# 01. Introduction



# Welcome

We welcome you to this community consultation to introduce our residential development proposals on agricultural lands located to the southeast of Ardmore village land situated between Bigwood Road and Hall Lane.

We are proposing to transform the agricultural lands shown on the aerial site photo into 76 high quality, energy efficient homes. The housing mix will be varied and is designed to cater for all current and future residents of the community and will deliver large family detached housing, semi-detached housing and terraced homes.

Our vision is to create a landscape led settlement extension that delivers a community park at its heart for all residents of Ardmore, whilst enabling safe, pedestrian connectivity between Ardmore and Hall Lane.

## **Your Views**

This community consultation exercise invites collaboration with the local residents and stakeholders at Ardmore. This process of engagement will further inform the ongoing consideration of settlement extension and has helped to shape the draft proposals.

We welcome your feedback on the indicative proposals. Please submit comments by email to: mark@mciplanning.com

### Vision for the site:

**Create a sense of place** 

**Attractive, accessible streetscapes** 

A mix of house types

**Planned settlement extension** 

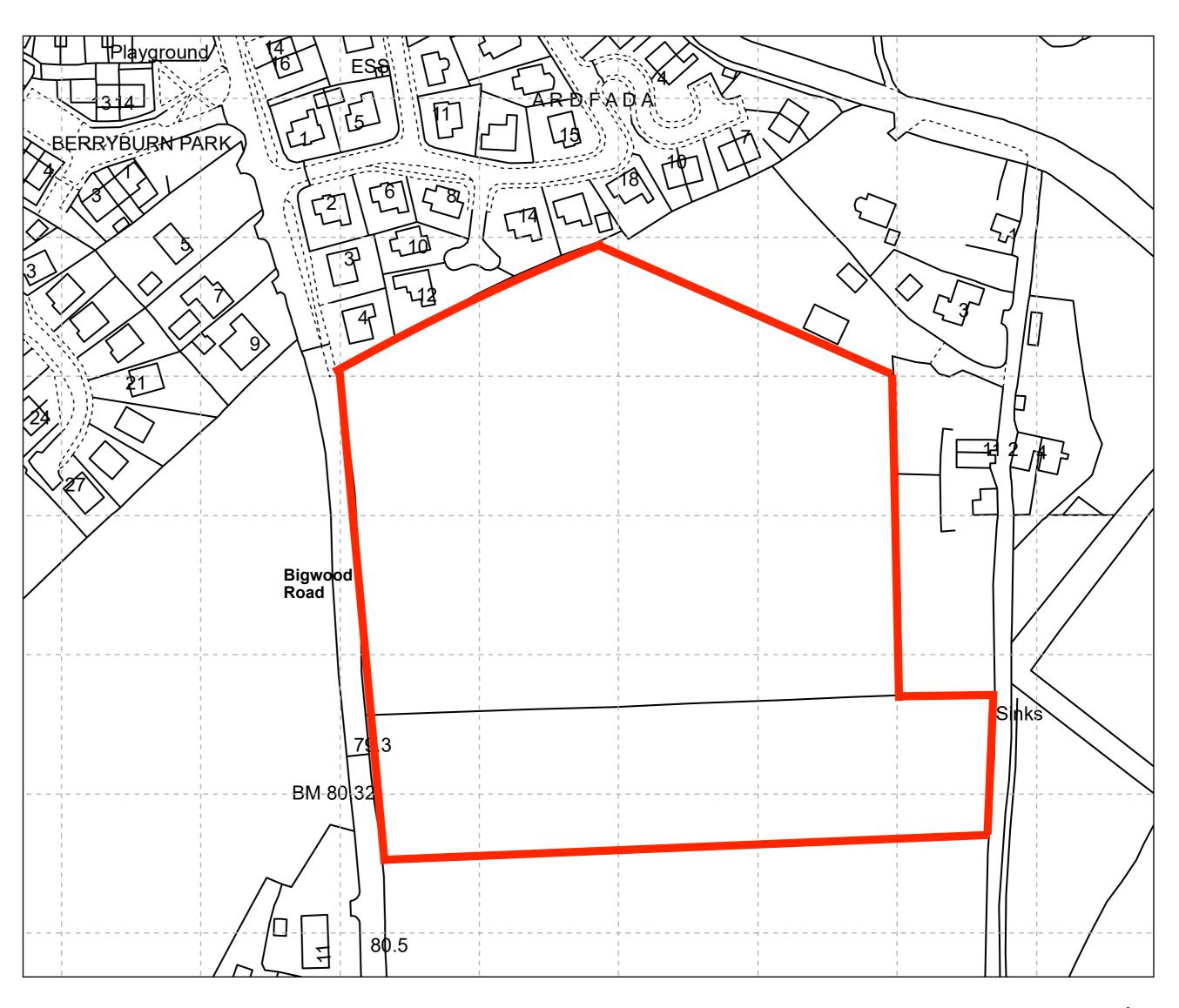
**Community park** 

**Pedestrian connections** 

**Landscaped boundary** 



Aerial site photo

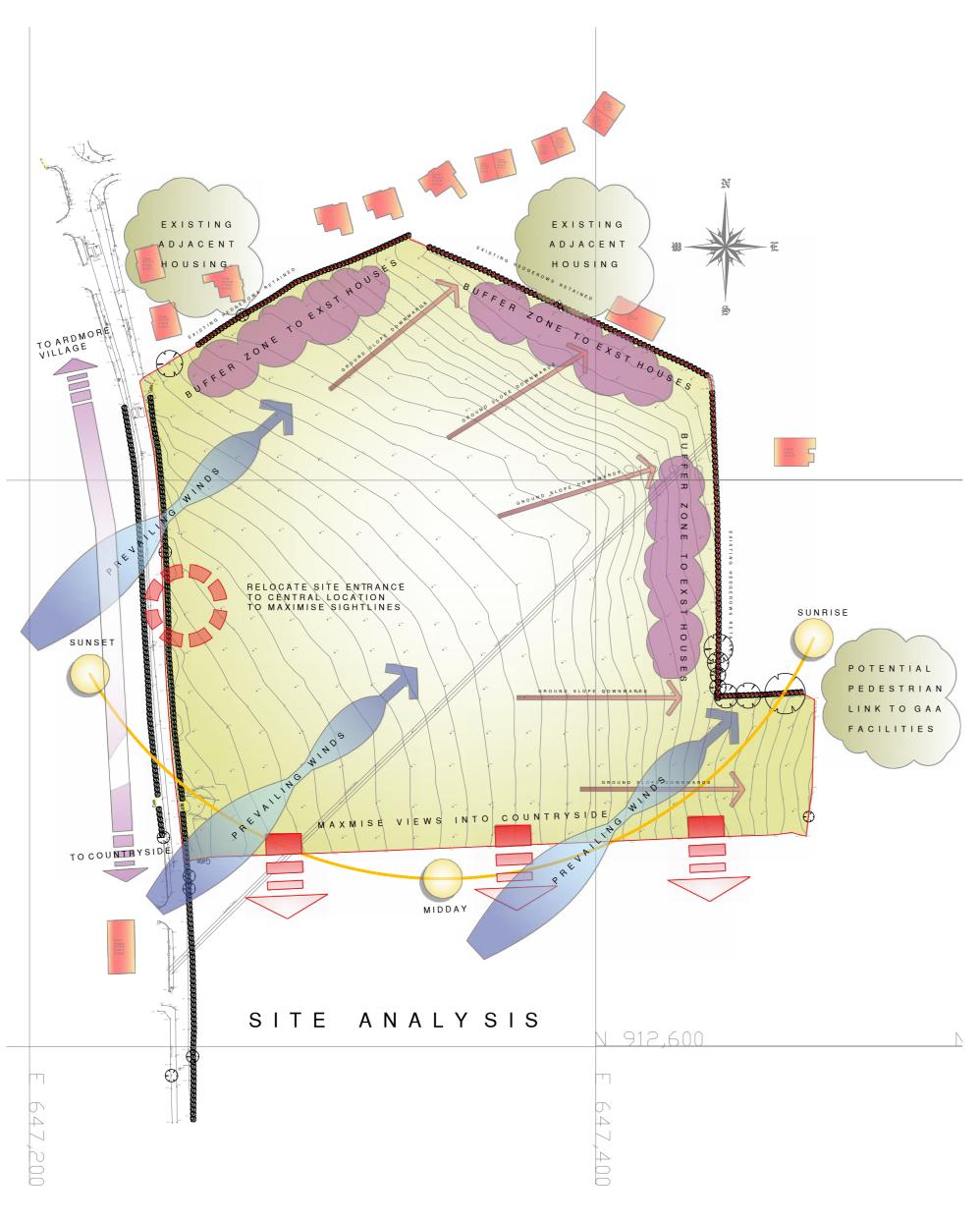


Site plan



# 02. Site Analysis

## **Site Analysis**



The design concept is to create an attractive residential

environment which relates to its locality and wider

STRATEGY

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MAXMISE VIEWS INTO COUNTRYSIDE

**Design Principles** 

The project team has undertaken preliminary site investigations and analysis that have informed their approach to the proposals. The aim is to respect the existing local environment whilst delivering a new development that creates a sense of place for all to enjoy and one that enhances the amenity of the area.

