

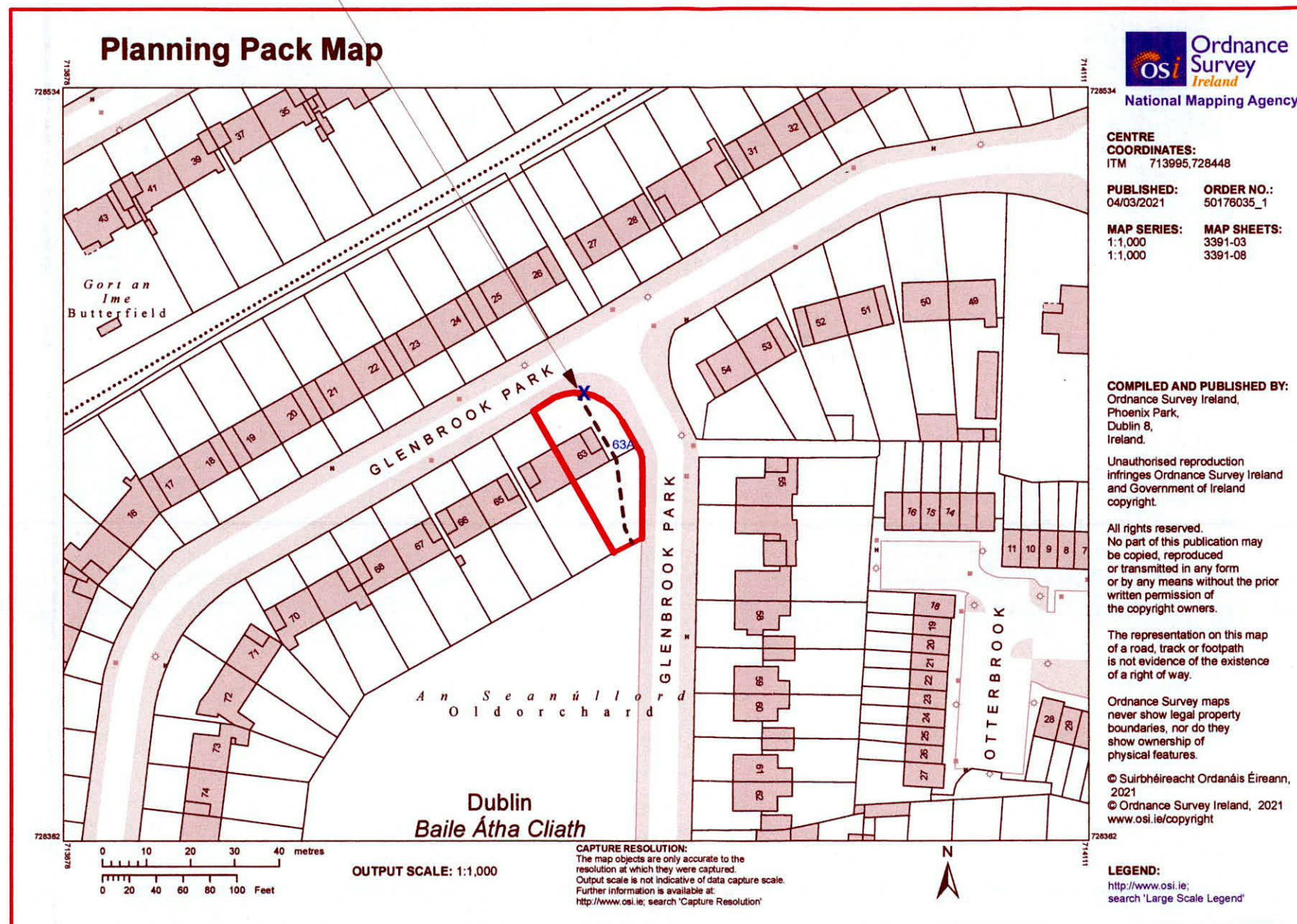
PROPOSED HOUSE DESIGN - VARIATION

LOCATION OF SITE NOTICE



RED OUTLINE INDICATES THE ENTIRE SITE BOUNDARY FOR THIS APPLICATION

DOTTED BLACK LINE INDICATES THE LINE OF THE PROPOSED SUBDIVISION OF THE SITE FOR A PROPOSED CORNER SITE FOR NEW HOUSE, NO. 63A.



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

SITE LOCATION MAP

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

	REVISION: DATE: STATUS: TEXT	PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK, D14 W573	AOIFE TUOMEY ARCHITECTS THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7 M: 086 829 8452 EMAIL: info@aofituomeyarchitects.ie
		DRAWING: OS MAP - SITE LOCATION MAP - VARIATION	
		JOB NO: RSD-21-94 STAGE: PLANNING APPEAL	
		DATE: 01-07-22 SCALE: 1:1000	
		DRAWING NO: PLAPPEAL - 1000 - V	

