



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



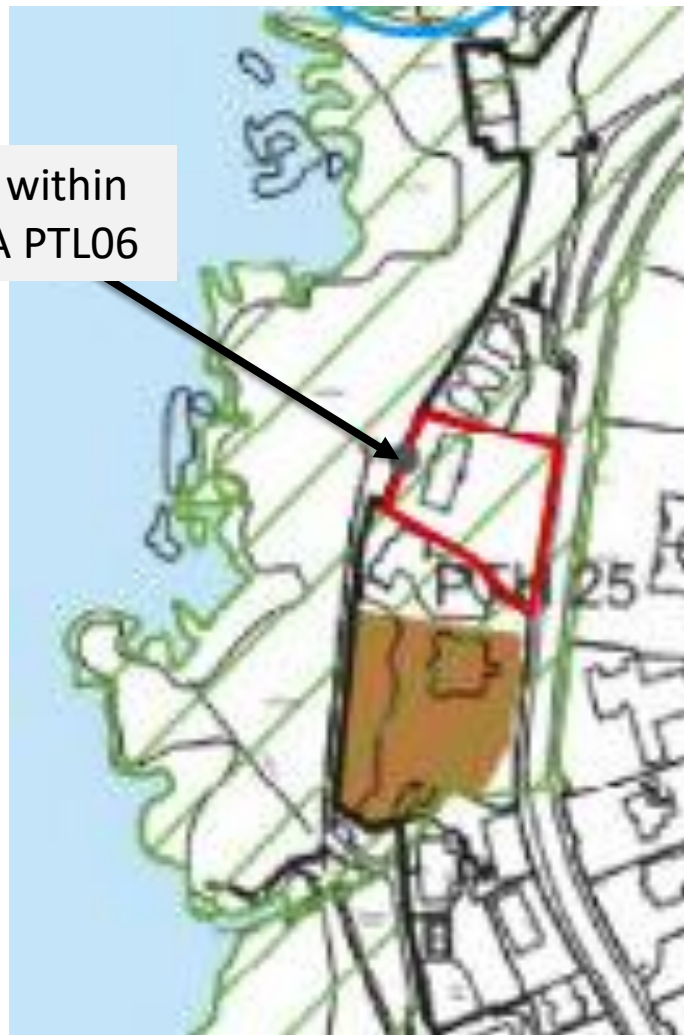
Site Location Map
Scale 1:1250



**Causeway
Coast & Glens**
Borough Council



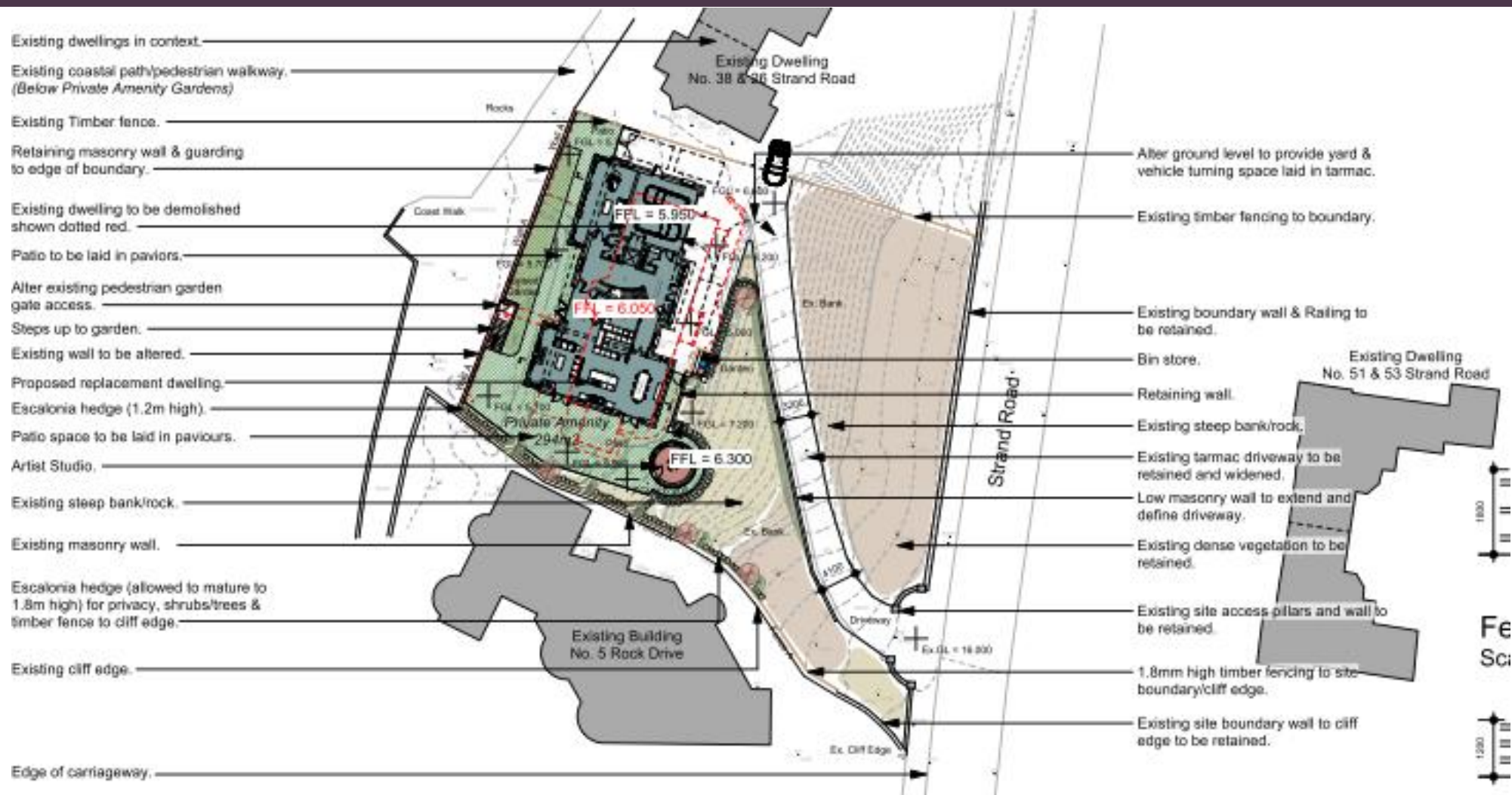
Site within
LLPA PTL06





Causeway
Coast & Glens
Borough Council







**Causeway
Coast & Glens**
Borough Council





Causeway
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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

