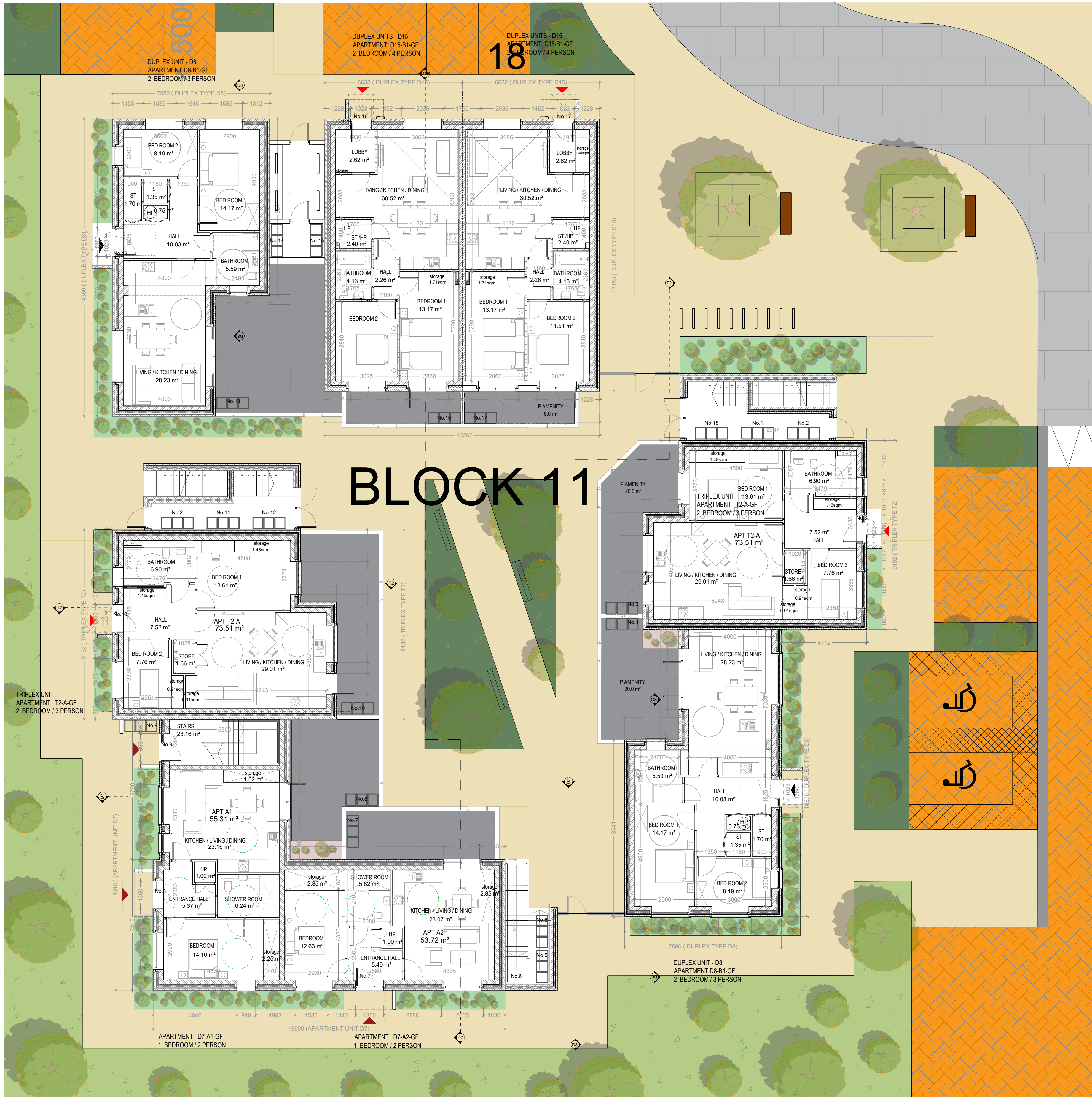




DUPLEX UNIT D15.1
APARTMENT D15-A1-GF 2no.
2 BEDROOM / 4 PERSON
Floor Area 74.6 msq / 803 sqft

