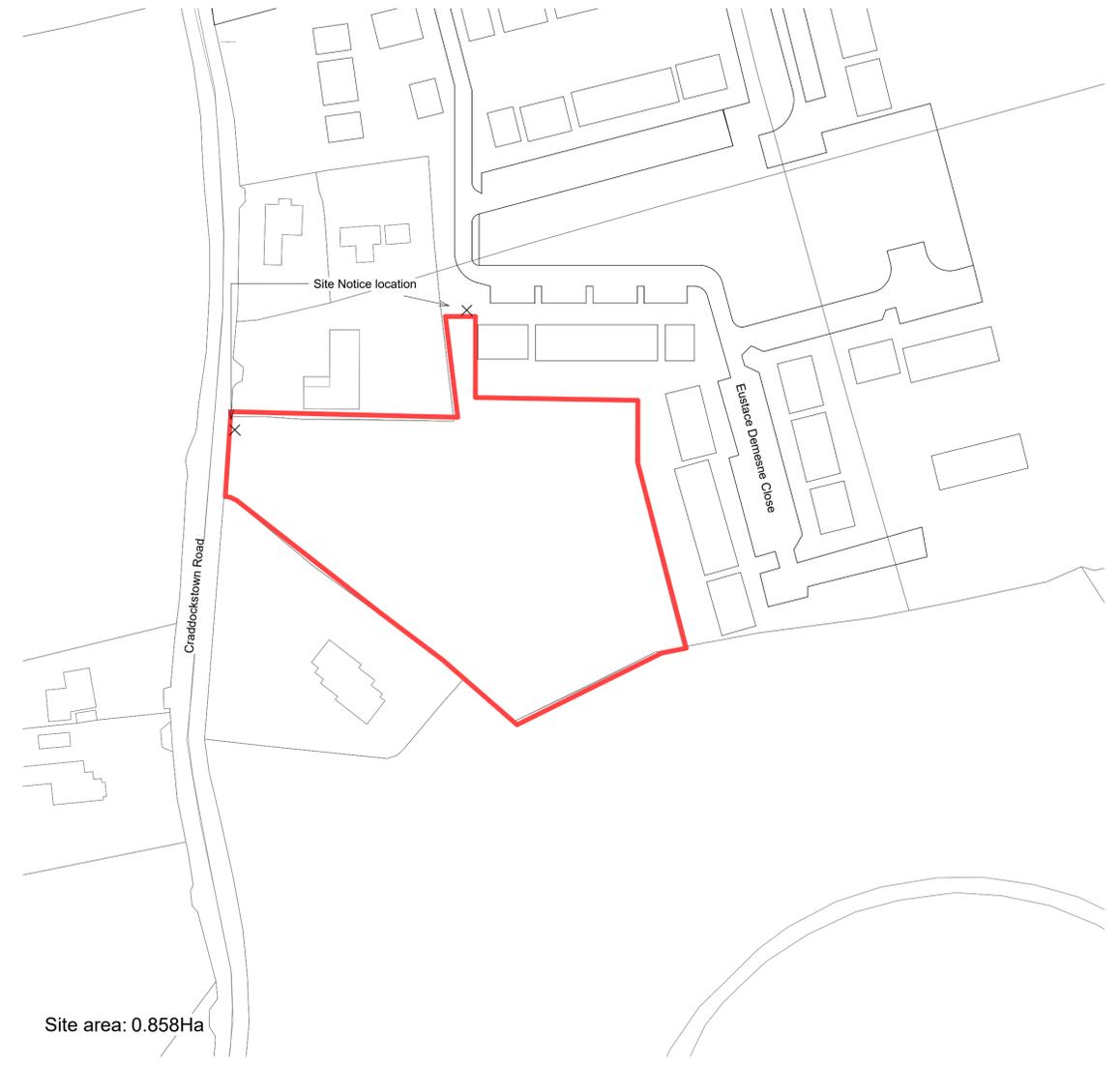


2 Location Plan
1 : 2000



Site area: 0.858Ha

1 Existing Site Plan
1 : 1000

- KEY
- Proposed Site Boundary
 - Adjacent PPP site (completed)

3559-D
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Planning Application

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REVISION		
REV	NOTES	DATE
P01	DRAFT ISSUE	05.09.24
P02	Planning Issue	15.10.24
P03	Updated for planning	25.10.24
P04	Planning Issue	27.02.25

Kildare County Council,
Architectural Services Section,
Devoy Park,
Naas,
Co. Kildare
planning@kildarecoco.ie



Craddockstown Social Housing

Client:
Annette Aspell, Director of Housing

Prepared By: Capital Housing Team,
Architectural Services Section,
Housing Department,
Kildare County Council
A/Senior Architect: Patrick Henderson, MRAI
Senior Exec. Engineer: Donnacha Reynolds, MIEI

Dwg : Existing Site Plan Dwg No: 23052-KCC-XX-XX-DR-A-1000 Scale As indicated	Project No: 23052
---	----------------------

Drawn By AD Checked By DR Date 27/02/2025 13:31:04



Works outwith red line boundary to be designed and constructed by PPPco.

Site Notice location

New opening and bike/footpath in to adjacent estate

New Boundary wall at 2m & removal of some trees.

Allow space for future footpath connection

existing Boundary wall

Eustace Demesne

Blank Facade

CRADDOCKSTOWN ROAD

New Boundary wall at 2.4m high & removal of some trees.

New Boundary wall at 2.4m high & removal of some trees.

- KEY**
- TYPE A**
3x1B2P APARTMENTS 3 STOREYS (GF UD)
 - TYPE B**
2B4P (2 STOREYS)
 - TYPE B1**
3B6P (2 STOREYS) GF BEDROOM (UD)
 - TYPE C**
2x1B2P APARTMENTS (GF UD)
 - TYPE D**
3B4P (2 STOREYS)
 - TYPE E**
4B7P (2 STOREYS) GF BEDROOM AND SENSORY ROOM (UD)
 - PROPOSED SITE BOUNDARY**

Proposed Site Plan

1 : 500

NOTE
Zoning: Residential
Density: 28 no. Units = 33 units/ha
Site area: 0.858Ha
UD Units: 6no. (21%)

Mix:

7 x	1 Bed Unit
14 x	2 Bed Units
6 x	3 Bed Units
1 x	4 Bed Unit

Parking: 33 provided for 28 no. houses

Bike and Bin Stores to be provided within the curtilage of individual units. Bike storage for visitors and units 1-3 to be provided centrally.
Refer to Landscape Architect's information.
Refer to Civil Engineer's information for levels and site services.

