

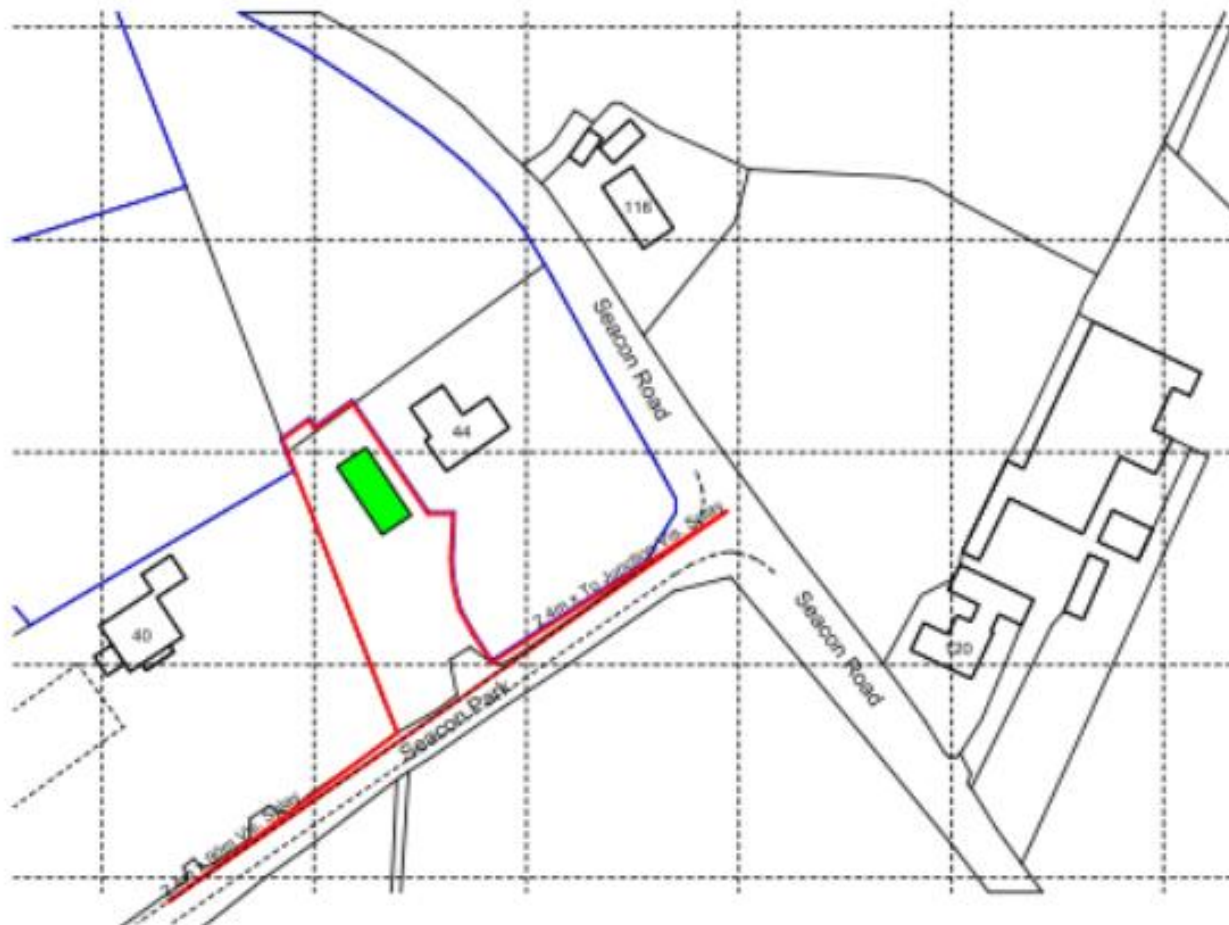


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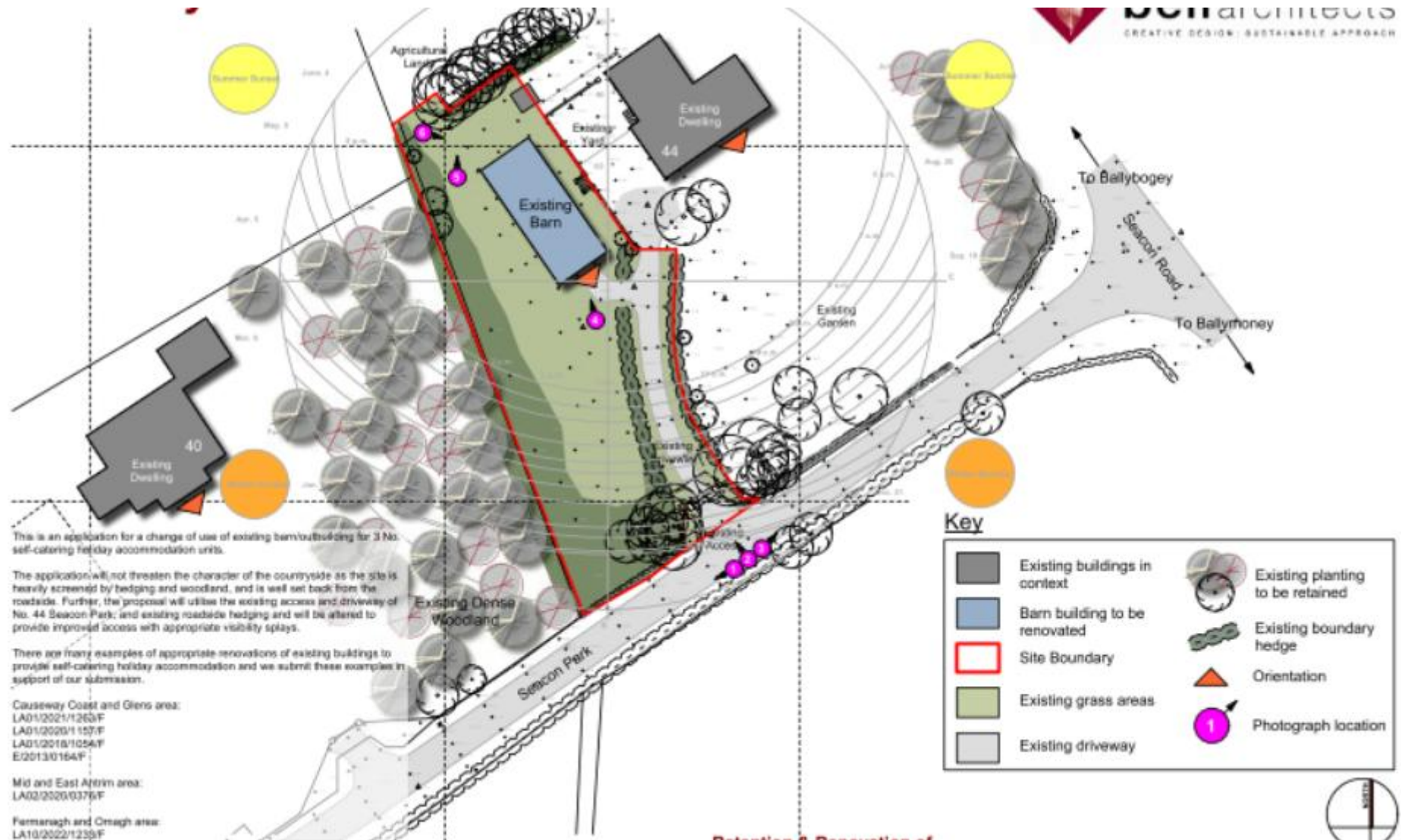
LA01/2023/1197/F

Change of use of existing barn/outbuilding to provide 2 No. self-catering holiday accommodation units and all associated works.

