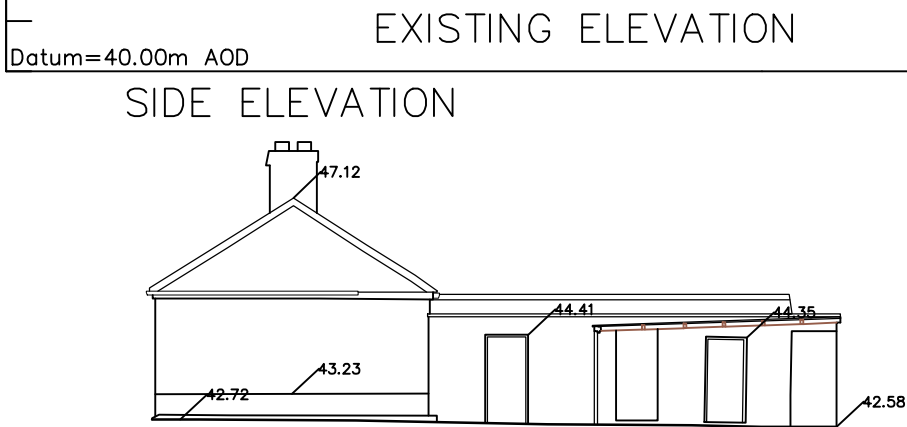
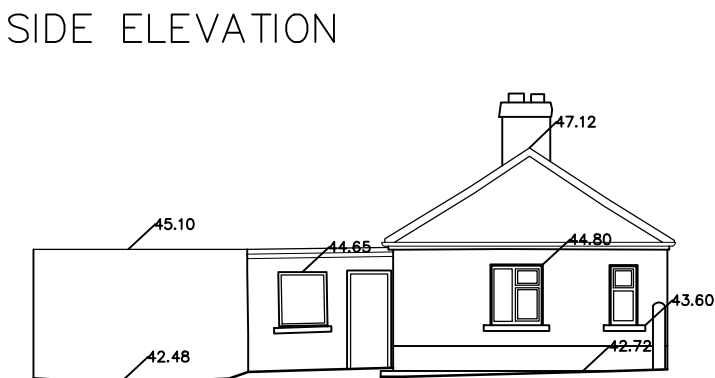
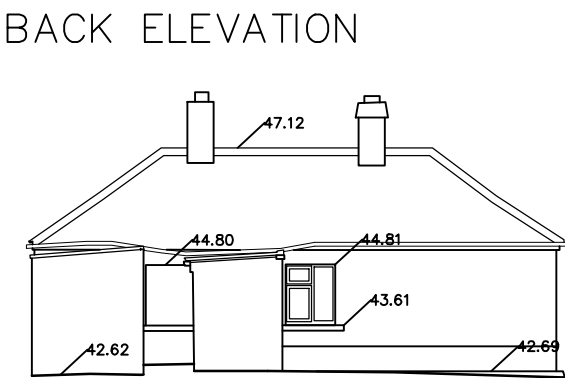
