

REV.	DATE	DESCRIPTION	DRAWN

DPG

KEVIN CARTIN ARCHITECTS LTD.
 Unit 5 Belmont Office Park
 232 - 240 Belmont Road, Belfast, BT4 2AW
 T: 028 9076 9755 F: 028 9076 9547
 E: info@kevincartin.com

CLIENT

LOTUS HOMES (UK) LTD

PROJECT

**BALLYWILLIN ROAD
 PORTRUSH**

DATE JUNE 2025

SCALE 1:1250 @ A3

DRAWN

CHECKED

DRAWING

SITE LOCATION MAP

CAD FILE

CAD REF.

JOB NO. DRAWING NO. REVISION

1696 DPG.LM.01

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FINISHES KEY:

- PRINCIPAL ENTRANCE
- GRASS AREAS / LAWNS / PRIVATE AMENITY
- GRASS AREAS / LAWNS / SHARED AMENITY
- SOLAR PANEL - POSITION DEPENDANT ON ORIENTATION
- OIL TANK
- BITMAC DRIVEWAYS & HARDSTANDING
- NATURAL BUFF COLOURED RESIN BOUND GRAVEL
- PAVING
- EXISTING LEVELS
- BOILER
- EXISTING PLANTING (INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS)
- PROPOSED PLANTING (INDICATIVE ONLY - REFER TO LANDSCAPE ARCHITECTS DRAWINGS)
- OPTIONAL SUNROOM
- PRIVATE AMENITY AREA (Calculated based on minimum area provided if sunroom is constructed)

SCHEDULE OF ACCOMMODATION

	3 no. Type BW01 5 bed 2145 sq ft
	2 no. Type BW02 4 bed 1770 sq ft
	5 no. Type BW03 4 bed 1570 sq ft
	7 no. Type BW04 4 bed 1550 sq ft
	6 no. Type BW05 4 bed 1360 sq ft
	10 no. Type BW06 3 bed 1192 sq ft
	1 no. Type BW06 3 bed 1192 sq ft
	1 no. Type BW07 3 bed 1138 sq ft
	3 no. Type BW08 - Social Housing 3 person / 2 Bed
	3 no. Type BW09 - Social Housing 2 no. 5 person / 3 Bed 1 no. 5 person / 3 Bed Complex Needs
	2 no. Type BW10 - Social Housing 1 no. 6 person / 3 Bed 1 no. 7 person / 4 Bed
TOTAL = 43 UNITS	

WAYLEAVE FOR EXISTING DRAIN TO CONTAIN NO PERMANENT BUILD STRUCTURES

AVERAGE GARDEN AREA PLOTS 1-33 = 111 M²

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A	SEP 2025	AMENDED IN RESPONSE TO HOUSING ASSOCIATION & EMPLOYER'S AGENT COMMENTS 28.08.25	

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PROJECT
BALLYWILLIN ROAD PORTRUSH

DATE: **JUNE 2025**
 SCALE: **1:500 @ A1**
 DRAWN:
 CHECKED:
 DRAWING:

SITE LAYOUT PLAN (OVERALL)

CAD FILE	
CAD REF.	
JOB NO.	DRAWING NO.
	REVISION

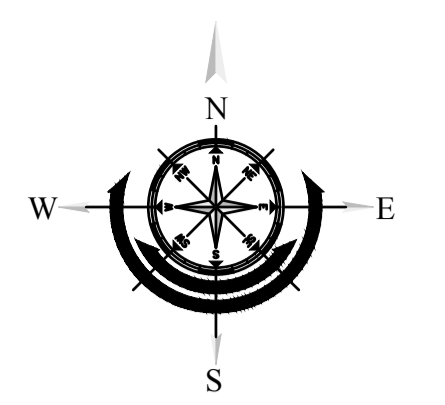
1696 DPG.SL01 **A**

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FINISHES KEY:

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- SOLAR PANEL - POSITION DEPENDANT ON ORIENTATION
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PROJECT
**BALLYWILLIN ROAD
 PORTRUSH**

DATE: JUNE 2025
 SCALE: 1:200 @ A1
 DRAWN:
 CHECKED:
 DRAWING:

SITE LAYOUT PLAN

CAD FILE:
 CAD REF.:
 JOB NO.: DRAWING NO.: REVISION:

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NOTE: TO BE READ IN CONJUNCTION WITH ROADS ENGINEER & LANDSCAPE ARCHITECT DRAWINGS



BOUNDARY KEY:

		HIGH MESH FENCING 2400mm HIGH
		ESTATE RAILING 1200mm HIGH
		BRICK WALL / RENDER WALL 1800mm HIGH
		VERTICAL TIMBER FENCE 1800mm
		VERTICAL TIMBER FENCE REMOVABLE PANELS 1800mm
		EXISTING BOUNDARY TO REMAIN

Refer to drawing :
1696/PL/BWF/01 - Boundary details sheet

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**BALLYWILLIN ROAD
PORTRUSH**

DATE JUNE 2025

SCALE 1:500 @ A3

DRAWN

CHECKED

DRAWING

**SITE LAYOUT PLAN
BOUNDARY TREATMENTS**

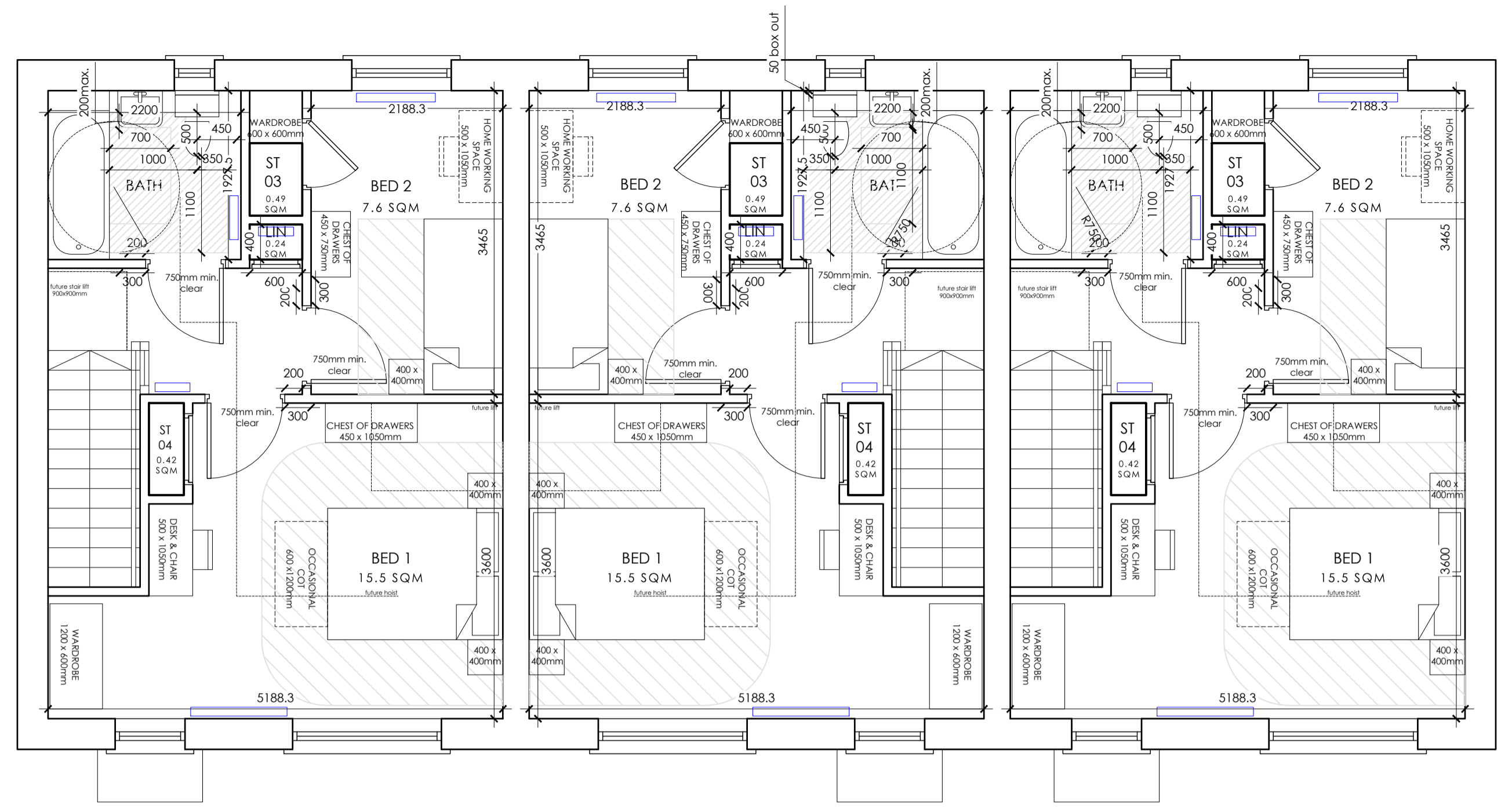
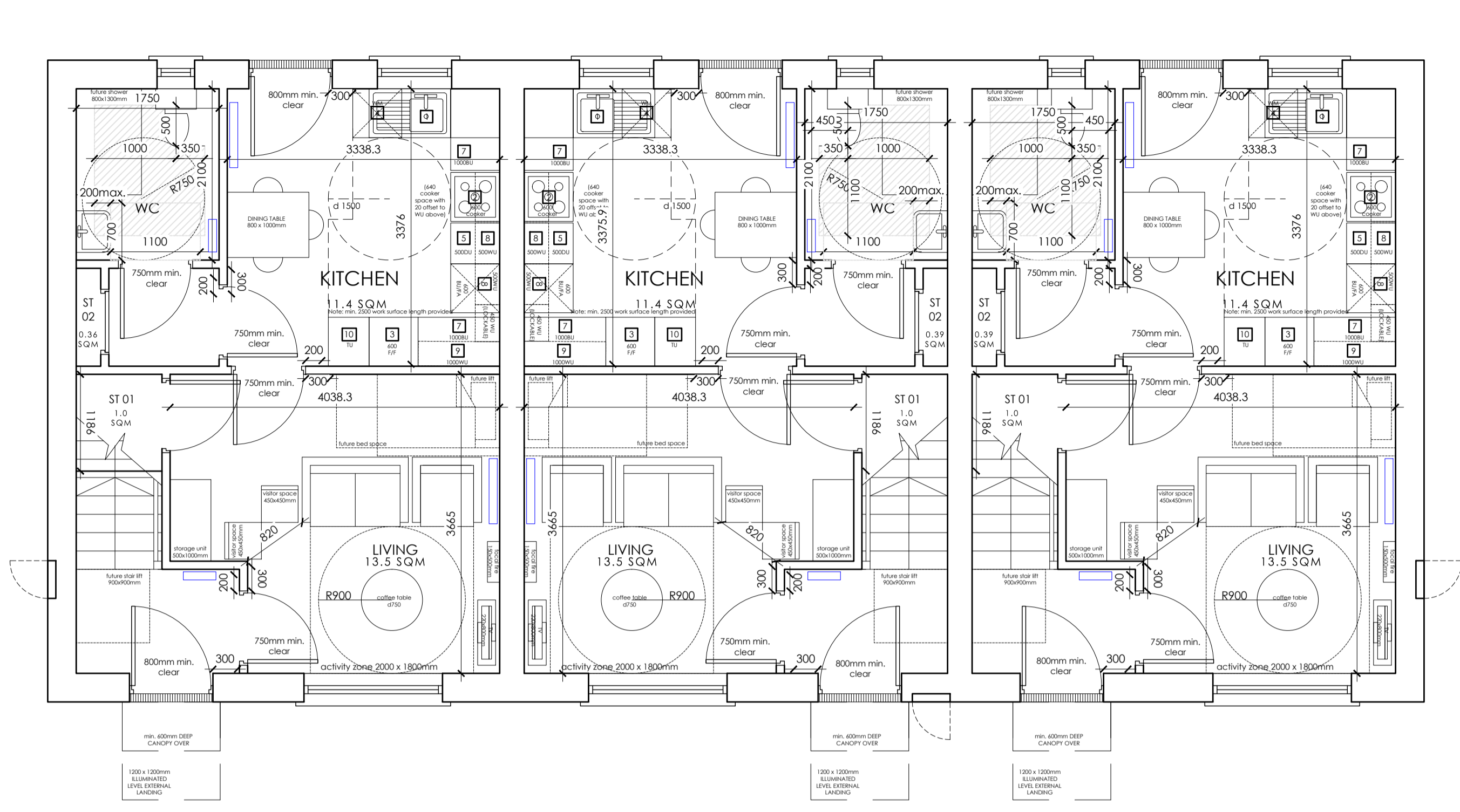
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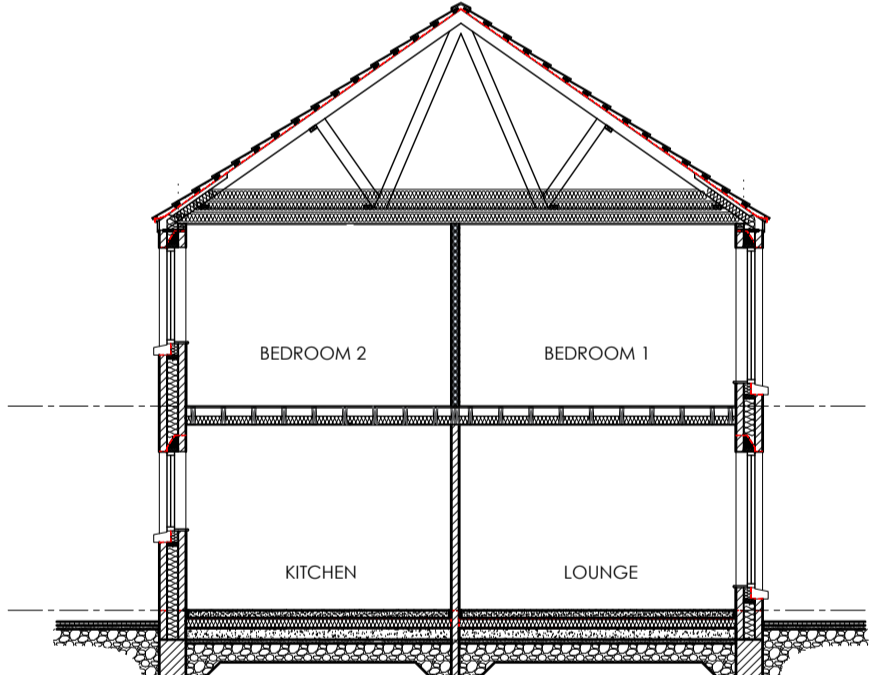
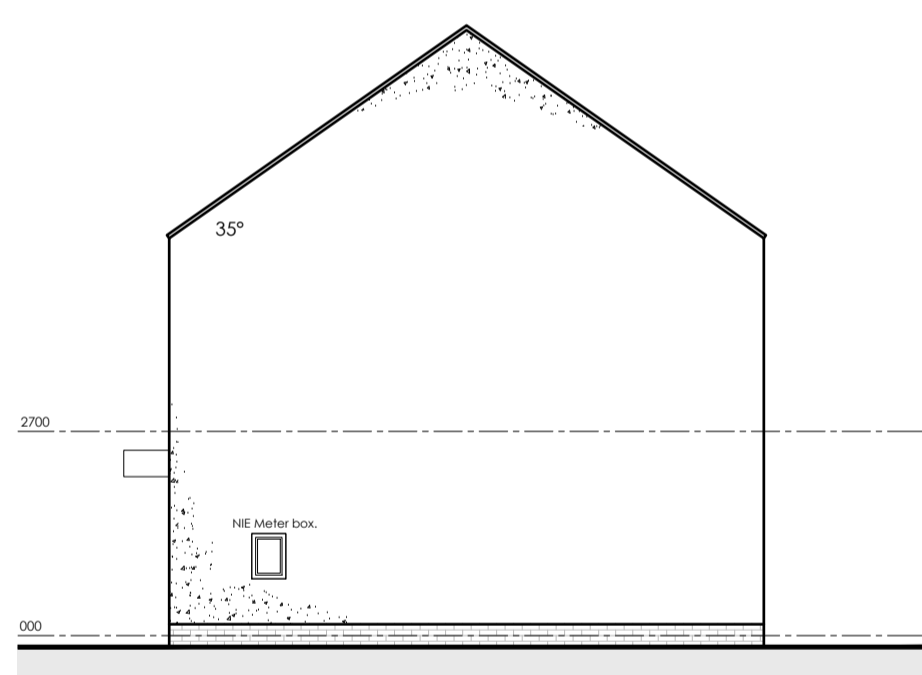
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GROUND FLOOR PLAN 1:50
 TYPE BW08
 3 PERSON / 2 BEDROOM / 2 STOREY (GENERAL NEEDS HOUSING)
 TCI AREA BAND = 70-75sqm
 PROPOSED INTERNAL FLOOR AREA = 74.34sqm



NOTE: ALL FIXTURES & FITTINGS TO MEET HAG, LTH AND SBD STANDARDS

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C	OCT 2025	AMENDED TO REDUCE FLOOR AREA	
B	SEP 2025	AMENDED IN RESPONSE TO HOUSING ASSOCIATION & EMPLOYER'S AGENT COMMENTS 16.09.25	
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**RESIDENTIAL DEVELOPMENT
 BALLYWILLIN ROAD, PORTRUSH**

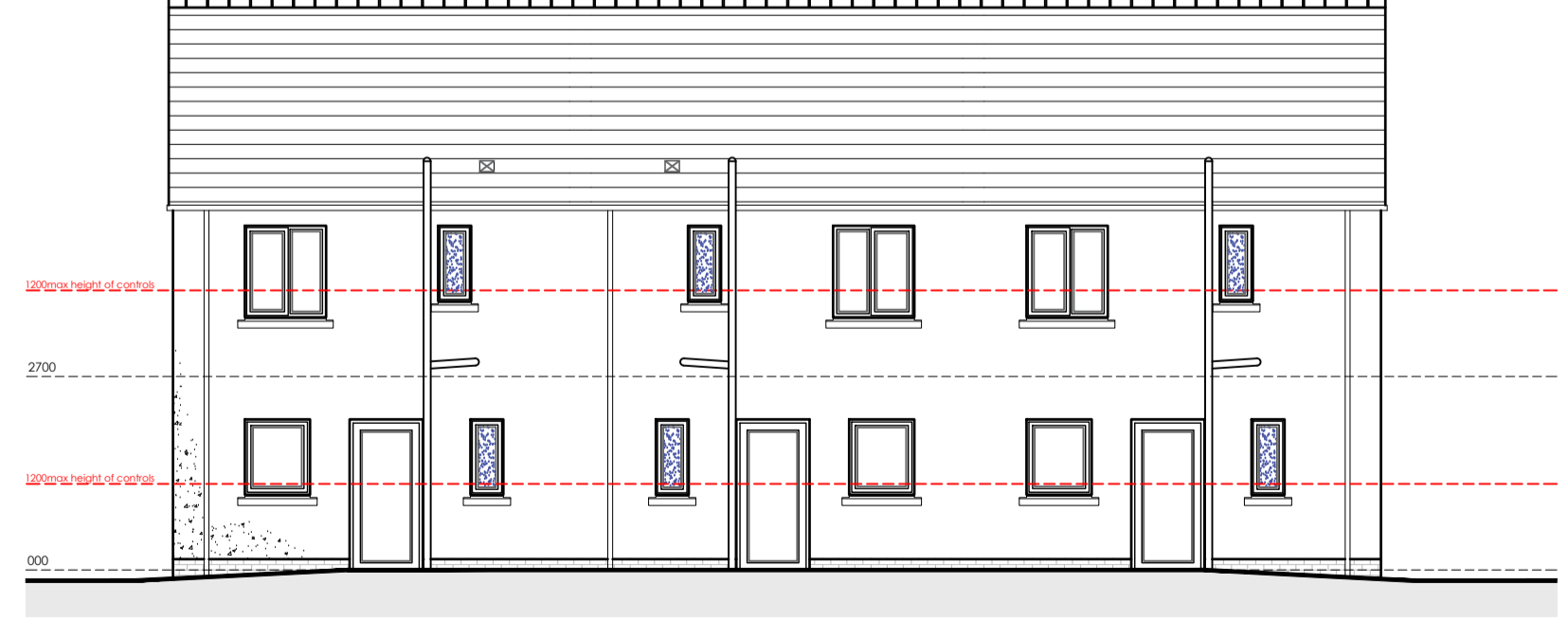
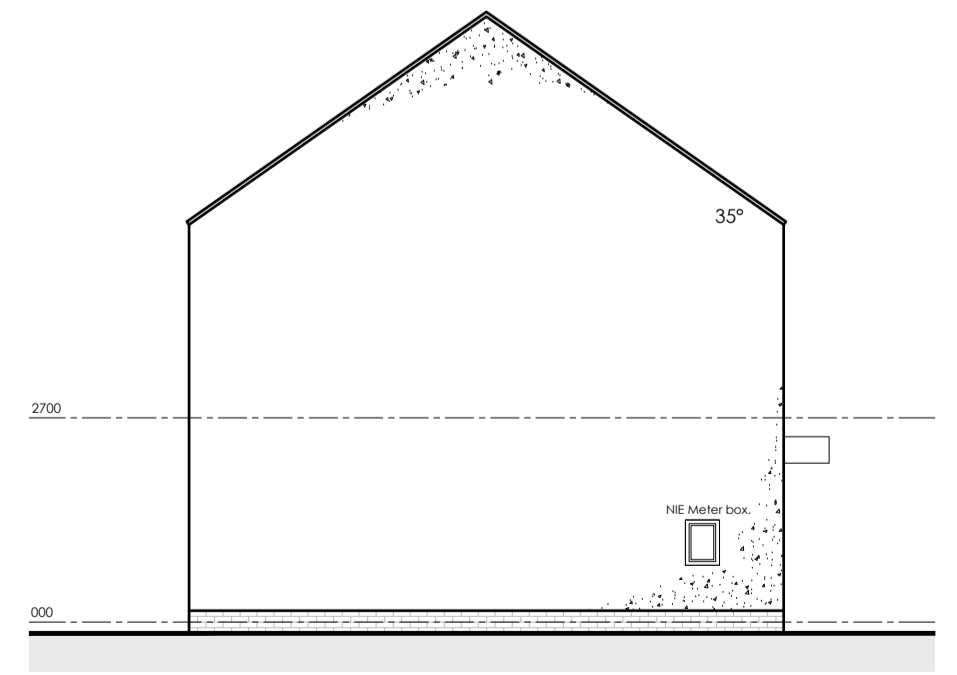
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 DRAWN
 CHECKED
 DRAWING