Lands adjacent to 44 Seacon Park, Ballymoney



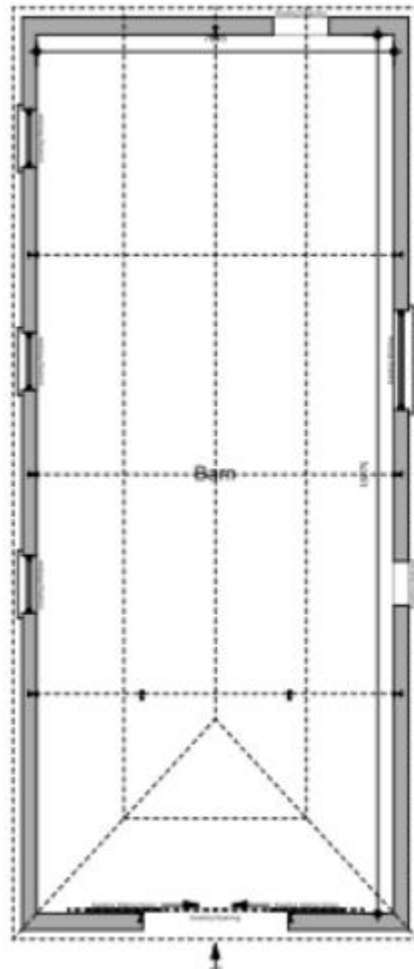
- Red outline denotes land relating to this application.
 - Blue outline denotes land under control of applicant.
- Area of Site = 0.193 Hectares.



