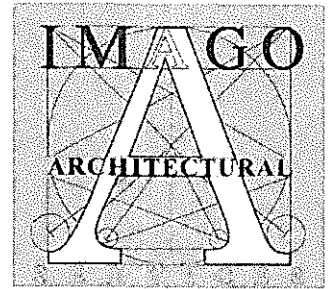


IMAGO ARCHITECTURAL SERVICES

DESIGN AND PROJECT MANAGEMENT



25, TRAMORE COMMERCIAL PARK,
TRAMORE ROAD, CORK, IRELAND
E-MAIL : eva@imago.ie

TEL/FAX : +353 21 4323217.....(Cork)
+353 21 4668929.....(Midleton)
086 8038616(E.Murphyová)

Planning Department
Cork City Council
City Hall
Cork

7/03/2019

Re: Demolition of existing extension and construction on a new extension on its footprint at Seefin, Ardnaree, Buckston Hill, Cork

Applicant: Lucy Dawe-Lane

Dear Sir/ Madam,

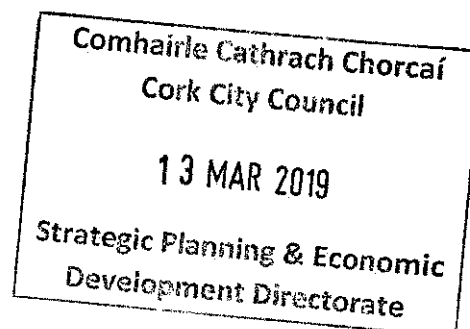
I hereby enclose Section 5 Declaration Application Form for the project at Seefin, Ardnaree, Buckston Hill, Cork.
A fee of € 80 is attached.

The property is a semi-detached three storey House built c.1890 and is on the main record of NIAH ref no 20862111. We are proposing to demolish the existing extension at rear of the property, which was not part of the original development and is of low built quality. We are proposing to construct a modern one storey extension instead.

I trust that you will find this application in order. Should you have any queries do not hesitate to contact me.

Yours sincerely

Eva Murphyová, dipl.eng.Architect, MRIAI
Imago Architectural Studio



COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL

Strategic Planning & Economic Development Directorate,
Cork City Council, City Hall, Anglesea Street, Cork.

R-Phost/E-Mail planning@corkcity.ie
Fón/Tel: 021-4924564/4321
Líonra/Web: www.corkcity.ie

SECTION 5 DECLARATION APPLICATION FORM
under Section 5 of the Planning & Development Acts 2000 (as amended)

1. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION IS SOUGHT

Seefin, Ardnaree, Buckston Hill,
Cork, Cork City

2. QUESTION/ DECLARATION DETAILS

PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:
Sample Question: *Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?*

Note: only works listed and described under this section will be assessed under the section 5 declaration.

Is the construction of one storey extension at Seefin, Ardnaree, Buckston Hill, Cork, Cork City an exempt development? The main structure is on the NIAH (National Inventory of Architectural Heritage reg.No : 20862111) , but the existing extension at rear is not part of the original development (built in 1890) The category of special interest of the main house is "Architectural Artistic"

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:
(Use additional sheets if required).

The proposed extension is being designed on the footprint of the existing extension at rear of the property. The existing extension is not built to a very high standard and it is proposed to be demolished and replace by an energy efficient new built.

Size of original house 174.2 m² (not inclusive the existing extension)
Existing extension.....28.5m² (to be demolished)
Proposed new extension..36.6m²

3. APPLICATION DETAILS

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square meters (sq. M)

(a) Floor area of existing/proposed structure/s	2027m2 (28.5 to be demolished/ 36.6 m2 new
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 st October, 1964, (including those for which planning permission has been obtained)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please provide floor areas. (sq m) 28.5m2 - is prosed to be demolished
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing/ previous use (please circle)	Proposed/existing use (please circle)
no change of use	

4. APPLICANT/ CONTACT DETAILS

Name of applicant (principal, not agent):		Lucy Dawe-Lane
Applicants Address		Seefin, Ardnaree, Buckston Hill, Cork, Cork City
Person/Agent acting on behalf of the Applicant (if any):	Name:	Eva Murphyova
	Address:	Imago Architectural Studio 25Tramore Commercial Park, Tramore Road, Cork
	Telephone:	[REDACTED]
	Fax:	[REDACTED]
	E-mail address:	[REDACTED]
Should all correspondence be sent to the above address? <small>(Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)</small>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	<input checked="" type="checkbox"/> A. Owner	<input type="checkbox"/> B. Other
Where legal interest is 'Other', please state your interest in the land/structure in question		
If you are not the legal owner, please state the name and address of the owner if available		

6. I / We confirm that the information contained in the application is true and accurate:

Signature: _____

Date: _____

Eug Murphy
6.08.2019

.....

ADVISORY NOTES:

The application must be accompanied by the required fee of €80

The application should be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.

Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.

The application should be sent to the following address:

The Development Management Section, Strategic Planning & Economic Development
Directorate, Cork City Council, City Hall, Anglesea Street, Cork.

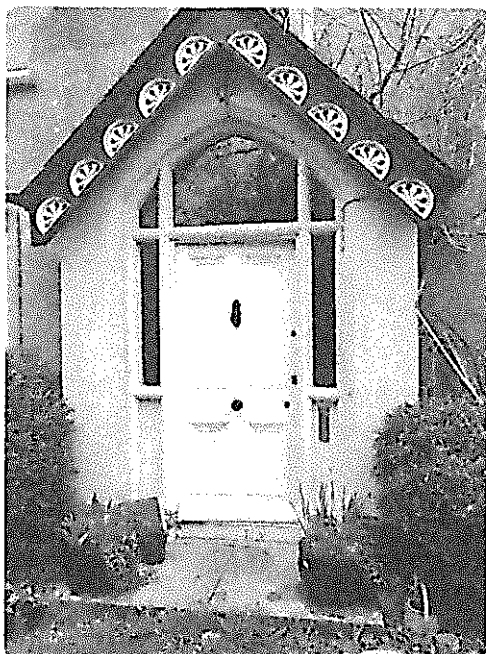
- The Planning Authority may require further information to be submitted to enable the authority to issue the declaration.
- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any person issued with a declaration may on payment to An Bord Pleanála refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
- In the event that no declaration is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a declaration was due to be issued by the Planning Authority.

The application form and advisory notes are non-statutory documents prepared by Cork City Council for the purpose of advising as to the type information is normally required to enable the Planning Authority to issue a declaration under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations 2001 as amended.

DATA PROTECTION

The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Act 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution

SEEFIN , BUCKSTON HILL, CORK



Main Entrance - West Facade

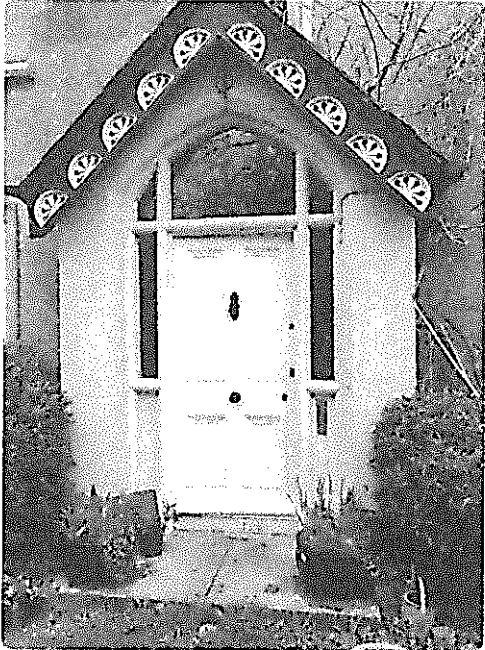


South facade

Rear entrance / North



SEEFIN , BUCKSTON HILL, CORK



Main Entrance - West Facade



South facade

Rear entrance / North



OSi PLACE Map

CENTRE COORDINATES:
ITM 565999,572073

PUBLISHED: 28/02/2019
ORDER NO.: 50049472_1

MAP SERIES: 1:1,000
MAP SHEETS: 6382-08

COMPILED AND PUBLISHED BY:
Ordnance Survey Ireland,
Phoenix Park,
Dublin 8,
Ireland.

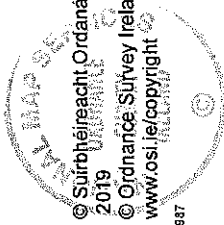
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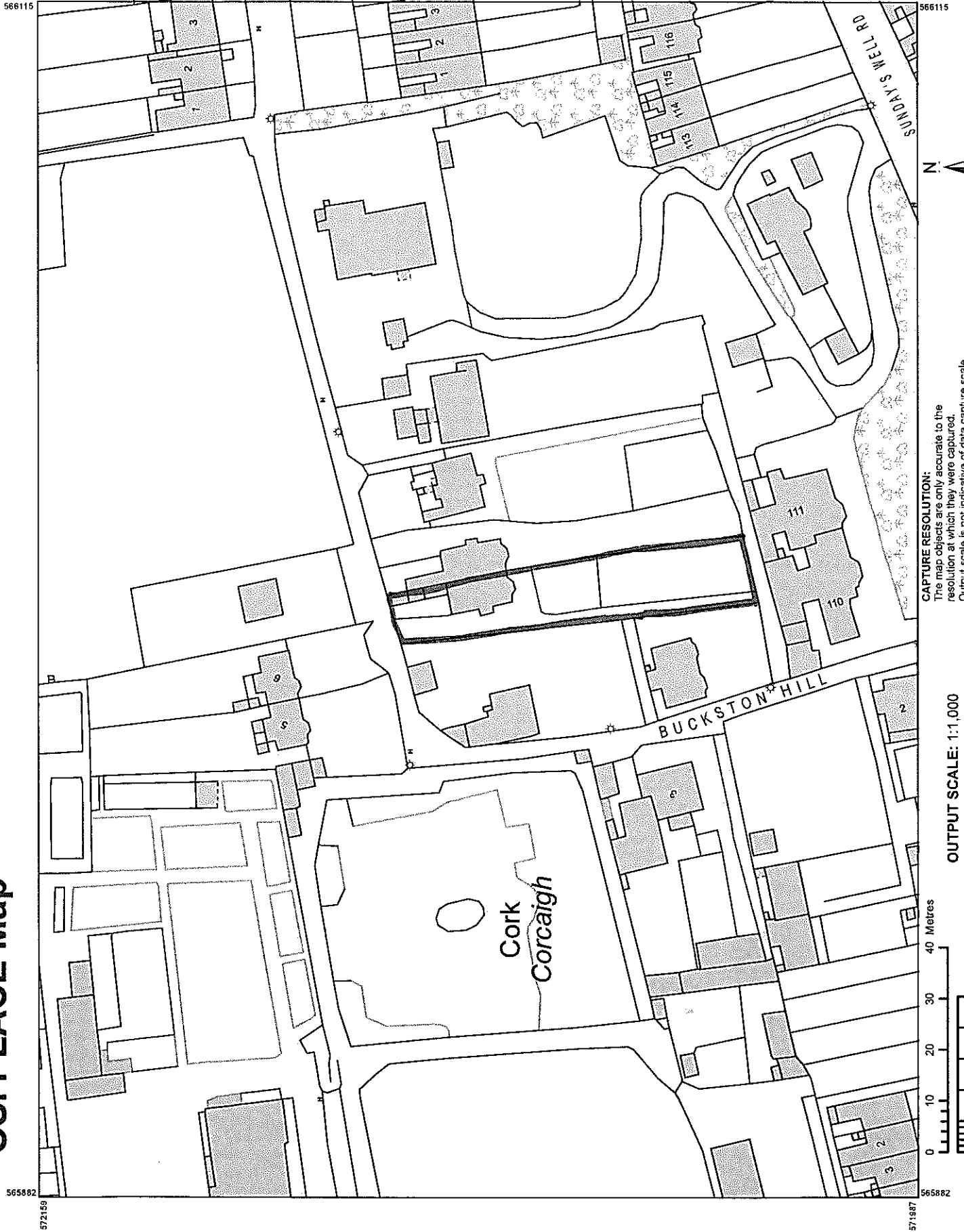
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search 'Large Scale Legend'



