



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



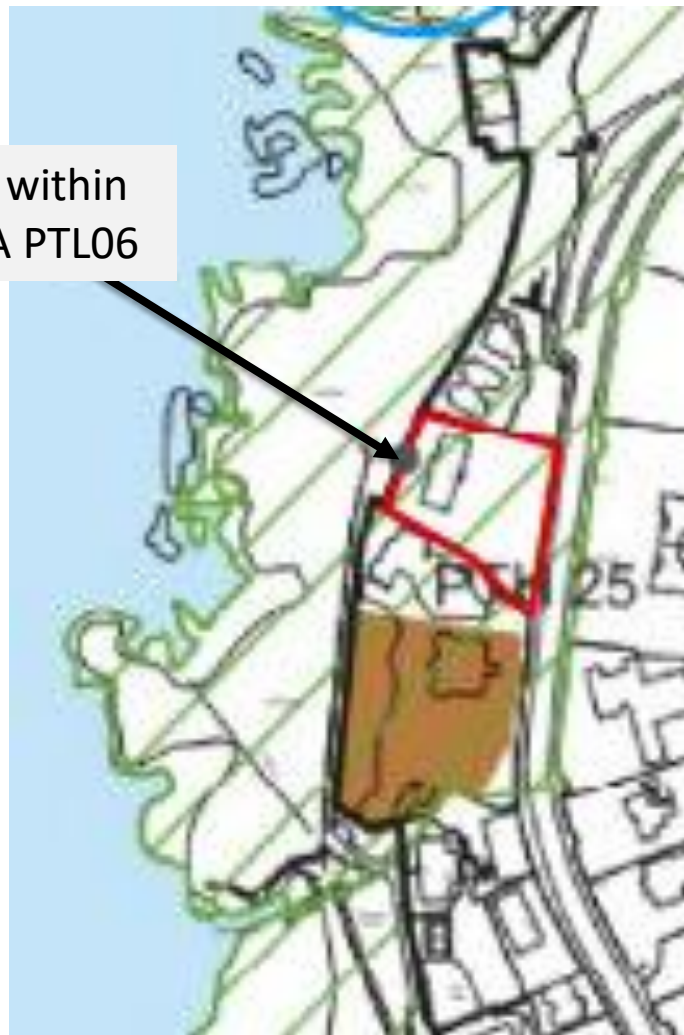
Site Location Map
Scale 1:1250

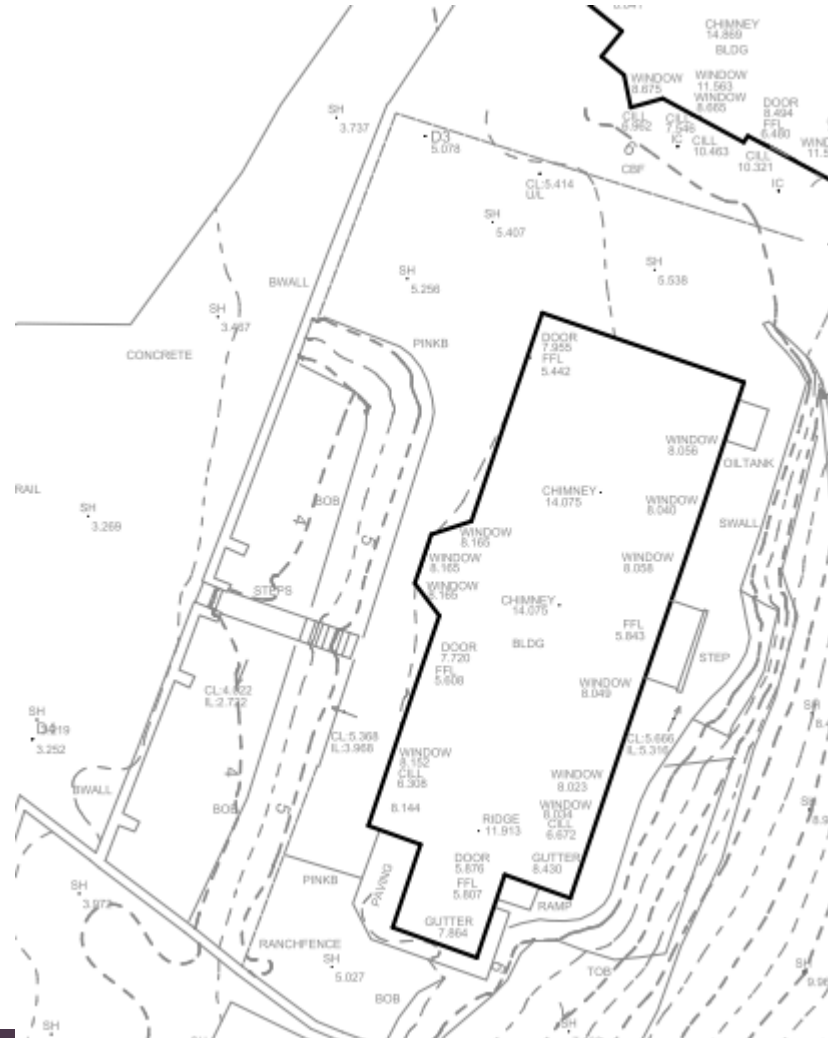


Causeway
Coast & Glens
Borough Council



Site within
LLPA PTL06







Causeway
Coast & Glens
Borough Council

Dwelling to be replaced





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

Approved
Professional
Practitioner

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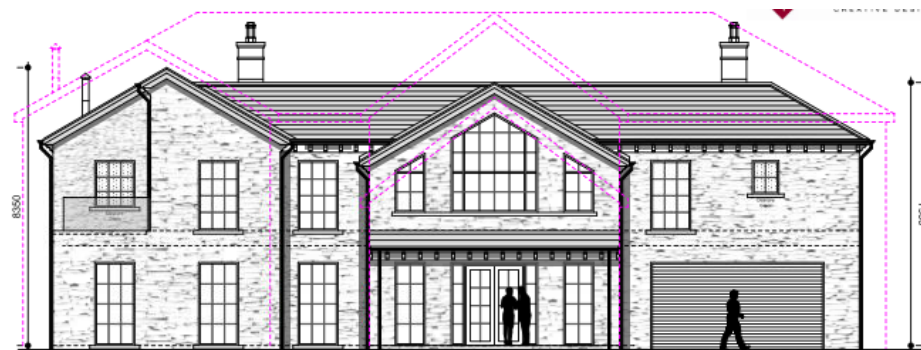
65-67 Main Street
Ballymoney
BT53 6AA

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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

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Proposed Elevations

KEY

--- Outline of Original Proposal



CREATIVE DESIGN | SUSTAINABLE APPROACH

--- Outline of Original Proposal



Proposed West Elevation (Sea View)
Scale 1:100



Proposed South Elevation (Living/Kitchen/Dining)
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 TimberGRP/uPVC/Aluminium double glazed doors;
Rainwater Goods: Black uPVC/aluminium guttering.

Proposed Replacement

DWELLING
07f

for Mr & Mrs Henderson
at 40 Strand Road, Portlaoise, Co. DU

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Belfast, BT2 5AA

Proposed Elevations



CREATIVE DESIGN | SUSTAINABLE APPROACH



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/uPVC/Aluminium double glazed units;
Doors: HW TimberGRP/uPVC/Aluminium double glazed doors;
Rainwater Goods: Black uPVC/aluminium guttering.

Proposed Replacement

DWELLING
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for Mr & Mrs Henderson
at 40 Strand Road, Portlaoise, Co. DU

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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 Slate
Walls: Natural Stone
Windows: 100% Timber/PVC/Aluminium double glazed units
Doors: 100% Timber/PVC/Aluminium double glazed doors
Rainwater Goods: Black UPVC/aluminium gutters

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



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ARCHITECTURE DESIGN • SUSTAINABLE APPROACH



Proposed North Elevation (range)
Scale 1:100

Schedule of Finishes:
Roof: Natural Slate / Non-profile slates
Walls: Natural Stone
Windows: H&W timber / PVC / Aluminium double
glazed units
Doors: H&W timber / PVC / Aluminium double
glazed doors
Rainwater Goods: Black UPVC / Aluminium gutters