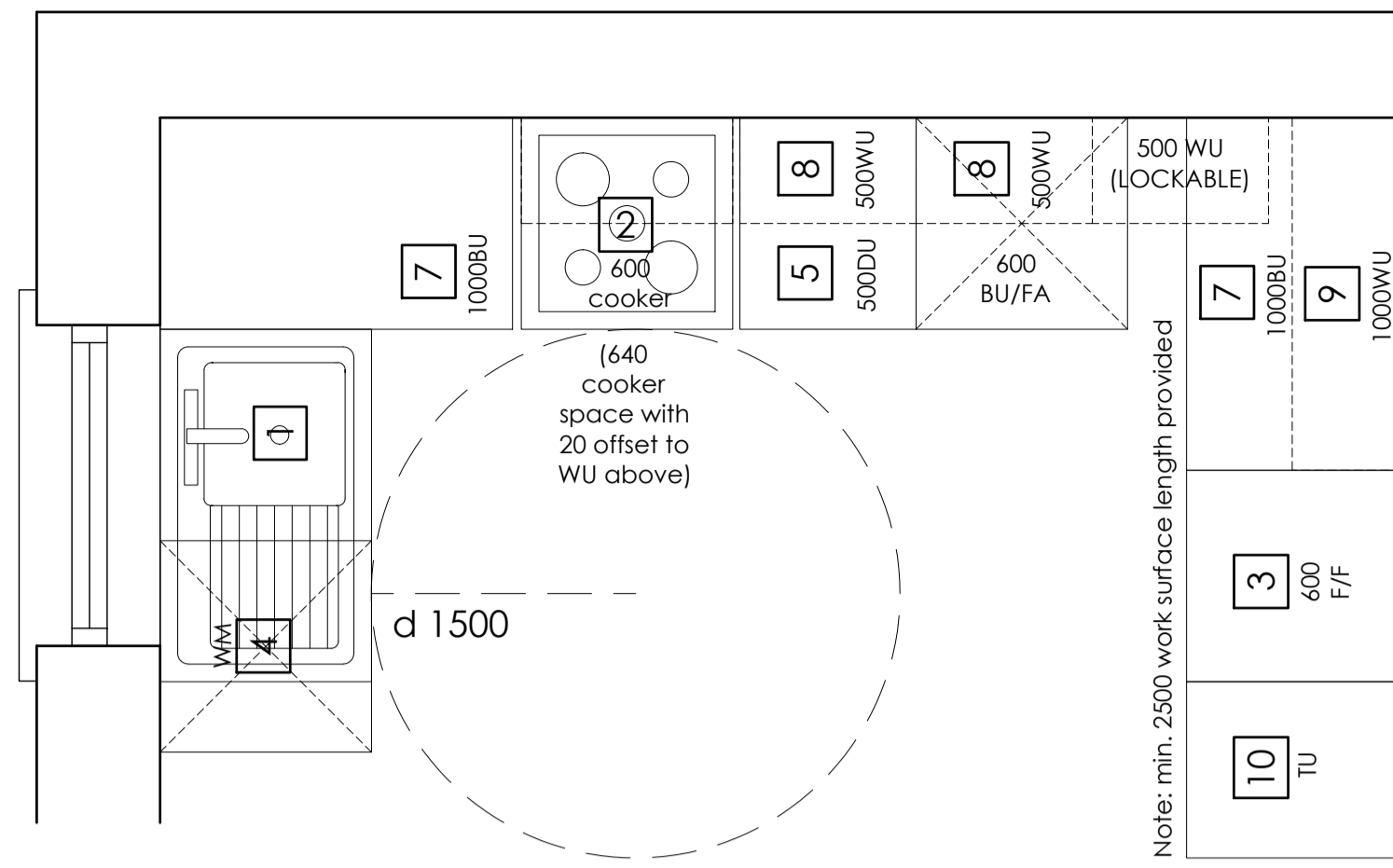
**HOUSE TYPE BW08
 PLANS, ELEVATIONS & SECTION**

CAD FILE
 CAD REF.
 JOB NO. DRAWING NO. REVISION

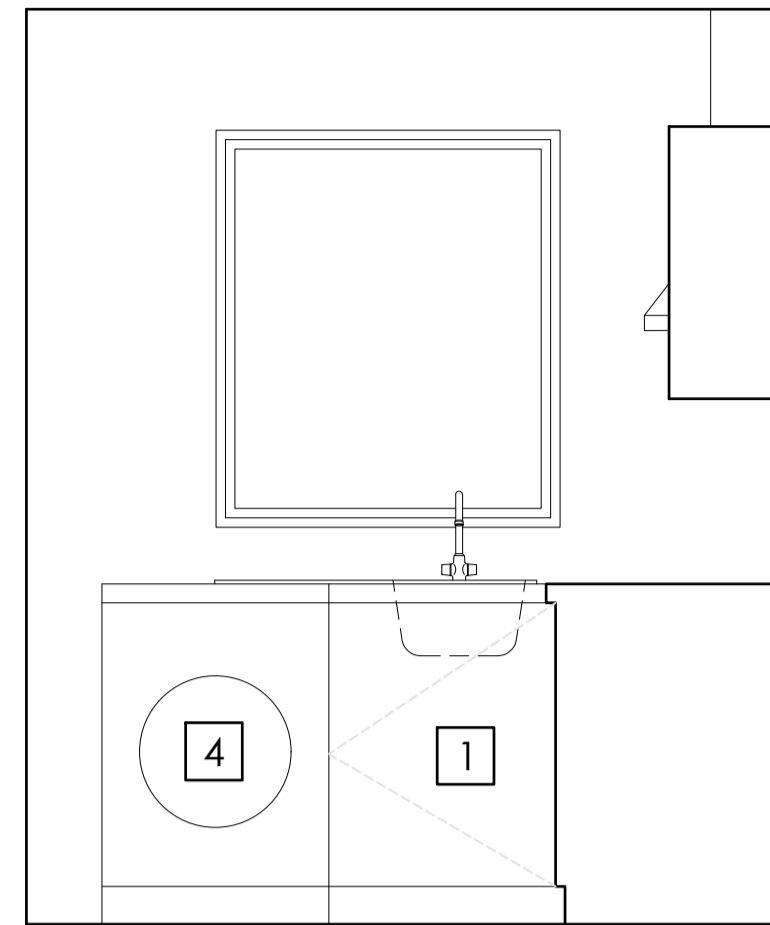
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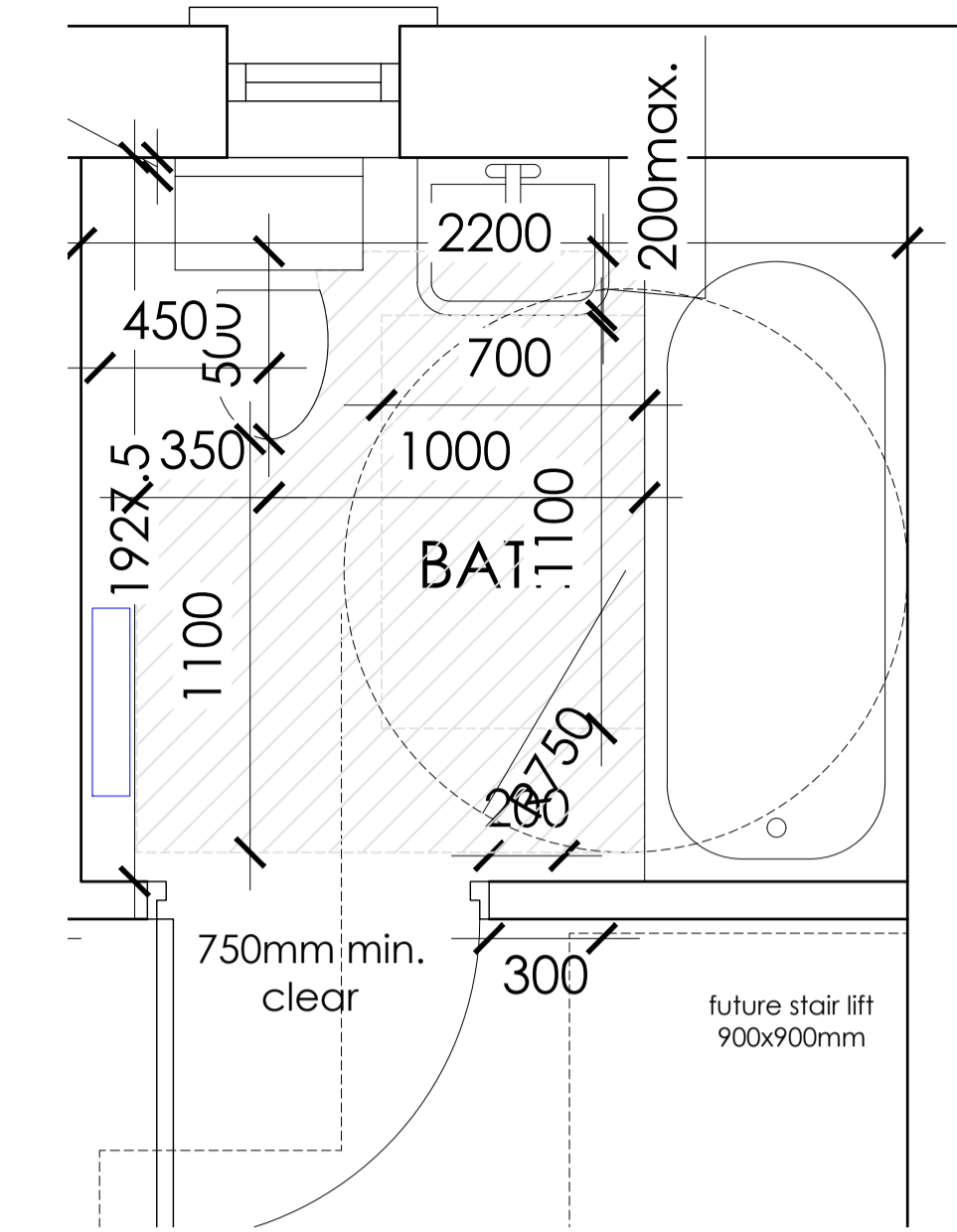
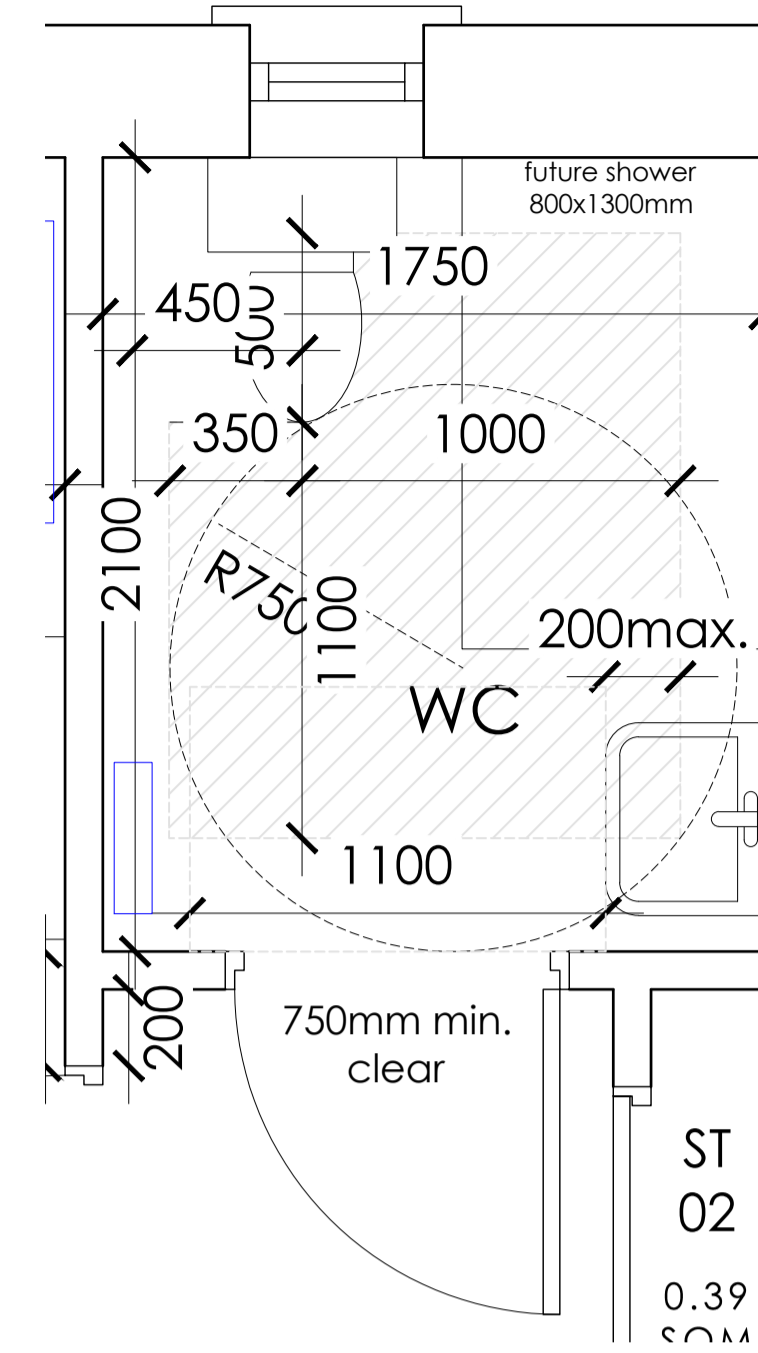




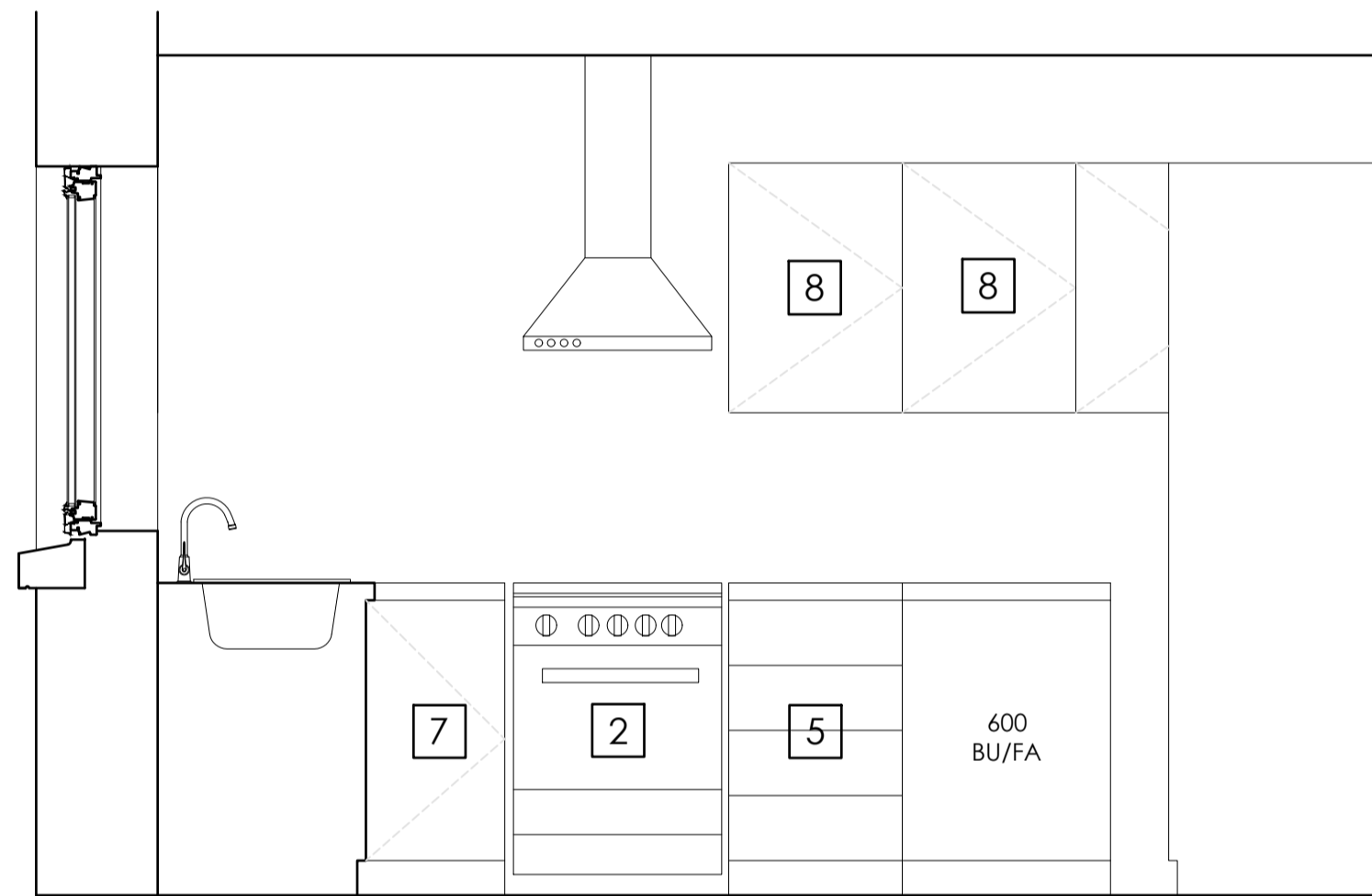
PLAN 1:20



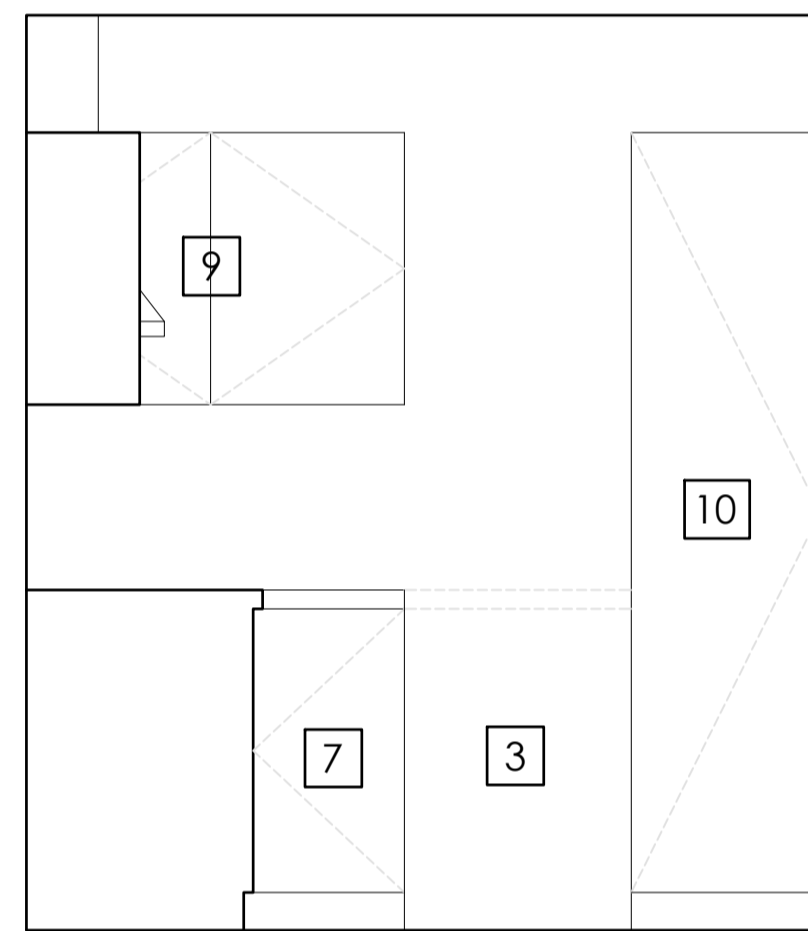
ELEVATION 1:20



BATHROOM LAYOUTS 1:20



ELEVATION 1:20



ELEVATION 1:20

TYPE BW08
3 PERSON / 2 BEDROOM / 2 STOREY
(GENERAL NEEDS HOUSING)

