

PROPOSED HOUSE DESIGN AS PER  
ORIGINAL PLANNING APPLICATION

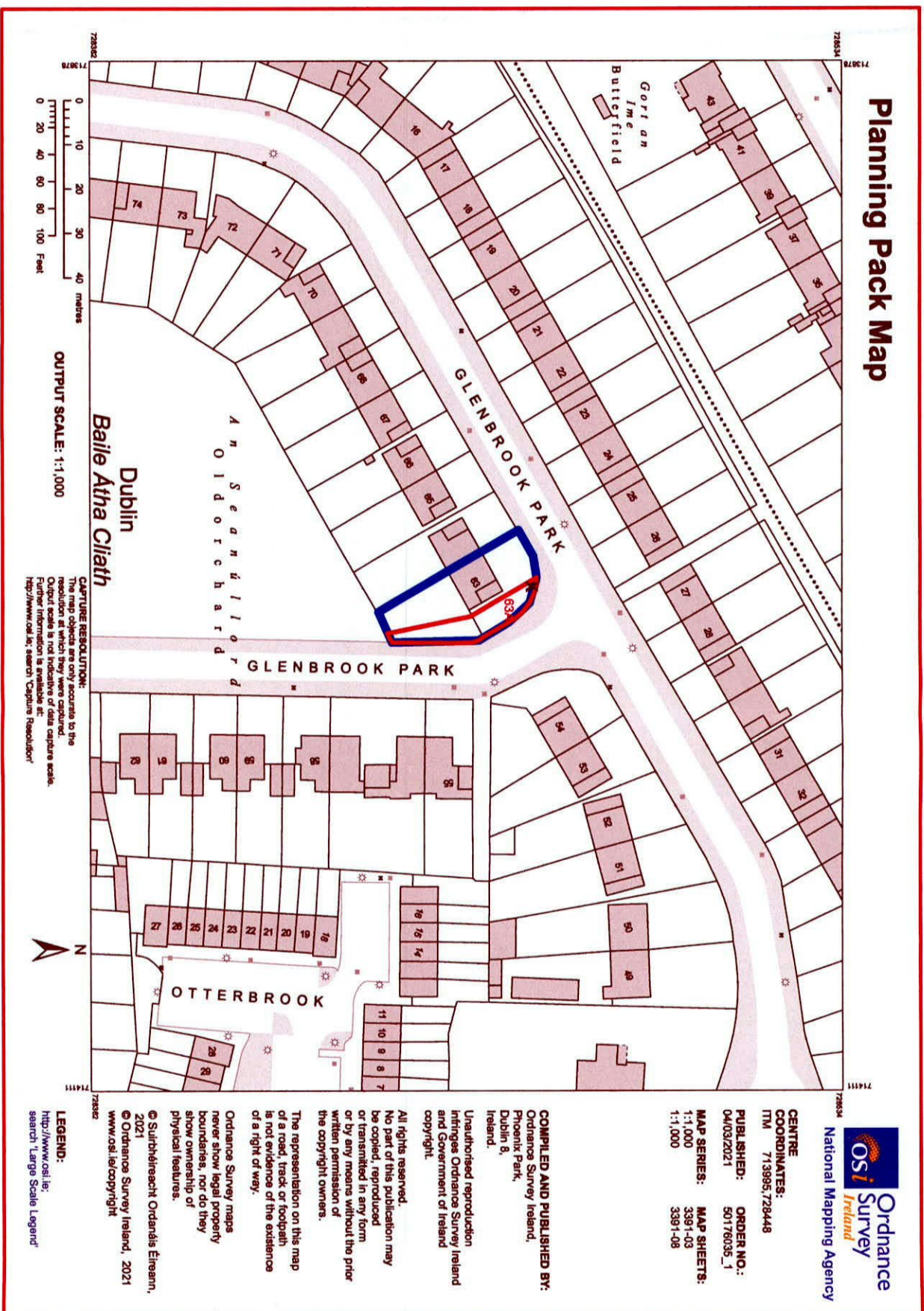
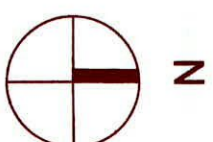
6.