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Further information is available at:
<http://www.osi.ie>; search 'Capture Resolution'

OUTPUT SCALE: 1:1,000

OSi PLACE Map



National Mapping Agency

CENTRE COORDINATES:
ITM 565989,572073

PUBLISHED: 28/02/2019
ORDER NO.: 50049472_1

MAP SERIES: 1:1,000
MAP SHEETS: 6382-08

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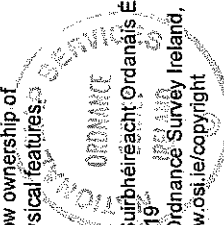
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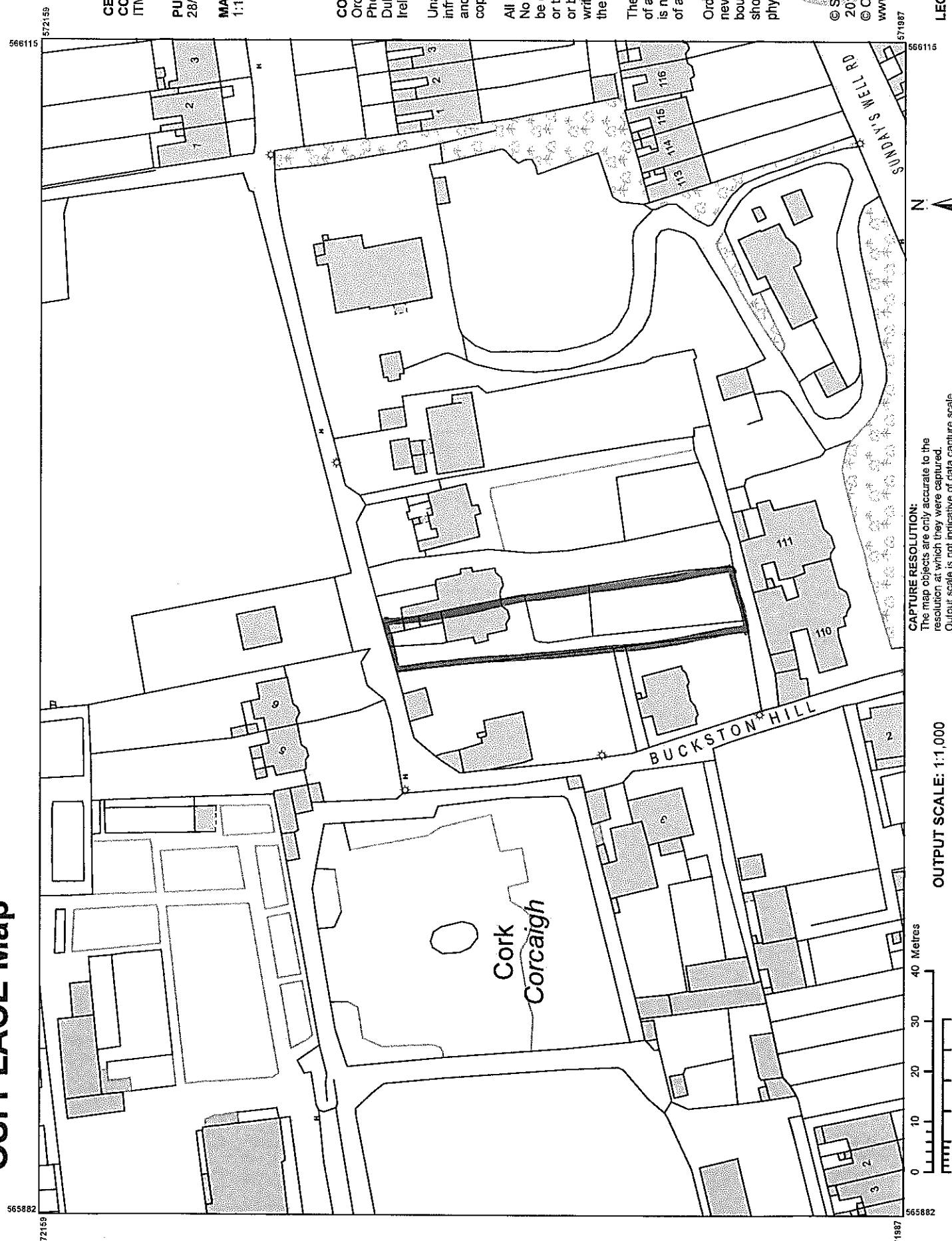
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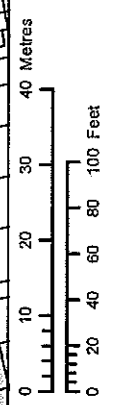


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OUTPUT SCALE: 1:1,000



572159 566115 571987 565882



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Imago Architectural Services,
25 Tramore Commercial Park,
Tramore Road,
Cork

17th April, 2019

RE: R504/19 – Section 5 Declaration
Property: Seefin, Ardnaree, Buckston Hill, Cork

Dear Sir,

I am asked by Mr. Fearghal Reidy, Director of Services, Strategic Planning & Economic Development to refer to your request received on the 13th March, 2019 for a Section 5 Declaration regarding whether the construction of a one storey extension at Seefin, Ardnaree, Buckston Hill, Cork is development or exempted development.

Having regard to:

- The particulars received by the Planning Authority on 13/03/19
- Sections 2, 3, 4 and 82 (1) of the Planning and Development Act 2000 (as amended)
- Class 1 and Class 50 (b) of Schedule 2, Part 1 *Exempted Development – General of the Planning and Development Regulations 2001 (as amended)*.

the Planning Authority considers that –

the proposal IS DEVELOPMENT and that the development IS NOT EXEMPTED DEVELOPMENT.

Yours faithfully,

Senior Staff Officer,
Strategic Planning & Economic
Development Directorate



We are Cork.

SECTION 5 DECLARATION – PLANNER’S REPORT

File Reference:	R 504/19
Description:	Is the construction of a one storey extension at Seefin, Ardnaree, Buckston Hill, Cork City an exempted development? The main structure is on the NIAH (National Inventory of Architectural Heritage reg. No. 20862111) but the existing extension at rear is not part of the original development (built in 1890). The category of special interest of the main house is 'Architectural Artistic'.
Applicant:	Lucy Dawe-Lane
Location:	Seefin, Ardnaree, Buckston Hill, Cork City
SUMMARY OF RECOMMENDATION	
CONSTITUTES DEVELOPMENT AND IS NOT EXEMPTED DEVELOPMENT	

Purpose of Report

Under Section 5 (1) of the Planning and Development Act, 2000 (as amended), if any question arises as to what, in any particular case, is or is not development and is or is not exempted development within the meaning of the Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

The requirements for making a Section 5 declaration are set out in the Act. In this report 'the Act' means the Planning and Development Act, 2000 as amended and 'the Regulations' means the Planning and Development Regulations, 2001 as amended, unless otherwise indicated.

Subject Development, and question before the Local Authority is:

Is the demolition of an existing rear extension and the construction of a rear one storey extension at Seefin, Ardnaree, Buckston Hill, Cork City an exempted development?

• RELEVANT PLANNING HISTORY

None

- Planning and Development Act, 2000 as amended

Section 2(1)

"exempted development" has the meaning specified in section 4.

"structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

- *where the context so admits, includes the land on, in or under which the structure is situate, and*
- *in relation to a protected structure or proposed protected structure, includes—*
 - *the interior of the structure,*
 - *the land lying within the curtilage of the structure,*
 - *any other structures lying within that curtilage and their interiors, and*

- *all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii).*

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3(1)

In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4(2)

Section 4(2) provides that the Minister may, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations 2001, as amended.

Section 4(3)

A reference in this Act to exempted development shall be construed as a reference to development which is—

- *any of the developments specified in subsection (1), or*
- *development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.*

Section 5(1)

If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

Section 82(1),

82.—(1) [Notwithstanding paragraph (a), (h), (i), (ia), (j), (k) or (l) of section 4(1), or any regulations made under section 4(2),] the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.

• **ENVIRONMENTAL ASSESSMENT**

I note the provisions of sections 4(4), 4(4A) and 177U(9) of the Act which state,

Section 4(4),

Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Section 4(4A)

Notwithstanding subsection (4), the Minister may make regulations prescribing development or any class of development that is—

- authorised, or required to be authorised by or under any statute (other than this Act) whether by means of a licence, consent, approval or otherwise, and
- as respects which an environmental impact assessment or an appropriate assessment is required,

to be exempted development.

Section 177U(9)

In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

Section 82(1),

82.—(1) [Notwithstanding paragraph (a), (h), (i), (ia), (j), (k) or (l) of section 4(1), or any regulations made under section 4(2),] the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.

- **Screening for Environmental Impact Assessment**

Pursuant to article 103(1) of the Planning and Development Regulations 2001 as amended, having regard to the nature and scale of the proposed development and following a preliminary examination of, at the least, the nature, size or location of the proposed development, it is considered that there is no real likelihood of significant effects on the environment and it is consequently concluded that EIA is not required.

- **Screening for Appropriate Assessment**

The applicant has not submitted an appropriate assessment screening report. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to the location of the proposed development site relative to these European sites and related watercourses and to the nature and scale of the proposed development it is considered that the proposed development would not affect the integrity of these European sites. Accordingly it is considered that **appropriate assessment is not required**.

- **Assessment**

Zoning and Development Objectives

The subject site is on an elevated site at Buckston Hill off the Sundays Well Road and is on the NIAH record and listed as being of regional significance (Ref: 20862111), and is within the Sundays Well Architectural Conservation Area (ACA), and has ZO4 Residential, Local Services and Institutional Uses zoning. The objective of this zoning is *'To protect and provide for residential uses, local services, institutional uses, and civic uses, having regard to employment policies outlined in Chapter 3.'*

- **Development**

The first issue for consideration is whether or not the matter at hand is *'development'*, which is defined in the Act as comprising two chief components: *'works'* and / or *'any material change in the use of any structures or other land'*. It is clear that the proposal constitutes *'works'*, which is defined

in section 3(1) of the Act as including 'any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal'. As the proposal comprises 'works', it is clearly therefore 'development' within the meaning of the Act.

CONCLUSION

Is development

- **Exempted development**

The next issue for consideration is whether or not the matter at hand is exempted development. Section 2(1) of the Act defines 'exempted development' as having 'the meaning specified in Section 4' of the Act (which relates to exempted development).

Section 4(3) of the Act states that exempted development either means development specified in section 4(1) or development which is exempted development having regard to any regulations under section 4(2).

Essentially the proposal involves the demolition of the existing single storey, pitched roof extension of 28.5 sq. m, at the Northern end of the site. The Agent has stated that this was not part of the original development and is of a low quality, and refers to this as a rear extension. It is proposed to build a one storey flat roof extension in this location of 36.6 sq. m.