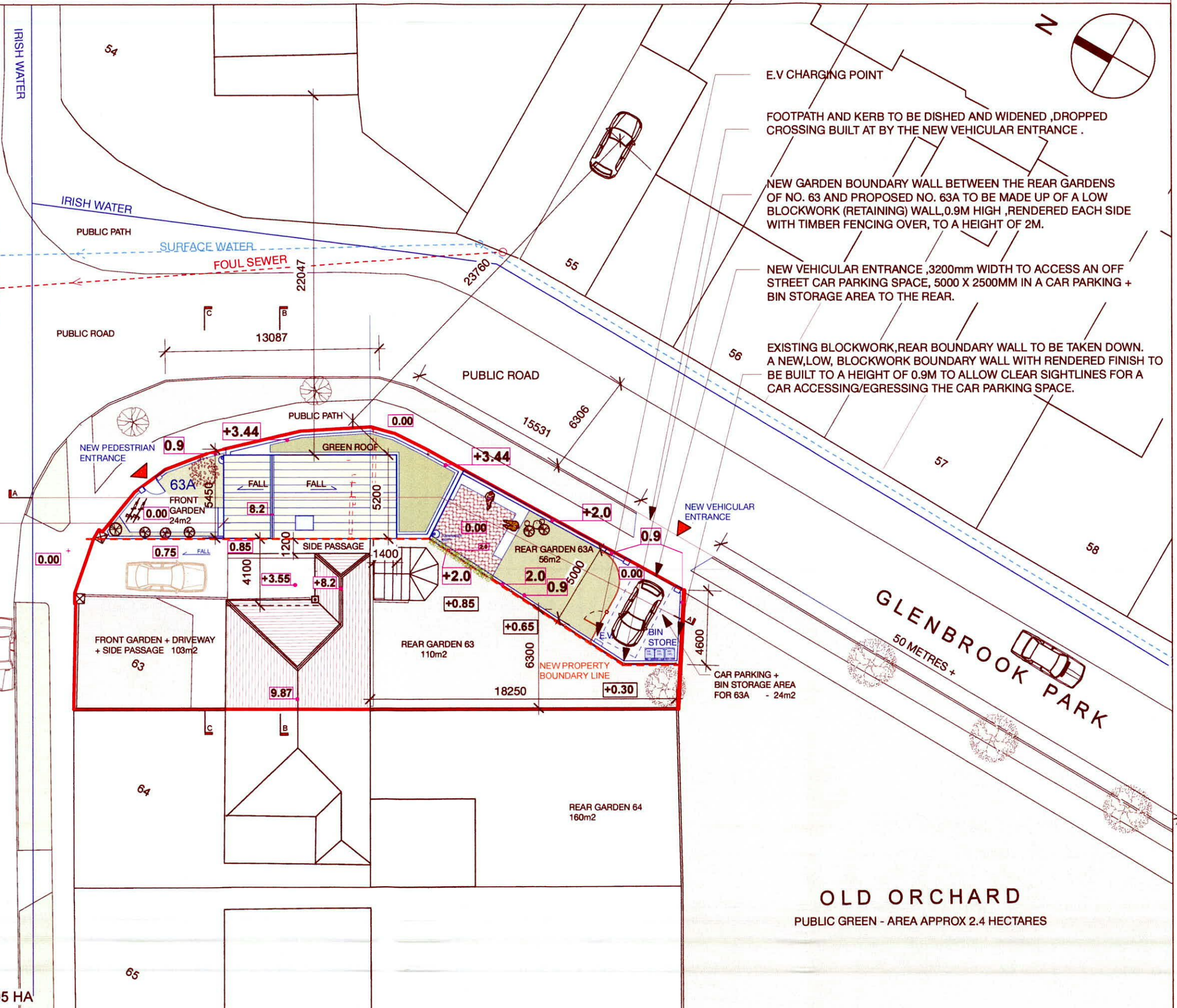
VARIATION

28

This design varies from the original as follows:

1. Provision of on-curtilage parking . 1 no. Car parking space, size 2.5m x 5m is proposed located to the rear of the property where access/egrees can be made with good sightlines.
2. The projection of the rear building line at First Floor level has ben reduced by 1.4m by pulling forward the first floor level in line with the front building line and modifying the floor layouts to facilitate this change. 27
3. The width of the rear garden has been increased, providing an enlarged amenity area to the rear of the property. This in part has been allocated for the provision of the car parking space but also provides a private open space of 56m². There is a more equal division now between the rear gardens of No. 63 and proposed No. 63A.
4. The height of the boundary walls to the front garden and to the car parking space to the rear have been reduced to a height of 0.9 metres to allow good visibility for cars accessing/egressing the respective driveways.

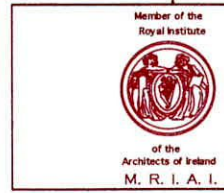
GLENBROOK PARK



ELEMENT DEMOLISHED
 NEW CONSTRUCTION
 NEW HOUSE AREA
 STORAGE

SITE LAYOUT:
 TOTAL SITE AREA: 0.0505 HA
 PROPOSED CORNER/SIDE GARDEN SITE AREA: 0.0195 HA

OLD ORCHARD
 PUBLIC GREEN - AREA APPROX 2.4 HECTARES



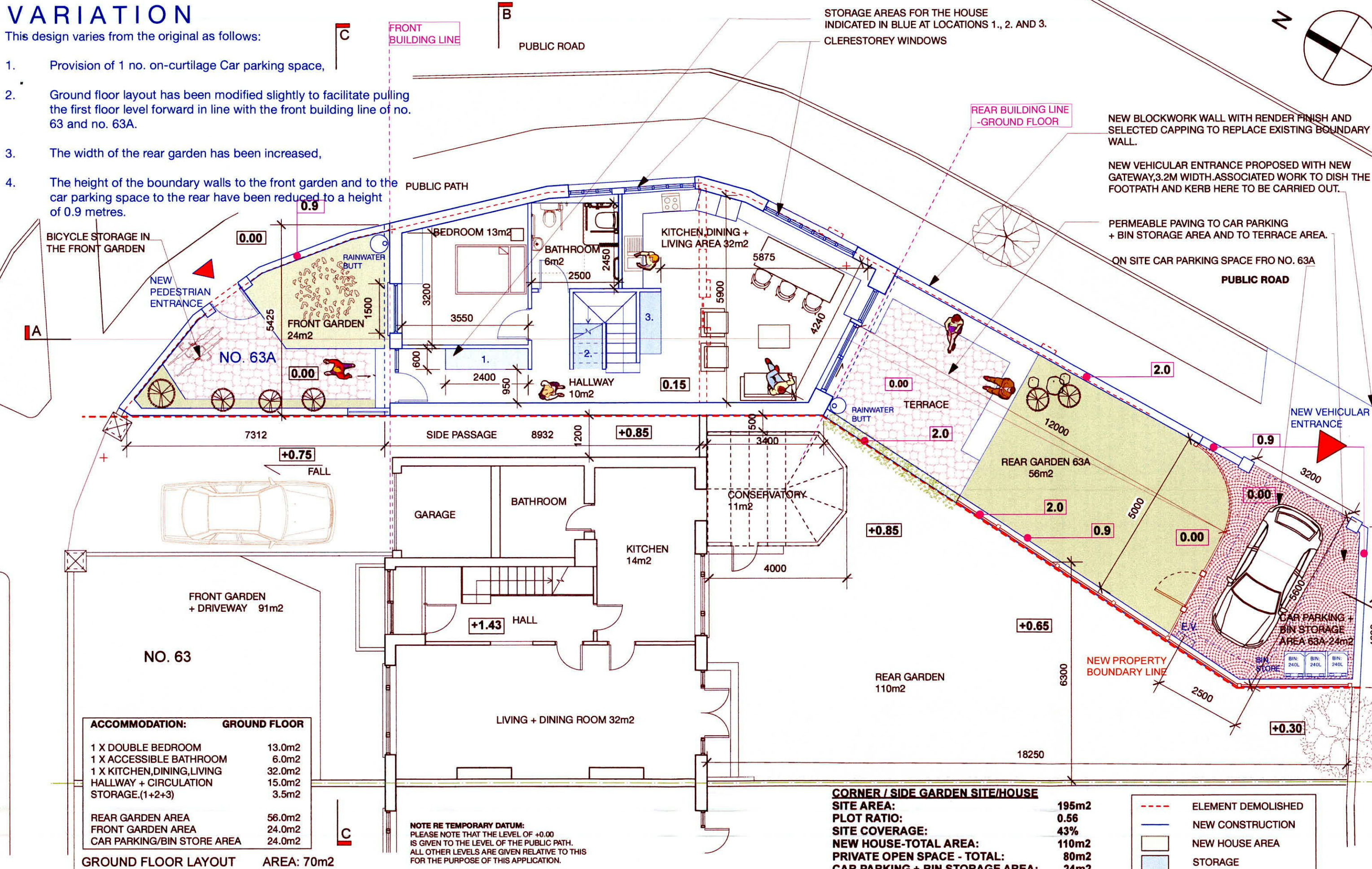
REVISION: DATE : STATUS : TEXT	PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573
	DRAWING: PROPOSED SITE LAYOUT w/ ROOF PLAN - VARIATION
	JOB NO: RSD-21-94 STAGE: PLANNING APPEAL
	DATE: 01-07-22 SCALE: 1:250
	DRAWING NO: PL.APPEAL - 1001 - V

AOIFE TUOMEY ARCHITECTS
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VARIATION

This design varies from the original as follows:

1. Provision of 1 no. on-curtilage Car parking space,
2. Ground floor layout has been modified slightly to facilitate pulling the first floor level forward in line with the front building line of no. 63 and no. 63A.
3. The width of the rear garden has been increased,
4. The height of the boundary walls to the front garden and to the car parking space to the rear have been reduced to a height of 0.9 metres.



