



Causeway
Coast & Glens
Borough Council

LA01/2023/0615/F

Erection of proposed 2 storey replacement dwelling, including attic rooms, integral garage and detached artists studio as ancillary to dwelling, including extension to curtilage and all associated works/landscaping
at 40 Strand Road, Portstewart



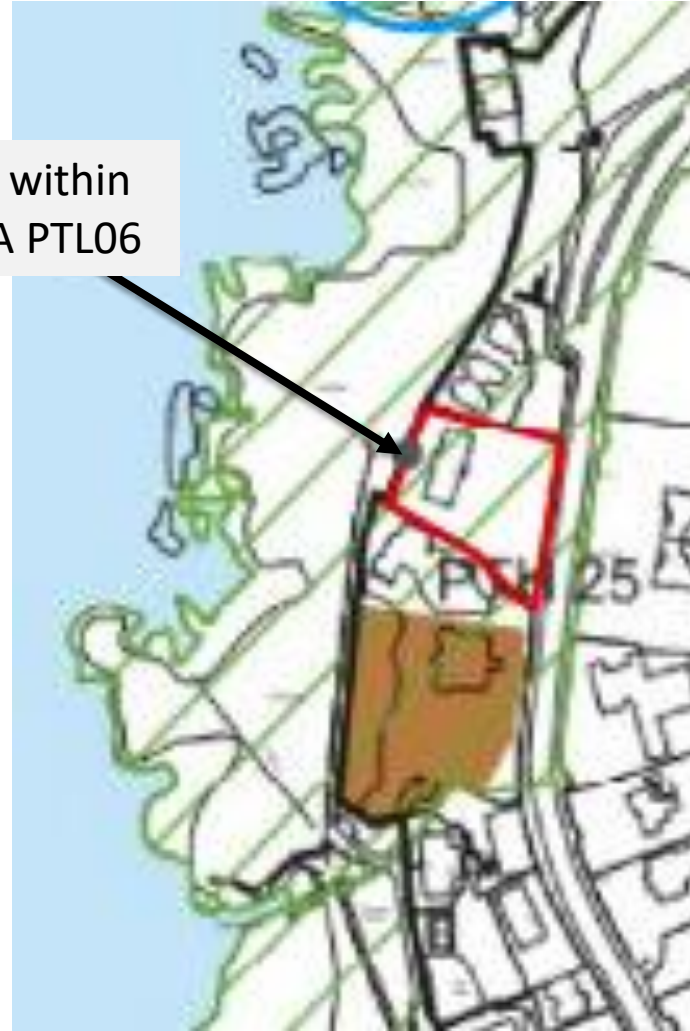
Site Location Map



Site Location Map
Scale 1:1250



Site within
LLPA PTL06





Existing dwellings in context.

Existing coastal path/pedestrian walkway.
(Below Private Amenity Gardens)

Existing Timber fence.

Retaining masonry wall & guarding
to edge of boundary.

Existing dwelling to be demolished
shown dotted red.

Patio to be laid in paviors.

Alter existing pedestrian garden
gate access.

Steps up to garden.

Existing wall to be altered.

Proposed replacement dwelling.

Escalonia hedge (1.2m high).

Patio space to be laid in paviors.

Artist Studio.