Proposed Replacement

DWELLING
06e

for Mr & Mrs Henderson
at 40 Strand Road, Portlaoine,
Co. Wick

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Proposed Ground Floor Plan

KEY

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



Proposed Ground Floor Plan
Scale 1:100

Proposed Replacement

DWELLING
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Registered Architect

for Mr & Mrs Henderson
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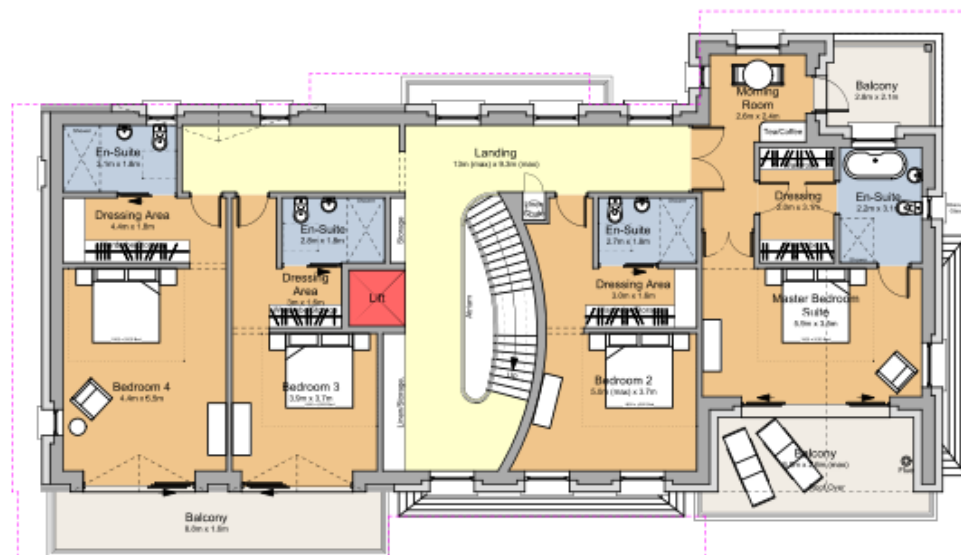
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15-17 Main Street
Ballymoney
BT55 6AL



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

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

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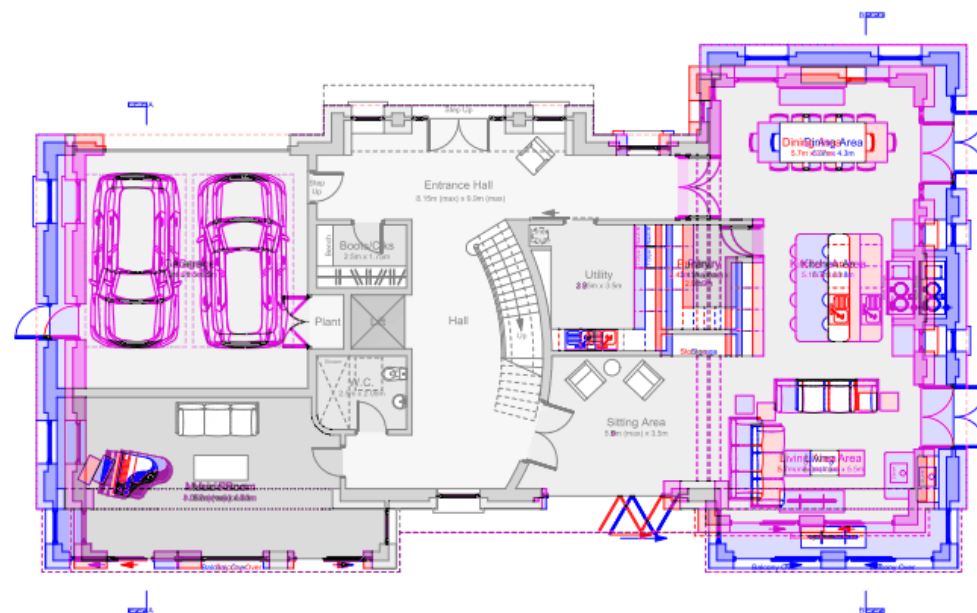
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Ballyvaughan
Co. Clare



Proposed Ground Floor Plan

KEY

	Reception/Waiting Area
	Storage/Living/Dining Area
	Boat Room/Cloaks
	Boat Room/Cloaks
	Utility
	Utility
	Passenger Lift
	Reception/Plant room
	Reception/Plant room
	Garage



