



**CARRICK HOUSING ASSOCIATION
ARCHITECTURAL COMPETITION
CATHEDRAL OF THE GOOD SHEPHERD**



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The Cathedral of the Good Shepherd, Dalmilling Crescent, Ayr

The Purpose of the Competition

The Roman Catholic Bishop of Galloway recently approached South Ayrshire Council regarding future options for the Cathedral of the Good Shepherd in Ayr. The Cathedral exceeds the requirements of its present-day congregation and it will shortly require the costly replacement of its roof. An option for the Bishop is to re-locate the Cathedral whilst possibly maintaining a more modest place of worship at Dalmilling Crescent. He is interested in exploring the opportunities to develop generally the site for socially beneficial purposes. Given its proximity to the John Pollock Centre, a large scale general community facility does not appear to be an obvious possibility. Hence the approach to Carrick Housing Association to consider the opportunities for incorporating affordable rented housing on the site. It should, however, be emphasised that at this stage no decision regarding the future of the Cathedral has been made. This is very much an ideas competition. There is no guarantee that any of the proposals generated will be realised.

The site is well located in terms of local amenities; it thus lends itself to the provision of houses accessible to, for example, the elderly or the disabled. The Cathedral is listed as of architectural or historic interest (category C). This together with the desire for a place of worship (possibly combined with other facilities) raises particular design and viability issues which require to be fully resolved before a commitment could be made by, in particular, Communities Scotland to support a Housing Association development.

Any proposals for change are likely to raise issues for both congregation and the community at large. Carrick considers that the sensitivity and complexity of the site provides an opportunity to engage actively with the community in resolving the issue of the site's long-term future.

Whilst this is an ideas competition, Carrick is still seeking proposals which are capable of being built under the current Communities Scotland yardsticks. On the one hand, this may militate against innovation in terms of space or building systems; on the other, it allows the potential (and limitations) to 'add value' to current housing association production to be addressed clearly.

Brief As Prepared by Carrick Housing Association

Accommodation

- One and two bed roomed housing aimed at the elderly.
- An economical flexible building capable of being used as both a centre for social services and for community events (including religious services). The main space should be capable of accommodating 100 people theatre style, and of being easily subdivided to provide day centre facilities, e.g. meeting and consultation rooms.

Flexibility and Adaptability

- The design of the housing units should be capable of accommodating the desires and requirements of elderly households over time. South Ayrshire Council is committed to an independent living model for social care in which elderly people with disabilities and a requirement for support can still enjoy the benefits of their own self-contained home. This includes a policy objective of ensuring that ‘dementia friendly’ design features are built into a proportion of all new housing stock. (Joint Community Care Plan, 2001/2004).
- Proposals should provide for a minimum of one third of the dwellings having a second bedroom. This is to allow for different living arrangements including the needs of formal and informal over-night carers.
- Public and private spaces should address the issues of safety, security, and sociability combined with opportunities for privacy.
- The public building should be functionally discrete yet architecturally integrated with the residential uses.

Sustainability

- A positive approach to maximising energy efficiency in construction and long-term use is expected.

Deliverability

- The housing component should be realisable with reference to the funding constraints described in the Association’s Design Guide (November 2001).
- An economical approach should be assumed with regard to the construction and possible reuse of the day centre.

Design Concept

The Architectural team visited the site and appraised the existing building internally and externally taking cognisance also of the relationship of the existing group of buildings and trees to the surrounding area. The impact of the tower on the existing street scape was noted and appreciated and the open space to the north of the tower outwith the site and on the other side of the main road was regarded as contributing substantially to the open space around the existing church.

The cathedral is more than fit for purpose and makes a strong statement among the two storey semi-detached brick housing which it dominates. However with the demise of purpose the problem of how to retrieve a deteriorating situation presents a challenge. Due consideration was given to the C category listing but if a viable and useful solution is to be achieved it is clear that the structure as it stands will need to be modified.

