

Glenard Community Consultation

New Luxury Residences
at
No. 6 Deanfield, Limavady Road, Derry/Londonderry.

Braidwater are delighted to present our latest proposals to create a new luxury development on the desirable Limavady Road, Derry/Londonderry.

We are consulting with neighbours in the local area to obtain initial views on the proposed development and hope this will help inform the design process prior to submission of the planning application later this summer. Details about how to get in touch are included overleaf.



Braidwater

RESIDENCES FOR RENT

SITE LOCATION

The proposal relates to the lands on the corner of Limavady Road and Deanfield, see below.

SITE DESCRIPTION

The site comprises a large two storey dwelling house, set within a prominent corner plot. The area is characterised by a range of development styles, ranging from the 4 storey Melvin Court apartments on the opposite side of Deanfield Road east of the site, the large 2 storey dwellings within Hinton Park to a mix of single storey and two storey dwellings and more recently developed three storey apartments further north along Deanfield.

Our development proposal seeks to respond to this existing context by proposing a 3.5 storey building sympathetically designed to provide a visual transition from the four storey Melvin Court to the 2 storey Hinton Park, while reflecting a design which promotes the character within this area.

WHAT'S PROPOSED

Braidwater are proposing to redevelop the vacant plot to provide luxury rental apartments 'Glenard House' for the 'downsizing', 'retiree' and 'professional' market. The development will offer high end living on flexible terms including: luxurious turnkey finish, gated and secure access, communal lift, level accesses and walk in showers, beautifully landscaped and fully maintained gardens, intercom, energy efficient apartments with high ceilings.

The proposed Glenard House has been designed to nestle within the tree lined avenue that is Limavady Road, portraying a terrace like façade to the street to reduce building scale whilst creating an attractive Neo Georgian façade to its own courtyard, taking design and contextual references from the nearby Ebrington Barracks.



Vehicular and pedestrian entrances have been separated to enhance safety for the clientele, with the vehicular entrance framed with two "gatehouse" service buildings enhancing legibility to the composition and narrative.



The building scale has been further reduced by employing a slate clad mansard floor with lead clad dormer windows, typical of this residential model and with an impressive pedimented entrance piece to the courtyard elevation.



Modern interventions such as smoke extracts and lift over-runs have been carefully concealed within symmetrical false chimney pieces to the roof so as not to detract from the building style.

Residents will be subject to a rigorous credit check and to management rules, thus offering a new model of living for the discerning rental market; this ensures a safe, secure and luxury managed apartments for rent to smooth away all the responsibilities of buying a house and enjoy all the easy comfort a Braidwater home has to offer. The mature setting combined with secure access will offer residents a unique lifestyle in the most prominent location in the City within walking distance of the desirable Ebrington Square and a short distance from the Peace Bridge.

TESTIMONIALS

Braidwater recently completed a similar scheme 'Moncrief' in the desirable Eglinton village. This has proven to be an extremely successful and sought after model of living, owing largely to security and quality associated with the professionally managed and luxury finishes within each apartment.

Braidwater Residences is now seeking to deliver the same quality homes in this area of Derry/
Londonderry.

"I moved into Moncrief (Eglinton) in December 2019 having chosen the apartment primarily because of its location. As a young adult looking for my first place to live, these apartments were perfect.

The development has secure gated access and is professionally managed ensuring the communal areas and the gardens are kept to a high standard.

Braidwater has been very professional to work with, from the first contact when I was initially interested right through to the key handover, they have kept me up to date, making the whole process very simple.

I would definitely recommend this option to other people, particularly other young professionals who are looking for a place of their own."

- Joel Eakin, Moncrief resident



WHAT HAPPENS NEXT?

At the end of this Consultation period the applicant, Braidwater Residences intends to submit this planning application. In the meantime we are keen to hear the views of the local community and are carrying out this Consultation to enable any views that you may have, to inform the scheme prior to submission of the planning application later this summer

We want to ensure that we are being a good neighbour and engage with people in relation to this proposed development.

Further information relating to these proposals can be obtained by visiting www.braidwaterresidences/glenard, by calling 028 9026 7099 or by emailing comments@mcepublicrelations.com or by writing to MCE Public Relations, 83 – 85 Victoria Street, Belfast, BT1 4PB.

If you wish to make comments on the proposals you may do so in writing to MCE Public Relations at the above address, no later than 5pm on Friday 31st July 2020.

Braidwater

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