

Rev.	By	Date	Description
1	MD	05.07.2019	ISSUED FOR PERMIT
2	MD	05.07.2019	REVISED PLAN TYPES WITHIN BLOCK E



**BLOCK E**  
Ground Floor Plan  
Scale 1:100

**E01, E09 & E15**  
2 Bed 3 Person Apartments

Apartment size - Required Minimum Floor Areas and Standards					
Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private amenity space
Target	2 Bed/3 Person	83	28	8.1	6
Proposed	2 Bed/3 Person	88	34.5	11.6	6.8

PLEASE NOTE:  
Minimum unobstructed living room width 3.6m.  
Main bedroom area 13m<sup>2</sup>. Double room 11.4m<sup>2</sup> (2.8m minimum width)

**E04, E05, E06, E07, E17, E19, E20 & E21**  
1 Bed 2 Person Apartments

Apartment size - Required Minimum Floor Areas and Standards					
Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private amenity space
Target	1 Bed/2 Person	45	23	11.4	3
Proposed	1 Bed/2 Person	49.6	23.5	11.5	3.01

PLEASE NOTE:  
Minimum unobstructed living room width 3.3m.  
Main bedroom area 13m<sup>2</sup>. Double room 11.4m<sup>2</sup> (2.8m minimum width)

**E02, E03, E10, E16** 2 Bed 4 Person Apartments

Apartment size - Required Minimum Floor Areas and Standards					
Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private amenity space
Target	2 Bed/4 Person	73	30	25	6
Proposed	2 Bed/4 Person	88.0	33.5	26.4	6.6

PLEASE NOTE:  
Minimum unobstructed living room width 3.6m.  
Main bedroom area 13m<sup>2</sup>. Double room 11.4m<sup>2</sup> (2.8m minimum width)

**E22** 3 Bed 5 Person Apartments

Apartment size - Required Minimum Floor Areas and Standards					
Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private amenity space
Target	3 Bed/5 Person	90	34	32	9
Proposed	3 Bed/5 Person	97	34.00000000	33.0	8.3

PLEASE NOTE:  
Minimum unobstructed living room width 3.6m.  
Main bedroom area 13m<sup>2</sup>. Double room 11.4m<sup>2</sup> (2.8m minimum width)

**E23, E24** 3 Bed 5 Person Apartments

Apartment size - Required Minimum Floor Areas and Standards					
Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private amenity space
Target	3 Bed/5 Person	90	34	32	9
Proposed	3 Bed/5 Person	97	34.00000000	34.0	8.3

PLEASE NOTE:  
Minimum unobstructed living room width 3.6m.  
Main bedroom area 13m<sup>2</sup>. Double room 11.4m<sup>2</sup> (2.8m minimum width)

**E08 & E18** Duplex units

Apartment size - Required Minimum Floor Areas and Standards					
Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private amenity space
Target	3 Bed/5 Person	92	34	32	9
Proposed	3 Bed/5 Person	99.2	34.8	34.6	8.7

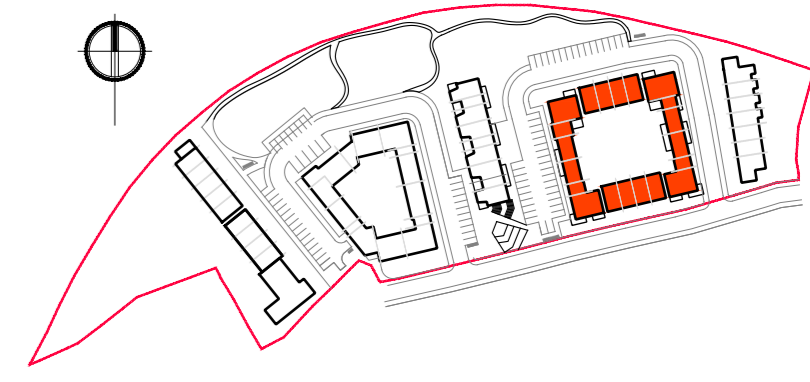
**E11-E12-E13-E14**  
**E25-E26-E27-E28** 3 Bed 5 Person House units

Apartment size - Required Minimum Floor Areas and Standards					
Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private amenity space
Target	3 Bed/5 Person	92	34	32	9
Proposed	3 Bed/5 Person	107.5	35.3	32.5	5.1

PLEASE NOTE:  
Minimum unobstructed living room width 3.6m.  
Main bedroom area 13m<sup>2</sup>. Double room 11.4m<sup>2</sup> (2.8m minimum width)

**BLOCK E**

- 1 Bed 2 Person Apartments  
Refs: E04,05,06,07,17,19,20,21  
Area: 49.6sqm ■ 8 no
- 2 Bed 3 Person Apartments  
Refs: E01,09,15 (Accessible)  
Area: 88sqm ■ 3 no
- 2 Bed 4 Person Apartments  
Refs: E02, 03, 10, 16  
Area: 88sqm ■ 4 no
- 3 Bed 5 Person Apartments  
Refs: E22,23,24  
Area: 97sqm ■ 3 no
- 2 Bed 5 Person Duplex units  
Refs: E08,18  
Area: 99.2sqm ■ 2 no
- 3 Bed 5 Person House units  
Refs: E11,12,13,14,25,26,27,28  
Area: 105.2sqm ■ 8 no



**BLOCK E**  
KEY PLAN  
SCALE 1:3000

**CRP Note:**  
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 referenced technical specifications/standards that list within the scope of the CRP No. 305/2011

**van Dijk Architects**  
MILL HOUSE, MILL STREET, SANDALK, CO. DUBLIN  
PH: 01-2545648 FAX: 01-2545620  
INFO@VANDIJKARCHITECTS.COM

Project Title	BLOCK E GROUND FLOOR PLAN PLANNING ISSUE		
Client	1803-PA-BLE-100	1803-PA-BLE-100	CROKERS HILL
Address	1803-PA-BLE-100-200	1803-PA-BLE-100-200	KILKENNY COUNTY COUNCIL
Scale	VP	VP	05.07.2019

**Total units BLOCK E** ■ **28 no**