Planning Application

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REVISION

REV	NOTES	DATE
P01	DRAFT ISSUE	05.09.24
P02	Updated Draft	19.09.24
P03	Planning Issue	15.10.24
P04	Updated for planning	25.10.24
P05	Site Plan updates	07.02.25
P06	DHLGH updates	14.02.25
P07	Planning Issue	27.02.25

Kildare County Council,
Architectural Services Section,
Devoy Park,
Naas,
Co. Kildare



HYPERLINK "mailto:customerservice@kildarecoco.ie"

Craddockstown Social Housing

Client:
Annette Aspell, Director of Housing

Prepared By: Capital Housing Team,
Architectural Services Section,
Housing Department,
Kildare County Council
A/Senior Exec. Architect: Paddy Henderson, MRIAI

Dwg : Proposed Site Plan	Project No: 23052
Dwg No: 23052-KCC-XX-XX-DR-A-1001	
Scale: As indicated	

Drawn By	Checked By	Date
AD	DR	27/02/2025 13:31:08





1 Section 1
1:200



2 Section 2
1:200



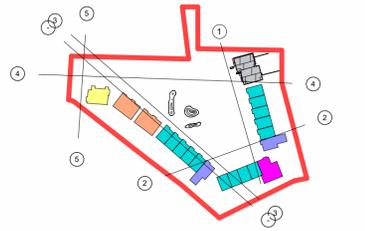
3 Section 3
1:200



4 Section 4
1:200



5 Section 5
1:200



NOTE
Zoning: Residential
Density: 28 no. Units = 33 units/ha
Site area: 0.858Ha
UD Units: 6no. (21%)

Mix:
7 x 1 Bed Unit
14 x 2 Bed Units
6 x 3 Bed Units
1 x 4 Bed Unit

Parking: 33 provided for 28 no. houses

Bike and Bin Stores to be provided within the curtilage of individual units. Bike storage for visitors and units 1-3 to be provided centrally.
Refer to Landscape Architect's information.
Refer to Civil Engineer's information for levels and site services.

Planning Application

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REVISION

REV	NOTES	DATE
P01	DRAFT ISSUE	05.09.24
P02	Planning Issue	15.10.24
P03	Updated for planning	25.10.24
P04	Planning Issue	27.02.25

Kildare County Council,
Architectural Services Section,
Devoy Park,
Naas,
Co. Kildare



enquiries@kildarecoco.ie service@kildarecoco.ie

Craddockstown Social Housing

Client:
Annette Aspell, Director of Housing

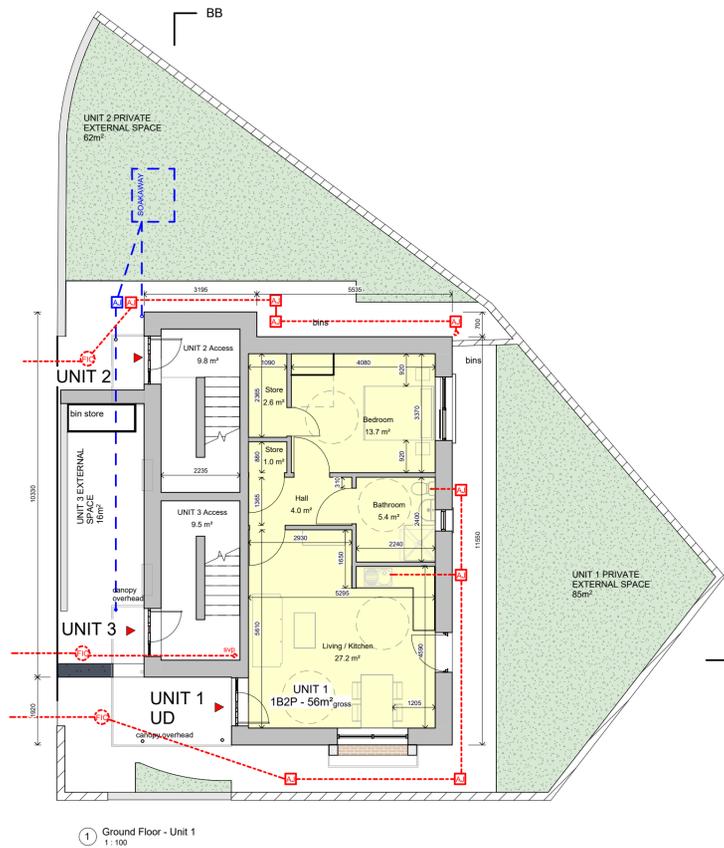
Prepared By: Capital Housing Team,
Architectural Services Section,
Housing Department,
Kildare County Council

A/Senior Architect: Patrick Henderson, MRIAI
Senior Exec. Engineer: Donnacha Reynolds, MIEI

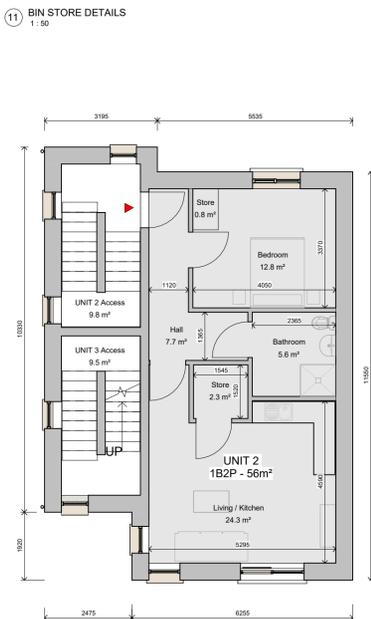
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Site Sections
Dwg No:
23052-KCC-XX-XX-DR-A-1003
Scale As indicated

Project No:
23052

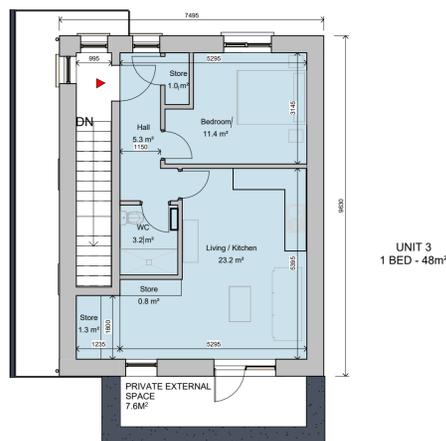
Drawn By: AD
Checked By: DR
Date: 27/02/2025 13:31:02



1 Ground Floor - Unit 1
1:100



2 First Floor - Unit 2
1:100



3 Second Floor - Unit 3
1:100



11 BIN STORE DETAILS
1:50

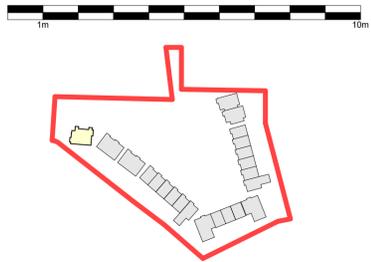
Room Area Schedule		
Department	Name	Area
Unit 1 - UD	Bathroom	5.4 m²
Unit 1 - UD	Bedroom	13.7 m²
Unit 1 - UD	Living / Kitchen	27.2 m²
Unit 1 - UD	Store	2.6 m²
Unit 1 - UD	Store	1.0 m²
Unit 1 - UD	Hall	4.0 m²
Unit 1 - UD: 6		53.8 m²
Unit 2	Store	2.3 m²
Unit 2	Bedroom	12.8 m²
Unit 2	Bathroom	5.6 m²
Unit 2	Living / Kitchen	24.3 m²
Unit 2	Store	0.8 m²
Unit 2	Hall	7.7 m²
Unit 2: 6		53.7 m²
Unit 3	Store	1.3 m²
Unit 3	Bedroom	11.4 m²
Unit 3	Living / Kitchen	23.2 m²
Unit 3	Store	1.0 m²
Unit 3	WC	3.2 m²
Unit 3: 6		45.4 m²
Unit 3: 6		45.4 m²
Grand total: 18		152.9 m²

QHCS REQUIREMENTS - 1B2P APARTMENT

Floor Area	Aggregate Living Area	Aggregate Bedroom	Storage Area
45m²	23m² (11m² Living)	11m²	3m²

NOTES:
Room Schedule shows net areas only. These not include internal wall areas.
Local and QHCS minimum area requirements are GROSS areas. Refer to floor plans for gross areas.