Certain worthy features were noted from the first impression. The grouping presents a mild 'tuscan' style of architecture probably conveyed by the brick tower with bell turret on top together with extensive use of warm brickwork which relates to the surrounding houses. The mature cherry trees produce an attractive soft edge to Dalmilling Crescent. Internally the proportion of the nave carried on a series of side aisle brick arches suggests an internal courtyard. Less attractive features are the added ramps, stockade fencing, the adjacent Church Hall, which introduces a foreign design element, and the priests house which is unsympathetic to the main cathedral building.

The immediate concern is cost constraint. Obviously there is a limit to the amount of expenditure which would allow a viable development in terms of housing for the elderly. The centre for social services and community events would also require tight budget control. Alteration work is expensive and having to adopt the stringent cost yard stick requirements imposed by Communities Scotland presents an incompatible problem.

The extreme solution would be to demolish the entire group, clear the site and re-build in domestic scale to modern standards. The cost of demolition would be considerable but would be offset by a saving in V.A.T. There are also acute planning considerations to consider.

Alternatively it may be possible to retain the buildings and proceed with an alteration to build in flats and services within the confines of the existing structure. This would be expensive and result in a less than satisfactory housing provision with an institutional emphasis.

Our preferred approach has been to take a hard look at what is available on the site and remove only what cannot be effectively re-used. This facilitates the retention of features which would not normally be afforded in a new development. Demolition would be restricted to clearing areas of site to receive new build housing units.

Consequently we would want to retain the tower, the nave, the transepts and the alter areas of the cathedral and remove the side aisles and much of the remaining single storey peripheral support buildings together with the hall and priests house. It is proposed to build new housing units on two levels and group these around the outside of the exposed existing structure. A smaller worship/social area with ancillary accommodation would be provided within the nave at the east end of the existing cathedral with its own separate entrance through the existing doorway at the east end of the site. The houses would be accessible from the west end of the site via an external courtyard opening off Dalmilling Crescent which leads into the main entrance. The main entrance would lead onto an internal courtyard formed in the west section of the existing nave. This area would have a degree of roof lighting to allow sunlight into this communal space.

Car parking would be allowed in the external courtyard accessed via a private entrance from the Dalmilling Crescent. The existing boundary wall will be maintained wherever possible and altered only as necessary.

The Reconciliation of Past and Proposed Uses On Site

The proposed scheme acknowledges the essence of the past use of the site by retaining the main structure of the cathedral but changes the functional emphasis from worship to community use. It will still be a place for people to meet, share and support one another and it has the potential of becoming a community focus supporting the housing development on site and in the immediate neighbourhood. The internal courtyard could host a wide variety of events designed to bring people together.

A place of worship has also been retained and as a true reflection of the current situation a smaller purpose designed area would be provided within the existing nave. It would not be our intention to re-use the existing altar finishes and furniture but these items could be re-used in a different location. The dual function of the worship area to perhaps a social area would suggest a more circumspect treatment.

The Relationship of the Proposed to Its Surroundings

By the nature of the proposed function a domestic scale would be introduced which would undoubtedly alter the appearance of the site. Car traffic would be generated but it is intended to restrict this to the west end of the site with access off the Dalmilling Crescent. The retention of the mature trees in this area would help to screen the development from the adjacent existing houses. Much of the current open space surrounding the cathedral would be reduced and the built edge of the development will be closer to the existing road pattern. It would be desirable to introduce traffic calming in Dalmilling Road by means of a tree planted strip along the pavement edge adjacent to the site which would offer further screening to the existing adjacent houses on this elevation. We propose to introduce a pedestrian crossing across Dalmilling Road. The tower and the original gable walls of the cathedral will still be prominent and will continue to contribute to the street scape.

