

Development Brief for West Mayish, Brodick, Isle of Arran

Location

The site, outlined in black in the accompanying plan, is located within Brodick, the largest settlement on the Isle of Arran and the main ferry port with services to the mainland via Ardrossan.

Site Description

The West Mayish site extends to 1.25 hectares (4.33 acres). The site is bounded by West Mayish Road to the west, a farm track and burn to the east, residential properties to the north and agricultural land to the south.

West Mayish occupies an elevated position overlooking Brodick Bay and the hills to the north. The site slopes south to north with mature trees and hedges on parts of the perimeter of the site.

Local Plan Allocation

The site is allocated for residential purposes in terms of Policy RES 2(b) of the Adopted Isle of Arran Local Plan. The site has an indicative capacity of 15 units.

Ownership

The site is in private ownership. The majority of the site is in a single ownership. A small single plot demarcated within the overall area is in a separate ownership.

Service Information

Scottish Water

Scottish Water indicates that water apparatus is located to the west of the site and drainage equipment is present and is located to the south west of the site. Developers should have early discussions with Scottish Water to establish drainage requirements for the site.

Scottish Environment Protection Agency (SEPA)

SEPA advise that foul drainage should be connected to the public sewer system. The developer must contact Scottish Water to ensure that the sewerage system has sufficient capacity to accept any additional loading from future development. If the development proceeds before a new treatment plant is operational, then SEPA advise that septic tanks will be required prior to connection to the sewer.

SEPA also require surface water from the site to be treated in accordance with the principles of Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland, published by CIRIA in March 2000.

Scottish and Southern Energy PLC

Scottish and Southern Energy PLC advise that there are no high voltage mains power cables located on the site, although an electrical sub-station is present to the north west of the site. High voltage mains cables can be found on the West Mayish Road and are linked to the sub-station.

Should any unmarked or incorrectly marked plant and cables be discovered, Scottish and Southern Energy PLC must be contacted so that their records can be amended. Scottish and Southern Energy PLC have indicated that they can only advise on the location of their own plant equipment and indicate that there may be other privately owned plant in the area, which is out of their control. Scottish and Southern Energy PLC recommend digging trial holes to determine if there is any private plant. This will allow the developer to determine the exact position and depth of any unmarked private plant and also to maintain safety.

British Telecom (BT)

BT advise that there is no plant equipment on the site. However, it should be noted that there is underground plant equipment located outwith the site to the east and west of West Mayish. Overhead plant is also located in the adjacent field, which is to the south of the site. BT advise that new connections would be required and that the future developer would have to contact BT in order for them to install the necessary infrastructure.

Development Principles

Design Requirements

The West Mayish site occupies a visually prominent location above the village of Brodick and has attractive views of Brodick Bay. In order to mitigate the impact of developing the site, the design requirements will have to be carefully considered. Developers are referred to Development Control Statement and design guidance in the Local Plan and to Government advice in Designing Places, A Policy Statement for Scotland.

The site adjoins existing areas of residential development. The existing character of the area is comprised of two storey Victorian villas and modern single storey houses. The new development shall require to consider issues with water run off and overlooking.

A comprehensive proposal is required for the whole site. To reflect the prominence of the site and to avoid visual intrusion, single storey houses are required on the northernmost part of the site while one and a half storey houses could be accommodated further up the hill in the south of the site. One and a half storey houses could be split-level in order to minimise the visual impact. Excessive underbuilding will not be acceptable. Should underbuilding be required, then this would be expected to be set down into the ground. The development should create an attractive area that will complement the mix of building types around it. The roofs of the dwellinghouses should be dual pitch, not lower than thirty-five degrees.

Auxiliary buildings (garages, oil and LPG storage tanks) should be located to the side or within the rear garden area of each house to minimise visual intrusion when viewed from Brodick Bay. Auxiliary buildings should have a matching external finish to the main building.

The southern boundary of the site sits at an angle and it is expected that the development should respect this boundary line. No extension of the site will be permitted.

Density

Development should be of a low density and it is anticipated that the site could accommodate up to fifteen units.

Materials

External Finishes: The external finish should be of a high quality and should be limited to a maximum of two on each building. These can consist of roughcasting or natural stone (or an agreed alternative). The colours chosen should reflect the character of the area and blend in with the physical and natural environment.

