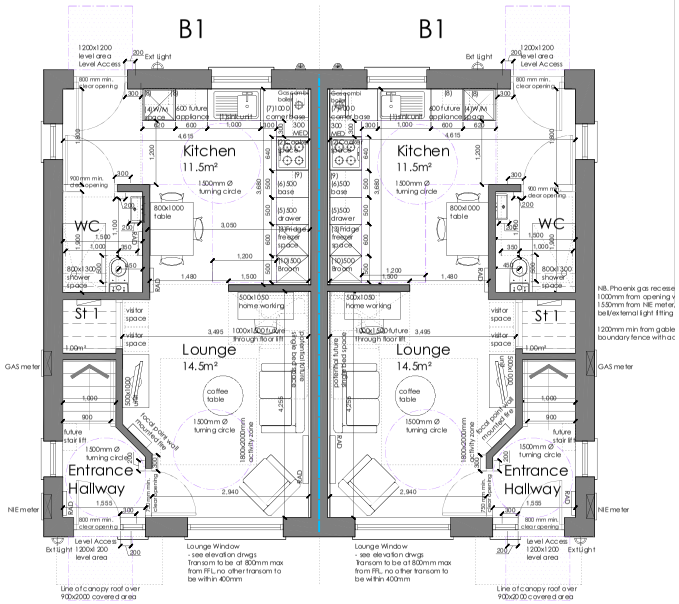
CASTLEBAWN
Housetype B1-B1
Semi-Detached

3 person 2 bed (70-75m²)

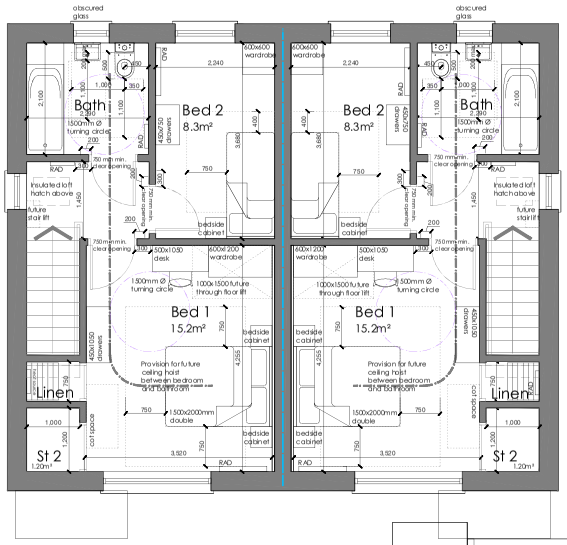
TOTAL FLOOR AREA
B1 - 2no. @ 74.4m²

External Finishes

Walls	Sand cement render painted, Blue engineering brick base
Windows	Grey triple glazed uPVC
Front Door	Coloured composite front door
Roof	Concrete interlocking tiles with PV panels to suit orientation
Guttering	Grey uPVC half round



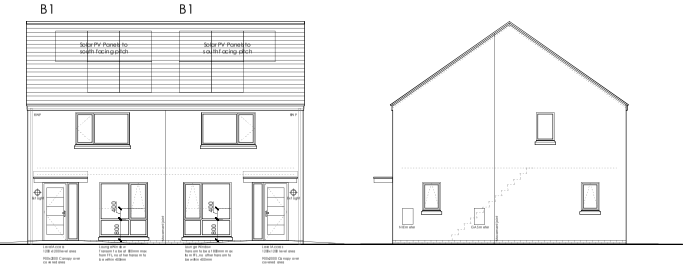
GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

HOUSE TYPE B1/1 and B2/1	
ROOM SCHEDULE 3P 2B (Use enclosed floor)	
ROOM	AREA (m²)
KITCHEN	11.5m²
LOUNGE	14.5m²
BED 1	15.2m²
BED 2	8.3m²
KITCHEN	26.0m²
LOUNGE	55.8%

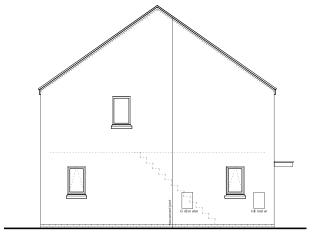
HOUSE TYPE B1/1 and B2/1	
STORAGE SCHEDULE 3P 2B (Use enclosed floor)	
Required Area	2.00m²
Provided Area	
St 1	1.00m²
St 2	1.20m²
TOTAL Provided	2.20m²



