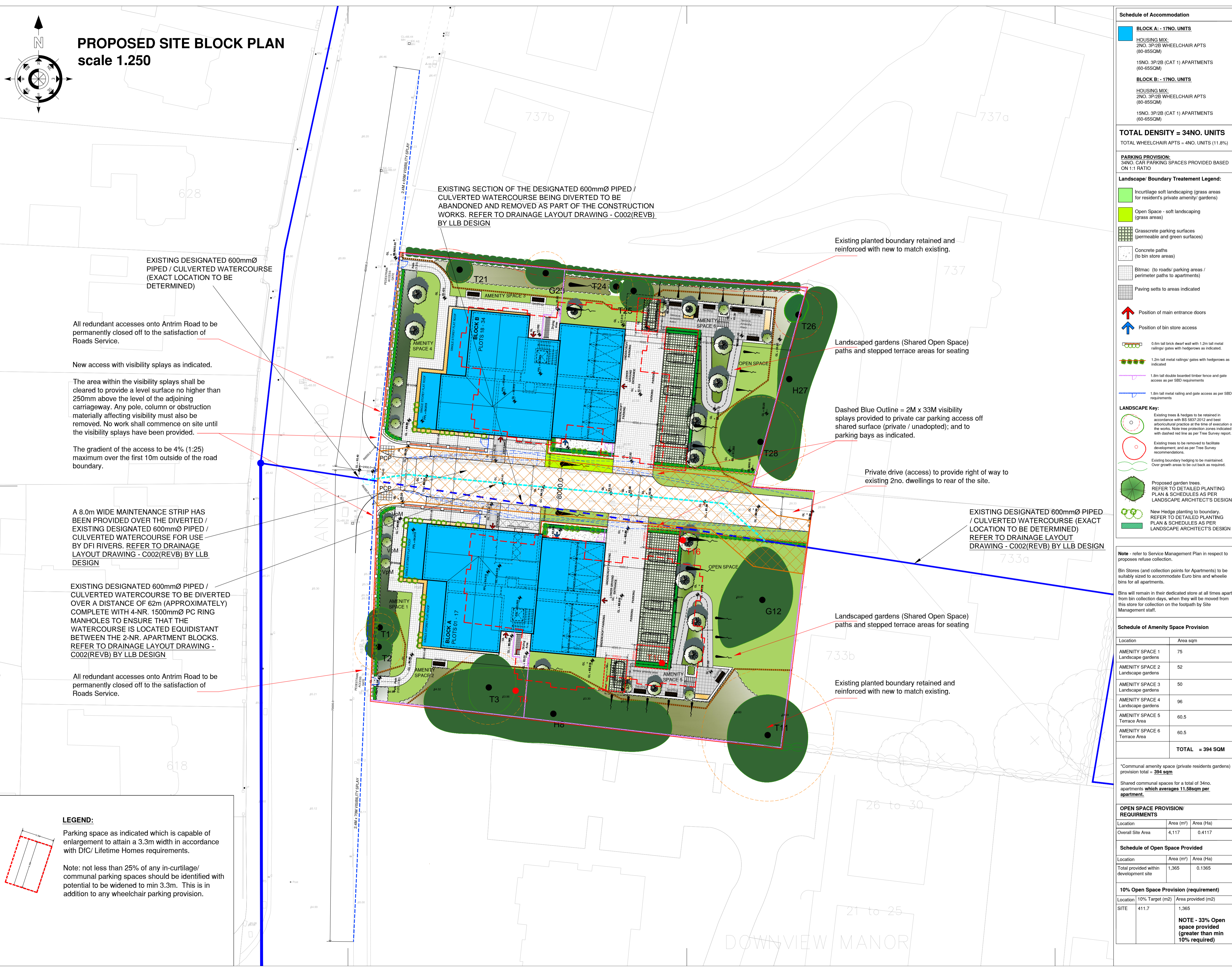


PROPOSED SITE BLOCK PLAN

scale 1.250



EXISTING DESIGNATED 600mmØ PIPED / CULVERTED WATERCOURSE (EXACT LOCATION TO BE DETERMINED)

EXISTING SECTION OF THE DESIGNATED 600mmØ PIPED / CULVERTED WATERCOURSE BEING DIVERTED TO BE ABANDONED AND REMOVED AS PART OF THE CONSTRUCTION WORKS. REFER TO DRAINAGE LAYOUT DRAWING - C002(REVB) BY LLB DESIGN

Existing planted boundary retained and reinforced with new to match existing.