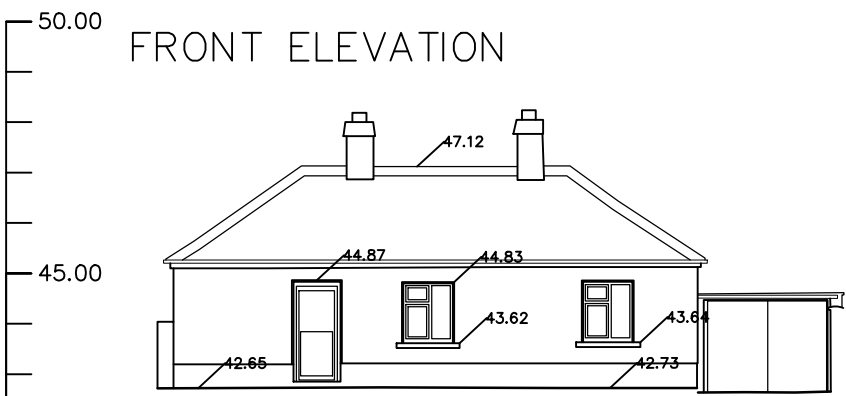
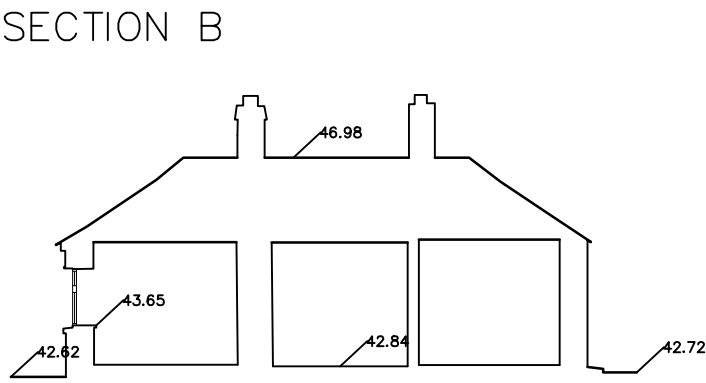
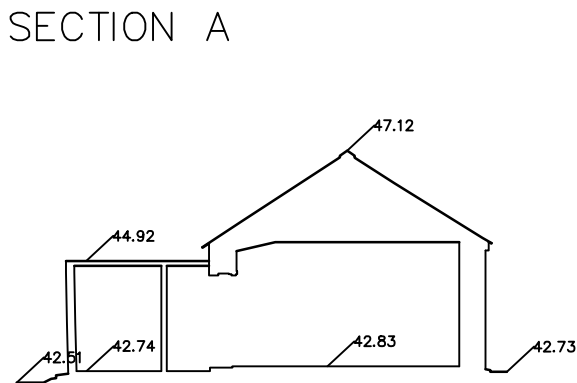