How the Changing and Varied Lifestyles and Needs of the Client Group are Met Through the Design of Individual Dwellings, Day Facilities and Public Open Space

The new build flats are designed in accordance with the Housing for Varying Needs design guidelines and comply with defined standards contained within Carrick Housing Association's guidelines. Reference has also been made to the most recent publications on dementia friendly design features and these have been built into the design layout. All the dwellings are accessed directly at ground level via the main entrance where a controlled entry system affords a secure and safe arrangement within the internal courtyard and circulation corridors. The sixteen first floor flats are accessed via the lift or accommodation stairs leading from the internal courtyard to the first floor balconies. Eleven flats have an additional single bedroom to provide sleepover facilities for a carer or relative. All the flats have covered and secure access to the internal courtyard and are within a few minutes walking distance. The internal courtyard will provide a natural focus to the housing development and will be landscaped to produce a relaxing atmosphere. The flexibility of use of this generous public space is endless and will, if properly used, cope with varied and changing demands.

The layout and design of the individual dwellings achieves a compact, efficient and economical home which will cope with a variety of lifestyles and needs relative to the senior citizen client group. Close attention will be paid to specification of ironmongery, service controls and storage provision to ensure ease of use. Living and bedroom areas would have generous fenestration to maximise on available daylight and natural ventilation.

From the external courtyard there would be direct access into a social garden area where seating in secure and secluded sunny areas would allow the tenants to enjoy fresh air and relaxation.

On leaving the site a pedestrian crossing at Dalmilling Road would allow access to the existing lane which leads down onto Whitletts Road approximately five minutes walk away where there is a selection of shops including grocers, butchers, chemist, post office and off licence etc. There is also a bus stop on Dalmilling Road a few yards from the proposed pedestrian crossing.

The worship/social area with its separate entrance and identity at the east end of the site is intended for use by all sections of the community and this complex will provide accommodation for support services, interviews and meetings as well as community entertainment, church activities and worship.

The Opportunities For Innovation in Construction

Alterations to the existing building will of necessity follow a more traditional route however it would be the intention to prefabricate the flat units under factory controlled conditions and bring them to site ready to assemble and connect direct to pre-positioned services tails and drainage. Savings in foundations would be achieved and on site programmes greatly improved.

The new worship area also would be partly treated as site assembly of factory produced elements which would then be finished on site to achieve the desired scheme requirements. Given that it would be located under the re-roofed nave, external detailing would not be required.

There are a limited number of companies available to produce prefabricated domestic units and companies such as Elliot Group and Bulloch and Driffill have experience in this field.

The Opportunities to Minimise Short and Long Term Energy Use

We are committed to addressing the need to minimise energy use. Methods of procurement must change to avoid the current excessive waste of energy and material which is tolerated on many building sites. For too long decisions have been cost driven and change has been regarded as expensive. The demolished brickwork will be left on site, crushed and used as fill material to make up barrier free levels.

Material specification would be simplified to locally available materials and every effort would be made to reduce delivery distances.

We would introduce communal heating using a low pressure hot water system run by two gas fired boilers located in the general plant room at second floor level above the entrance. This system operates best with low temperature radiators which we would want for elderly people. The compact flat layout and readily accessible duct runs would ensure an efficient installation. A flat rate charge would be made to the Tenant but a metered rate would also be available providing individual top up as required.

The prefabricated house units would be well insulated to above regulation standards. The roof finish will be insulated standing seam metal decking on timber trusses and the wall panels will be insulated with plasterboard internal finish. Outwith, fenestrated panels would be double glazed, the remaining wall will be finished externally in matching facing brick to retain the overall character of the area.

Electric lighting throughout will be energy efficient with fittings and lamps specified accordingly.

The proposed internal courtyard would extend to approximately half the length of the existing nave and will form a glazed atrium. This will be used as a source of passive heat and extracted hot air will be taken directly to the adjacent plant room for re-cycling. Air flow will be encouraged and accelerated by means of sun shades as appropriate.

The passivent system will also be introduced to the housing generally to avoid the use of electric fans in bathrooms and kitchens.

Two waste re-cycling pods will be located externally one at each side of the development adjacent to the accommodation stairs and readily serviced from the existing road network. These pods would have facilities for glass, paper, tin, organic matter and general waste.

Conclusion

Our proposed solution retains the best of the existing building and maintains the integrity of the east elevation. It provides separate circulation to the worship/social area and the housing development ensuring privacy and security to the tenants. The proposed housing units would be cost effective and to current standards embracing the needs of the elderly and affording a degree of social interaction within the internal courtyard. The layout is logical and easily serviced and the material specification affordable.

