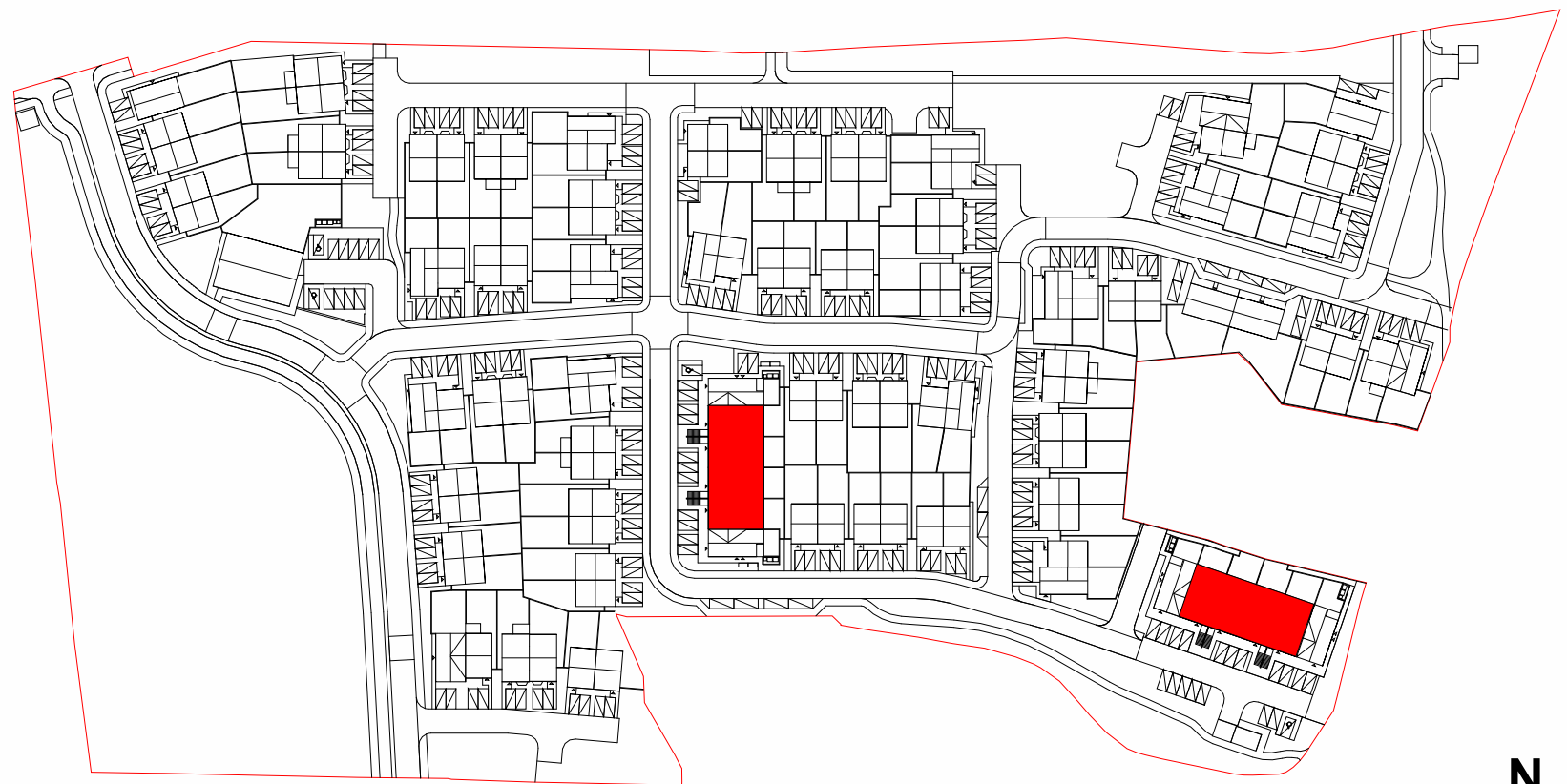