SCANNED

LOCATION OF SITE NOTICE

RED OUTLINE INDICATES THE PROPOSED CORNER/SIDE GARDEN SITE AT 63 GLENBROOK PK. WHICH IS THE SUBJECT OF THIS APPLICATION

DOTTED BLUE LINE INDICATES THE TOTAL LAND/PROPERTY OWNERSHIP



Planning Pack Map



**CENTRE COORDINATES:**  
 ITM 713995, 728448  
**PUBLISHED:** 04/03/2021  
**ORDER NO.:** 50176035\_1  
**MAP SERIES:** 1:1,000  
**MAP SHEETS:** 3391-03, 3391-08

**COMPILED AND PUBLISHED BY:**  
 Ordnance Survey Ireland,  
 Phoenix Park,  
 Dublin 8,  
 Ireland.

Unauthorized reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

All rights reserved.  
 No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

© Suirbhéasacht Odráidís Éireann, 2021  
 © Ordnance Survey Ireland, 2021  
[www.osli.ie/copyright](http://www.osli.ie/copyright)

**LEGEND:**  
<http://www.osli.ie>  
 search 'Large Scale Legend'

O.S. MAP: SHEETS 3391-03, 3391-08

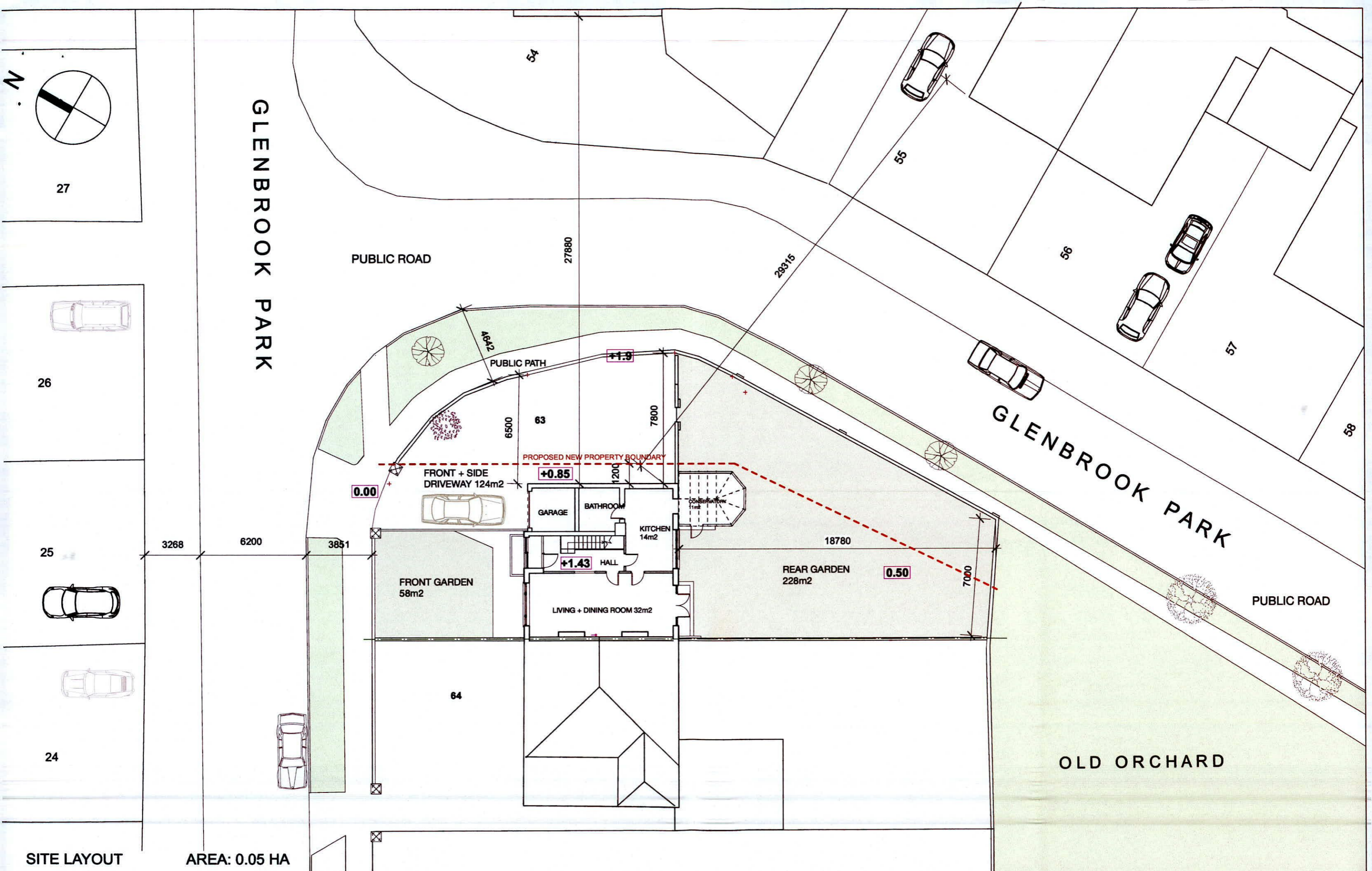
SITE LOCATION MAP

O.S. MAP: SHEETS 3391-03, 3391-08

<p>Member of the          Royal Institute          of the          Architects of Ireland          M. R. I. A. I.</p>		PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573	
DRAWING: <b>OS MAP - SITE LOCATION MAP</b>		DRAWING NO.: <b>P - 1000</b>	
JOB NO.: RSD-21-94		SCALE: 1:1000	
DATE: 15-11-21		STAGE: PLANNING	
DRAWING NO.:		NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE USE FIGURED DIMENSIONS ONLY. COPYRIGHT 2021 AOIFE TUOMEY ARCHITECTS	
THESE DRAWINGS ARE FOR PLANNING APPLICATION PURPOSES ONLY		THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7 M. 089 829 8452 EMAIL: <a href="mailto:info@aoifetuomeyarchitects.ie">info@aoifetuomeyarchitects.ie</a>	

