



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



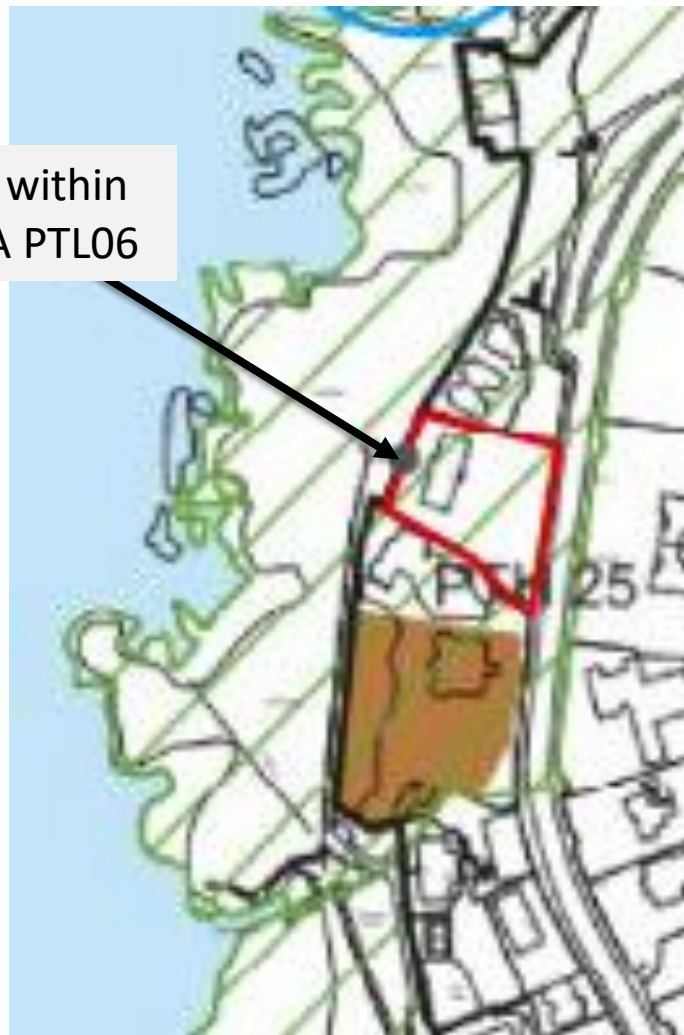
Site Location Map
Scale 1:1250



Causeway
Coast & Glens
Borough Council



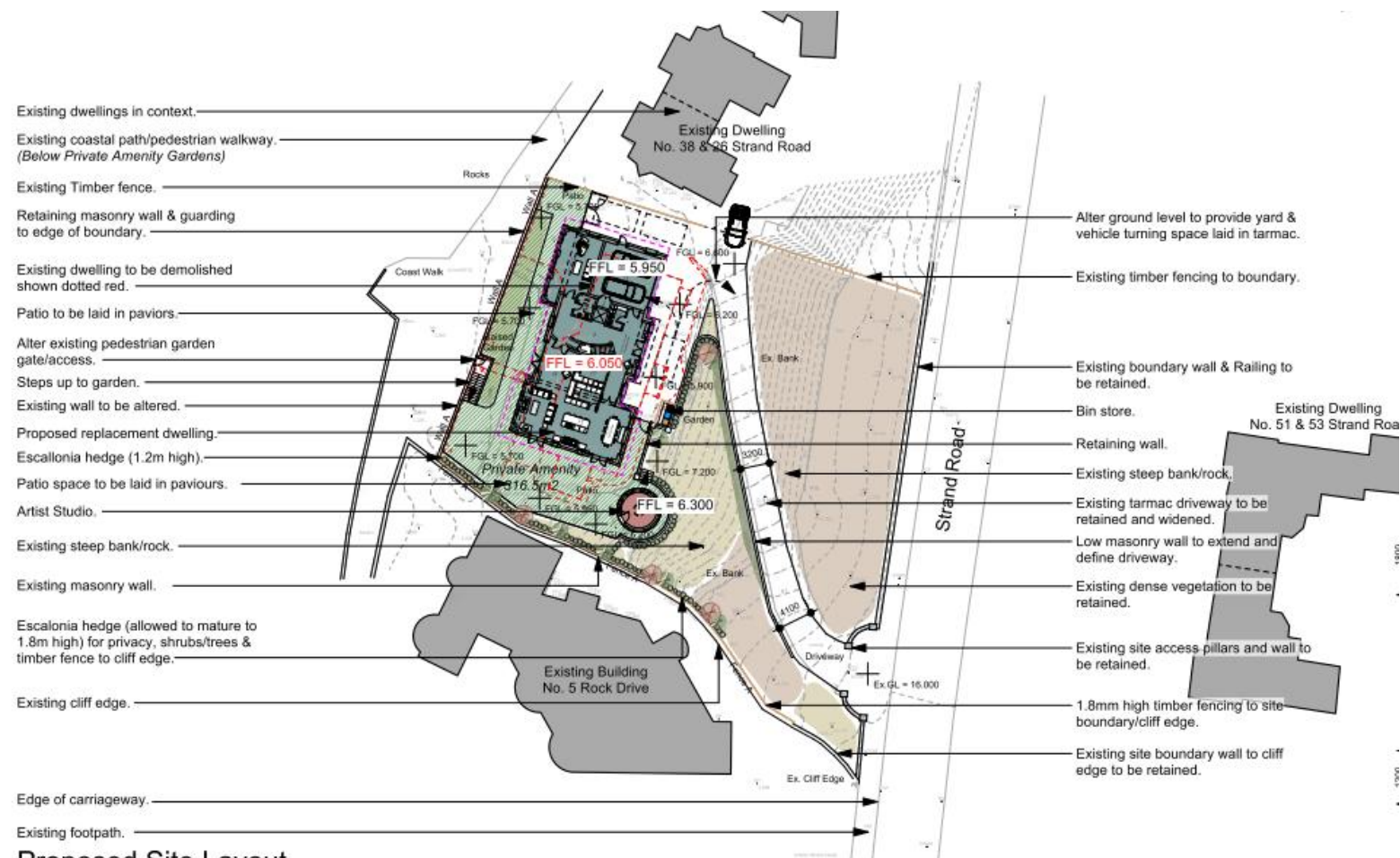
Site within
LLPA PTL06





Causeway
Coast & Glens
Borough Council





Proposed Site Layout
Scale 1:500



Causeway
Coast & Glens
Borough Council

Dwelling to be replaced





Causeway
Coast & Glens
Borough Council



EAST ELEVATION — ENTRANCE
1:200



WEST ELEVATION — SED VIEWS.



Proposed Elevations

KEY

--- Outline of Original Proposal



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
07e

for Mr & Mrs Henderson
at 40 Strand Road, Portlewart,
M23 Henderson

RIBA #

IRIAS

RSUA

