

Lodge House, Norwood Grove, Rushbrooke Cobh, Co. Cork

For Identification Purposes Only



021 427 77 17

> www.cohalandowning.ie

- > Site (0.06H/0.15Ac) with full planning permission for the extension and modernisation of the existing Gate Lodge.
- > Total area of New Dwellings 125.76sqm/1,354sqft
- > The existing Gate Lodge has to be retained.
- > Planning Reference No. 204374
- > This is a mature site with F.P.P. for a smart attractive bungalow residence.

Contact

Malcolm Tyrrell

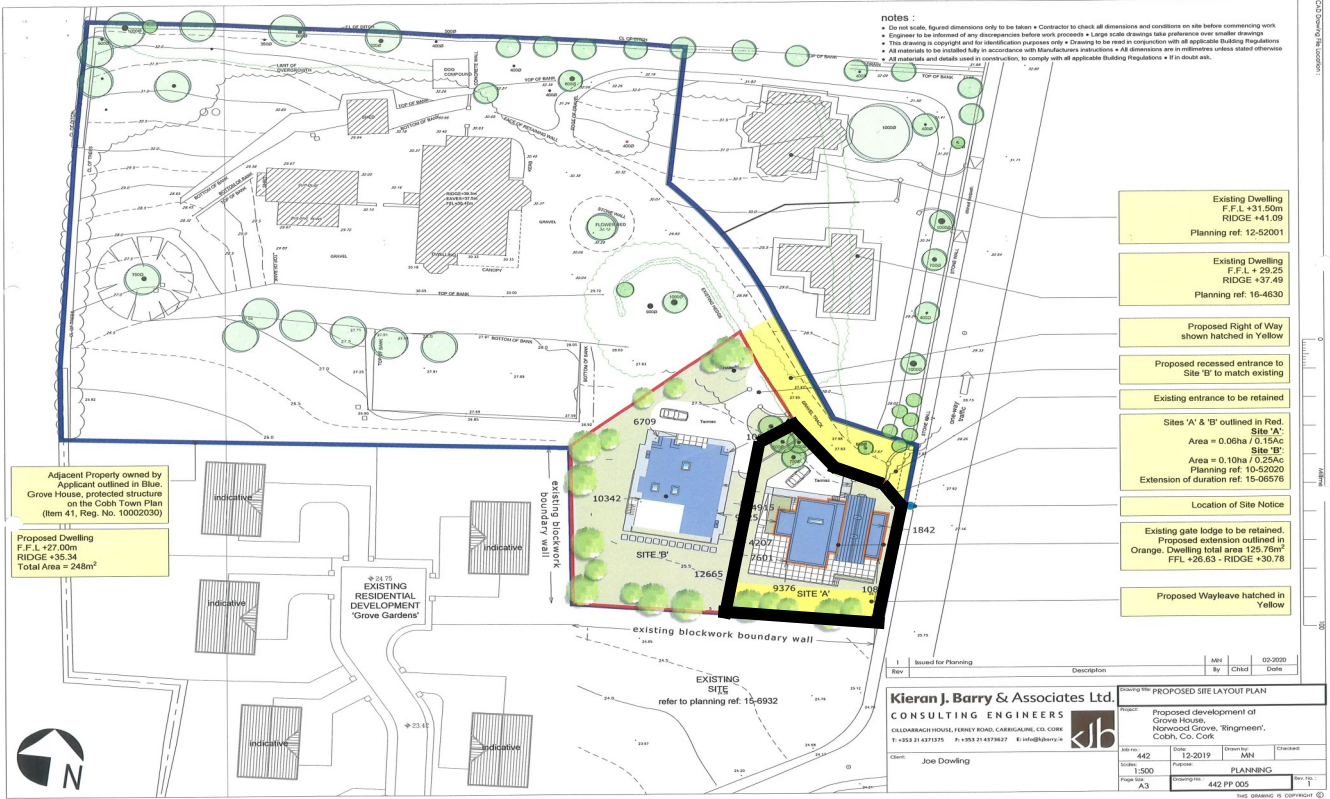
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Viewings Strictly By Appointment With Sole Agency

FOR SALE BY PRIVATE TREATY

**SITE MAPS
FOR IDENTIFICATION PURPOSES ONLY
SITE OUTLINED IN BLACK**



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FLOOR PLANS & DRAWINGS

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GROUND FLOOR LAYOUT

Extent of existing Gate Lodge to be retained = 34.38 m²
 Proposed Extensions outlined in orange = Area 91.37 m²
TOTAL PROPOSED AREA = 129.50m²
 Scale 1:100

NOTE: Existing F.F.L. +27.18m & +26.80m to be lowered to +26.63m

LEGEND:
 Existing walls
 Proposed new wall
 Outlined of proposed extension

notes :

- Do not scale, figured dimensions only to be taken • Contractor to check all dimensions and conditions on site before commencing work
- Engineer to be informed of any discrepancies before work proceeds • Large scale drawings take preference over smaller drawings
- This drawing is copyright and for identification purposes only • Drawing to be read in conjunction with all applicable Building Regulations
- All materials to be installed fully in accordance with Manufacturers instructions • All dimensions are in millimetres unless stated otherwise
- All materials and details used in construction, to comply with all applicable Building Regulations • If in doubt ask.