Kitchen Units And Appliance Space											
3P2B	600x1000 sink unit	600x600 cooker space	600x600 fridge freezer space	600x600 washing machine space	500 drawer unit	500 base unit	1000 base unit	500 wall unit	1000 wall unit	500 tall unit/brooms	total length of worktops (excl.sink & cooker)
Required	1	1	1	1	1	1	1	2	1	1	2.5m
Provided	1	1	1	1	1	1	2	2	1	1	3.1m
Alternative provision: additional 500BU in lieu of WM below Sink Unit											

BW08	
Storage Schedule (2 bedroom)	
Required Area	= 2.0m ₂
Store 01	= 1.0m ₂
Store 02	= 0.36m ₂
Store 03	= 0.49m ₂
Store 04	= 0.42m ₂
Total	= 2.27m ₂

BW08	
ROOM	AREA (m ₂)
KITCHEN	11.4m ₂
LIVING	13.5m ₂
BEDROOM 1	15.5m ₂
BEDROOM 2	7.6m ₂
KLD	24.9m ₂
L/KLD	54%

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**RESIDENTIAL DEVELOPMENT
BALLYWILLIN ROAD, PORTRUSH**

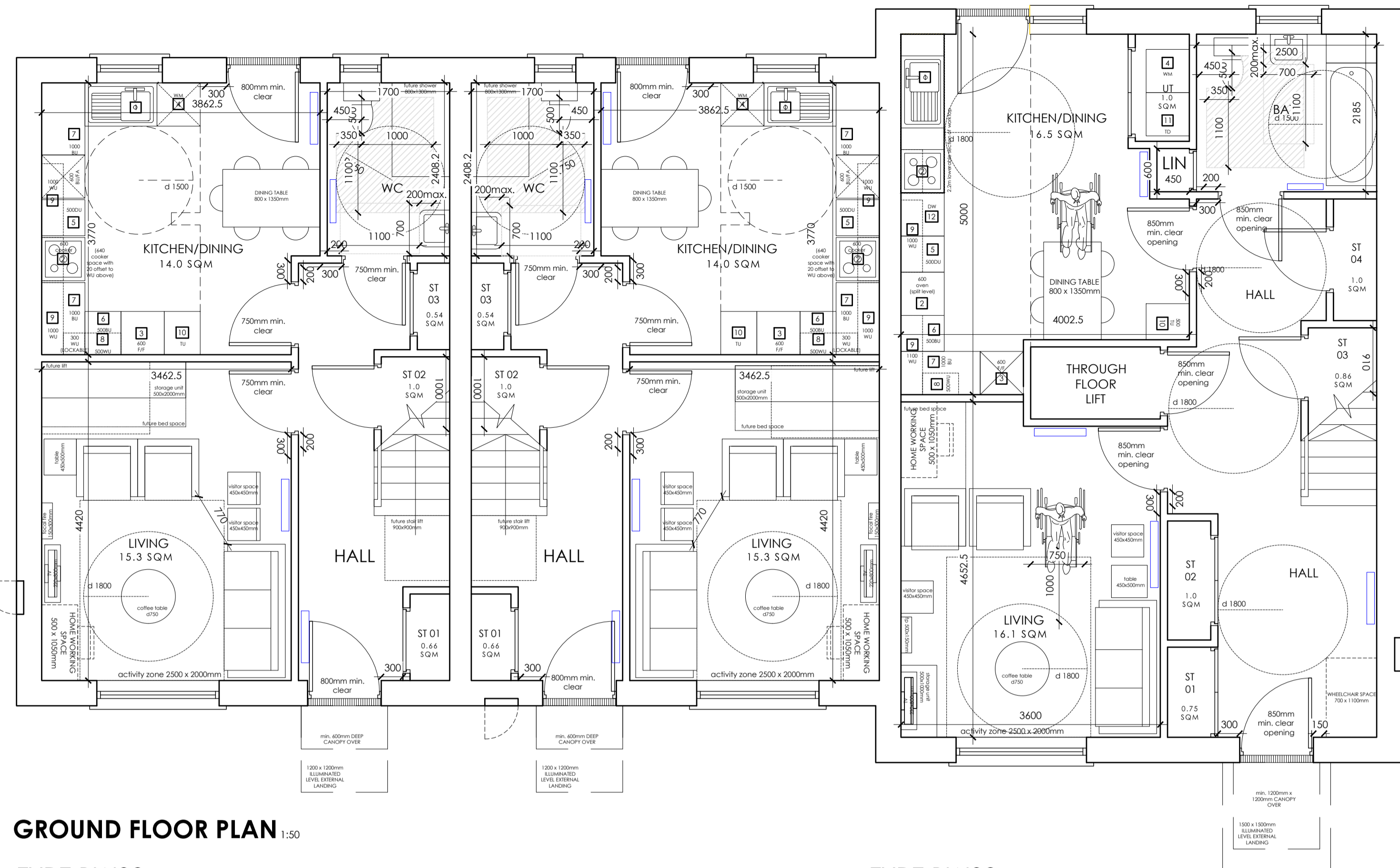
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CHECKED: _____
DRAWING: _____

**HOUSE TYPE BW08
KITCHEN & BATHROOM LAYOUTS**

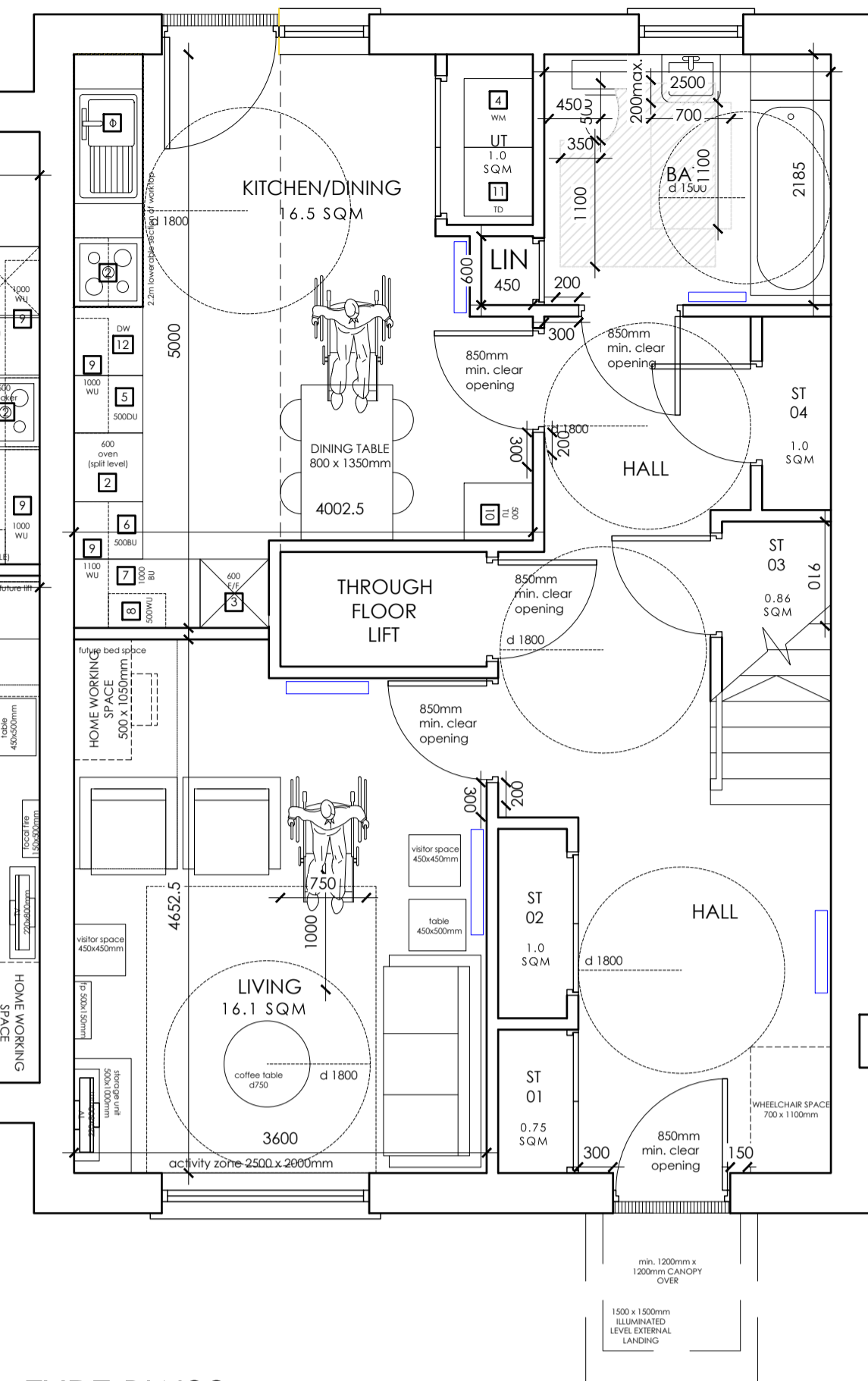
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JOB NO. DRAWING NO. REVISION

1696 DPG.BW08.02 B

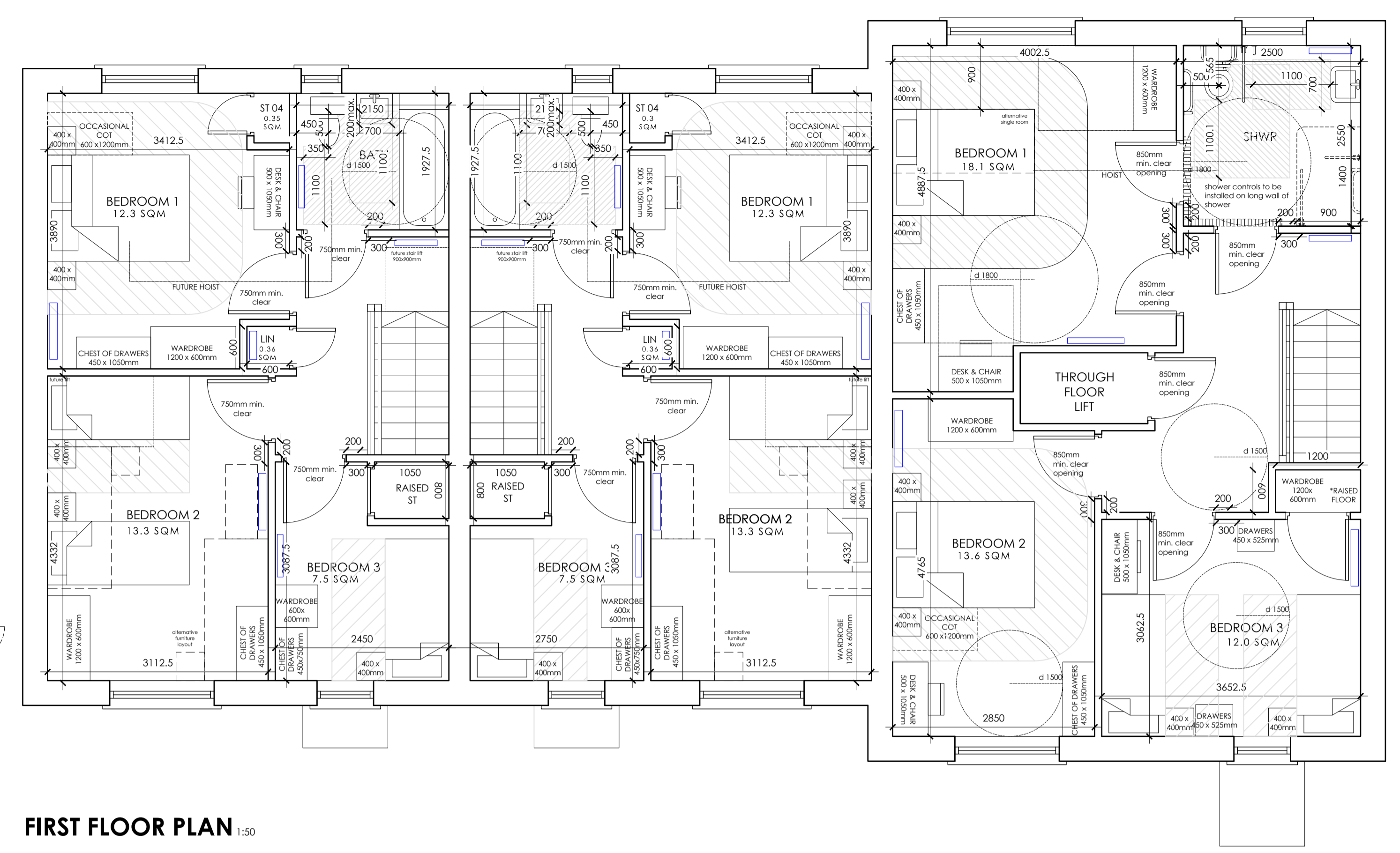


GROUND FLOOR PLAN 1:50

TYPE BW09
 5 PERSON / 3 BEDROOM / 2 STOREY
 (GENERAL NEEDS HOUSING)
 TCI AREA BAND = 90-95sqm
 PROPOSED INTERNAL FLOOR AREA = 93.88sqm



TYPE BW09
 5 PERSON / 3 BEDROOM / 2 STOREY
 (WHEELCHAIR HOUSING)
 TCI AREA BAND = 125-130sqm
 PROPOSED INTERNAL FLOOR AREA = 128.78sqm

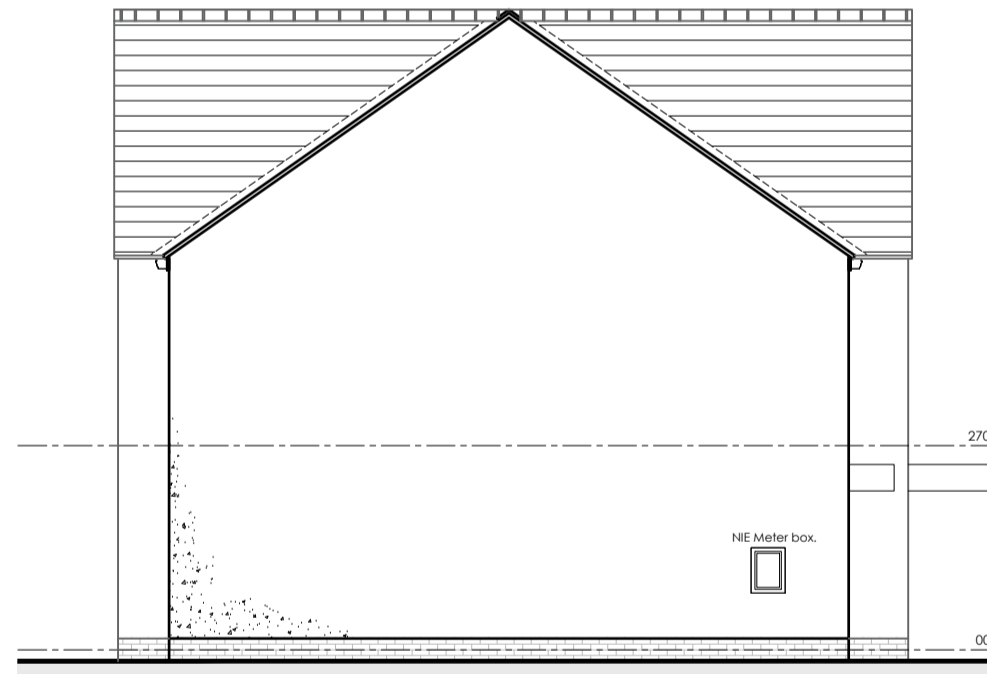


FIRST FLOOR PLAN 1:50

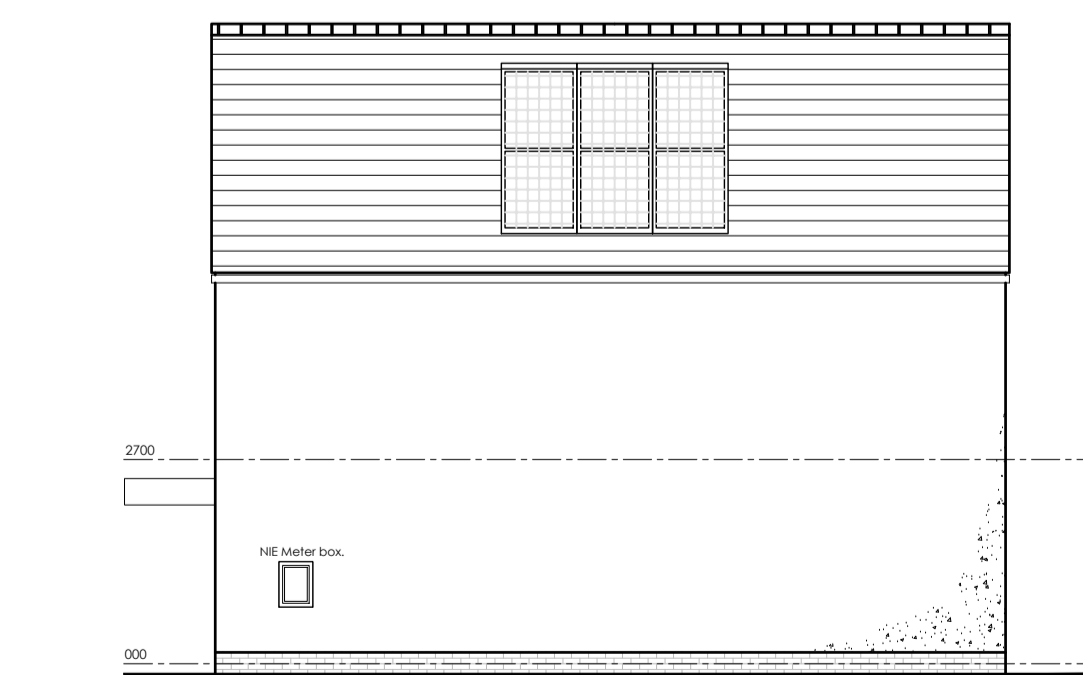
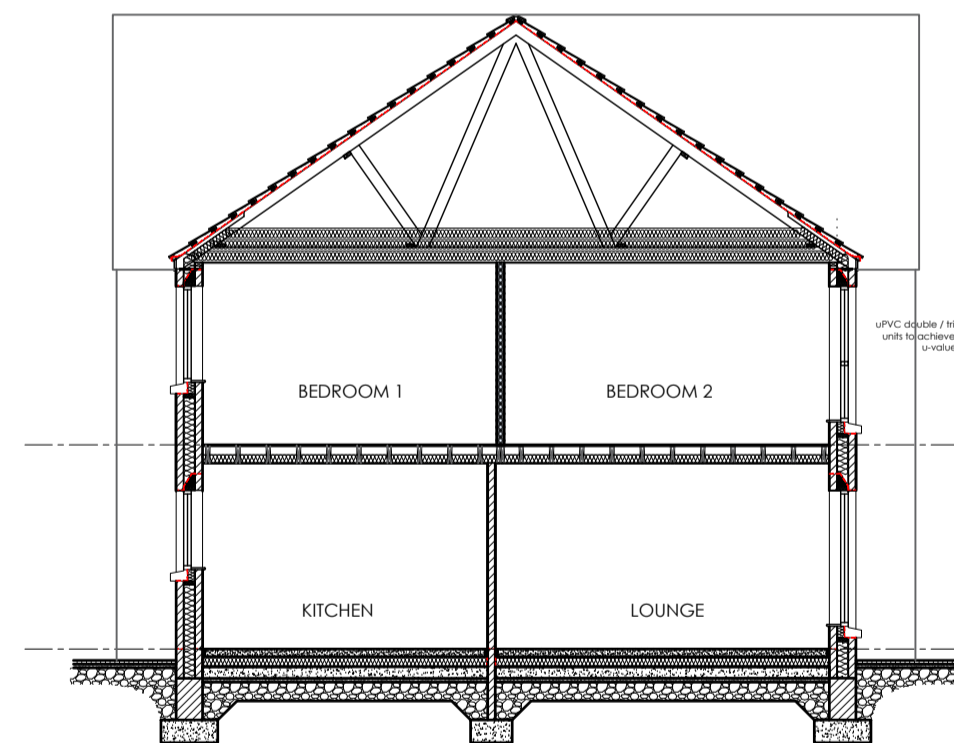
NOTE: ALL FIXTURES & FITTINGS TO MEET HAG, LTH AND SBD STANDARDS