I have met with the Conservation Officer regarding this on **9/4/2019**, given that the subject site is within an ACA, and he confirms that the demolition of the rear extension would not materially affect the character of the area in the ACA, however, he has a number of concerns regarding the design of the proposed extension, and the flat roof nature of it and in particular how the new would marry with the old given that there would be no delineation or setback in the line of the Western wall of the building meeting the extension. Therefore, he is of the opinion that *there would be a material affect on the Architectural Character of the Area*. Therefore, Section 82 (1) of the Act, would not exempt this proposal, and the demolition does *not* come within the scope of Schedule 2, Article 6, Exempted Development:

Class 50

(b)

The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.

- *The inspection, maintenance, repair, renewal or removal of pipes, cables, water mains, sewers, including associated accessories, service connections, boundary boxes, kiosks, intakes, overhead wires, meters and other apparatus, including the excavation of any street or other land for that purpose;*

In addition to this, I further consider that the existing dwelling has double frontages onto two separate roadways, with 2 existing vehicular entrances - a Southern one off a private cul-de-sac laneway off Buckston Hill, and a Northern entrance off Buckston Hill itself. I do not accept that the proposed extension (36.6 sq. m) can be considered a *rear extension* as it would be directly fronting onto the public roadway of Buckston Hill which has been taken-in-charge by Cork City Council, and the building line of the extension would be approximately 2m. from the existing Northern entrance at the public road.

I, therefore, consider that this extension does *not* come within the scope of Schedule 2, Article 6, Exempted Development:

Class 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

(a)

Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 sq. m..

Recommendation

Having regard to —

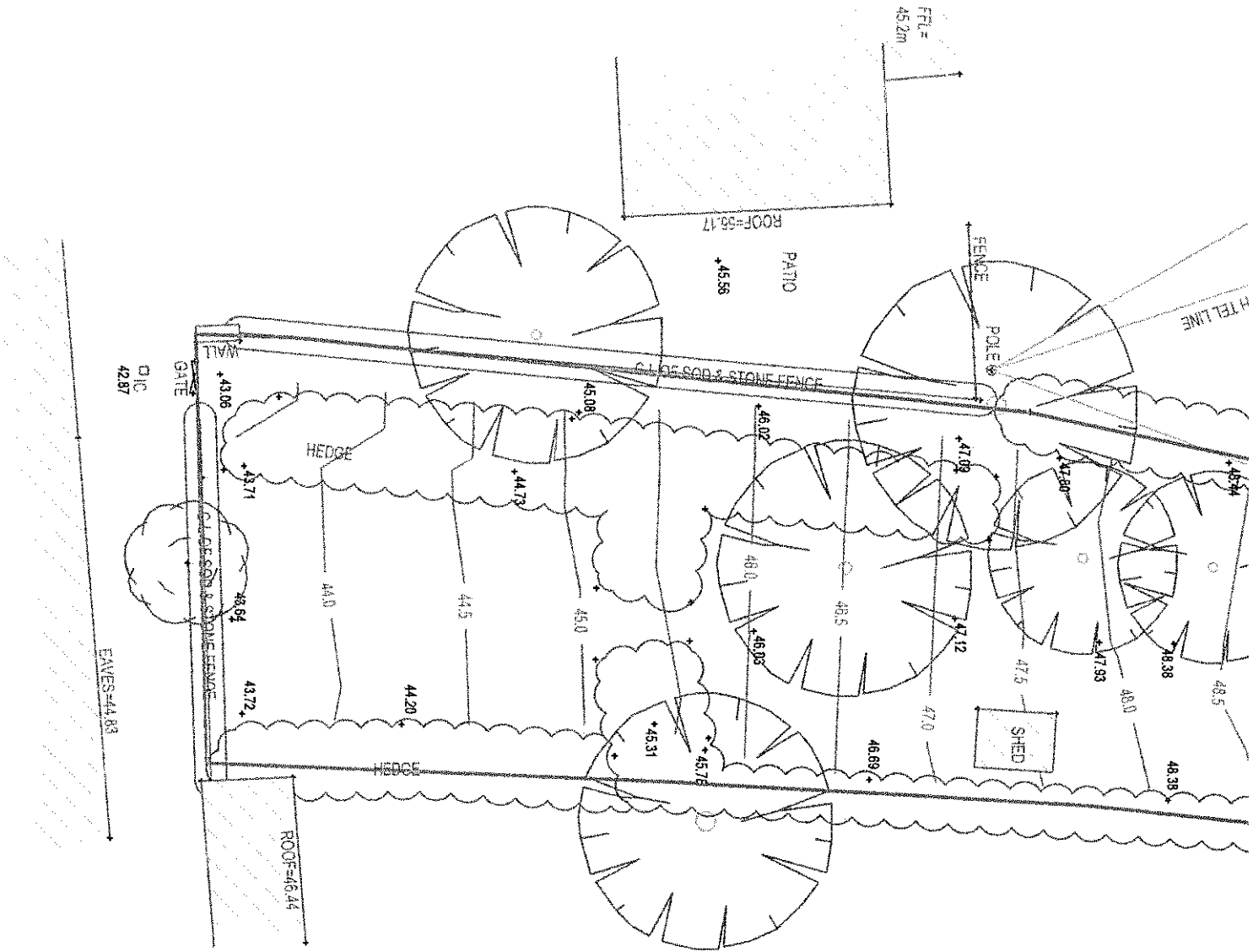
- The particulars received by the Planning Authority on 13/03/19
- Sections 2, 3, 4 and 82 (1) of the Planning and Development Act 2000 (as amended)
- Class 1 ^{or} and Class 50 (b) of Schedule 2, Part 1 *Exempted Development- General of the Planning and Development Regulations 2001*(as amended)

the Planning Authority considers that —

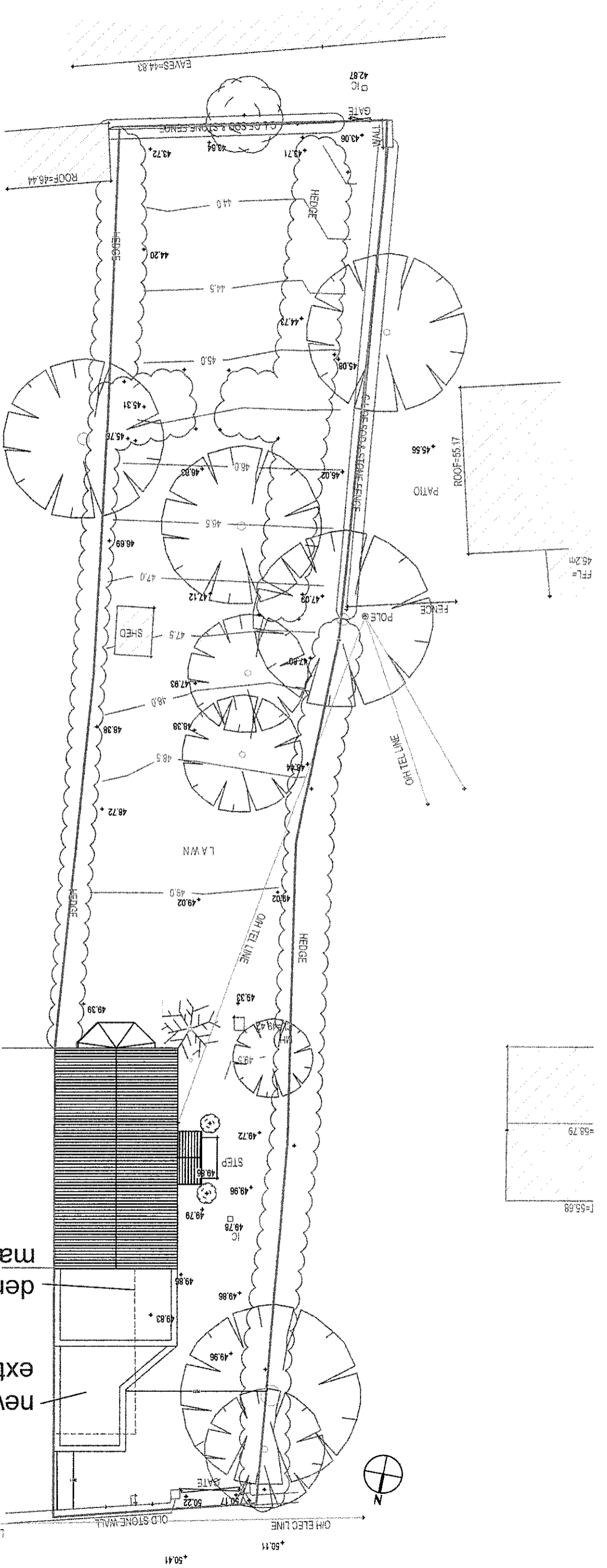
the proposal IS DEVELOPMENT and that the development IS NOT EXEMPTED DEVELOPMENT.

Helen O' Sullivan
A.Planner
9/4/2019.

Agreed
Bright
A/SEP
12/4/19.

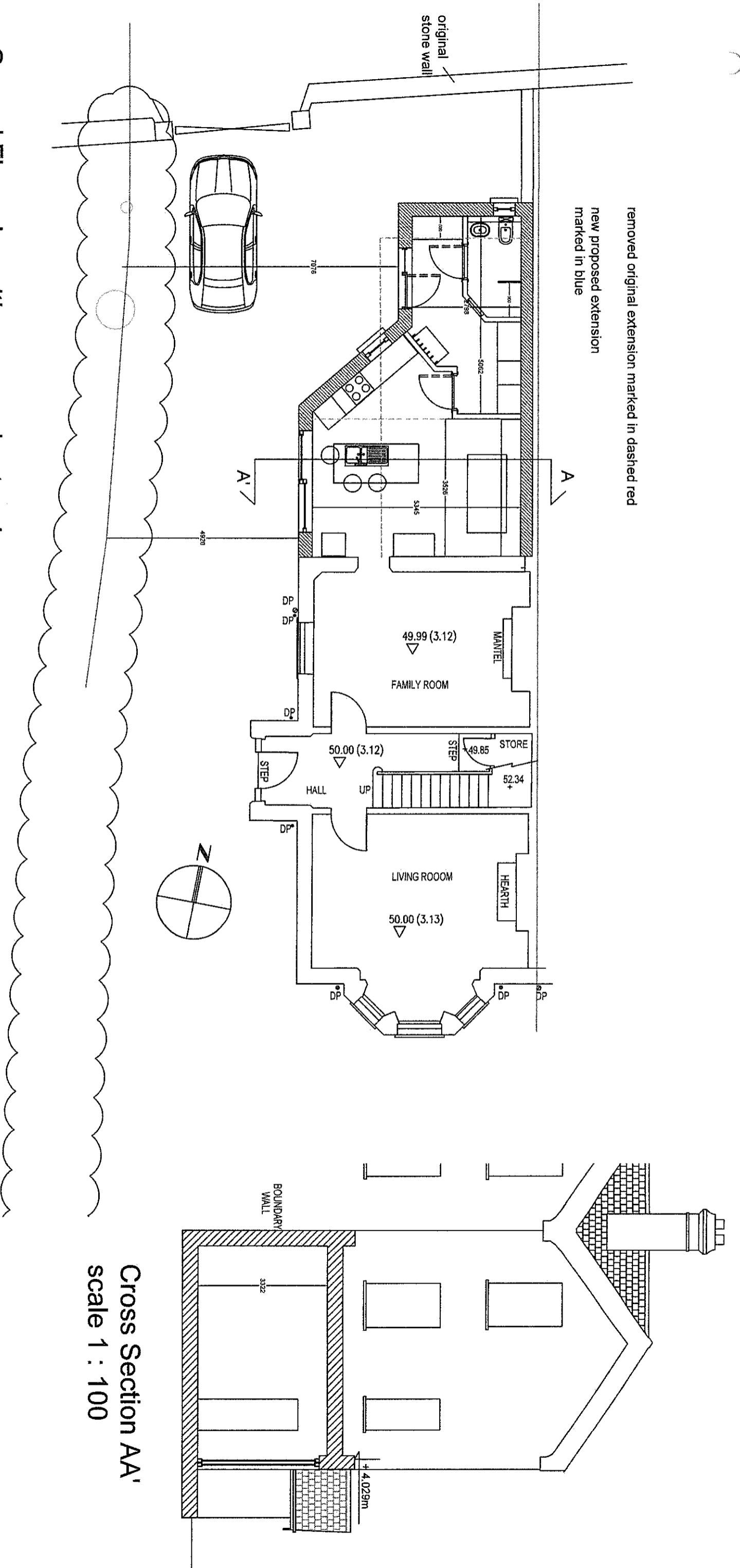


<p>IMAGO ARCHITECTURAL STUDIO energy efficient & passive houses furniture & interior design</p> <p>UNIT25, TRAMORE COM.PK, TRAMORE R. CORK, IRELAND tel/fax : (021)4323217 e-mail : eva@imago.ie.ie</p>	<p>PROJECT</p> <p>Proposed new extension for Lucy Dawe-Lane at Seefin, Buxton Hill, Cork</p>	<p>DRAWING</p> <p>Site Layout with proposed extension</p> <p>planning drawings</p>



new proposed extension marked in blue
 demolished existing extension marked in dashed red line