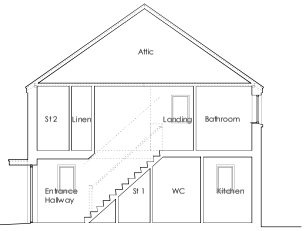
FRONT ELEVATION 1 1:100

FRONT ELEVATION 2 1:100

REAR ELEVATION 1:100

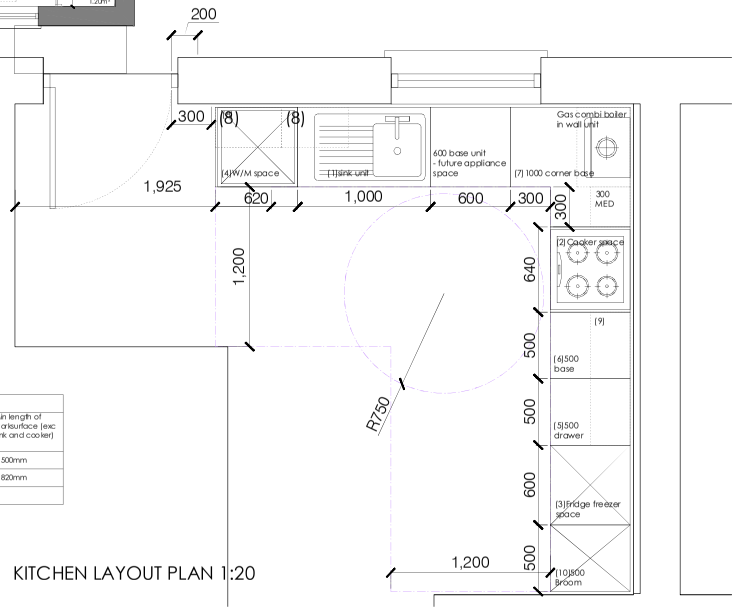


SIDE ELEVATION 1:100

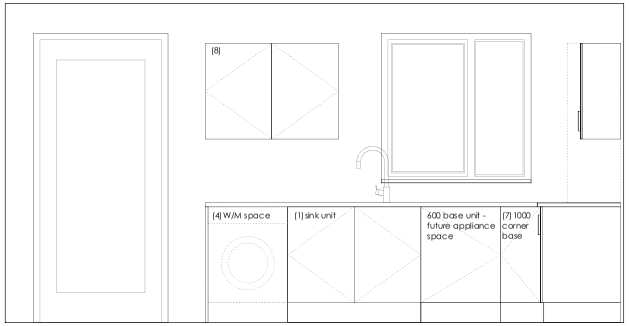


TYPICAL SECTION 1:100

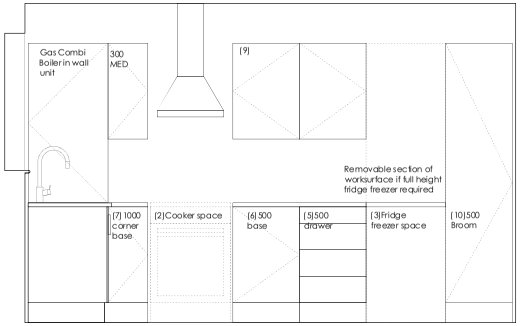
KITCHEN UNITS AND APPLIANCE SPACES - HOUSE TYPE B1/1 and B2/1													
3P 2B (Use enclosed floor)	Sink Unit (1)	Cooker (2)	Fridge / Freezer (3)	Washing Machine (4)	500 Drawer Pack (5)	500 Base Unit (6)	1000 Base Unit (7)	500 Wall Unit (8)	1000 Wall Unit (9)	500 Tall Unit / Brooms (10)	Tumble / drier space (11)	D/washer space (12)	Min length of worksurface (exc sink and cooker)
Required	1	1	1	1	1	1	1	2	1	1			2.500mm
Provided	1	1	1	1	1	1	1	2	1	1			2820mm
	*Additional provision - 300 lockable wall unit, 600 wall unit to house gas boiler, 600 width base unit plumbed for future appliance												



KITCHEN LAYOUT PLAN 1:20



KITCHEN ELEVATION 1 1:20



KITCHEN ELEVATION 2 1:20

B	Timber frame wall construction added, future stair lift position shown, front door and semi moved to front (housetype naming updated)	05.03.24	NIM
A	Kitchen layout/first floor plan amended. Rear elevation updated.	04.01.24	NIM
number	description		date drawn

r e v i s i o n s

project title
Residential Development
Lands at Castlebawn
Newtownards

client
Errigal Homes Ltd

drawing title
Housetype B1
3P 2B GN Semi Detached

job no. 23.04	drg no B1_03	rev. B
scale as shown	date Oct 2023	sheet A1

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drawn NIM | file G:\01 CURRENT PROJECTS\2023\23.04 Errigal - Castlebawn - Newtownards\02 CAD\01 DRAWINGS\01 DRG\04 HOUSETYPES.dwg