arb

Architectural
Registration
Board

bell
architects

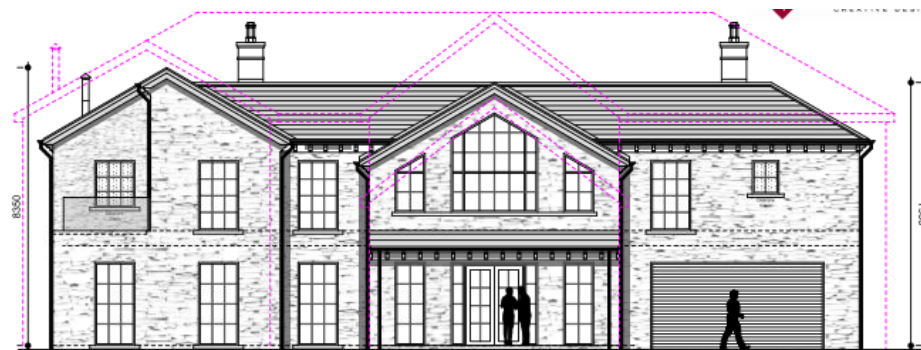
65-67 Main Street
Ballymoney
BT53 6AA

© COPYRIGHT Bell Architects Ltd 2025 www.bell-architects.com

T 028 2766 6406

E office@bell-architects.com

Original Proposal



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
06e

for Mr & Mrs Henderson
at 40 Strand Road, Portlewart,
M23 Henderson

RIBA #

IRIAS

RSUA

arb

Architectural
Registration
Board

bell
architects

65-67 Main Street
Ballymoney
BT53 6AA

© COPYRIGHT Bell Architects Ltd 2025 www.bell-architects.com

T 028 2766 6406

E office@bell-architects.com



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/Dining/Breakfast Room)
Scale 1:100

