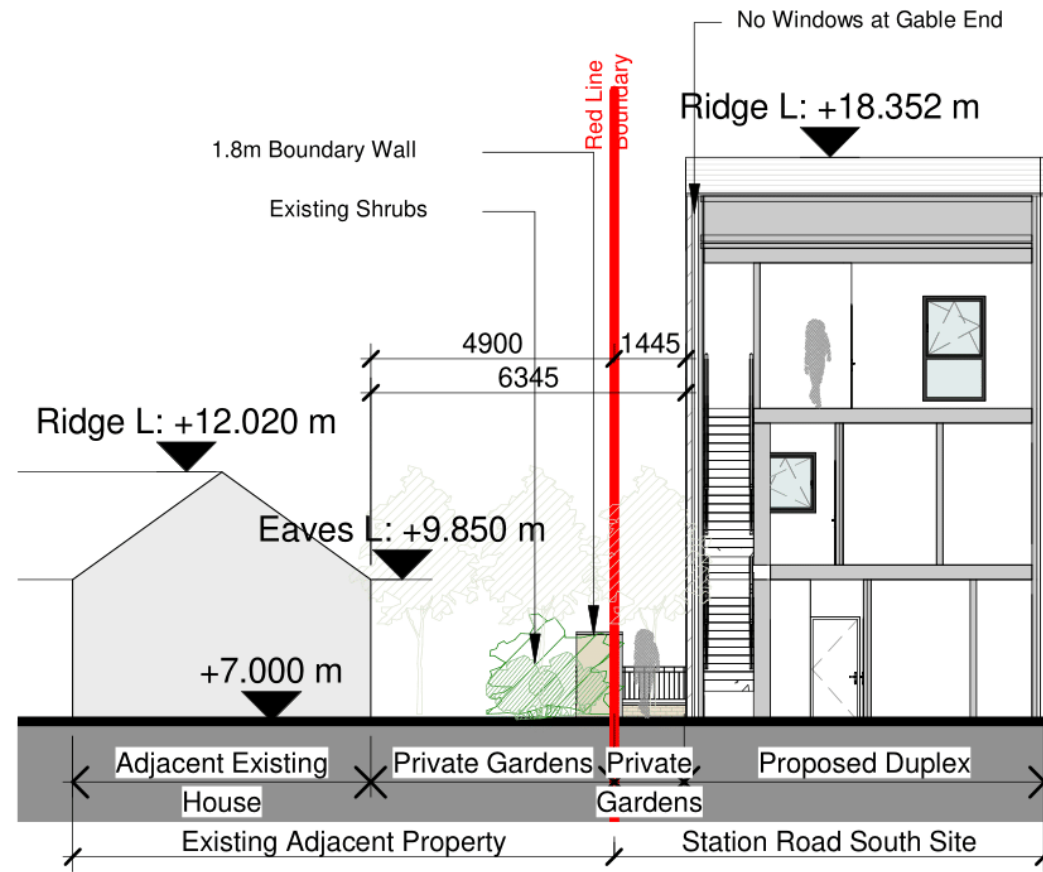
2.2 Site Sections



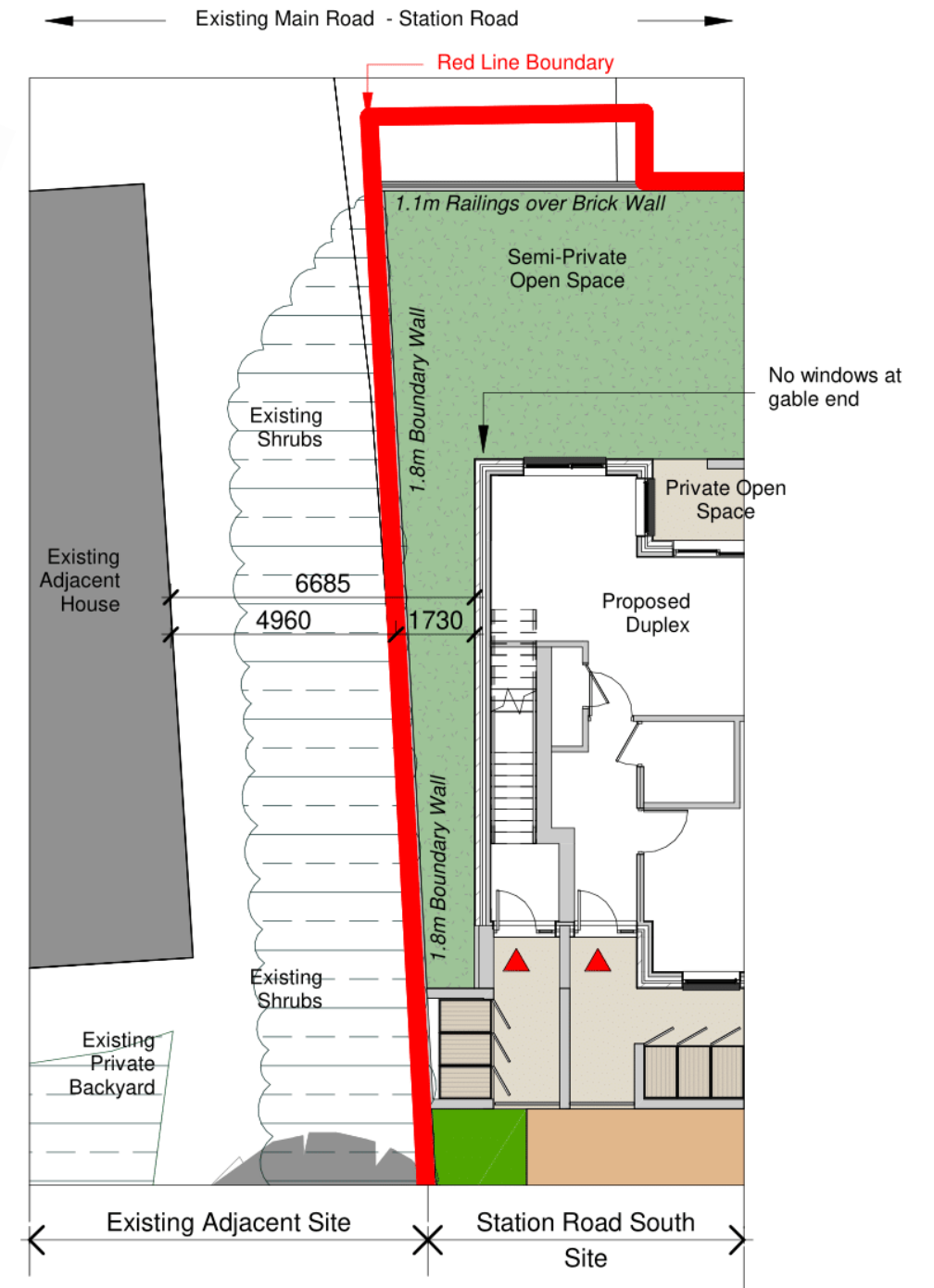
Section 11

Cross Section along northern boundary of the proposed development at Station Road South Site onto adjacent existing house.

There are no gable windows to gable elevation along the relevant boundary.



SECTION 11 PART ELEVATION



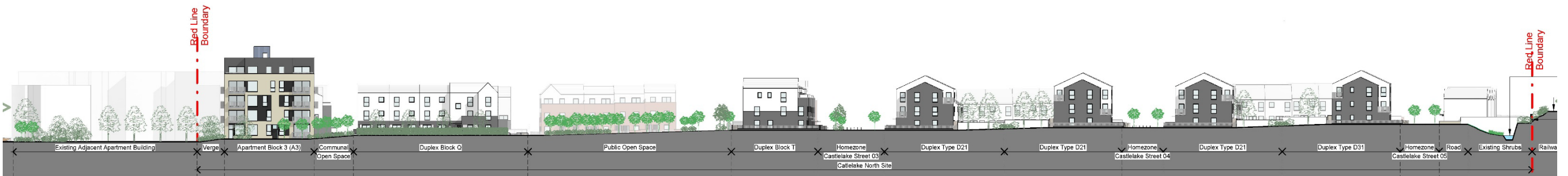
SECTION 11 PART PLAN

Section 3 – CONTEXTUAL ELEVATIONS

Please refer to the Architectural Drawings
 CHD-WIL-ZZ-ZZ-DR-A-0110 Contiguous Elevations - Sheet 01
 CHD-WIL-ZZ-ZZ-DR-A-0111 Contiguous Elevations - Sheet 02
 CHD-WIL-ZZ-ZZ-DR-A-0112 Contiguous Elevations - Sheet 03
 CHD-WIL-ZZ-ZZ-DR-A-0113 Contiguous Elevations - Sheet 04



Section AA



Section BB



Section CC

Extracts from the Architectural Drawing Series of Contiguous Elevations – Sheet 01