Accommodation Schedule

One and Two Bed Roomed Housing Aimed at the Elderly

Type A	3 apartment 3 person	60.5m ²	2 No
Type B	3 apartment 3 person	60.0m ²	8 No
Type C	2 apartment 2 person	48.0m ²	18 No
Type D	2 apartment 2 person	49.5m ²	2 No
Type E	3 apartment 3 person	55.5m ²	1 No
Circulation		405m ²	
Total Number of Houses			31No

Social/Worship Facility

Main Area (80 - 100 seats)	126.5m ²
Office	8.4m ²
Kitchen	8.5m ²
Circulation	17.1m ²

Internal Courtyard

Courtyard	203m ²
Toilets	22m ²
Storage	10.1m ²
Total Floor Area (inclusive of courtyard)	2800m ²

Car Parking

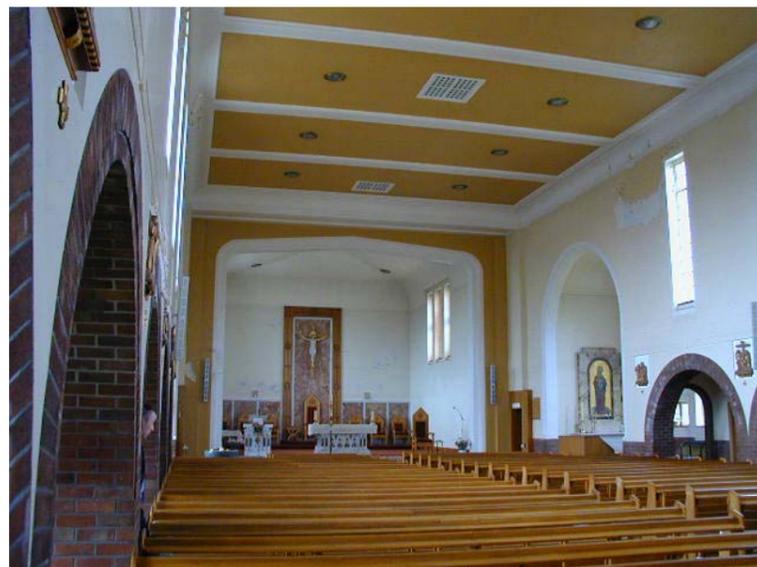
Housing Courtyard	16 No.
Worship/Social on Street	5 No.



Photographs as Existing - External



Photographs as Existing - External



Photographs as Existing - Internal



PROPOSED ELEVATION TO DALMILLING CRESCENT

CATHEDRAL OF THE GOOD SHEPHERD

Cathedral of the Good Shepherd
Analytical Study

Key features of the site are recognised with particular respect of the existing trees to street edge nodes.



The relationship of existing buildings on Dalmilling Road/Dalmilling Crescent are understood with relevant effect on boundary/enclosure and internal/external.



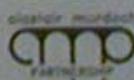
Context: strong statement of the Cathedral is reinforced by the set back from the normal street edge/building line.