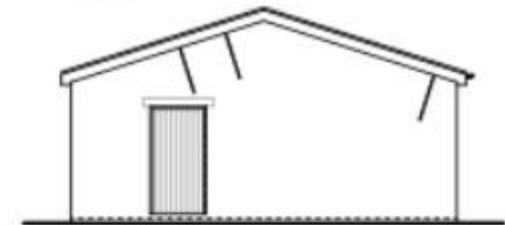


Key

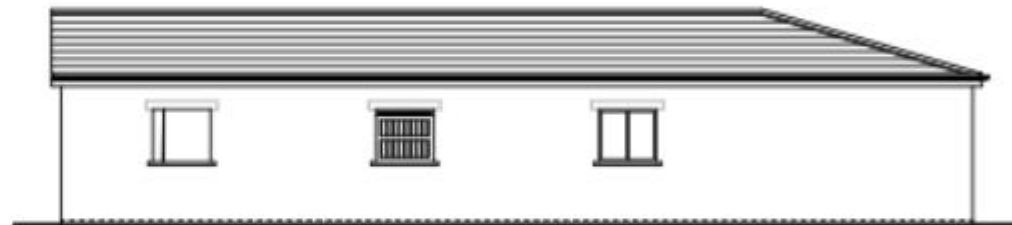
Existing walls



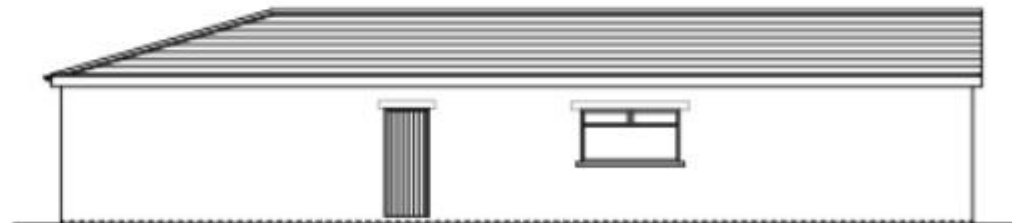
Existing Barn Front Elevation
Scale 1:100



Existing Barn Rear Elevation
Scale 1:100



Existing Barn Side Elevation
Scale 1:100



Existing Barn Side Elevation
Scale 1:100

Schedule of Finishes:
Roof: Non-profile concrete roof tiles;
Walls: Blockwork;
Windows: HW Timber double glazed units;
Doors: Sheet metal sliding doors.