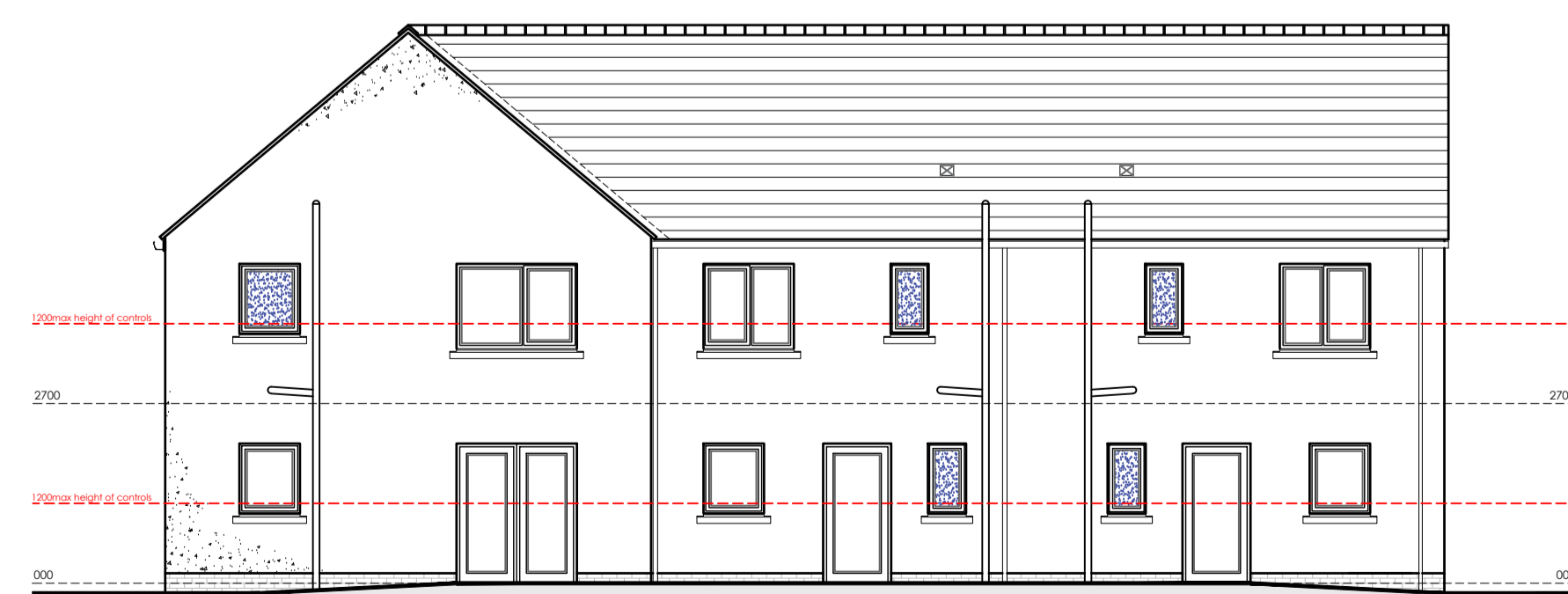
PRINCIPAL ELEVATION 1:100



FLANK ELEVATION 1:100



FLANK ELEVATION 1:100



REAR ELEVATION 1:100

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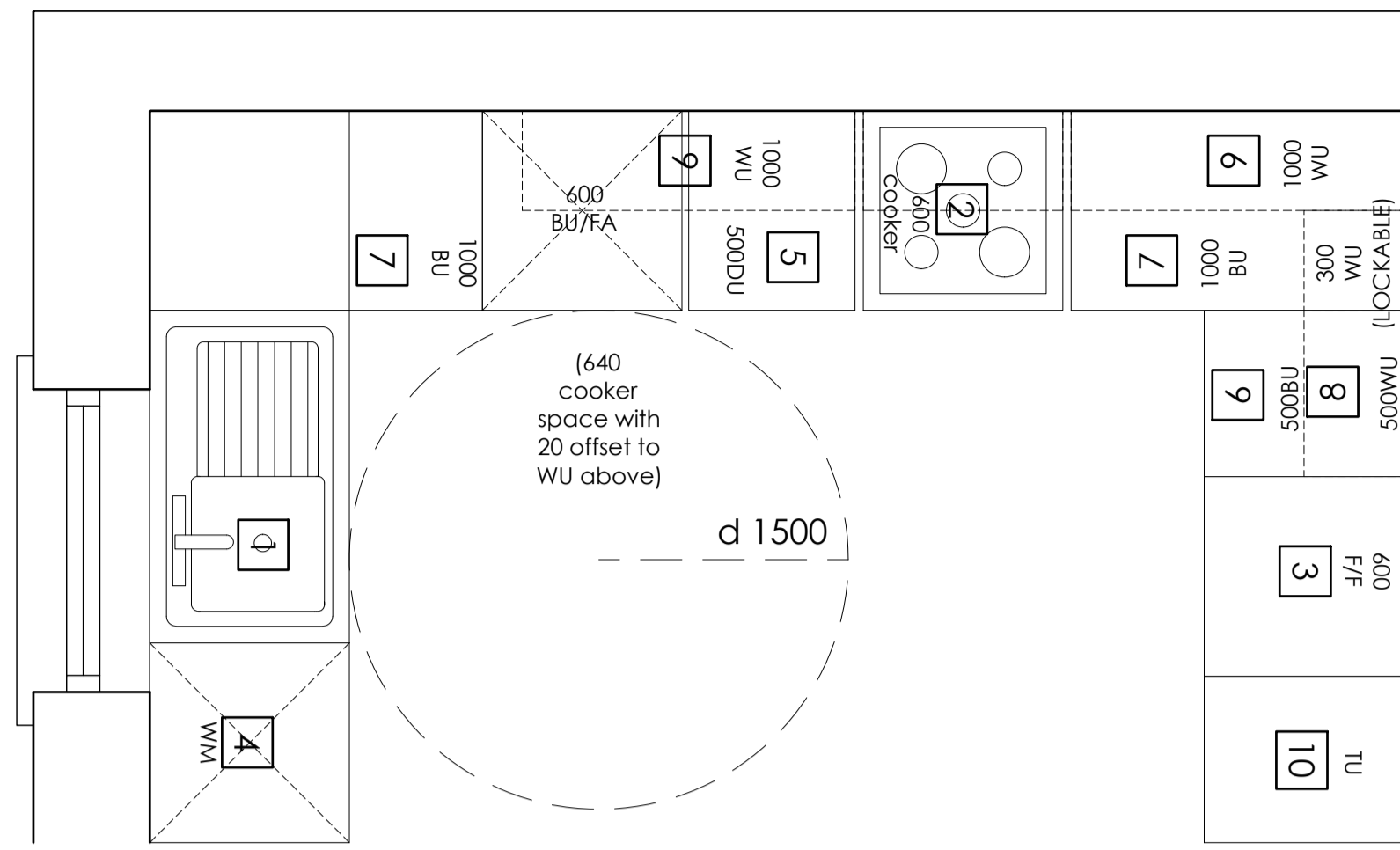
DATE: **JUNE 25**
 SCALE: **1:50&A1**
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**HOUSE TYPE BW09
 PLANS, ELEVATIONS & SECTION**

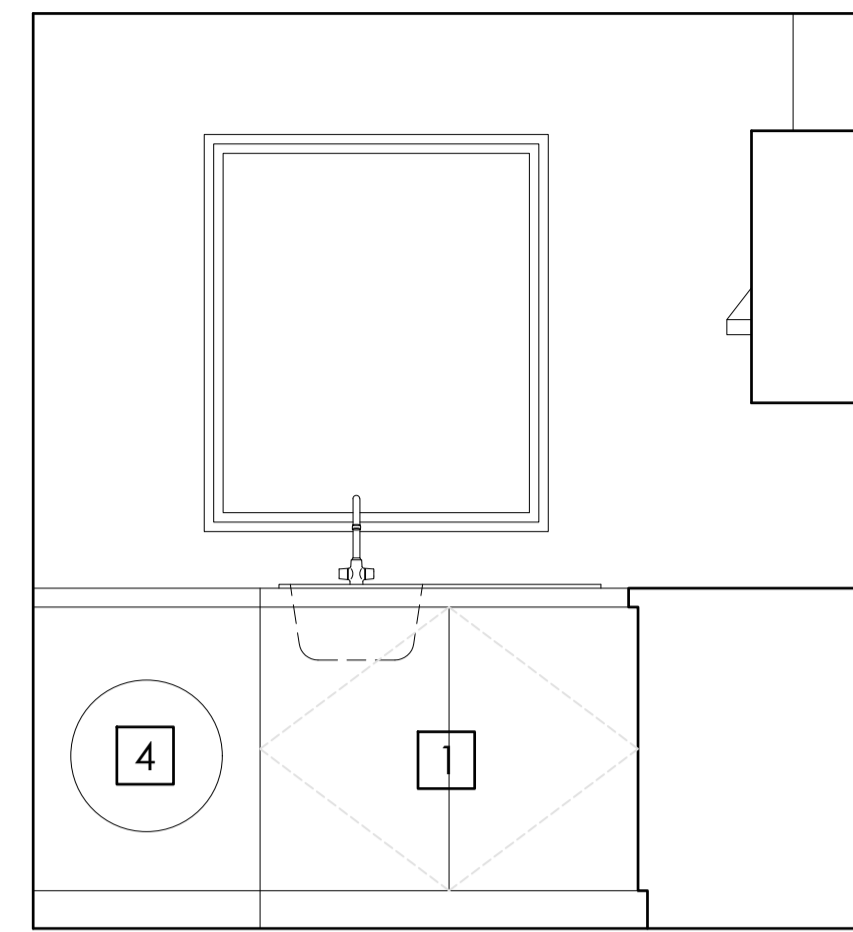
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1696 WD.BW09.01 **C**

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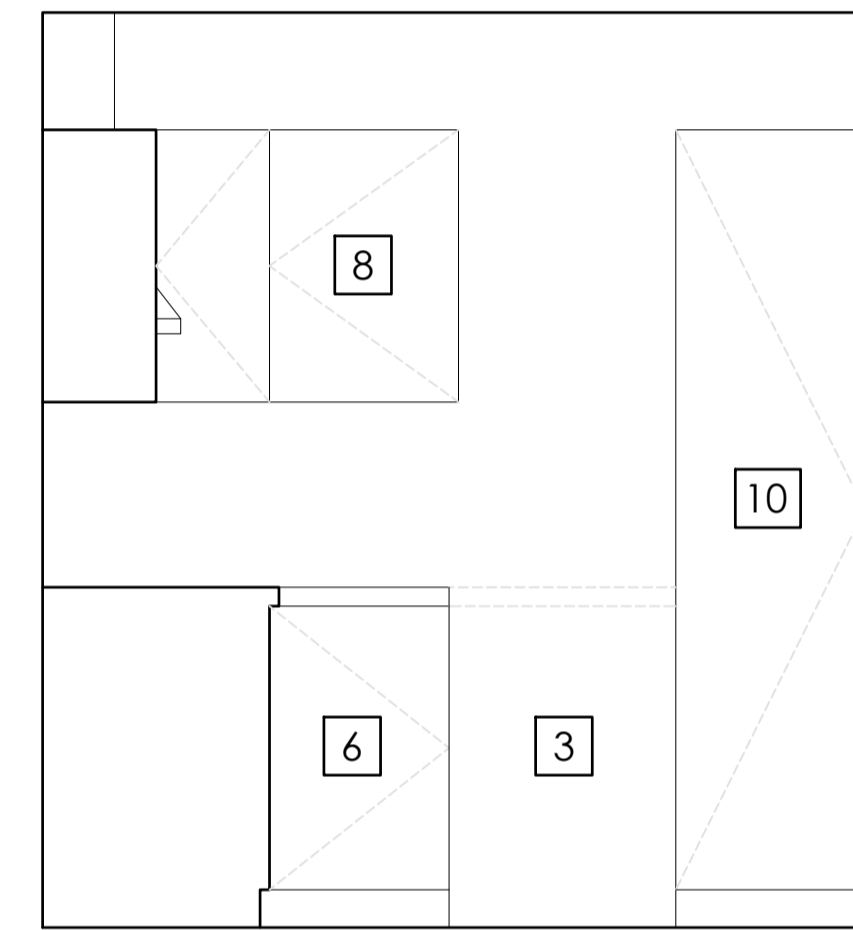
PLAN 1:20



ELEVATION 1:20



ELEVATION 1:20

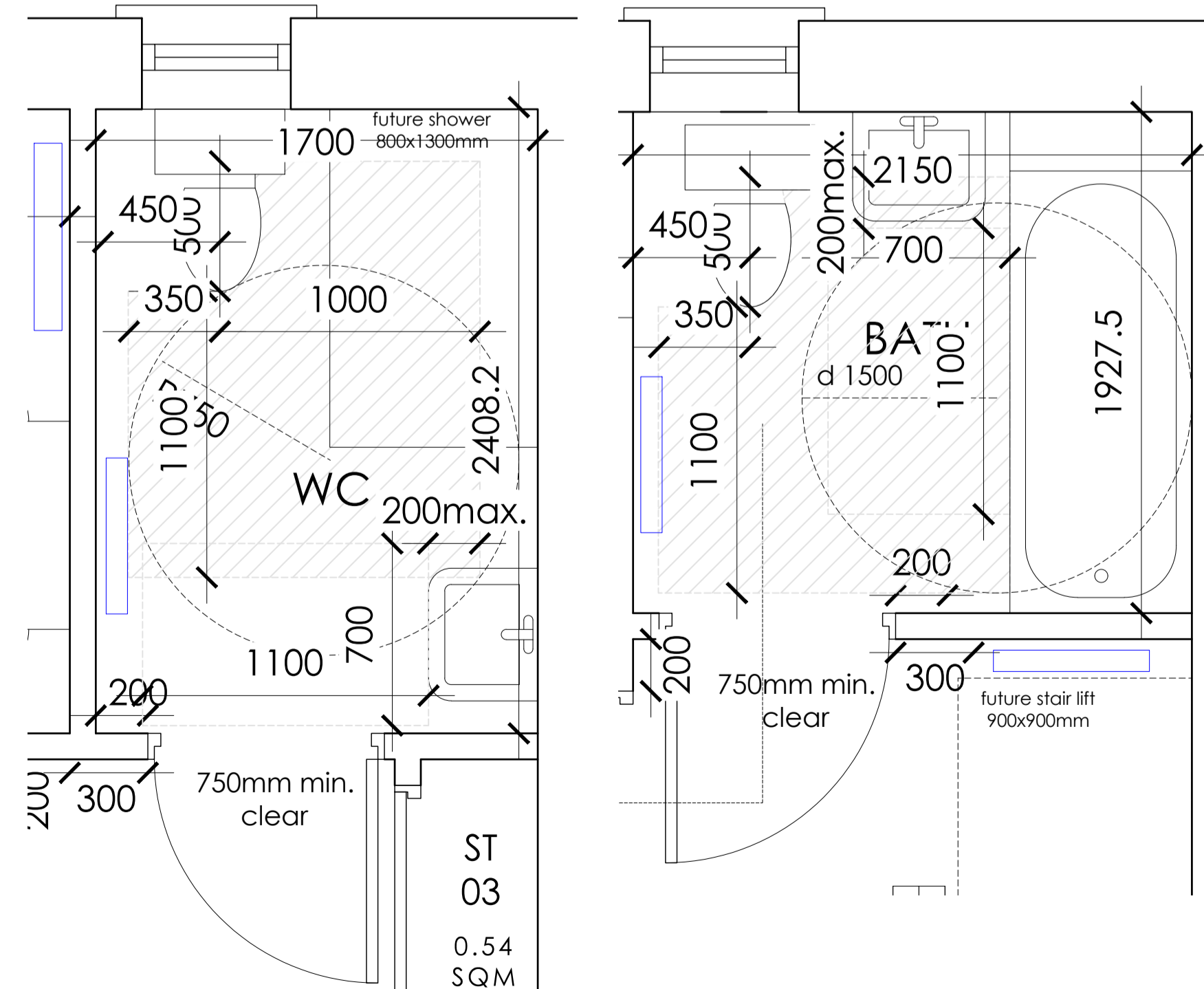


ELEVATION 1:20

Kitchen Units And Appliance Space											
5P3B	600x1000 sink unit	600x600 cooker space	600x600 fridge freezer space	600x600 washing machine space	500 drawer unit	500 base unit	1000 base unit	500 wall unit	1000 wall unit	500 tall unit/brooms	total length of worktops (excl. sink & cooker)
Required	1	1	1	1	1	2	1	1	2	1	3.0m
Provided	1	1	1	1	1	2	1	1	2	1	3.1m
Alternative provision: additional 500BU											

BW09 01&02	
Storage Schedule (3 bedroom)	
Required Area	= 2.5m ₂
Store 01	= 0.66m ₂
Store 02	= 1.0m ₂
Store 03	= 0.54m ₂
Store 04	= 0.35m ₂
Total	= 2.55m ₂

BW09 01&02	
ROOM	AREA (m ₂)
KITCHEN	14.0m ₂
LIVING	15.3m ₂
BEDROOM 1	12.3m ₂
BEDROOM 2	13.3m ₂
BEDROOM 3	7.5m ₂
KLD	29.6m ₂
L/KLD	52%



