

Development Guidelines

Stanley Primary School, Ardrossan

Introduction

The site is located on Stanley Road, Ardrossan and extends to 0.81ha. The existing school building is to be demolished and the site cleared when the replacement school is complete. The site was agreed to be surplus to North Ayrshire Council's requirements at Corporate Policy Committee on 01/06/2005.

The demolition of the school will create a prominent brownfield site within an existing settlement. The new school building is to be mainly two storeys and is of contemporary design using modern materials, generally in black and white. It will lie to the south of the brief site with car parking for the school to the east. This will be a prominent building within the community distinct from most of its surroundings.

Location Plan attached.

Local Plan Allocation

The site is allocated as housing in the adopted North Ayrshire (excluding Isle of Arran) Local Plan 2005 and proposals for residential development accord with the development plan.

Ownership

The site is owned by North Ayrshire Council.

Proposed Use

The developable area will extend to 0.67ha and the site can be redeveloped for around 24 new houses. Most of the site should be developed for terraced or semi-detached one and a half to two storey homes with a mix of house sizes. There may be some scope for a mix of two and three story homes along part of the southern edge of the site to be incorporated as a design feature of the layout. The final layout and mix will be decided through consultation between the Council and the developer.

The Local Housing Strategy research demonstrates that demand for rented accommodation in this part of Ardrossan exceeds supply. The site should be developed for social housing and a mix of two and three bedroom houses either terraced or semi-detached would be in keeping with both the waiting list profile and other housing in the area. As with other Housing Association developments there would be suitable provision for disabled/wheelchair users incorporated within standard design.

Design Requirements

This is an opportunity to raise the standard of design in this part of Ardrossan and to provide contemporary homes, which will relate well to the new school building. The height should generally be no greater than two storeys with some variation of styles and frontages to the dwellings. Any three storey development should be dual aspect to maximise views and have appropriately designed corners. Where possible, the siting of buildings should maximise solar gain with habitable rooms and private space facing south.

Developers are encouraged to consider measures to improve energy efficiency at the design stage including the use of high quality materials and maximising insulation through double or triple glazing or entrance porches. Porches should be designed and detailed as an integral part of the building reflecting its form, materials and roof pitch.

Generally no more than two materials should be used on external finishes and simplistic contemporary design will be supported.

The front gardens and entrances of homes within the locality generally front the main roads and houses bordering the north and west of the site must face onto Stanley Road or Dalry Road with rear vehicular access provided from within the site.

Further guidance on design can be found in PAN 67 Housing Quality, PAN 68 Design Statements and the Scottish Executive document Designing Places.

Access and Parking

North Ayrshire Council Roads Department have advised that a single access should be taken from Stanley Road at an approximate point to achieve a minimum junction spacing of 40m and junction sight lines of 2.5m x 60.0m with a junction radii of 7.5m.

The existing lay-by on Stanley Road should be removed and the area integrated into the landscaping proposals, recognising the need to preserve sight lines.

The internal road layout should be in accordance with the Council's Road Department Guidelines. PAN 76 New Residential Streets provides useful advice on creating safe attractive residential streets through layout and design.

A pedestrian access from the south west of the site to Dalry Road should be created to allow good freedom of movement and connectivity providing more than one route in and out of the site for its inhabitants. This should be designed in such a way as to discourage the path as a short cut through the site, possibly by lengthening it, but to still be a logical route for those on the south and west of the site to walk to Dalry Road.

Landscaping and Open Space

Landscaping should be incorporated into the layout and design of the development in order to complement the visual amenity of the area and to provide attractive and safe spaces within the site.

The imaginative use of paving and landscaping materials defining public and private space as well as pedestrian and parking areas should be a design feature of the site. This helps to create a sense of place and will complement the contemporary design of the buildings.

There is an existing open space area to the west of the site on Dalry Road extending to around 0.14ha, this area and the mature trees on the land must be retained. This area would be a suitable location for the required provision of an overlooked Local Area for Play.

The school development will provide and maintain a new boundary on the east and south of the site. A 1.2m high timber post and wire perimeter fence is to be provided with some tree planting within the school boundary separating the grounds of the school from the development site.

The existing school palisade perimeter fence will require to be removed and replaced with an appropriate wall or fence and associated landscaping and shrubbery. This should extend to the edge of the site and border the existing public paths on Dalry Road and Stanley Road. On the northern boundary of the site there is a service strip which is to be retained. Garden boundaries fronting this should comprise stone wall, fence, shrubbery or a mix of these.

Information for Developers

It is the responsibility of the developer to obtain all necessary service information and consents.

Developers are advised to have early discussions with service providers, particularly in respect of water and sewerage services.

A Drainage Impact Assessment will be required and it will be necessary to incorporate Sustainable Urban Drainage Systems into the layout.

Construction work must be carried out in accordance with SEPA's guidelines on avoidance of pollution.

There are low pressure gas mains to the north of the site beneath the grass verge running parallel with Stanley Road.

Provision of bin storage will be required in accordance with North Ayrshire Council guidance.

North Ayrshire Council encourage developers to consider incorporating the use of renewable energy principles within new developments.

The developer will require to obtain all necessary consents prior to the commencement of works.

Site Outlined in Red

