

- Legend:**
- Bin Storage area
 - Existing Wayleave
 - Storage
 - Kitchen, Living, Dining
 - Semi-Public Entrance hall
 - Site Boundary
 - Private Outdoor area
 - Bedroom
 - Communal Outdoor area

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

Apartment A: 1 bedroom apartment/ 2 person/ direct rear access to private outdoor area (Terrace A) and communal spaces

	Proposed Unit	DHPLG Guidelines
Bedroom 1	13.5	13
Total area Bedrooms	13.5	13
Total area Living/Dining/ Kitchen	25	23
Storage	3.5	3
Floor Area	49.6	45
Private outdoor area	15	

Apartment B: 1 bedroom apartment/ 2 person direct rear access to private outdoor area (Terrace B) and communal spaces

	Proposed Unit	DHPLG Guidelines
Bedroom 1	13	13
Total bedrooms area	13	13
Total area living/dining/ kitchen	25.5	23
Storage	3.7	3
Floor area	51	45
Private outdoor area	10	

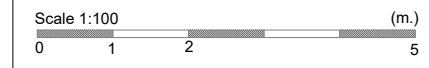
Site Zoning

	Proposed Unit	m2
Private outdoor area	35	
Communal outdoor area	63.7	
Bin store	19.3	
Total site area	324.4	

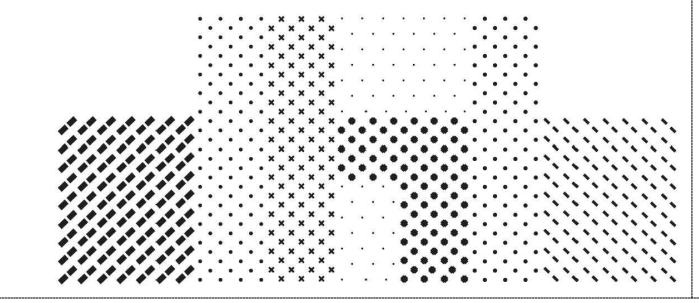
Notes:
 The existing derelict building to be demolished. Position of original alleyway to be retained. Stone re-purposed as facing finish for new rear boundary walls.

New pre-cast concrete first floor supported with block on the flat inner leaf. New floor supports and new timber floors to first floor over Alley. New GF concrete floor slab on insulation on radon Barrier. All ground floor internal walls to be block work, timber stud partitions on first floor. New Pitch roof to the properties with slate finish and flat roof construction to the rear with single skin P.V.C roof finish. All new windows and doors to be thermally broken aluminium. Windows, doors and walls to selected colours

New rainwater good to all properties



1. Proposed Ground Floor Plan
1:100



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Project:
 Proposed Housing Development
 Ballinamore Co. Leitrim

Stage:
 Part 8 Planning

Client:
 Leitrim County Council

Project No.:
 22-04-LBK

Date:
 19/04/2024

Drawing Title:
 Proposed Ground Floor Plan

Drawing No.:
PL-104

Revision:
C

Scale:
 1:100/A3

Drawn by:
 CH

Approved by:
 HB