for Mr & Mrs Henderson
at 40 Strand Road, Portstewart.
M23 Henderson

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Proposed Elevations

KEY

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



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
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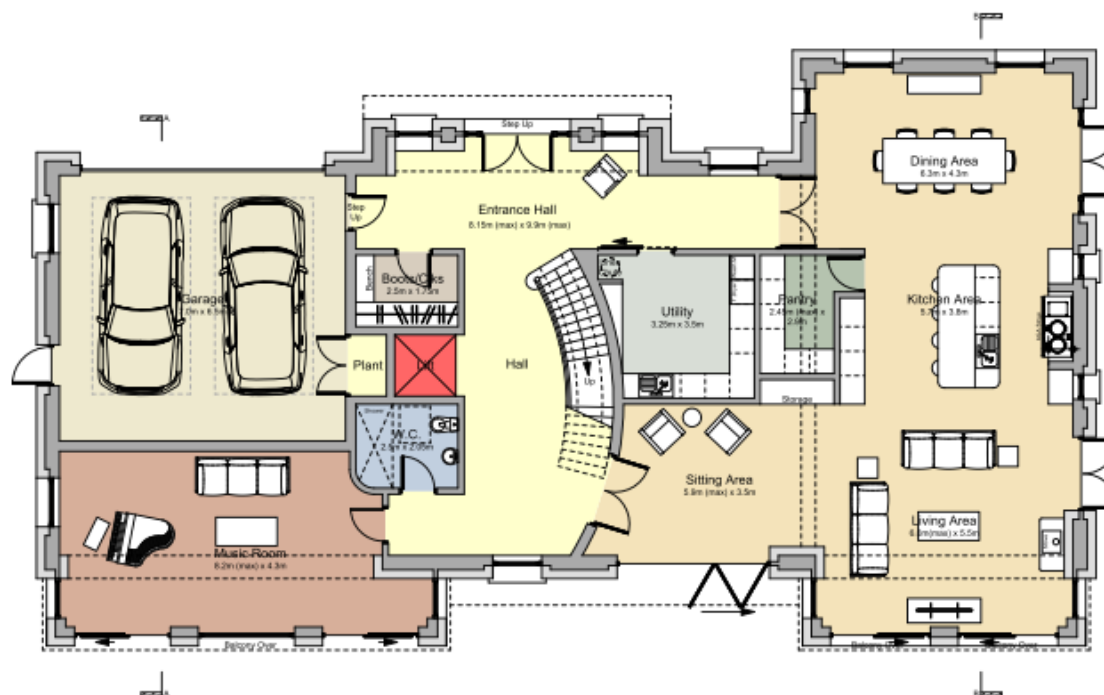