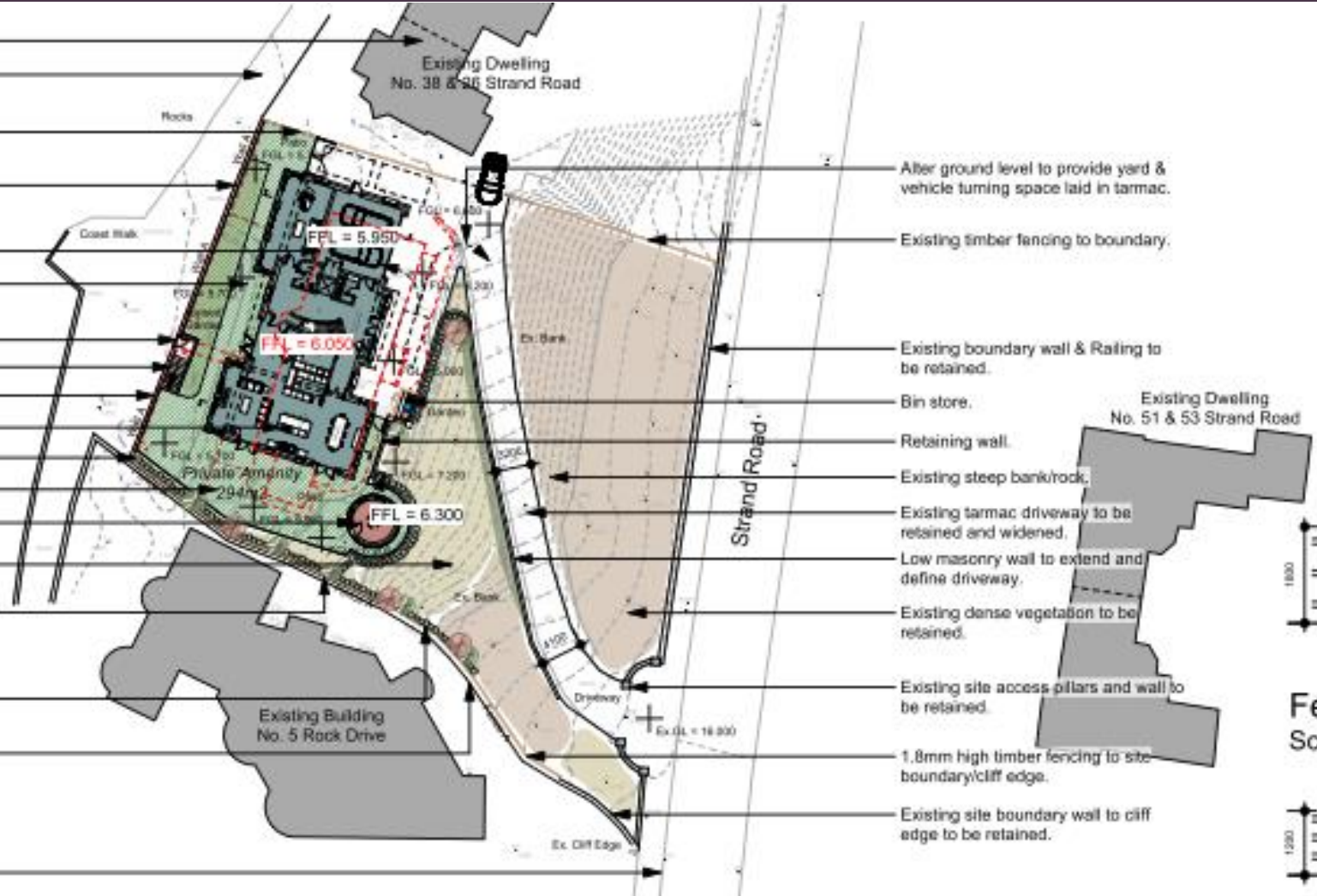
Existing steep bank/rock.

Existing masonry wall.

Escalonia hedge (allowed to mature to
1.8m high) for privacy, shrubs/trees &
timber fence to cliff edge.

Existing cliff edge.

Edge of carriageway.



Alter ground level to provide yard &
vehicle turning space laid in tarmac.

Existing timber fencing to boundary.

Existing boundary wall & Railing to
be retained.

Bin store.

Retaining wall.

Existing steep bank/rock.

Existing tarmac driveway to be
retained and widened.

Low masonry wall to extend and
define driveway.

Existing dense vegetation to be
retained.

Existing site access pillars and wall to
be retained.

1.8m high timber fencing to site
boundary/cliff edge.

Existing site boundary wall to cliff
edge to be retained.

1000

Fe
Sci

1200



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Coast & Glens
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Proposed Elevations

KEY

- Outline of Original Proposal 08.06.2023
- Outline of Revised Proposal 21.12.2023
- Outline of Revised Proposal 22.04.2024



Proposed West Elevation (Sea View)
Scale 1:100



Proposed South Elevation (Living/Kitchen/Dining & Master Bedroom)
Scale 1:100

Schedule of Finishes:
Roof: Natural/Flat Non profile slate/tiles;
Walls: Natural Stone;
Windows: HW timber/PVC/Aluminium double glazed units;
Doors: HW timber/GRP/PVC/Aluminium double glazed doors;
Rainwater Goods: Black uPVC/aluminium guttering.

Proposed Replacement DWELLING 07d RIBA # RIAS ARSUA arb **bell architects**
for Mr & Mrs Henderson at 40 Strand Road, Portstewart, M23 Henderson
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Proposed Elevations

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- Outline of Original Proposal 08.06.2023
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Proposed East Elevation (Entrance)
Scale 1:100



Proposed North Elevation (Garage)
Scale 1:100

Schedule of Finishes:
Roof: Natural/Flat Non profile slate/tiles;
Walls: Natural Stone;
Windows: HW timber/PVC/Aluminium double glazed units;
Doors: HW timber/GRP/PVC/Aluminium double glazed doors;
Rainwater Goods: Black uPVC/aluminium guttering.

