



FRONT ELEVATION MATRONS HOUSE SCALE 1 : 100 @ A1



END VIEW HOUSE TYPE A SCALE 1 : 100 @ A1



SITE KEY PLAN MATRONS HOUSE

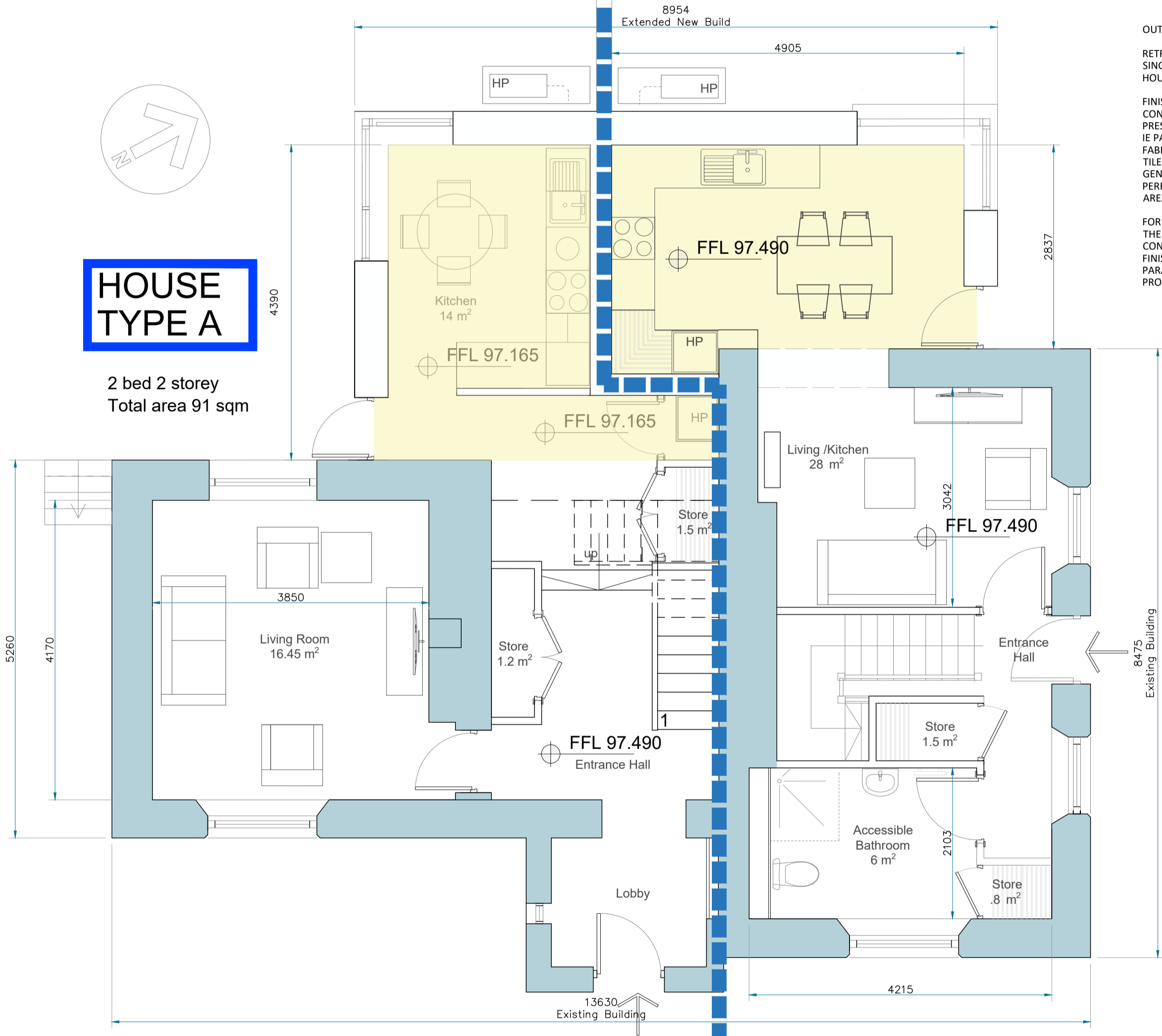
NEW BUILD YELLOW
EXISTING PINK

SPACE PROVISION & ROOM SIZES SUMMARY

Matrons House 2 x 2storey Units	TARGET GROSS FLOOR AREA
Semi - Detached Dormer House Type B	70m ² + 10% = 77m ²
2 BED, 3P HOUSE (2 STOREY) Proposed Area	75.5m ²
Semi - Detached Dormer House Type A	
2 BED, 4P HOUSE (2 STOREY) Proposed Area	80m ² (80m + 10% = 88m ²)
Proposed Area	98.3m ²