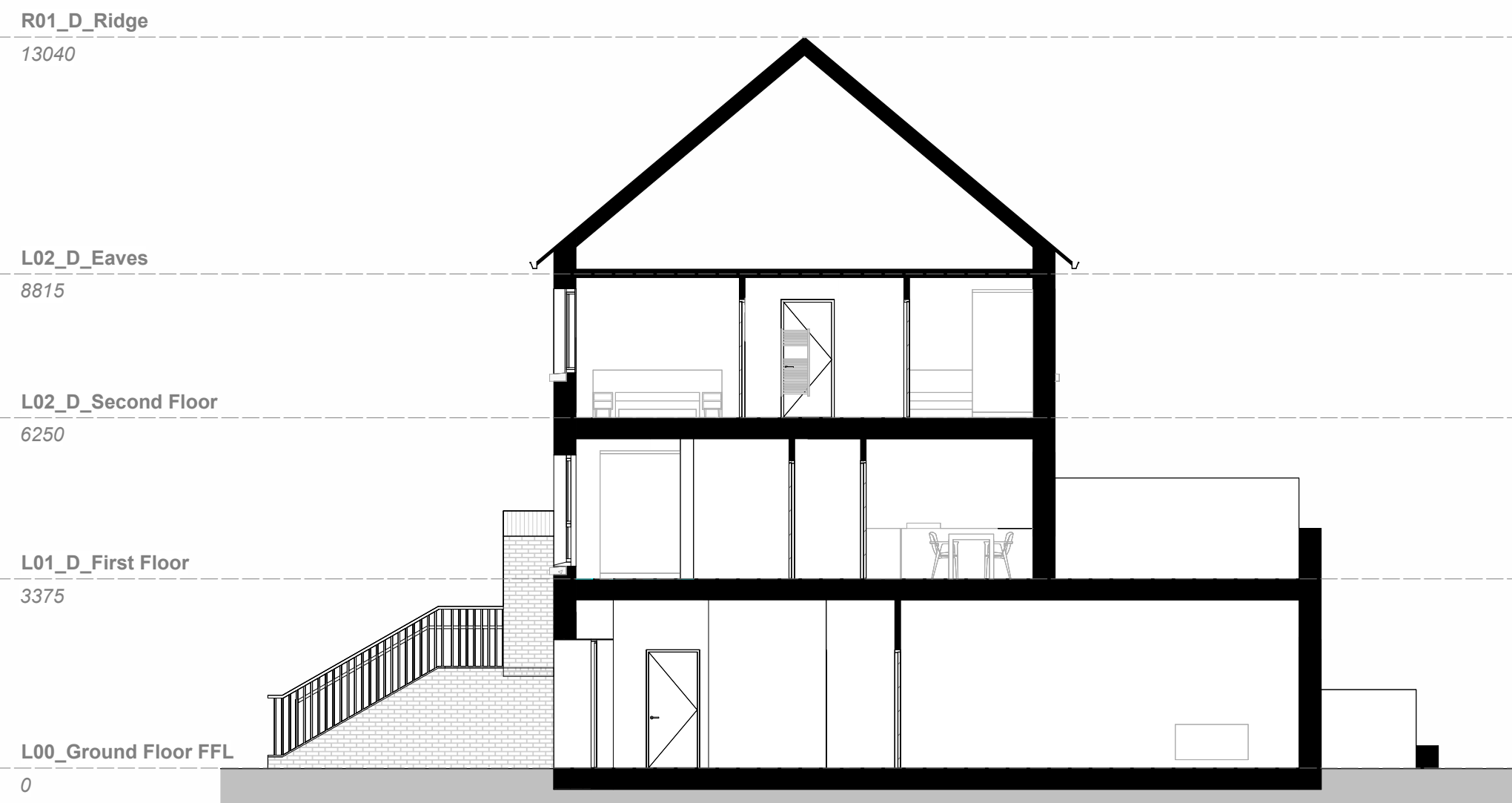


