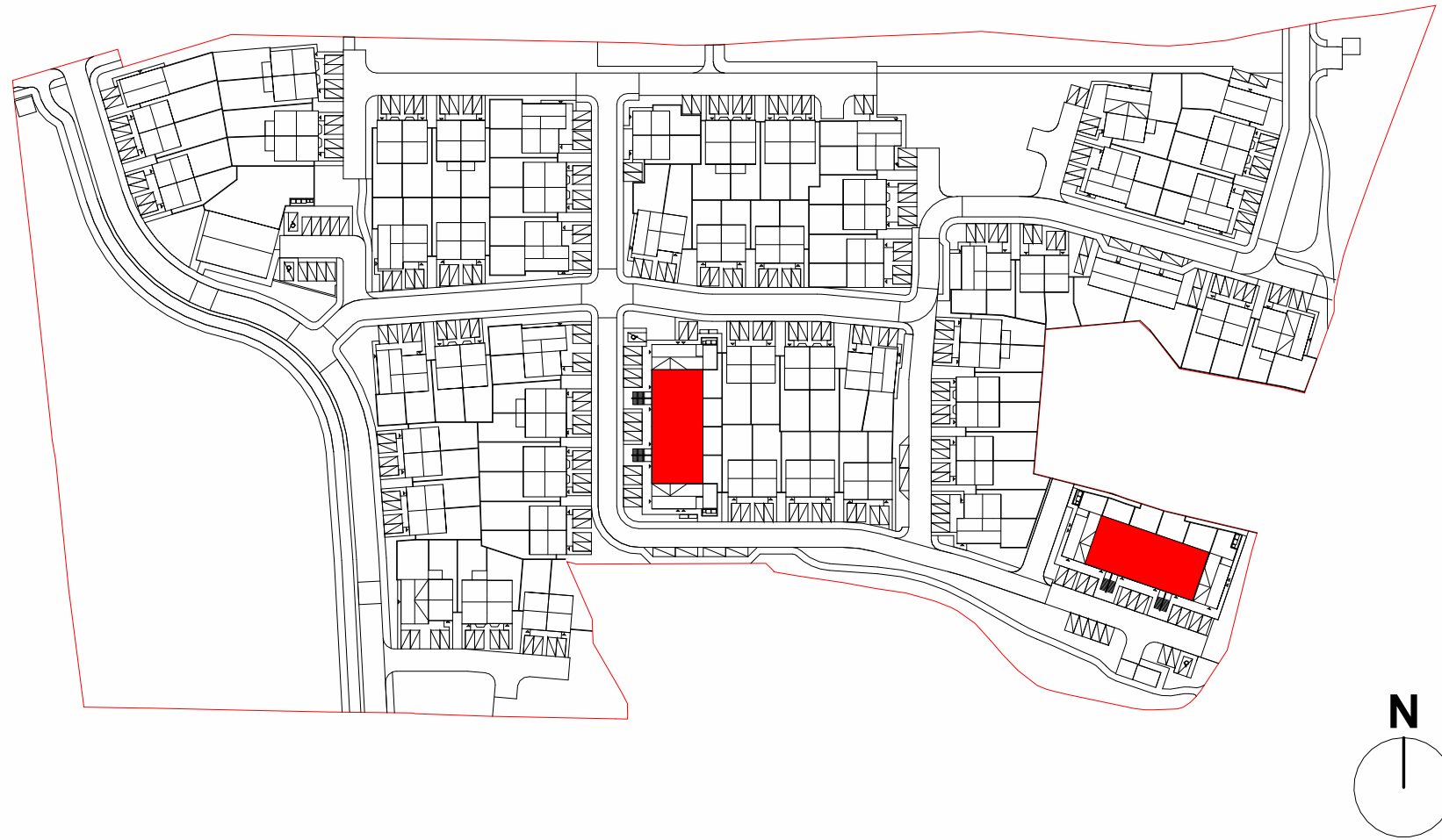