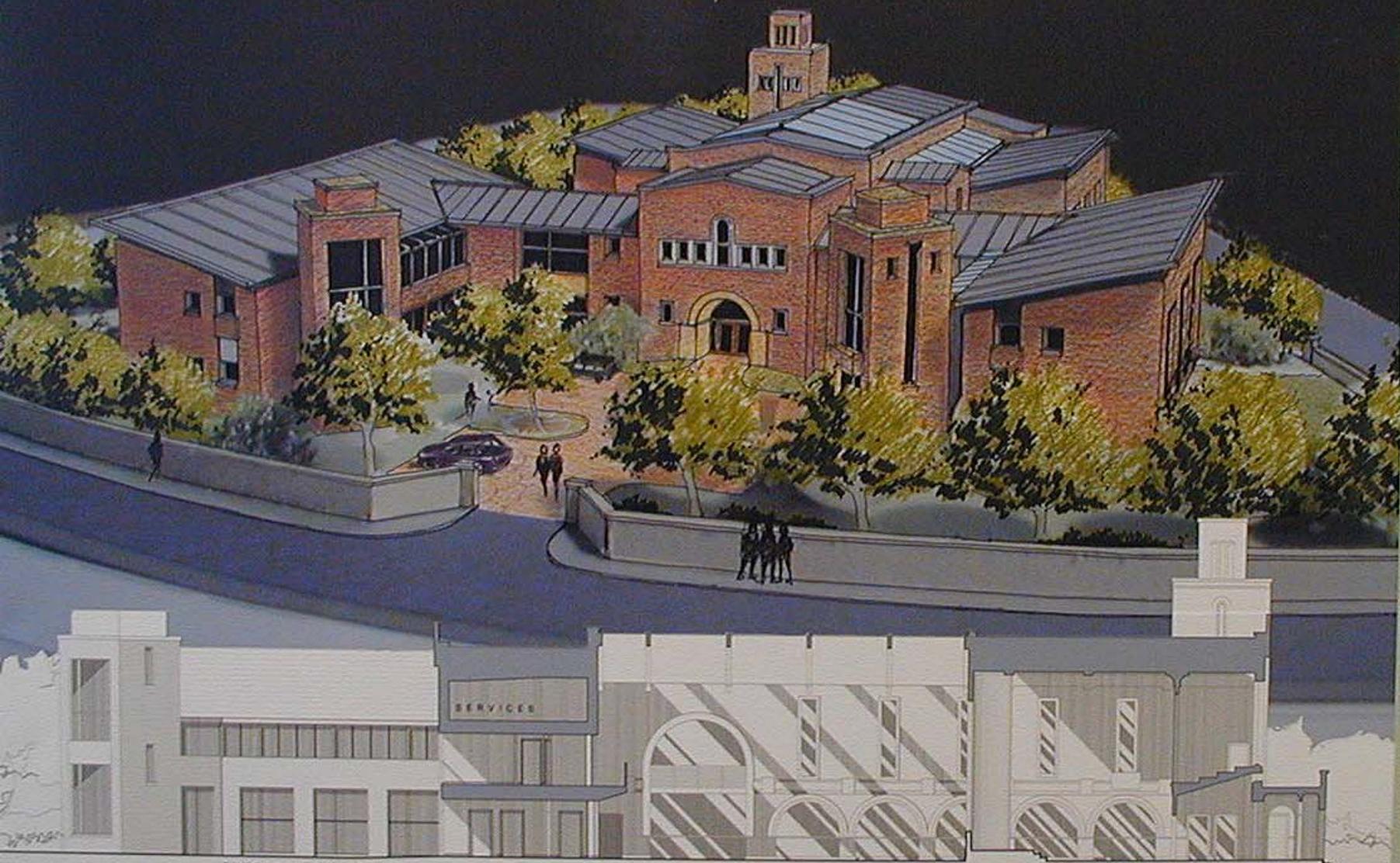
Open green areas recognised, both surrounding the Cathedral and on the north side to Dalmilling Road. The quiet soft edge of the site to Dalmilling Crescent is of importance and should be maintained. The existing canopy of Cherry trees contributing to this attractive edge.



Competition: Good Shepherd
Scale: Elevations 1:100
Date: 24.06.02



architects 25 White Road, AHS, KAU/SAU TEL: 01852 80916

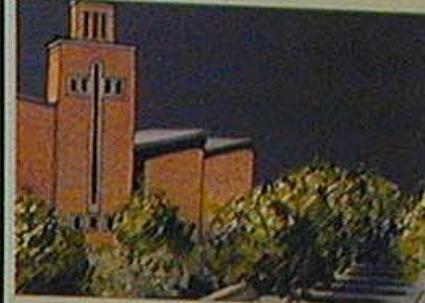


PROPOSED LONG-SECTION

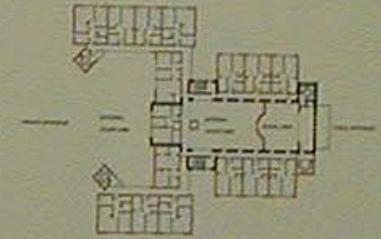
CATHEDRAL OF THE GOOD SHEPHERD

Design Concept

Demolition is restricted to clearing the site to receive new build housing grouped around the outside of the exposed existing structure. This approach will diminish the dominant impact of the Cathedral and establish a recognisable street scape.