HOUSE TYPE A

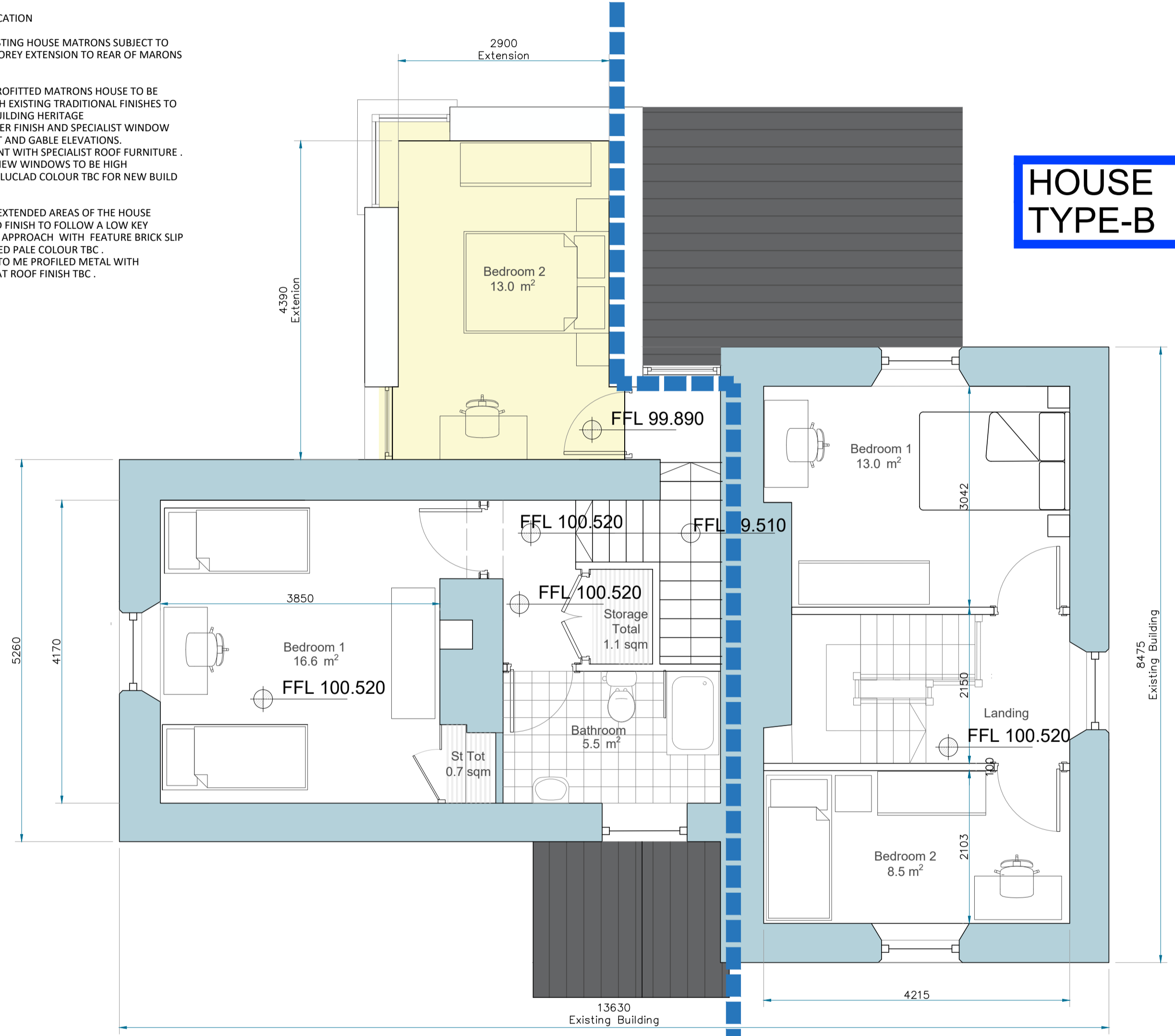
2 bed 2 storey
Total area 91 sqm



GROUND FLOOR PLANS 2 BED HOUSES scale 1 : 50 @ A1

OUTLINE SPECIFICATION
RETROFIT OF EXISTING HOUSE MATRONS SUBJECT TO SINGLE AND 2 STOREY EXTENSION TO REAR OF MATRONS HOUSE.
FINISHES TO RETROFITTED MATRONS HOUSE TO BE CONSISTENT WITH EXISTING TRADITIONAL FINISHES TO PRESERVE THE BUILDING HERITAGE IE PAINTED RENDER FINISH AND SPECIALIST WINDOW FABRIC TO FRONT AND GABLE ELEVATIONS. TILE REPLACEMENT WITH SPECIALIST ROOF FURNITURE. GENERALLY ALL NEW WINDOWS TO BE HIGH PERFORMANCE ALUCLAD COLOUR TBC FOR NEW BUILD AREAS.
FOR NEW BUILD EXTENDED AREAS OF THE HOUSE THE PROFILE AND FINISH TO FOLLOW A LOW KEY CONTEMPORARY APPROACH WITH FEATURE BRICK SLIP FINISH IN SELECTED PALE COLOUR TBC. PARAPET FINISH TO ME PROFILED METAL WITH PROPRIETARY FLAT ROOF FINISH TBC.