ACCOMMODATION:	GROUND FLOOR
1 X DOUBLE BEDROOM	13.0m ²
1 X ACCESSIBLE BATHROOM	6.0m ²
1 X KITCHEN, DINING, LIVING	32.0m ²
HALLWAY + CIRCULATION	15.0m ²
STORAGE. (1+2+3)	3.5m ²
REAR GARDEN AREA	56.0m ²
FRONT GARDEN AREA	24.0m ²
CAR PARKING/BIN STORE AREA	24.0m ²

GROUND FLOOR LAYOUT AREA: 70m²

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.

CORNER / SIDE GARDEN SITE/HOUSE	
SITE AREA:	195m ²
PLOT RATIO:	0.56
SITE COVERAGE:	43%
NEW HOUSE-TOTAL AREA:	110m ²
PRIVATE OPEN SPACE - TOTAL:	80m ²
CAR PARKING + BIN STORAGE AREA:	24m ²

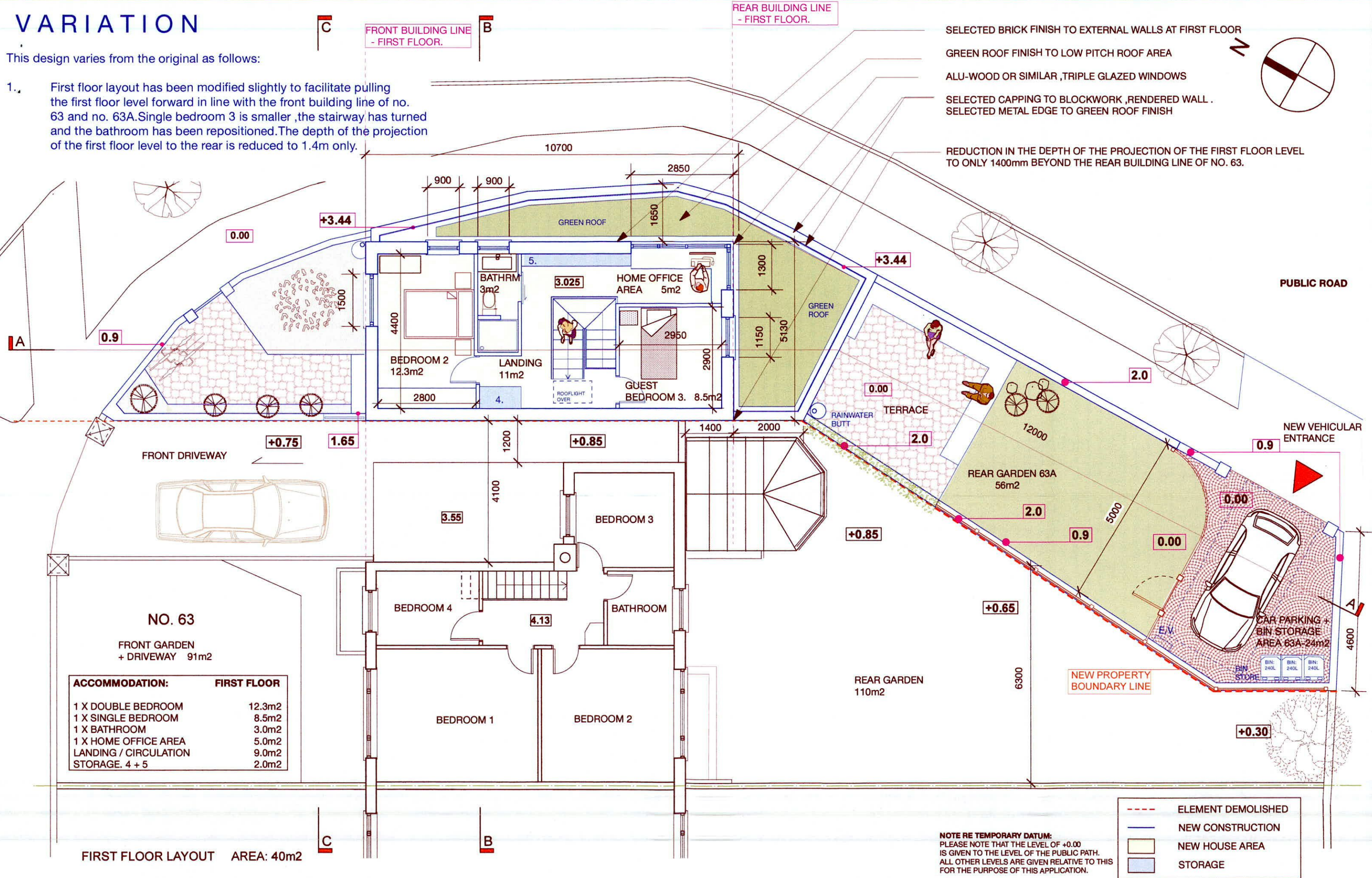
	ELEMENT DEMOLISHED
	NEW CONSTRUCTION
	NEW HOUSE AREA
	STORAGE

	REVISION: DATE: STATUS: TEXT	PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573	AOIFE TUOMEY ARCHITECTS THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7 M: 086 829 8452 EMAIL: info@aofituomeyarchitects.ie
		DRAWING: PROPOSED GROUND FLOOR LAYOUT - VARIATION	
		JOB NO: RSD-21-94 STAGE: PLANNING APPEAL	
		DATE: 01-07-22 SCALE: 1:100	
		DRAWING NO: PL.APPEAL - 1002-V	

VARIATION

This design varies from the original as follows:

1. First floor layout has been modified slightly to facilitate pulling the first floor level forward in line with the front building line of no. 63 and no. 63A. Single bedroom 3 is smaller, the stairway has turned and the bathroom has been repositioned. The depth of the projection of the first floor level to the rear is reduced to 1.4m only.



- 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 CAPPING TO BLOCKWORK, RENDERED WALL.
- SELECTED METAL EDGE TO GREEN ROOF FINISH

REDUCTION IN THE DEPTH OF THE PROJECTION OF THE FIRST FLOOR LEVEL TO ONLY 1400mm BEYOND THE REAR BUILDING LINE OF NO. 63.

ACCOMMODATION:	FIRST FLOOR
1 X DOUBLE BEDROOM	12.3m ²
1 X SINGLE BEDROOM	8.5m ²
1 X BATHROOM	3.0m ²
1 X HOME OFFICE AREA	5.0m ²
LANDING / CIRCULATION	9.0m ²
STORAGE. 4 + 5	2.0m ²

FIRST FLOOR LAYOUT AREA: 40m²

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



REVISION: DATE : STATUS : TEXT

PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573

DRAWING: PROPOSED FIRST FLOOR LAYOUT - VARIATION

JOB NO: RSD-21-94 STAGE: PLANNING APPEAL
DATE: 01-07-22 SCALE: 1:100

DRAWING NO: PL.APPEAL - 1003-V.