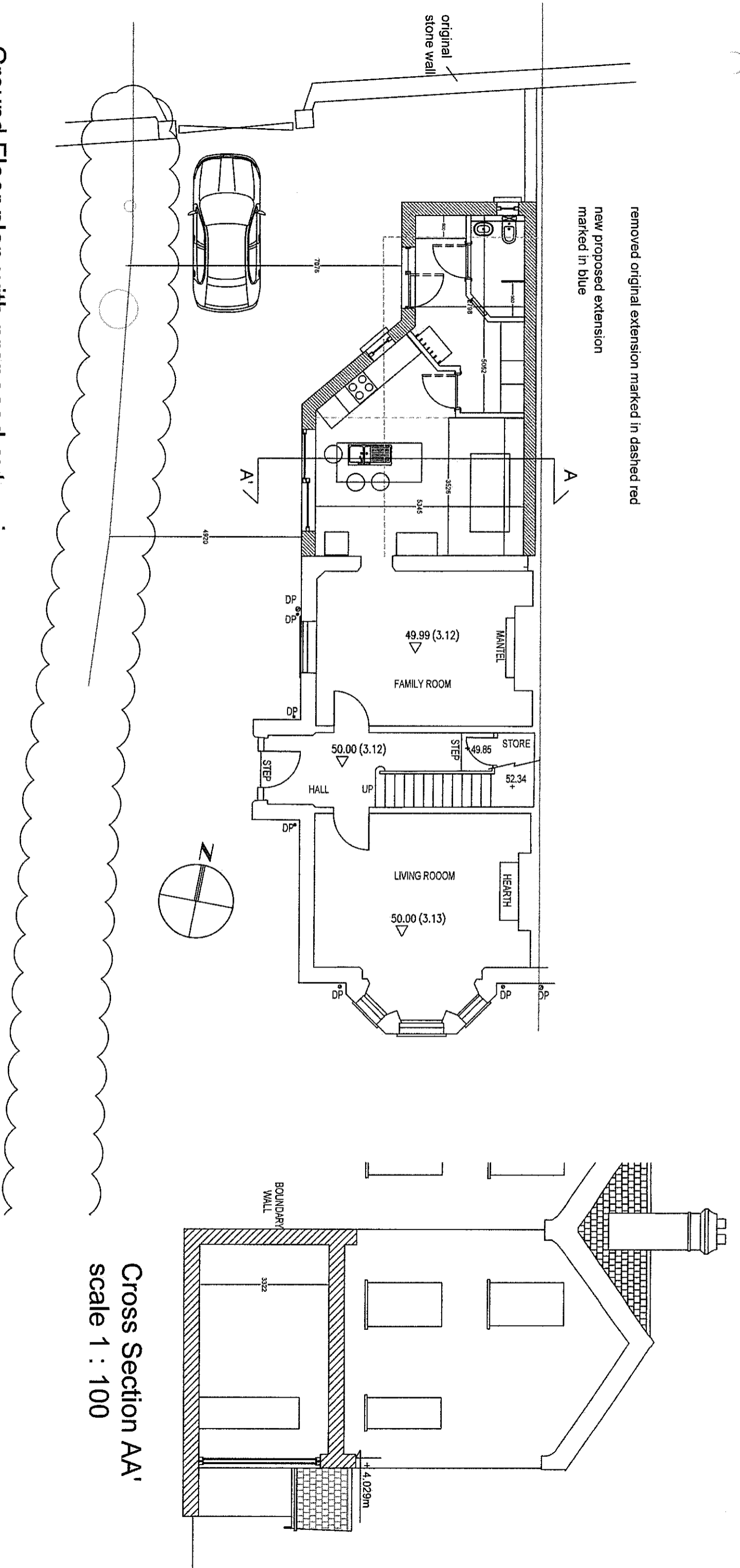
IMAGO ARCHITECTURAL STUDIO energy efficient & passive houses furniture & interior design		PROJECT Proposed new extension for Lucy Dawe-Lane at Seefin, Buxton Hill, Cork	
UNIT25, TRAMORE COM.PK, TRAMORE R, CORK, IRELAND tel: +353 (0)21 4322217 e-mail: info@imgo.ie		DRAWING Site Layout with proposed extension planning drawings	
Date: March 2019		DRAWN BY: EVA MURPHYOVA SCALE 1:200	
RIAI Registered Architect 2019		PSQP Accreditation P	
1905-PL-01			



Ground Floor plan with proposed extension
scale 1 : 100

Cross Section AA'
scale 1 : 100

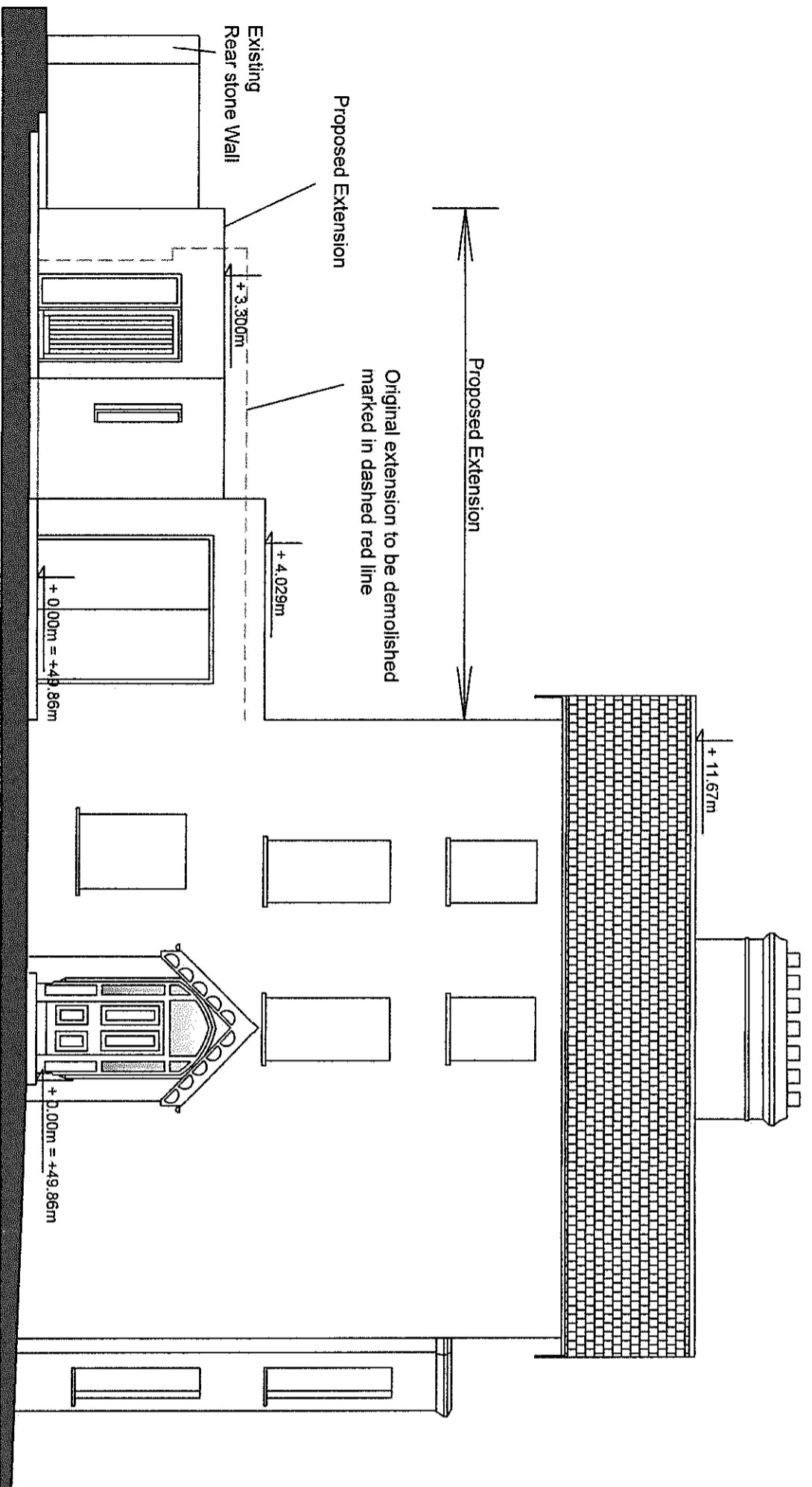
<p>IMAGO ARCHITECTURAL STUDIO energy efficient & passive houses furniture & interior design</p> <p>UNIT25 TRAMORE COM.PK. TRAMORE R. COBK, IRELAND tel: +353 (0)21 4922217 email: en@imago.ie</p>		<p>PROJECT Proposed new extension for Lucy Dawe-Lane at Seefin, Buxton Hill, Cork</p>		<p>DRAWING Ground Floor Plan & Cross Section AA'</p>		<p>Date: March 2019</p>	
<p>planning drawings</p>		<p>planning drawings</p>		<p>DRAWN BY: EVA MURPHYOVA SCALE 1 : 100</p>		<p>RIAI Registered Architect 2019</p> <p>RSP Accreditation P</p>	
						<p>1905-PL-02</p>	