Retention & Renovation of



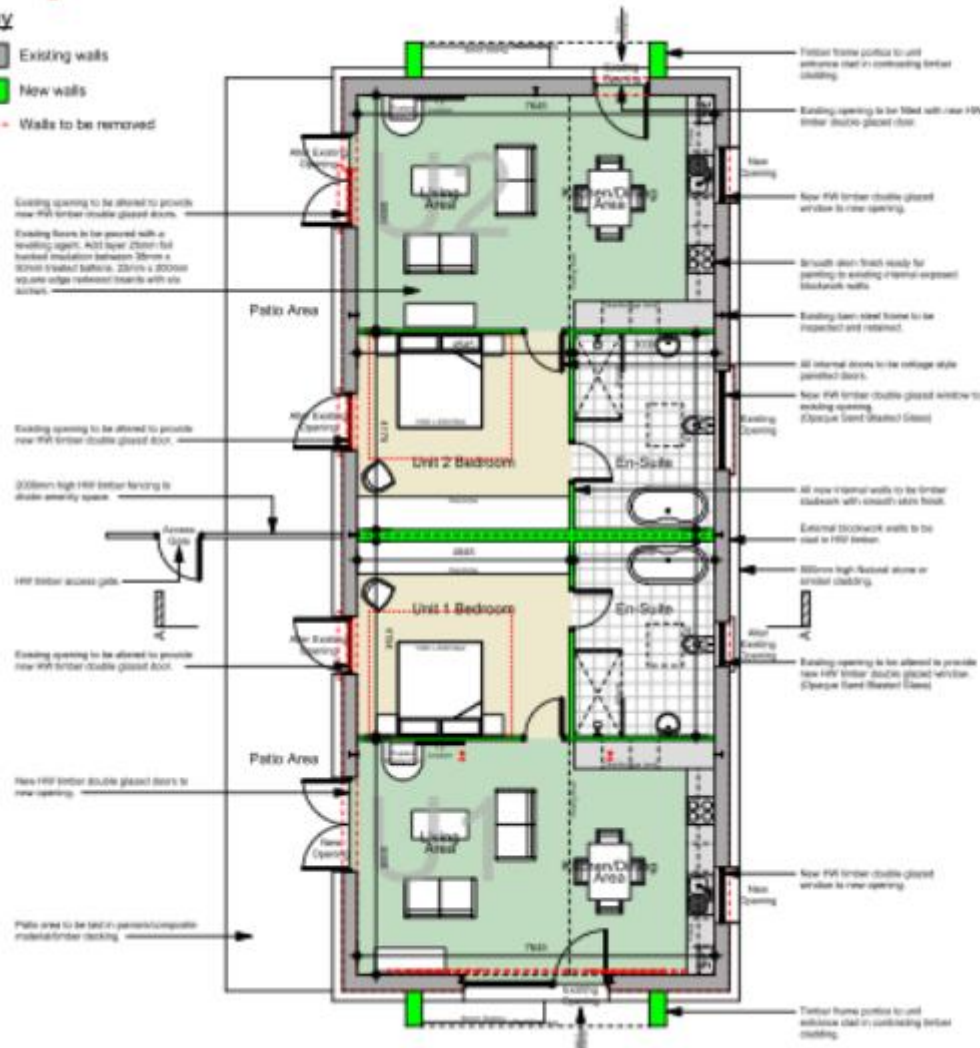


Key

Existing walls

New walls

Walls to be removed



Specifications

Existing elements to be retained where possible and as indicated. All new elements and materials used shall be of high quality and will not negatively affect the existing building fabric.

External Walls

All existing blockwork external walls are to be retained. All existing blockwork to be clad in timber and natural stone or similar.

Floor

Existing floor to be inspected and any defects made good. Floor to be poured with a leveling agent. 25mm full backed insulation laid between 38mm x 50mm treated battens. 22mm x 200mm square edge redwood boards fixed to battens with six screws. Final floor finish to be either tile, carpet or HW timber.

Roof

Existing roof structure to be inspected, treated as required and retained where possible. Any slates and ridge tiles removed to be set aside for re-use. Any new slates to match that of existing.

Windows

All new windows to be HW timber, slim type double glazed (low-e glass) with opaque painted finish.

Doors

All new external doors to be HW timber, double glazed (low-e glass) with opaque painted finish.

Internal Doors

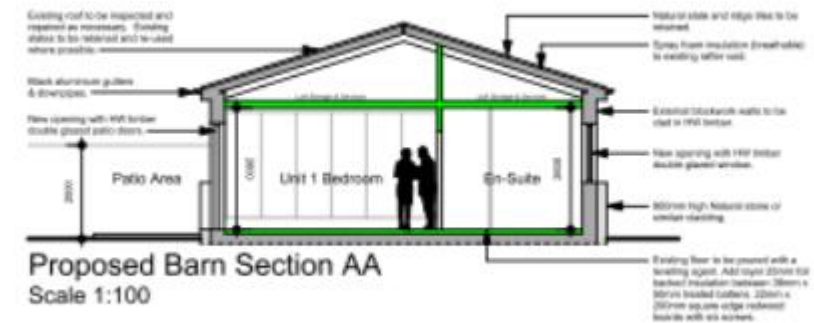
All internal doors to be white pre-painted cottage style doors with six ironmongery in satin chrome finish.

Drainwater Goods

All gutters to be half round aluminium gutters and 75mm dia. and aluminium downpipes.

Heating System

Radiators throughout. Heating system to be zoned and digital thermostats or TRVs provided to all habitable rooms. High efficiency condensing oil fired boilers to serve each unit.





