Castlerock
Homes

PROPOSED LARGE RESIDENTIAL DEVELOPMENT AT BROOMFIELD WEST MIDLETON CO. CORK
HOUSE TYPE C, D & E [6 HOUSE TERREACE COVER PAGE - 3D VISUALISATION]

DRAWING NO: 22/6732-P-1412
DATE: 03-10-2023

BOK
Brian O'Kennedy & Associates
Architects & Engineers
Shannon House, Church Road
Douglas, Cork
info@bok.ie

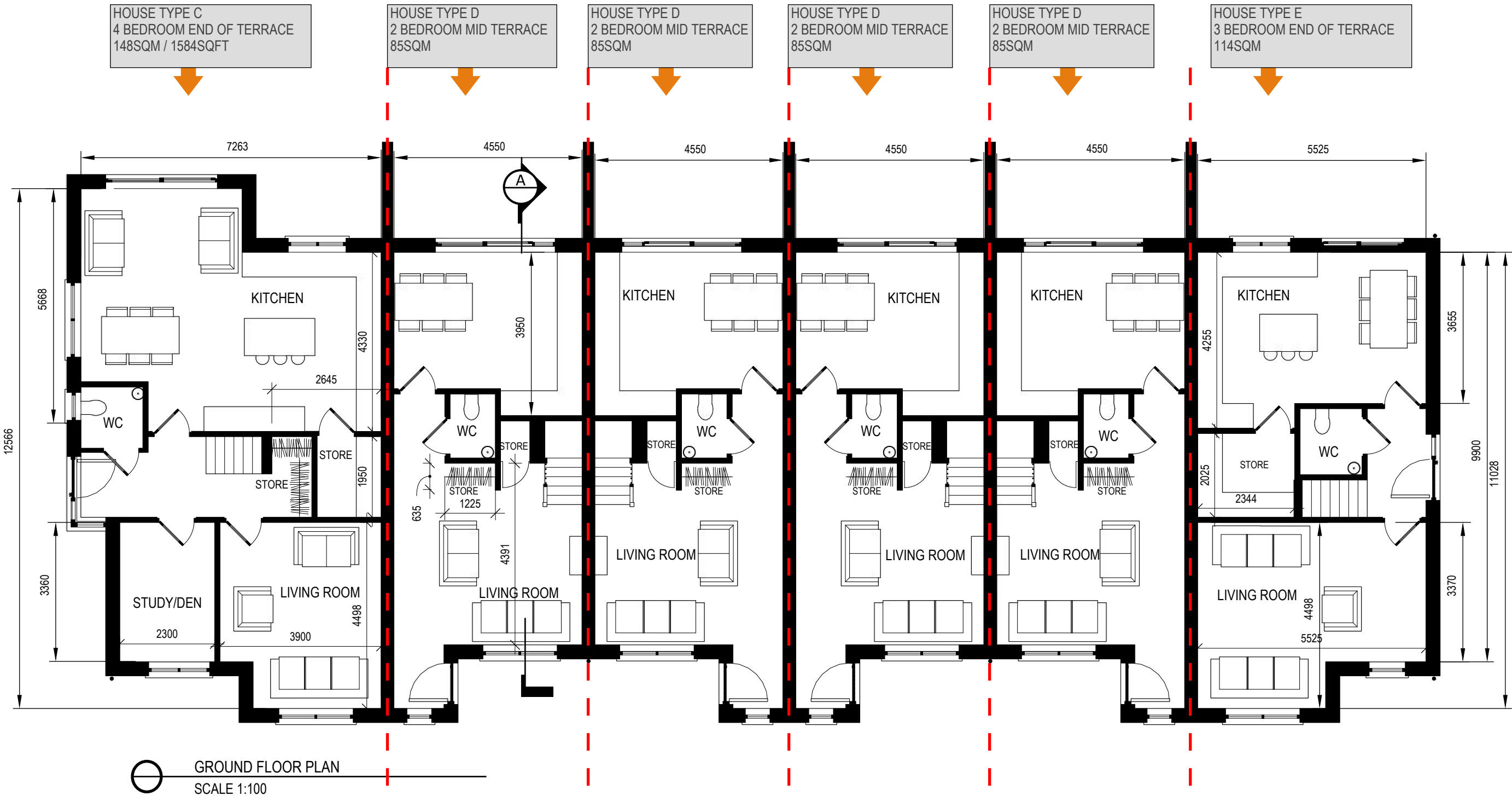| RIAI	Registered Architect	Architect Accredited in Conservation	PSDP Accreditation
	2023	G3	P