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

Proposed Replacement

DWELLING
07e
for Mr & Mrs Henderson
at 40 Strand Road, Portlaoise,
M23 Henderson

RIBA # RIAS ARSUA arb

bell
architects
60-67 Main Street
Ballymore
BT22 6AB

© COPYRIGHT Bell Architects Ltd 2024 www.bell-architects.com

T 028 2766 6406

E office@bell-architects.com

Overlay/comparison of
previous scheme presented
to Members and current
proposal (Elevations)



Overlay/comparison of
previous scheme presented
to Members and current
proposal (Elevations)

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 East Elevation (Entrance)
Scale 1:100



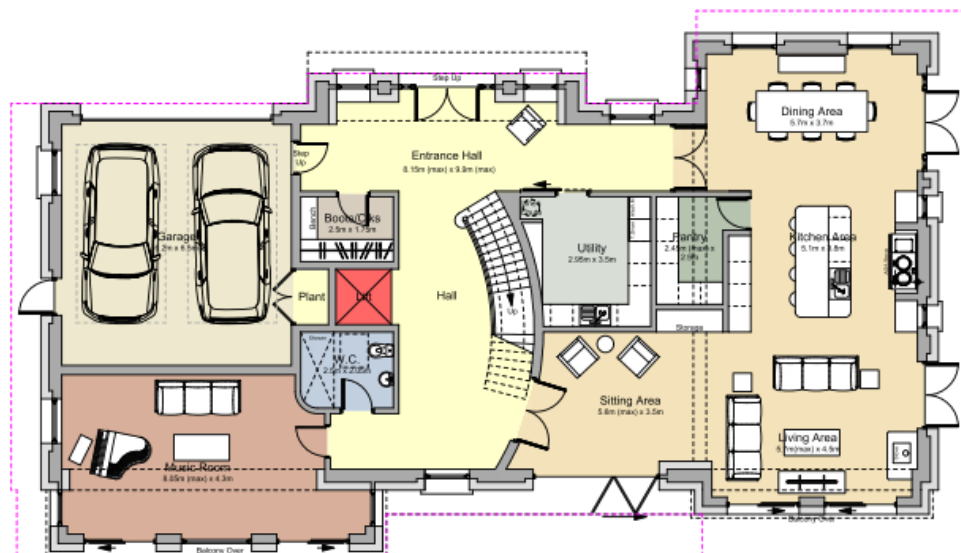
Proposed North Elevation (Garage)
Scale 1:100



Proposed Ground Floor Plan

KEY

- Footprint of original proposal
- Kitchen/Living/Dining Area
- Snug
- Boot Room/Clo
- W.C.
- Utility
- Pantry
- Passenger Lift
- Hall/Storage/Plant room
- Garage



Proposed Ground Floor Plan
Scale 1:100

Proposed Replacement

DWELLING

03d

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

M23 Henderson

RIBA

RIAS

RSUA

arb

Architects
Registration
Board



bell

architects

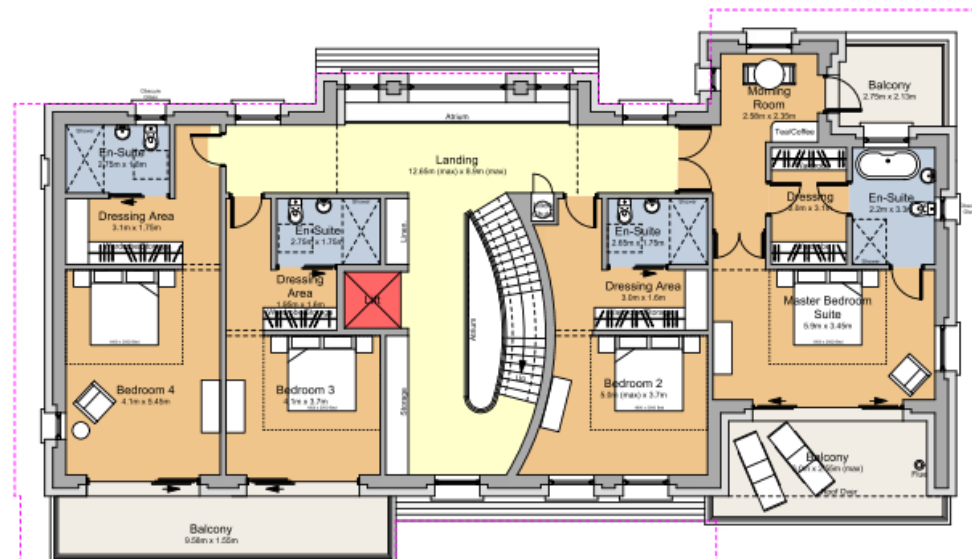
65-67 Main Street
Ballymoney
BT53 6AG



Proposed First Floor Plan

KEY

- Footprint of original proposal
- Balcony Areas
- Bedroom Areas
- En-Suites
- Passenger Lift
- Hall/Storage