GROUND FLOOR FINISHED FLOOR LEVELS VARY. Refer to proposed site plan 23052-KCC-XX-XX-DR-A-1001-Proposed Site Plan for actual levels.



NOTES:
PRIVATE EXTERNAL SPACE: Refer to site plan 23052-KCC-XX-XX-DR-A-1001 for individual private external space extents. Private external space to be 48sqm min for houses and 5sqm min for apartments in line with county requirements.
Refer to Landscape Architect's information for details on landscaping, Centralised bike storage.
Refer to C+S Engineer's information for site drainage, services and levels.

- KEY:**
- Foul Drainage
 - Surface Water
 - (refer to C+S Engineer's information)
 - 2m tall block wall with concrete capping and render finish
 - anthracite PPC aluminium railing

FINISHES SCHEDULE

1. Red Rustic Texture Facing Brick, Light Buff Mortar
2. Cream Rustic Texture Facing Brick, Light Buff Mortar
3. Cream Acrylic Render Finish
4. Anthracite PPC standing seam aluminium roof
5. Anthracite Aluminium Roof Trim, Canopy, Guttering and Downpipes
6. Cream Composite Triple Glazed Windows, Pre-cast concrete Cill painted to match
7. Dusty Pink/Sage Green/Anthracite Finish Composite Doors
8. Cream Acrylic Render concrete block boundary wall with concrete coping
9. Cream brick boundary wall with concrete coping, to match main walls
10. Western Red Cedar slatted, lockable outdoor timber bin store enclosure with anthracite roofing and trim. Galvanised ironmongery suitable for outdoor use.
11. Anthracite PPC finish metal railing

Planning Application

- Notes:**
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REV	NOTES	DATE
P01	DRAFT ISSUE	05.09.24
P02	Planning Issue	15.10.24
P03	Planning update	12.11.24
P04	DHLGH updates	12.02.25
P05	Planning Issue	27.02.25

Kildare County Council,
Architectural Services Section,
Devoy Park,
Naas,
Co. Kildare



Housing Capital Projects, Craddockstown Road

Client:
Annette Aspell, Director of Housing

Prepared By: Capital Housing Team,
Architectural Services Section,
Housing Department,
Kildare County Council
Senior Architect: David Creighton, MRIAI
Senior Exec. Engineer: Donnacha Reynolds, MIEI

Dwg : 1B 3ST	Project No: 23052
Dwg No: 23052-KCC-ZZ-HTA-DR-A-1001	
Scale : As indicated	

Drawn By: AD Checked By: DR Date: 27/02/2025 11:12:45



4 Front Elevation
1:100



5 Rear Elevation
1:100



6 Side Elevation 1
1:100



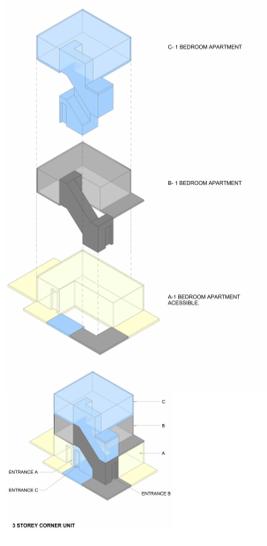
7 Section AA
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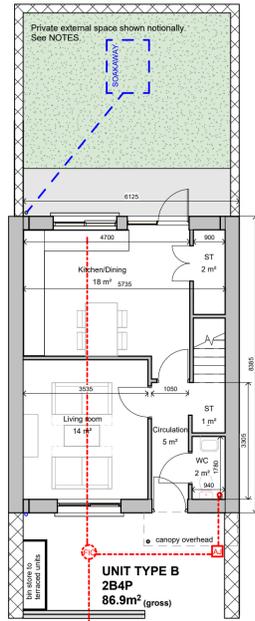


8 Section BB
1:100

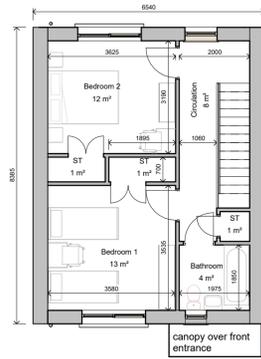


10 Side Elevation 2
1:100

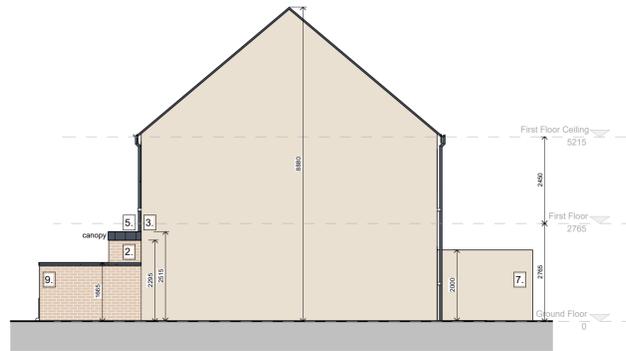




1 Ground Floor Plan
1 : 100



2 First Floor Plan
1 : 100



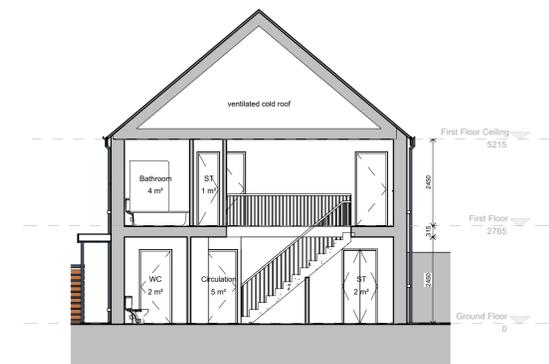
3 Gable Elevation
1 : 100



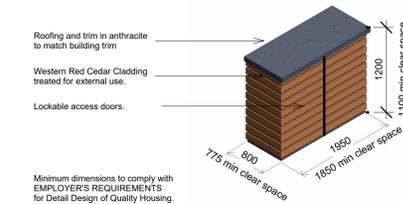
4 Rear Elevation
1 : 100



5 Front Elevation
1 : 100



6 Section AA
1 : 100



7 Bin Store Details
1 : 50

Room Schedule	
Name	Area
Circulation	8 m ²
Bedroom 1	13 m ²
Bathroom	4 m ²
Bedroom 2	12 m ²
ST	1 m ²
ST	1 m ²
ST	1 m ²
Living room	14 m ²
Kitchen/Dining	18 m ²
Circulation	5 m ²
WC	2 m ²
ST	1 m ²
ST	2 m ²
HP	Not Placed
Grand total:	14 80 m ²

