

5.

The Model in East Ayrshire

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5.1 Location

The site chosen for the Anderson Bell Christie led design is in Kilmaurs, East Ayrshire. Kilmaurs is a commuter town 2 miles outside Kilmarnock. It is close to the M77 motorway with a 21 mile commute to Glasgow. The train line to Newcastle and Glasgow runs through and has a stop in Kilmaurs.

The population in Kilmaurs is approximately 2600. This is currently growing as new housing sites are coming to completion in the settlement.

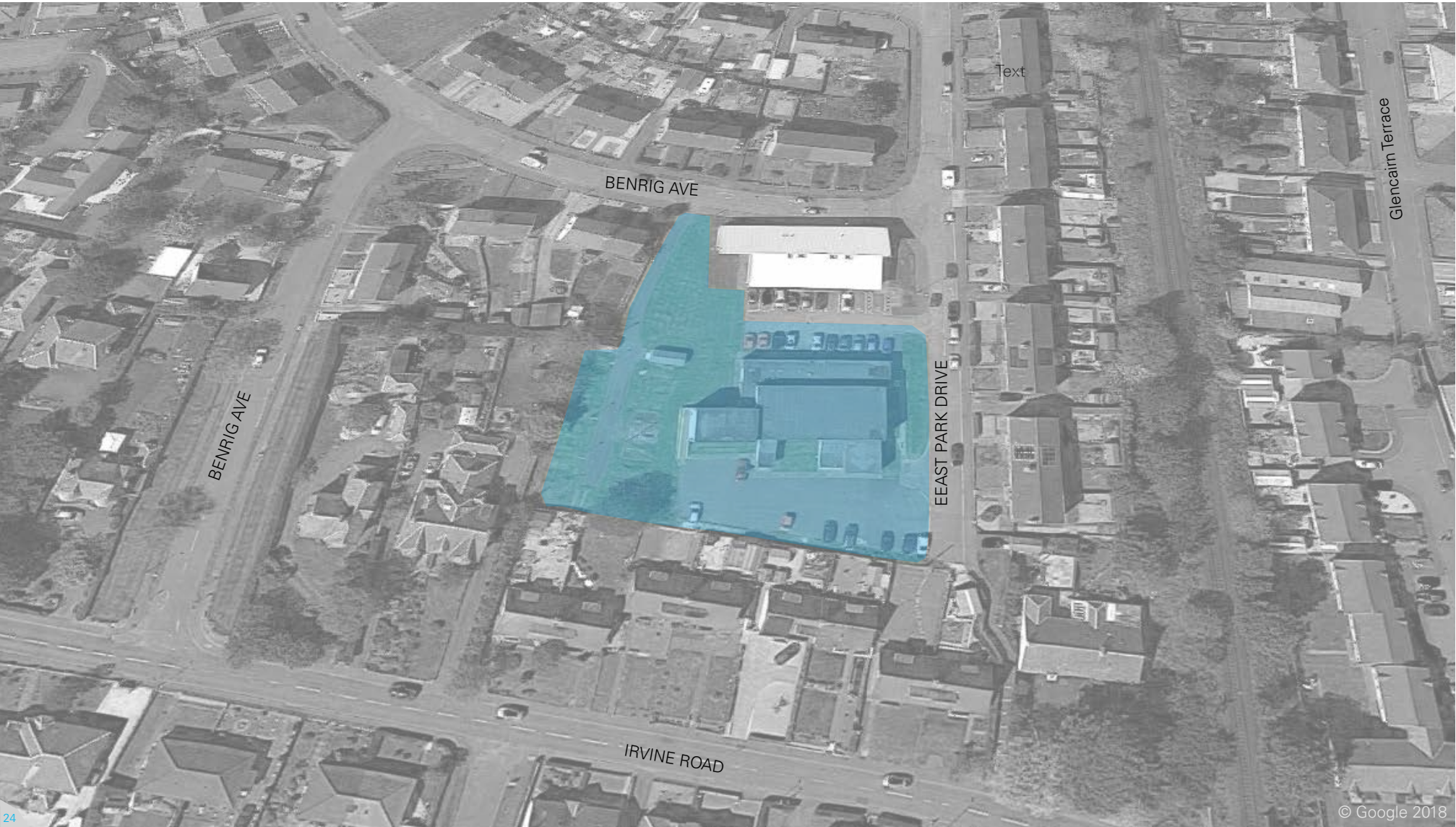
The town has an existing Primary School which has a nursery facility within its grounds. The primary school has limited space and cannot accommodate the increase in ELC provision in addition to the growing school role. As such the intention is to create a new nursery in Kilmaurs outwith the school campus. This will provide the space needed for the school.

