

Development Brief

Former Kerelaw School Site, Stevenston

Part 1: Site Specific Information

Introduction

Kerelaw was formerly a secure residential school for teenagers run by Glasgow City Council on behalf of the Scottish Executive.

The scale and nature of the former buildings meant that they were not suitable for reuse for an alternative purpose and the buildings have been cleared in the interest of safety and security. The open space areas surrounding the buildings were private open space including a running track and sports pitch. This brief examines the opportunity for development of the central part of the site (the footprint of the former school buildings and adjacent open space to the west), access issues and management of open space.

The site is an irregular shape and extends to around 14ha with the developable area extending to 4.3ha (see Map).

Local Plan Allocation

The site is allocated as countryside by the adopted North Ayrshire Local Plan 2005 (excluding Isle of Arran). The Local Plan recognises that, occasionally, a policy response is required to an emerging issue not anticipated and provided for. Policy A2 allows preparation of Development Briefs to establish the Councils position in such cases. The brief does not alter the underlying countryside land use and does not discount potential for other uses but provides guidance on the design process which would apply to redevelopment of the site for housing.

Ownership

The site is owned by Glasgow City Council.

DEVELOPMENT PRINCIPLES

Proposed Uses

The site is situated in the countryside adjacent to the settlement boundary and development of the central area is potentially suitable for a single class 4 business or tourist accommodation but, in the absence of a direct link to the by-pass, the most likely acceptable use is housing. Residential institutions within Use Class 8 such as a nursing home would be acceptable, these could be either stand alone developments or incorporated into housing development.

Design Requirements

Residential development should be high quality, distinctive and provide a sense of identity for the site. Reference should be made to the Councils Rural Design Guidance, PAN 72 Housing in the Countryside and PAN 76 New Residential Streets. A design statement will be required to be submitted with any planning application to demonstrate the design principles and design concept being advocated, including layout, landscape, scale, mix and details on materials and maintenance.

Outbuildings such as garages shall be built in similar form and materials to create a sense of closure and define spaces. Views across the Firth of Clyde to Arran are available from the northern part of the site and this should be considered during the design process.

For housing development the built form should be a mix of detached, semi-detached and terraced homes of varying sizes. It is a specific requirement that a high proportion of two and three bedroom properties be included to provide variety of choice in the local market. The density of the developable part of the site should provide for a maximum of 80 dwelling houses.

Access and Parking

Access to the site is from Kerelaw Road, which must be upgraded from the junction of Glencairn Street to the entrance to the central area to serve development. A strip of land in private ownership, which runs parallel with Kerelaw Road from the southern boundary of the site to the properties at the beginning of Kerelaw Road at Glencairn Street, is required to facilitate this upgrade. The existing southern access to the site (see Map) should be upgraded and used as the only vehicular access to the site. Access roads and driveways should be treated informally with limited use of hard surfaces and concrete kerbs.

The existing northern vehicular entrance to the site from Kerelaw Road will require to be closed to motorised vehicles from the point of the eastern boundary of the existing dwelling.

A pedestrian crossing incorporating traffic lights will be required at the southern end of Kerelaw Road near Glencairn Street to allow safe access to the existing pavement on the west side of the road to the proposed pavement on the east (see Map).

Provision for a 'safe route to school' will be required to be discussed with North Ayrshire Council's Education Department and any necessary design issues incorporated into the development. This may involve the widening of some paths and the provision of cycle routes to be incorporated into the development.

Pedestrian access through the developable area of the site from north east to south west (see Map) should be created.

The existing access which runs east-west along the north of the developable area (see Map) must remain open for non motorised users.

Access from Kerelaw Bridge running south to the developable area must be upgraded to North Ayrshire Council Roads Department footway standard up to the adopted existing bridge near Kerelaw Castle.

Landscaping and Open Space

Council policy requires a suitable level of amenity and recreational open space to be provided. Given that there are significant amounts of open space within the site the appropriate level can be readily met. A Local Equipped Area for Play will require to be provided to serve the development. All of the open space surrounding the developable area (see Map) should be retained for countryside uses such as private open space or grazing. There are a number of mature trees on site, particularly on the eastern edge near the burn, and these must be retained. Arrangement of provision for the management and maintenance of open space will be the responsibility of the developer and a Management Plan will be required to accompany any Planning Application.

Additional landscaping should be incorporated into the design and layout of the development to complement the visual amenity of the area and provide attractive safe spaces.