EXISTING LAYOUT

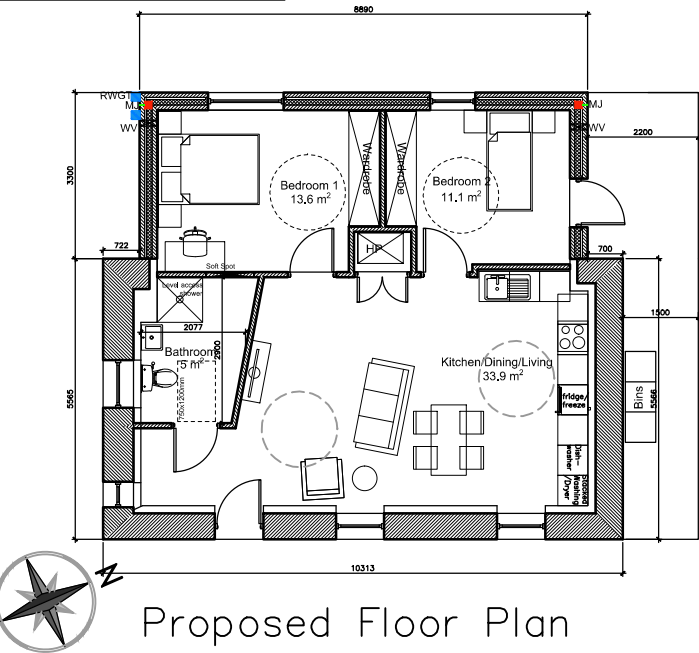
House N



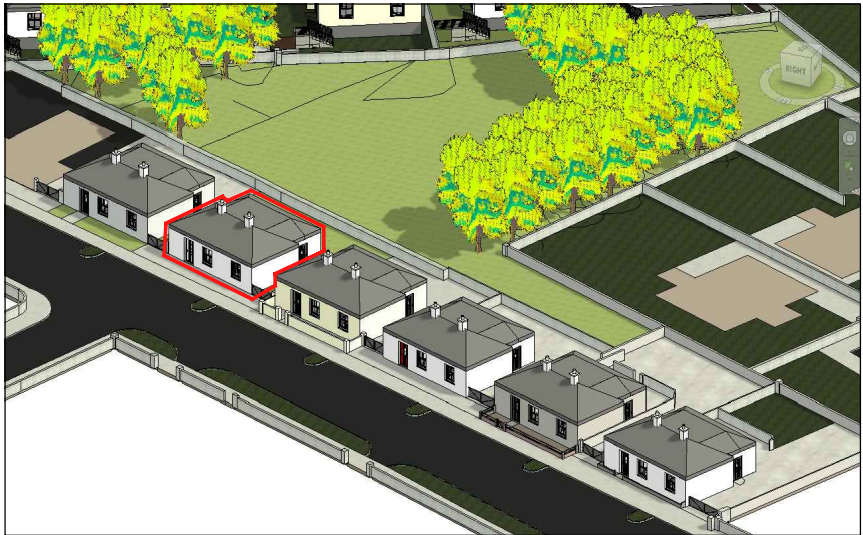
EXISTING ELEVATION