Proposed Barn South Elevation - Unit 1 Entrance
Scale 1:100



Proposed Barn North Elevation - Unit 2 Entrance
Scale 1:100

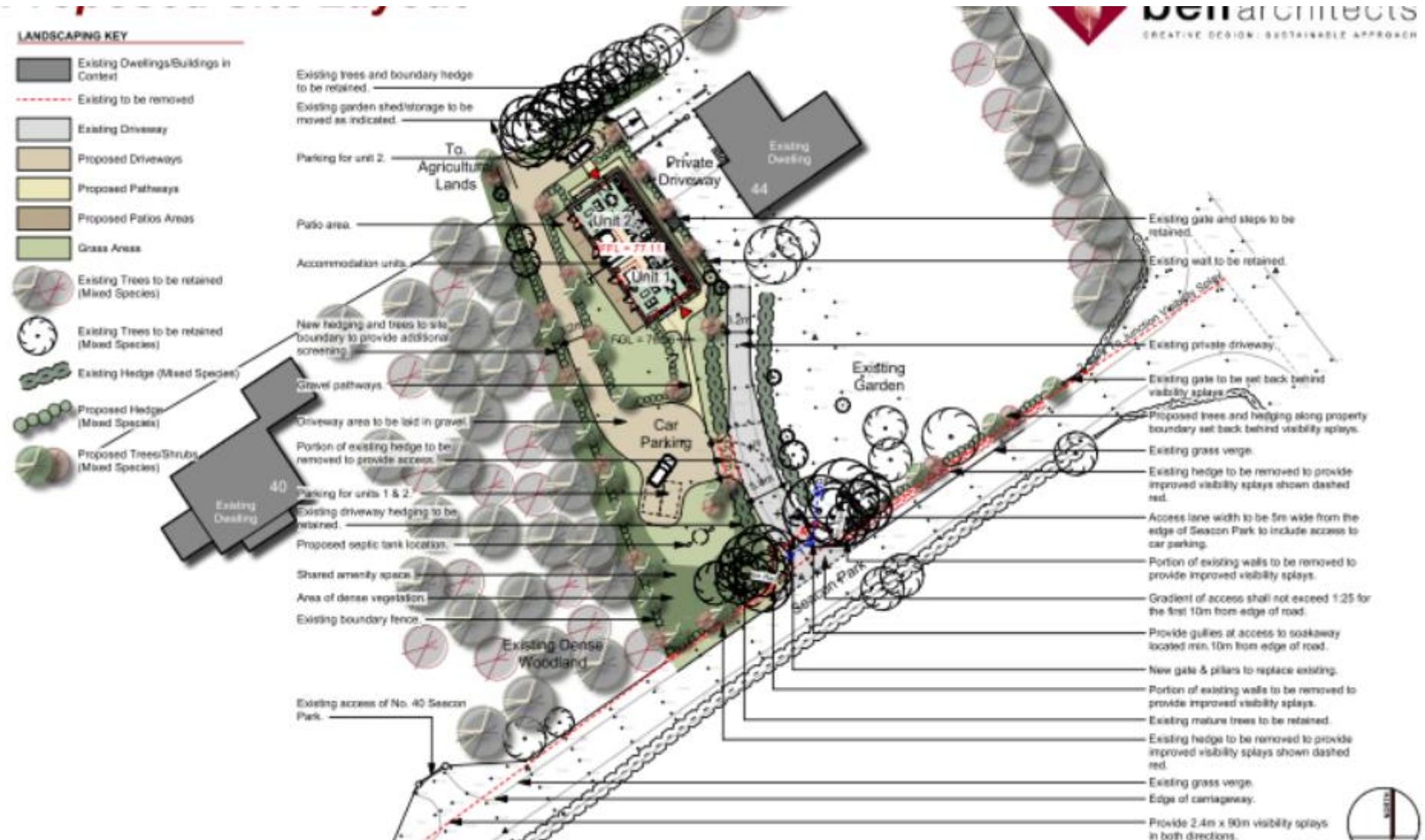


Proposed Barn West Elevation - Unit Amenity Gardens
Scale 1:100



Proposed Barn East Elevation
Scale 1:100

Schedule of Finishes:
Roof: Non-profile concrete roof tiles/natural slate;
Walls: Natural stone/timber cladding;
Windows: HW timber double glazed units;
Doors: HW timber doors/HW timber sliding shutters;
Rainwater Goods: Black aluminium guttering.







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