There is an existing football pitch on the northern open space area. NPPG 11 Sport, Physical Recreation and Open Space and Draft SPP 11 Physical Activity and Open Space promote the protection of playing fields and this is further supported by the policies of SportScotland. The North Ayrshire Sports Pitches Strategy, which is related to the Strategy for Physical Activity, Sport and Health, identifies a shortfall of adequate football pitches in the Three Towns area. Local Plan policy OS1 A supports the upgrading of existing or the provision of new facilities. In lieu of upgrading of the existing pitch which is locationally not well integrated with the community it is a requirement for the developer to make a contribution to facilitate improvements to off-site sports pitches within the community. Based on the cost necessary to upgrade the on-site sports pitch to playable standard this sum will require to be paid before the commencement of development on-site and will be used within five years of receipt.

Boundaries should be carefully detailed using locally characteristic features such as dry stone walls, hedges, trees and certain boundaries such as ranch type fences, concrete block walls or fast growing conifers should be avoided.

Development Brief

Former Kerelaw School Site, Stevenston

Part 2: General Requirements

Introduction

Service providers and relevant bodies require to be notified of new development proposals which will have an affect on the provision of their service or where the information they hold may influence the viability of development. Developers are advised to have early discussions in respect of water and sewerage services particularly.

Information for Developers

Information provided within this brief is for general information only and does not absolve the developer from the responsibility of ensuring that any information provided is accurate. The following service providers and bodies have been initially consulted on the Brief:

Scottish Water: Scottish Water have advised that a trunk mains supplying Saltcoats passes through the northern open space part of the site.

SEPA: Developers should discuss and agree any work on or in the vicinity of a watercourse with SEPA prior to work commencing at the site, this includes the Stanley Burn. A Detailed work method should be submitted in agreement with North Ayrshire Council and in consultation and agreement with SEPA. Sustainable urban drainage systems (SUDS) should be incorporated into the design and a detailed SUDS strategy should be submitted with the planning application to ensure that surface water is appropriately dealt with. Construction work must be carried out in accordance with SEPA's guidelines on avoidance of pollution. A drainage Impact Assessment will be required.

Coal Authority and Mineral Valuer: The Coal Authority and Mineral Valuer have advised that there is a disused mine shaft on the southern open space area though there are no signs of this from the surface. Further investigation works and a Minerals Assessment may be required.

Scottish Power: Have been consulted and foresee no significant problems with servicing the site.

TRANSCO (Gas): Have been consulted and foresee no significant problems with servicing the site.

Council Requirements: All matters regarding access and entrance points must be discussed with North Ayrshire Council Roads Department and a Transport Assessment will be required. Internal road layout and parking should be in accordance with the Roads Department standards which can be viewed at Perceton House, Irvine, KA11 2DE.

The principles of Access Legislation and the North Ayrshire Access Strategy shall be adhered to, these can be viewed on-line by clicking on 'Leisure and Culture' followed by 'access to countryside' on the councils website: www.north-ayrshire.gov.uk.

Discussions should be held with the Head of Grounds Maintenance on open space and maintenance matters who can be contacted at Montgomerie House, West Byrehill, Kilwinning, KA13 6HN.

Provision for bin storage must be made in accordance with the supplementary Guidance on Bin Storage for Residential Development approved by the planning Sub Committee on 20 June 2005. This is available on the North Ayrshire Council web site: www.north-ayrshire.gov.uk

Developers are encouraged to apply the principles of energy efficiency and to utilise renewable energy sources within the layout and design of proposals.

Planning Application

Proposals for the site should be submitted as a single planning application for full planning permission, applications for outline consent will not be considered.

North Ayrshire Council wish to enter into a Section 75 Planning Agreement with developers to secure a contribution to be used for the upgrading of community sports pitches, traffic lights and road and footway improvements.

The developer will require to obtain all necessary Building Warrants, in addition to Planning Consent, from North Ayrshire Council.

The developer will require to obtain all necessary consents from service authorities prior to commencement of works.

Development in accordance with the brief will require to be advertised and to be subject to the Contrary to Development Plan Procedures.

Approved Development Briefs can be viewed on-line by clicking on the 'Local Plans' option on the Councils web site: www.north-ayrshire.gov.uk

Information provided within this brief is for general information only and does not absolve the developer from the responsibility of ensuring that any information provided within the brief is accurate.

Kerelaw, Stevenston

 Area 4.3Ha

Legend

-  Site Boundary
-  Appropriate Natural Boundary Treatment
-  Existing Grazing
-  Mature Trees & Natural Landscape to be retained
-  Road & Footway Upgrade
-  Developable Area
-  Traffic Lights
-  Views
-  Site Entrance/Exit
-  Non Motorised Access