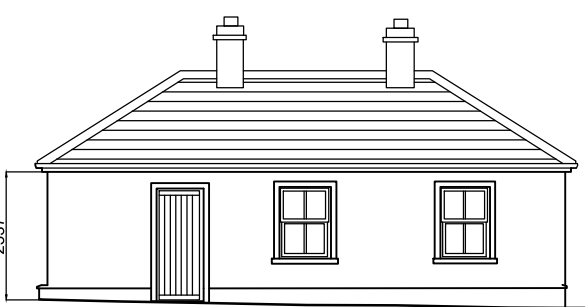
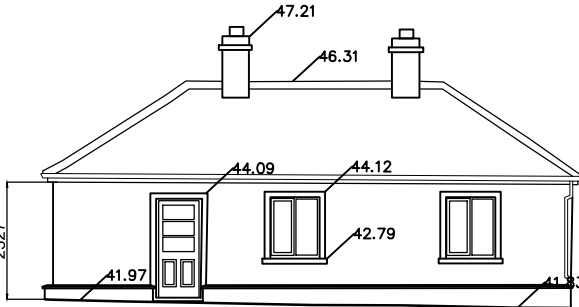
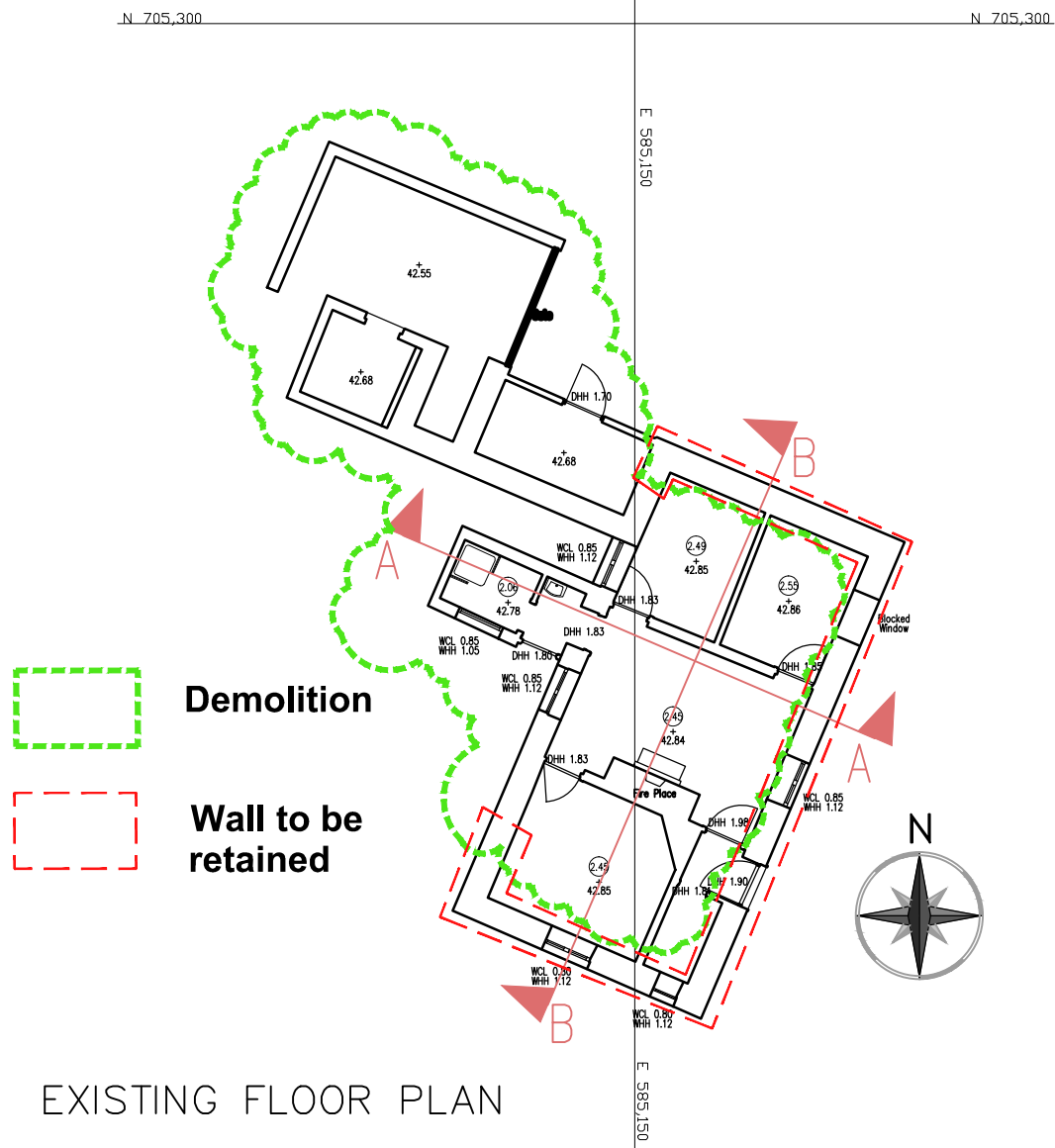
PROPOSED LAYOUT