KILDARE CO CO AREA REQUIREMENTS

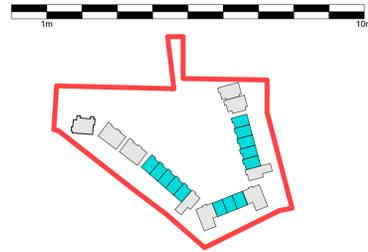
Unit Type (House)	Floor Area	Storage Area	Min Private Open Space
Two Bedroom	85m ²	6m ²	55m ²

QHfCS REQUIREMENTS - 2B4P 2 Storeys

Floor Area	Aggregate Living Area	Aggregate Bedroom	Storage Area
80m ²	30m ² (13m ² Living)	25m ²	4m ²

NOTES:

Room Schedule shows net areas only. These not include internal wall areas.
Local and QHfCS minimum area requirements are GROSS areas. Refer to floor plans for gross areas.
GROUND FLOOR FINISHED FLOOR LEVELS VARY. Refer to proposed site plan 23052-KCC-XX-XX-DR-A-1001-Proposed Site Plan for actual levels.



NOTES:

PRIVATE EXTERNAL SPACE: Refer to site plan 23052-KCC-XX-XX-DR-A-1001 for individual private external space extents. Private external space to be 55sqm min in line with county requirements. Bin storage to the rear.
Refer to Landscape Architect's information for details on landscaping. Centralised bike storage.
Refer to C+S Engineer's information for site drainage, services and levels.

KEY:

- Foul Drainage
- Surface Water
- (refer to C+S Engineer's information)
- 2m tall block wall with concrete capping and render finish
- anthracite PPC aluminium railing

FINISHES SCHEDULE

1. Red Rustic Texture Facing Brick, Light Buff Mortar
2. Cream Rustic Texture Facing Brick, Light Buff Mortar
3. Cream Acrylic Render Finish
4. Anthracite Plain Slate Roofing
5. Anthracite Aluminium Roof Trim, Canopy, Guttering and Downpipes
6. Cream Composite Triple Glazed Windows, Pre-cast concrete Cill painted to match
7. Sage Green/Anthracite Finish Composite Doors
8. Cream Acrylic Render concrete block boundary wall with concrete coping
9. Cream brick boundary wall with concrete coping, to match main walls
10. Western Red Cedar slatted, lockable outdoor timber bin store enclosure with anthracite roofing and trim. Galvanised ironmongery suitable for outdoor use.
11. Anthracite PPC finish metal railing

Planning Application

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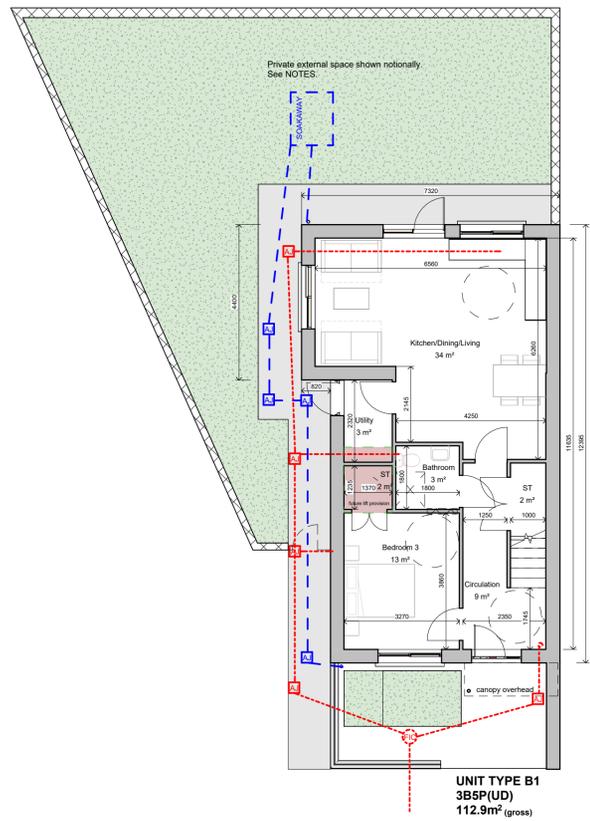
REV	NOTES	DATE
P01	DRAFT ISSUE	05.09.24
P02	Planning Issue	15.10.24
P03	Planning update	12.11.24
P04	DHLGH updates	14.12.25
P05	Planning Issue	27.02.25

Kildare County Council,
Architectural Services Section,
Devoy Park,
Naas,
Co. Kildare
01876 21111 | architectural.services@kildareco.ie

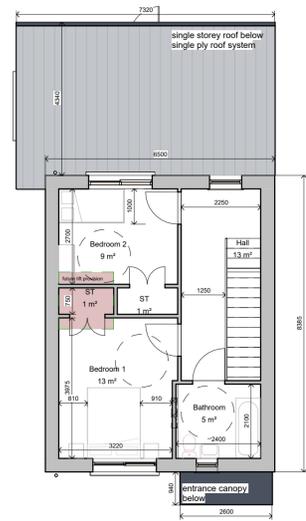
Craddockstown Social Housing
Client: Annette Aspell, Director of Housing
Prepared By: Capital Housing Team, Architectural Services Section, Housing Department, Kildare County Council
A/Senior Architect: Patrick Henderson, MRAI
Senior Exec. Engineer: Donnacha Reynolds, MIEI

Dwg : House Type B Dwg No: 23052-KCC-ZZ-HTB-DR-A-1000 Scale As indicated	Project No: 23-052
--	-----------------------

Drawn By AD Checked By DR Date 27/02/2025 11:15:10



1 Ground Floor Plan
1 : 100



2 First Floor Plan
1 : 100



3 Front Elevation
1 : 100



4 Rear Elevation
1 : 100



5 Gable Elevation
1 : 100



7 Section AA
1 : 100



6 Side Elevation
1 : 100

Room Schedule Areas	
Name	Area
Bathroom	5.2 m ²
Bathroom	3.2 m ²
Bedroom 1	13.1 m ²
Bedroom 2	9.3 m ²
Bedroom 3	12.6 m ²
Circulation	9.4 m ²
Hall	13.0 m ²
Kitchen/Dining/Living	34.3 m ²
ST	1.2 m ²
ST	1.3 m ²
ST	2.2 m ²
ST	1.7 m ²
Utility	3.2 m ²
Grand total: 13	109.6 m ²