NOTE:
UNITS ARE TITLED BY TYPE IN THE SAME LETTER FOR BOTH HANDED AND NON-HANDED IDENTICAL VERSIONS

NOTE:
FOR FINISHED FLOOR PLAN LEVELS AND NORTH POINTS REFER TO THE SITE LAYOUT PLAN

HOUSE TYPE C
4 BEDROOM END OF TERRACE
148SQM / 1584SQFT

HOUSE TYPE D
2 BEDROOM MID TERRACE
85SQM

HOUSE TYPE D
2 BEDROOM MID TERRACE
85SQM

HOUSE TYPE D
2 BEDROOM MID TERRACE
85SQM

HOUSE TYPE D
2 BEDROOM MID TERRACE
85SQM

HOUSE TYPE E
3 BEDROOM END OF TERRACE
114SQM

KITCHEN

WC

STORE

STORE

STUDY/DEN

LIVING ROOM

A

KITCHEN

WC

STORE

STORE

LIVING ROOM

LIVING ROOM

KITCHEN

WC

STORE

LIVING ROOM

KITCHEN

WC

STORE

LIVING ROOM

KITCHEN

WC

STORE

LIVING ROOM

KITCHEN

WC

STORE

LIVING ROOM

GROUND FLOOR PLAN
SCALE 1:100

7263   4550   4550   4550   4550   5525

5668   12566   4330   2645   1950   3360   2300   3900   4498

3950   635   1225   4391

2025   2344   4255   3655   9900   11028   3370   4498   5525

Notes:
1. This drawing is for planning purposes only. - If in doubt ask.
2. Do not scale, figured dimensions only to be taken.
3. Engineer to be informed of any discrepancies before work proceeds.
4. Contractor to check all dimensions and conditions on site before commencing works.
5. Drawing to be read in conjunction with current Building Regulations.
6. All components and materials to be installed fully in accordance with manufacturers instructions.

REV	DATE	REMARK	DRN/CK'D
A	27-09-23	ISSUED FOR PLANNING APPLICATION	JB
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