BATHROOM LAYOUTS 1:20

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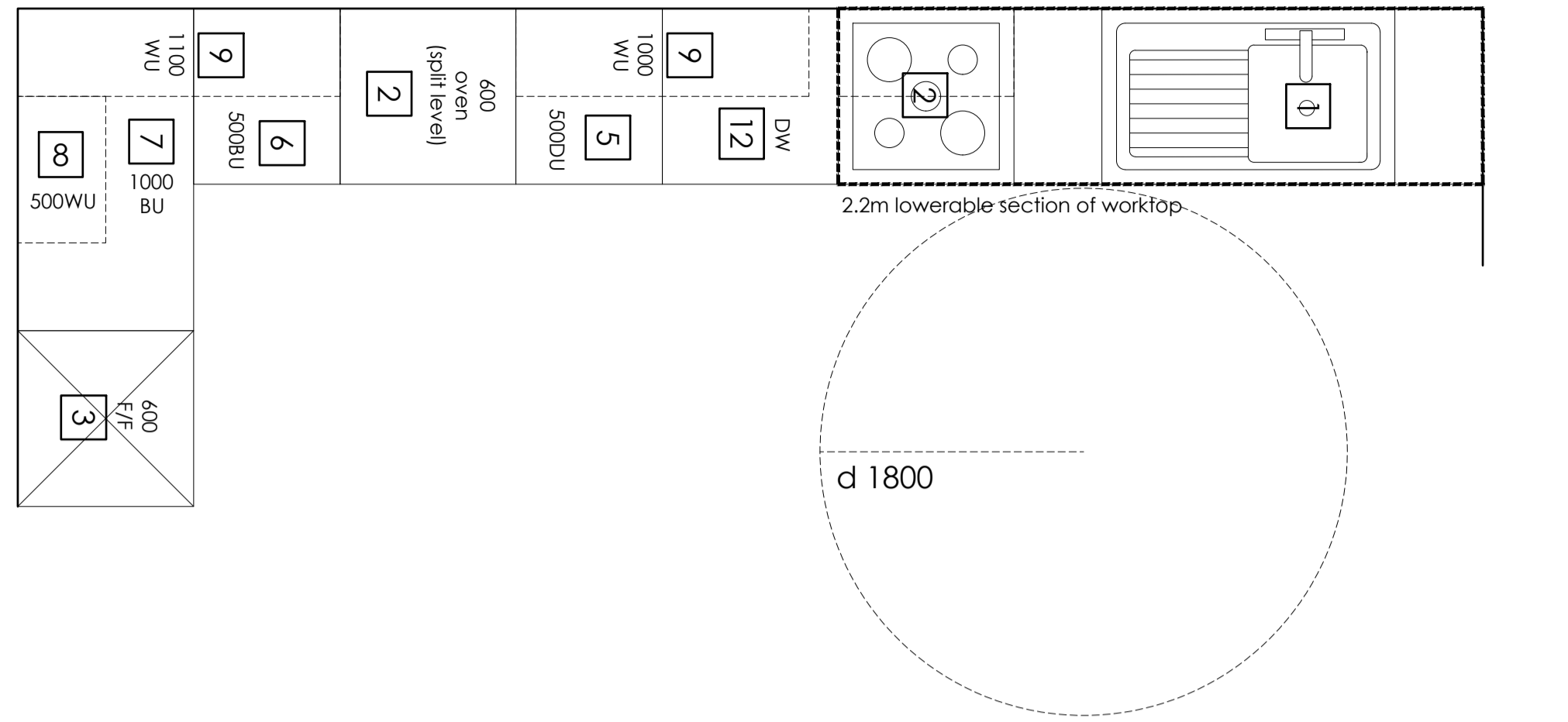
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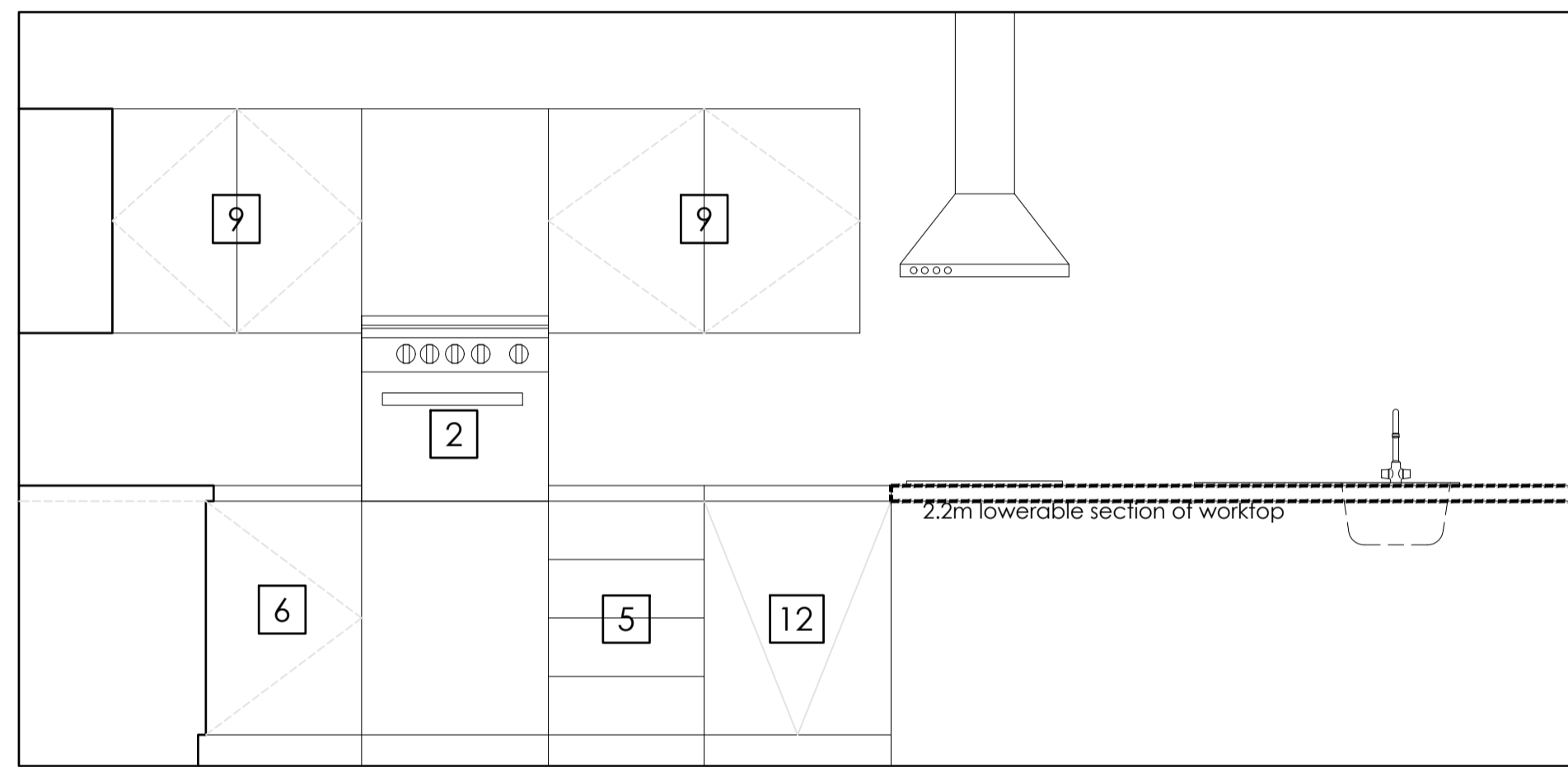
**HOUSE TYPE BW09
 KITCHEN & BATHROOM LAYOUTS**

CAD FILE:
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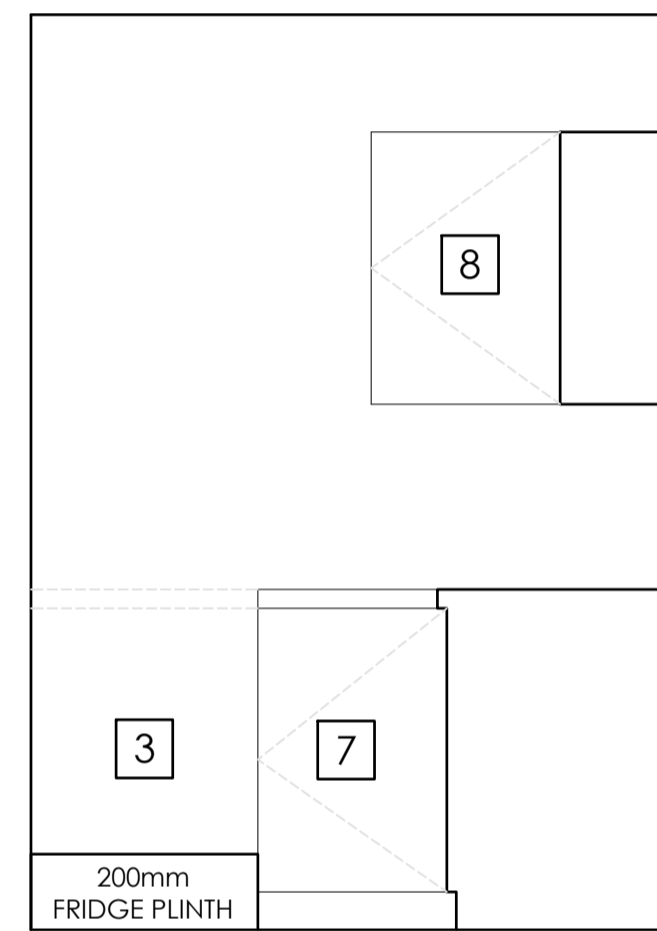
1696 WD.BW09.02 A



PLAN 1:20



ELEVATION 1:20

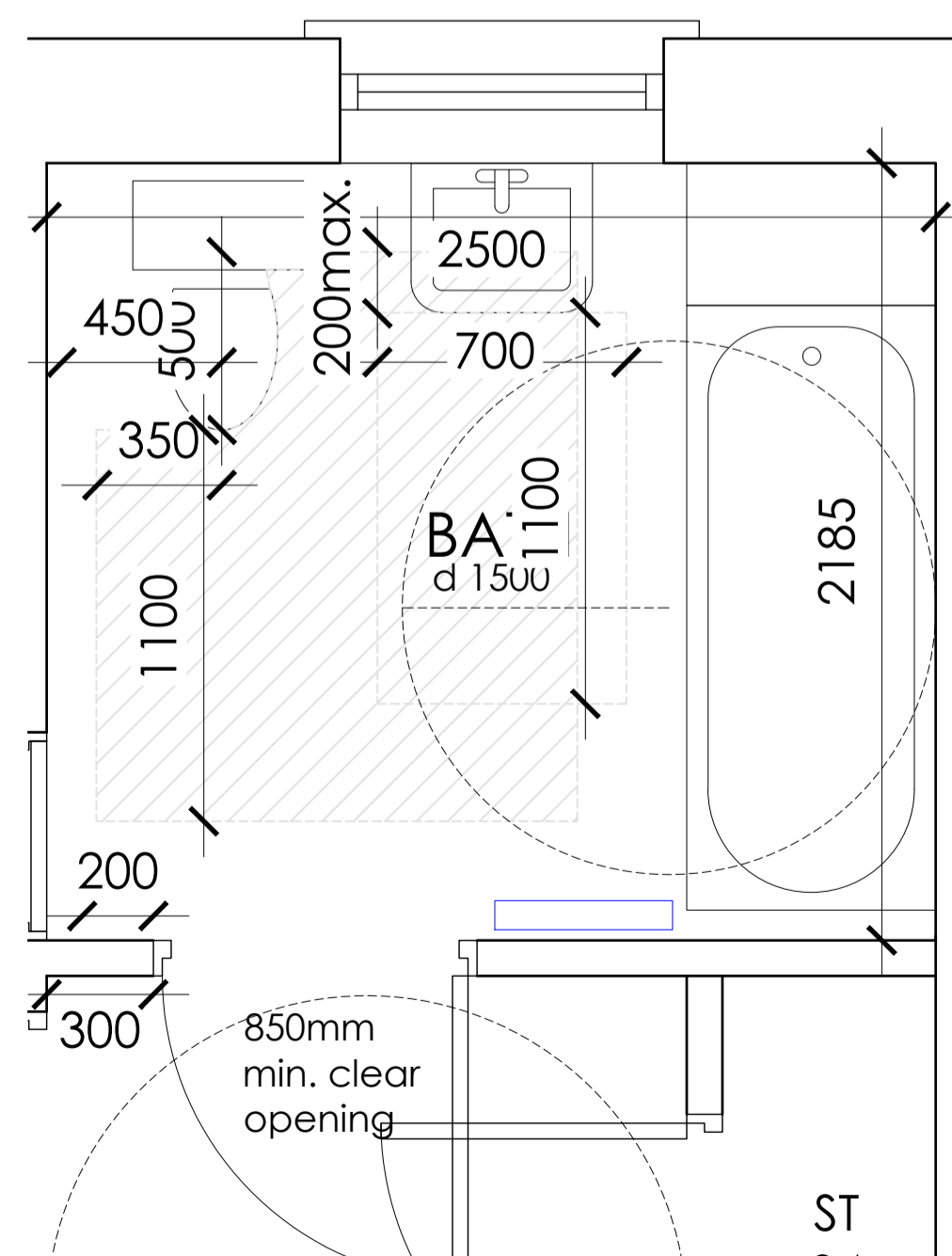


ELEVATION 1:20

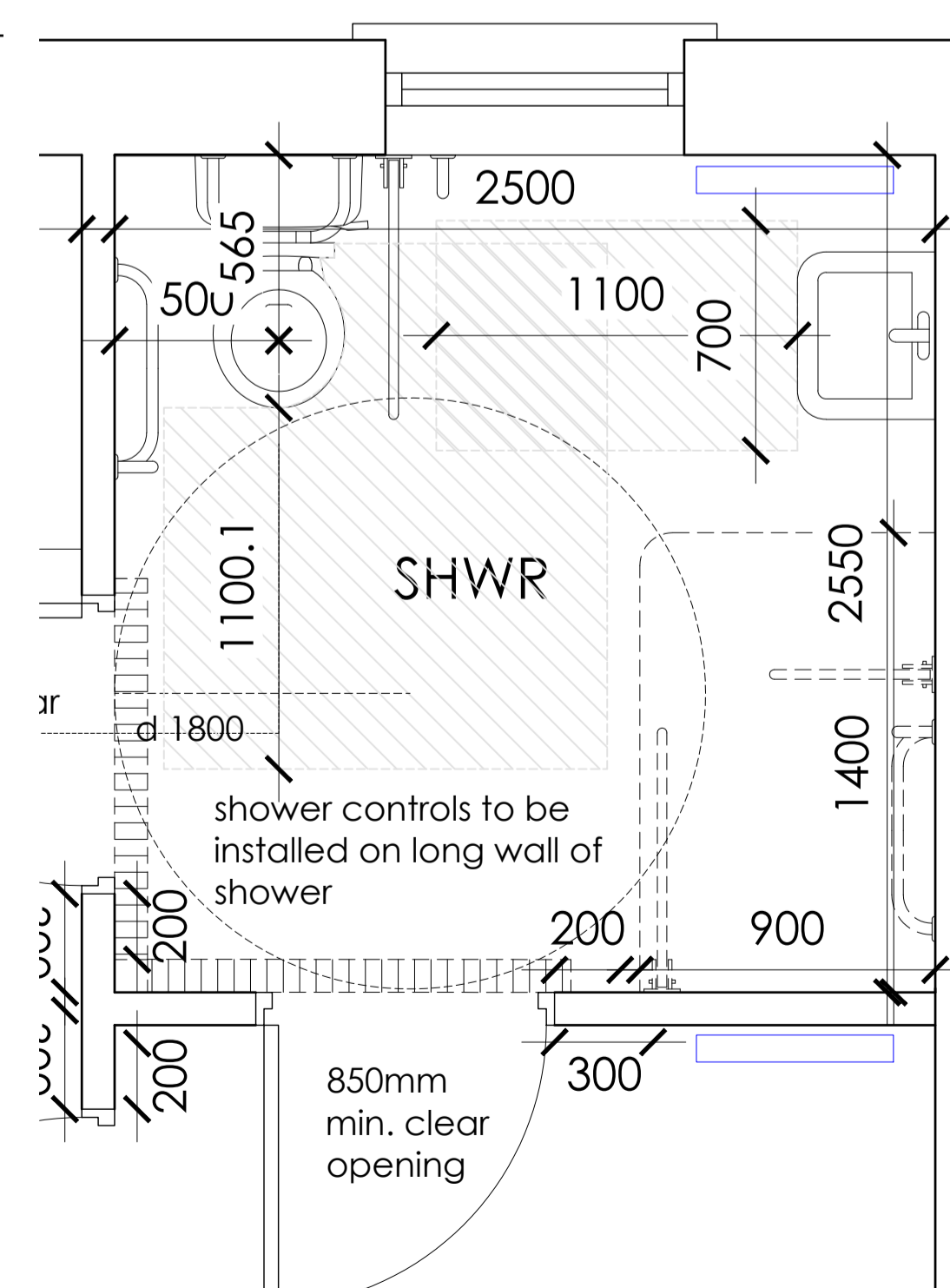
kitchen units and appliance space													
5P3B (WC)	600x1000 sink unit	600x600 cooker space	600x600 fridge freezer space	600x600 washing machine space	500 drawer unit	500 base unit	1000 base unit	500 wall unit	1000 wall unit	500 tall unit/brooms	600x600 tumble dryer space	600x600 dish-washer space	Total length of worktops (excl. sink & cooker)
Required	1	1	1	1	1	2	1	1	2	1	1	1	3.0m
Provided	1	1	1	1	1	2	1	1	2	1	1	1	3.7m
Alternative provision: N/A													

BW09 03 (WC)	
Storage Schedule (3 bedroom)	
Required Area	= 3.5m ₂
Store 01	= 0.75m ₂
Store 02	= 1.0m ₂
Store 03	= 0.86m ₂
Store 04	= 1.0m ₂
Total	= 3.61m ₂

BW09 03 (WC)	
ROOM	AREA (m ₂)
KITCHEN	16.5m ₂
LIVING	16.1m ₂
BEDROOM 1	18.1m ₂
BEDROOM 2	13.6m ₂
BEDROOM 3	12.0m ₂
KLD	32.6m ₂
L/KLD	50%



BATHROOM LAYOUTS 1:20



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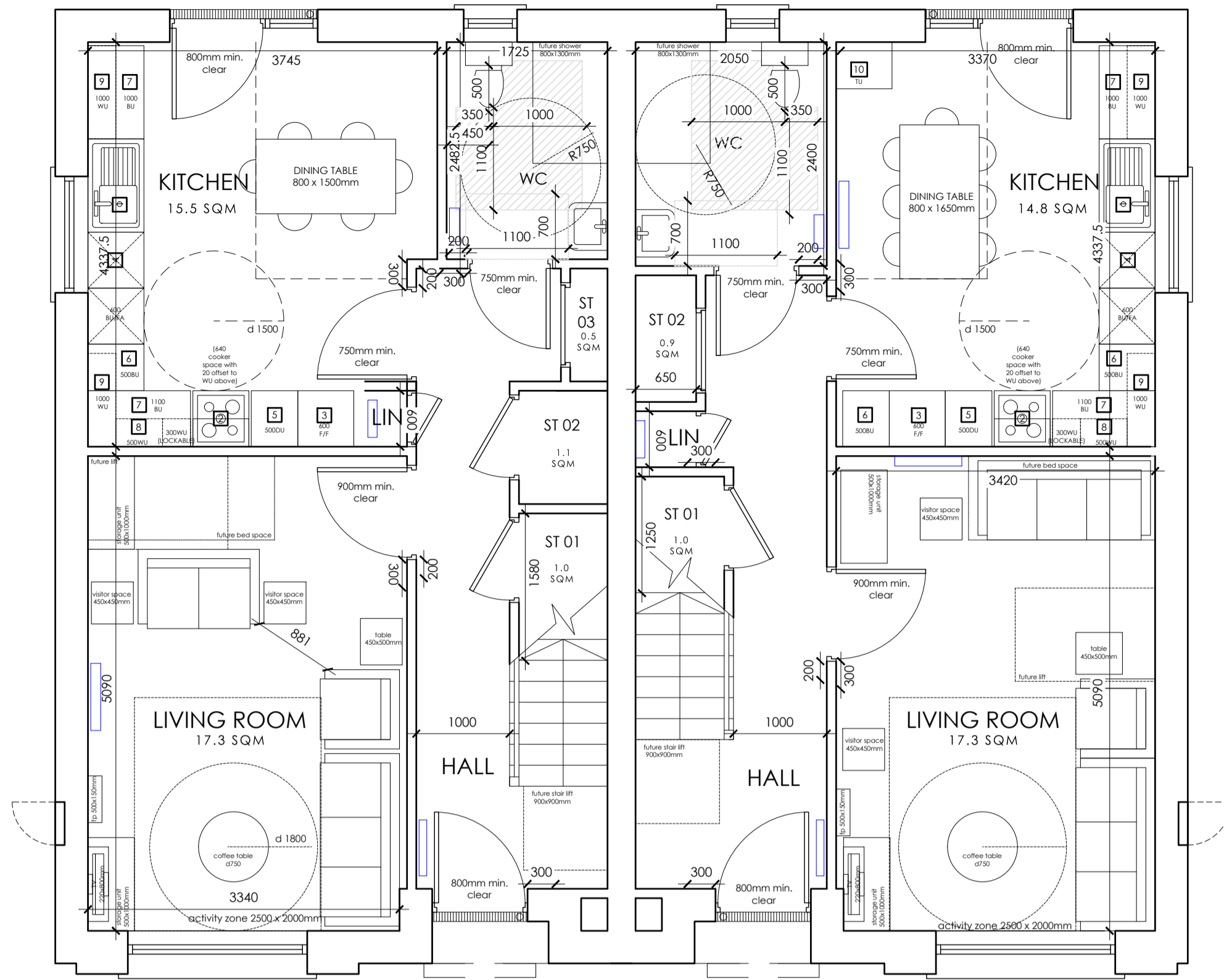
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 CHECKED: _____
 DRAWING: _____