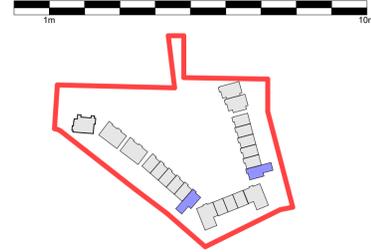
KILDARE CO CO AREA REQUIREMENTS

Unit Type (House)	Floor Area	Storage Area	Min Private Open Space
Three Bedroom	100m ²	9m ²	60m ²

QHCS REQUIREMENTS - 3B5P 2 Storeys

Floor Area	Aggregate Living Area	Aggregate Bedroom	Storage Area
92m ²	34m ² (13m ² Living)	32m ²	5m ²

NOTES:
Room Schedule shows net areas only. These not include internal wall areas.
Local and QHCS minimum area requirements are GROSS areas. Refer to floor plans for gross areas.
GROUND FLOOR FINISHED FLOOR LEVELS VARY. Refer to proposed site plan Z3052-KCC-XX-XX-DR-A-1001-Proposed Site Plan for actual levels.



NOTES:
PRIVATE EXTERNAL SPACE: Refer to site plan Z3052-KCC-XX-XX-DR-A-1001 for individual private external space extents. Private external space to be 60sqm min in line with county requirements. Bin Storage to the rear.
Refer to Landscape Architect's information for details on landscaping. Centralised bike storage.
Refer to C+S Engineer's information for site drainage, services and levels.

- KEY:**
- Foul Drainage
 - Surface Water
 - (refer to C+S Engineer's information)
 - 2m tall block wall with concrete capping and render finish
 - anthracite PPC aluminium railing

FINISHES SCHEDULE

- Red Rustic Texture Facing Brick, Light Buff Mortar
- Cream Rustic Texture Facing Brick, Light Buff Mortar
- Cream Acrylic Render Finish
- Anthracite Plain Slate Roofing
- Anthracite Aluminium Roof Trim, Canopy, Guttering and Downpipes
- Cream Composite Triple Glazed Windows, Pre-cast concrete Cill painted to match
- Dusty Pink Finish Composite Doors
- Cream Acrylic Render concrete block boundary wall with concrete coping
- Cream brick boundary wall with concrete coping, to match main walls
- Western Red Cedar slatted, lockable outdoor timber bin store enclosure with anthracite roofing and trim. Galvanised ironmongery suitable for outdoor use.
- Anthracite PPC finish metal railing

Planning Application

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P02	Planning Issue	15.10.24
P03	Update for planning	12.11.24
P04	DHLGH update	12.02.25
P05	Planning Issue	27.02.25

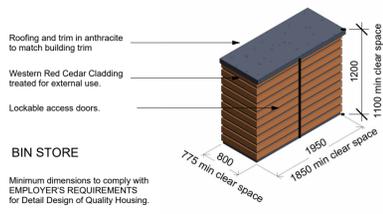
Kildare County Council,
Architectural Services Section,
Devoy Park,
Naas,
Co. Kildare
01876 211000
01876 211000
service@kildarecoco.ie

Craddockstown Social Housing
Client: Annette Aspell, Director of Housing
Prepared By: Capital Housing Team, Architectural Services Section, Housing Department, Kildare County Council
A/Senior Architect: Patrick Henderson, MRIAI
Senior Exec. Engineer: Donnacha Reynolds, MIEI

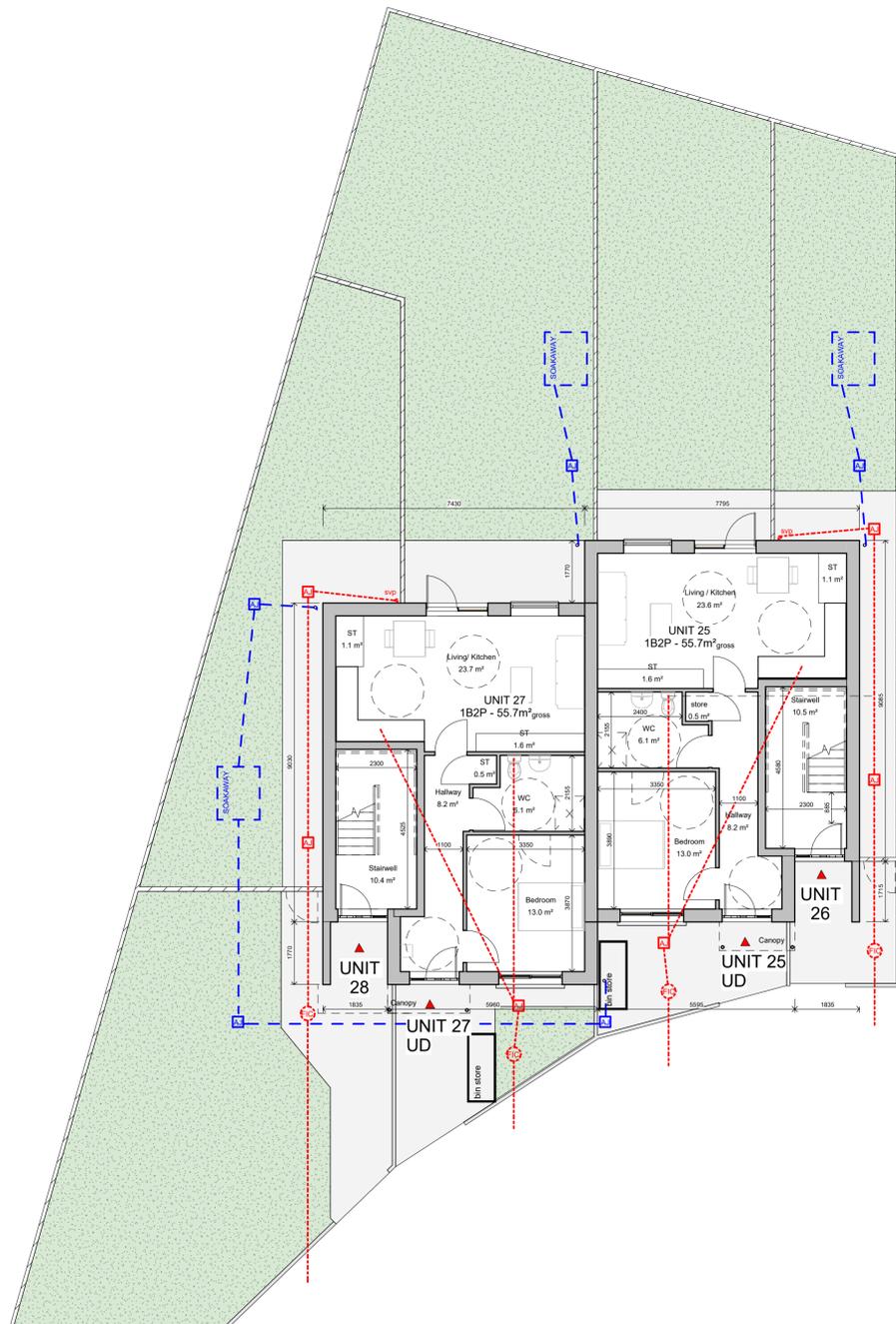
Dwg : House Type B1 UD	Project No: 23-052
Dwg No: 23052-KCC-ZZ-HTB1-DR-A-1000	
Scale : As indicated	



