



Causeway  
Coast & Glens  
Borough Council

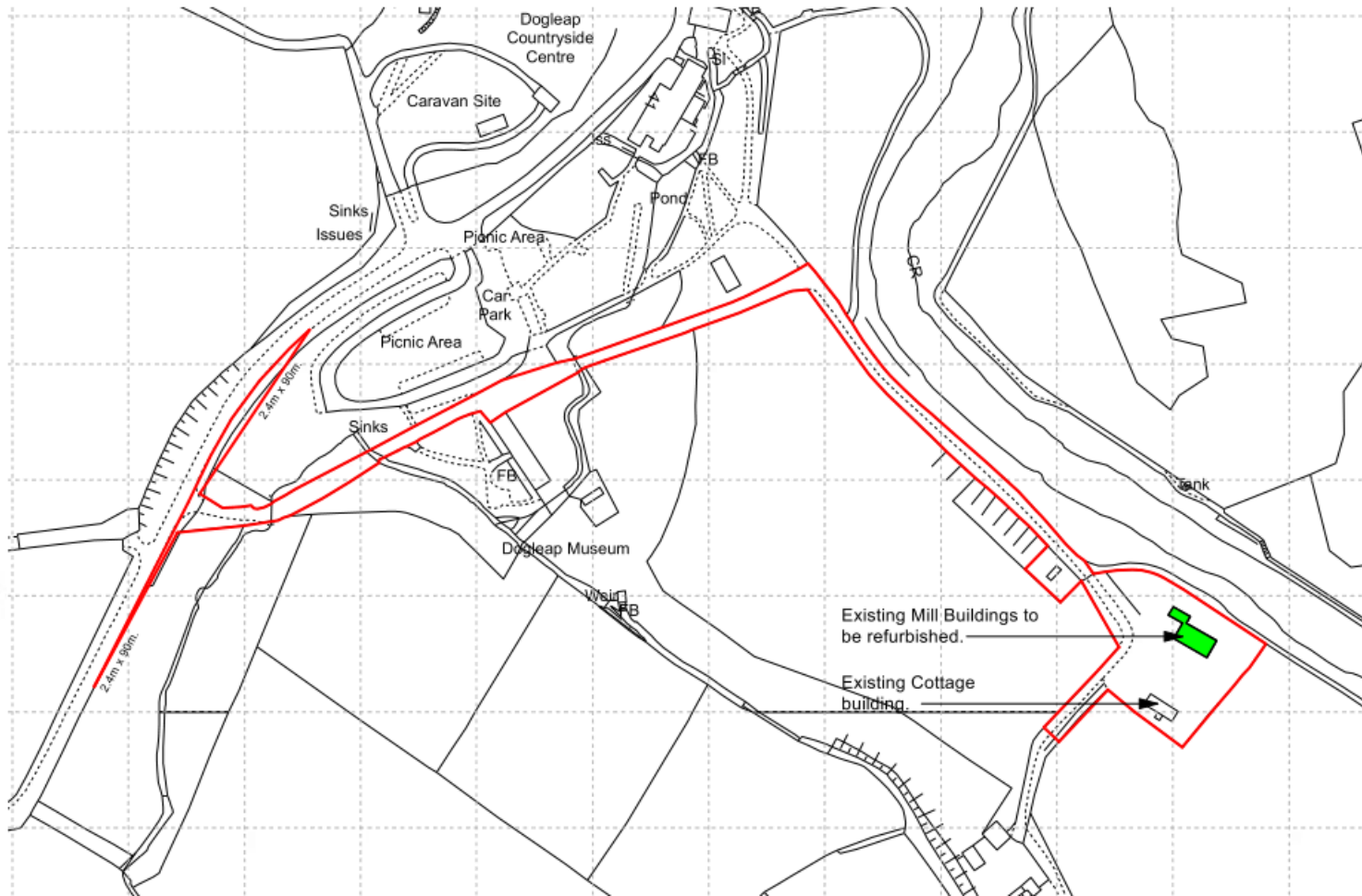
# LA01/2024/0137/F

Refurbishment of existing cottage to provide a caretakers cottage as adjacent accommodation support to the proposed Mens Shed community facility, and all associated works.

Lands 300m SE of 41 Dogleap Road, Limavady



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Borough Council**



## SITE LOCATION



**bell**architects  
CREATIVE DESIGN : SUSTAINABLE APPROACH



-  Existing buildings in context.
-  River Roe.
-  Grass areas.
-  Existing dense/mature planting.
-  Existing access track.
-  Proposed pathways.
-  Proposed wild flowers areas.
-  Existing planting to be retained.
-  Boundary fencing.
-  Rowan trees - 8-10ft high (location & number as shown)
-  Silver Birch trees - 8-10ft high (location & number as shown)
-  Sessile Oak trees - 8-10ft high (location & number as shown)
-  Proposed Hawthorne Hedge

Vehicle parking to be provided by existing Roe Valley Country Park parking facilities. To minimise parking demand. Alternative travel arrangements to site/car park include cycling.