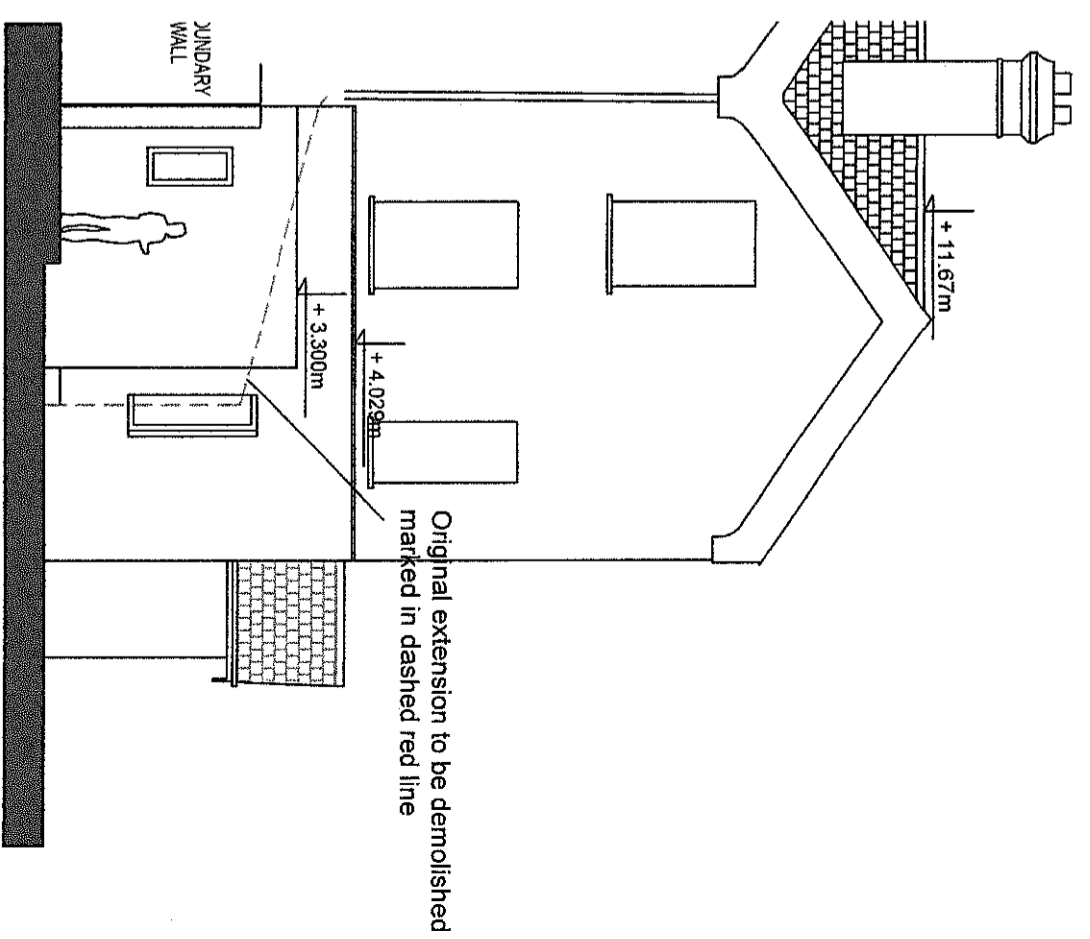
Ground Floor plan with proposed extension
scale 1 : 100

Cross Section AA'
scale 1 : 100

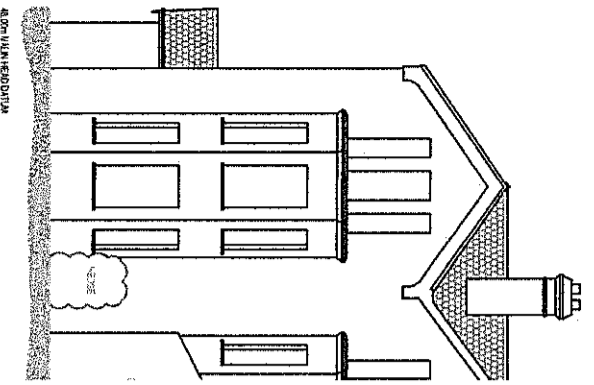
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<p>planning drawings</p>		<p>DRAWN BY: EVA MURPHYOVA</p> <p>SCALE 1 : 100</p>	<p>1905-PL-02</p>		



West Elevation scale 1 : 100

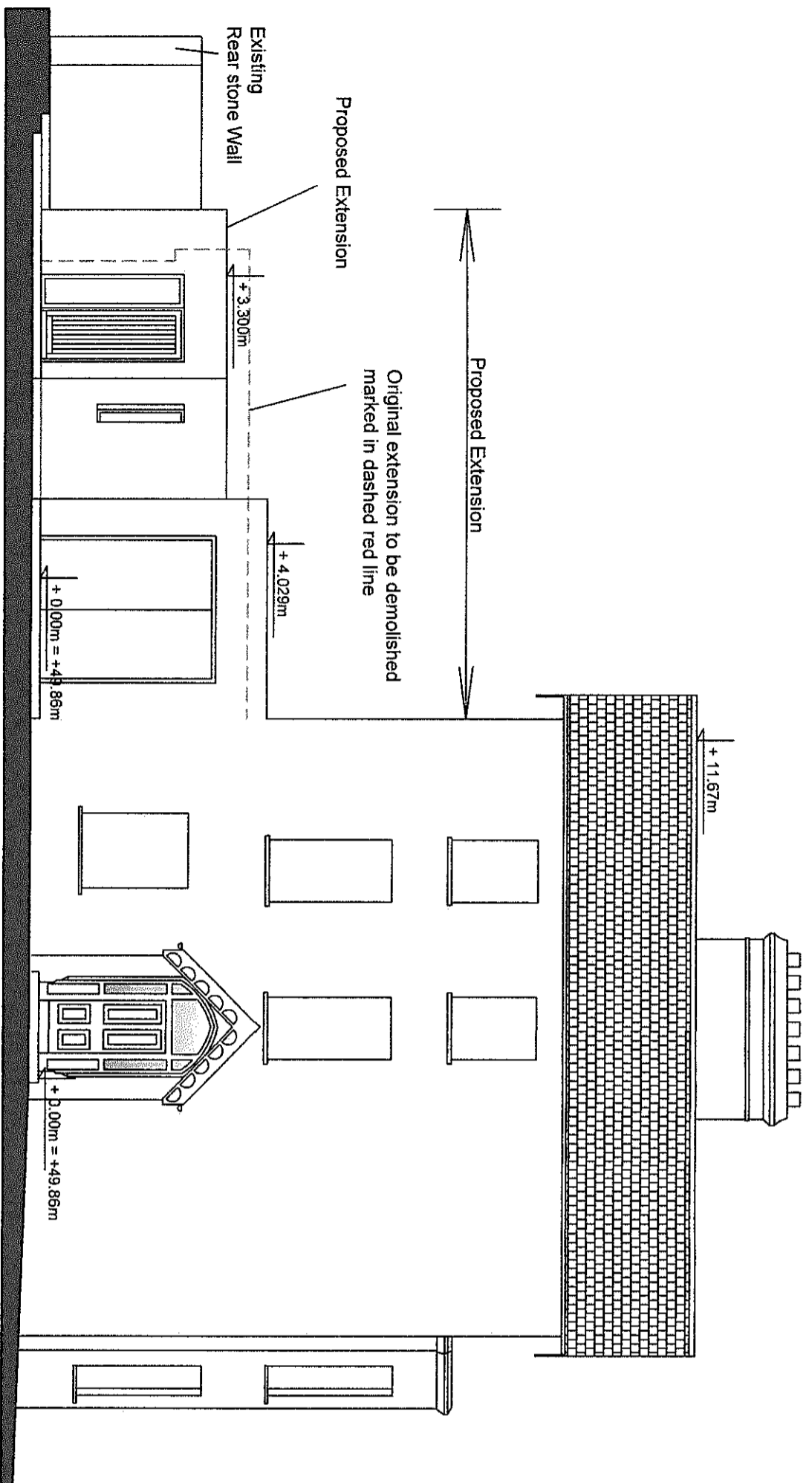


North Elevation scale 1 : 100

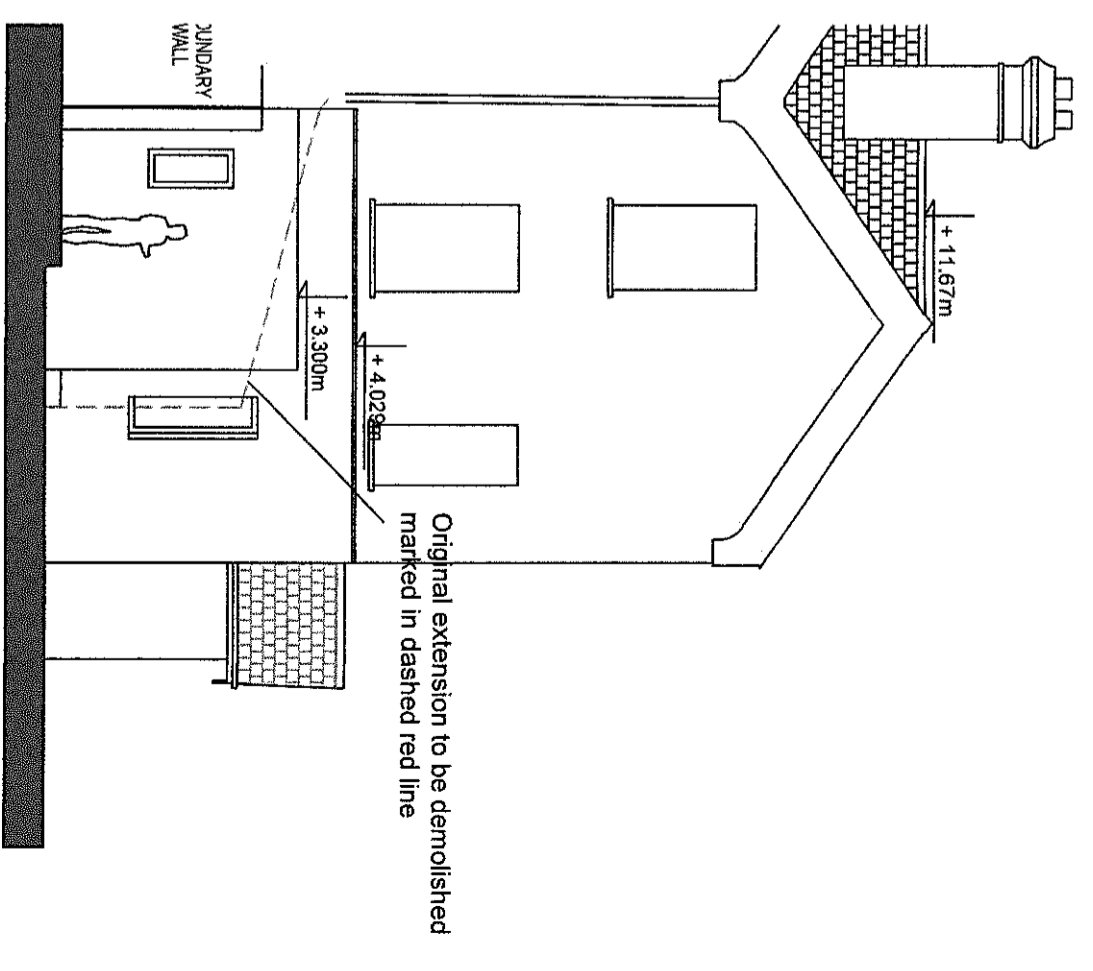


South Elevation scale 1 : 200

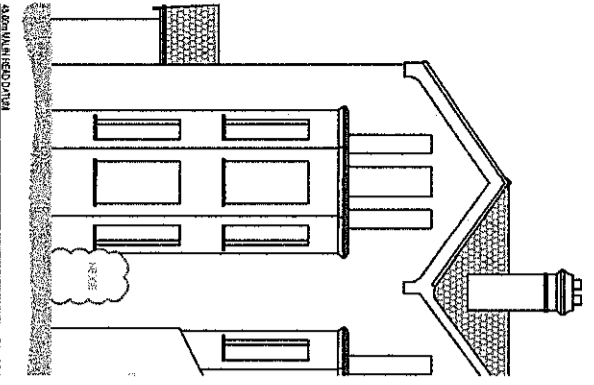
<p>IMAGO ARCHITECTURAL STUDIO energy efficient & passive houses furniture & interior design</p> <p>UNIT 25, TRAMORE COM, PK, TRAMORE R, CORK, IRELAND tel/fax : (021) 4323217 e-mail : eva@imago.ie</p>		<p>PROJECT Proposed new extension for Lucy Dawe-Lane at Seefin, Buxton Hill, Cork</p>		<p>DRAWING North, West & South Elevation planning drawings</p>	
<p>Date: March 2019</p>		<p>Drawn BY: EVA MURPHYOVA</p>		<p>RAI Registered Architect 2019</p>	
<p>SCALE 1 : 100</p>		<p>1905-PL-03</p>		<p>PSOP Accreditation P</p>	