8 Bin Store Details
1 : 50



2 First Floor Plan
1 : 100



4 Front Elevation
1 : 100



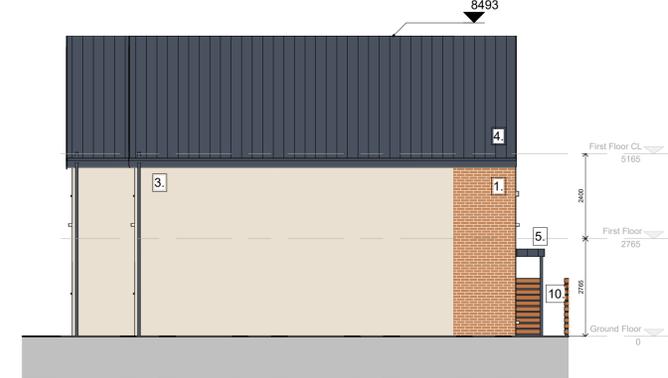
5 Rear Elevation
1 : 100



7 Section AA
1 : 100



3 Side Elevation Unit 25/26
1 : 100



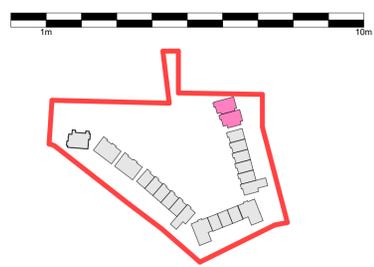
6 Side Elevation Unit 27/28
1 : 100

QHCS REQUIREMENTS - 1B2P Apartment

Floor Area	Aggregate Living Area	Aggregate Bedroom	Storage Area
45m ²	23m ² (11m ² Living)	11m ²	3m ²

Room Schedule		
Department	Name	Area
	Stairwell	10.5 m ²
	Stairwell	10.4 m ²
		20.9 m ²
2		
Unit 25	Living / Kitchen	23.6 m ²
Unit 25	WC	6.1 m ²
Unit 25	Bedroom	13.0 m ²
Unit 25	store	0.5 m ²
Unit 25	ST	1.6 m ²
Unit 25	ST	1.1 m ²
Unit 25	Hallway	8.2 m ²
Unit 25: 7		54.2 m ²
Unit 26	Living Kitchen	24.1 m ²
Unit 26	Bedroom	14.3 m ²
Unit 26	WC	5.4 m ²
Unit 26	Store	3.5 m ²
Unit 26	Hall	5.9 m ²
Unit 26: 5		53.2 m ²
Unit 27	ST	0.5 m ²
Unit 27	Bedroom	13.0 m ²
Unit 27	ST	1.6 m ²
Unit 27	ST	1.1 m ²
Unit 27	WC	6.1 m ²
Unit 27	Hallway	8.2 m ²
Unit 27	Living/ Kitchen	23.7 m ²
Unit 27: 7		54.3 m ²
Unit 28	Living/Kitchen	24.1 m ²
Unit 28	Store	3.5 m ²
Unit 28	Bedroom	14.3 m ²
Unit 28	Hall	5.9 m ²
Unit 28	WC	5.4 m ²
Unit 28: 5		53.2 m ²
Grand total: 26		235.9 m ²

NOTES:
Room Schedule shows net areas only. These not include internal wall areas.
Local and QHCS minimum area requirements are GROSS areas. Refer to floor plans for gross areas.
GROUND FLOOR FINISHED FLOOR LEVELS VARY. Refer to proposed site plan 23052-KCC-XX-XX-DR-A-1001-Proposed Site Plan for actual levels.



NOTES:
PRIVATE EXTERNAL SPACE: Refer to site plan 23052-KCC-XX-XX-DR-A-1001 for individual private external space extents. Private external space to be 48sqm min in line with county requirements. GF UD unit, bin storage to the rear.
Refer to Landscape Architect's information for details on landscaping.
Refer to C+S Engineer's information for site drainage, services and levels.

- KEY:**
- Foul Drainage
 - Surface Water (refer to C+S Engineer's information)
 - 2m tall block wall with concrete capping and render finish
 - anthracite PPC aluminium railing

FINISHES SCHEDULE

1. Red Rustic Texture Facing Brick, Light Buff Mortar
2. Cream Rustic Texture Facing Brick, Light Buff Mortar
3. Cream Acrylic Render Finish
4. Anthracite Plain Slate Roofing
5. Anthracite Aluminium Roof Trim, Canopy, Guttering and Downpipes
6. Cream Composite Triple Glazed Windows, Pre-cast concrete Cill painted to match
7. Sage Green/Anthracite/Deep Blush Finish Composite Doors
8. Cream Acrylic Render concrete block boundary wall with concrete coping
9. Cream brick boundary wall with concrete coping, to match main walls
10. Western Red Cedar slatted, lockable outdoor timber bin store enclosure with anthracite roofing and trim. Galvanised ironmongery suitable for outdoor use.
11. Anthracite PPC finish metal railing

Planning Application

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REV	NOTES	DATE
P01	DRAFT ISSUE	05.09.24
P02	Planning Issue	15.10.24
P03	Updated for planning	12.11.24
P04	DHLGH updates	14.02.25
P05	Planning Issue	24.02.25

Kildare County Council,
Architectural Services Section,
Devoy Park,
Naas,
Co. Kildare



0127631616 | kildare@kildarecoco.ie

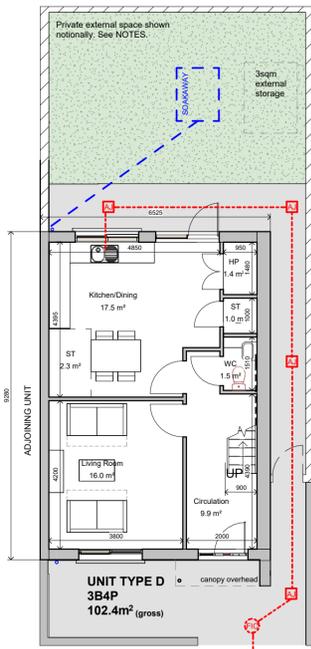
Craddockstown Social Housing

Client:
Annette Aspell, Director of Housing

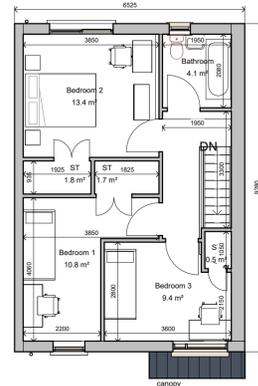
Prepared By: Capital Housing Team,
Architectural Services Section,
Housing Services,
Kildare County Council
Senior Architect: Patrick Henderson, MRAI
Senior Exec. Engineer: Donnacha Reynolds, MIEI