Proposed First Floor Plan
Scale 1:100

Proposed Replacement

DWELLING

04d

for Mr & Mrs Henderson
at 40 Strand Road, Portlaoine,
M23 Henderson

RIBA #

RIAS

RSUA

arb

© COPYRIGHT Bell Architects Ltd 2025 www.bell-architects.com

T 028 2766 6408

E office@bell-architects.com

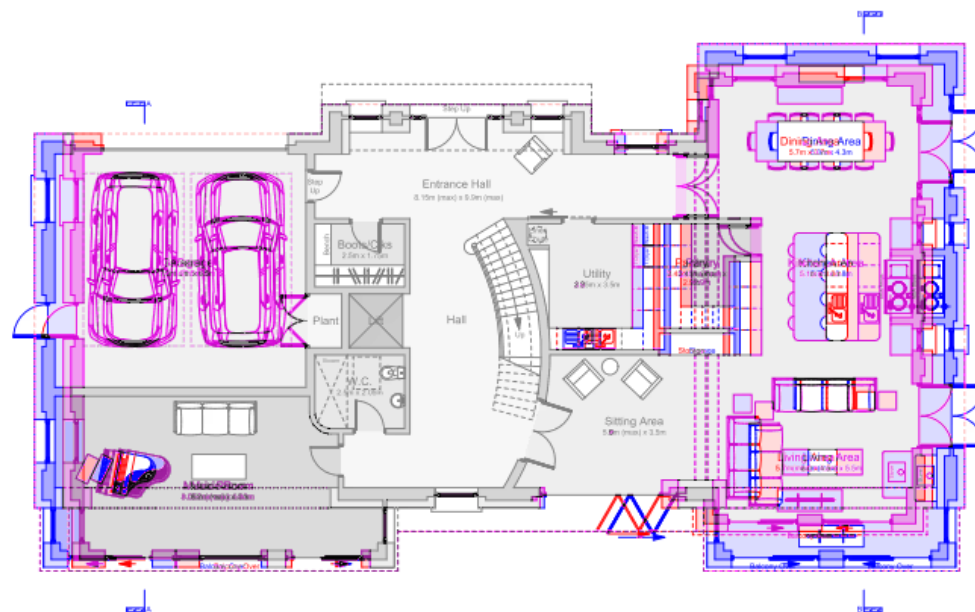


bell
architects
65-67 Main Street
Ballymore
D153, Dublin



Proposed Ground Floor Plan

- KEY
- Red dashed line: Proposed
 - Blue dashed line: Existing
 - Light blue: Kitchen/Living/Dining Area
 - Light green: Book Room/Cls
 - Light yellow: Book Room/Cls
 - Light orange: Utility
 - Light purple: Utility
 - Light pink: Passenger Lift
 - Light blue: Bath/Storage/Plant room
 - Light green: Bath/Storage/Plant room
 - Light orange: Garage



Proposed Ground Floor Plan
Scale 1:100

Overlay/comparison of
previous scheme presented
to Members and current
proposal (Ground floor plans)



Causeway
Coast & Glens
Borough Council

View from access
off Strand Road





**Causeway
Coast & Glens**
Borough Council

View from north of
dwelling @ Strand
Road





Causeway
Coast & Glens
Borough Council

Relationship
between No.40 &
38





Causeway
Coast & Glens
Borough Council

View looking north
from cliff path.