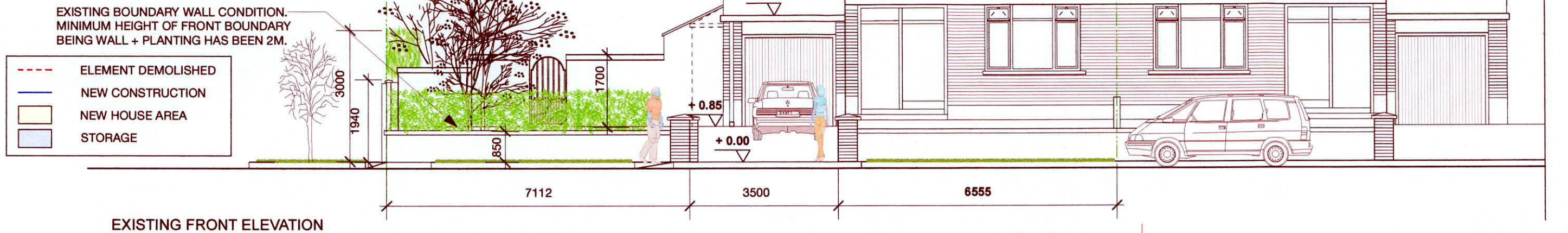
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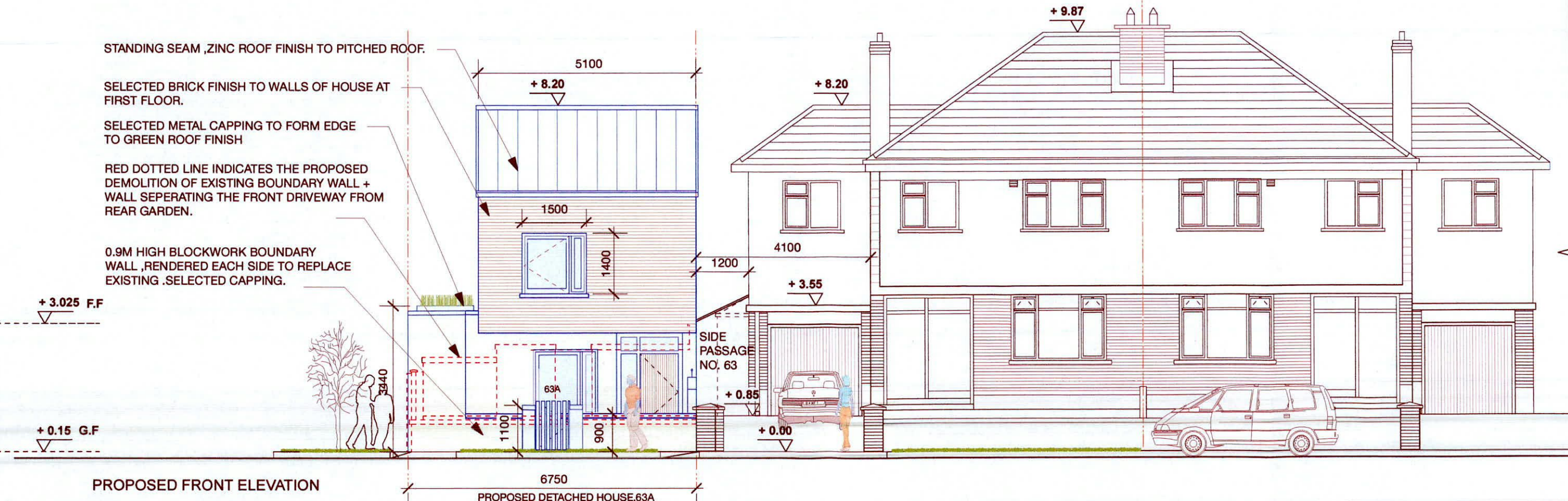
VARIATION

This design varies from the original as follows:

1. The height of the boundary walls to the front garden have been reduced to a height of 0.9 metres to allow good visibility for cars accessing/egressing the driveway to No. 63.
2. The window to Bedroom 1 at ground floor has been positioned further from the revised boundary wall to create more distance from the public path given the reduction in height. Future planting will help provide some screening for privacy here.
2. The front line of the proposed house at first floor level is in line now with the front line of No. 63 to facilitate the reduction of the projection of this level at the rear ,beyond the rear building line to No. 63.



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

PROPOSED DETACHED HOUSE, 63A
ON CORNER / SIDE GARDEN SITE

	REVISION: DATE : STATUS : TEXT	PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573	AOIFE TUOMEY ARCHITECTS THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7 M: 086 829 8452 EMAIL: info@aoifetuomeyarchitects.ie
		DRAWING: EXISTING + PROPOSED FRONT ELEVATIONS	
		JOB NO: RSD-21-94 STAGE: PLANNING APPEAL	
		DATE: 01-07-22 SCALE: 1:100	
		DRAWING NO: PL-APPEAL - 1100	

VARIATION

This design varies from the original as follows:

1. The depth of the projection of the rear building line at First Floor level has been reduced to 1.4m by pulling forward the first floor level in line with the front building line and modifying the floor layouts to facilitate this change.
2. The width of the rear garden has been increased, providing an enlarged amenity area to the rear of the property. This in part has been allocated for the provision of the car parking space and a bin storage area but also provides a private open space of 56m². There is a more equal division now between the rear gardens of No. 63 and proposed No. 63A.



EXISTING REAR ELEVATION - 1:100

REAR GARDEN TO 63 GLENBROOK PARK

PUBLIC PATH

PUBLIC ROAD



PROPOSED REAR ELEVATION - 1:100

REAR GARDEN - 63

REAR GARDEN - 63A

PUBLIC PATH

- STANDING SEAM ZINC ROOF FINISH TO PITCHED ROOF.
- SELECTED BRICK FINISH TO WALLS OF HOUSE AT FIRST FLOOR.
- ALU WOOD WINDOWS OR SIMILAR, TRIPLE GLAZED.
- GREEN ROOF FINISH TO LOW PITCH ROOF AREA
- SELECTED METAL CAPPING TO FORM EDGE TO GREEN ROOF FINISH
- CLERESTOREY WINDOWS TO PROVIDE NATURAL LIGHT TO THE ACCESSIBLE BATHROOM.
- RENDERED BLOCKWORK BOUNDARY WALL TO REPLACE EXISTING, WITH SELECTED CAPPING.
- NEW BOUNDARY WALL BETWEEN NO. 63 AND PROPOSED NO. 63A MADE UP OF A LOW BLOCKWORK WALL, RENDERED BOTH SIDES WITH SELECTED TIMBER FENCING OVER, TO A HEIGHT OF 2M.

	REVISION DATE - STATUS - TEXT	PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573
		DRAWING: PROPOSED REAR ELEVATION - VARIATION
		JOB NO: RSD-21-94 STAGE: PLANNING APPEAL
		DATE: 01-07-22 SCALE: 1:100
		DRAWING NO: PLAPPEAL - 1101 - V.