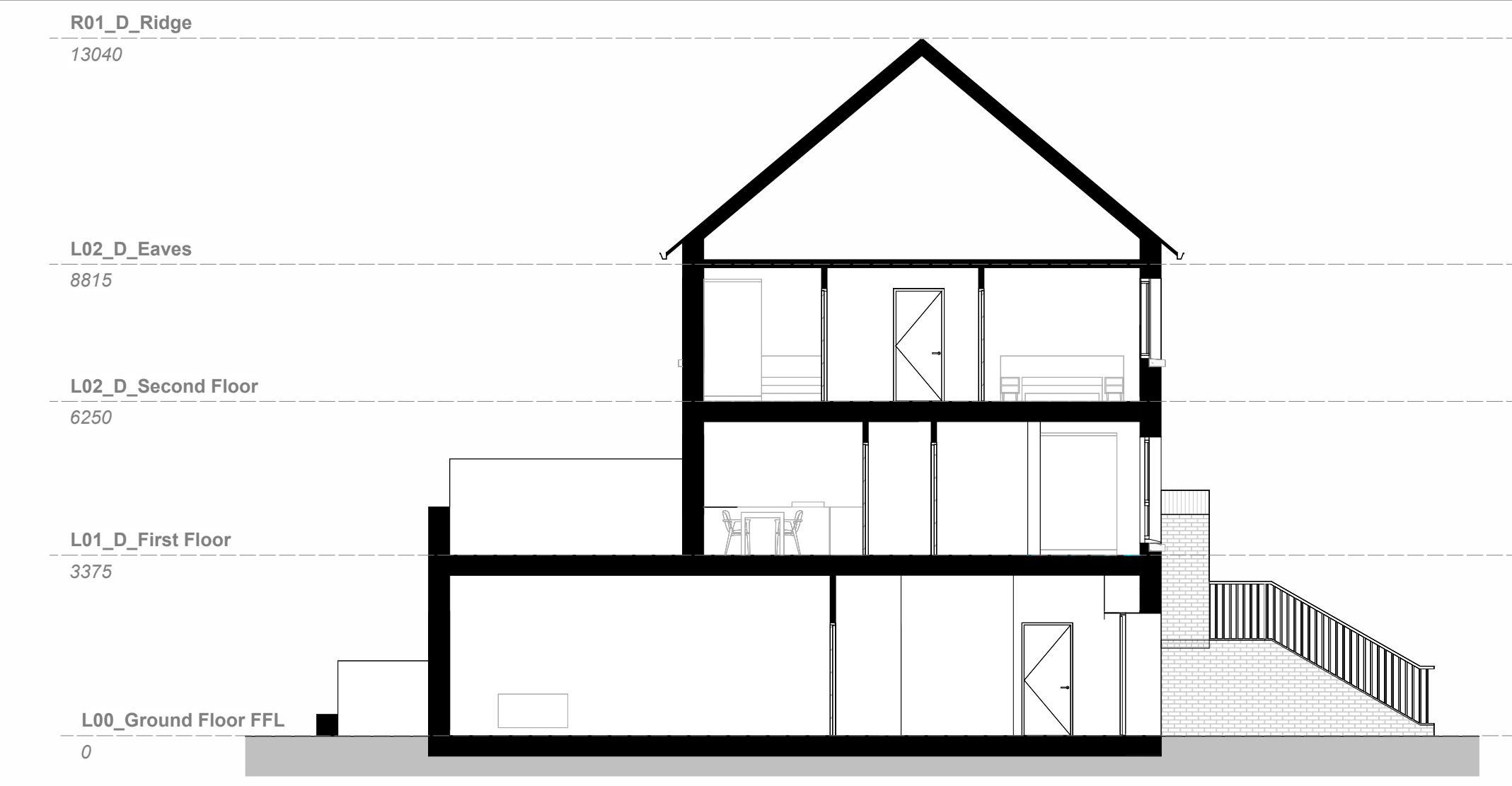