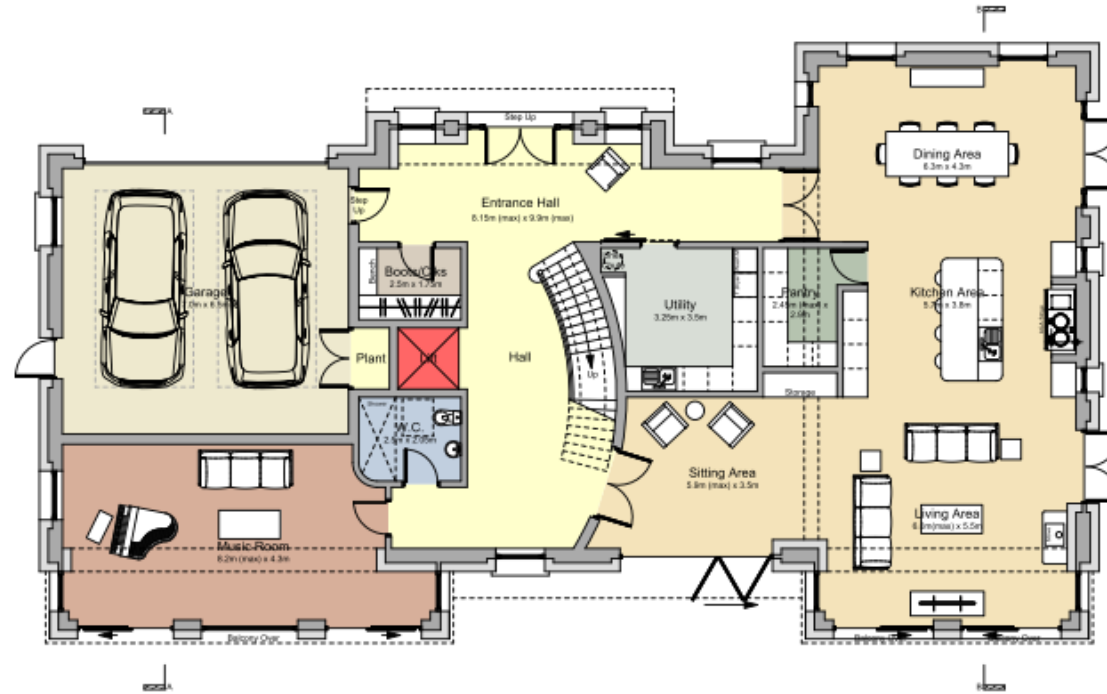
Proposed Replacement DWELLING 06d RIBA # RIAS ARSUA arb **bell architects**
for Mr & Mrs Henderson at 40 Strand Road, Portstewart, M23 Henderson
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Proposed Ground Floor Plan



- KEY**
- Kitchen/Living/Dining Area
 - Snug
 - Boot Room/Cks
 - W.C.
 - Utility
 - Pantry
 - Passenger Lift
 - Hall/Storage/Plant room
 - Garage