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VARIATION

This design varies from the original as follows:

1. Provision of on-curtilage parking . 1 no. Car parking space, size 2.5m x 5m is proposed located to the rear of the property where access/egrees can be made with good sightlines.
2. The projection of the rear building line at First Floor level has ben reduced to 1.4m by pulling forward the first floor level in line with the front building line and modifying the floor layouts to facilitate this change.

3. The width of the rear garden has increased, providing an enlarged amenity area to the rear of the property. This in part has been allocated for the provision of the car parking space + a bin storage area but also provides a private open space of 56m². There is a more equal division now between the rear gardens of No. 63 and proposed No. 63A.
4. The height of the boundary walls to the front garden and to the car parking space to the rear have been reduced to a height of 0.9 metres to allow good visibility for cars accessing/egressing the respective driveways.



EXISTING SIDE ELEVATION - NORTH EAST BOUNDARY

STANDING SEAM ZINC FINISH TO PITCHED ROOF.

ALU WOOD WINDOWS, TRIPLE GLAZED.

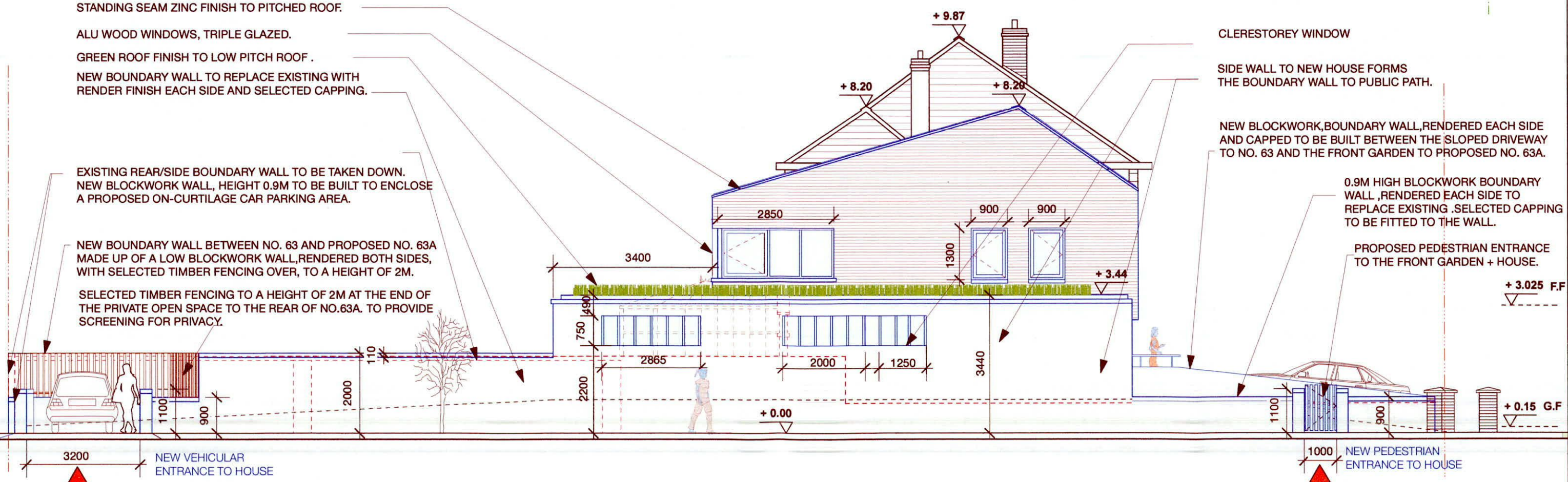
GREEN ROOF FINISH TO LOW PITCH ROOF .

NEW BOUNDARY WALL TO REPLACE EXISTING WITH RENDER FINISH EACH SIDE AND SELECTED CAPPING.

EXISTING REAR/SIDE BOUNDARY WALL TO BE TAKEN DOWN.
NEW BLOCKWORK WALL, HEIGHT 0.9M TO BE BUILT TO ENCLOSE A PROPOSED ON-CURTILAGE CAR PARKING AREA.

NEW BOUNDARY WALL BETWEEN NO. 63 AND PROPOSED NO. 63A MADE UP OF A LOW BLOCKWORK WALL, RENDERED BOTH SIDES, WITH SELECTED TIMBER FENCING OVER, TO A HEIGHT OF 2M.

SELECTED TIMBER FENCING TO A HEIGHT OF 2M AT THE END OF THE PRIVATE OPEN SPACE TO THE REAR OF NO.63A. TO PROVIDE SCREENING FOR PRIVACY.



CLERESTOREY WINDOW

SIDE WALL TO NEW HOUSE FORMS THE BOUNDARY WALL TO PUBLIC PATH.

NEW BLOCKWORK, BOUNDARY WALL, RENDERED EACH SIDE AND CAPPED TO BE BUILT BETWEEN THE SLOPED DRIVEWAY TO NO. 63 AND THE FRONT GARDEN TO PROPOSED NO. 63A.

0.9M HIGH BLOCKWORK BOUNDARY WALL, RENDERED EACH SIDE TO REPLACE EXISTING. SELECTED CAPPING TO BE FITTED TO THE WALL.

PROPOSED PEDESTRIAN ENTRANCE TO THE FRONT GARDEN + HOUSE.

+ 3.025 F.F

+ 0.15 G.F

PROPOSED SIDE ELEVATION - NORTH EAST BOUNDARY

Member of the



of the
Architects of Ireland
M. R. I. A. I.

REVISION: DATE: STATUS: TEXT

PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573

DRAWING: EXISTING + PROPOSED SIDE (N.E) ELEVATIONS.

JOB NO: RSD-21-94 STAGE: PLANNING APPEAL

DATE: 01-07-22 SCALE: 1:100

DRAWING NO: PLAPPEAL - 1102

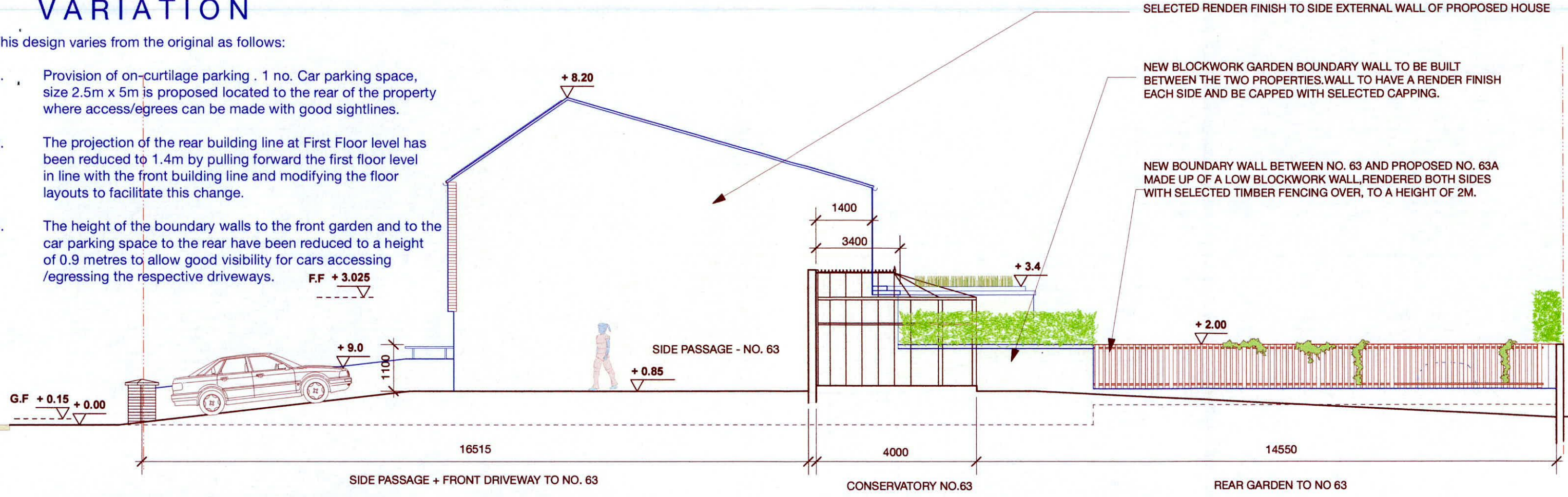
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VARIATION