Roofs: Slate or artificial slate, small dark grey or black concrete tiles are favoured.

Windows: Simple vertically proportioned windows will be acceptable throughout and should be banded in cement or stone.

Features: Feature chimneys will not be acceptable. Should a chimney or chimneys be required then it should be attached to one or both gables. Feature panels and ornaments on facades should be kept to the minimum to avoid visual clutter.

Access and Parking

Access to the site should be taken from West Mayish Road. This existing public road would require to be widened to 5m and be provided with a 1.5m wide footway on its east side from a point approximately 15m north of the northern site boundary, to the access point to the site. Consideration should be given to a pedestrian crossover to the west side of West Mayish Road.

The position of any new junction to serve this site should be either (1) forming a direct crossroads with the existing public road junction opposite the site or (2) 25 m from the junction opposite the site. Junction sightlines should be 2.5m x 60m. The junction radii should be 6m. An independent access serving the plot in individual ownership may be considered but the developer would require to widen West Mayish Road to 5m and provide a 1.5m wide footway, as above.

The principle new road should have a conventional construction consisting of a 5.5m wide carriageway with two 2m wide footways. This and other roadways should conform with the Council's Roads Development Guide.

In addition, without prejudice to any consideration of future land release in Brodick, provision for an access to the land to the south of the site should be included within any site layout. This access road should extend to the boundary of the site, be sensitively located and can be either hard surfaced or landscaped and demarcated for future use. Should landscaping be used, the developer will be responsible for maintenance.

Parking provision will be required for each plot of land with a minimum of two parking spaces if a garage is not provided.

A footpath link connecting West and Mid Mayish should be provided for through the site.

Drainage

Developers shall be required to submit a Flood Risk Assessment which should demonstrate that the site is not at risk from a 1 in 200 year flood event. Any assessment should also take into account the latest government advice on climate change and address the requirements of the SEPA – Planning Authority Protocol 'Development at Risk of Flooding: Advice and Consultation'.

Developers shall also be required to submit a Drainage Assessment. This should be prepared in accordance with the SUDS Working Party Guidelines 'Drainage Assessment, A guide for Scotland'. The discharge of storm water from the development should comply with the stipulated design criteria, current SUDS guidance CIRIA report C521) and any requirements of Scottish Water. In addition, Roads Services require the Drainage Assessment to address the following: the effects of a 1 in 200 year storm and run-off, plus climate change; the effects of differing storm intensities over and above the 10 year return; the extents of differing flood conditions should be shown on the site plan to ensure that no water enters buildings or restricts movements of emergency vehicles, including an assessment of flow routing of surface water through the site; a strategy for dealing with any field drainage affected by the works; a maintenance regime for surface water drainage measures; calculations approved and certified by a suitably qualified person.

There is a presumption against culverting of any watercourses. Developers shall require to demonstrate that access to watercourses is maintained.

Boundaries

There are a number of trees on the site, which will help to integrate the new development into the landscape. Healthy, mature trees should be retained. Additional structure planting should be used to screen the site from existing properties to the north. While the site is under development, the boundaries should be demarcated with simple stob and wire fences.

After the site has been developed, the boundary treatments, for example, fences or low hedges or bushes should be no higher than 1.5m in height. If fences require to be painted, then neutral colours should be employed in order to blend in with the environment of the area.

Landscape/Open Space

Any landscaping of the site should be designed to require minimal maintenance and complement the existing range of species of plants, shrubs and trees. Plants, shrubs and trees planted on the site should be of a variety that is indigenous to Arran.

Due to the relative low density that is envisaged for this site, there is no requirement on the developer to provide open space provision on-site. A commuted sum should be agreed with NAC Grounds Maintenance for off-site provision.

Bin Storage

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 Council's web site.

Planning Requirements

A comprehensive planning application is sought for the residential development of this site. The site is not identified for piecemeal plot development. In the event of the development of single serviced plots, a comprehensive planning application and a programme governing implementation, time scales and design must be submitted.

Developers must include a detailed design statement with the submission and pre-application discussions

regarding the design of the site are encouraged. The developer should engage in discussions with the Area Development Control Officer at an early stage to help identify any potential issues.

