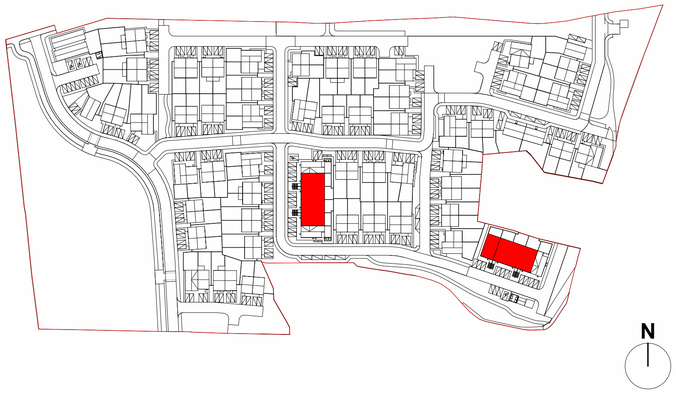

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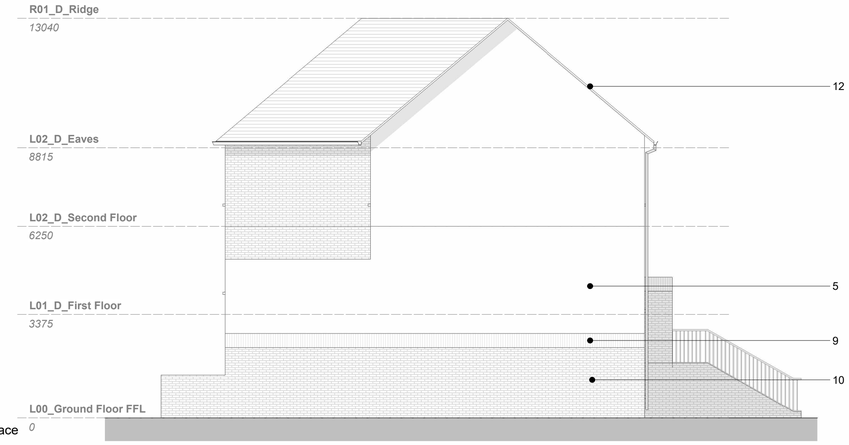


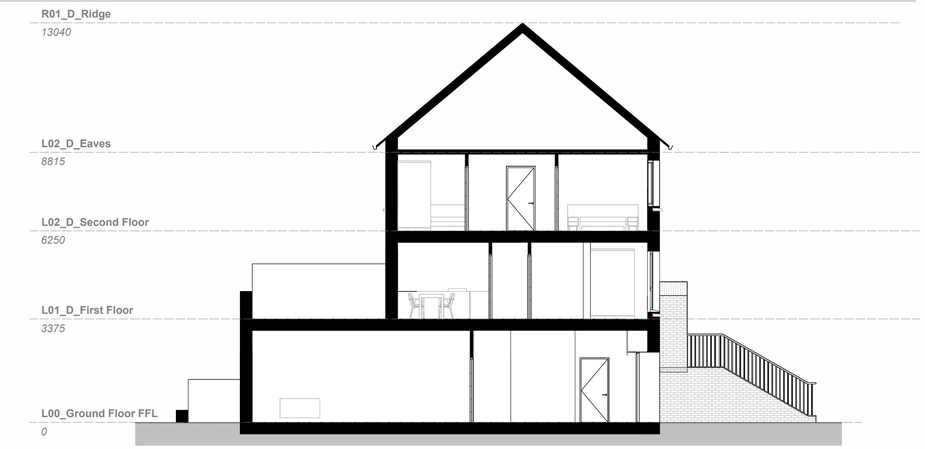
8 ELE_100_D1_Side Elevation End Terrace
1 : 100