### Lighting Plan

In order to minimise the disruption to Bats. There will be no external lighting.

Scale 1:500

**Roe Valley**  
**MENS SHED** RIBA #  
**25b** for Be Safe Be Well  
at Dogleap Road, Limavady.  
M23 BSBW Roe Cottage

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Cau  
Coa  
Bor





# Existing Cottage Building



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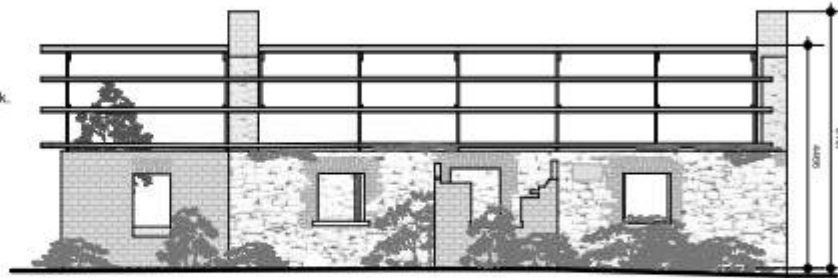
## Key

Existing Walls

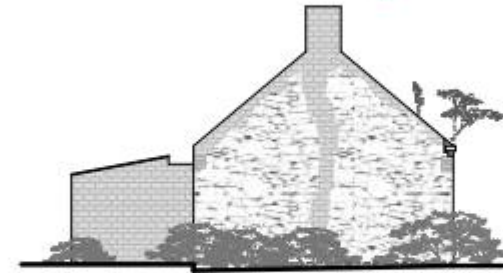
Schedule of Finishes:

Roof: Structure exposed;

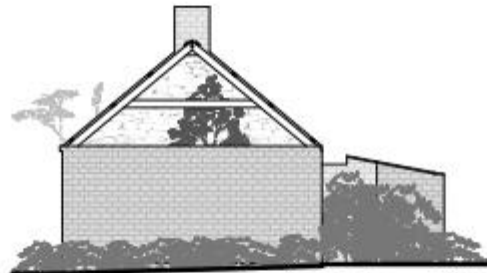
Walls: Stone/blockwork/red brick.



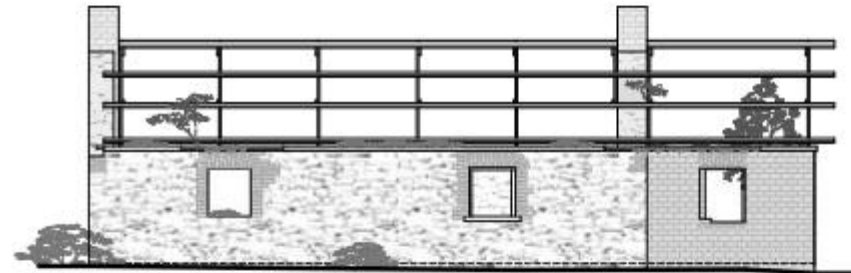
Existing Front Elevation  
Scale 1:100



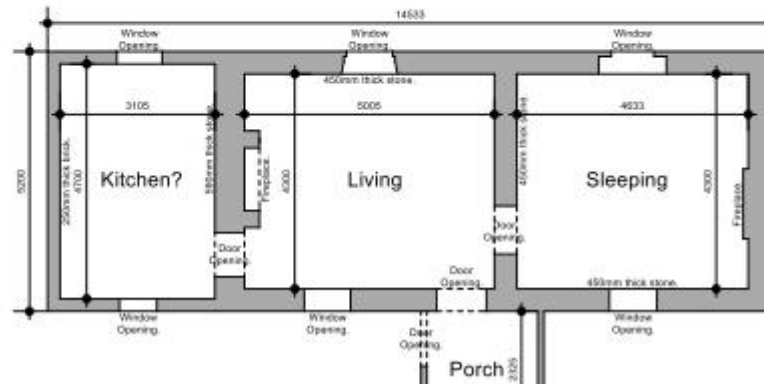
Existing Side Elevation  
Scale 1:100



Existing Side Elevation  
Scale 1:100



Existing Rear Elevation  
Scale 1:100





Causeway

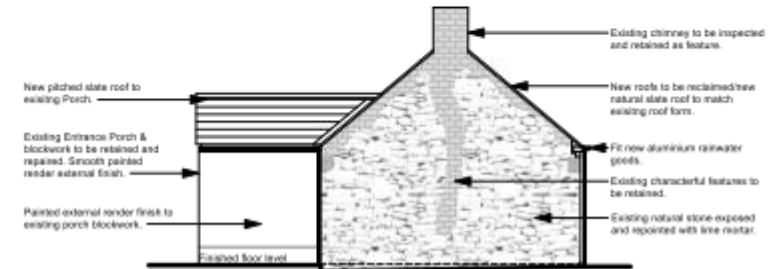
## Proposed Cottage Elevations



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CREATIVE DESIGN : SUSTAINABLE APPROACH