## environment, integrates with existing land use and extends pedestrian footpaths offering local residents a safe means of moving around the village.

#### **Access and Connections**

The residential development will increase Ardmore's population by approximately 200 residents. We have identified local public transport services that currently serve Ardmore and these services could potentially deliver enhanced services to meet growing demand.

At the site's north-western corner an existing vehicular access will be transformed into the principal pedestrian site access. The site's vehicular access will move further south on Bigwood Road and will separate pedestrians from traffic.

The layout will enable efficient and safe pedestrian access from Ardmore to Hall Lane, via the newly created Bigwood Park.





# 03. Proposal



## Our Proposal

We are proposing to transform agricultural lands located on the south-eastern edge of Ardmore into high quality, energy efficient homes providing choice for the benefit of the wider community at Ardmore. The pedestrian access and community park will deliver significant health and well-being benefits for all residents.

76 homes are proposed using a collection of house types designed in recognition of Ardmore's architectural heritage. The layout responds to the site's characteristics and surrounding land uses whilst delivering a visually interesting housing mix across the development.

KEY:				
	HOUSE TYPE:	AREA:	No.	%
HTA-4B/PP	HT- A ( 4B/6P- DETACHED LUXURY HOUSE)	224 sq.m.	7	
   1781- 38/5F	HT- B1 ( 3B/5P- TERRACE)	94 sq.m.	8	
нтва-звыр	HT- B2 ( 3B/5P- TERRACE + PEND)	107 sq.m.	8	
HTC-3B/SP HTC-3B/SP	HT- C ( 3B/5P- SEMI-DETACHED VERNACULAR)	107 sq.m.	36	
HTD-3B/SPHTD-3B/SP	HT- D ( SEMI-DETACHED GEORGIAN)	107 sq.m.	16	
	TOTAL		75	100%



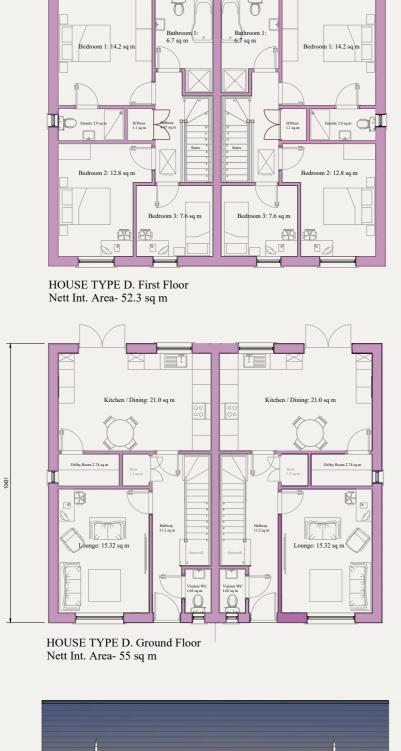
# 04. House Types



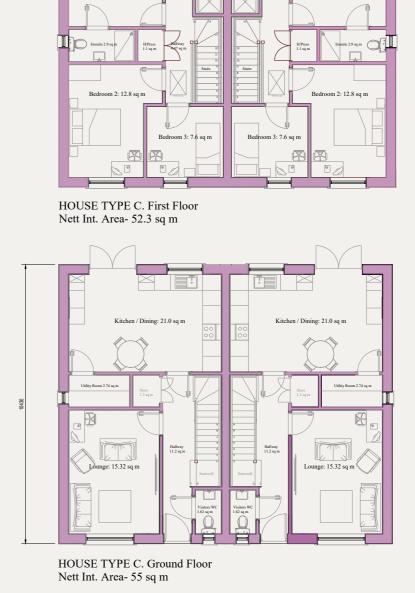


# 05. House Types

# House Type C and D













## **Street View Visualisation**







# 06. Community Park





# Thank you for attending

We now want to hear the views of the local community before we consider the feedback and consider how this relates to the proposals.

We will then include our response to the consultation exercise as part of the planning application we submit to Derry & Strabane District Council. At that point you will be notified of the opportunity to view the application and make formal comments directly to the Council.

# This exhibition is your opportunity to:

View our development proposals

Ask any questions

**Speak directly with the team** 

**Provide feedback** 

Email us at mark@mciplanning.com

# Timeline

#### **April 2025**

Public consultation to invite views and opinions on proposals including wider community benefits

## May 2025

All feedback to be reviewed and considered by the Project Team

#### June 2025

Outline Planning Application submission

#### March 2026

Secure Outline
Planning Permission

**Project Team** 





K DESIGNSPACE