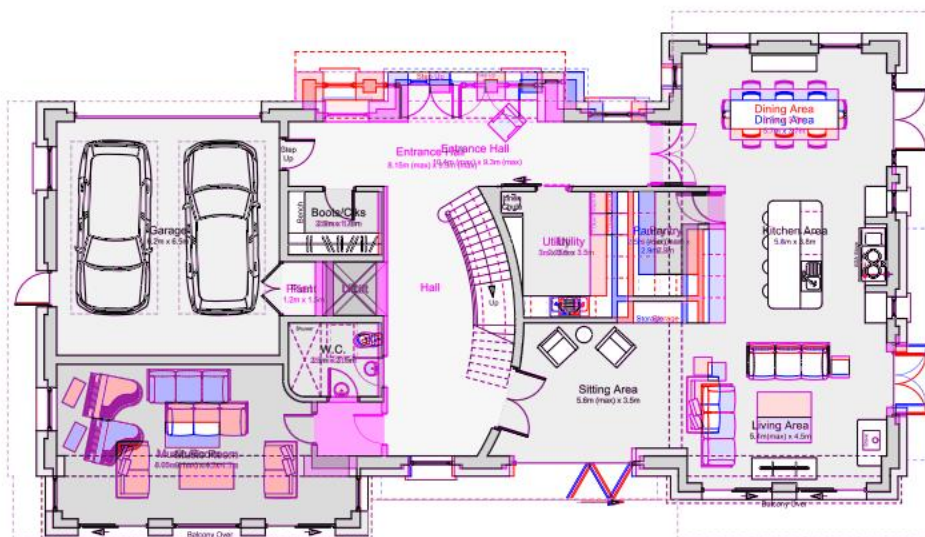
Proposed Ground Floor Plan
Scale 1:100

Previous slide shown to
Members showing the
comparison of the relative
proposal and its amendments
to the previous (Ground floor
plans)



Proposed Ground Floor Plan

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



Proposed Ground Floor Plan
Scale 1:100

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



Causeway
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View from access
off Strand Road



View from north of
dwelling @ Strand
Road





Causeway
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Relationship
between No.40 &
38





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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
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13f

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

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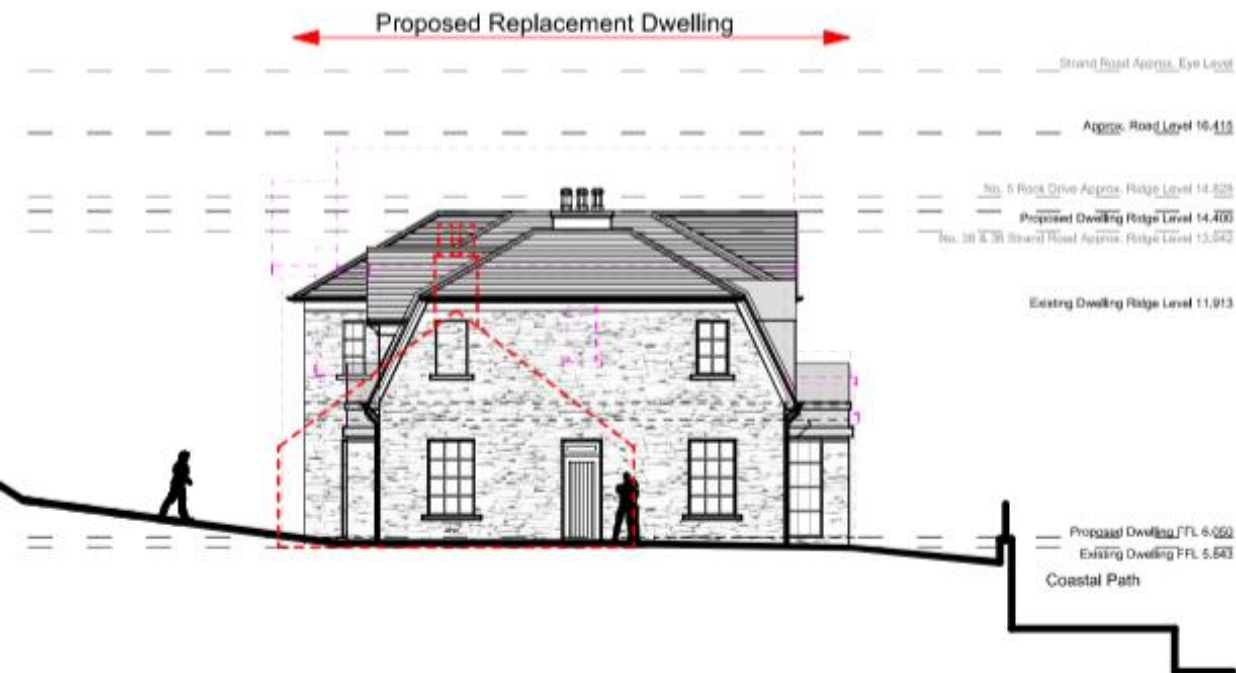
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Proposed West Context Elevation
Scale 1:200



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Proposed Replacement

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

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Context Elevation



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