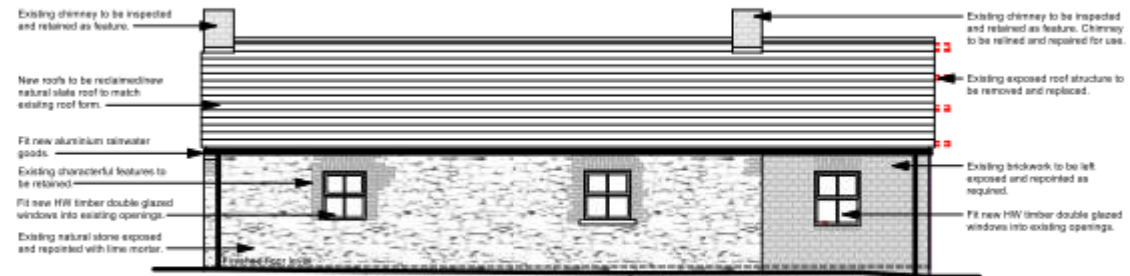
Proposed Front Elevation  
Scale 1:100



Proposed Side Elevation  
Scale 1:100



Proposed Side Elevation  
Scale 1:100

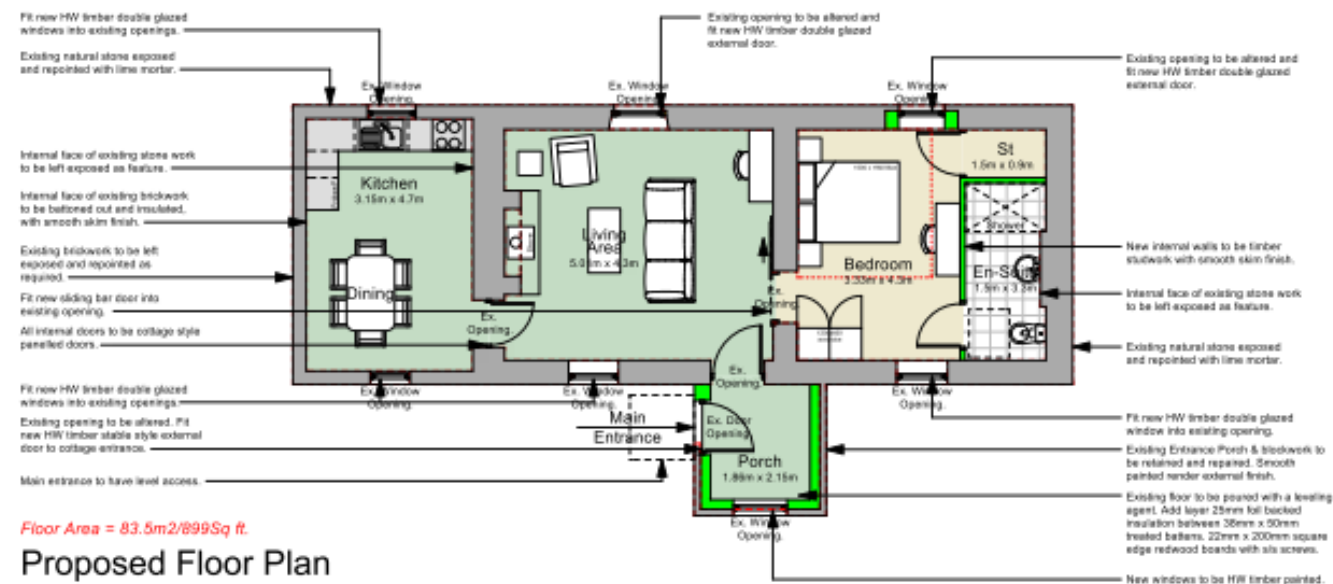


Proposed Rear Elevation  
Scale 1:100



Key

-  Existing walls.
-  Walls/items to be removed
-  New walls
-  Kitchen/Dining/Living Areas
-  Bedroom
-  En-Suite/WC



Floor Area = 83.5m<sup>2</sup>/899Sq ft.

Proposed Floor Plan  
Scale 1:100