



- Storage
- Kitchen, Living, Dining
- Site Boundary
- Bedroom

Quality Housing For Sustainable Communities By
Department of the Environment, Heritage and Local
Government

House Type A: Three bed/ five person house (two storey)

	Proposed Unit	DHPLG Guidelines
Bedroom 1	13	13
Bedroom 2	11.7	11.4
Bedroom 3	7.4	7.1
Total area bedrooms	32.1	32
Total area living/ dining/ kitchen	36.8	34
Storage	5	5
Ground floor area	53.1	0
First floor area	47.7	0
Total floor area	100.8	92

House Type B: Three bed/ five person house (two storey)

	Proposed Unit	DHPLG Guidelines
Bedroom 1	13	13
Bedroom 2	12.3	11.4
Bedroom 3	7.5	7.1
Total area bedrooms	32.9	32
Total area living/dining/ kitchen	37.6	34
Storage	5	5
Ground floor area	54.6	0
First floor area	48.4	0
Total floor area	103	92

Site Zoning

	Proposed Unit m2
Total site area	312

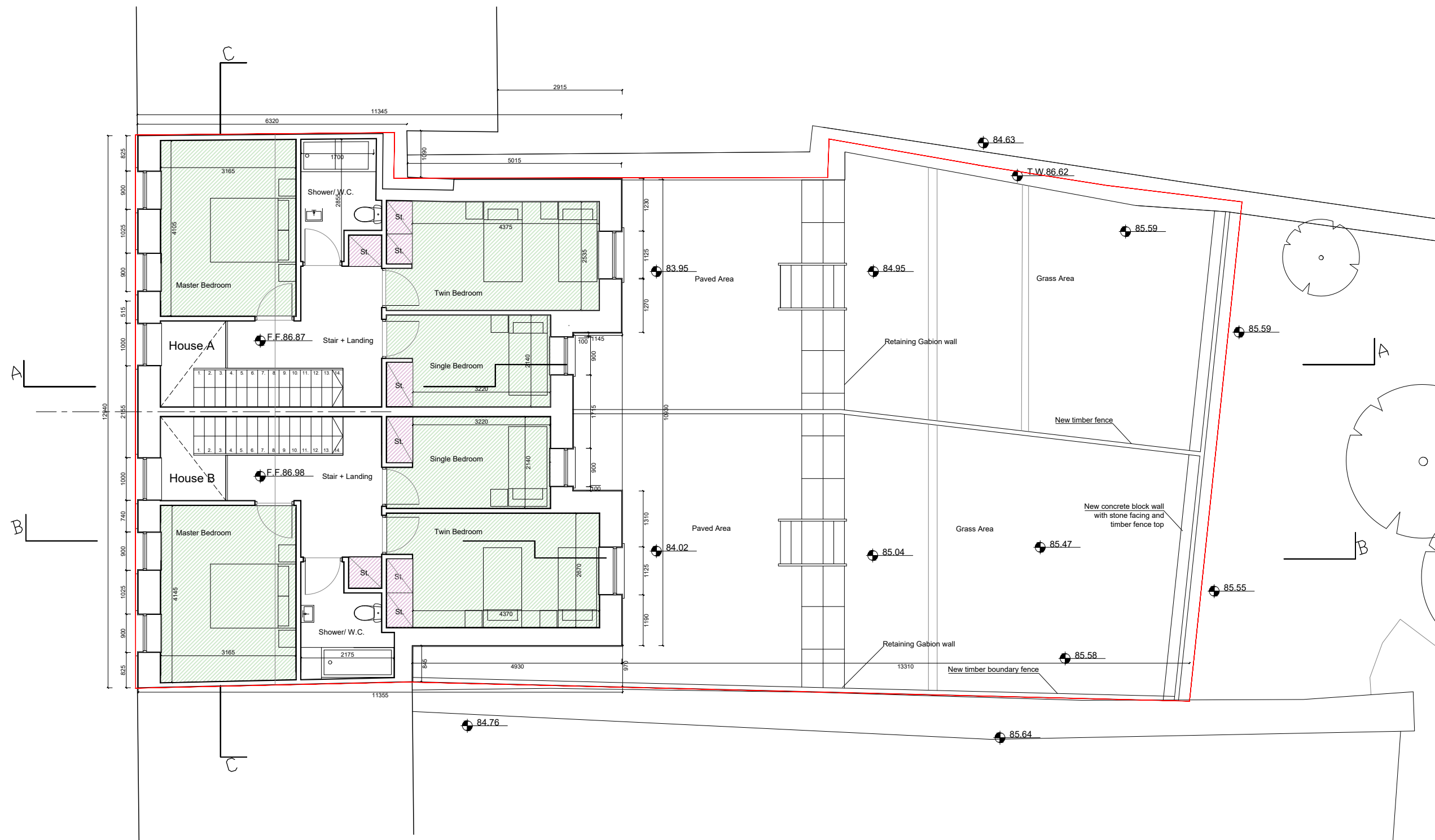
Notes:

The two existing derelict buildings on the site are to be demolished. Two three bed, five person (two story) town house Properties are to be erected on the site with rear private gardens.

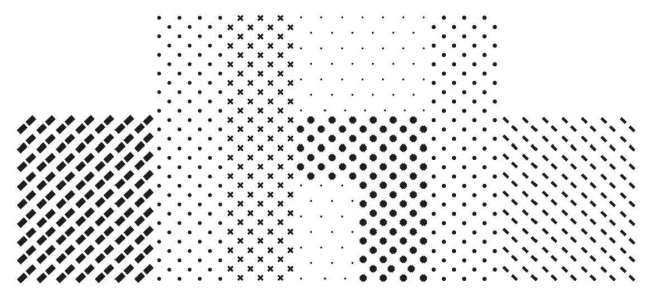
Cavity wall construction with new timber joist first floor supported with block on the flat inner leaf. New GF concrete floor slab on insulation on radon Barrier. All ground floor internal walls to be block work, timber stud partitions used on first floor. New Pitch roof to the properties with natural slate finish and flat roof construction to the rear with single skin P.V.C finish. All new windows and doors to be thermally broken aluminum. Windows, doors and walls to selected colors.

New rainwater good to all properties

Scale 1:100 (m.)



1. Proposal First Floor Plan
1:100@A3



dhbarchitects

St. Catherines Hall
Catherine Street
Waterford City
X91 RX99, Ireland.

+353 (0)51 858121
info@dhbarchitects.ie
www.dhbarchitects.ie



Project: Proposal Housing Development Kiltyclogher Co. Leitrim		Stage: Part 8 Planning	
Client: Leitrim County Council		Project No.: 22-04-LBK	Date: 15/03/2023
Drawing Title: Proposal First Floor Plan		Drawing No.: PL-105	Revision: B
Scale: 1:100/A3	Drawn by: HB	Approved by: HB	