SOUTH EAST PERSPECTIVE VIEW
NTS

SOUTH WEST PERSPECTIVE VIEW
NTS

Existing Gate Lodge with proposed extensions for Site 'A'

1	Issued for Planning	Description	MN	By	Checked	00-2020	Date
Rev							

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Client: Joe Dowling

Project No:	442	Date:	12-2019	Disc No:	MN	Checked:	
Scale:	1:100	Project:	PLANNING				
Page No:	A3	Sheet No:	442 SA PP 100				

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LEGEND:
 Existing walls
 Proposed new wall
 Outlined of proposed extension

PROPOSED SECTION A-A (Site 'A')
Scale 1:100

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NORTH WEST PERSPECTIVE VIEW
NTS

Existing Gate Lodge with proposed extensions for Site 'A'

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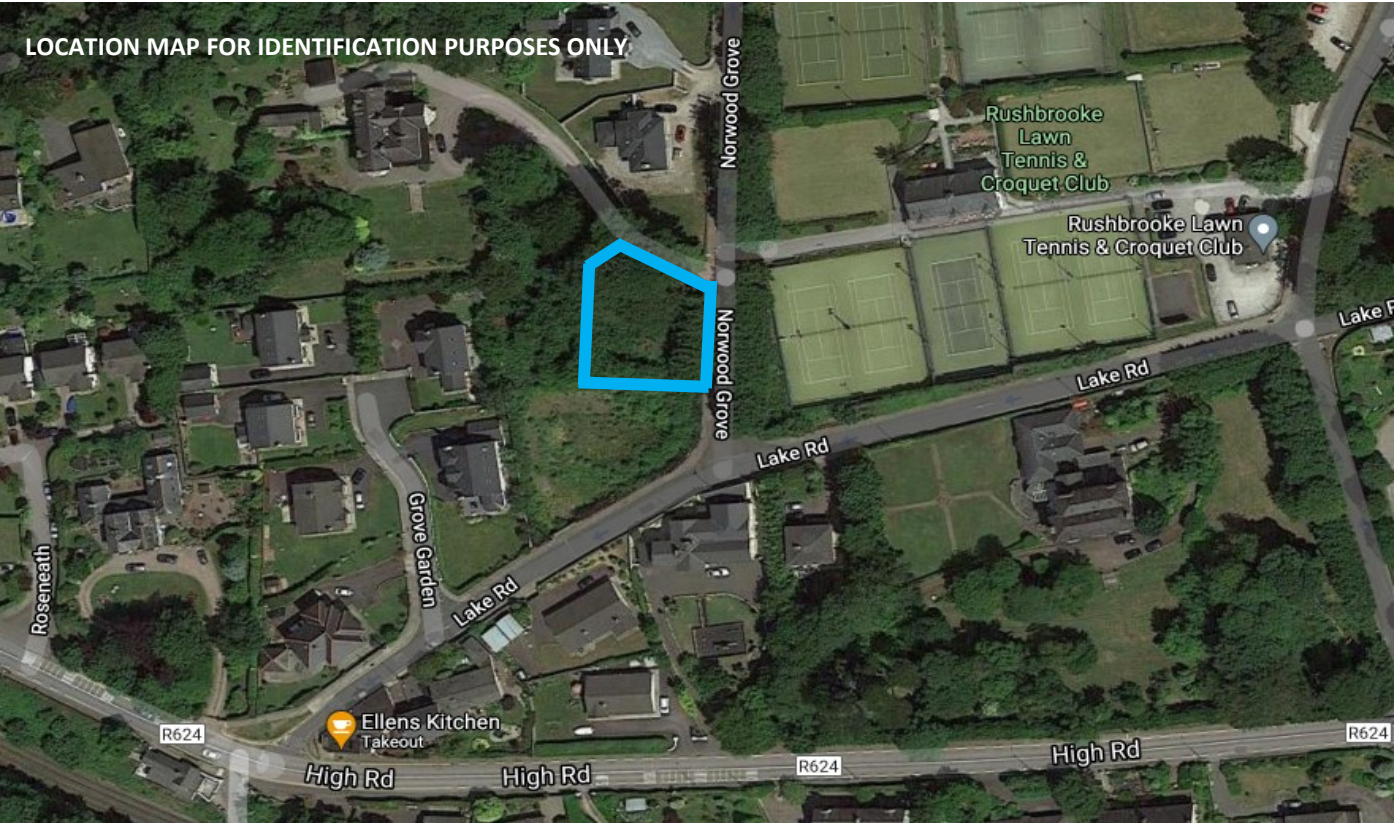
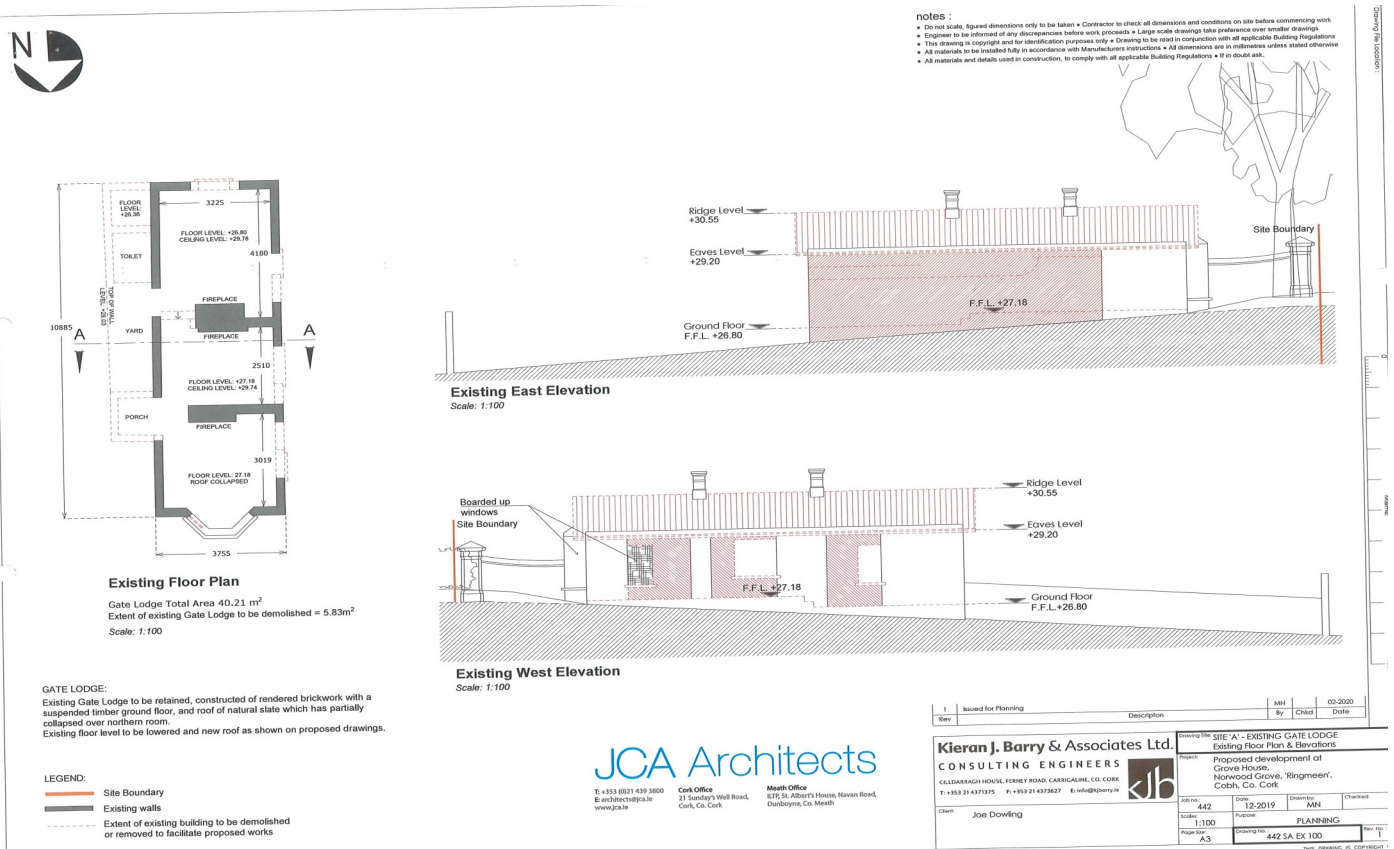
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ELEVATIONS & LOCATION MAP
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