

# ARCHITECTURAL STATEMENT MARDYKE STREET, SKIBBEREEN, CO. CORK.



SKIBBEREEN GERIATRIC SOCIETY



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## INTRODUCTION

This Architectural Statement is prepared by Daly Barry and Associates in relation to a proposed site is for a residential development of 8 No Apartments on lands at Mardyke St, Skibbereen. The apartments are intended to cater for elderly residents and as such provide a sheltered living environment.



## CONTEXT

This urban site will facilitate an infill development of 8 no terraced Apartments. Initially a development of 4 No houses was proposed, but it was subsequently decided that the site could deliver a higher density. This would be a more beneficial use of the site in terms of achieving the targets of the housing need in the Skibbereen area for this type of accommodation.

The site in question is 848 sq m and is subdivided from a larger site. It fronts on to Mardyke St, with a single storey bungalow adjoining on north-east side and the Aldi Supermarket is behind on south-west side.

Care has been taken to ensure that minimum interference is caused to local development in the immediate area. The form of the units is in keeping with the pattern of the existing built fabric in this urban setting.



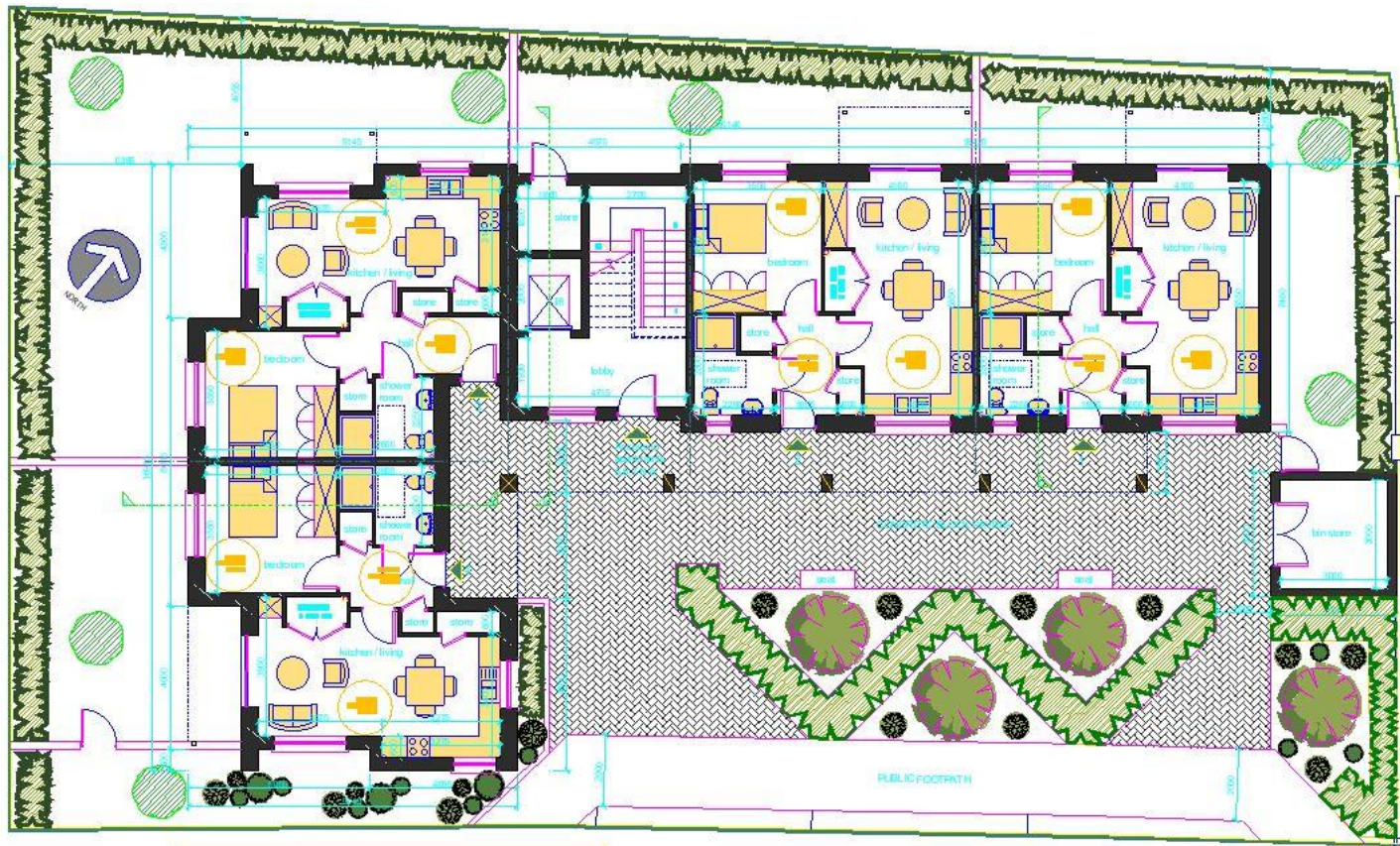
## LAYOUT

The layout of the development forms an L shape to avail of a slight difference in the width of the site. This allows a double unit on the west side of the site and in turn a single gable facing towards the adjoining bungalow.

The majority of the units front onto the amenity space on the south side of the site and the other units are afforded a western aspect.

The amenity space will be landscaped and paved and there will be seating to facilitate resident interaction. The existing walls surrounding the site will be retained and strengthened to ensure security for the residents. A common bin store is provided to cater for rubbish bins.

The footpath will be realigned to allow visitor parking, as is not envisaged that there will be a requirement for resident parking. In any event the site lies in close proximity to the public parking adjoining.



## DESIGN APPROACH

Taking the brief from the clients, the approach was to create a bright and functional apartment units. The majority of the living spaces have a southerly aspect, with large windows to avail of passive solar gain. This aspect facilitates integration of the units with the public spaces. The apartment sizes vary from 50.57 sq m to 51.66 sq m which is well in excess of the recommended single bedroom apartment sizes of 45 sq m. The four over four configuration is identical with two variations to the apartment units. Each apartment is a one bedroom unit, with minor variations to the layout. The external façade is broken up with a variation of materials, including painted plaster and panels of cedral fibre cement cladding. The Irish Wheelchair Association best practice guides were consulted in the preparation of the design. The two-storey design echoes the character of Mardyke Street. The positioning of the building helps frame the western end of the street which is weak in character owing to the lack of development here.



## CONCLUSION

The design has been carefully considered both in terms of responding to both the site specific characteristics and the design brief presented.

The building will not impact the character of the Mardyke St and will add to the sense of enclosure to this part of the street alignment.

The development will offer a high standard of comfort to the residents, as well as a well appointed amenity space which when landscaped shall enhance the living environment.

