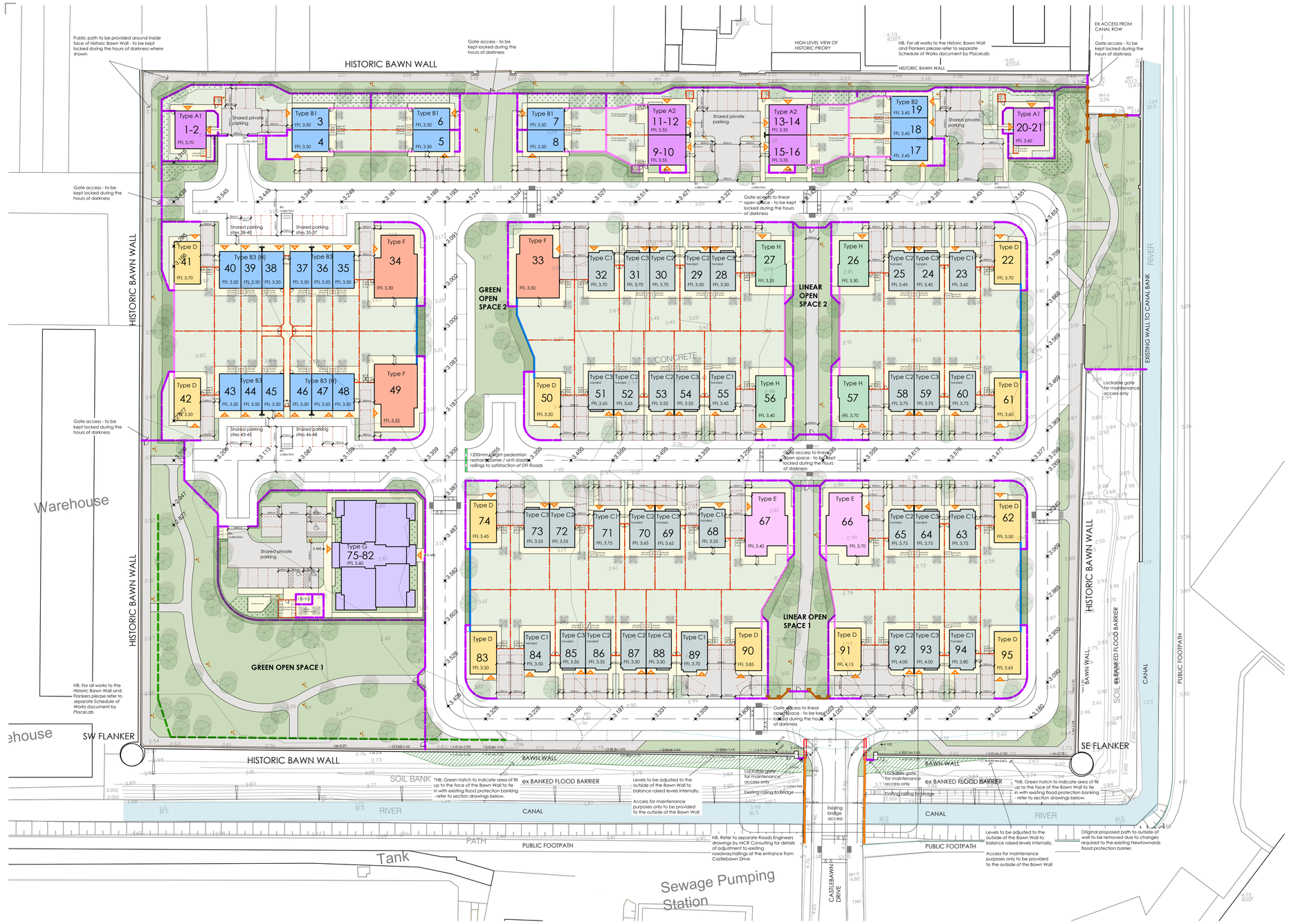


North

CASTLEBAWN
Site Masterplan

GENERAL NOTES:

This site layout drawing is to be read in conjunction with separate Civil Engineering drawings for the Road layouts (MCR Consulting) and Drainage layouts (Elliott Design Solutions Ltd).
Also separate Landscape layout drawings (McIlwaine Landscape Architects).

If any discrepancies arise the Contractor is to contact OMNI Architects immediately.