Proposed Ground Floor Plan

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

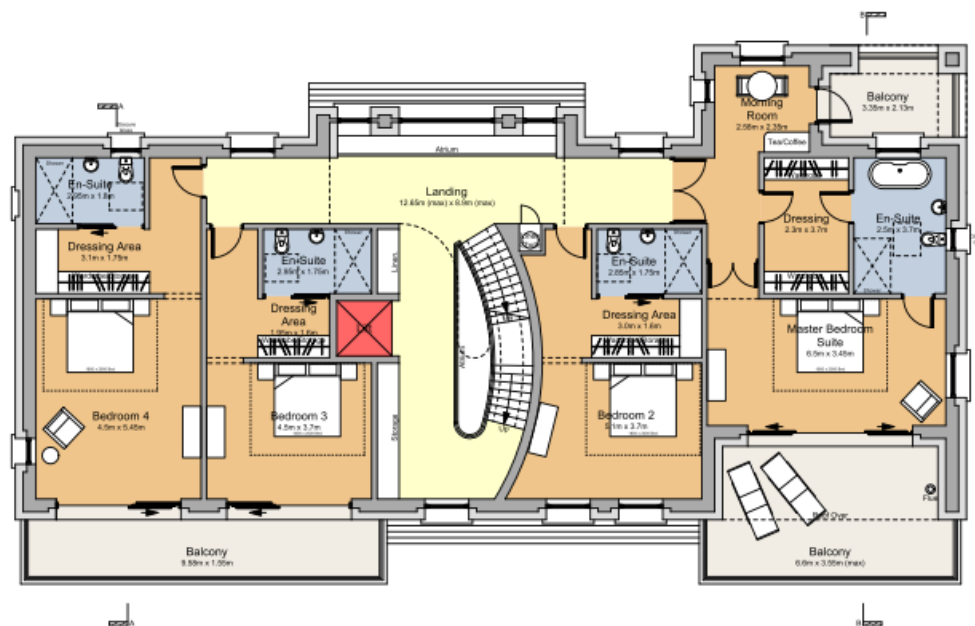




Proposed First Floor Plan

KEY

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



Proposed First Floor Plan
Scale 1:100

Proposed Replacement

DWELLING

04c

RIBA

RIAS

RSUA

arb

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

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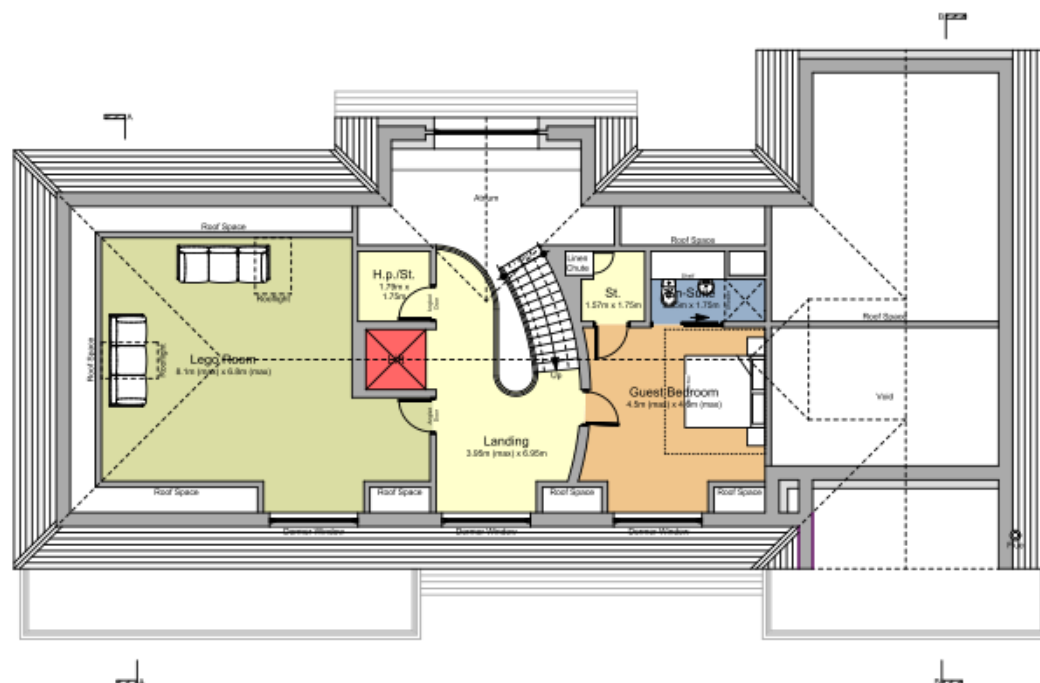
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architects
55-67 Main Street
Ballymoney
BT20 5AN



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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Borough Council