Quality Housing for Sustainable Communities space provision						
TYPE D15-A1	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private amenity space
Target	2 Bed 4P APT	73	30	24.4	6	7
Proposed	2 Bed 4P APT	74.6	30.52	24.7	7.2	7.1*

PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width), minimum Private Open Space: 50m2

DUPLEX UNIT D8.1
APARTMENT D8-B1-GF 2no
2 BEDROOM / 3 PERSON
Floor Area 76 msq / 816.0 sqft

Quality Housing for Sustainable Communities space provision						
TYPE B1-GF	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private amenity space
Target	2 Bed 3P APT	63	28	20.1	5	6
Proposed	2 Bed 3P APT	76	28.25	22	6.8	6.1*

PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), minimum Private Open Space: 50m2

TRIPLEX UNIT T2.1
APARTMENT T2-A-GF 2no
2 BEDROOM / 3 PERSON
Floor Area 73.5 msq / 791.1 sqft

Quality Housing for Sustainable Communities space provision						
TYPE T2-A	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private amenity space
Target	2 Bed 3P APT	63	28	20.1	5	6
Proposed	2 Bed 3P APT	73.5	29.01	21.3	6.1	6.1*

PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), minimum Private Open Space: 50m2

APARTMENT D7-A1-GF 1no
1 BEDROOM / 2 PERSON
Floor Area 55.31 msq / 595.35 sqft

Design Standards for New Apartments						
Target	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Proposed	1 Bed 2P Apt.	45 m2	23 m2	11.4m2	3m2	5m2
	1 Bed 2P Apt.	55.31m2	23.16m2	14.10m2	4.86m2	5.11m2

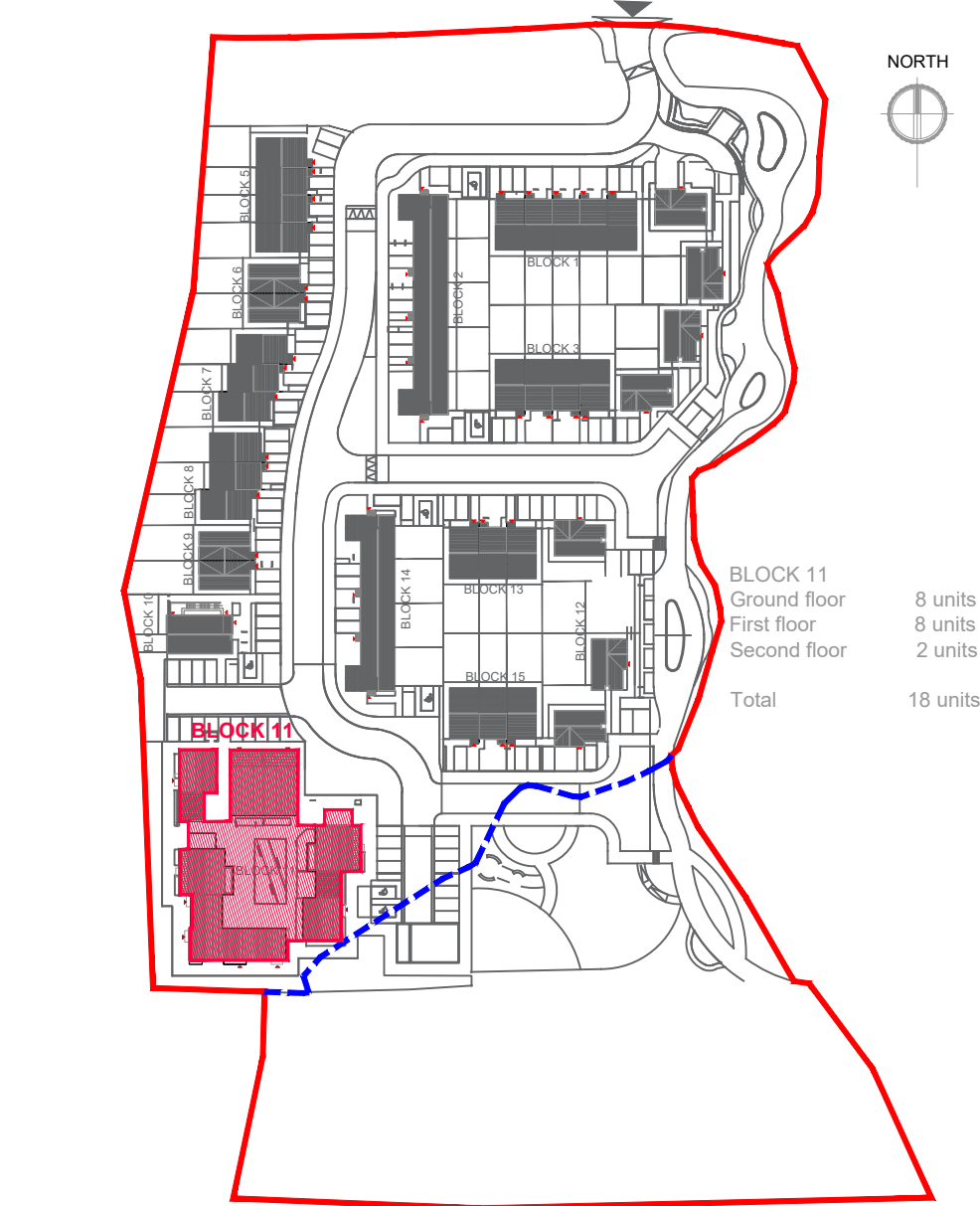
PLEASE NOTE:
Minimum unobstructed living room width 3.3m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width)