The Contractor shall complete all notices required under Building Regulations, for inspection by Building Control as works proceed.

All works are to be carried out and completed in accordance with current Building Regulations, Codes of Practice, British Standards and NHBC standards.

DO NOT take scaled dimensions from this drawing.

SCHEDULE OF HOUSETYPES

TYPE A	12no. 2p1b apartments	50-55m²
TYPE B	21no. 3p2b houses	70-75m²
TYPE C	34no. 5p3b houses	90-95m²
TYPE D	11no. 6p4b houses	100-105m²
TYPE E	2no. 5p3b bungalows wheelchair accessible	105-110m²
TYPE F	3no. 6p4b bungalows wheelchair accessible	115-120m²
TYPE G	8no. 3p2b HAPPI apartments	65-70m²
TYPE H	4no. 5p3b houses wheelchair accessible	125-130m²
TOTAL	95no. DWELLING UNITS	

HARD LANDSCAPING

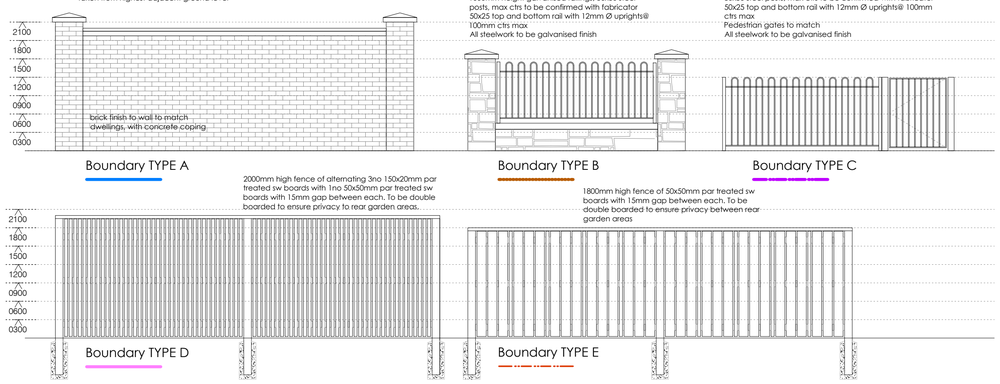
	Asphalt with resin bonded aggregate
	Asphalt finish with 300mm width gravel strip to paths adjacent to the Bawn Wall
	Brushed concrete finish
	150x50mm Precast concrete Pin Kerb/ Precast concrete Road Kerb
	Lighting columns to communal open spaces - exact number of columns and specification TBC, all lighting to be in accordance with BS 5489-1:2020
	Dwelling entrance
	Root barrier - exact specification TBA with Landscape Architect
	Area of fill up to the face of the Bawn Wall externally as agreed with HED

BOUNDARY TREATMENT

	TYPE A - 2000mm height red clay facing brick wall to match dwellings
	TYPE B - 1500mm height Scrabo stone wall with metal railing infill
	TYPE C - 1200mm height metal railings
	TYPE D - 2000mm height Feature double sided vertical board timber fencing
	TYPE E - 1800mm height double sided vertical board timber fencing
	Defensive hedge planting to be maintained at a height of 1m - exact specification TBC with Landscape Architect

BOUNDARY TREATMENT

All heights and datum indicated are approximate taken from highest adjacent ground level



number	description	date / drawn
E	Road levels amended to eastern boundary, parallel parking bays ~~removed to south eastern corner~~, parking for sites 5-8 adjusted.	30.10.23 NM
D	Draft amended outline of amended wheelchair accessible units added	10.10.23 NM
C	General layout amendments	17.08.23 NM
B	General layout amendments	18.07.23 NM
A	Proposed dwelling block outlines updated	12.06.23 NM

r e v i s i o n s

DRAFT ISSUE

project title
Residential Development Lands at Castlebawn Newtownards

client
Errigal Homes Ltd

drawing title
Site Masterplan

job no.	drg no.	rev.
23.04	S 03	E

scale	date	sheet
1:500	March 2023	A1

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drawn NM | file ~~G:\01. CURRENT PROJECTS\23\23.04 Errigal - Castlebawn - Social Housing\02. OMNI\01. DRAWINGS\CASTLEBAWN SOCIAL SITE PLANNING~~