



EXTENT OF EXISTING/PERMITTED DWELLING TO BE DEMOLISHED SHOWN DASHED
IT IS NOTED THAT THE SIZE OF THE PROPOSED DEVELOPMENT IS ONLY SLIGHTLY LARGER THAN THE EXISTING/PERMITTED 2 STOREY DORMER DWELLING AND THE NEW DEVELOPMENT IS ALSO FURTHER AWAY FROM THE ADJACENT DWELLINGS TO THE REAR THAN THE EXISTING. THEREFORE THE NEW DEVELOPMENT WILL HAVE MINIMAL IMPACT ON THE EXISTING ADJACENT DWELLINGS. SEE CONTEXTUAL SECTION

02 REAR ELEVATION (WEST)
2700 HOUSING CELBRIDGE
P02 SCALE: 1/100

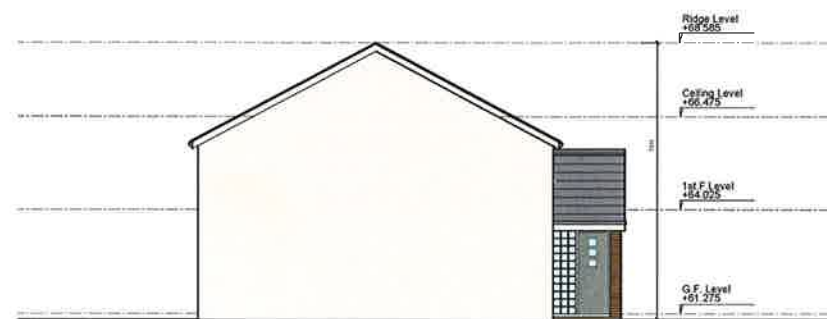
MATERIALS/FINISHES

ROOF SELECTED NATURAL/CEMENT FIBRE BLUE SLATE ROOF SLATES WITH MATCHING RIDGE TILE
UPVC PAINTED HARDWOOD BARGE BOARDS/FASCIA/POPPLES
UPVC RAINWATER GOODS

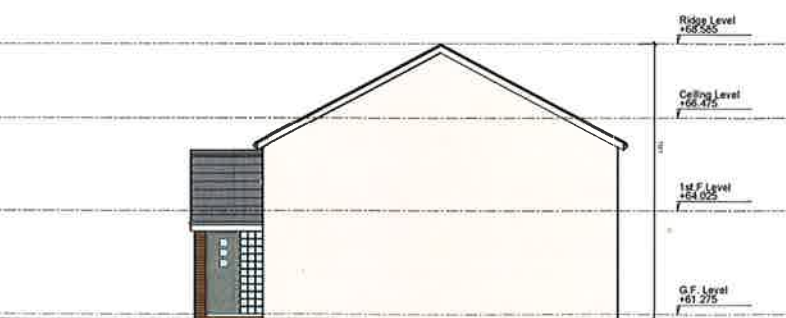
WINDOWS SELECTED TIMBER WINDOWS

WALLS PAINTED COLOUR RENDER FINISH WITH FEATURE BANDING/REVEALS
SELECTED BRICK WORK PANELS AS SHOWN

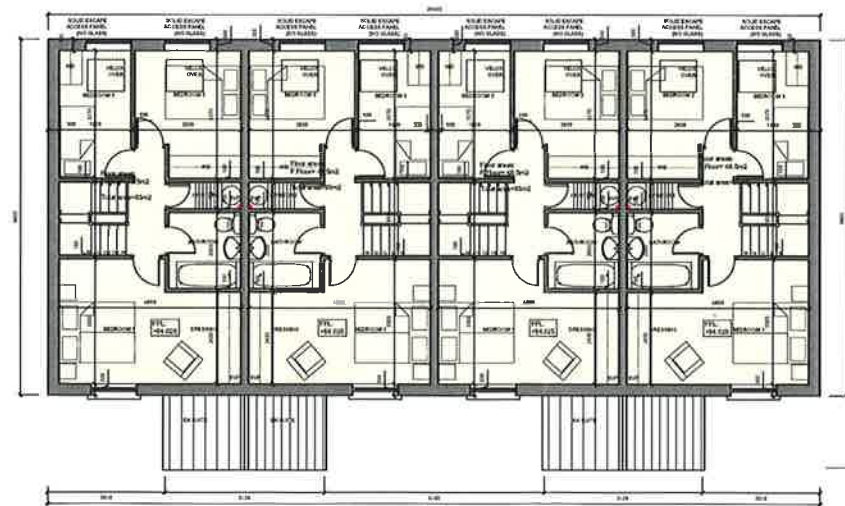
ILLS PRECAST RECONSTITUTED STONE



04 SIDE ELEVATION (SOUTH)
2700 HOUSING CELBRIDGE
P02 SCALE: 1/100



05 SIDE ELEVATION (NORTH)
2700 HOUSING CELBRIDGE
P02 SCALE: 1/100



01 FIRST FLOOR PLAN
2700 HOUSING CELBRIDGE
P02 SCALE: 1/100



IT IS NOTED THAT THE PROPOSED DEVELOPMENT IS NOT MATERIALLY LARGER THAN THE EXISTING/PERMITTED DORMER AS CAN BE SEEN, PARTICULARLY TAKING INTO ACCOUNT THE FACT THAT THE PROPOSED DEVELOPMENT IS FURTHER AWAY FROM THE REAR SITE BOUNDARY. THEREFORE THE PROPOSED DEVELOPMENT WILL NOT BE SIGNIFICANTLY OR MATERIALLY LARGER THAN THE EXISTING/PERMITTED DORMER. FURTHERMORE, THERE WILL BE NO GLAZED OPENINGS AT FIRST FLOOR LEVEL WHERE OVERLOOK CAN OCCUR, THE VELUX ROOF LIGHTS ARE ABOVE EYE LEVEL AND THE ESCAPE PANELS ARE SOLID, SO NO OVER LOOKING WILL OCCUR.

06 SECTION AA
2700 HOUSING CELBRIDGE
P02 SCALE: 1/100



03 FRONT ELEVATION (EAST)
2700 HOUSING CELBRIDGE
P02 SCALE: 1/100

REV. DESCRIPTION: DATE:

patrick m. kerr architect

DIP ARCH, B.Arch, SC.DIP CONST, LAW, MR, AI
39A MAYNOOTH ROAD, CELBRIDGE CO. KILDARE
Phone: 028 8654 087 226 5786 e-mail: patrickm.kerr@eircom.net

CLIENT: S. NORRIS & P. KERR

PROJECT: RESIDENTIAL DEVELOPMENT
WHISPERING HOPE
MAYNOOTH RD, CELBRIDGE

DRAWING TITLE:
FIRST FLOOR PLAN
ELEVATIONS & SECTIONS

SCALE: As shown JOB NO. DWG BY PK