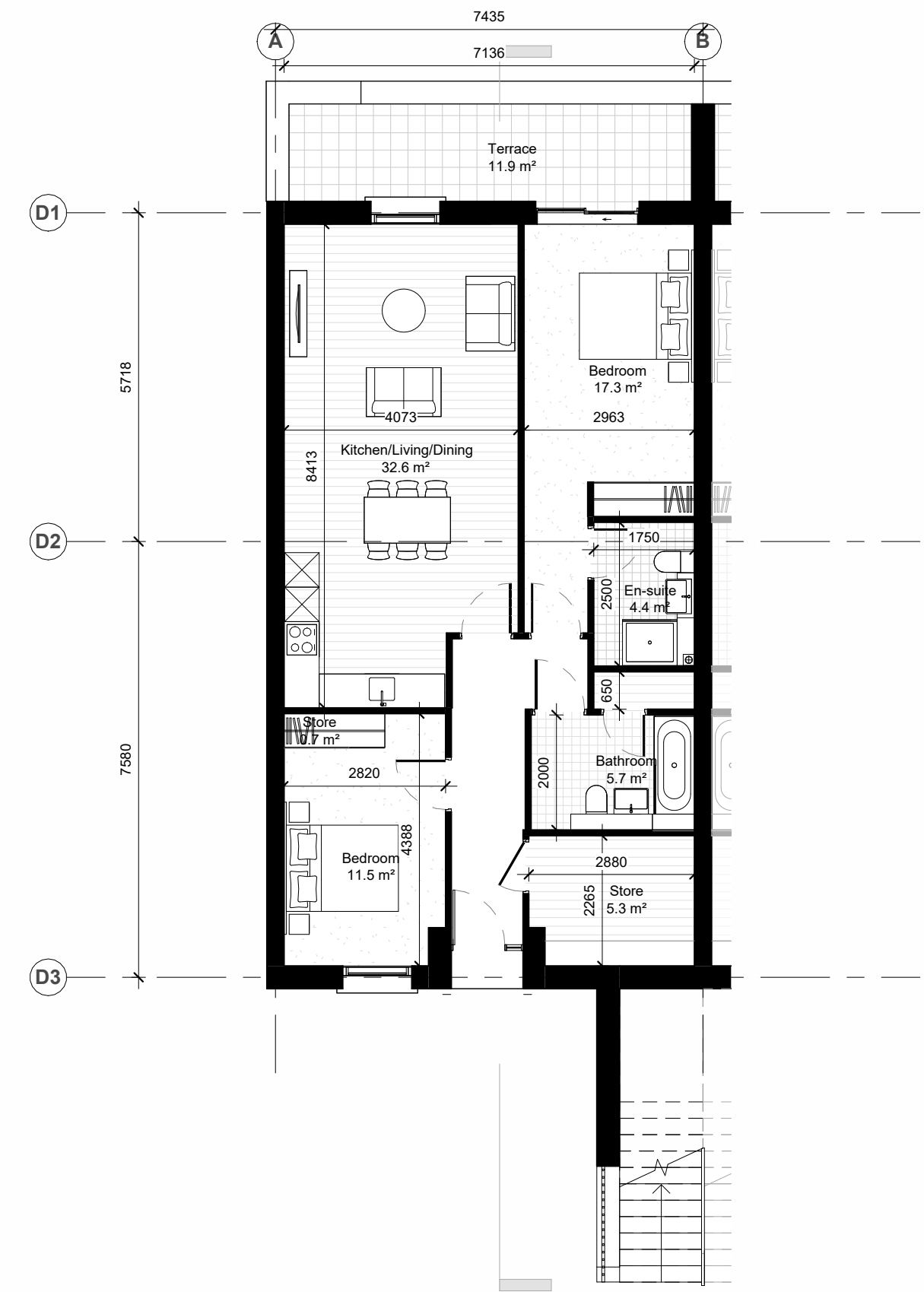
5 ELE_100_D1_Front Elevation
1 : 100



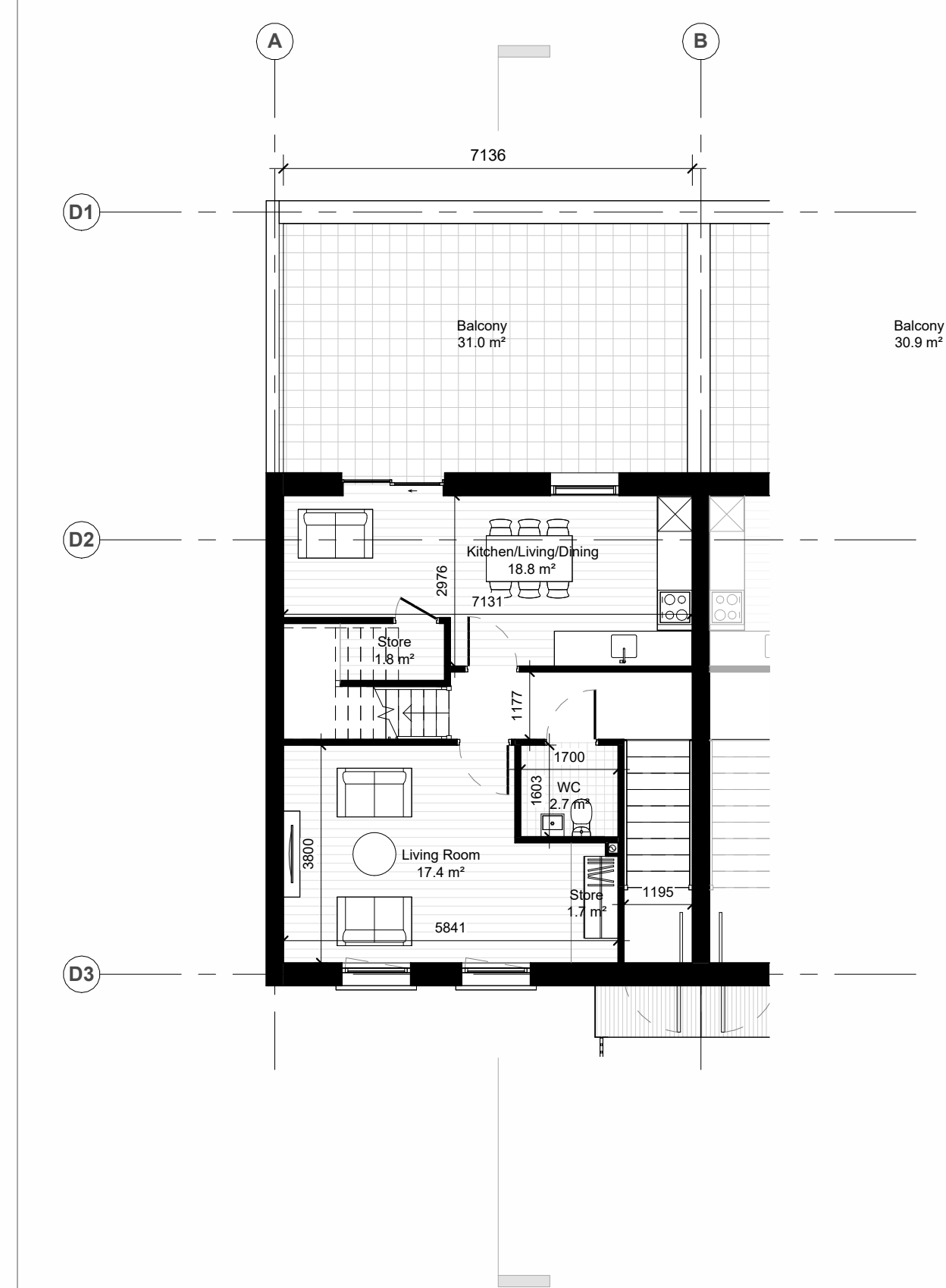
6 ELE_100_D1_Rear Elevation
1 : 100



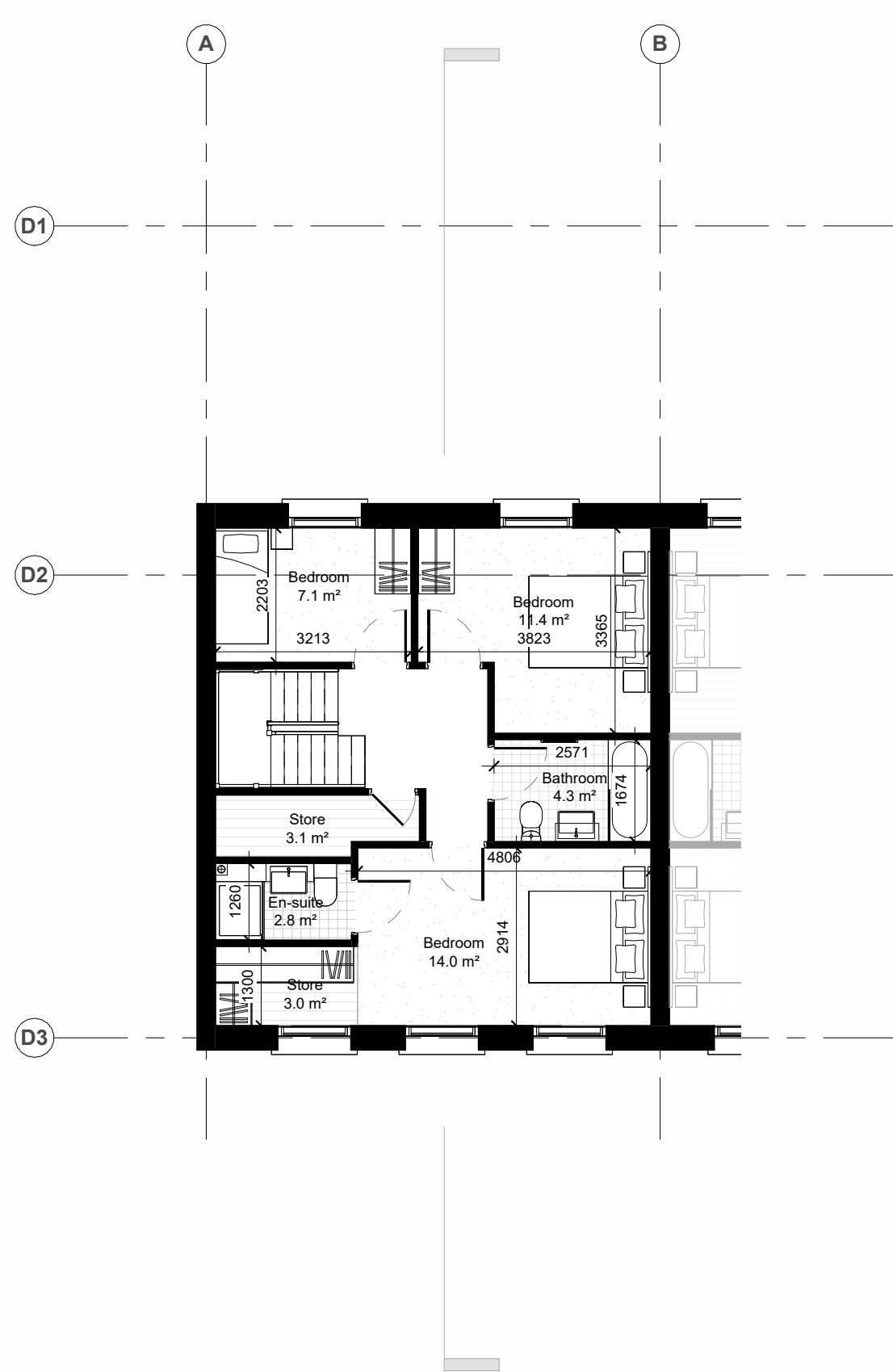
7 SEC_100_D1_Section AA
1 : 100



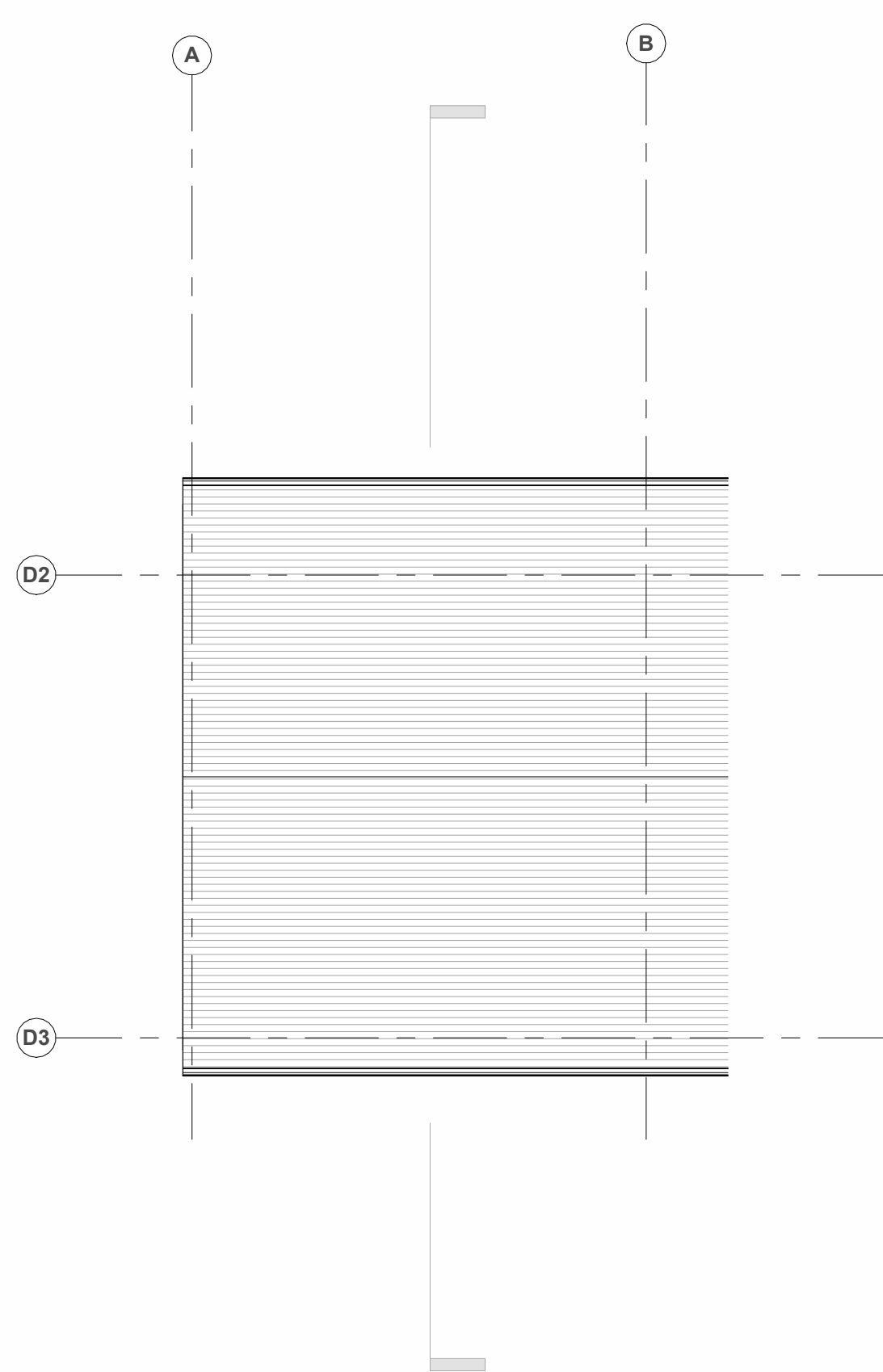
1 PLN_100_D1_Ground Floor
1 : 100



2 PLN_100_D1_First Floor
1 : 100



3 PLN_100_D1_Second Floor
1 : 100



4 PLN_100_D1_Roof Plan
1 : 100

Notes & Key: HWS Ref: 2650

Dimensions are not to be scaled from on this document. Notify Howells of discrepancies affecting the information shown. This