

DRAWING KEY:

- PUBLIC OPEN SPACE & CHILDRENS EQUIPMENT AREA AS PREVIOUSLY APPROVED: LA01/12020/0337/F
- PRIVATE AMENITY SPACE & GARDEN SIZE
- SHARED SURFACE ROAD (MEWS COURT)
- PRIVATE DRIVEWAY
- PRIVATE DRIVEWAY / PARKING (2.4M X 6M SPACE)
- IN-CURTLAGE PARKING (2.4M X 5.8M SPACE)
- ON-STREET PARKING (2.4M X 6M SPACE)
- OPTIONAL GARAGE
- EXISTING TREES RETAINED & ROOT PROTECTION AREA
- PROPOSED STREET TREES 2 (REFER TO LANDSCAPE PROPOSAL)
- PROPOSED STREET TREES 1 (REFER TO LANDSCAPE PROPOSAL)
- PROPOSED 0.9M BLACK METAL BOUNDARY RAILINGS & HEDGEROW
- PROPOSED 1.8M TIMBER SCREEN FENCE
- PROPOSED 1.8M DOUBLE BOARDED TIMBER FENCE
- PROPOSED 1.8M SCREEN WALL
- EXISTING SITE LEVELS
- PROPOSED LEVELS
- BIN STORAGE (1.2X2.4M)
- AREA FOR ROTARY WASHING LINE
- PATHS/PATIO TO BE IN-SITU CONCRETE NOSED AND BRUSHED FINISH TO EN 206-1

PRIVATE AMENITY SPACE ANALYSIS
(Excluding Optional Garages)

SITE	SIZE(m2)
1	138
2	84
3	113
4	143
5	55
6	65
7	108
8	95
9	136
10	136
11	125
12	100
13	115
14	116
15	103
16	103
17	118
18	129
19	124
20	124
21	122
22	95
23	72
24	71
25	158
26	143
27	102
28	90
29	90
30	86
31	86
32	104
33	150
34	99
35	103
36	124

AVERAGE GARDEN SIZE: 109.03m2
SMALLEST GARDEN SIZE: 55m2
LARGEST GARDEN SIZE: 158m2

KEY: PHASE 1 MIX

HOUSE TYPE	TYPE	QUANTITY	SOCIAL (S) / AFFORDABLE (A)
A	6P4B	2NO.	S
A1	6P4B	2NO.	A
B	6P4B	2NO.	S
B1	6P4B	1NO.	A
C	3P2B	1NO.	A
D	5P3B	6NO.	S
D1	5P3B	4NO.	S
E	3P2B	2NO.	A
F	4P2B	6NO.	A
F1	4P2B	4NO.	A
G	3P2B	6NO.	A
TOTAL		14NO.	S
TOTAL		22NO.	A
TOTAL		36NO.	

All 14no. Social Housing Units to be built to EPC A Rating
Note: Materials Palette as per extant approved planning approval:
○ 64% Smooth Render Finish
○ 36% Facing Brick.
Roof Finish - Tiles

PROPOSED SITE LAYOUT - PHASE 1

EXISTING PALISADE FENCING
RETAINED WITH HEDGING TO THE
PROPOSAL SITE AS SHOWN

Project Title: Residential Development, Lakeside,
Bushmills Road, Coleraine

Client: Lacuna

Drawing Title: PROPOSED SITE LAYOUT - PHASE 2 (FUNDING)

PRELIMINARY UNCONTROLLED DRAWING FOR
DISCUSSION OF OUTLINE PROPOSALS ONLY

Drawn By: RB
Check: GM
Scale & Size: 1:500 @A1
Drawing No.: 25-113-A007
Revision:



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subject to site survey, utilities searches, legal boundary and all statutory approvals