West Elevation scale 1 : 100



North Elevation scale 1 : 100

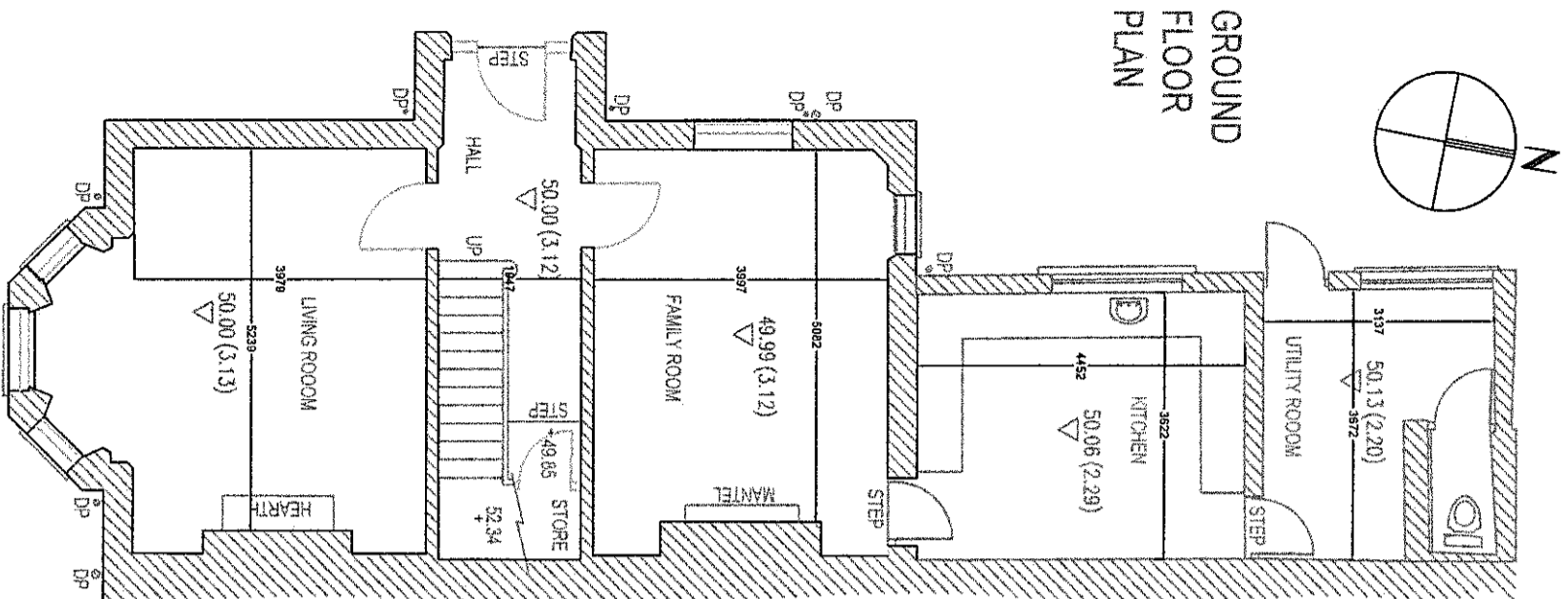


South Elevation scale 1 : 200

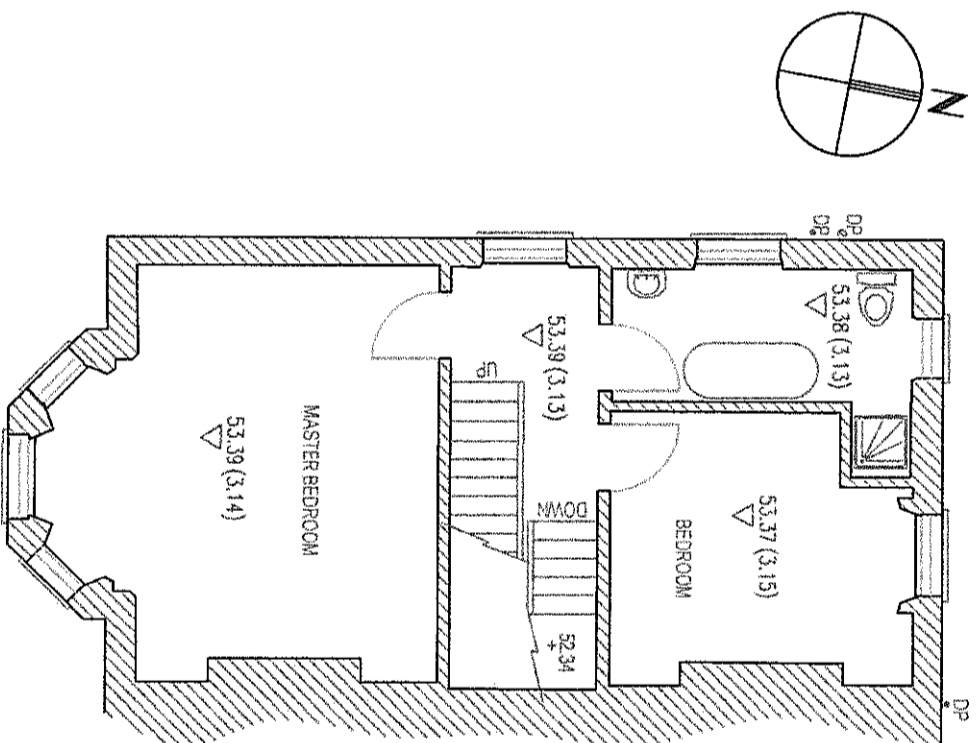
<p>IMAGO ARCHITECTURAL STUDIO energy efficient & passive houses furniture & interior design</p>		<p>PROJECT Proposed new extension for Lucy Dawe-Lane at Seeffin, Buxton Hill, Cork</p>	
<p>UNIT 25, TRAMORE COM, PK, TRAMORE R, CORK, IRELAND tel/fax : (021) 4323217 e-mail : eva@imago.ie</p>		<p>DRAWING North, West & South Elevation planning drawings</p>	
<p>Date: March 2019</p>		<p>Drawn BY: EVA MURPHYOVA</p>	
<p>SCALE 1 : 100</p>		<p>1905-PL-03</p>	
<p>RIAI Registered Architect 2019</p>		<p>PSQP Accreditation P</p>	

IMAGO ARCHITECTURAL STUDIO energy efficient & passive houses furniture & interior design <small>UNIT25, TRAMORE COM. PK. TRAMORE R. CORK, IRELAND t: 021 4323217 e: eva@imgo.ie</small>		PROJECT Proposed new extension for Lucy Dawe-Lane at Seefin, Buxton Hill, Cork		DRAWING Existing Floor plans planning drawings		Date: March 2019 DRAWN BY: EVA MURPHYOVA SCALE 1 : 100		RIAI Registered Architect 2019		RSP Accreditation P	
								1905-PL-04			