Dwg : House Type C Dwg No : 23052-KCC-ZZ-HTC-DR-A-1000 Scale As indicated	Project No : 23-052
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Drawn By AD Checked By DR Date 27/02/2025 11:25:50



1 Ground Floor Plan
1 : 100



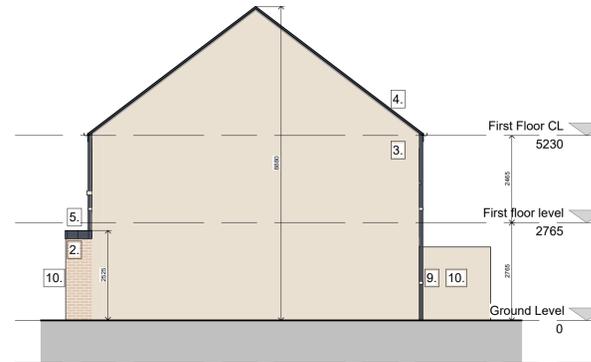
2 First Floor Plan
1 : 100



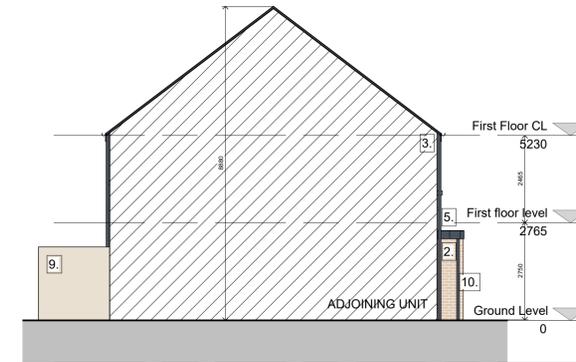
3 Front Elevation
1 : 100



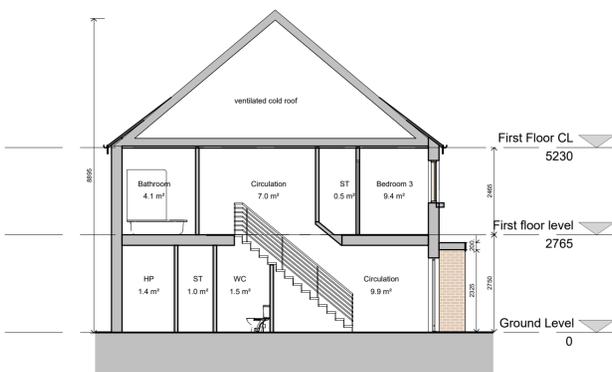
4 Rear Elevation
1 : 100



5 Gable Elevation
1 : 100



6 Side Elevation
1 : 100



7 Section AA
1 : 100

Room Schedule Areas	
Name	Area
Bathroom	4.1 m ²
Bedroom 1	10.8 m ²
Bedroom 2	13.4 m ²
Bedroom 3	9.4 m ²
Circulation	17.0 m ²
HP	1.4 m ²
Kitchen/Dining	17.5 m ²
Living Room	16.0 m ²
ST	7.3 m ²
WC	1.5 m ²
Grand total:	15 98.3 m ²

KILDARE CO CO AREA REQUIREMENTS

Unit Type (House)	Floor Area	Storage Area	Min Private Open Space
Three Bedroom	100m ²	9m ²	60m ²

QHfCS REQUIREMENTS - 3B4P 2 Storeys

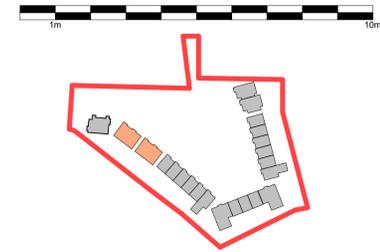
Floor Area	Aggregate Living Area	Aggregate Bedroom	Storage Area
83m ²	30m ² (Land Living)	28m ²	4m ²

NOTES:

Room Schedule shows net areas only. These not include internal wall areas.

Local and QHfCS minimum area requirements are GROSS areas. Refer to floor plans for gross areas.

GROUND FLOOR FINISHED FLOOR LEVELS VARY. Refer to proposed site plan 23052-KCC-XX-XX-DR-A-1001-Proposed Site Plan for actual levels.



NOTES:

PRIVATE EXTERNAL SPACE: Refer to site plan 23052-KCC-XX-XX-DR-A-1001 for individual private external space extents. Private external space to be 60sqm min in line with county requirements. Bin Storage to the rear.

Refer to Landscape Architect's information for details on landscaping. Refer to C+S Engineer's information for site drainage, services and levels.

KEY:

- Foul Drainage
- Surface Water
- (refer to C+S Engineer's information)
- 2m tall block wall with concrete capping and render finish
- anthracite PPC aluminium railing

FINISHES SCHEDULE

1. Red Rustic Texture Facing Brick, Light Buff Mortar
2. Cream Rustic Texture Facing Brick, Light Buff Mortar
3. Cream Acrylic Render Finish
4. Anthracite Plain Slate Roofing
5. Anthracite Aluminium Roof Trim, Canopy, Guttering and Downpipes
6. Cream Composite Triple Glazed Windows, Pre-cast concrete Cill painted to match
7. Dusty Pink/Anthracite Finish Composite Doors
8. Cream Acrylic Render concrete block boundary wall with concrete coping
9. Cream brick boundary wall with concrete coping, to match main walls
10. Western Red Cedar slatted, lockable outdoor timber bin store enclosure with anthracite roofing and trim. Galvanised ironmongery suitable for outdoor use.
11. Anthracite PPC finish metal railing

Planning Application

Notes:

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REVISION

REV	NOTES	DATE
P01	DRAFT ISSUE	05.09.24
P02	Planning Issue	16.10.24
P03	Planning update	12.11.24
P04	DHLGH update	14.02.25
P05	Planning Issue	27.02.25