AOIFE TUOMEY ARCHITECTS





**SITE LAYOUT**      **AREA: 0.05 HA**



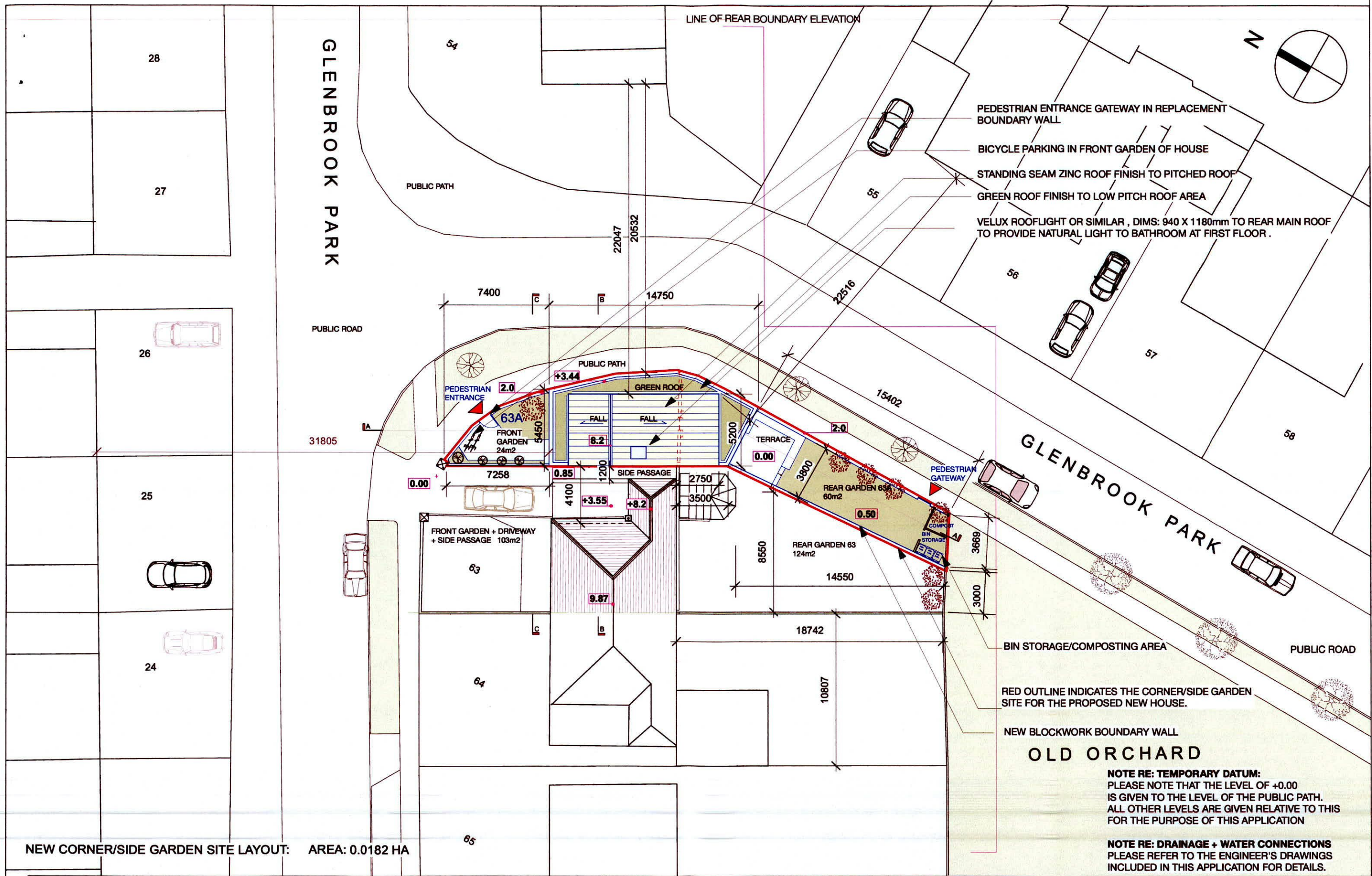
REVISION: DATE : STATUS : TEXT

PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573	
DRAWING: <b>EXISTING GROUND FLOOR / SITE LAYOUT</b>	
JOB NO: RSD-21-94	STAGE: PLANNING
DATE: 15-11-21	SCALE: 1:200
DRAWING NO: <b>PL.S. - 1001</b>	

**AOIFE TUOMEY ARCHITECTS**

THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7  
 M: 086 829 8452 EMAIL: info@aoifetuomeyarchitects.ie





NEW CORNER/SIDE GARDEN SITE LAYOUT: AREA: 0.0182 HA

**OLD ORCHARD**

**NOTE RE: TEMPORARY DATUM:**  
PLEASE NOTE THAT THE LEVEL OF +0.00 IS GIVEN TO THE LEVEL OF THE PUBLIC PATH. ALL OTHER LEVELS ARE GIVEN RELATIVE TO THIS FOR THE PURPOSE OF THIS APPLICATION

**NOTE RE: DRAINAGE + WATER CONNECTIONS**  
PLEASE REFER TO THE ENGINEER'S DRAWINGS INCLUDED IN THIS APPLICATION FOR DETAILS.



REVISION: DATE : STATUS : TEXT	PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573
	DRAWING: <b>PROPOSED SITE LAYOUT w/ ROOF PLAN</b>
	JOB NO: RSD-21-94      STAGE: PLANNING
	DATE: 15-11-21      SCALE: 1:250
	DRAWING NO: <b>P - 1001</b>

**AOIFE TUOMEY ARCHITECTS**

THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7  
M: 086 829 8452 EMAIL: info@aofituomeyarchitects.ie



**ACCOMMODATION: GROUND FLOOR**

1 X DOUBLE BEDROOM	13.0m <sup>2</sup>
1 X ACCESSIBLE BATHROOM	6.0m <sup>2</sup>
1 X KITCHEN, DINING, LIVING STORAGE	32.0m <sup>2</sup>
	2.5m <sup>2</sup>