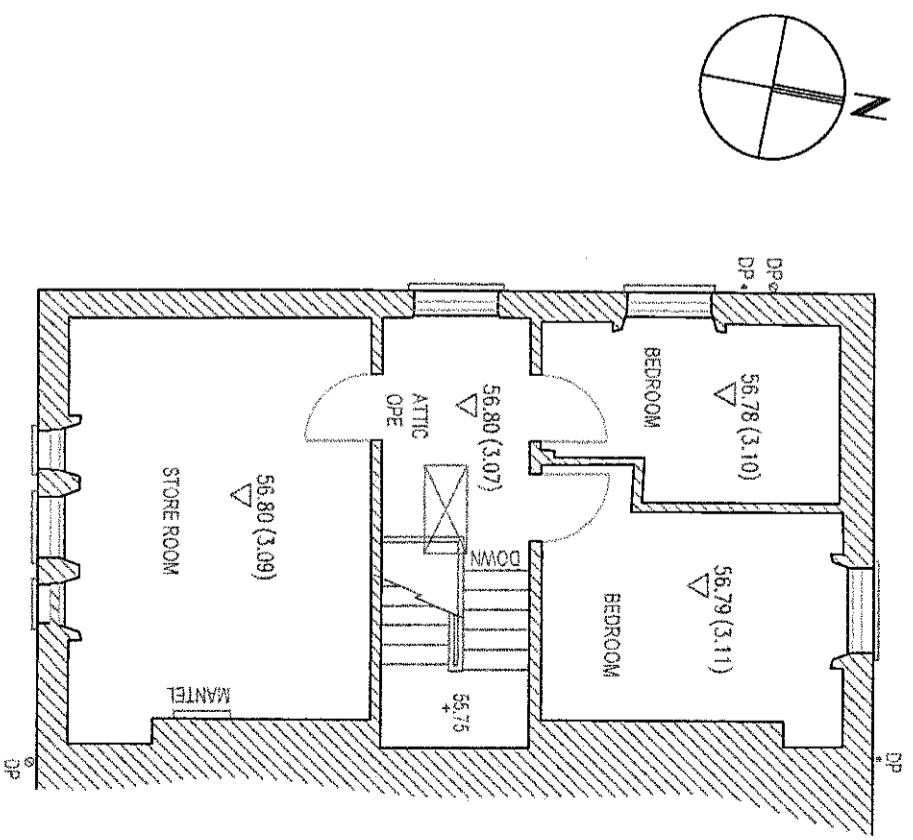
Demolition marked in red



Ground Floor Plan scale 1 : 100

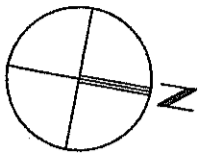


First Floor Plan scale 1 : 100

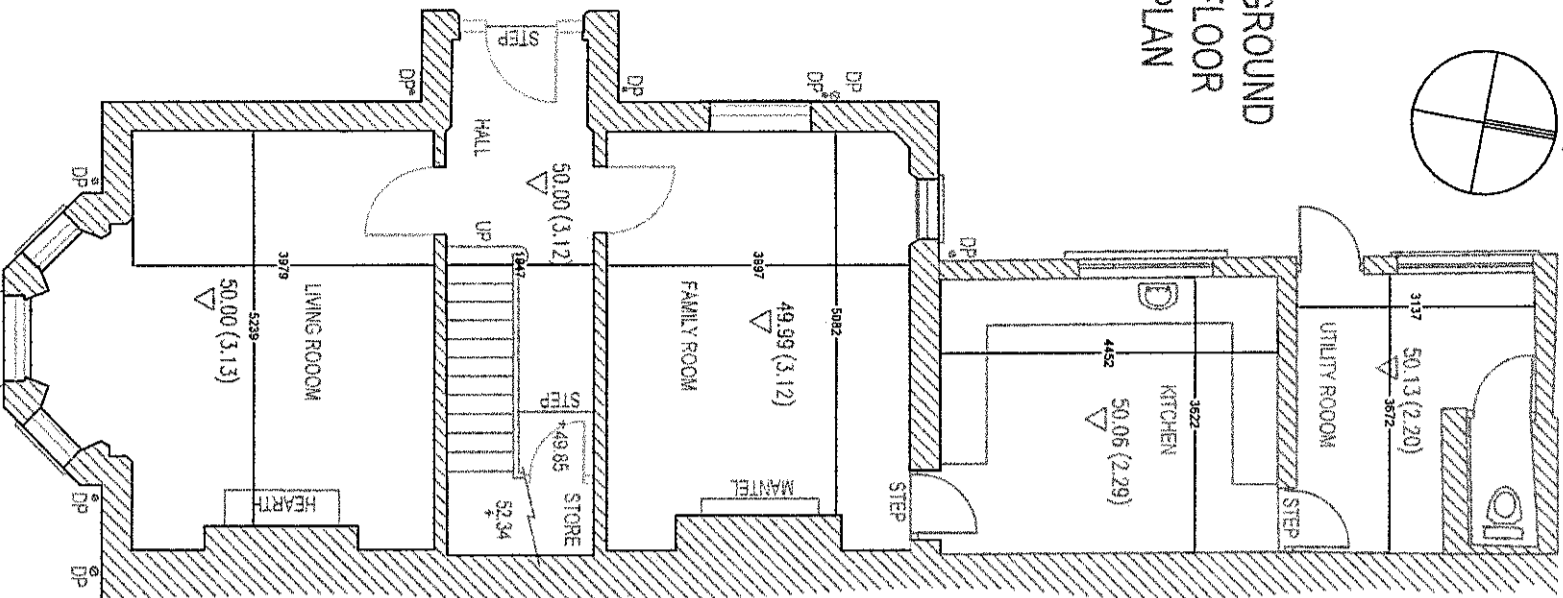


Second Floor Plan scale 1 : 100

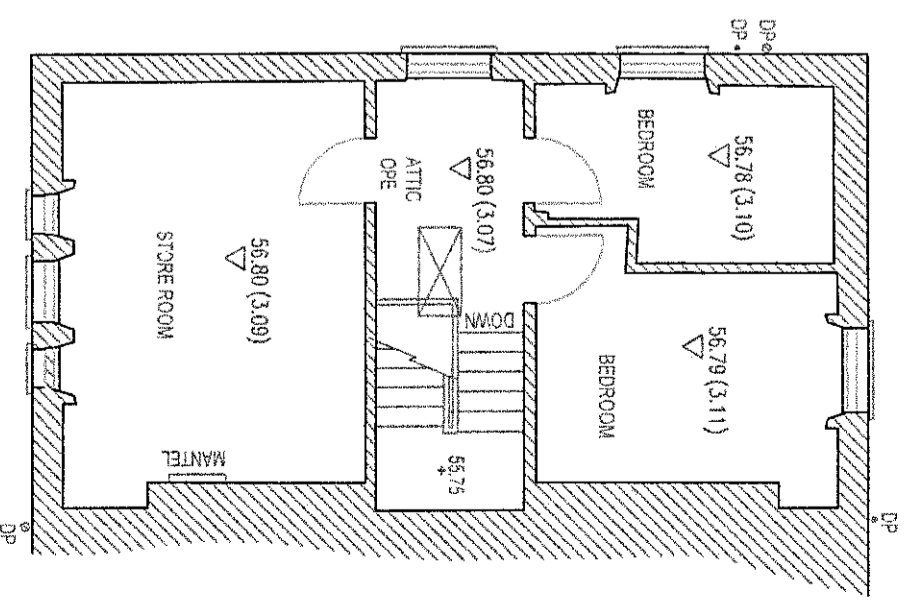
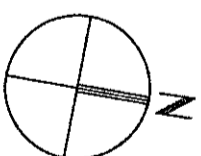
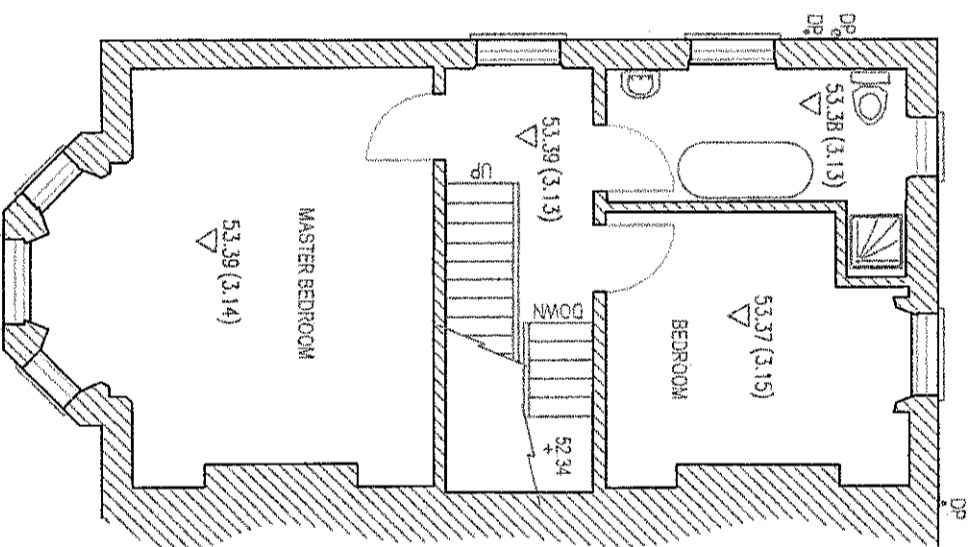
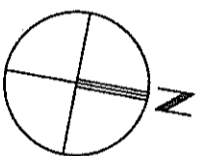
IMAGO ARCHITECTURAL STUDIO energy efficient & passive houses furniture & interior design UNIT25, TRAMORE COM.PK, TRAMORE R10COR, IRELAND e-mail: eva@imgo.ie tel/fax: (021)4323217		PROJECT Proposed new extension for Lucy Dawe-Lane at Seefin, Buxton Hill, Cork	DRAWING Existing Floor plans planning drawings	Date: March 2019	RIAI Registered Architect 2019	RPSA Accreditation P
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GROUND FLOOR PLAN