This design varies from the original as follows:

1. Provision of on-curtilage parking . 1 no. Car parking space, size 2.5m x 5m is proposed located to the rear of the property where access/egrees can be made with good sightlines.
2. The projection of the rear building line at First Floor level has been reduced to 1.4m by pulling forward the first floor level in line with the front building line and modifying the floor layouts to facilitate this change.
3. The height of the boundary walls to the front garden and to the car parking space to the rear have been reduced to a height of 0.9 metres to allow good visibility for cars accessing /egressing the respective driveways.



SELECTED RENDER FINISH TO SIDE EXTERNAL WALL OF PROPOSED HOUSE

NEW BLOCKWORK GARDEN BOUNDARY WALL TO BE BUILT BETWEEN THE TWO PROPERTIES. WALL TO HAVE A RENDER FINISH EACH SIDE AND BE CAPPED WITH SELECTED CAPPING.

NEW BOUNDARY WALL BETWEEN NO. 63 AND PROPOSED NO. 63A MADE UP OF A LOW BLOCKWORK WALL, RENDERED BOTH SIDES WITH SELECTED TIMBER FENCING OVER, TO A HEIGHT OF 2M.

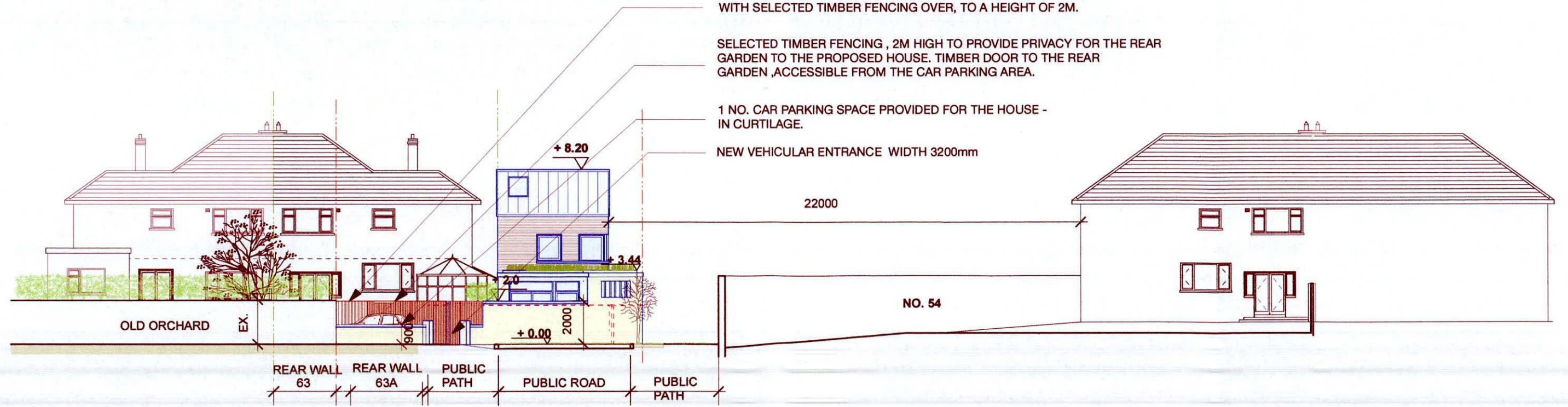
PROPOSED SIDE ELEVATION - SOUTH-WEST BOUNDARY 1:100

NEW BOUNDARY WALL BETWEEN NO. 63 AND PROPOSED NO. 63A MADE UP OF A LOW BLOCKWORK WALL, RENDERED BOTH SIDES WITH SELECTED TIMBER FENCING OVER, TO A HEIGHT OF 2M.

SELECTED TIMBER FENCING, 2M HIGH TO PROVIDE PRIVACY FOR THE REAR GARDEN TO THE PROPOSED HOUSE. TIMBER DOOR TO THE REAR GARDEN, ACCESSIBLE FROM THE CAR PARKING AREA.

1 NO. CAR PARKING SPACE PROVIDED FOR THE HOUSE - IN CURTILAGE.

NEW VEHICULAR ENTRANCE WIDTH 3200mm



PROPOSED REAR BOUNDARY ELEVATION - 1:200

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		DRAWING: PROPOSED SIDE (S.W.) + REAR BOUNDARY ELEVATIONS	
		JOB NO: RSD-21-94 STAGE: PLANNING APPEAL	
		DATE: 01-07-22 SCALE: 1:100 / 200	
		DRAWING NO: PL.APPEAL - 1103 - V	

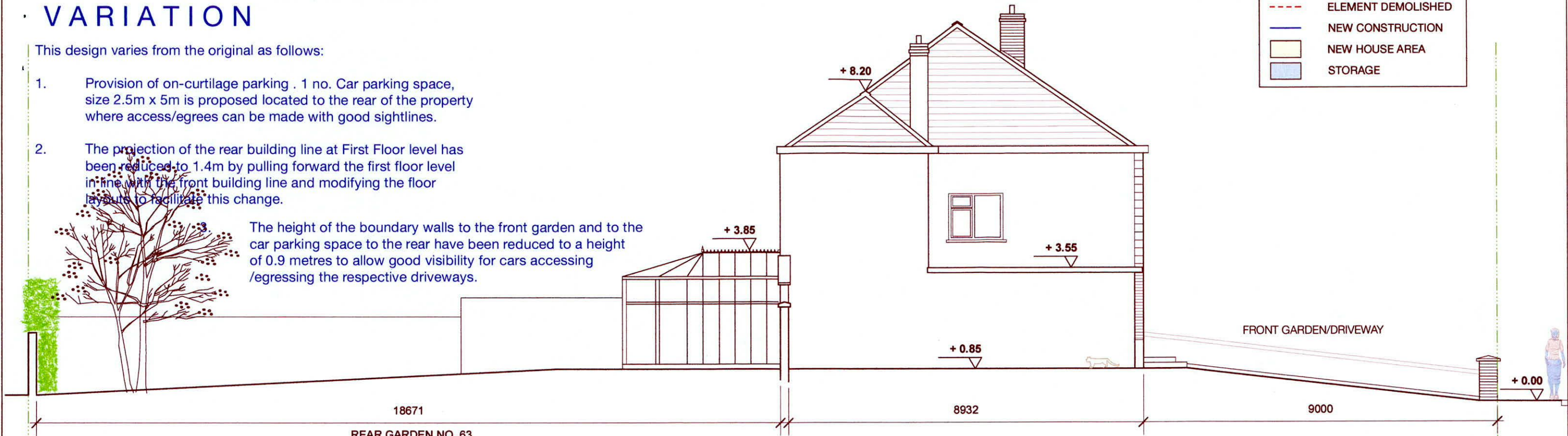
VARIATION

This design varies from the original as follows:

1. Provision of on-curtilage parking . 1 no. Car parking space, size 2.5m x 5m is proposed located to the rear of the property where access/egrees can be made with good sightlines.
2. The projection of the rear building line at First Floor level has been reduced to 1.4m by pulling forward the first floor level in line with the front building line and modifying the floor layouts to facilitate this change.