Landscaped gardens (Shared Open Space) paths and stepped terrace areas for seating

Dashed Blue Outline = 2M x 33M visibility splays provided to private car parking access off shared surface (private / unadopted); and to parking bays as indicated.

Private drive (access) to provide right of way to existing 2no. dwellings to rear of the site.

EXISTING DESIGNATED 600mmØ PIPED / CULVERTED WATERCOURSE (EXACT LOCATION TO BE DETERMINED) REFER TO DRAINAGE LAYOUT DRAWING - C002(REVB) BY LLB DESIGN

Landscaped gardens (Shared Open Space) paths and stepped terrace areas for seating

Existing planted boundary retained and reinforced with new to match existing.

All redundant accesses onto Antrim Road to be permanently closed off to the satisfaction of Roads Service.

New access with visibility splays as indicated.

The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway. Any pole, column or obstruction materially affecting visibility must also be removed. No work shall commence on site until the visibility splays have been provided.

The gradient of the access to be 4% (1:25) maximum over the first 10m outside of the road boundary.

A 8.0m WIDE MAINTENANCE STRIP HAS BEEN PROVIDED OVER THE DIVERTED / EXISTING DESIGNATED 600mmØ PIPED / CULVERTED WATERCOURSE FOR USE BY DFI RIVERS. REFER TO DRAINAGE LAYOUT DRAWING - C002(REVB) BY LLB DESIGN

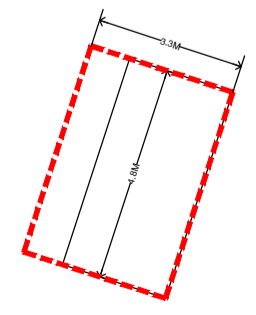
EXISTING DESIGNATED 600mmØ PIPED / CULVERTED WATERCOURSE TO BE DIVERTED OVER A DISTANCE OF 62m (APPROXIMATELY) COMPLETE WITH 4-NR. 1500mmØ PC RING MANHOLES TO ENSURE THAT THE WATERCOURSE IS LOCATED EQUIDISTANT BETWEEN THE 2-NR. APARTMENT BLOCKS. REFER TO DRAINAGE LAYOUT DRAWING - C002(REVB) BY LLB DESIGN

All redundant accesses onto Antrim Road to be permanently closed off to the satisfaction of Roads Service.

LEGEND:

Parking space as indicated which is capable of enlargement to attain a 3.3m width in accordance with DfC/ Lifetime Homes requirements.

Note: not less than 25% of any in-curtilage/ communal parking spaces should be identified with potential to be widened to min 3.3m. This is in addition to any wheelchair parking provision.



Schedule of Accommodation	
BLOCK A - 17NO. UNITS	
HOUSING MIX:	
2NO. 3P/2B WHEELCHAIR APTS (80-85SQM)	
15NO. 3P/2B (CAT 1) APARTMENTS (60-65SQM)	
BLOCK B - 17NO. UNITS	
HOUSING MIX:	
2NO. 3P/2B WHEELCHAIR APTS (80-85SQM)	
15NO. 3P/2B (CAT 1) APARTMENTS (60-65SQM)	
TOTAL DENSITY = 34NO. UNITS	
TOTAL WHEELCHAIR APTS = 4NO. UNITS (11.8%)	

PARKING PROVISION:	
34NO. CAR PARKING SPACES PROVIDED BASED ON 1:1 RATIO	

Landscape/ Boundary Treatment Legend:	
	Incurtilage soft landscaping (grass areas for residents' private amenity gardens)
	Open Space - soft landscaping (grass areas)
	Grasscrete parking surfaces (permeable and green surfaces)
	Concrete paths (to bin store areas)
	Bitmac (to roads/ parking areas / perimeter paths to apartments)
	Paving sets to areas indicated

- Position of main entrance doors
- Position of bin store access

- 0.6m tall brick dwarf wall with 1.2m tall metal railings/ gates as indicated.
- 1.2m tall metal railings/ gates with hedgerows as indicated
- 1.8m tall double boarded timber fence and gate access as per SBD requirements
- 1.8m tall metal railing and gate access as per SBD requirements