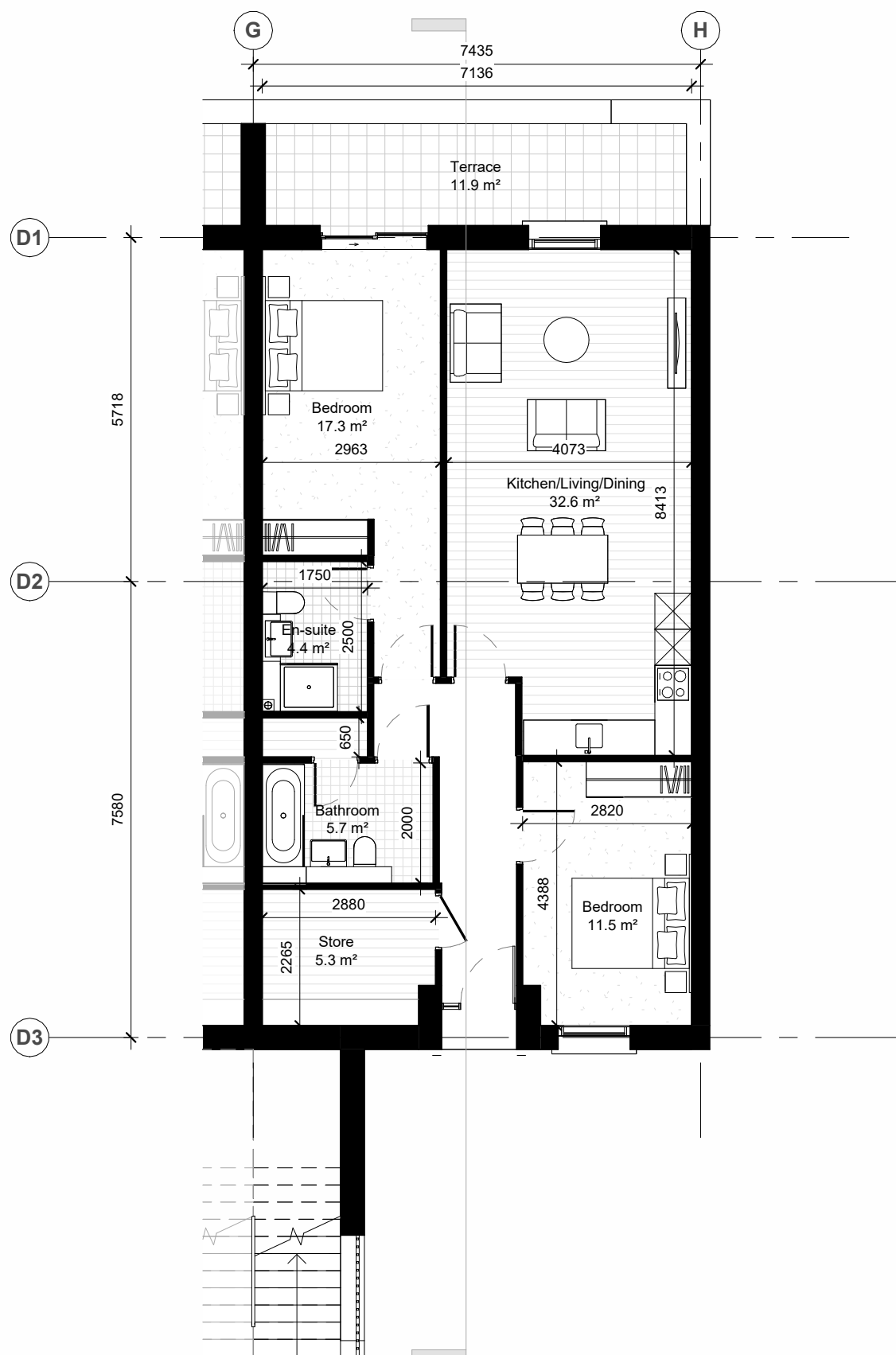
5 ELE_100_D1_Front Elevation Handed
1 : 100