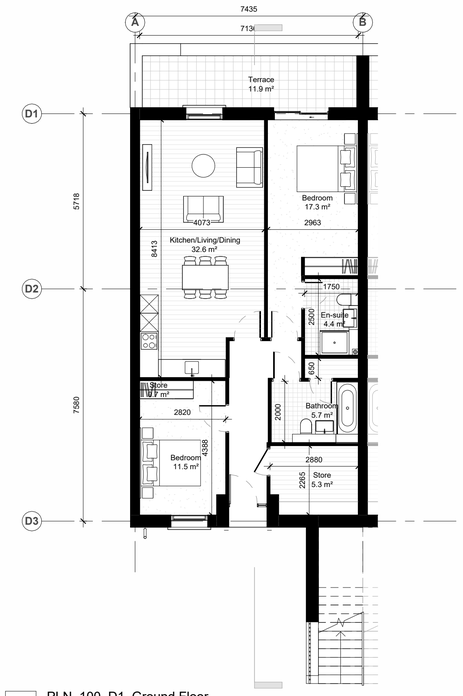
5 ELE_100_D1_Front Elevation
1 : 100



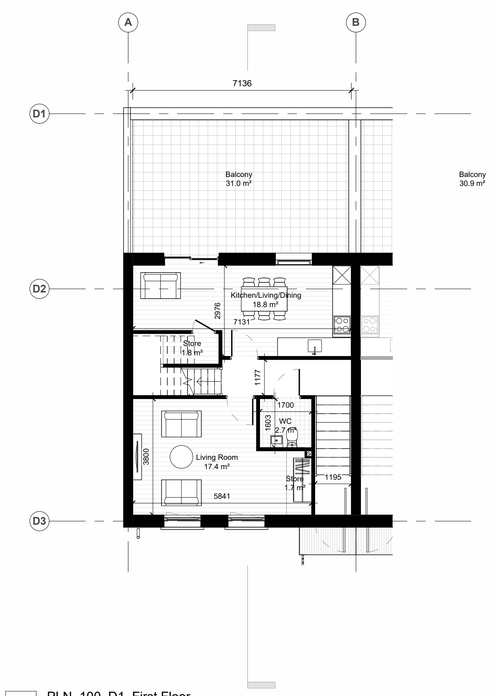
6 ELE_100_D1_Rear Elevation
1 : 100



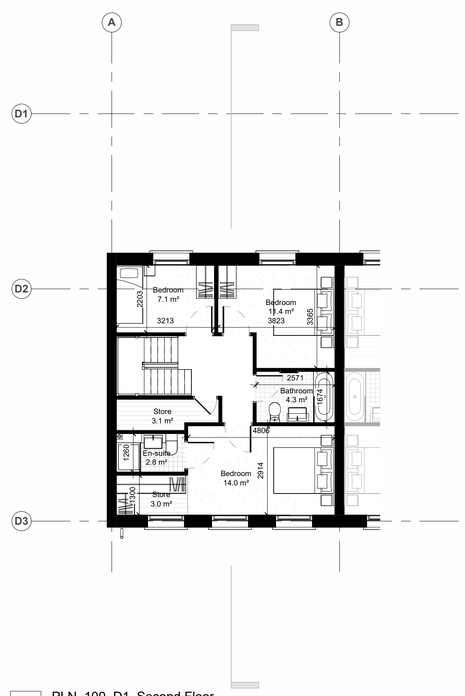
7 SEC_100_D1_Section AA
1 : 100



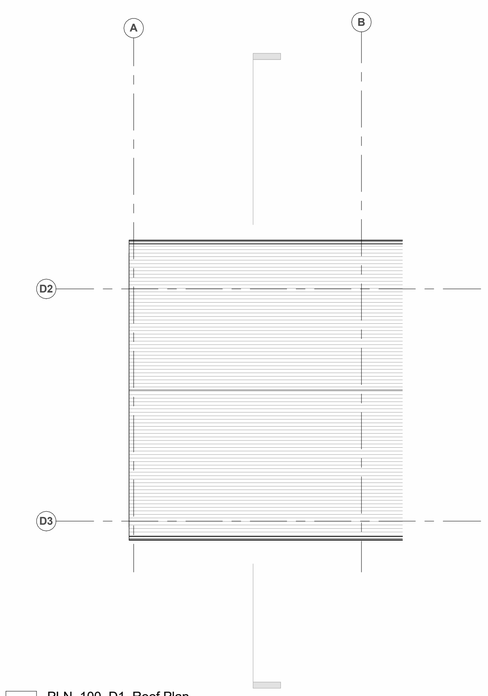
1 PLN_100_D1_Ground Floor
1 : 100



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
12 - Roof overhang to duplex end terrace only

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

Location:

Status: PLANNING ISSUE

Revision History: Checked: Checker

P01	Issued for Planning	12/08/2026	SJ
P02	FI Response	03/11/2026	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 P02

Howells