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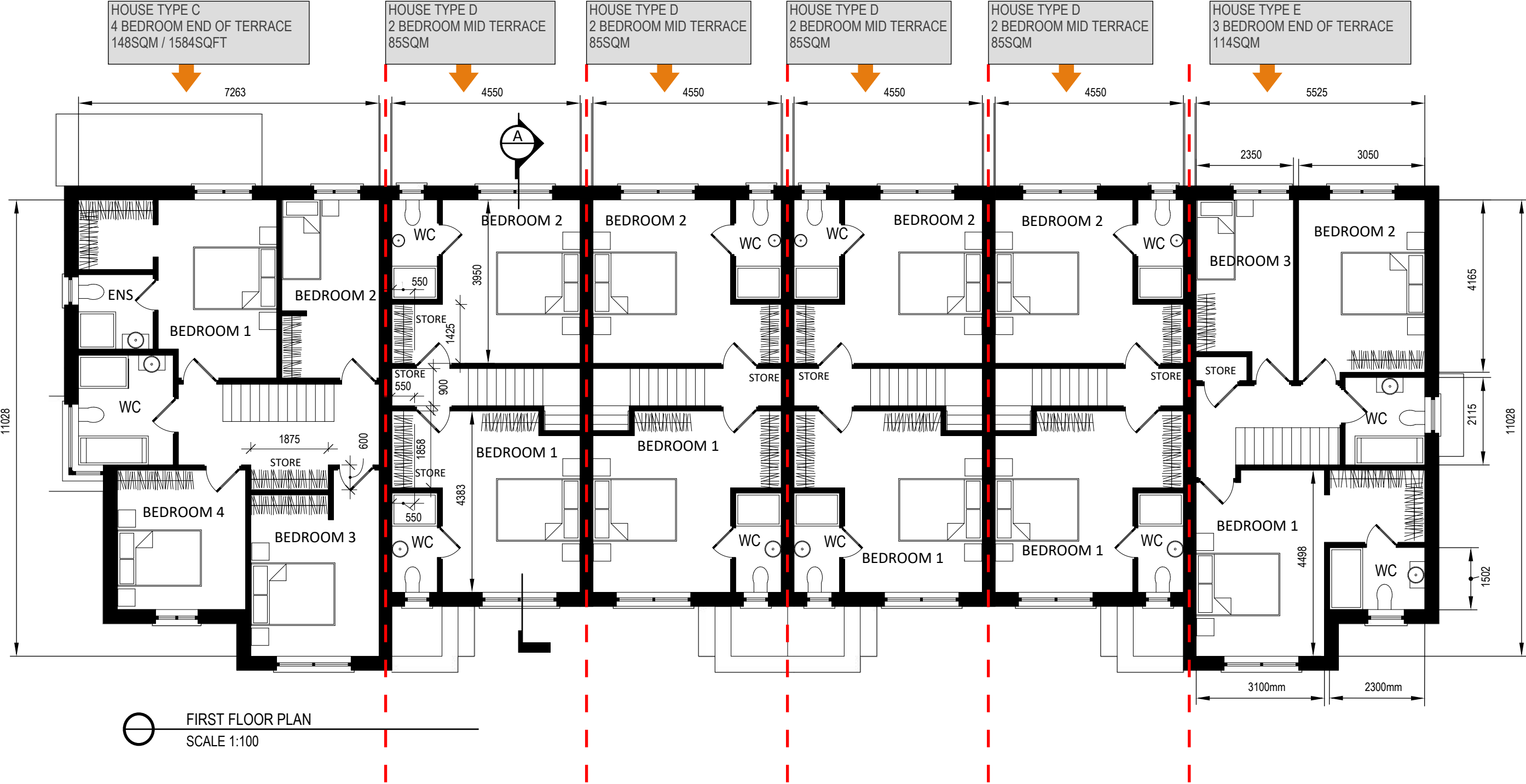
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ENGINEERS IRELAND

ARCHITECTS | ENGINEERS | ASSIGNED CERTIFIERS
FIRE CERTIFICATES | DAC | PSDP | CONSERVATION

CastleRock Homes

STAGE	**LRD PLANNING APPLICATION**
CLIENT	CASTLE ROCK HOMES MIDLETON LTD
PROJECT	DEVELOPMENT AT BROOMFIELD MIDLETON
DRAWING	HOUSE TYPES C, D & E 6 UNIT TERRACED BLOCK GROUND FLOOR PLANS

DRAWN/CK'D
JB

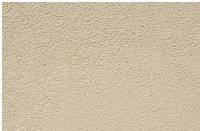| DRAWING NO.	Date	Scale	REV
22/6732-P-1413	27-09-23	1:100 @ A3	A

NOTE:
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NOTE:
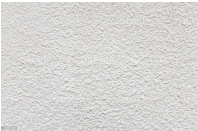FOR FINISHED FLOOR PLAN LEVELS AND NORTH POINTS REFER TO THE SITE LAYOUT PLAN

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85SQM

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85SQM

HOUSE TYPE D
2 BEDROOM MID TERRACE
85SQM

HOUSE TYPE D
2 BEDROOM MID TERRACE
85SQM

HOUSE TYPE E
3 BEDROOM END OF TERRACE
114SQM

7263   4550   4550   4550   4550   5525

2350   3050

A

11028   11028

ENS
BEDROOM 1
WC
BEDROOM 2
550
STORE
1425
STORE 550
900
1858
STORE 550
1875
600
STORE
WC
BEDROOM 4
BEDROOM 3
WC
4383

BEDROOM 2
3950
BEDROOM 1
WC
WC

WC
BEDROOM 2
BEDROOM 1
STORE

WC   WC
BEDROOM 2
STORE   STORE
BEDROOM 1
WC   WC
BEDROOM 1

BEDROOM 2
STORE
WC
BEDROOM 1
WC

BEDROOM 3
STORE
BEDROOM 2
4165
WC
2115
BEDROOM 1
4498
WC
1502

3100mm   2300mm

FIRST FLOOR PLAN
SCALE 1:100

Notes:
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	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

