LEGEND:

PHASE 1

Site Area = 9,265sqm / 0.9265Ha
No. of units = 21

PHASE 2

Site Area = 1,159sqm / 0.1159Ha
No. of units = 6

TOW PATH

existing planting

existing planting & watercourse

FENCE

1800mm double boarded timber fence enclosure to bin store (with matching gates).

Gates to have min 2m wide clearance and require locking hardware to SBD standards with internal thumb turn mechanism fitted low enough to ensure it can not be reached by a person reaching over the gate.

22-23 3P/2B FFL 12.55

24-25 3P/2B FFL 12.25

26-27 3P/2B FFL 12.25

Path (Gradient 1:21)

Planting

Bin Store

Drying Area

TYPE 3a FFL 13 FFL 13.6

TYPE 2a (m) FFL 15.95

TYPE 4 & 6 FFL 16.8 FFL 17.50

TYPE 3 FFL 17 FFL 17

TYPE 6 FFL 17.9 FFL 17.9

TYPE 2a FFL 18.4 FFL 19

TYPE 3 FFL 19.7 FFL 20.3

TYPE 5 FFL 19.8 FFL 19.8

TYPE 7 FFL 20 FFL 20

TYPE 2 FFL 20.9 FFL 21.5

TYPE 1 FFL 21.85

PUMPING STATION

New 1.8m high timber close boarded fence to be between units

New 1.8m high timber close boarded fence to be between units

New 1.8m high timber double boarded fence to all public boundaries

Private Road - Shared Surface

Open Space

Raised kerb to perimeter of open space

900 x 300 mm wall designated for meter installation in first floor apartment.

Rear Garden to Existing Dwelling

Inward Visibility Splay

DRUMGULLION AVE

GRAVEL LANE

Schedule of Accommodation	Legend
TYPE 1 3P/2B WHEELCHAIR HOUSE (2 storey detached) - (1no.) (Plot 5)	Open space/landscaped area
TYPE 2 3P/2B DWELLING HOUSE (2 storey semi-detached) - (6no.) (Plots 6,7,10,11,18,19)	Private garden area
TYPE 3 3P/2B DWELLING HOUSE (2 storey semi-detached) - (6no.) (Plots 8,9,16,17,20,21)	Low growing ornamental shrubs
TYPE 4 3P/2B DWELLING HOUSE (2 storey semi-detached) - (1no.) (Plot 12)	Area of defensible planting
TYPE 5 2P/1B OWN DOOR APARTMENT (2no. Units) (Plots 3 & 4)	1500mm single boarded timber fence on concrete posts
TYPE 6 5P/3B DWELLING HOUSE (2 storey semi-detached) - (3no.) (Plots13,14,15)	1800mm single boarded timber fence on concrete posts
TYPE 7 5P/3B WHEELCHAIR HOUSE (2 storey semi-detached) - (2no.) (Plots 1 & 2)	1800mm double boarded timber fence on concrete posts
HOUSE TYPE 8A & 8B 3P/2B OWN DOOR APARTMENTS (6no. Units) (Plots 22,23,24,25,26,27)	1.2m paint finish railings(on retaining wall/kerb where noted on Civils Drawing)- Colour black
	1.5m paint finish railings(on retaining wall/kerb where noted on Civils Drawing)- Colour black
	2400mm high paladin security fence with 4m (clear width) double gate certified to LPS 1175:issue 7 Security Rating 1, or LPS 1175 Issue 8 Security rating A1, or Sold Secure SS323 Silver, or STS 202 Issue 10 Burgular resistance BR1. Gate capable of taking padlock provided by others.
	2100.0 x 1800.0 — 1.8x2.1m hard standing area for bins.

Key access to all gates to private and communal gardens with lock placed far enough down gate to prevent opening from outside.
Bin stores to be lockable with thumbturns to inside.

BOYD TYRRELL GOYD PARTNERSHIP CHARTERED ARCHITECTS LLP NI REGISTRATION

PROJECT: DRUMGULLION AVENUE, NEWRY
SOCIAL HOUSING

DRAWING TITLE: **PHASING PLAN**
Site Block Plan
DPG Approval

CLIENT: GEDA

JOB No: 2346 | WORKSTAGE: 03 | DRAWING No: 115 | REVISION:

SCALE: 1:200 @ A0 | DATE: JAN/26 | DRAWN: PT | CHECKED: PT

REVISIONS

REV.	DESCRIPTION	BY DATE	CHK DATE

NOTES