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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Coast & Glens**
Borough Council

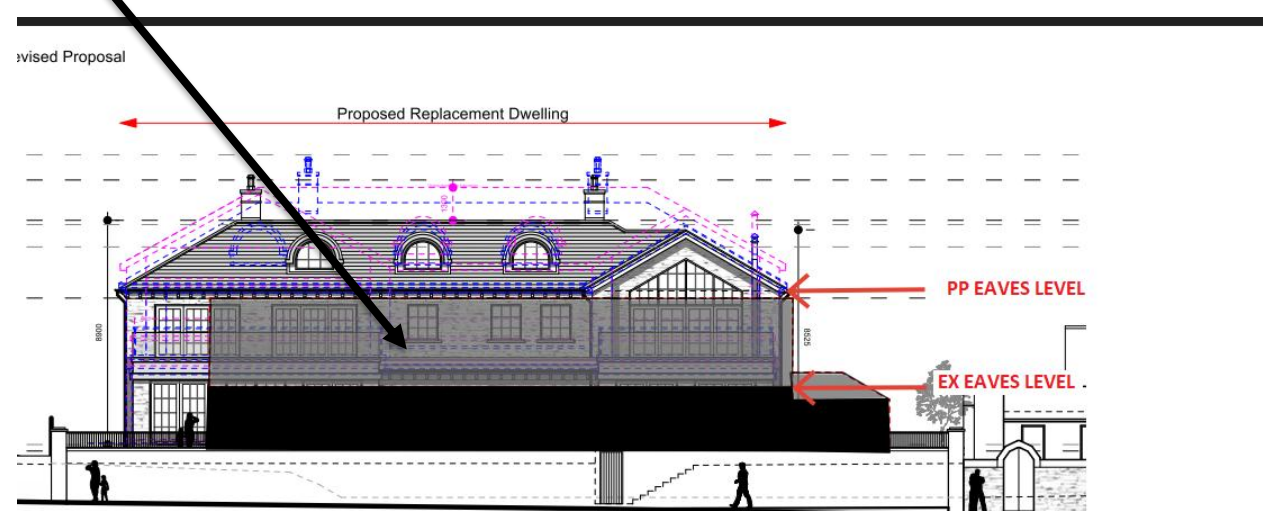
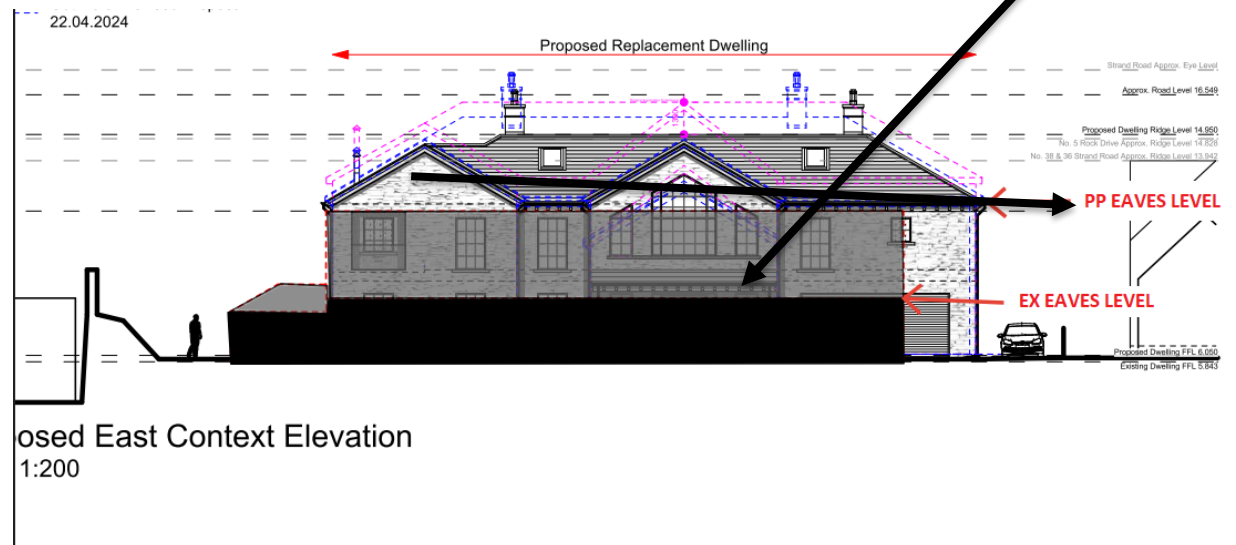
View looking south
along cliff path





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

Roof slopes
away





Proposed Replacement Dwelling



Proposed Replacement Dwelling

Proposed Studio