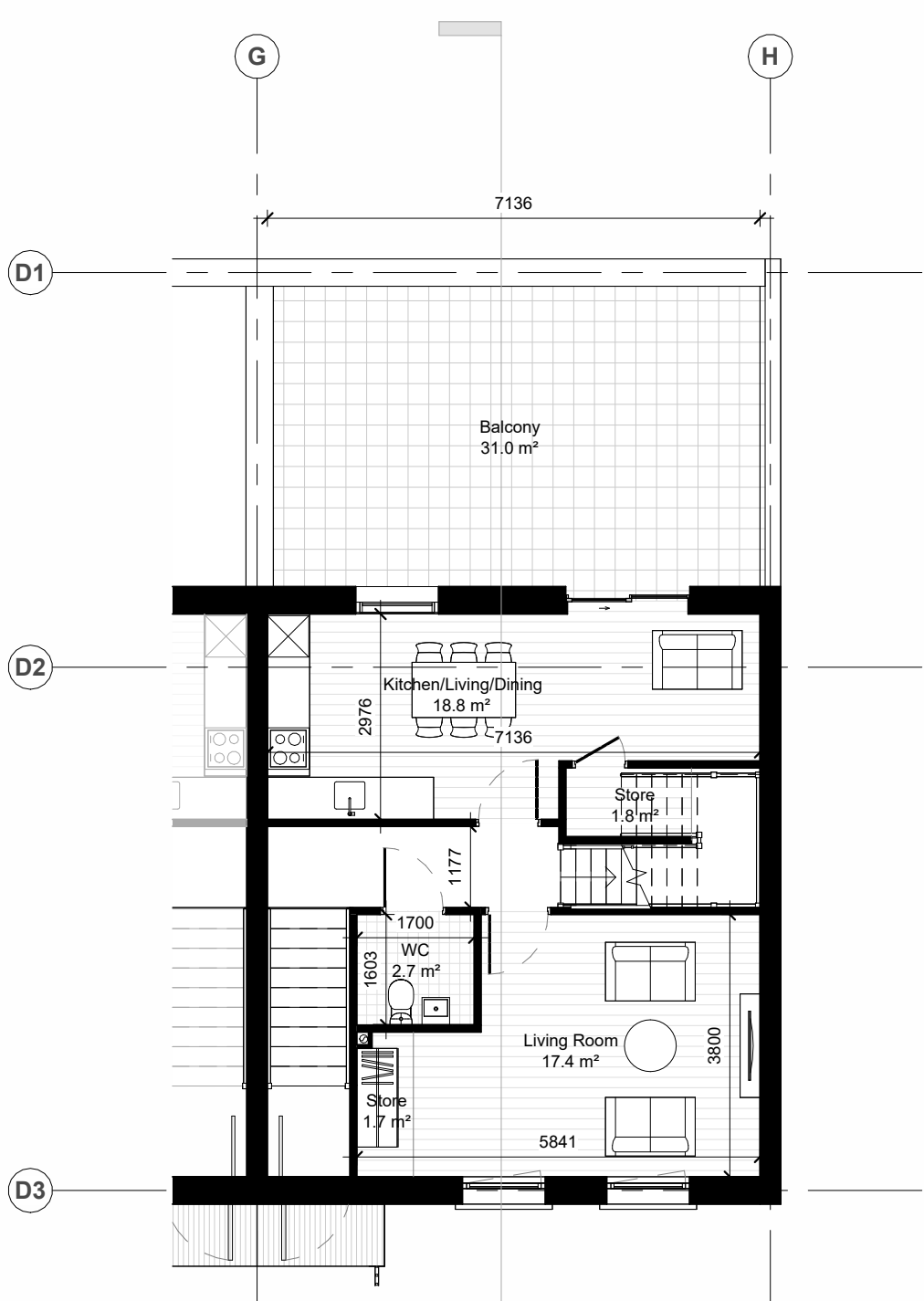
6 ELE_100_D1_Rear Elevation Handed
1 : 100