There is a limited availability of centrally located sites owned by the council. The site identified is currently occupied by a community centre scheduled for demolition. It is located within a short walk to the primary school, railway station and town centre.



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5.2 Site Boundary



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5.3 Site Conditions

Site Topography/Features

The site is on the crest of a hill with good views from an elevated position. There are no significant landforms or trees on the site. There is a cross-fall of around 1m on the north south axis of the site. The cross fall will require the use of gabion basket retaining structures on the part of the south and east boundaries. These retaining structures are considered as a site abnormal in the cost plan. Likewise there is a sloped area to the south of the garden, triangular shaped on plan, that is deemed as an abnormal in the Reference Design project. It is likely that this area would be amalgamated into the garden boundary in the as built project.

Site Character

The character of the site is predominantly residential, the neighbouring homes are one and two storey with dual pitched roofs. The homes are 1970s ex-council stock with roughcast render walls and concrete tile roofs. There are very few trees in the area however hard standing is softened by the use of grass verges in footways.

The medical and community centres are anomalous in the area and sit distinct to the dominant typology.

Insurance

EAC insurance providers have specific requirements that have had some influence on the Reference Design. Combustible cladding, such as timber weather boarding, is not a preference of the insurers. Other local authorities may not have the same constraints. EAC insurance providers also have requirements for the provision of sprinkler and CCTV systems. Neither of these items are considered a requirement in Building Standards Division Technical Guidance. As a result, they have been omitted from the Reference Design.

Key

- - - Available development boundary
- Gas
- Electricity
- Water
- BT

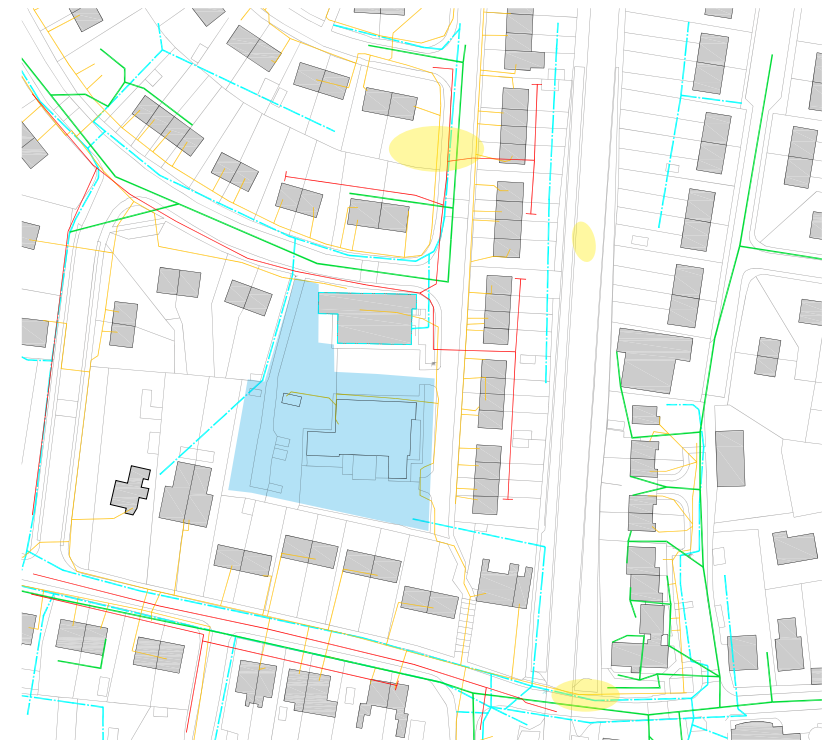
Please refer to individual maps in the appendix of this report for further information

