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## **Ayrshire Housing**

### **Glenconner Road, Ayr Ambulant Disabled Standard Housing for Ayrshire Housing**

16 November 2012  
Page 1 of 1  
HRR/LMG 212133.01

## **Design Statement**

The application site is grassed vacant open space with no trees or shrub planting and has no recreational use.

The site slopes from north to south and is not used as recreational space in terms of Strategic Policy ENV5. The site is truncated triangular shape of approximately 1,920m<sup>2</sup>.

The proposed development is a terrace of four, three apartment four person and two, two apartment two person single storey amenity houses all to ambulant disabled standard. There is a shortage of this type of house in the local area.

The houses are designed with level access and the ends of the terrace are turned to enclose the entrance paved court giving level access from curtilage car parking off Glenconner Road.

The houses will be designed to ambulant disabled standard to meet the pressing need locally suitable for elderly and disabled households.

Private gardens provide areas for clothes drying, bin storage and sit out space with bin collection off Glenriddle Road to the rear.

Landscape treatment will pay particular attention to boundary treatments to minimise the differential between public and private space.

It is proposed that the external finishes of the amenity house will match the surrounding terraced and semi-detached development with harled walls and grey tiled roofs.

### **Materials for Proposed Development**

Dark grey smooth concrete tile roofs.

White rendered walls.

Blue black smooth brindle facing brick bases.

1.800mm high larch fencing natural finish to private garden boundaries with appropriate landscape enhancement.

900mm high larch fencing natural finish to side boundary fences.

Dark grey concrete block to front paving and parking bays.

Grey concrete slabs to rear gardens.

## **Ayrshire Housing**

Ambulant Disabled Standard Housing for  
Ayrshire Housing, Glenconner Rd, Ayr  
**Local Plan Policies**

16 November 2012  
Page 1 of 2  
HRR/LMG 212133.01

## **Project rationale with respect to local planning policies**

### **Housing**

South Ayrshire Council is committed to maintaining an adequate range, choice and distribution of effective housing sites to meet project demand.

Ayrshire Housing has a waiting list for Ayr of 2,500 households. This includes 300 who require a "special needs" house, the overwhelming majority seeking one or two bedroom houses.

Due to the right to buy, in the former SSHA Forehill estate now managed by Ayrshire Housing only 160 houses remain for renting as against 482 now owner-occupied. There is more over a very low turn-over in the rented stock, the majority of which are larger family houses with limited suitability for the disabled. The situation in the adjacent South Ayrshire Council schemes is similar. For the Forehill, Glencairn and Holmston neighbourhood, there have been only 6 new lets over the past 3 years amongst the 111 houses remaining in its ownership. 277 Council applicants indicate a preference for this area, 242 of whom require a one or two bedroom house.

The proposal is to build 2 no 1 bedroom and 4 no 2 bedroom houses to the ambulant disabled standard. Since they will be single storey, they will be readily suitable for wheelchair users. They are designed to be energy efficient with levels of insulation beyond the minimum building standards. Whilst it is anticipated that car ownership will be low, nine parking spaces have been provided off the existing Glenconner Road. Private gardens will be provided to the Council's minimum requirements. Given the potential client group and the nearby public park, it is not proposed to provide for onsite active play facilities.

### **Development within existing residential areas**

The Council is committed to directing new residential development to within existing settlements. In so doing, it seeks to maintain the attractiveness of existing neighbourhoods.

In the adopted South Ayrshire Local Plan, Strategic Policy ENV5 seeks to protect green spaces which are important to local amenity or recreational use. In addition, through Policy H7, the Council seeks to protect the character and amenity of established residential areas. These policies are restated in the draft South Ayrshire Local Development Plan. The area proposed for development is not however highlighted in the proposals maps of either plan as "open space".

In terms the land use typology contained in PAN 65 (Planning and Open Space), the area can be defined as "amenity - residential". The Greenspace Scotland mapping of South Ayrshire which employs this typology does not, however, highlight the area (see the South Ayrshire Open Space Strategy 2012).

The area appears to be of limited recreational value. It provides some level of visual amenity to the immediate dwellings but the townscape benefits to the wider area and passers by are probably quite limited. In relation to local open space, the nearby Glencairn Park provides the focus for recreational activities.

## Ayrshire Housing

Ambulant Disabled Standard Housing for  
Ayrshire Housing, Glenconner Rd, Ayr  
**Local Plan Policies**

16 November 2012  
Page 2 of 2  
HRR/LMG 212133.01

We have assessed the quality of the open space using the Quality Assessment Scoring Matrix developed by the Council to support its own Open Space Strategy:

Criterion	Comment
Accessible and Well Connected	There are no paths across the area. Neither are there any obvious desire lines which might be disrupted by the proposed development.
Attractive and Appealing Places	The area is simply grassed with no other planting. There are no seats or play apparatus. The development would provide general visual amenity as well as landscape interest through for example enhanced boundary treatments and planting in the remaining open ground.
Biodiverse Supporting Ecological Networks	Currently, the area is of very limited ecological value. The introduction of hedges, trees and active garden areas is likely to enhance biodiversity considerably. This should more than offset any loss from the building footprint.
Active Supporting Health and Well Being	The site does not appear to be used for active leisure or socialising. Nevertheless, the proposed development will maintain an area of open space for dog walking etc.
Community Supported	The main current function of the area is to provide some visual amenity to residents in the immediate vicinity. The proposed development should maintain this function by a combination of landscape enhancement and good quality architecture.

With regard to the above assessment, we are conscious of the importance of enhancing the visual amenity of the site by -

- Avoiding "over-development".
- Designing houses that are modest in scale and complement the quality of the existing stock.
- Maintaining with landscape enhancements an open area along the boundary with Glenriddel Road.
- Attention to the appearance of the private garden boundaries.
- Creating visual interest along the axis of Glenconner Road and at its junction with Glenriddel Road.