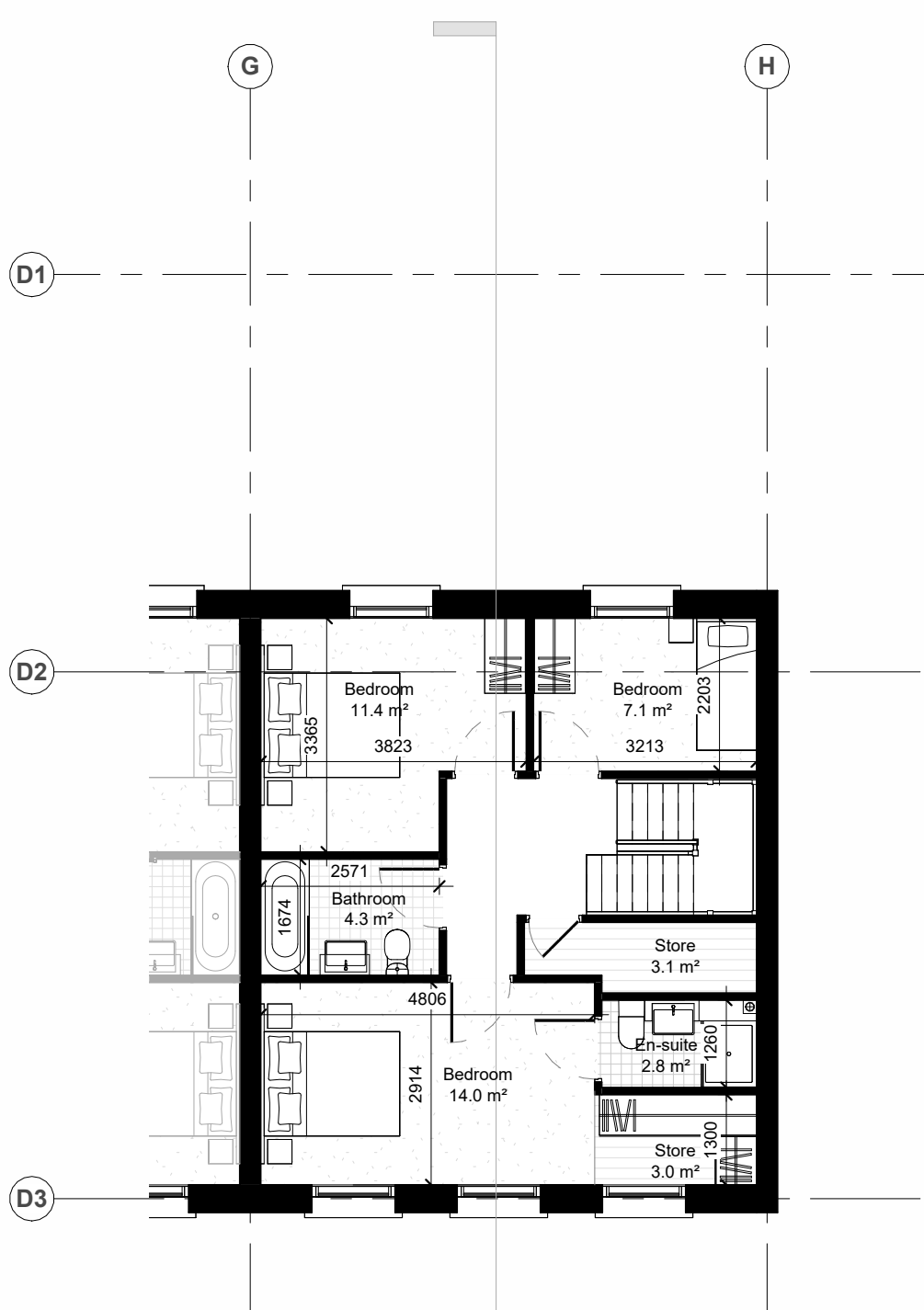
7 SEC_100_D1_Section AA Handed
1 : 100



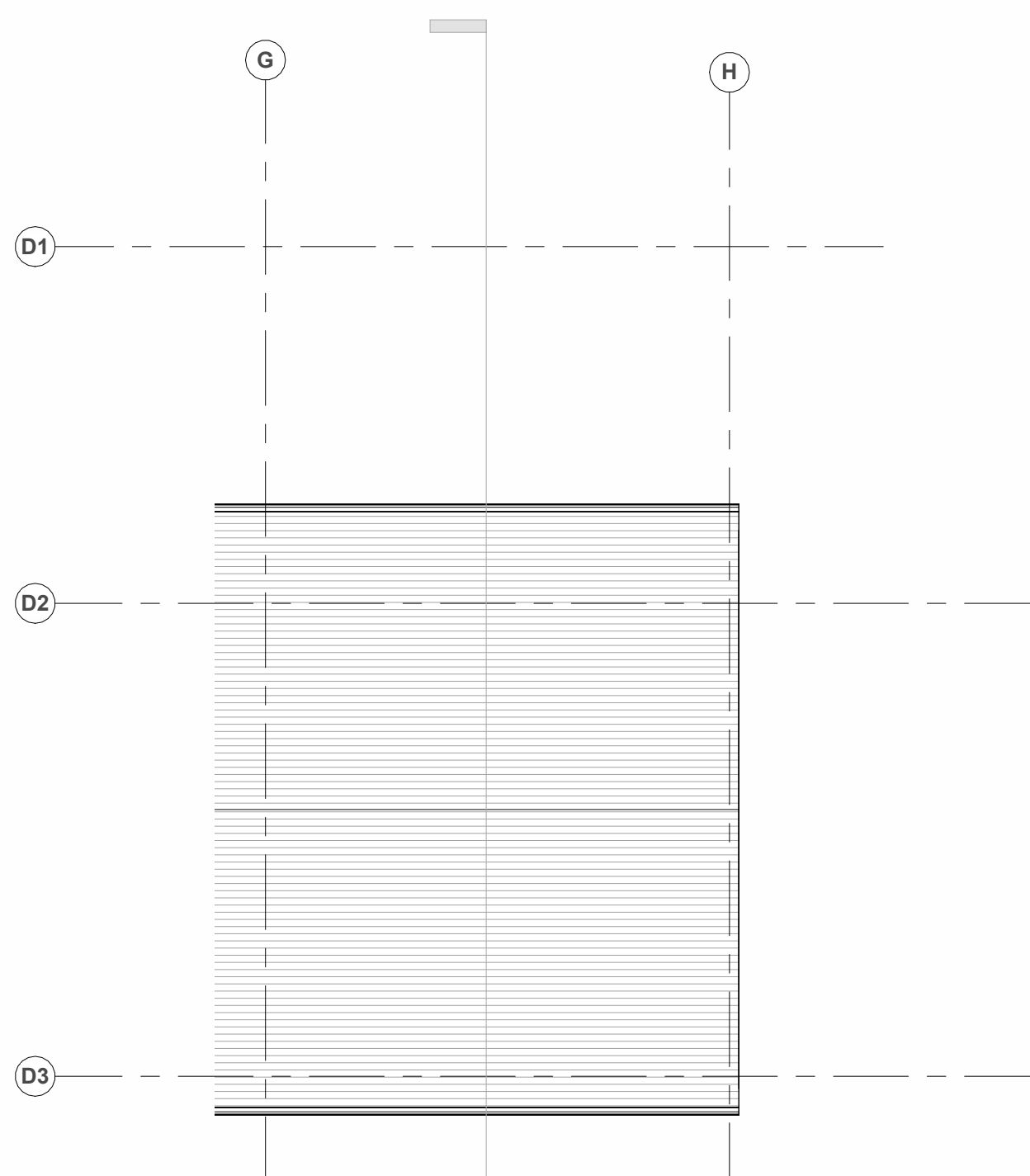
1 PLN_100_D1_Ground Floor Handed
1 : 100



2 PLN_100_D1_First Floor Handed
1 : 100



3 PLN_100_D1_Second Floor Handed
1 : 100



4 PLN_100_D1_Roof Plan Handed
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: SJ
P01 Issued for Planning 26/08/2026 SJ

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

File Title: Scale: As indicated @A1
Duplex Type D1 (2B4P & 3B5P) Handed

File ID: Revision:
2650-HWS-P1-XX-D-A-20119 P01

Howells