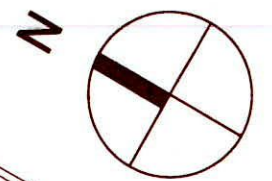
PUBLIC ROAD

C

FRONT BUILDING LINE

B

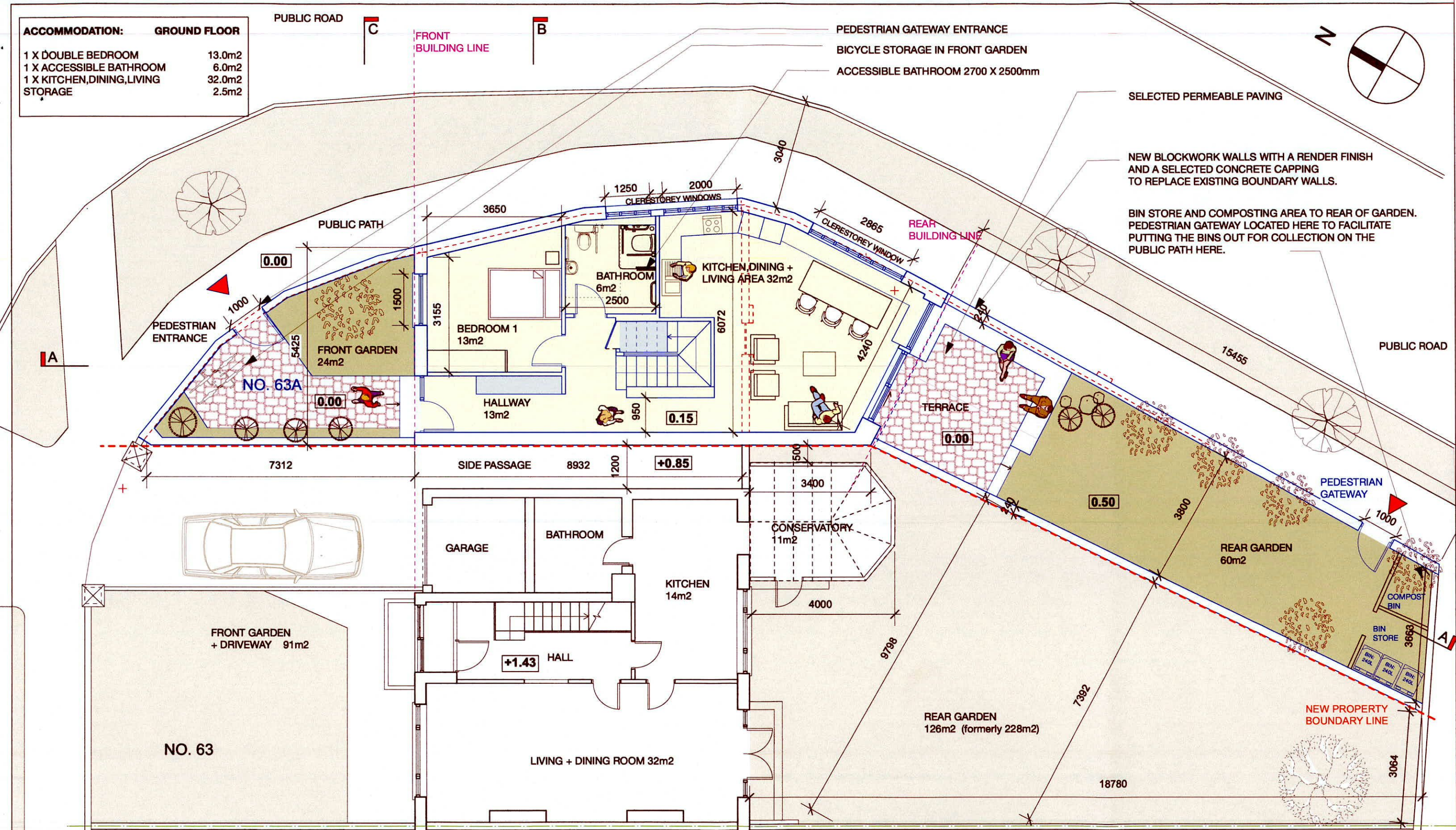
- PEDESTRIAN GATEWAY ENTRANCE
- BICYCLE STORAGE IN FRONT GARDEN
- ACCESSIBLE BATHROOM 2700 X 2500mm



SELECTED PERMEABLE PAVING

NEW BLOCKWORK WALLS WITH A RENDER FINISH AND A SELECTED CONCRETE CAPPING TO REPLACE EXISTING BOUNDARY WALLS.

