

# **Development Guidelines**

## **Stevenston : Former Ardeer Primary School, Garven Road**

**Update July 2003**

### **Location**

The three towns of Ardrossan, Saltcoats and Stevenston with a total population of about 33,000, lie on the Ayrshire coast about 25 miles south of Glasgow.

The site at Garven Road, Stevenston lies within the Ardeer area, between the town centre and the Beach Park.

### **Site Description**

The site of the former Ardeer Primary School extends to approximately 0.45 hectares and is rectangular in shape. It is bounded by Garven Road on the east side, Morris Moodie Avenue on the west side and existing housing on the north and south sides. It lies within a residential area of predominantly local authority housing which has previously been the subject of a major environmental improvement programme and which is currently within the Ardeer Better Neighbourhood Services Fund initiative area.

### **Local Plan Allocation**

The site is allocated for residential purposes in the Adopted and Replacement Local Plans.

### **Services and Access**

No recent consultations have been carried out. Mains water, sewerage, gas and electricity were all previously available at the site. Developers are advised to check the availability of all services and, in particular, to have early discussions with Scottish Water regarding consent to discharge from any development and requirements for surface water run off. Access to the site can be taken from Morris Moodie Avenue or Garven Road or both.

### **Ground Conditions and Contamination**

No detailed investigations have been undertaken. It is the responsibility of the Developer to satisfy themselves as to the nature of ground conditions and potential contamination. Developers are advised to contact Environmental Health to establish if any intrusive site investigations are required.

### **Development Context**

- (a) Suitable Uses  
The site is considered suitable for residential development;

- (b) **Built Form**  
New development on the site should take the form of two storey housing, either semi-detached blocks or terraces. Houses or flats, or both would be acceptable. The shape of the site lends itself to a conventional layout with frontage housing on to both Morris Moodie Avenue and Garven Road. Access by cul-de-sac from either Morris Moodie Avenue or Garven Road would also be acceptable but a through route to link these two streets would not be suitable. Any new junction would have to observe a minimum 25 metre allowance between it and the existing junction on Garven Road with Deer Park Avenue (centreline to centreline). Therefore there is greater range of options for junction siting on Morris Moodie Avenue. The layout should avoid any dwellings having a rear elevation on to either existing roads or any new road constructed within the site. Building lines should be similar to adjoining houses. It is considered that the site will probably accommodate 12-24 dwellings, but if flats are included a higher density could be acceptable providing all houses and ground floor flats have adequate private garden ground and sufficient space is available to accommodate parking requirements.
- (c) **Materials**  
Surrounding houses are finished in a variety of colours and materials ranging from buff facing brick, white and coloured render to natural sandstone. Roofs in the area are concrete tile (grey and red) and natural slate. Materials in the new development should therefore reflect one adjoining style either facing brick or render with smooth concrete roof tiles in an appropriate colour. A maximum of two different wall materials shall be permitted in the development.
- (d) **Parking**  
Parking provision should accord with North Ayrshire Council's published standards. Recommended standards are 1.25 spaces (sum of allocated and unallocated) for one bedroom dwellings and between 1.65 and 2.25 spaces for 2 or 3 bedroom dwellings. Separate standards apply to sheltered housing and institutional accommodation. Garage accommodation where provided should be located within the curtilage of dwellings and not in blocks of lock-up garages.

### **Planning Requirements**

The successful developer will require to obtain all necessary planning and building warrant consents prior to commencement of any work on the site.

Advice on planning and related matters may be obtained from:

Development and Promotion Service, North Ayrshire Council,  
Perceton House, Irvine, KA11 2DE

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