drawing is copyright of Howells, the trading name of Glenn Howells Architects Limited.

Plot Type - D1 Lower Unit Type - 2 Bed 4 Person - Duplex

	Min.	Proposed
Gross Floor Area (m²)	73	89.6
Private Amenity Space (m²)	7	See HQA
Storage Area (m²)	6	6
Living/ Dining/ Kitchen (m²)	30	32.6
Width Living Room (m)	3.6	4
Bedroom 1 Area (m²)	13	17.3
Bedroom 1 Width (m)	2.8	2.9
Bedroom 2 Area (m²)	11.4	11.5
Bedroom 2 Width (m)	2.8	2.8

Plot Type - D1 Upper Unit Type - 3 Bed 5 Person - Duplex

	Min.	Proposed
Gross Floor Area (m²)	90	117.6
Private Amenity Space (m²)	9	See HQA
Storage Area (m²)	9	9.6
Living/ Dining/ Kitchen (m²)	34	36.2
Width Living Room (m)	3.8	3.8
Bedroom 1 Area (m²)	13	14
Bedroom 1 Width (m)	2.8	2.9
Bedroom 2 Area (m²)	11.4	11.4
Bedroom 2 Width (m)	2.8	3.3
Bedroom 3 Area (m²)	7.1	7.1
Bedroom 3 Width (m)	2.1	2.2

- Material Key**
- 01 - Selected roof tiles
 - 02 - Selected half round gutter and round downpipes
 - 03 - Double glazed window with selected frame colour
 - 04 - Concrete window sill
 - 05 - Painted plastered walls in selected colour
 - 06 - Front door to selected colour and frame to match windows
 - 07 - Double glazed bay window with render surround to selected colour
 - 08 - Surround to front door to selected detail
 - 09 - Soldier brick course
 - 10 - Brick in selected colour
 - 11 - Coated metalwork to selected colour

0m 2.5m 5m 7.5m 10m @ 1:100

Location:

Status: **PLANNING ISSUE**

Revision History: Checked: Checker

P01 Issued for Planning 15/07/2026 SJ

Project & Client:
Ballykeeran Gardens, Cornamaddy working with
Ballymore Station Walk Ltd.

File Title: Scale: As indicated @A1

Duplex Type D1 (2B4P & 3B5P)

File ID: Revision:

2650-HWS-P1-XX-D-A-20019 P01

Howells