Proposed Ground Floor Plan
Scale 1:100

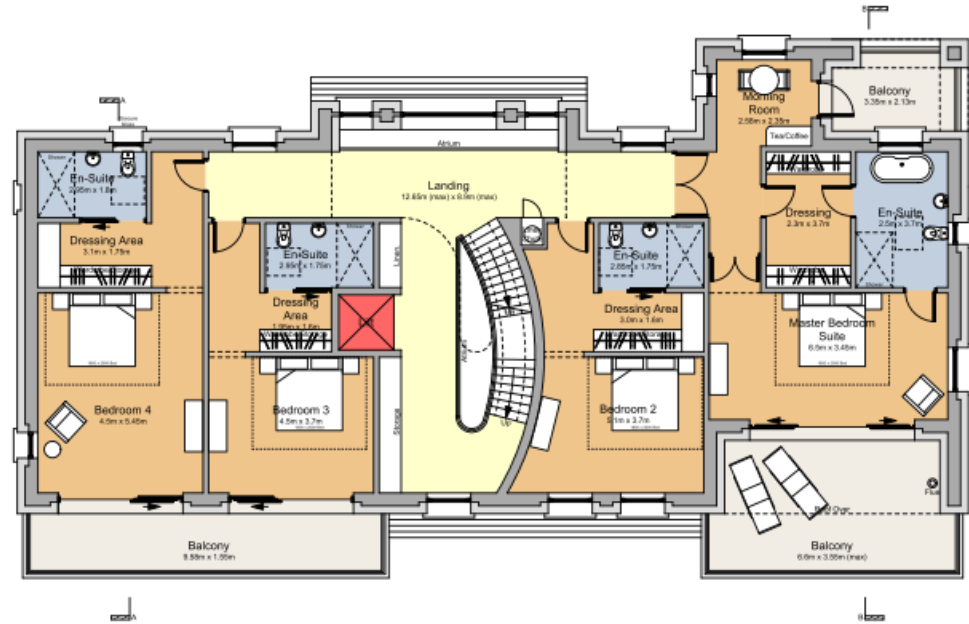


Proposed First Floor Plan



KEY

- Balcony Areas
- Bedroom Areas
- En-Suites
- Passenger Lift
- Hall/Storage



Proposed First Floor Plan
Scale 1:100

Proposed Replacement
DWELLING
04c

for Mr & Mrs Henderson
at 40 Strand Road, Portstewart.

M23 Henderson

RIBA # RIAS # RSUA # arb



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architects

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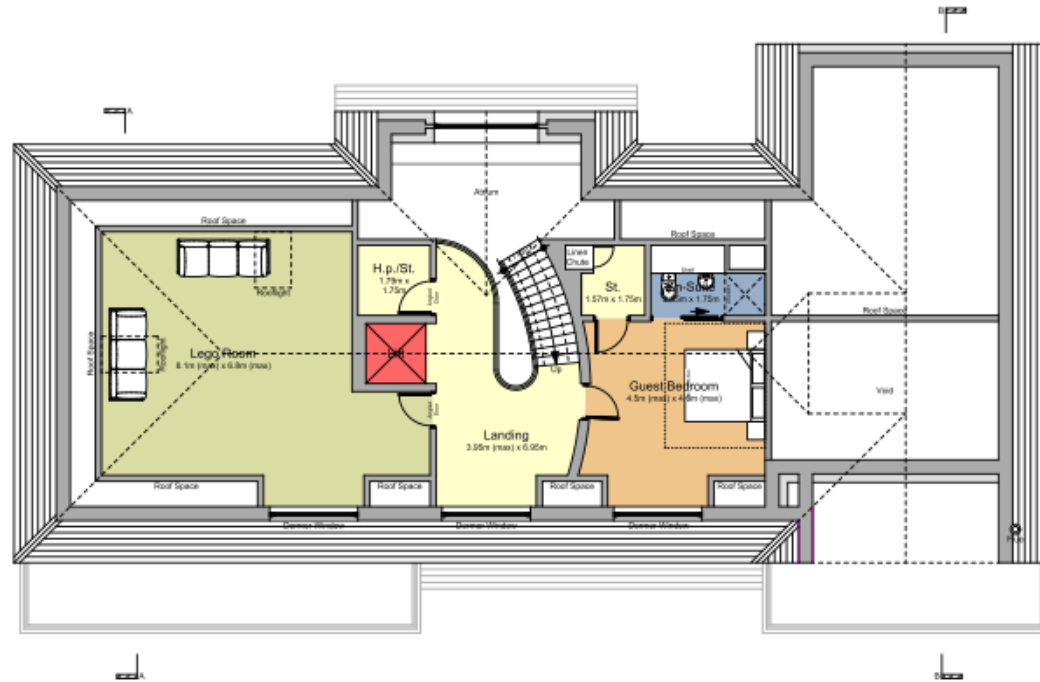


Proposed Loft Floor Plan



KEY

- Balcony Areas
- Lego Room
- Guest Bedroom
- En-Suites
- Passenger Lift
- Storage



Proposed Loft Floor Plan
Scale 1:100



Causeway
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View from access
off Strand Road





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View from north of
dwelling @ Strand
Road





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View looking north
from cliff path.