The height of the boundary walls to the front garden and to the car parking space to the rear have been reduced to a height of 0.9 metres to allow good visibility for cars accessing /egressing the respective driveways.

	ELEMENT DEMOLISHED
	NEW CONSTRUCTION
	NEW HOUSE AREA
	STORAGE



EXISTING SECTION A - A / SIDE ELEVATION (N-E) OF EXISTING HOUSE.

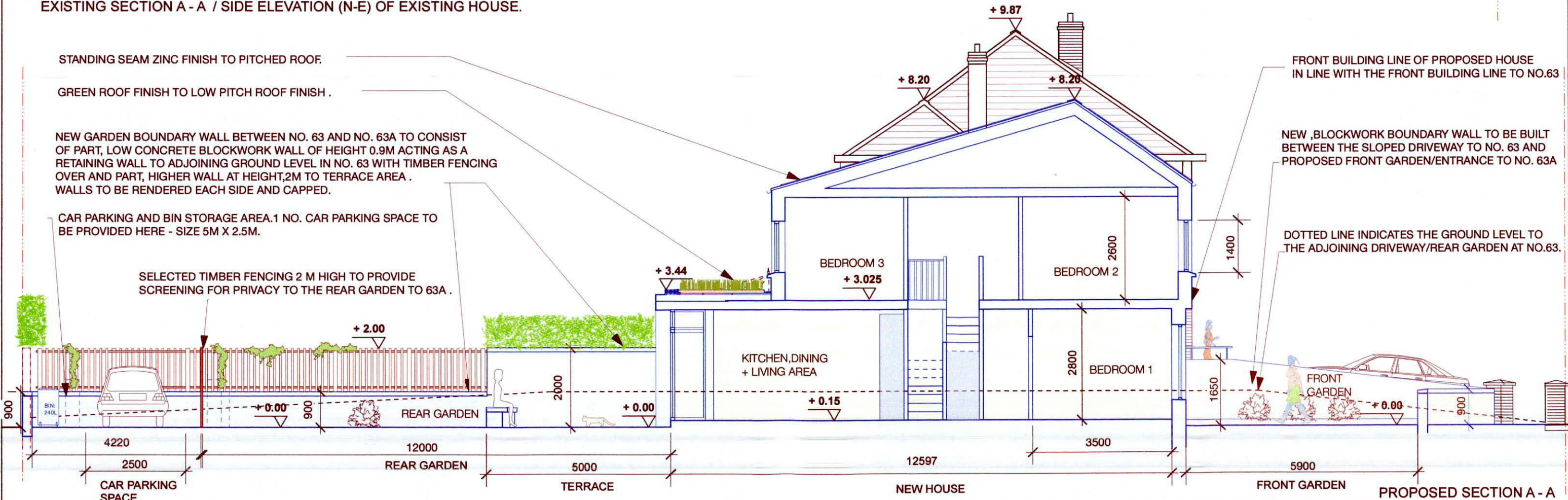
STANDING SEAM ZINC FINISH TO PITCHED ROOF.

GREEN ROOF FINISH TO LOW PITCH ROOF FINISH .

NEW GARDEN BOUNDARY WALL BETWEEN NO. 63 AND NO. 63A TO CONSIST OF PART, LOW CONCRETE BLOCKWORK WALL OF HEIGHT 0.9M ACTING AS A RETAINING WALL TO ADJOINING GROUND LEVEL IN NO. 63 WITH TIMBER FENCING OVER AND PART, HIGHER WALL AT HEIGHT,2M TO TERRACE AREA . WALLS TO BE RENDERED EACH SIDE AND CAPPED.

CAR PARKING AND BIN STORAGE AREA.1 NO. CAR PARKING SPACE TO BE PROVIDED HERE - SIZE 5M X 2.5M.

SELECTED TIMBER FENCING 2 M HIGH TO PROVIDE SCREENING FOR PRIVACY TO THE REAR GARDEN TO 63A .



FRONT BUILDING LINE OF PROPOSED HOUSE IN LINE WITH THE FRONT BUILDING LINE TO NO.63

NEW ,BLOCKWORK BOUNDARY WALL TO BE BUILT BETWEEN THE SLOPED DRIVEWAY TO NO. 63 AND PROPOSED FRONT GARDEN/ENTRANCE TO NO. 63A

DOTTED LINE INDICATES THE GROUND LEVEL TO THE ADJOINING DRIVEWAY/REAR GARDEN AT NO.63.



REVISION: DATE : STATUS : TEXT

PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK, D14 W573

DRAWING: EXISTING + PROPOSED SECTIONS A - A - VARIATION

JOB NO: RSD-21-94 STAGE: PLANNING APPEAL

DATE: 01-07-21 SCALE: 1:100

DRAWING NO: PL.APPEAL - 1200 - V.