The overall plan form separates Private and Public entrances with the former via a new formed courtyard entered through the enclosure wall of Daimling Crescent. Public access is maintained through the North entrance with the recognisable gable and tower continuing to contribute to the street scape.



The open area of grass to the North of the site is linked via a street boulevard and forms an attractive tree canopy together with road narrowing traffic calming. All housing is accessed from the South facing courtyard which has been arranged to offer security, shelter and an attractive social space. The main function of the Cathedral has been changed from worship to community use and offering an all-weather focal point internal courtyard.



A flexible dual function smaller worship area has been introduced to the North end of the nave allowing access to remain separate and provide an attractive backdrop to the internal courtyard.

Competition: Good Shepherd
 Scale: Sections 1-100
 Date: 24.06.02



architects 26 Mill Lane, Aylesbury, Bucks, MK44 2AY TEL 01295 288118

PROPOSED SITE PLAN SCALE 1:200

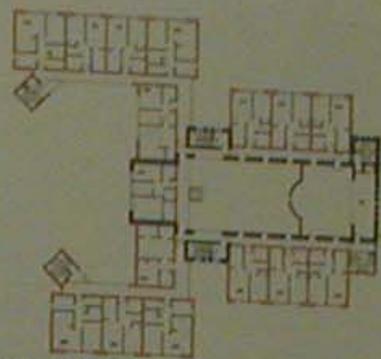
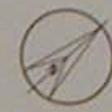
CRESCENT
DALMILLING

DALMILLING ROAD

DALMILLING CRESCENT

CATHEDRAL OF THE GOOD SHEPHERD

- 1 private external courtyard
- 2 main entrance to housing development
- 3 wheelchair toilet
- 4 main store
- 5 service toilet
- 6 service store
- 7 lift
- 8 internal courtyard
- 9 accommodation unit
- 10 service area
- 11 waste recycling
- 12 protected internal circulation
- 13 ramp
- 14 stairs
- 15 wheelchair
- 16 stairs
- 17 wheelchair
- 18 wheelchair
- 19 wheelchair
- 20 stairs
- 21 wheelchair
- 22 wheelchair
- 23 wheelchair
- 24 wheelchair
- 25 wheelchair



First Floor Plan Above

Accommodation Schedule

Housing

Type A	3 Apt/3 Per	2 No.	60.50 sqm
Type B	3 Apt/3 Per	8 No.	60.00 sqm
Type C	2 Apt/2 Per	18 No.	48.50 sqm
Type D	2 Apt/2 Per	2 No.	48.50 sqm
Type E	3 Apt/2 Per	1 No.	55.50 sqm
Circulation			405 sqm

Social Worship Facility

Main Area (80-100 seats)	126.5sqm
Office	8.4sqm
Kitchen	6.3 sqm
Toilets	8.5 sqm
Circulation	17.1 sqm

Internal Courtyard

Courtyard	203.0 sqm
Toilets	22.0 sqm
Storage	10.1 sqm

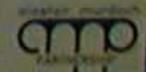
Total Floor Area (inclusive of courtyard) 2,800 sqm

The elevational treatment maximises glazing to living accommodation and is achieved by grouping over two storeys all bedroom/living room windows to form a large glazed panel. This offers the benefit of reducing the number of individual window openings and encourages a bolder elevational style. The grouped window arrangement is surrounded by a deep matching facing brick portal which is repeated for uniform rhythm. The effect is modern and complementary to the existing Cathedral.