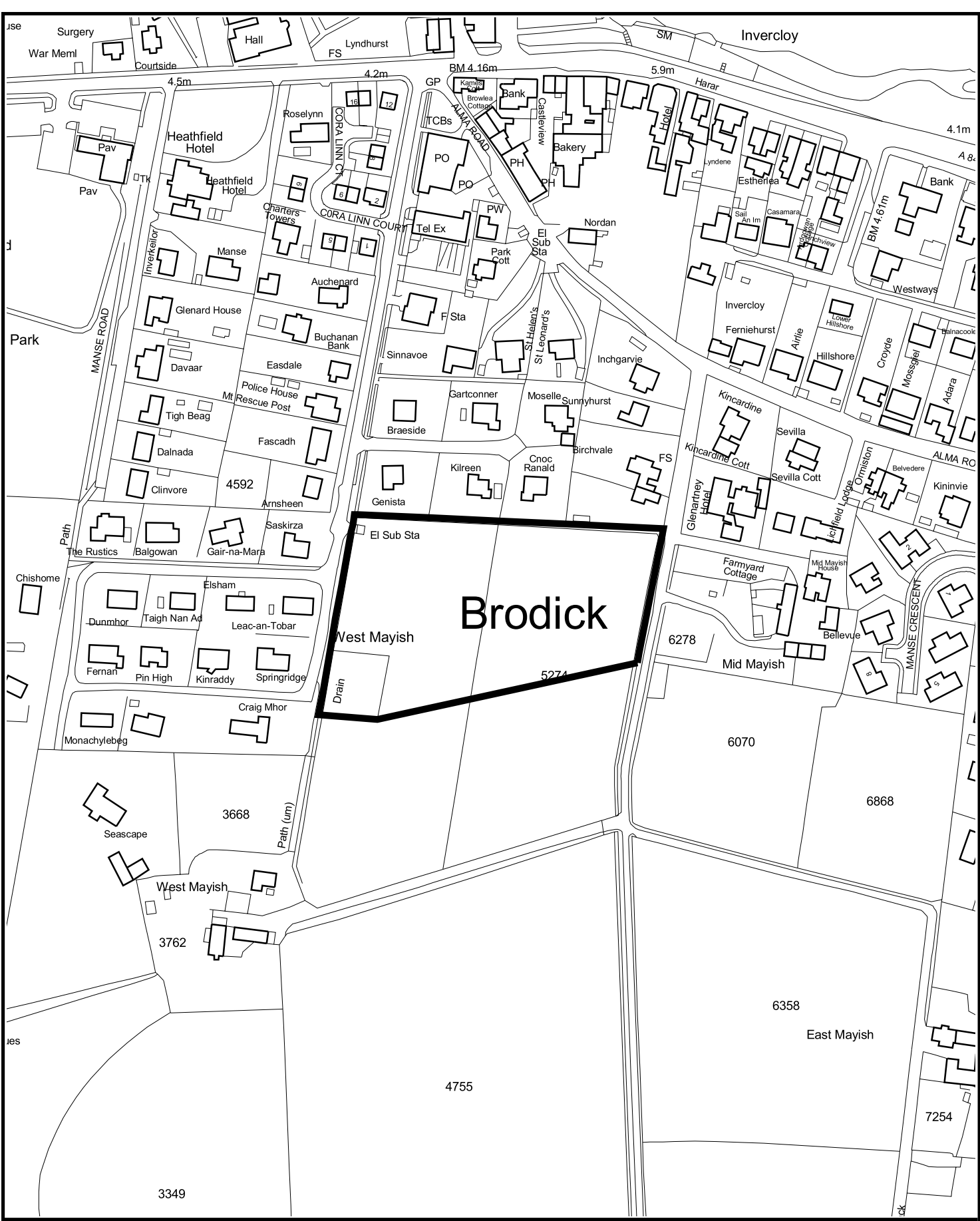
Other Details

It is the responsibility of the developer to obtain all necessary Planning and Building Warrants Consents from North Ayrshire Council and all necessary consents from service authorities prior to commencement of work. Attention is drawn in particular to the need for early discussions with Scottish Water and SEPA.

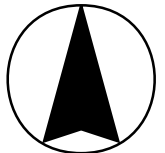
Disclaimer

Service 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 with the brief is accurate.

Developers are particularly advised to have early discussions with Scottish Water and SEPA regarding their proposals.



DEVELOPMENT BRIEF WEST MAYISH, BRODICK



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