



**NOTES:-**

- \* All on-plot driveways are designed with a soft landscaping strip finished at approximately the same level to facilitate future widening to achieve a potential wider car-parking space width of 3.3m over its entire length. All communal parking areas shall have at least one parking space of at least 3.3m over its entire length adjacent to the entrance core.
- \* Gradients to driveways / car-parking spaces shall be level (where possible - no gradient exceeding 1:60). The principal approach routes between parking spaces to pathway around dwelling shall also be level (where possible - no gradient exceeding 1:60).
- \* The approach to all entrances shall be level (where possible - no gradient exceeding 1:60) complete with a level external landing area (1.2x1.2m) at each entrance and level access threshold (max. 15mm up-stand).

**Proposed Site Layout**  
Scale: 1:350

**HOUSING MIX:**

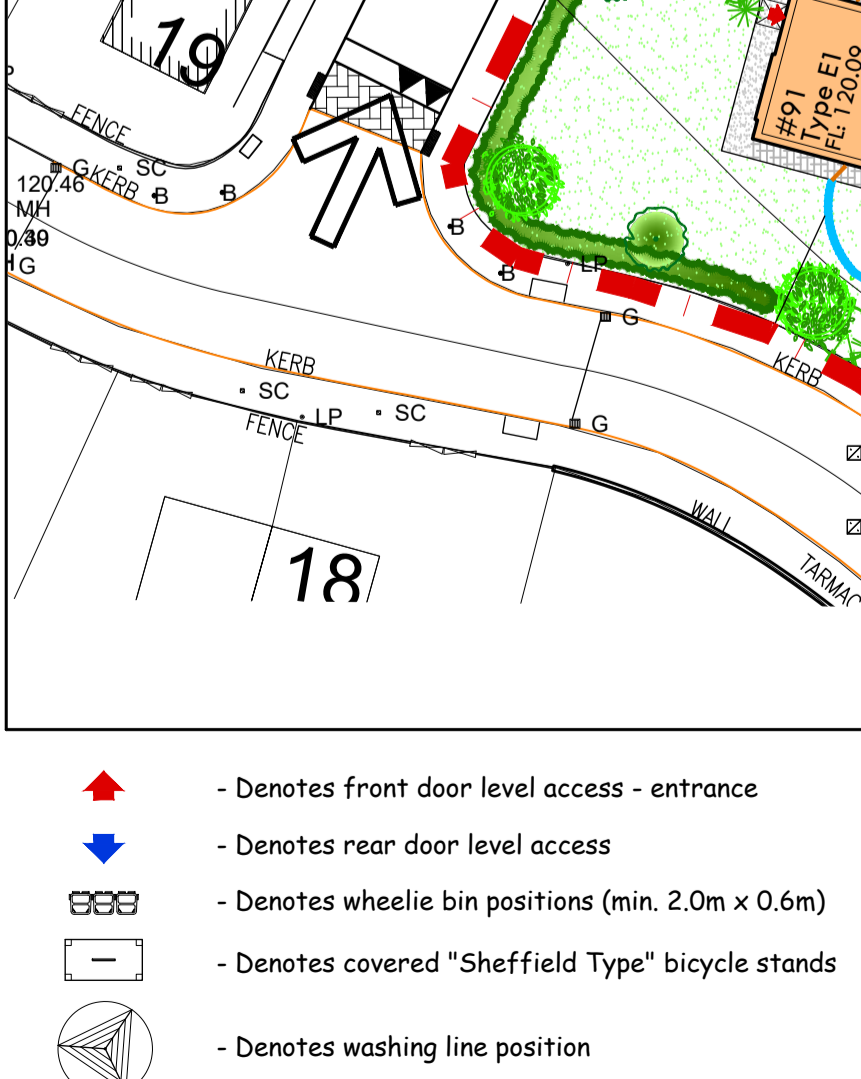
	- HOUSE TYPE A1 - 3 Person - 2 Bedroom Semi-Det. Gross Floor Area = 75.32m <sup>2</sup> 14No.
	- HOUSE TYPE A2wc - 3 Person - 2 Bedroom Semi-Det. WC Gross Floor Area = 115.30m <sup>2</sup> 2No.
	- HOUSE TYPE B1 - 5 Person - 3 Bedroom Semi-Det. Gross Floor Area = 95.96m <sup>2</sup> 10No.
	- HOUSE TYPE C1 - 3 Person - 2 Bedroom Detached Gross Floor Area = 75.26m <sup>2</sup> 8No.

	- HOUSE TYPE D1+D2 - 2 Person - 1 Bedroom Apartment Gross Floor Area = 52.83m <sup>2</sup> D1 - 2No. D2 - 2No.
	- HOUSE TYPE E1 - 5 Person - 3 Bedroom Detached Gross Floor Area = 95.92m <sup>2</sup> 2No.
	- HOUSE TYPE E2wc - 5 Person - 3 Bedroom Detached WC Gross Floor Area = 128.78m <sup>2</sup> 1No.
	- HOUSE TYPE E4wc Bungalow - 6 Person - 4 Bedroom Detached WC Gross Floor Area = 127.60m <sup>2</sup> 1No.
	- HOUSE TYPE F2 - 6 Person - 4 Bedroom Detached Gross Floor Area = 114.50m <sup>2</sup> 1No.

TOTAL NUMBER OF DWELLINGS:- 43

**LEGEND:-**

	- Denotes 1.8m high feature wall to match house elevations
	- Denotes 1.8m high VCB timber fence
	- Denotes low level wall (max. 1m) with 1.8m high VCB timber fence
	- Denotes max. 1.5m high retaining wall to match house elevations
	- Denotes low level wall (max. 1m) with 1.2m high galv. steel railings
	- Denotes dwarf wall kerb used at changes of level
	- Denotes grass areas
	- Denotes asphalt finish to roadway / footpath
	- Denotes bitmac finish to driveways / paths
	- Denotes brushed concrete finish to paths
	- Denotes shrub planting (refer to landscape architects proposals)
	- Denotes feature tree planting (refer to landscape architects proposals)
	- Denotes existing ground levels
	- Denotes proposed floor levels
	- Denotes front door level access - entrance
	- Denotes rear door level access
	- Denotes wheelie bin positions (min. 2.0m x 0.6m)
	- Denotes covered "Sheffield Type" bicycle stands
	- Denotes washing line position



**- PHASE 1C (10 Units) PLANNING REF: LA04/2022/1585/F -**  
PHASE 1C - SITE AREA: 0.31 HECTARES  
**- PHASE 1D (33 Units) PLANNING APPLICATION PENDING -**  
PHASE 1D - SITE AREA: 1.06 HECTARES

rev:	date:	amendment:
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Client: <b>Toland House Properties Ltd.</b>		
Project: Proposed Social Housing Development At Lands Adjacent To Hazel View & Hazel Crescent, Dunmurry, Belfast - (Phase 1C & 1D).		
Title: Scheme Drawings - Proposed Site Layout -		
Scale: As shown @ A1	Date: May 2023	
Project No: 2205	Dwg No: PA/02	Rev:
<b>MDF ARCHITECTURE</b>		
1 Tinamara   Upper Station Road   Greenisland   BT38 8PF wmd@architecture.co.uk   t:07713395863   e:info@mdfarchitecture.co.uk Status: [Legal] [Sketch] [X] [Planning] [Tender] [Construction]		