BIN STORE AND COMPOSTING AREA TO REAR OF GARDEN. PEDESTRIAN GATEWAY LOCATED HERE TO FACILITATE PUTTING THE BINS OUT FOR COLLECTION ON THE PUBLIC PATH HERE.



GROUND FLOOR LAYOUT AREA: 70m<sup>2</sup>

**NOTE RE TEMPORARY DATUM:**  
PLEASE NOTE THAT THE LEVEL OF +0.00 IS GIVEN TO THE LEVEL OF THE PUBLIC PATH. ALL OTHER LEVELS ARE GIVEN RELATIVE TO THIS FOR THE PURPOSE OF THIS APPLICATION.

<b>CORNER / SIDE GARDEN</b>	
<b>SITE AREA:</b>	182m <sup>2</sup>
<b>PLOT RATIO:</b>	0.6
<b>SITE COVERAGE:</b>	46%
<b>NEW HOUSE-TOTAL AREA:</b>	110m <sup>2</sup>
<b>PRIVATE OPEN SPACE:</b>	84m <sup>2</sup>

	ELEMENT DEMOLISHED
	NEW CONSTRUCTION
	NEW HOUSE AREA
	STORAGE

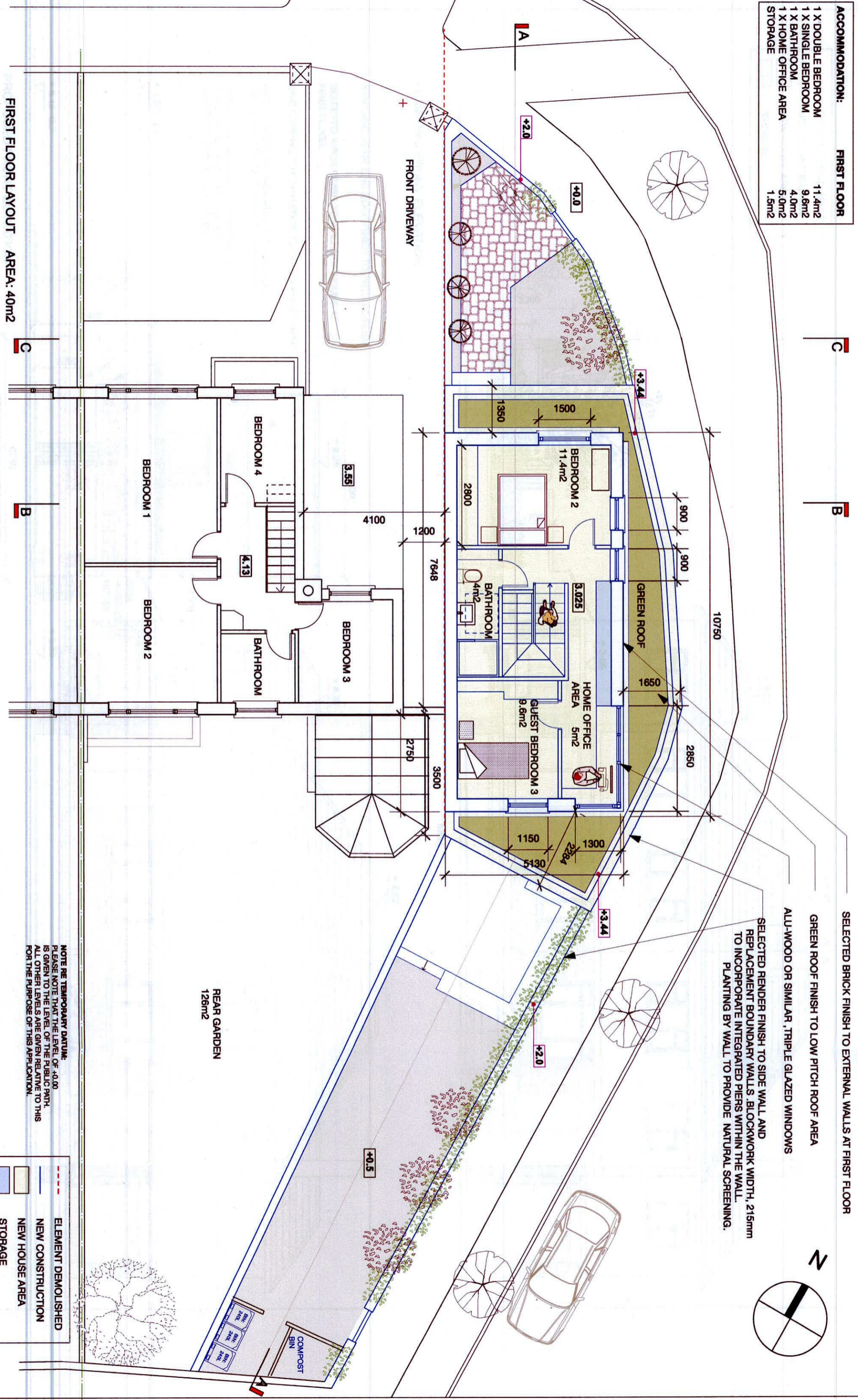


REVISION: DATE : STATUS : TEXT	PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573
	DRAWING: PROPOSED GROUND FLOOR LAYOUT
	JOB NO: RSD-21-94      STAGE: PLANNING
	DATE: 15-11-21      SCALE: 1:100
	DRAWING NO: P - 1002

**AOIFETUOMEY ARCHITECTS**  
THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7  
M: 086 829 8452 EMAIL: info@aoifetuomeyarchitects.ie



ACCOMMODATION:	FIRST FLOOR
1 X DOUBLE BEDROOM	11.4m <sup>2</sup>
1 X SINGLE BEDROOM	9.6m <sup>2</sup>
1 X BATHROOM	4.0m <sup>2</sup>
1 X HOME OFFICE AREA	5.0m <sup>2</sup>