**HOUSE TYPE BW09
 KITCHEN & BATHROOM LAYOUTS**

CAD FILE: _____
 CAD REF: _____
 JOB NO. _____ DRAWING NO. _____ REVISION _____

1696 WD.BW09.03 C

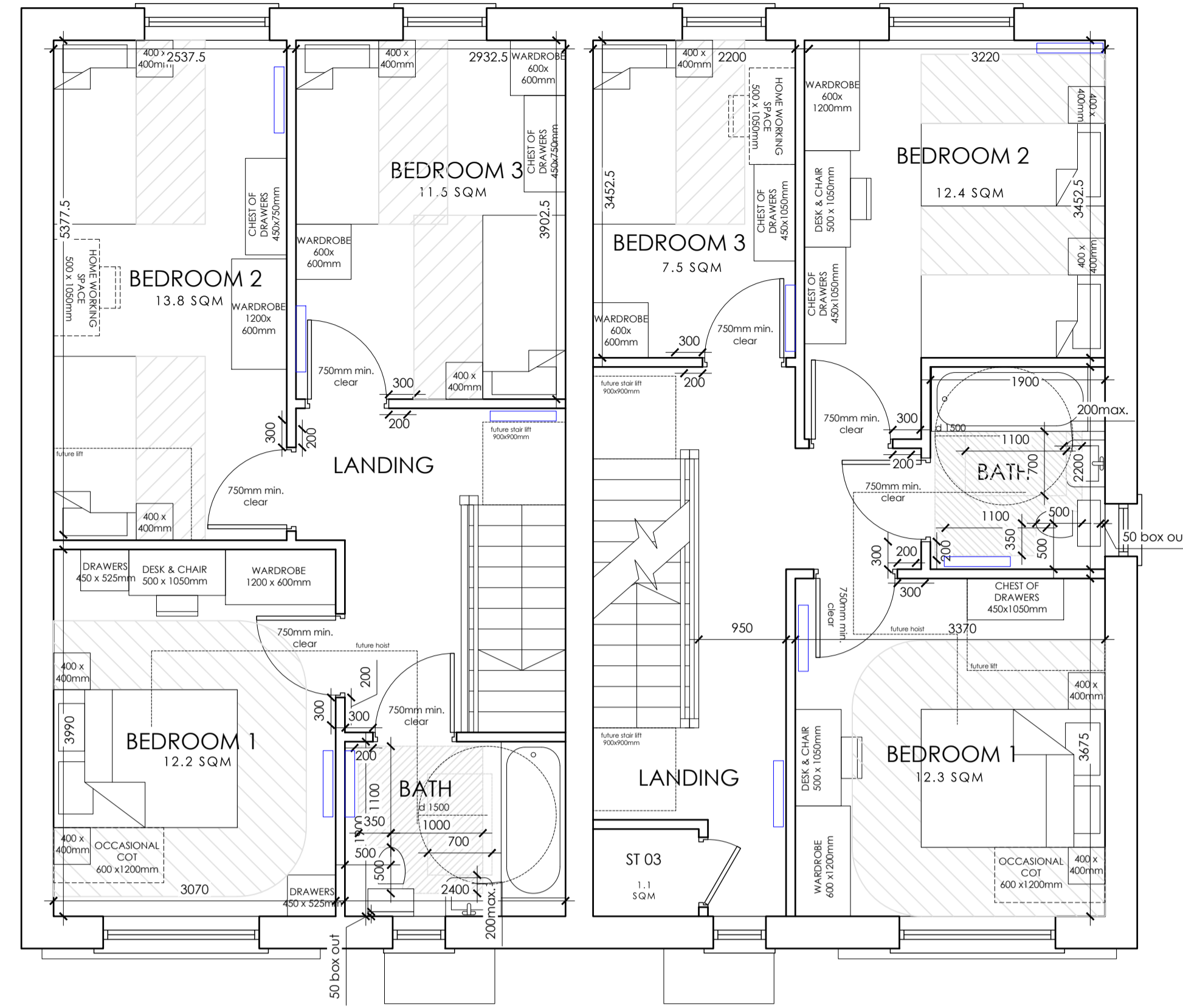
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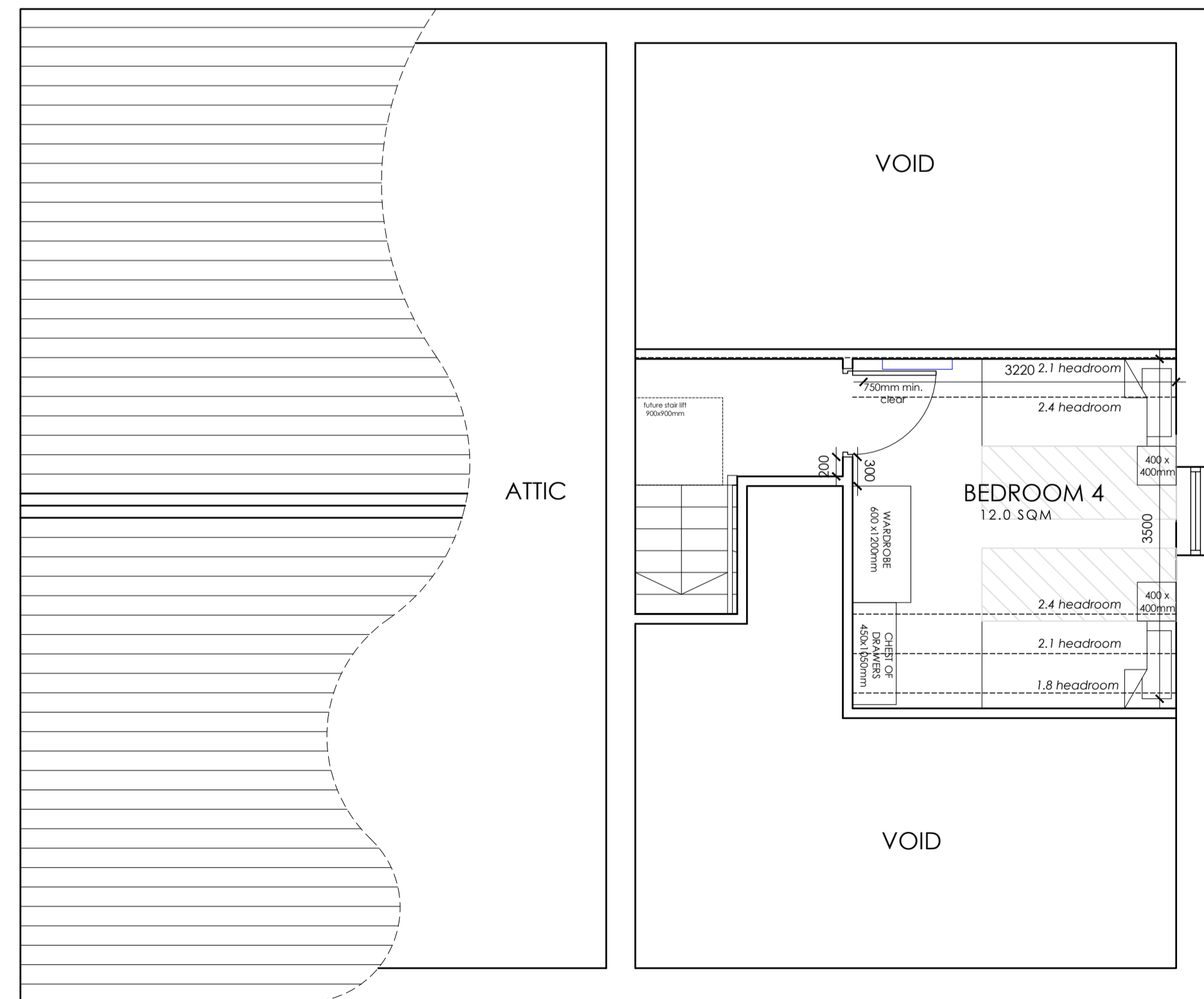
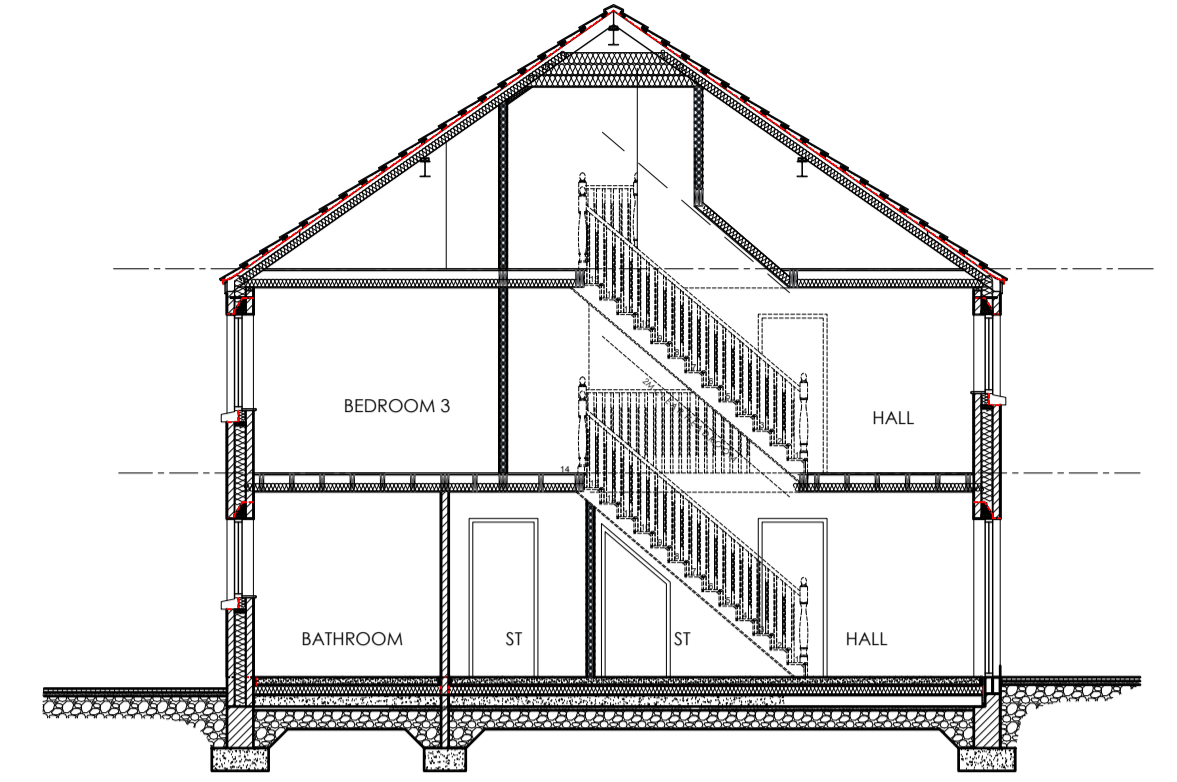
GROUND FLOOR PLAN 1:50

TYPE BW10
 6 PERSON / 3 BEDROOM / 2 STOREY
 (GENERAL NEEDS HOUSING)
 TCI AREA BAND = 95-100sqm
 PROPOSED INTERNAL FLOOR
 AREA = 105.12sqm

TYPE BW10
 7 PERSON / 4 BEDROOM / 3 STOREY
 (GENERAL NEEDS HOUSING)
 TCI AREA BAND = 115-120sqm
 PROPOSED INTERNAL FLOOR
 AREA = 121.31sqm