Kildare County Council,
Architectural Services Section,
Devoy Park,
Naas,
Co. Kildare



planning@kildareco.ie / architectural@kildareco.ie

Craddockstown Social Housing

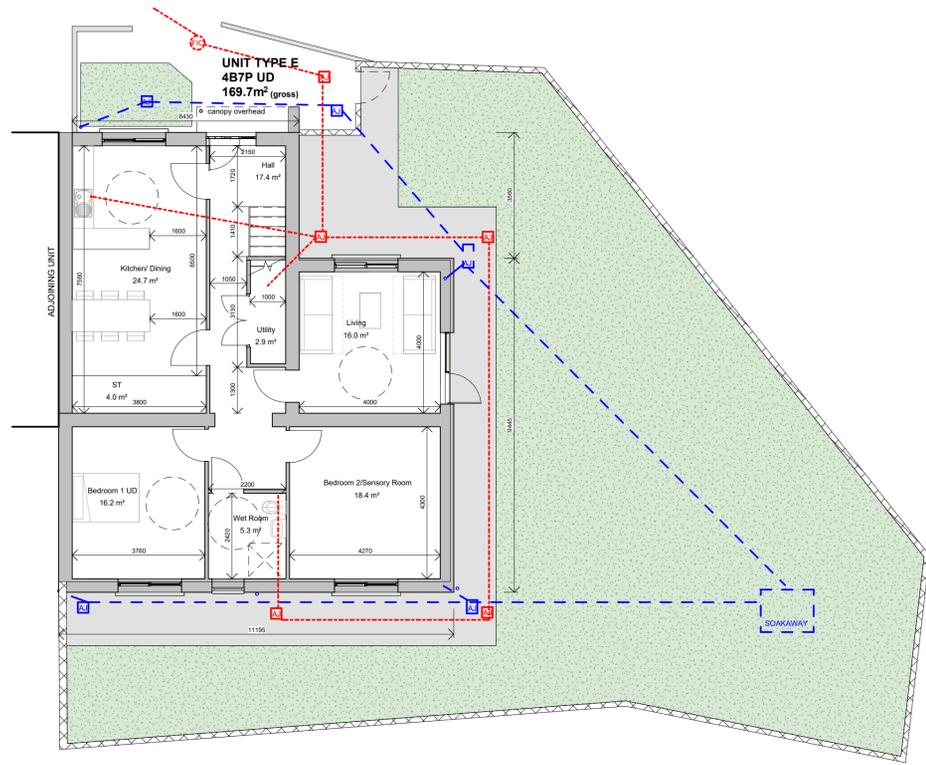
Client:
Annette Aspell, Director of Housing

Prepared By: Capital Housing Team,
Architectural Services Section,
Housing Department,
Kildare County Council
Senior Architect: Patrick Henderson, MRAI
Senior Exec. Engineer: Donnacha Reynolds, MIEI

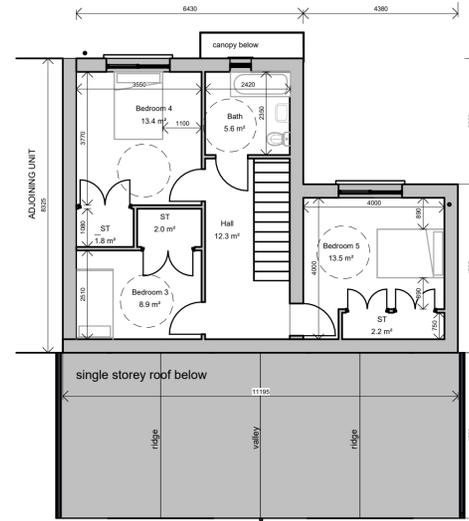
Dwg :
House Type D
Dwg No:
23052-KCC-ZZ-HTD-DR-A-1002
Scale As indicated

Project No:
23-052

Drawn By AD Checked By DR Date 27/02/2025 11:28:49



1 Ground Floor Plan
1 : 100



8 First Floor
1 : 100



2 Front Elevation
1 : 100



3 Semi detached Elevation
1 : 100



4 Side Elevation
1 : 100



5 Rear Elevation
1 : 100



6 Section A A
1 : 100

Room Schedule Areas	
Name	Area
Bath	5.64 m ²
Bedroom 1 UD	16.17 m ²
Bedroom 2/Sensory Room	18.37 m ²
Bedroom 3	8.91 m ²
Bedroom 4	13.39 m ²
Bedroom 5	13.45 m ²
Hall	29.62 m ²
Kitchen/ Dining	24.70 m ²
Living	16.00 m ²
ST	9.93 m ²
Utility	2.93 m ²
Wet Room	5.32 m ²
Grand total: 16	164.45 m ²

KILDARE CO CO AREA REQUIREMENTS

Unit Type (House)	Floor Area	Storage Area	Min Private Open Space
Four Bedroom	110m ²	10m ²	75m ²

QHfCS REQUIREMENTS - 4B7P 2Storey

Floor Area	Aggregate Living Area	Aggregate Bedroom	Storage Area
110m ²	40m ² (15m ² Living)	43m ²	6m ²

NOTES:

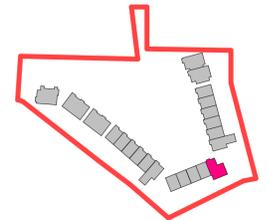
Room Schedule shows net areas only. These not include internal wall areas. Refer to floor plans for gross areas.

Local and QHfCS minimum area requirements are GROSS areas. Refer to floor plans for gross areas.

180sqm private outdoor space achieved.

OT report for dwelling available.

GROUND FLOOR FINISHED FLOOR LEVELS VARY. Refer to proposed site plan 23052-KCC-XX-DR-A-1001-Proposed Site Plan for actual levels.



NOTES:

PRIVATE EXTERNAL SPACE: Refer to site plan 23052-KCC-XX-DR-A-1001 for individual private external space extents. Private external space to be 75sqm min in line with county requirements. Bin storage to the rear.

Refer to Landscape Architect's information for details on landscaping.

Refer to C+S Engineer's information for site drainage, services and levels.

KEY:

- Foul Drainage
- Surface Water
- (refer to C+S Engineer's information)
- 2m tall block wall with concrete capping and render finish
- anthracite PPC aluminium railing

FINISHES SCHEDULE

1. Red Rustic Texture Facing Brick, Light Buff Mortar
2. Cream Rustic Texture Facing Brick, Light Buff Mortar
3. Cream Acrylic Render Finish
4. Anthracite Plain Slate Roofing to pitched roof, single ply to monopitch
5. Anthracite Aluminium Roof Trim, Canopy, Guttering and Downpipes
6. Cream Composite Triple Glazed Windows, Pre-cast concrete Cill painted to match
7. Sage Green/Anthracite Finish Composite Doors
8. Cream Acrylic Render concrete block boundary wall with concrete coping
9. Cream brick boundary wall with concrete coping, to match main walls
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P02	DRAFT UPDATED	19.09.24
P03	Planning Issue	15.10.24
P04	Update to planning	12.11.24
P05	DHLGH update	14.02.25
P06	Planning issue	27.02.25

Kildare County Council,
Architectural Services Section,
Devoy Park,
Naas,
Co. Kildare



enquiries@kildarecoco.ie / architectural@kildarecoco.ie

Craddockstown Social
Housing

Client:
Annette Aspell, Director of Housing

Prepared By: Capital Housing Team,
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Housing Department,
Kildare County Council
Senior Architect: Patrick Henderson, MRIAI
Senior Exec. Engineer: Donnacha Reynolds, MIEI

Dwg :
House Type E UD
Dwg No:
23052-KCC-ZZ-HTE-DR-A-1001
Scale As indicated

Project No:
23-052

Drawn By: AD Checked By: DR Date: 27/02/2025 12:27:26