● SEPA Flood Risk (Surface Water)
<http://map.sepa.org.uk/floodmap/map.htm>

Coal Authority Note:
<http://mapapps2.bgs.ac.uk/coalauthority/home.html>
N/A

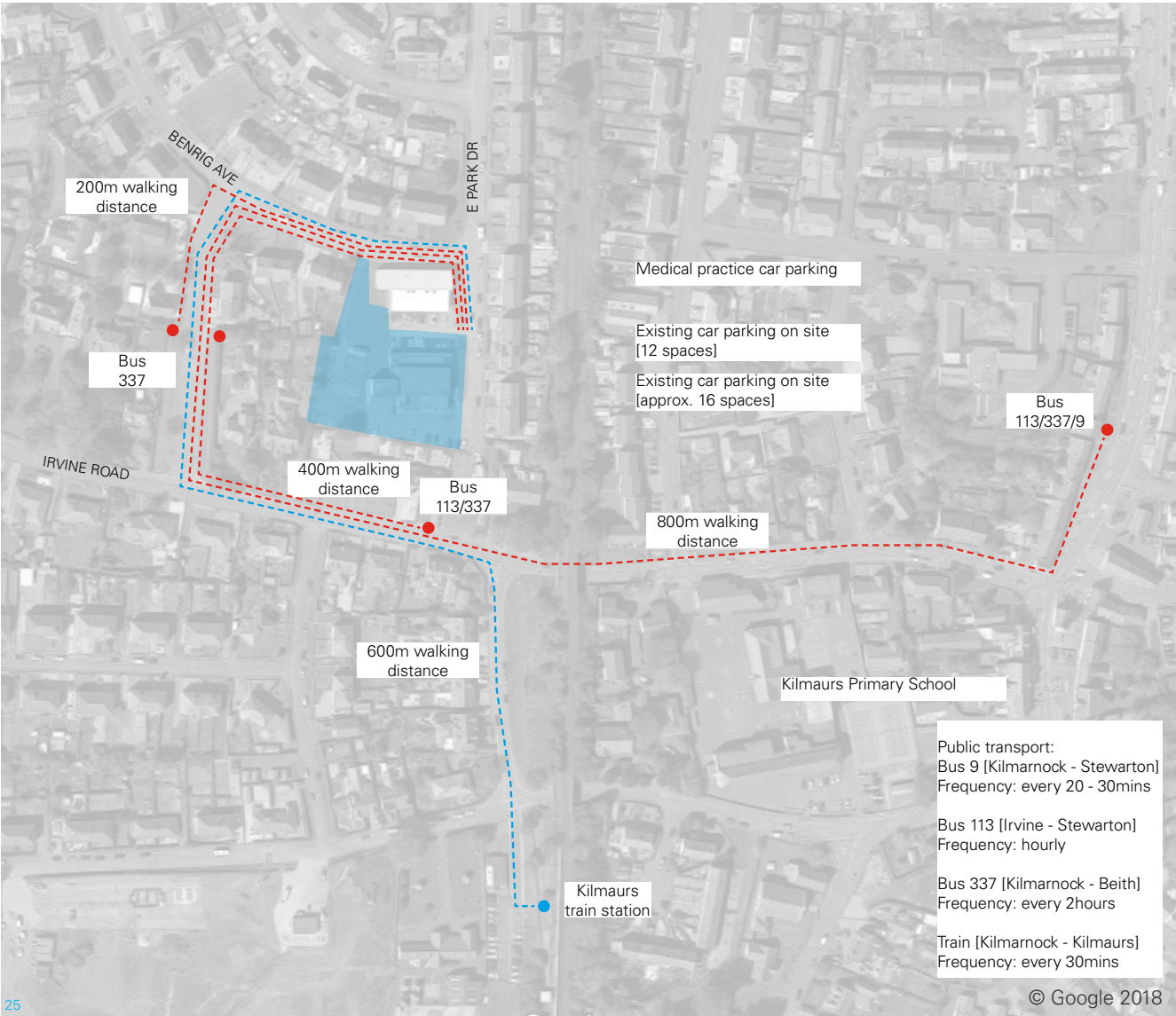
Tree Preservation Orders:
Email from East Ayrshire Council received 06/02/2018
N/A

Conservation Area:
<https://www.east-ayrshire.gov.uk/devser/documents/LocalPlan2010Kilmaurs.pdf>
N/A



Travel and Transport

Although the site is well connected with bus and transport links, the topography does not allow an accessible route within the travel distances required by EAC. There is a direct link to the south east of the site, however this is a stepped ramp. Given the proximity of adjacent ownership boundaries and the level change between adopted footpaths it would not be possible to achieve a permissible ramp.