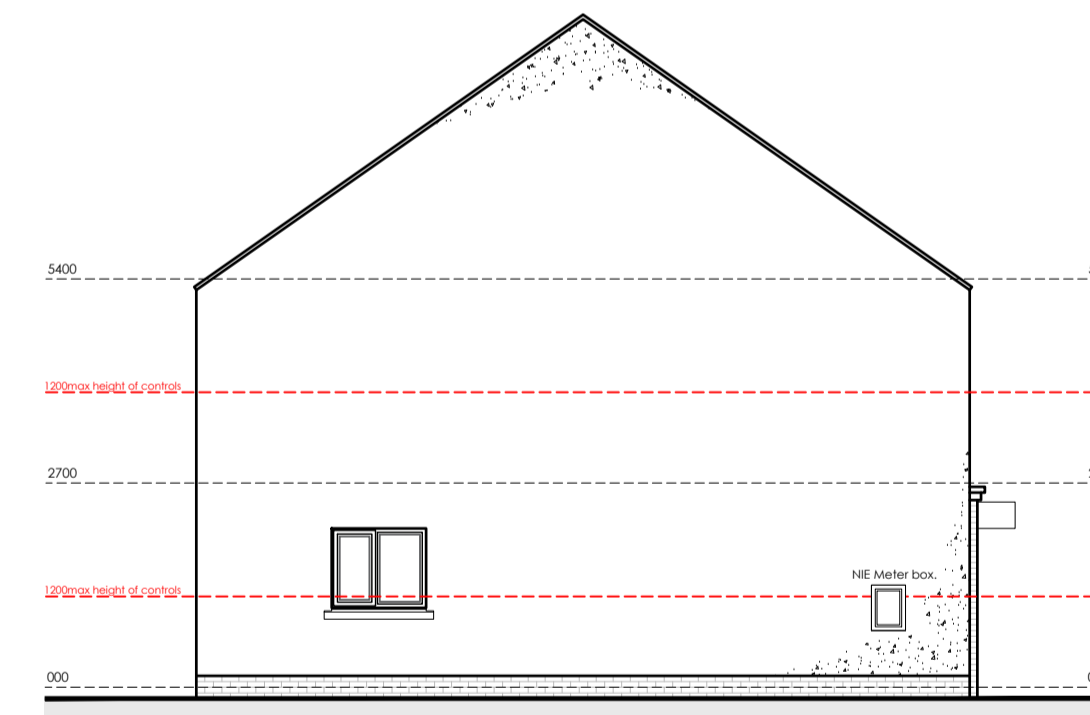
FIRST FLOOR PLAN 1:50



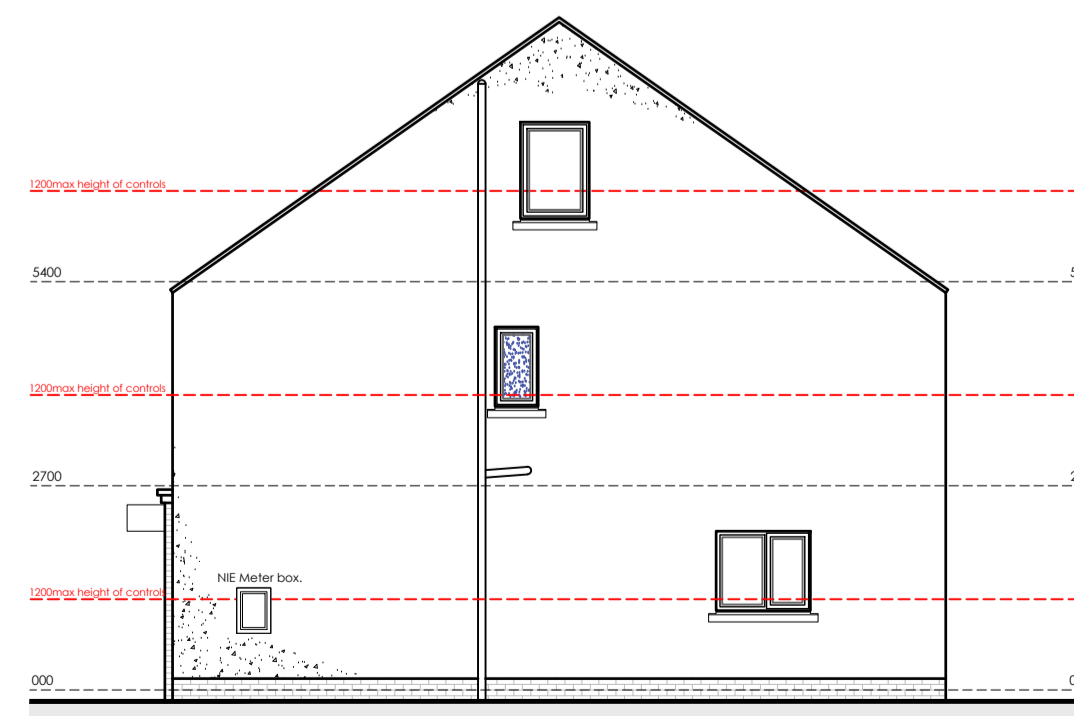
SECOND FLOOR PLAN 1:50



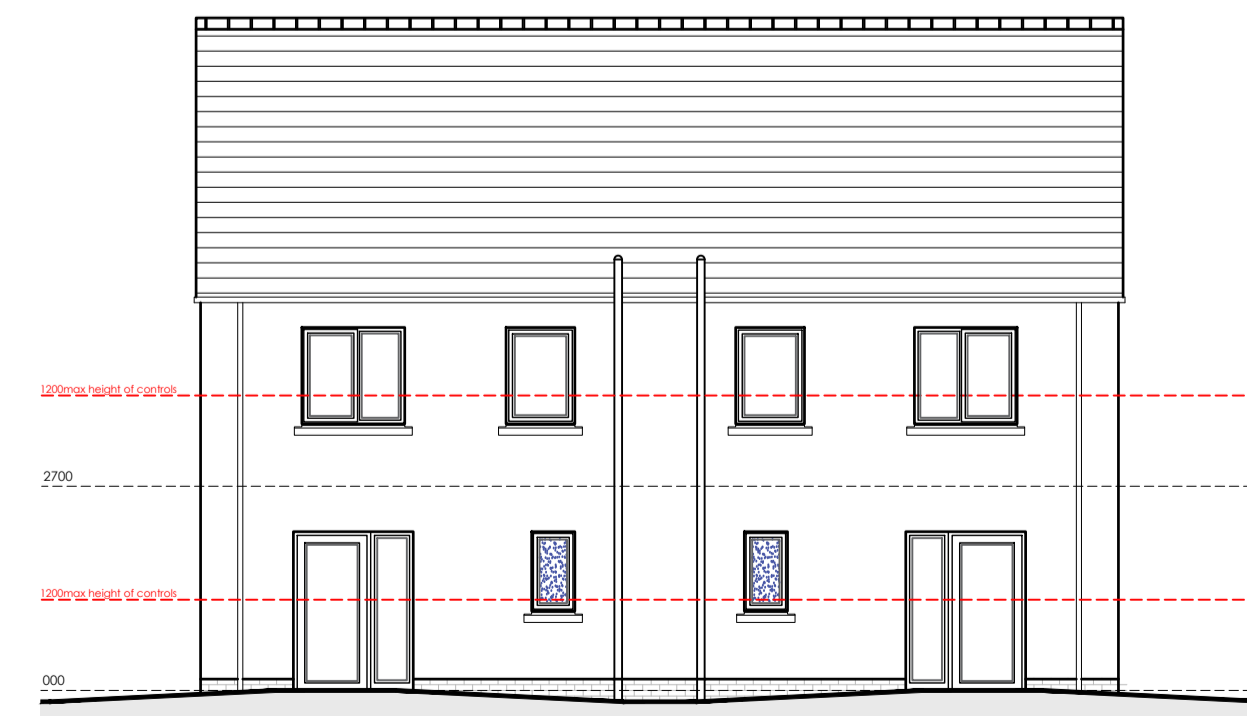
PRINCIPAL ELEVATION 1:100



FLANK ELEVATION 1:100



FLANK ELEVATION 1:100



PRINCIPAL ELEVATION 1:100

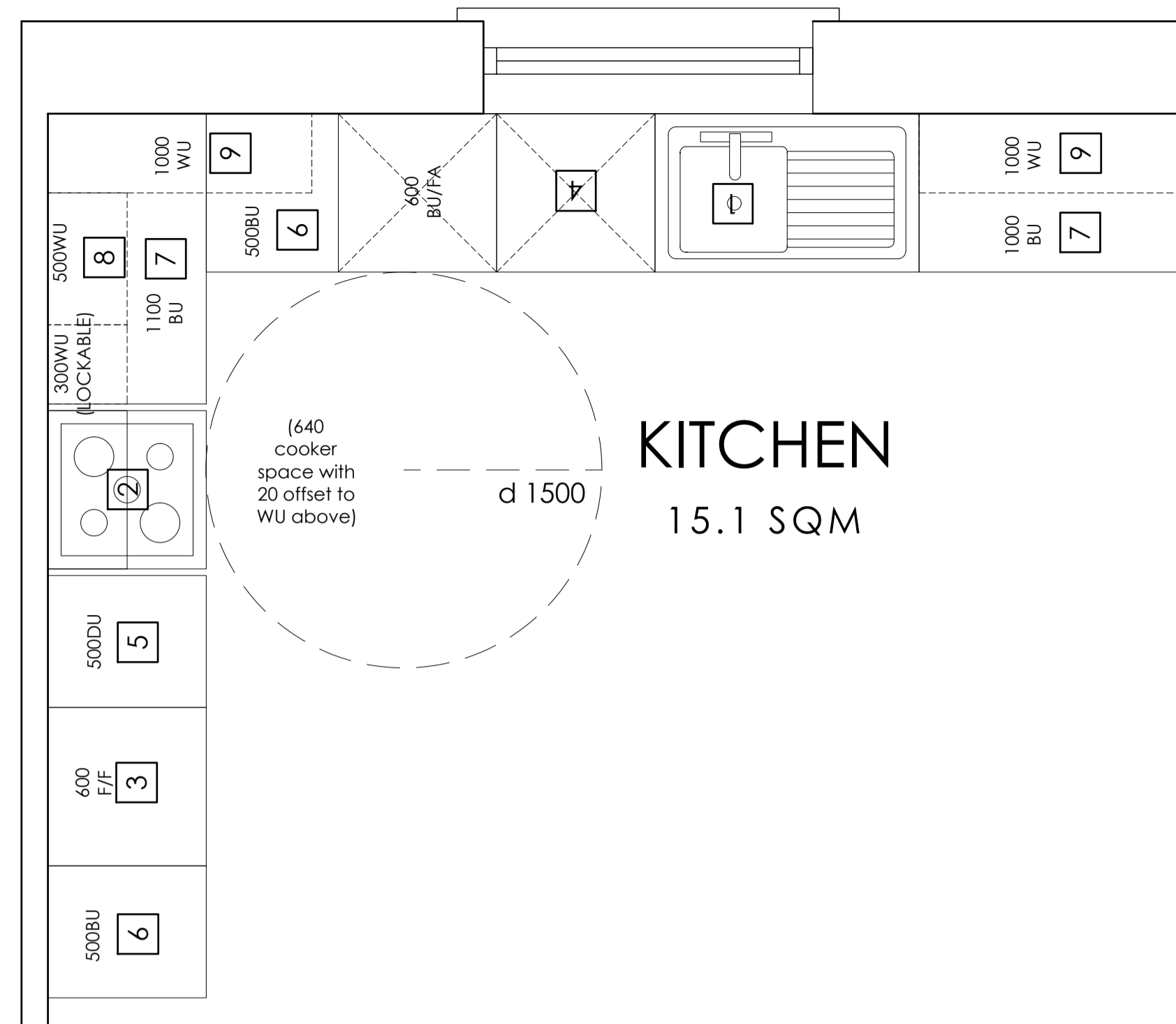
NOTE: ALL FIXTURES & FITTINGS TO MEET HAG, LTH AND SBD STANDARDS

REV.	DATE	DESCRIPTION	DRAWN
D	JAN 2026	AMENDED TO MATCH CONSTRUCTION DRAWINGS	
C	OCT 2025	AMENDED TO REDUCE FLOOR AREA	
B	SEP 2025	AMENDED IN RESPONSE TO HOUSING ASSOCIATION & EMPLOYER'S AGENT COMMENTS 16.09.25	
A	SEP 2025	AMENDED IN RESPONSE TO HOUSING ASSOCIATION & EMPLOYER'S AGENT COMMENTS 28.08.25	

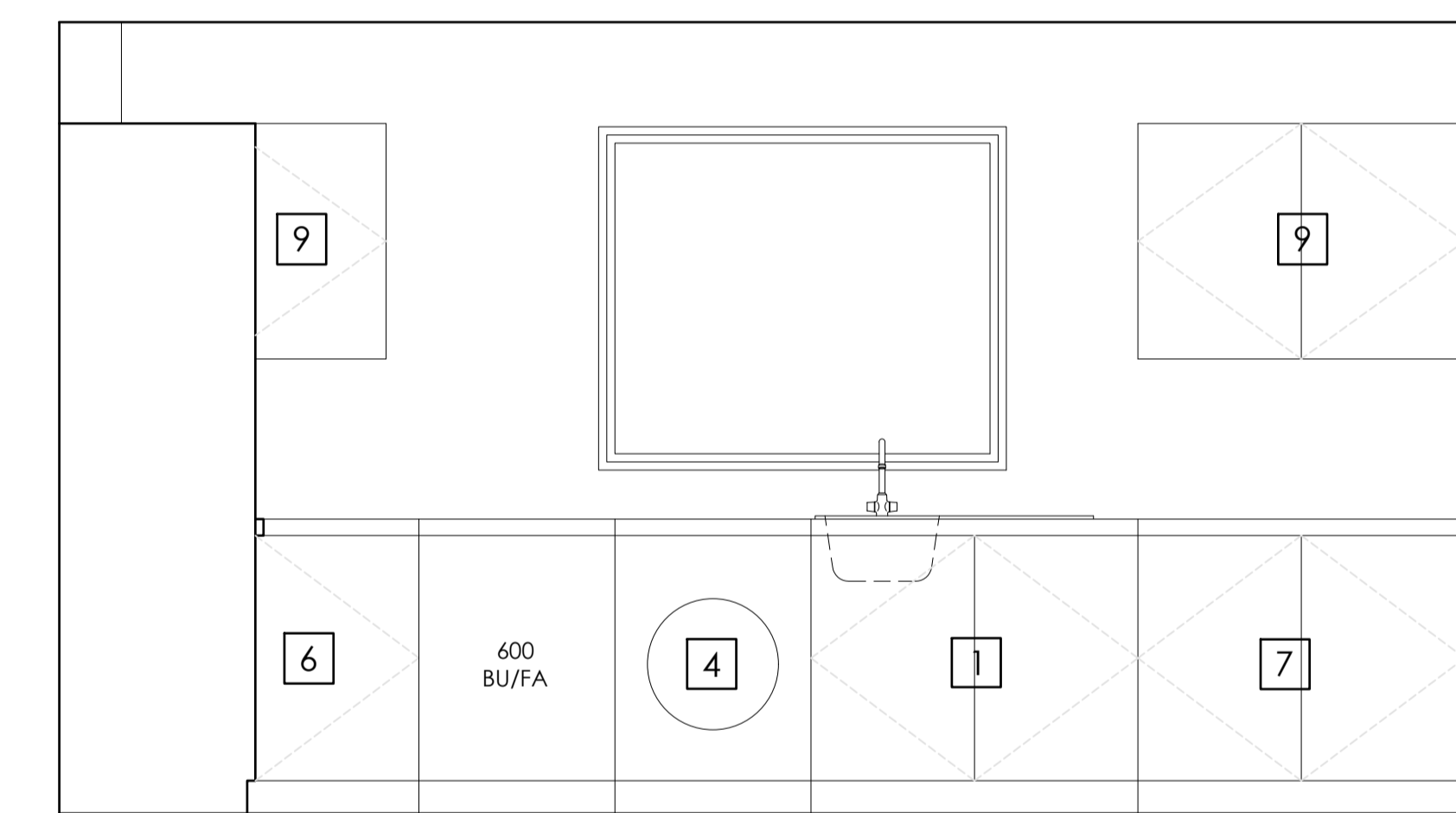
DPG

KEVIN CARTIN ARCHITECTS LTD.
 Unit 5, Belmont Office Park,
 232-240 Belmont Road, Belfast BT14 2AW
 TEL NO: 028 90 769755 - FAX NO: 028 90 769547
 EMAIL: info@kevincartin.com

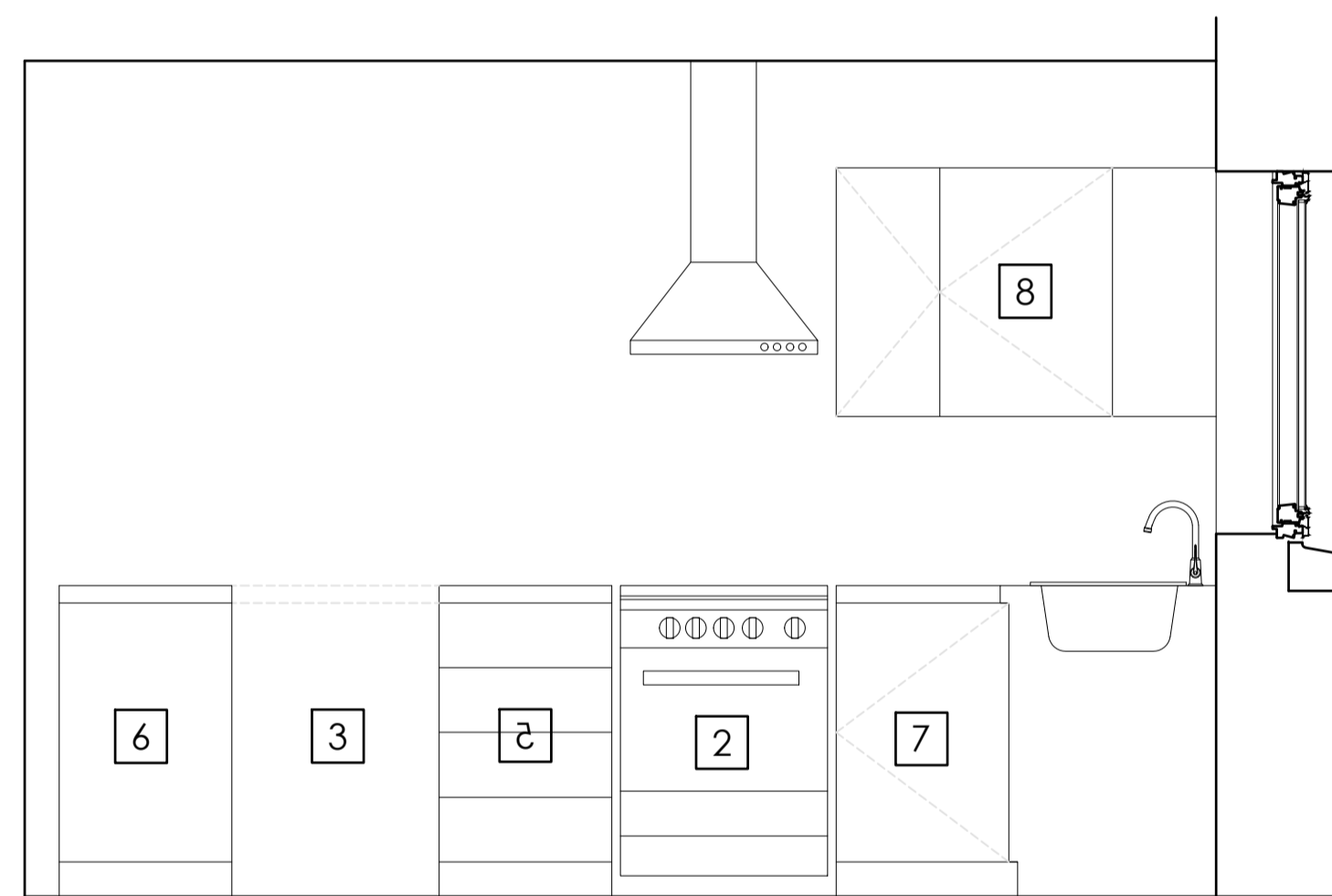
CLIENT
LOTUS HOMES (UK) LTD
 PROJECT
**RESIDENTIAL DEVELOPMENT
 BALLYWILLAN ROAD, PORTRUSH**
 DATE **JUNE 25**
 SCALE **1:50&A1**
 DRAWN
 CHECKED
 DRAWING
**HOUSE TYPE BW10
 PLANS, ELEVATIONS & SECTION**
 CAD FILE
 CAD REF.
 JOB NO. DRAWING NO. REVISION
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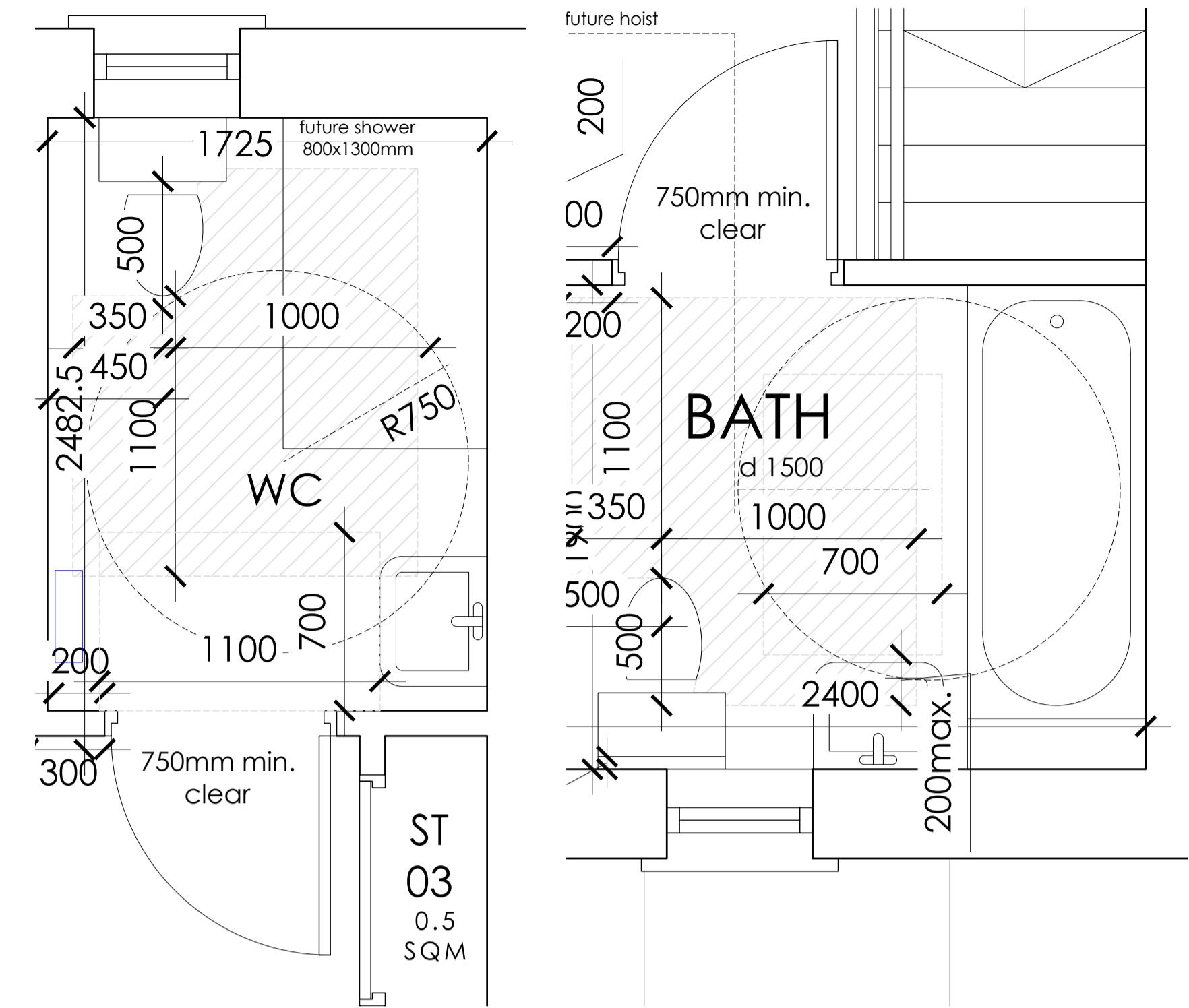
PLAN 1:20



ELEVATION 1:20



ELEVATION 1:20



Kitchen Units And Appliance Space											
6P3B	600x1000 sink unit	600x600 cooker space	600x600 fridge freezer space	600x600 washing machine space	500 drawer unit	500 base unit	1000 base unit	500 wall unit	1000 wall unit	500 tall unit/ brooms	total length of worktops (excl. sink & cooker)
	1	2	3	4	5	6	7	8	9	10	
Required	1	1	1	1	1	1	2	1	2	1	3.5m
Provided	1	1	1	1	1	1	2	1	2	1	3.5m
Alternative provision: N/A											

BW10 01	
Storage Schedule (3 bedroom)	
Required Area	= 2.5m ₂
Store 01	= 1.0m ₂
Store 02	= 0.95m ₂
Store 03	= 0.4m ₂
Total	= 2.59m ₂

BW10 01	
ROOM	AREA (m ₂)
KITCHEN	15.5m ₂
LIVING	17.3m ₂
BEDROOM 1	12.2m ₂
BEDROOM 2	13.8m ₂
BEDROOM 3	11.5m ₂
KLD	32.8m ₂
L/KLD	53%

REV.	DATE	DESCRIPTION	DRAWN
B	OCT 2025	AMENDED TO REDUCE FLOOR AREA	
A	SEP 2025	AMENDED IN RESPONSE TO HOUSING ASSOCIATION & EMPLOYER'S AGENT COMMENTS 28.08.25	