**Causeway
Coast & Glens**
Borough Council

View looking south
along cliff path





Causeway
Coast & Glens
Borough Council



Proposed West Elevation in Context (Montage)
Scale 1:500

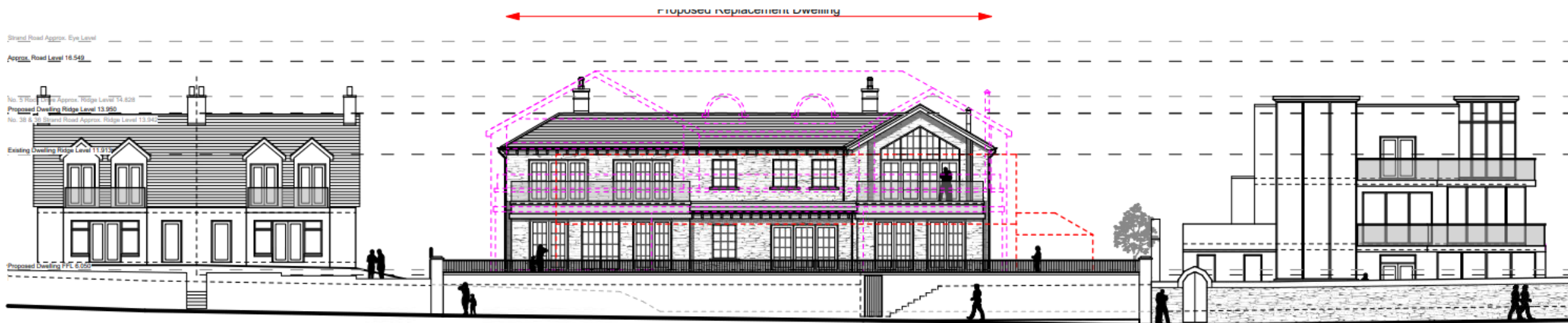
Proposed/Illustrative montage

Existing montage



Existing West Elevation Image
Approx. Scale 1:500

Proposed Replacement
DWELLING RIBA 
13e for Mr & Mrs Henderson
at 40 Strand Road, Portstewart.
M23 Henderson
© COPYRIGHT Bell Architects Ltd 2025 www.bell-architects.com

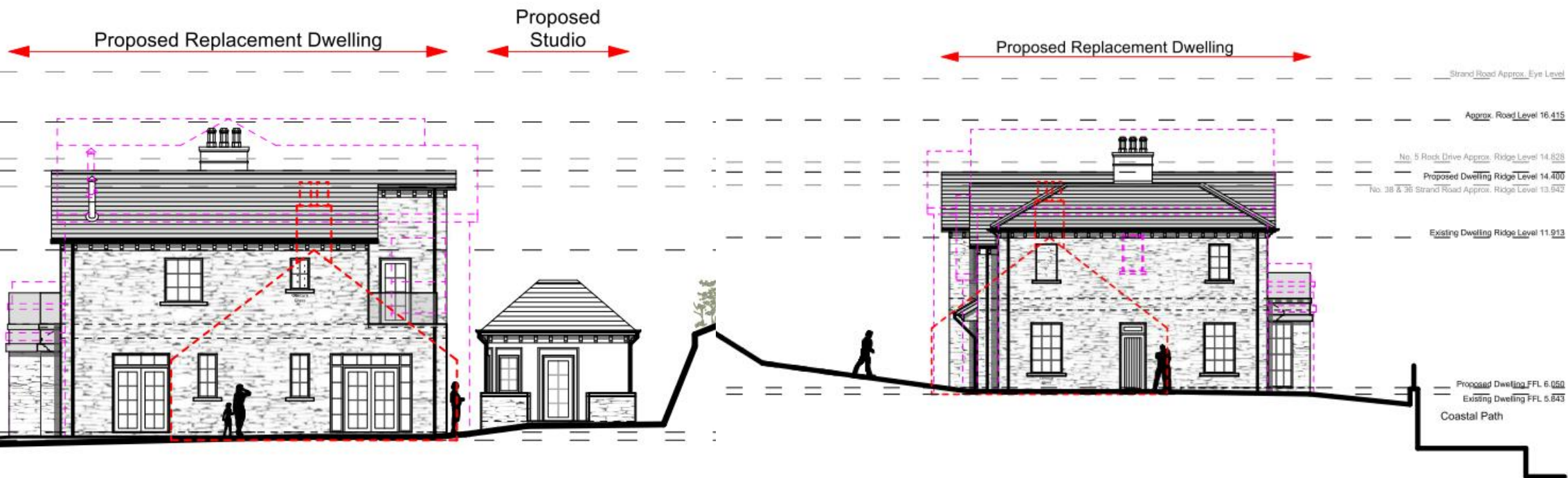


Proposed West Context Elevation
Scale 1:200

Drumhead



Causeway
Coast & Glens
Borough Council



Proposed Replacement
DWELLING
11e

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

RIBA



RIAS

RSUA

arb

Architects
Registration
Board



Causeway
Coast & Glens
Borough Council