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CastleRock Homes

STAGE	LRD PLANNING APPLICATION
CLIENT	CASTLE ROCK HOMES MIDLETON LTD
PROJECT	DEVELOPMENT AT BROOMFIELD MIDLETON
DRAWING	HOUSE TYPES C, D & E 6 UNIT TERRACED BLOCK FIRST FLOOR PLANS

DRAWN/CK'D: JB

DRAWING NO.	Date	Scale	REV
22/6732-P-1414	27-09-23	1:100 @ A3	A

SCHEDULE OF EXTERNAL HOUSE FINISHES

WALLS	WET DASH RENDER, NAPPED RENDER OR SPONGE FINISH RENDER IN LIGHT GREY/SAND	ANTIQUE RED, YELLOW OR MOCHA/TAN BRICK IBSTOCK RAMIAN RANGE
ROOFS	FLAT PROFILE CONCRETE ROOF TILE	EPDM ON FLAT ROOFS
WINDOWS/DOORS	LIGHT GREY OR BLACK UPVC	PAINTED HARDWOOD OR COMPOSITE FRONT DOOR
RAINWATER GOODS	ALUMINIUM OR PVC COLOUR TBC	

BRICK COLOUR TYPES - IBSTOCK RAMIAN RANGE

SAND COLOURED RENDER

LIGHT GREY COLOURED RENDER

BLACK CONCRETE ROOF TILE

HOUSE TYPE C
4 BEDROOM END OF TERRACE
148SQM / 1584SQFT

HOUSE TYPE D
2 BEDROOM MID TERRACE
85SQM

HOUSE TYPE D
2 BEDROOM MID TERRACE
85SQM

HOUSE TYPE D
2 BEDROOM MID TERRACE
85SQM

HOUSE TYPE D
2 BEDROOM MID TERRACE
85SQM

HOUSE TYPE E
3 BEDROOM END OF TERRACE
114SQM

ROOFLIGHTS TO ATTIC

BLACK CONRETE ROOF TILE

SMOOTH PLASTER FINISH WHITE/BEIGE/LIGHT GREY COLOUR TBC

BRICK FINISH SEE LEGEND

WINDOWS IN PVC OR ALU-CLAD COLOUR TBC

9299

8224

FRONT ELEVATION
SCALE 1:100

REV	DATE	REMARK	DRN/CK'D
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-	-	-	-
-	-	-	-
-	-	-	-
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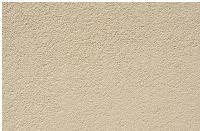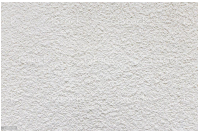| STAGE	**LRD PLANNING APPLICATION**		
CLIENT	CASTLE ROCK HOMES MIDLETON LTD		
PROJECT	DEVELOPMENT AT BROOMFIELD MIDLETON		
DRAWING	HOUSE TYPES C, D & E 6 UNIT TERRACED BLOCK FRONT ELEVATIONS		DRAWN/CK'D JB
DRAWING NO. 22/6732-P-1415	Date 27-09-23	Scale 1:100 @ A3	REV A

SCHEDULE OF EXTERNAL HOUSE FINISHES

WALLS	WET DASH RENDER, NAPPED RENDER OR SPONGE FINISH RENDER IN LIGHT GREY/SAND	ANTIQUE RED, YELLOW OR MOCHA/TAN BRICK IBSTOCK RAMIAN RANGE
ROOFS	FLAT PROFILE CONCRETE ROOF TILE	EPDM ON FLAT ROOFS
WINDOWS/DOORS	LIGHT GREY OR BLACK UPVC	PAINTED HARDWOOD OR COMPOSITE FRONT DOOR
RAINWATER GOODS	ALUMINIUM OR PVC COLOUR TBC	