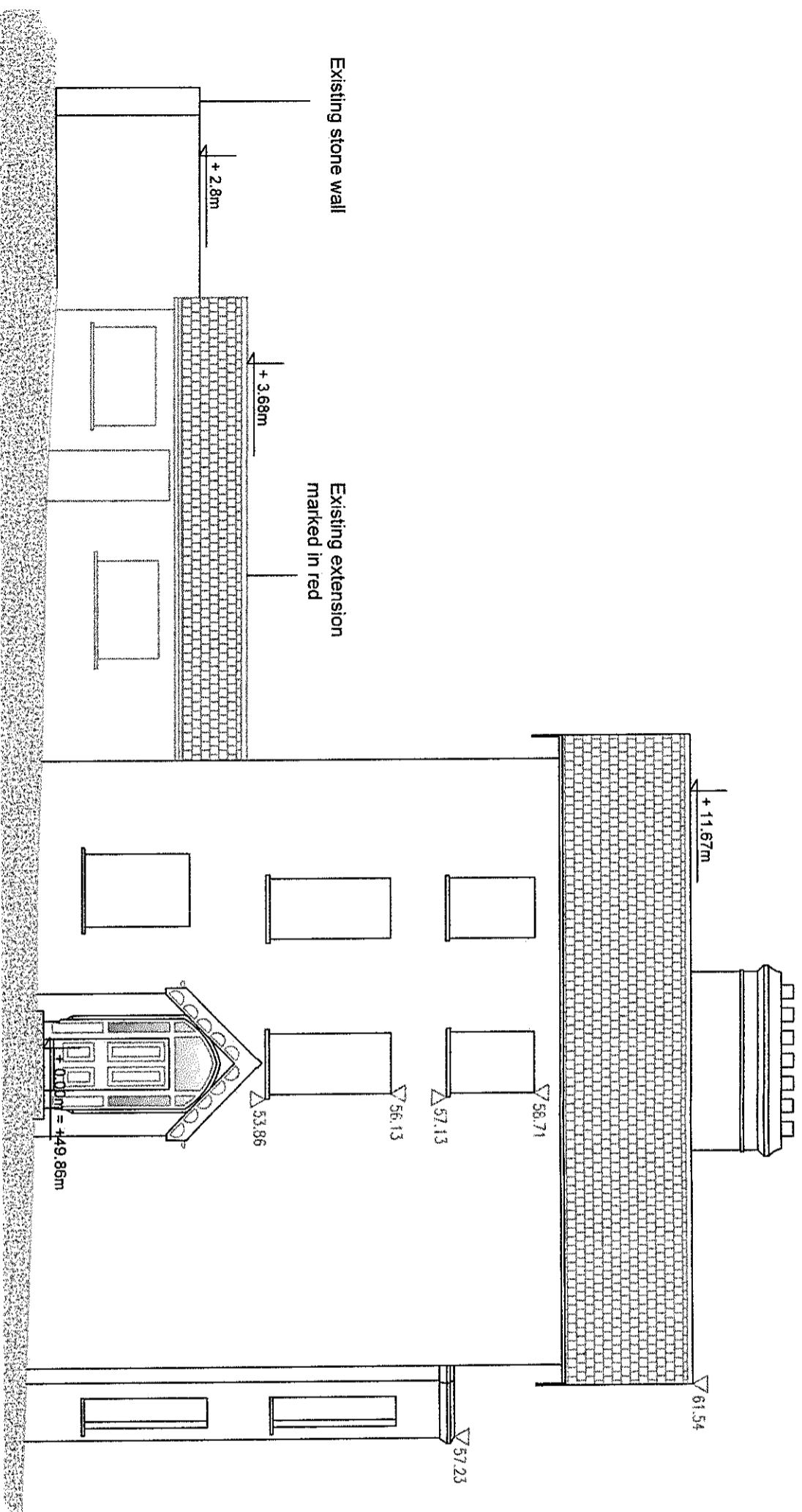
Demolition marked in red



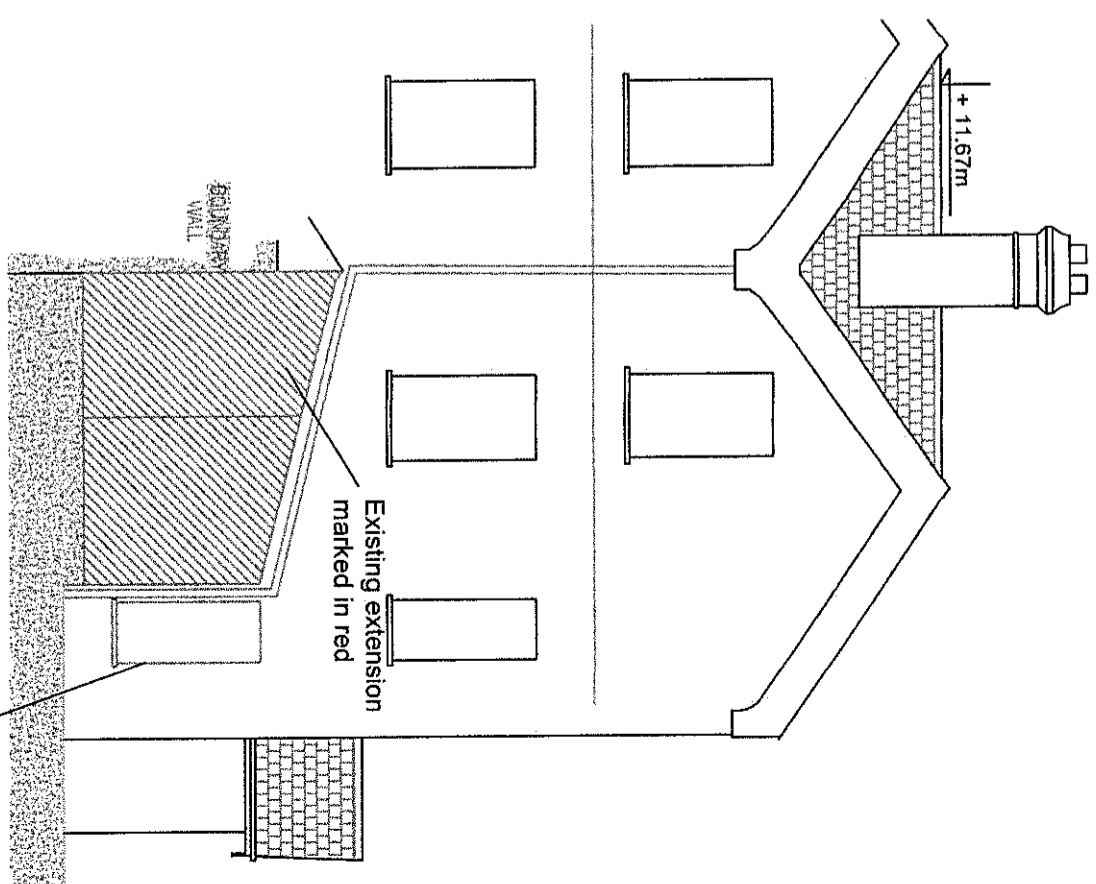
Ground Floor Plan scale 1 : 100

First Floor Plan scale 1 : 100

Second Floor Plan scale 1 : 100

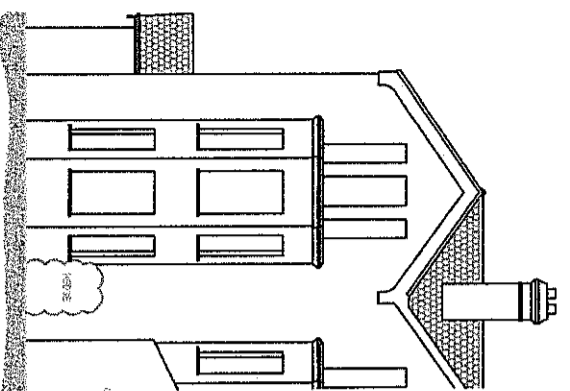


West Elevation
scale 1 : 100



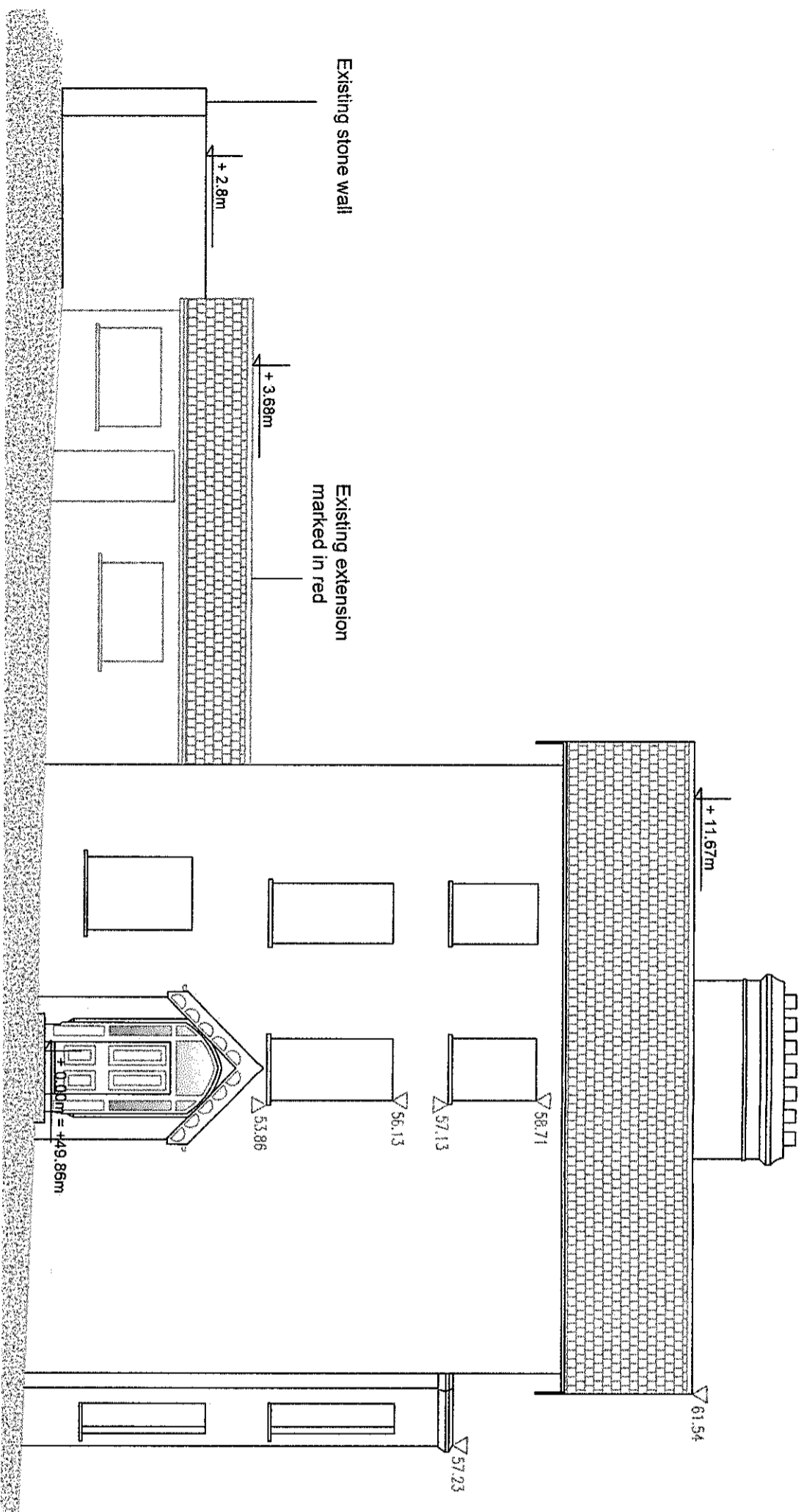
North Elevation
scale 1 : 100

South Elevation
scale 1 : 200

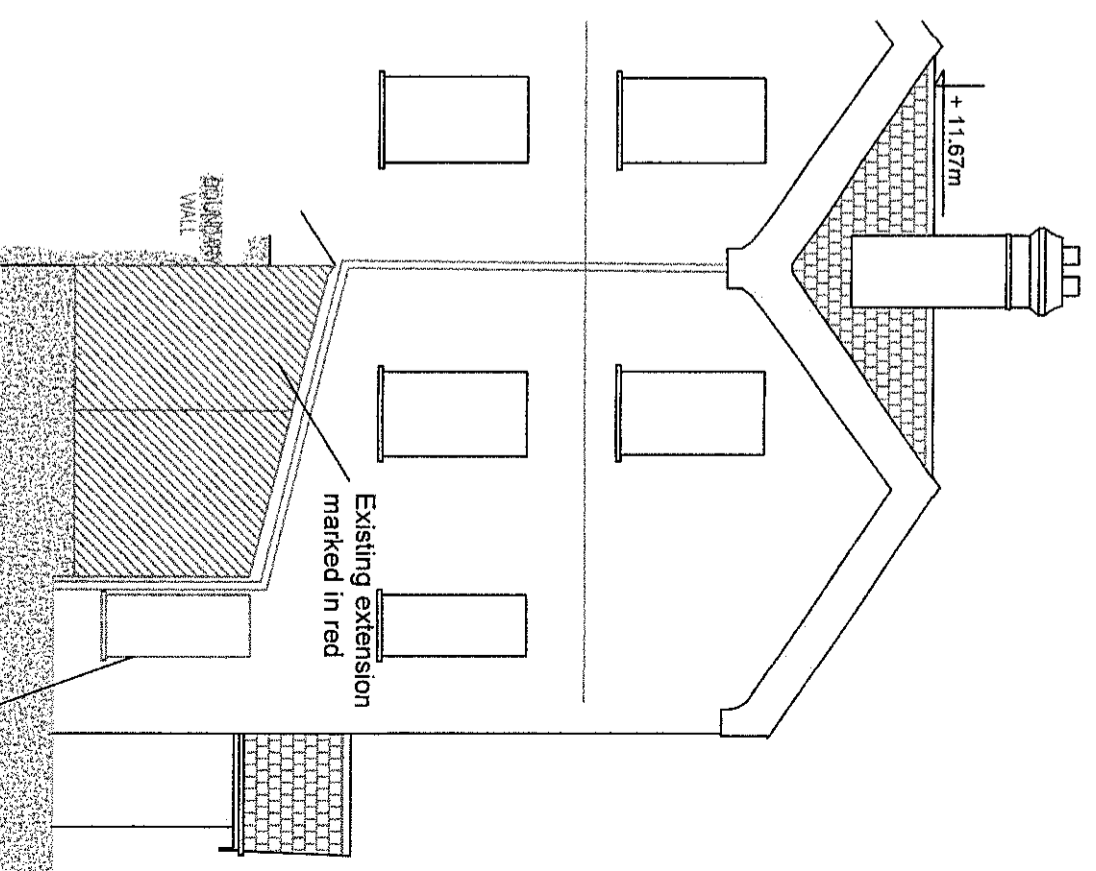


DEMOLITION MARKED IN RED

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UNIT75, TRAMORE COMPLEX, TRAMORE R.CORK, IRELAND tel: 021 4522217 e-mail: evo@imgo.ie		DRAWING Existing North, South and West Elevation planning drawings	
Date: March 2019		RAI Registered Architect 2019	
DRAWN BY: EVA MURPHYOVA SCALE 1 : 100		RSP Accreditation P	
1905-PL-05			



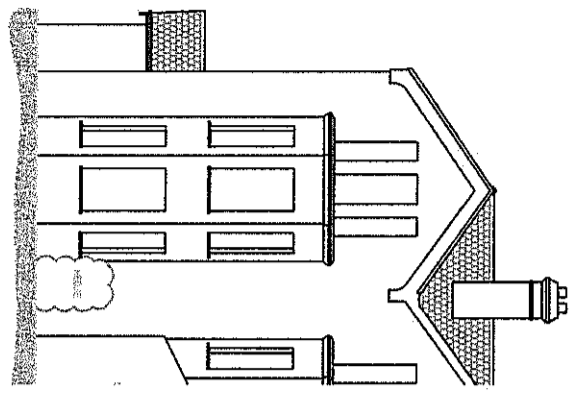
West Elevation
scale 1 : 100



North Elevation
scale 1 : 100

Existing window removed and used as connection between existing and new

DEMOLITION MARKED IN RED



South Elevation
scale 1 : 200

IMAGO ARCHITECTURAL STUDIO energy efficient & passive houses furniture & interior design		PROJECT Proposed new extension for Lucy Dawe-Lane at Seefin, Buxton Hill, Cork	
UNITS: TRAMORE COM, PK, TRAMORE R, COCKRIRELAND tel/fax: (021) 9323217 e-mail: info@imgo.ie		DRAWING Existing North, South and West Elevation planning drawings	
Date: March 2019		RIAI Registered Architect 2019 P	
DRAWN BY: EVA MURPHYOVA SCALE 1 : 100		1905-PL-05	