

CARPARKING (11no. total):
 - 4no. E.V. & accessible spaces
 - 3no. accessible spaces
 - 4no. standard space](surface t.b.c.)

PLAYGROUND AREA
 -Wood fibre/rubber grid surfacing at equipment as necessary
 -Playground equipment layout is schematic only
 -All planting shown is non-extant

MULTI-USE GAMES AREA
 -Non-slip playing surface
 -Markings for basketball, tennis & 5-a-side soccer

NEW PEDESTRIAN ACCESS TO SITE FROM SHOP (ope. in boundary wall)

VEHICULAR ACCESS TO SITE (EXISTING)

REAR WALL OF SHELTERED AREA TO BE REMOVED

EXISTING ROAD (MAIN STREET, BALLYROAN)

PLANTING
LOCATION OF SITE NOTICE

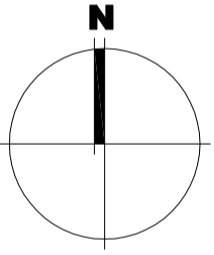


Fig.1 Boundary at Rear of Site Stone/brick piers w' mesh fencing (2.4m high), and planting



Fig.2 Suggested Tiered Seating

SITE LAYOUT PLAN
 1:500
 SITE OUTLINED IN RED
 AREA: 0.46 ha / 1.1 acres

**BALLYROAN COMMUNITY DEVELOPMENT
 PLAYGROUND SITE PROJECT**

DRG: PS-01 rev 23.09.03
 SITE LAYOUT PLAN
 1:500 @ A3

- Building Refurbishment**
- Replace existing windows with PVC double glazed windows to a minimum u-value of 1.2w/m2- including airtightness taping as required
 - Remove exist floors and install compacted 804 , blinding & 150mm Kingspan Insulation, 100mm floor screed
 - Insulate external walls with 100mm Insulated plasterboard to a minimum U value of 0.27w/.m2
 - Insulate Roof space with 400mm fibre insulation in two layers laid perpendicular , 50mm insulated plasterboard to underside of ceiling including skim finish
 - Remove existing electrical wiring & equipment including disposal to licensed facility
 - Full electrical wire to industry standards including new fuse board & provision for future PV panels
 - Install new hot & cold water feeds to include new heating system, radiators and heating controls
 - Installation of new sanitary facilities including disability accessible WC.
 - Replace all doors, architraves where required.
 - Repairs to existing roof structures as outlined in building condition report.
 - Painting & Decorating throughout
- Ancillary Structures /external Facades/external works**
- Removal of back wall to shelter area and existing gates & railings
 - Power wash entire structure and Paint
 - Reseal flat roof to shelter area where required
 - Landscaping as indicated, all planting shown is not extant
 - Provision of ducting for future EV charging
 - Disabled Parking
 - Open gap in boundary wall to shop forecourt area as indicated on drawing