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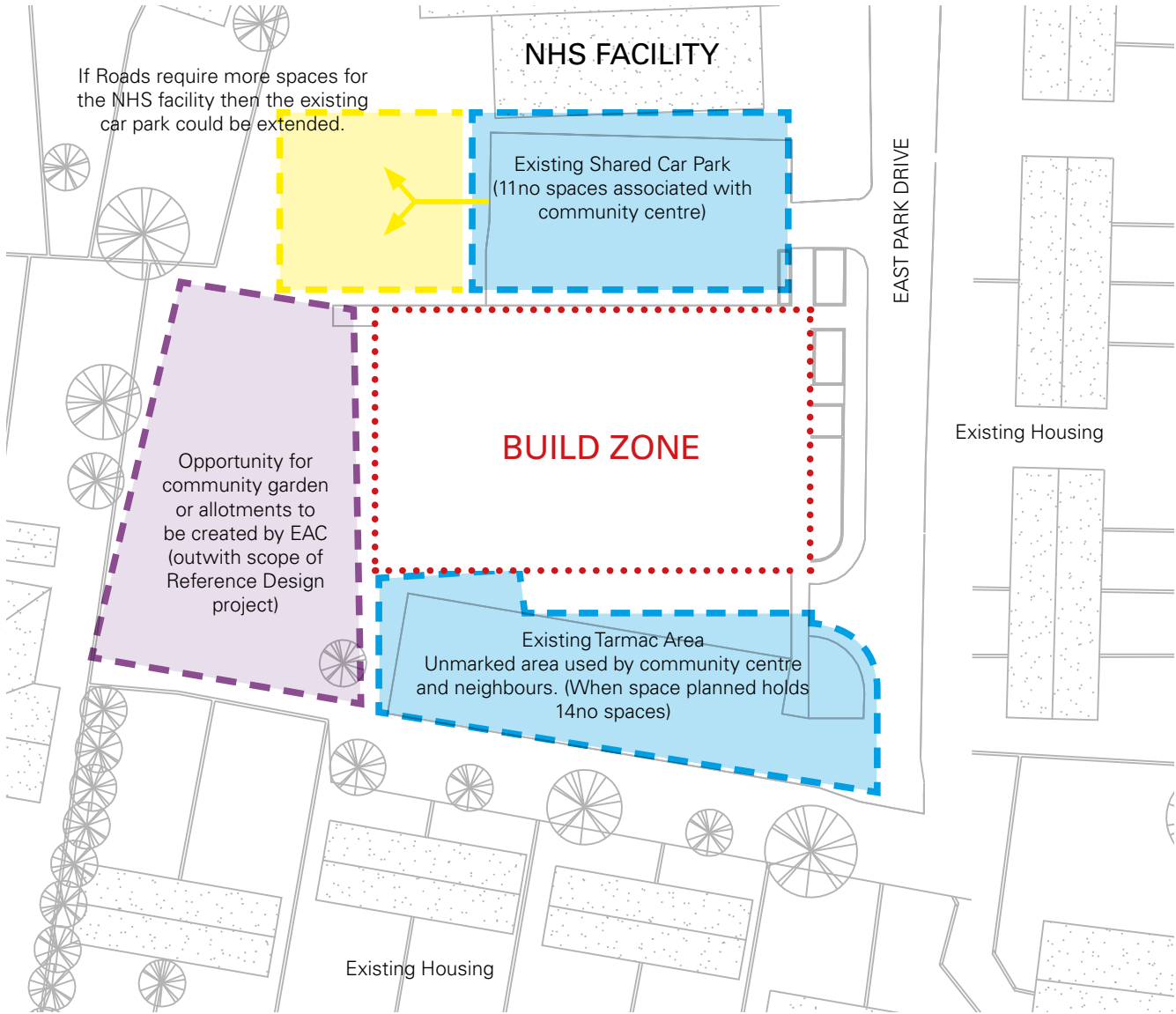
5.5 Site Context

The site itself is located within a residential area comprising mainly of two-storey terraced and semi-detached houses.

The local area's community centre is currently located on the site. To the north of this, separated by shared car parking, lies Kilmaurs Medical Centre.

The site is accessed by vehicles from East Park Drive via Benrig avenue. East Park Drive comes to a dead end south of the site.





The site has an existing NHS facility and shared car park. Half of the parking spaces in this car park are allocated to the community centre site. To the south of the community centre there is an area of tarmac used for parking. The existing tarmac areas could be utilised to generate 24no parking spaces for the nursery. EAC Roads required 24no spaces for the nursery, working to a ratio of 1 space per staff member. Given the high car ownership and usage in Kilmaurs there was no opportunity to reduce this amount.

The turning head at the end of the dead end street is to be retained.

Provision for additional parking in the future has been considered. This may be created by lengthening the shared NHS / EAC car park.

The amount of land available on the site is greater than that needed for the nursery. It was decided to retain frontage on the street and utilise the space between the parking areas for the nursery site. The space left over to the west is then available for use by EAC. It was noted that there is a high demand in the area for allotments or community gardens, as such the space may be utilised for this purpose as a distinct EAC project. This would potentially be a complimentary use for the nursery.

The nursery building will be located on the position of the community centre. The demolition of the community centre is considered as a site abnormal in the cost plan.

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Key:

- 1. NHS Facility
 - 2. Existing Car Parking, shared with the NHS Facility
 - 3. Newly formed Car Parking Bays
 - 4. Existing Housing
 - 5. Opportunity for Allotments
- Site Extents