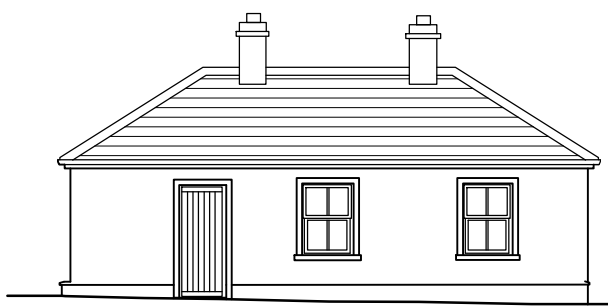
RELEVANT AREA	PROPOSED UNIT		EQUIVALENT DEPT. GUIDELINES		COMPARISON OF FLOOR AREA %
	ACTUAL WIDTH	ACTUAL AREA (SqM)	MIN. WIDTH	MIN. FLOOR AREA (M2)	
Bedroom 1	3.8	13.6	2.8	13.0	113.0
Bedroom 2	3.0	11.1	2.1	7.1	133.8
TOTAL STORAGE AREA		4.0	3.0		133.3
TOTAL LIVING/KITCHEN/DINING AREA		33.9	28.0		110.7
GROSS INTERNAL AREA		67.0	60.0		111.6



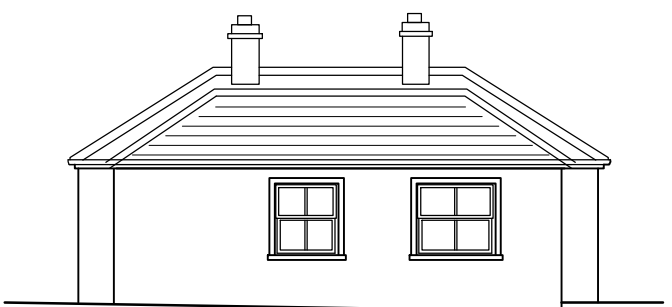
Proposed 3D View



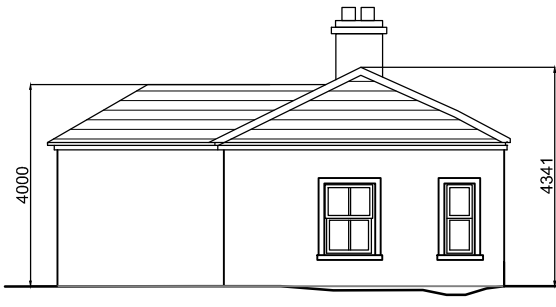
ELEVATION COMPARISON STUDY
Increase height of the building by 200 mm to comply to building reg



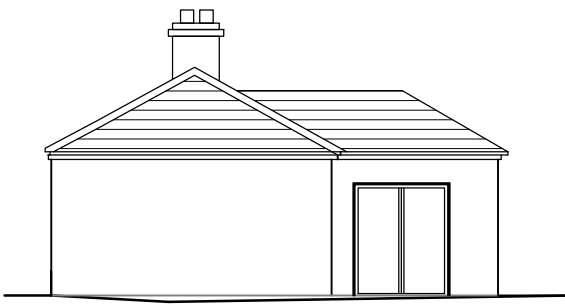
FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION



SIDE ELEVATION

- DEMOLITION WORK SCOPE:
- All the ares highlighted with green to be demolished
- 1.0 INTERNAL DEMOLITION
- 1.1 Complete demolition of all internal walls
- 1.2 Careful removal of all existing floor finishes
- 1.3 Floor preparation and making good for future use
- 1.4 Complete removal of existing roof structure and covering
- 2.0 EXTERNAL WALL
- 2.1 Removal of all existing doors and windows
- 2.2 Making good of all external walls to all units
- 2.3 Complete demolition of all outbuildings and sheds in rear garden
- 2.4 Removal of all associated debris from site
- 2.5 External boundary wall highlighted to be repaired and made good
- 2.6 All asbestos removal as aper report
- 3.0 Retain External Front Boundaries
- Ref Drawing 1010 for proposed scope of works



Key Plan



Existing House N

OUTLINE SPECIFICATION

NEW EXTERNAL WALLS
External- 350 or 465 mm block cavity wall with 100-215 inner leaf and 100 mm outer leaf with nap plaster finish or clay brick white mortar. 110mm PIR insulation W/mk 0.022 thermal conductivity fixed to inner leaf of cavity.

INTERNAL WALLS
GF - 100/215 mm block, gypsum hardcoat plaster both sides and skim finish.

CEILINGS
All ceilings to be one layer of 15mm plasterboard with skim finish. Moisture resistant (foil backed in wet areas) plasterboard to be used in all bath / shower rooms.

EXISTING EXTERNAL WALL

Dryline interanly- 100 PIR

ROOF
Natural Slate

FALSE CHIMNEY PROPOSED

DOORS AND WINDOWS
Heritage Sash (Front)
Heritage Panelled Front Door

MJ = Full height vertical movement joint

WV = 5 inch Wall Vent with Acoustic
Ral Coloured Finish to match windows

ISSUED FOR PLANNING



CLIENT: Galway County Council
PROJECT: 11 Unit Social Housing Scheme Refurbishment
St. Bridge's Road, Portlanna
TITLE: Existing and Proposed Plan, elevation
House N

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision					
2756	HLA	00	ZZ	DR	A	1106							
SCALE: 1:150 A2		DATE: Mar 2025		DRW BY: SS		APP BY:							
HASSETT LEYDEN ASSOCIATES				ROSLEVAN SHOPPING CENTRE									
ARCHITECTS & CIVIL ENGINEERS				TULLA ROAD, ENNIS, CO. CLARE									
				Tel: 055-6628422 (VRS YN95)									