



DUPLEX UNIT D15.1
HOUSE TYPE D15-Y1-FF/SF - 2 STOREY 2no.
3 BEDROOM / 5 PERSON
Floor Area 114.2 msq / 1229.2 sqft

Quality Housing for Sustainable Communities space provision						
TYPE D15-Y1	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area	Storage
Target	3 Bed 5P house	92	13	34	32	5
Proposed	3 Bed 5P house	114.2	17.53	39.0	33.9	5.6

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
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
HOUSE TYPE D8-Y1-FF/SF - 2 STOREY 2no.
3 BEDROOM / 5 PERSON
Floor Area 105.7 msq / 1137.7 sqft

Quality Housing for Sustainable Communities space provision						
TYPE Y1-FF	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area	Storage
Target	3 Bed 5P house	92	13	34	32	5
Proposed	3 Bed 5P house	105.7	17.3	34	32	9.0

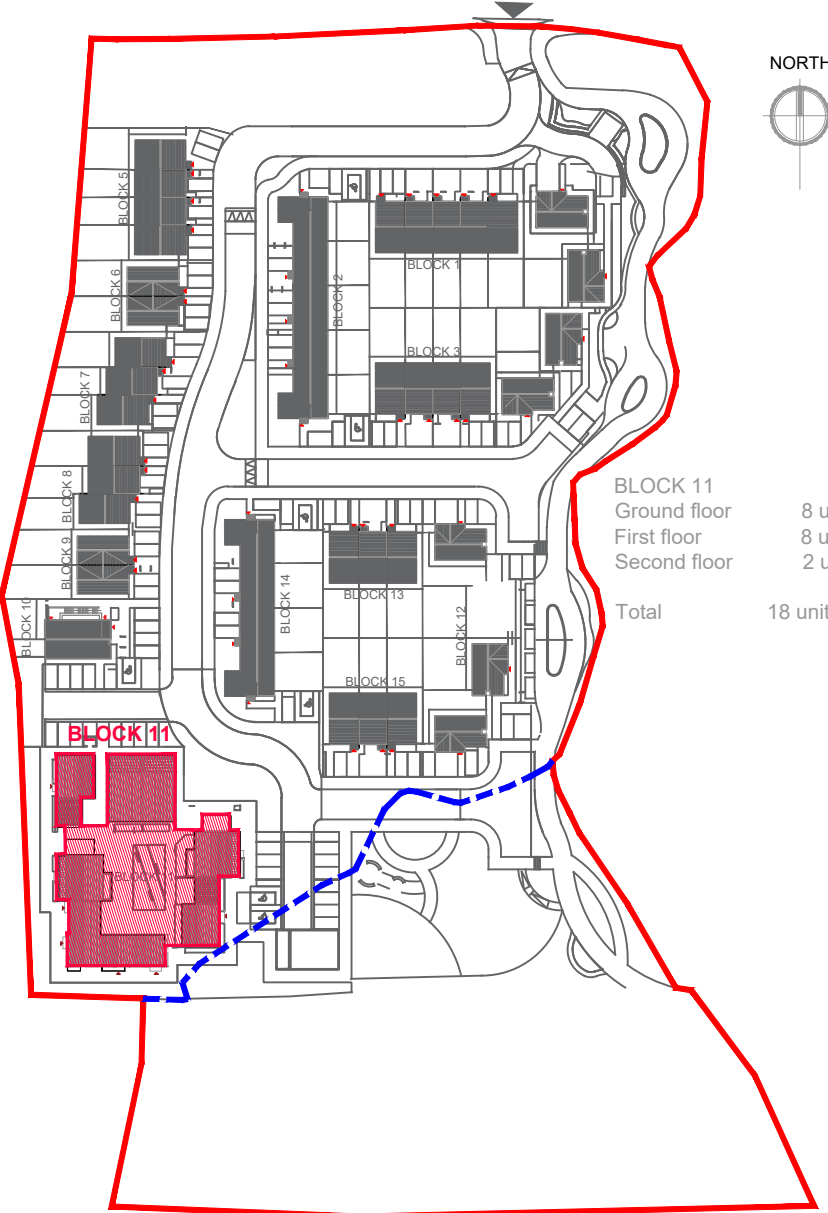
PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width), minimum Private Open Space: 50m2

TRIPLEX UNIT T2.1
APARTMENT T2-C-SF
1 BEDROOM / 2 PERSON
Floor Area 51 msq / 548.9 sqft

Quality Housing for Sustainable Communities space provision						
TYPE T2-C	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private amenity space
Target	1 Bed 2P APT	45	23	11.4	3	5
Proposed	1 Bed 2P APT	51	24.6	11.6	3.2	12.8

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

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	
		Second Floor Plan	

Scale	1:100	Drawing Number	2302-PA-Bk-11-102	Job	Tyrrells Land, Laois
Revised By	A	Revised Date	2302-PA-Bk-11-102	Client	Laois CC
Revised By	DW	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 (eu) no 305/2011 and the harmonised technical specifications standards that fall within the remit of the cpr no. 305/2011
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