AOIFE TUOMEY ARCHITECTS

THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7

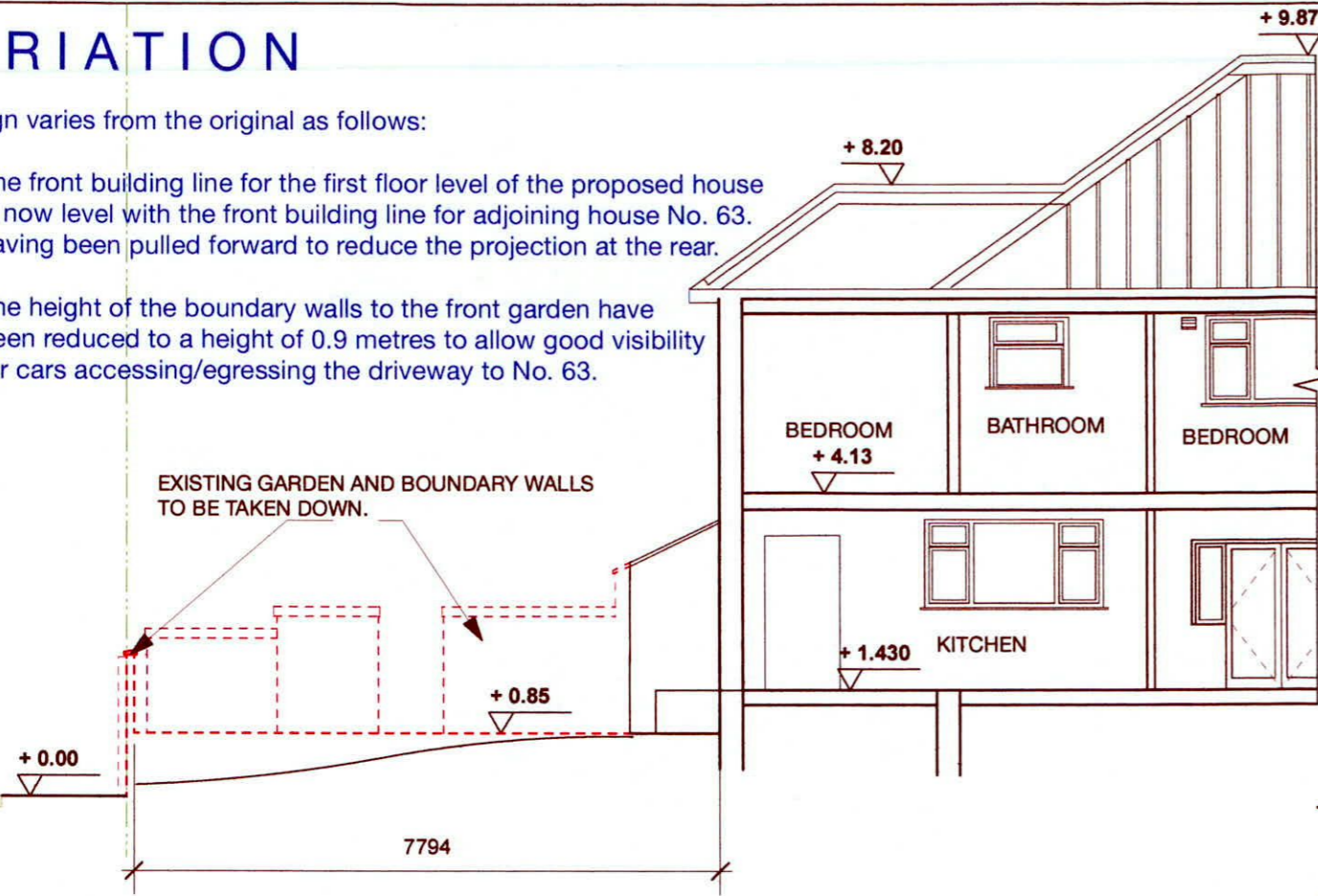
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VARIATION

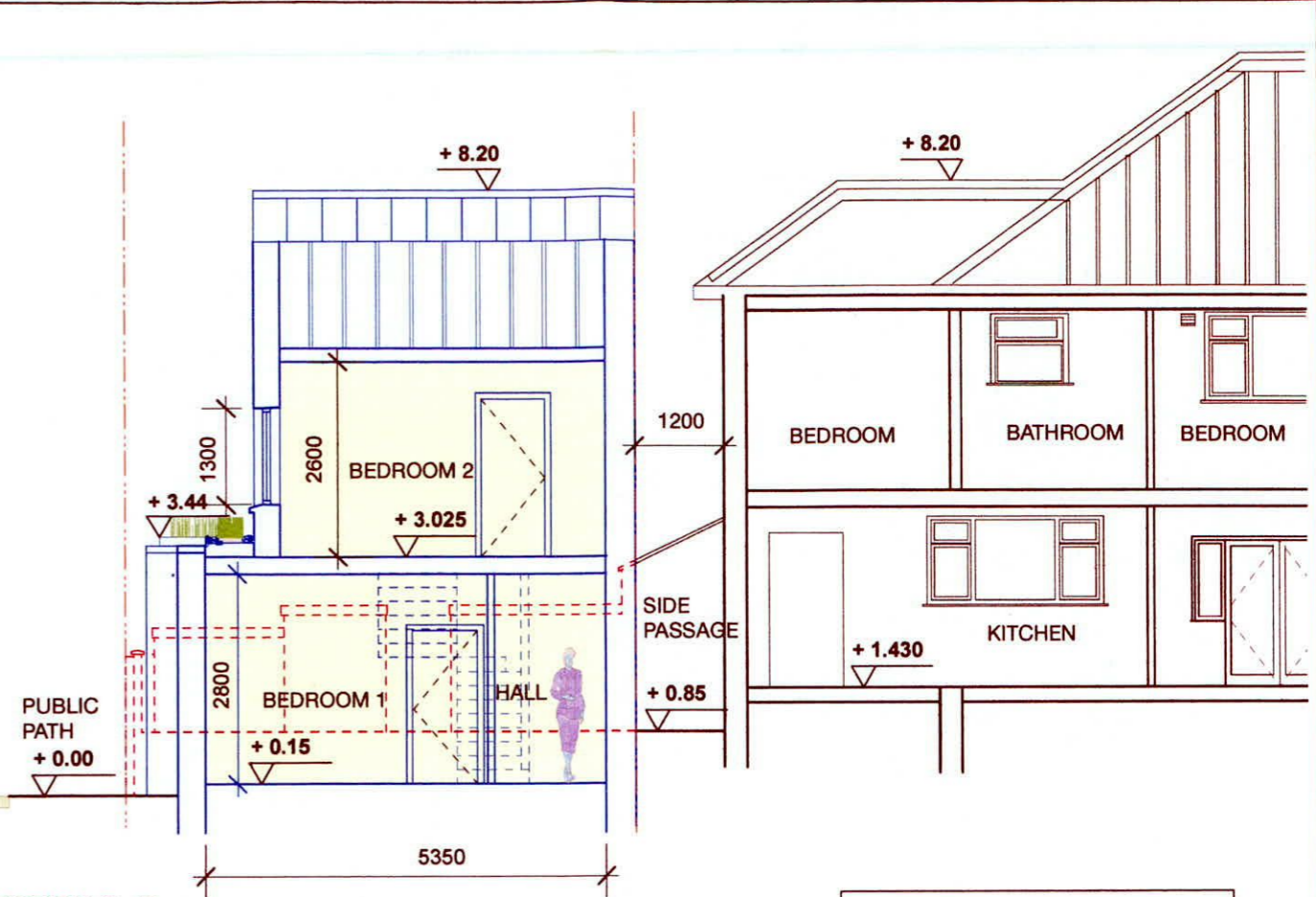
This design varies from the original as follows:

1. The front building line for the first floor level of the proposed house is now level with the front building line for adjoining house No. 63, having been pulled forward to reduce the projection at the rear.
2. The height of the boundary walls to the front garden have been reduced to a height of 0.9 metres to allow good visibility for cars accessing/egressing the driveway to No. 63.

EXISTING SECTION B-B



PROPOSED SECTION B - B



---	ELEMENT DEMOLISHED
---	NEW CONSTRUCTION
 	NEW HOUSE AREA

PROPOSED SECTION C - C



REVISION:	DATE:	STATUS:	TEXT:

PROJECT PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573			
DRAWING: EXISTING + PROPOSED SECTIONS B - B + SECTION C - C			
JOB NO:	RSD-21-94	STAGE:	PLANNING APPEAL
DATE:	01-07-22	SCALE:	1:100
DRAWING NO: PLAPPEAL - 1201 - V.			

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