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CLIENT
LOTUS HOMES (UK) LTD

PROJECT
**RESIDENTIAL DEVELOPMENT
 BALLYWILLAN ROAD, PORTRUSH**

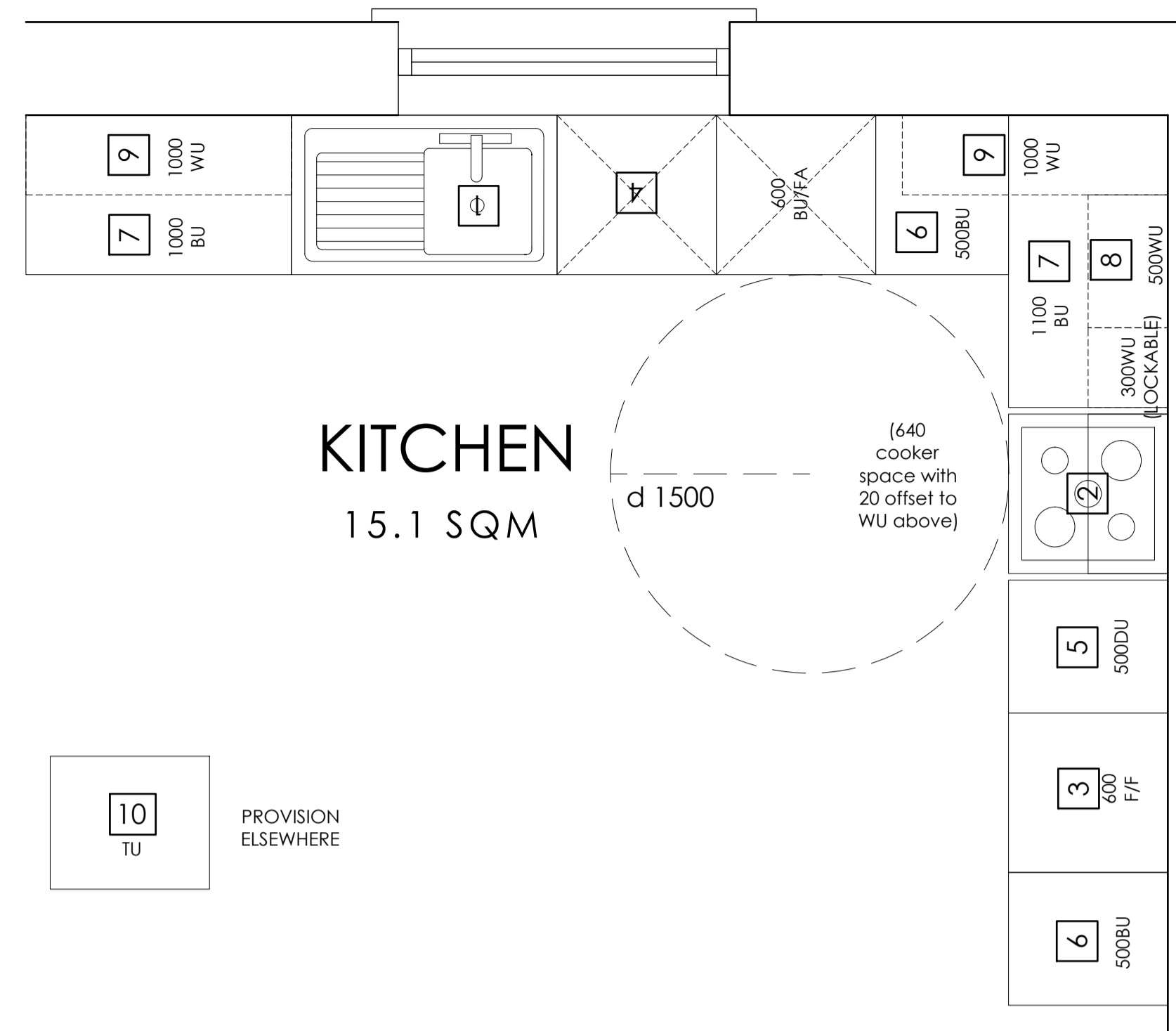
DATE: **JUNE 25**
 SCALE: **1:50&A1**
 DRAWN:
 CHECKED:
 DRAWING:

**HOUSE TYPE BW10
 KITCHEN & BATHROOM LAYOUTS**

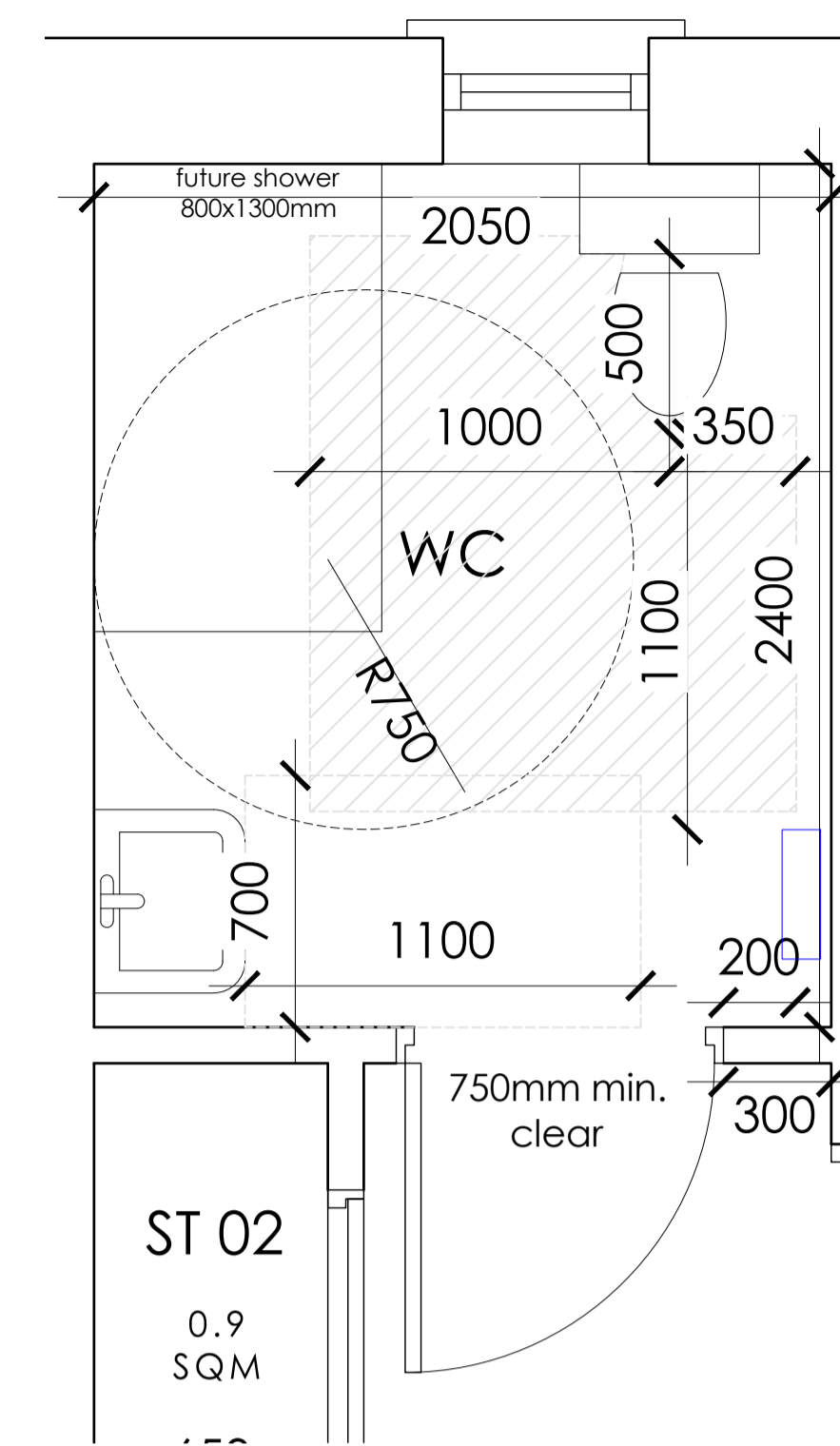
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 JOB NO. DRAWING NO. REVISION:

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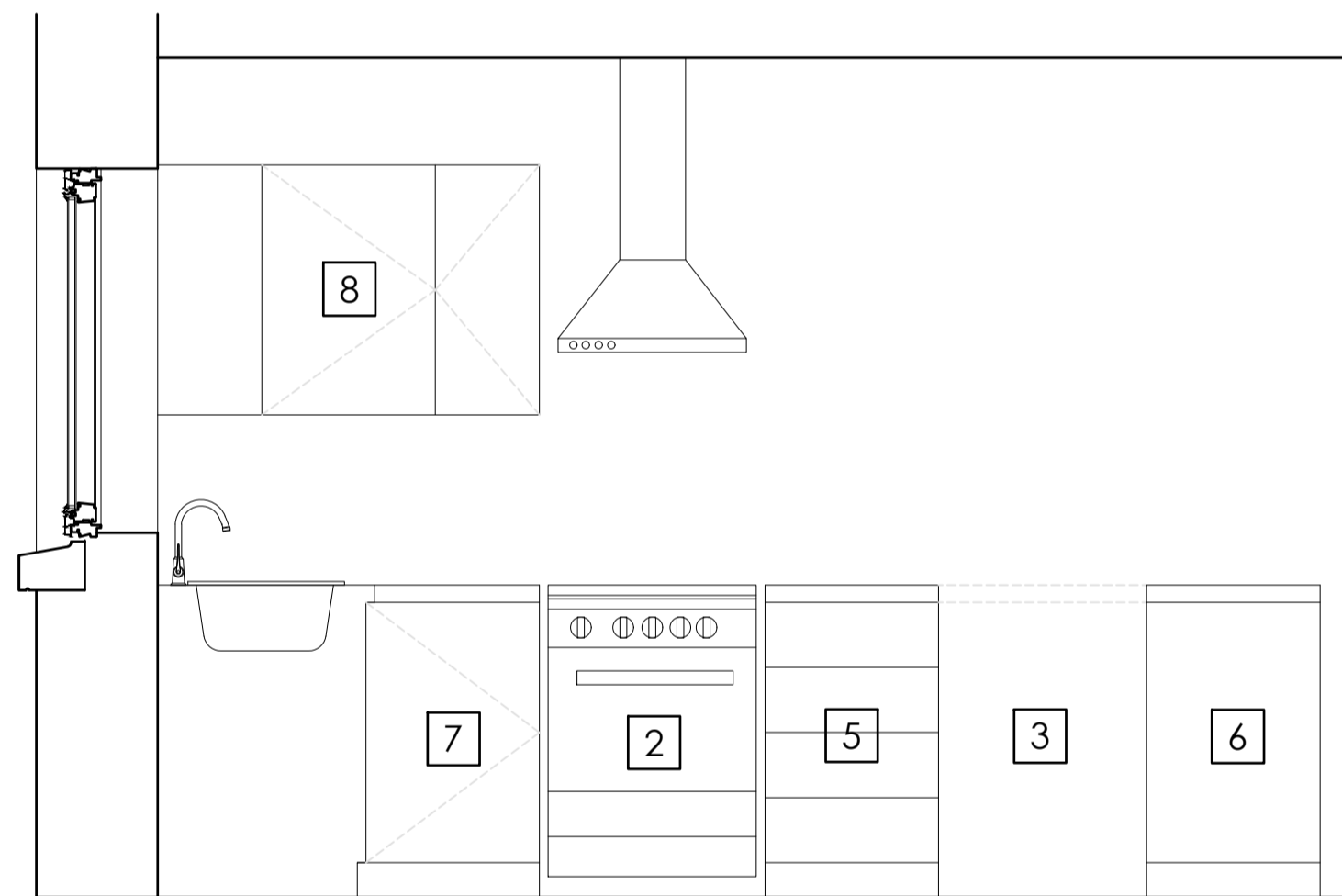
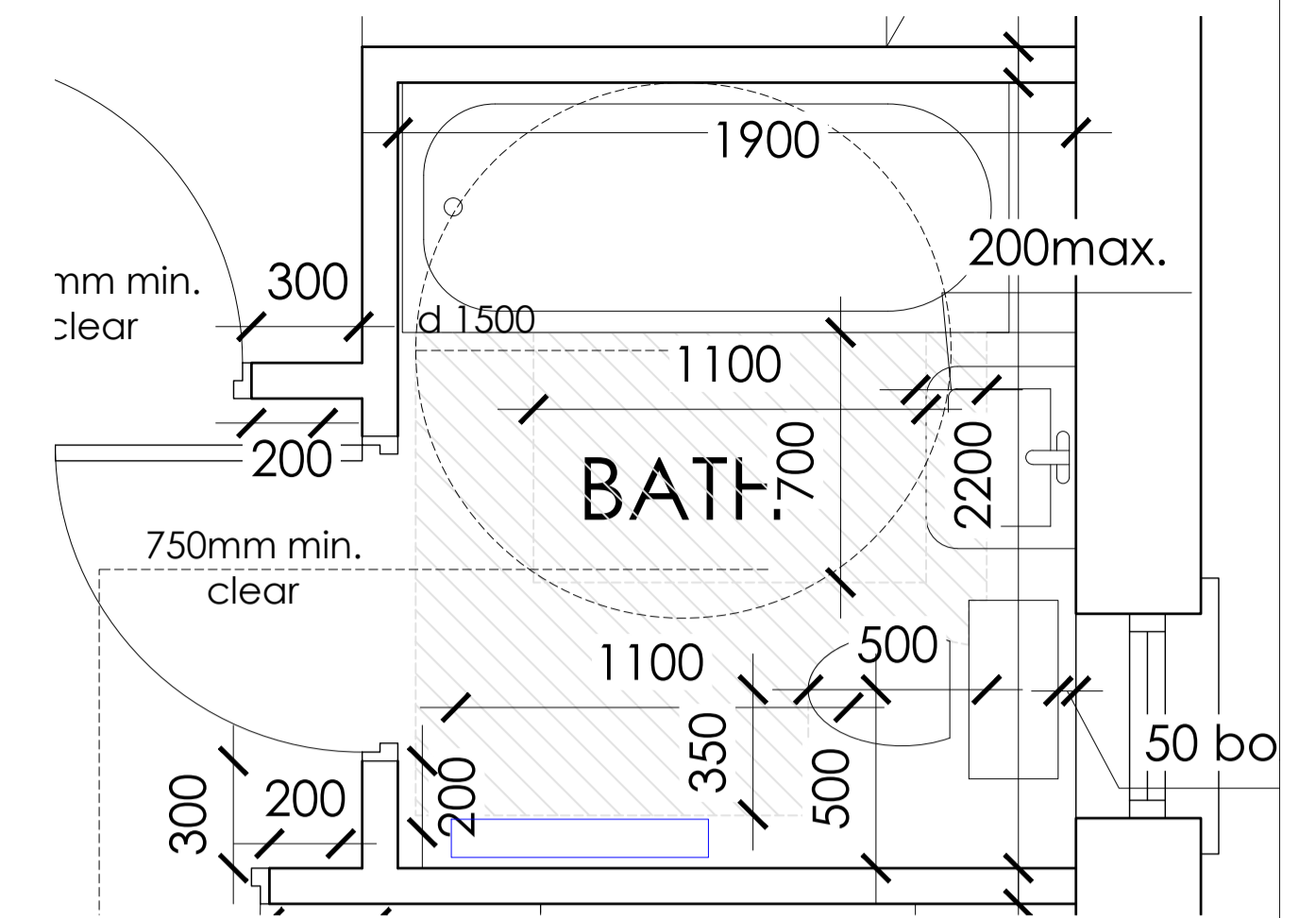
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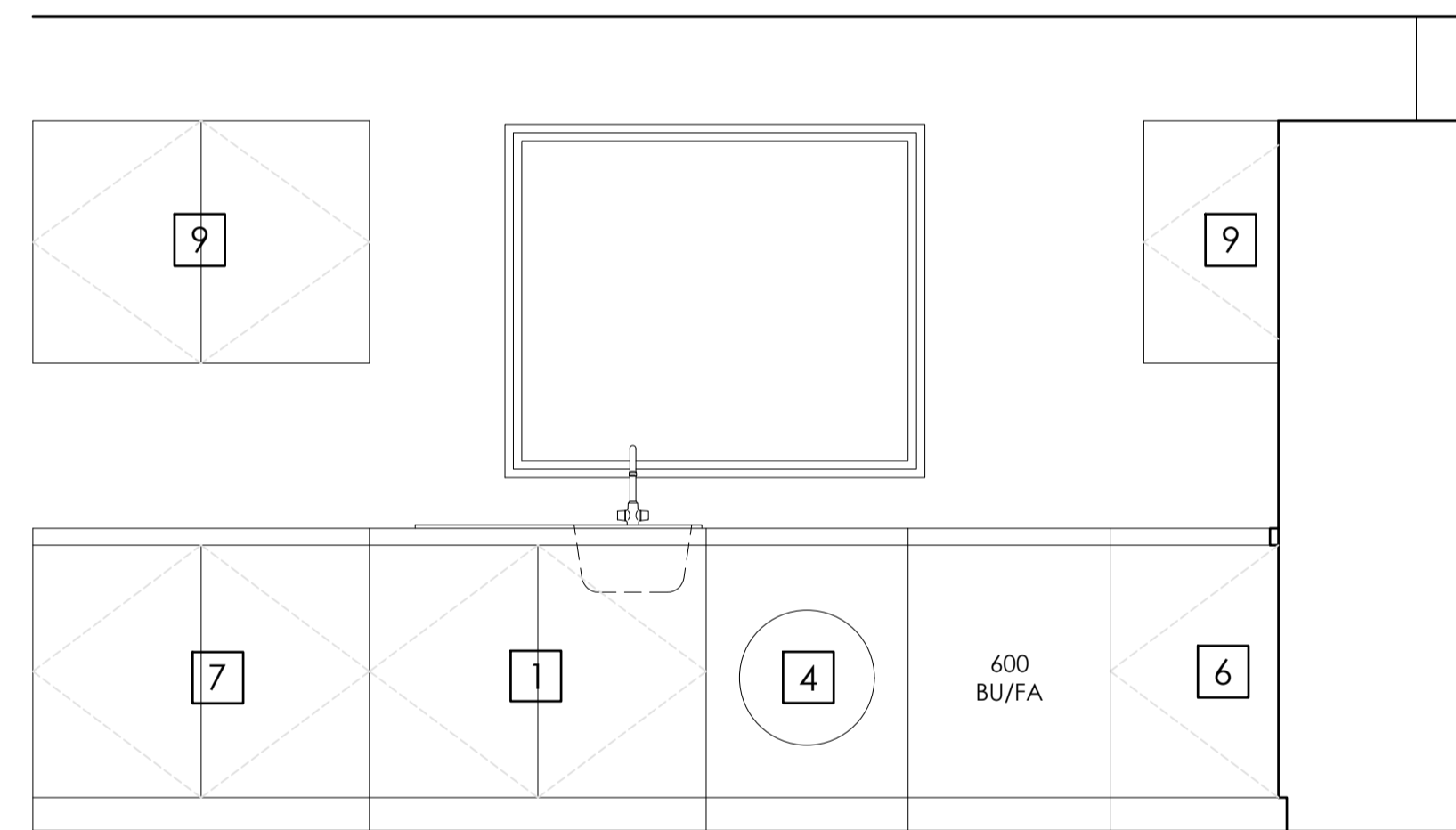
PLAN 1:20



BATHROOM LAYOUTS 1:20



ELEVATION 1:20



ELEVATION 1:20

Kitchen Units And Appliance Space											
7P4B	600x1000 sink unit	600x600 cooker space	600x600 fridge freezer space	600x600 washing machine space	500 drawer unit	500 base unit	1000 base unit	500 wall unit	1000 wall unit	500 tall unit/brooms	total length of worktops (excl. sink & cooker)
Required	1	1	1	1	1	2	2	1	2	1	4.0m
Provided	1	1	1	1	1	2	2	1	2	1	4.0m
Alternative provision: N/A											

BW10 02	
Storage Schedule (4 bedroom)	
Required Area	= 3.0m.
Store 01	=1.0m.
Store 02	=0.9m.
Store 03	= 1.1m.
Total	= 3.0m.

BW10 02	
ROOM	AREA (m ²)
KITCHEN	14.8m ²
LIVING	17.3m ²
BEDROOM 1	12.3m ²
BEDROOM 2	12.4m ²
BEDROOM 3	7.5m ²
BEDROOM 4	12.0m ²
KLD	32.1m ²
L/KLD	54%

REV.	DATE	DESCRIPTION	DRAWN
B	OCT 2025	AMENDED TO REDUCE FLOOR AREA	
A	SEP 2025	AMENDED IN RESPONSE TO HOUSING ASSOCIATION & EMPLOYER'S AGENT COMMENTS 28.08.25	

DPG

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CLIENT
LOTUS HOMES (UK) LTD

PROJECT
**RESIDENTIAL DEVELOPMENT
BALLYWILLAN ROAD, PORTRUSH**

DATE: **JUNE 25**
SCALE: **1:50B1**

DRAWN
CHECKED
DRAWING

**HOUSE TYPE BW10
KITCHEN & BATHROOM LAYOUTS**

CAD FILE
CAD REF.
JOB NO. DRAWING NO. REVISION

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