BRICK COLOUR TYPES - IBSTOCK RAMIAN RANGE

SAND COLOURED RENDER

LIGHT GREY COLOURED RENDER

BLACK CONRETE ROOF TILE

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85SQM

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2 BEDROOM MID TERRACE
85SQM

HOUSE TYPE D
2 BEDROOM MID TERRACE
85SQM

HOUSE TYPE E
3 BEDROOM END OF TERRACE
114SQM

9299 mm

ROOFLIGHTS TO ATTIC

BLACK CONRETE ROOF TILE

SMOOTH PLASTER FINISH WHITE/BEIGE/LIGHT GREY COLOUR TBC

BRICK FINISH SEE LEGEND

WINDOWS IN PVC OR ALU-CLAD COLOUR TBC

REAR ELEVATION
SCALE 1:100

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-	-	-	-
-	-	-	-
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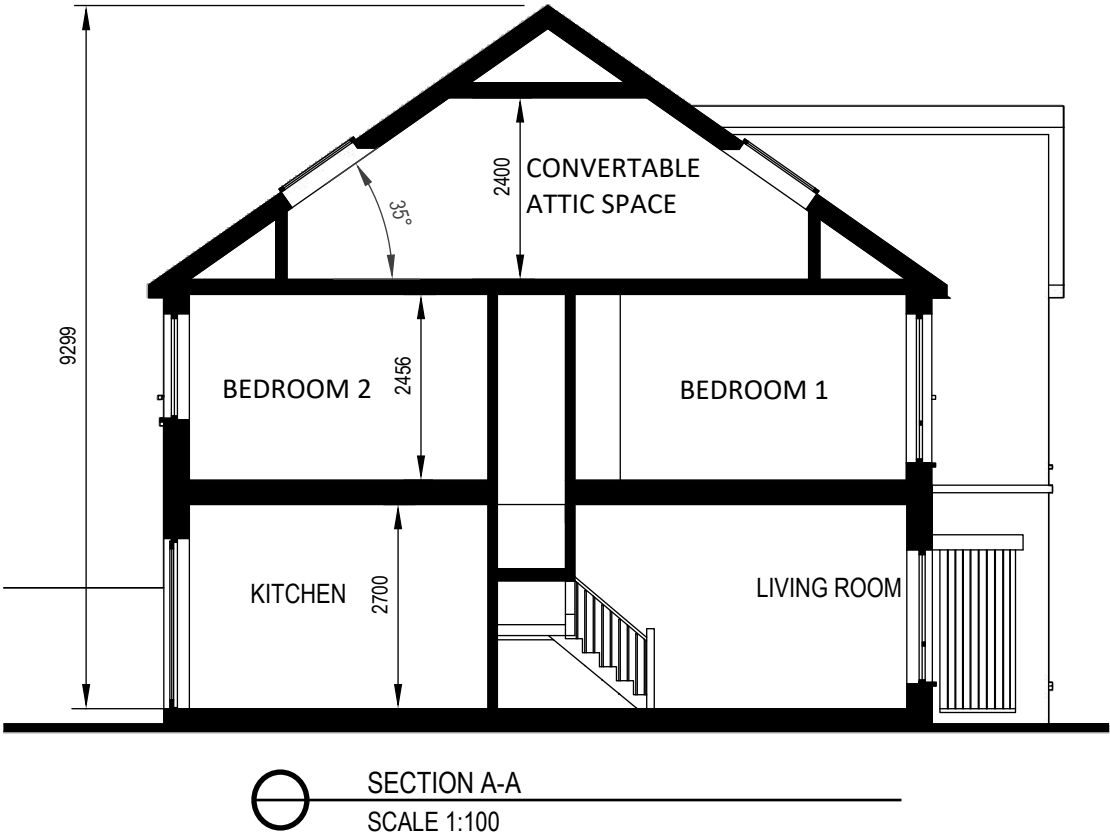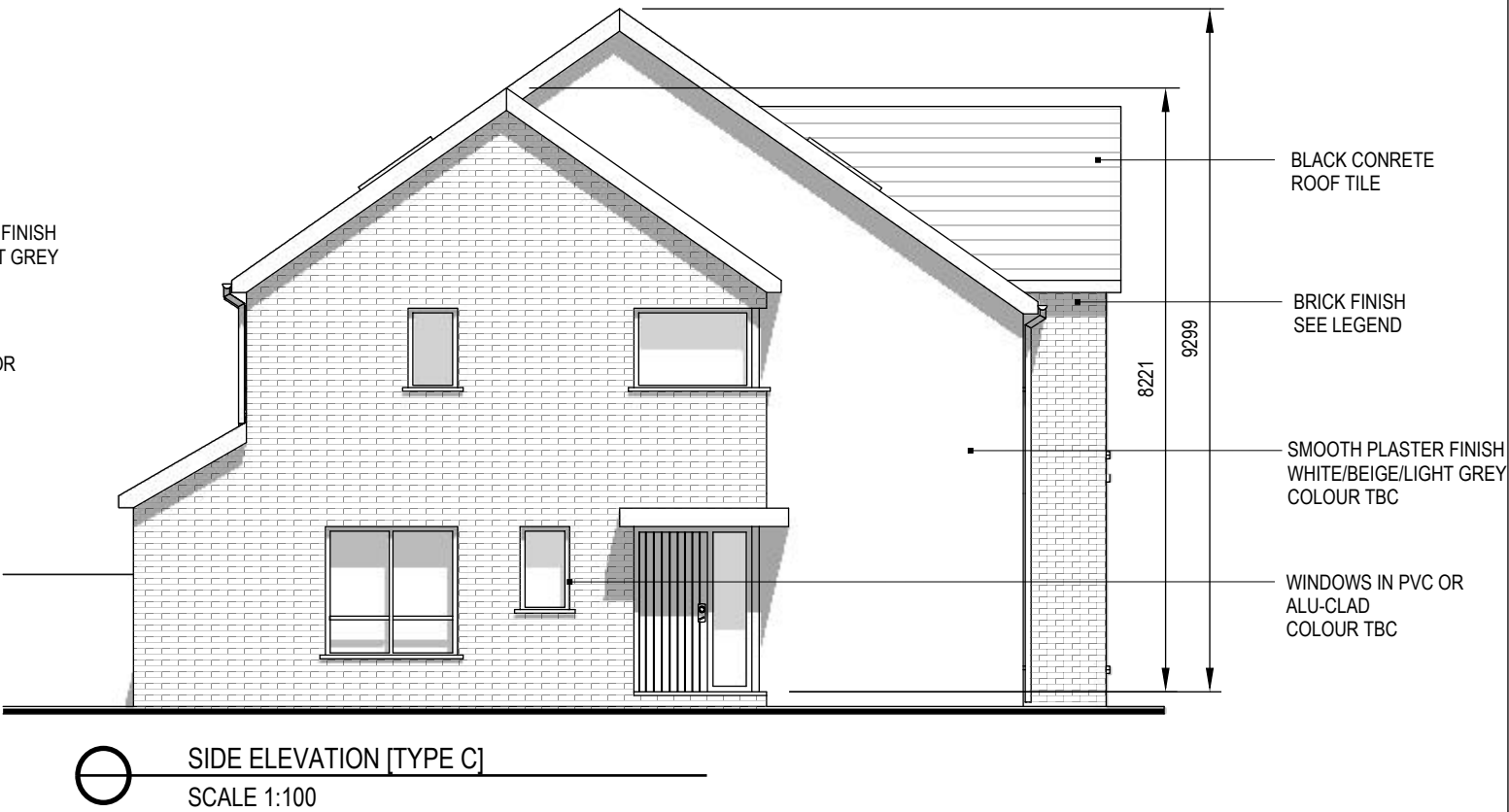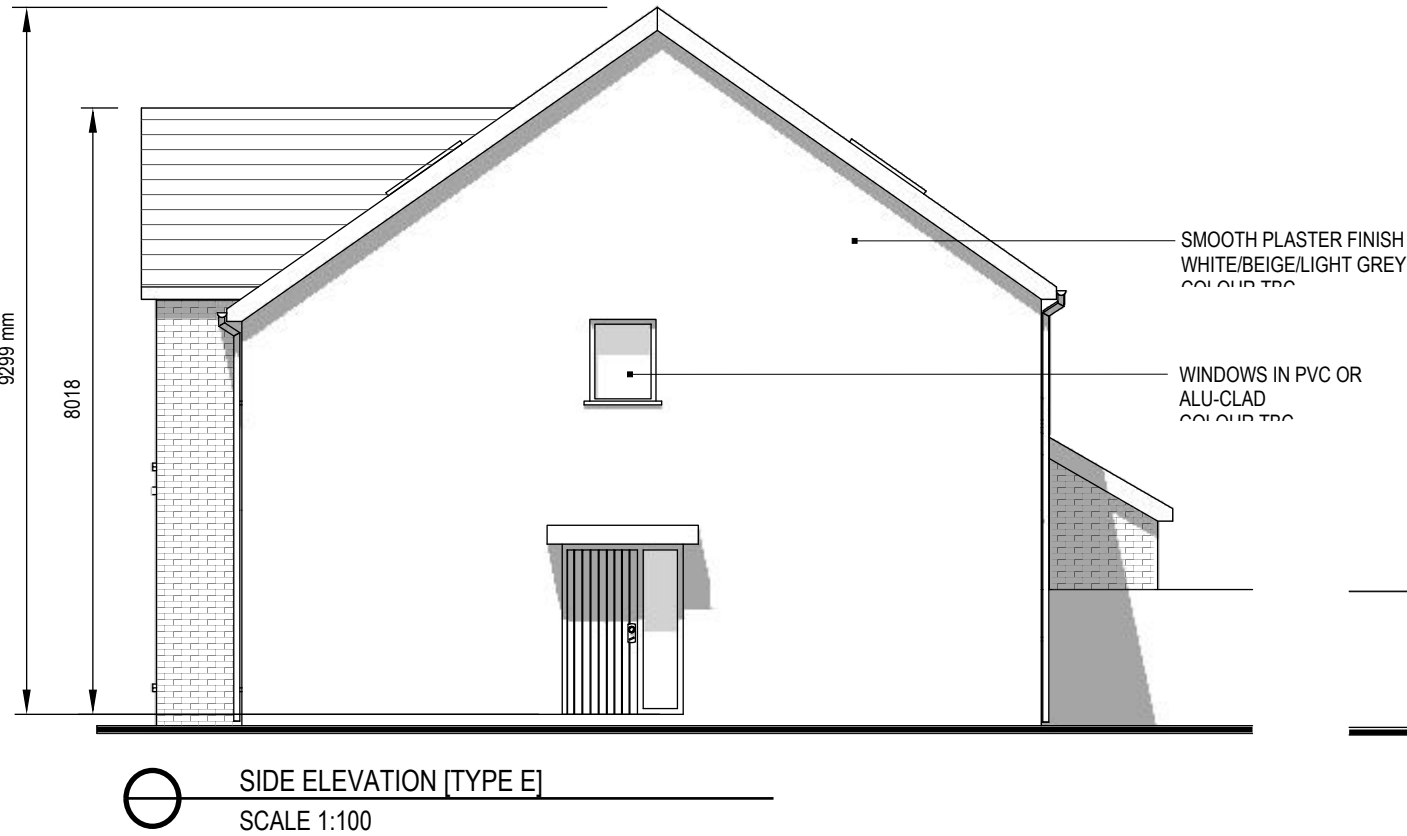Email: info@bok.ie
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PROJECT	DEVELOPMENT AT BROOMFIELD MIDLETON		
DRAWING	HOUSE TYPES C, D & E 6 UNIT TERRACED BLOCK REAR ELEVATIONS		DRAWN/CK'D JB