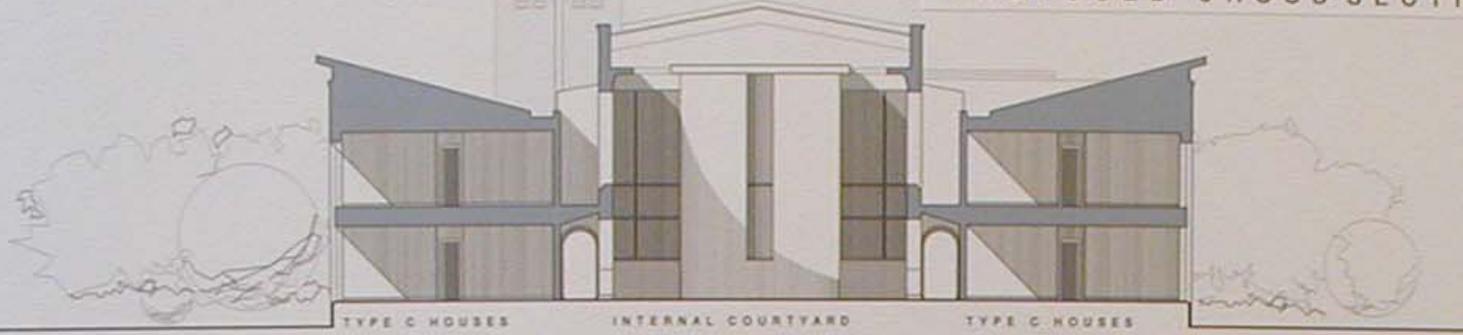
The roof finish will be insulated standing seam metal decking which rests on a pronounced wall head profile. This detail will be in reference to the existing Cathedral roof line.

Completion: Good Shepherd
Scale: Plan 1:200
Date: 24.06.02



architects 20 Mill Road, KTH, SA7 2AT TEL: 01482 260015

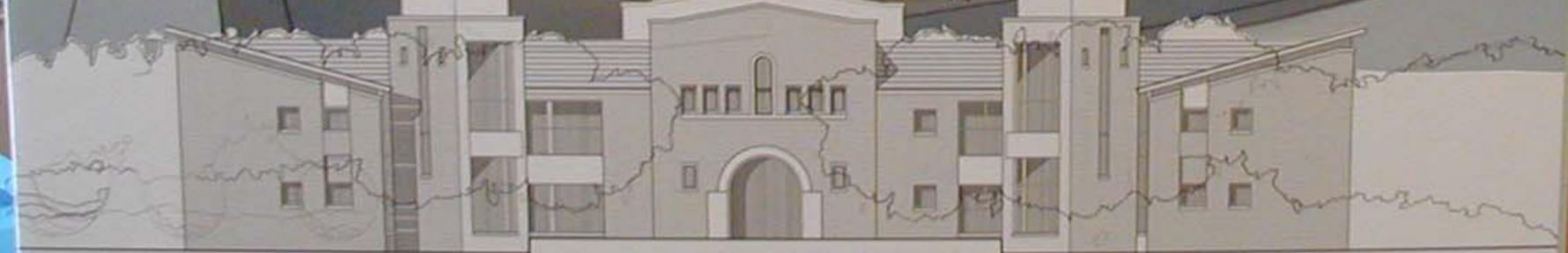
PROPOSED CROSS-SECTION



TYPE C HOUSES

INTERNAL COURTYARD

TYPE C HOUSES



PROPOSED ELEVATION TO HOUSE ENTRANCE COURTYARD

CATHEDRAL OF THE GOOD SHEPHERD



HOUSE PLAN

TYPE B

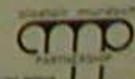
- House suitable for life long living and varying needs
- House capable of accommodating requirements of elderly householder
- Second bedroom provided for varying living arrangements
- Concrete handy design features incorporated
- Bedroom/bathroom direct access available
- Generous storage provision
- Main glazing grouped for elevational effect
- Bathroom/shower room interchangeable
- Barrier free design layout



HOUSE PLAN

TYPE C

Competition: Good Shepherd
 Scale: Elevation Section: 1/100
 Date: 24.06.02



addresses: 26 West Road, XVR, AA7 2AT TEL: 01223 200194