STORAGE	1.5m <sup>2</sup>



FIRST FLOOR LAYOUT AREA: 40m<sup>2</sup>

- SELECTED BRICK FINISH TO EXTERNAL WALLS AT FIRST FLOOR
- GREEN ROOF FINISH TO LOW PITCH ROOF AREA
- ALU-WOOD OR SIMILAR, TRIPLE GLAZED WINDOWS
- SELECTED RENDER FINISH TO SIDE WALL AND REPLACEMENT BOUNDARY WALLS. BLOCKWORK WIDTH, 215mm TO INCORPORATE INTEGRATED PIERS WITHIN THE WALL. PLANTING BY WALL TO PROVIDE NATURAL SCREENING.

**NOTE RE TEMPORARY DATUM:**  
PLEASE NOTE THAT THE LEVEL OF +0.00 IS GIVEN TO THE LEVEL OF THE PUBLIC PATH. ALL OTHER LEVELS ARE GIVEN RELATIVE TO THIS FOR THE PURPOSE OF THIS APPLICATION.

	ELEMENT DEMOLISHED
	NEW CONSTRUCTION
	NEW HOUSE AREA
	STORAGE

 Number of the Royal Institute of the Architects of Ireland M. R. I. A. I.	PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 83 GLENBROOK PK. D14 W673
	DRAWING: <b>PROPOSED FIRST FLOOR LAYOUT</b>
JOB NO: RSD-21-94	STAGE: PLANNING
DATE: 15-11-21	SCALE: 1:100
DRAWING NO: <b>P - 1003</b>	
<b>AOIFE TUOMEY ARCHITECTS</b> THE STUDIO, 24 PATMOND STREET, DUBLIN D08 N8W7 M: 086 829 8482 EMAIL: info@aofetuomeyarchitects.ie	

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE - USE FIGURED DIMENSIONS ONLY. COPYRIGHT 2021 AOIFE TUOMEY ARCHITECTS