DRAWING NO.	Date	Scale	REV
22/6732-P-1416	27-09-23	1:100 @ A3	A

SCHEDULE OF EXTERNAL HOUSE FINISHES

WALLS	WET DASH RENDER, NAPPED RENDER OR SPONGE FINISH RENDER IN LIGHT GREY/SAND	ANTIQUE RED, YELLOW OR MOCHA/TAN BRICK IBSTOCK RAMIAN RANGE
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BRICK COLOUR TYPES - IBSTOCK RAMIAN RANGE

SAND COLOURED RENDER

LIGHT GREY COLOURED RENDER

BLACK CONCRETE ROOF TILE

SECTION A-A
SCALE 1:100

2400 — 35°
CONVERTABLE ATTIC SPACE
9299
BEDROOM 2 — 2456
BEDROOM 1
KITCHEN — 2700
LIVING ROOM

SIDE ELEVATION [TYPE E]
SCALE 1:100

9299 mm
8018
SMOOTH PLASTER FINISH WHITE/BEIGE/LIGHT GREY COLOUR TBC
WINDOWS IN PVC OR ALU-CLAD COLOUR TBC

SIDE ELEVATION [TYPE C]
SCALE 1:100

BLACK CONRETE ROOF TILE
BRICK FINISH SEE LEGEND
9299 / 8221
SMOOTH PLASTER FINISH WHITE/BEIGE/LIGHT GREY COLOUR TBC
WINDOWS IN PVC OR ALU-CLAD COLOUR TBC