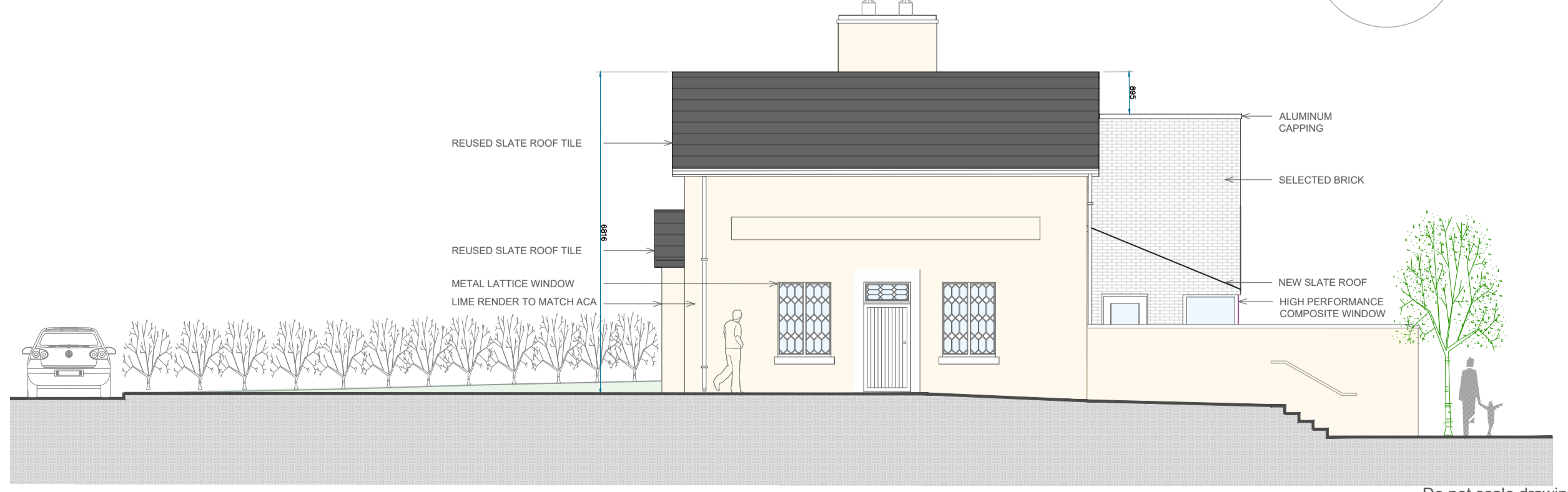
HOUSE TYPE-B



FIRST FLOOR PLANS 2 BED HOUSES scale 1 : 50 @ A1 SCALE 1 : 100 @ A1



REAR ELEVATION Extended Matrons House SCALE 1 : 100 @ A1



END VIEW MATRONS HOUSE House Unit Type B Entrance SCALE 1 : 100 @ A1

House Type B	Living Rm Min Area	Living Room Aggregate Area	BEDROOM Aggregate Area	STORAGE
	13m ²	28m ²	20m ²	3m ²
	13m ²	28.3m ²	21.2m ²	3m ²
House Type A	13m ²	30m ²	25m ²	4m ²
	13m ²	30.6m ²	29.8m ²	4m ²

House designed in accordance with Design Manua Design Manual for Quality Housing DOEHLG 2022

Revision Schedule	Rev No.	Rev Description	Rev Date	Issued by	Issued to
P01	Planning - Part VIII Submission		20/04/26	WCC	WCC

Tionscatal Eireann Project Ireland 2040

WESTMEATH COUNTY COUNCIL
Comhairle Chontae na hIarmhí

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PROJECT:
PROPOSED HOUSING AT BELVEDERE ORPHANAGE, TYRELLSPASS, CO. WESTMEATH.

TITLE:
MATRONS HOUSE - PROPOSED GROUND & FIRST FLOOR PLANS ELEVATIONS & END VIEWS

Drawing No: 105-WCC-02-ZZ-DR-A-1002	Scale: 1:100 / 50 @ A1 1:200 / 100 @ A3	Designed - MALIN
Stage: PLANNING - PART VIII	Datum: MALIN	Drawn - TOH
Status A2b	Rev P01	Checked TOH
	Date: 30/10/2025	Approved -

File Name and Directory:
H:\CAPITAL HOUSING DESIGN TEAM\1-Capital Schemes\105-Belvedere Orphanage\DRAWINGS\5. Part 8 Planning\2-DWG's

Do not scale drawings.
Use figured dimensions only.