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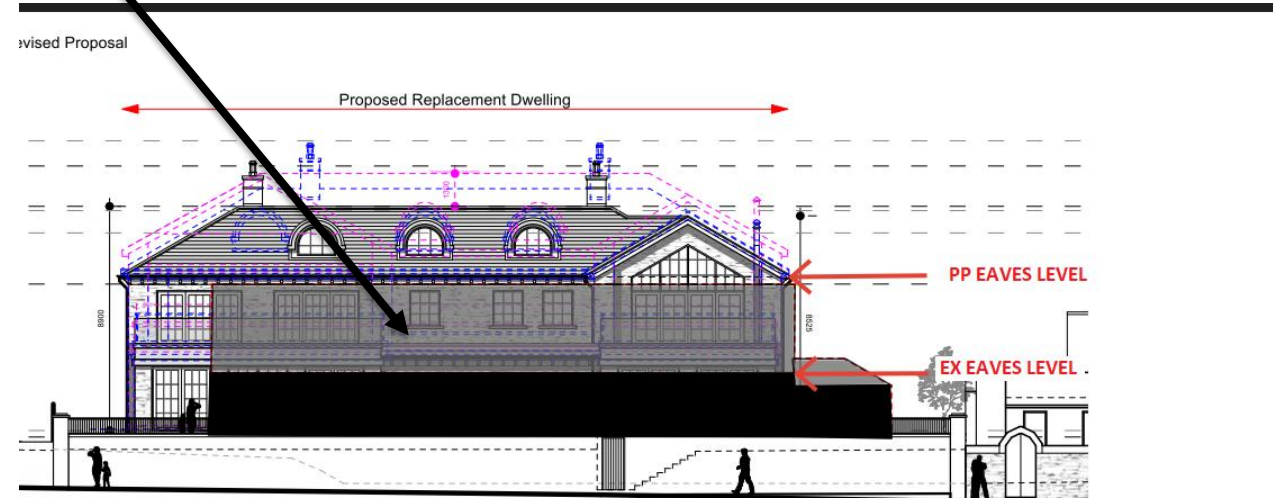
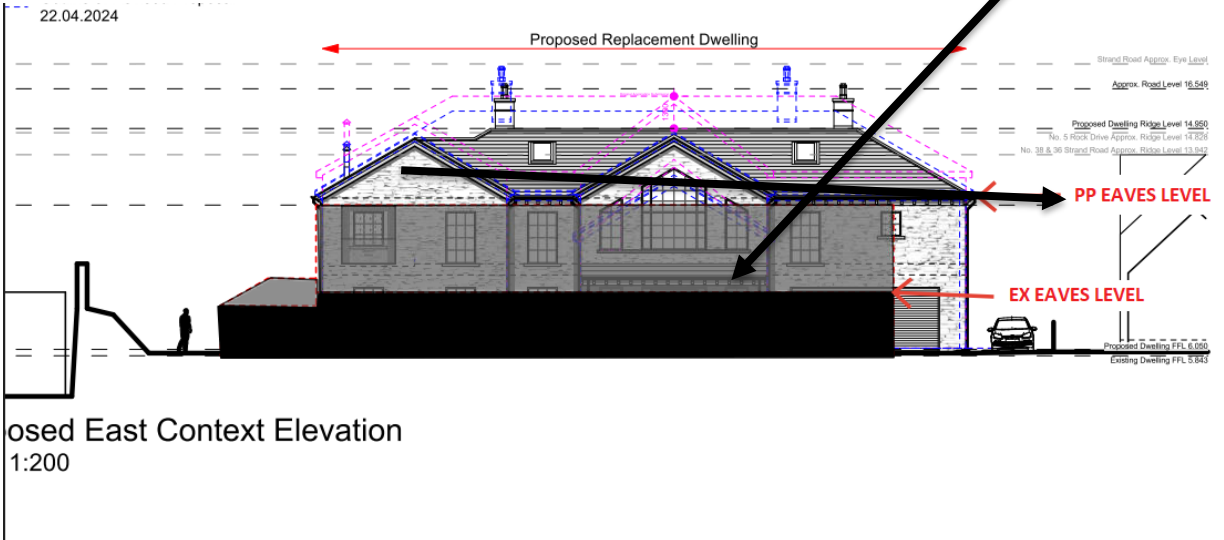
View looking south
along cliff path





Comparison of scale
between existing eaves level
and ridge height and
proposed

Roof slopes
away





Proposed Replacement Dwelling



Strand Road Approx. Eye Level

Approx. Road Level 16.415

Proposed Dwelling Ridge Level 14.950

No. 5 Rock Drive Approx. Ridge Level 14.828

No. 38 & 36 Strand Road Approx. Ridge Level 13.942

Existing Dwelling Ridge Level 11.913

Proposed Dwelling FFL 6.050

Existing Dwelling FFL 5.843

Coastal Path

Proposed Replacement Dwelling

Proposed Studio