APARTMENT D7-A2-GF 1no
1 BEDROOM / 2 PERSON
Floor Area 53.72 msq / 578.23 sqft

Design Standards for New Apartments						
Target	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Proposed	1 Bed 2P Apt.	45 m2	23 m2	11.4m2	3m2	5m2
	1 Bed 2P Apt.	53.72m2	23.07m2	12.63m2	5.37m2	5.11m2

PLEASE NOTE:
Minimum unobstructed living room width 3.3m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width)

T2.1 Three-storey Triplex Unit				
Ground	2 bed apt	2B/3P	2 no.	
First	2 bed apt	2B/3P	2 no.	
Second	1 bed apt	1B/2P	2 no.	
D7.1				
Ground	1 bed apt	1B/2P	2 no.	
First	1 bed apt	1B/2P	2 no.	
D8.1				
Ground	2 bed apt	2B/3P	2 no.	
First/second	2 bed duplex	3B/5P	2 no.	
D15.1				
Ground	2 bed apt	2B/4P	2 no.	
First/second	2 bed duplex	3B/5P	2 no.	
Total	18 no.			



Rev.	By	Date	Description
A	DW	25/06/2025	Block 11 Layout Adjustments, Share Access

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Drawing Title			
BLOCK 11 Ground Floor Plan			
Scale	1:100	Drawing No.	2302-PA-Bk-11-100
Revision	A1	Client	Tyrrells Land, Laois
Revised By	SG	Drawing By	AH
		Date	July 2025

All works to be carried out using proper materials which are fit for the use they are intended and for the condition in which they are to be used. All materials used in connection with the works to comply with the construction products regulation (no. 305/2011) and the harmonised technical specifications/standards that fall within the remit of the CPR no. 305/2011. If signed dimensions must be used in preference to scaled dimensions. Any dimensional discrepancies must be reported to the Architect immediately. This drawing permits the copyright of van Dijk Architects. It must not be used for any purpose building or otherwise without the express permission of the practice. Do not copy or redistribute these drawings or any additional information without the expressed approval of van Dijk Architects.