



DRAWING KEY

- Boundary Wall and Fence Type 01: Dwarf wall kerb (450mm h.) with Timber fence (1400mm)
- Boundary Wall Type 01: Low brick wall (600mm h.)
- Boundary Wall Type 02: Brick wing wall (2100mm h.)
- Boundary Fence Type 01: 125 concrete posts with double-sided timber close-board sheeting (1800mm h.)
- Boundary Fence Type 02: 600mm h. low estate-fencing type railing (mild steel, flat bar, painted)
- Existing trees (retained)
- Existing trees (removed)
- Proposed tree planting (species TBC)
- Proposed Gully locations
- Bitmac Road
- Asphalt 2m Footpaths to rear of proposed roadway
- Hot Rolled Asphalt
- Proposed grass areas
- Proposed visibility splays at junction
- Proposed retaining wall c. 1m with timber fence (1800mm)
- Existing wall to be removed and replaced with 600mm brick wall and 1600mm high railing fence
- Proposed spot height - roadway and finished floor level
- Existing site spot height

Zone	House Type	No.	Dwelling size (per dwelling)	Parking required (per dwelling)	Total Parking (see courtyard & general provision)	Visitor Parking
P. Site	Apt. Type 1	5	(1 Bed) x 1.25	6.25		
	Apt. Type 2	5	(2 Bed) x 1.5	7.5		
	A1-A4	35	(2 Bed) x 1.5	52.5		
	B1-B2	2	(3 Bed) x 2.25	4.5		
	C	1	(4 Bed) x 2.75	2.75		
	D	1	(4 Bed) x 2.75	2.75		
		49			76.25(-8)	0

Parking Standards' Requirement (all spaces communal & unassigned) = 71 Spaces

*Given the City Centre Location, proximity of Public Transport links & Social Housing tenure, we believe the proposed reduction of c. 10% relative to Parking Standards is appropriate.

PROPOSED TENURE MIX

2p1b Apartments	(General Needs)	5 No.
3p2b Apartments	(General Needs)	4 No.
3p2b Apartment	(Wheelchair)	1 No.
3p2b Semi-Detached Houses	(General Needs)	32 No.
3p2b Semi-Detached Houses	(Wheelchair)	2 No.
3p2b Detached House	(Wheelchair)	1 No.
5p3b Semi-Detached House	(General Needs)	1 No.
5p3b Semi-Detached House	(Wheelchair)	1 No.
5p4b Detached House	(General Needs)	1 No.
7p4b Detached Houses*	(General Needs)	1 No.
TOTAL:		49 No. Units

*Note - possible requirement for 1 No. Wheelchair 7p4b House

A	Updates according to DFI roads consultation response 31st May 2019	17/06/2019
Revision	Amendment	Date

FUNDING DRAWING
PROPOSED SOCIAL HOUSING
 FORMER EBRINGTON PRIMARY SCHOOL
 WATERSIDE, DERRY
 CLIENT: RADIUS HOUSING

DRG TITLE
PROPOSED SITE OVERVIEW

JOB No.	2018314	DRG No.	FD 02
Scale	1:500 @ A1	Date	15-04 2019
Drawn	TR	Checked	JS

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