LANDSCAPE Key:	
	Existing trees & hedges to be retained in accordance with BS 5837:2012 and best arboricultural practice at the time of execution of the works. Note tree protection zones indicated with dashed red line as per Tree Survey report.
	Existing trees to be removed to facilitate development, and as per Tree Survey recommendations.
	Existing boundary hedging to be maintained. Over growth areas to be cut back as required.
	Proposed garden trees. REFER TO DETAILED PLANTING PLAN & SCHEDULES AS PER LANDSCAPE ARCHITECT'S DESIGN
	New Hedge planting to boundary. REFER TO DETAILED PLANTING PLAN & SCHEDULES AS PER LANDSCAPE ARCHITECT'S DESIGN

Note - refer to Service Management Plan in respect to propose refuse collection.
Bin Stores (and collection points for Apartments) to be suitably sized to accommodate Euro bins and wheeled bins for all apartments.
Bins will remain in their dedicated store at all times apart from bin collection days. When they will be moved from this store for collection on the footpath by Site Management staff.

Schedule of Amenity Space Provision		
Location	Area sqm	
AMENITY SPACE 1 Landscape gardens	75	
AMENITY SPACE 2 Landscape gardens	52	
AMENITY SPACE 3 Landscape gardens	50	
AMENITY SPACE 4 Landscape gardens	96	
AMENITY SPACE 5 Terrace Area	60.5	
AMENITY SPACE 6 Terrace Area	60.5	
TOTAL	= 394 SQM	

*Communal amenity space (private residents gardens) provision total = **394 sqm**
Shared communal spaces for a total of 34no. apartments which averages **11.59sqm per apartment.**

OPEN SPACE PROVISION/ REQUIREMENTS			
Location	Area (m ²)	Area (Ha)	
Overall Site Area	4,117	0.4117	

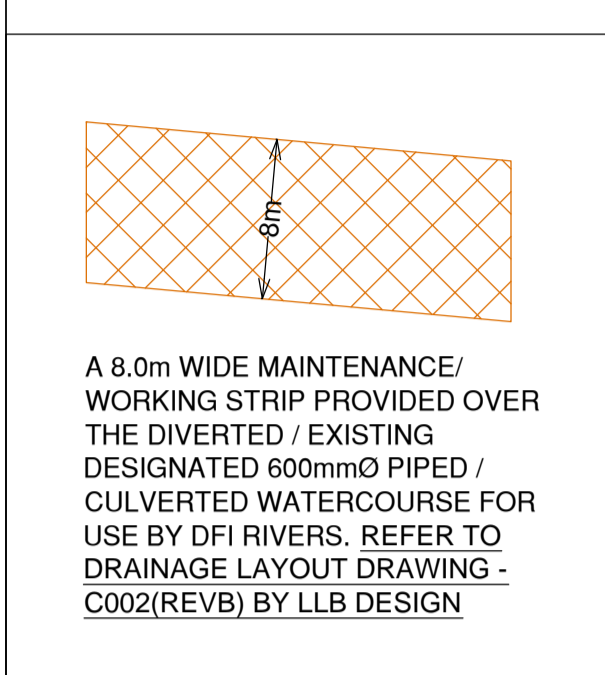
Schedule of Open Space Provided			
Location	Area (m ²)	Area (Ha)	
Total provided within development site	1,365	0.1365	

10% Open Space Provision (requirement)			
Location	10% Target (m ²)	Area provided (m ²)	
SITE	411.7	1,365	

NOTE - 33% Open space provided (greater than min 10% required)

NOTES

DASHED RED OUTLINE OF PREVIOUS MASSING AS APPROVED UNDER PREVIOUS PLANNING APPLICATION REF: Z/2014 /1083/ F & CURRENT RENEWAL PLANNING APPLICATION REF: LA04/ 2022/ 1863/F



A 8.0m WIDE MAINTENANCE/ WORKING STRIP PROVIDED OVER THE DIVERTED / EXISTING DESIGNATED 600mmØ PIPED / CULVERTED WATERCOURSE FOR USE BY DFI RIVERS. REFER TO DRAINAGE LAYOUT DRAWING - C002(REVB) BY LLB DESIGN

REVISIONS				
REV.	DESCRIPTION	BY DATE	CHK DATE	

PROJECT
733 - 735 ANTRIM ROAD BELFAST

JOB No.	WORKSTAGE	DRAWING No.	REVISION
2325	1-3	101	

CLIENT
S4S DEVELOPMENTS LTD

DRAWING TITLE
PROPOSED SITE BLOCK PLAN

DPG FUNDING DRAWING

SCALE	DATE	DRAWN	CHECKED
1:250 @ A1	JAN/25	PT	PT

