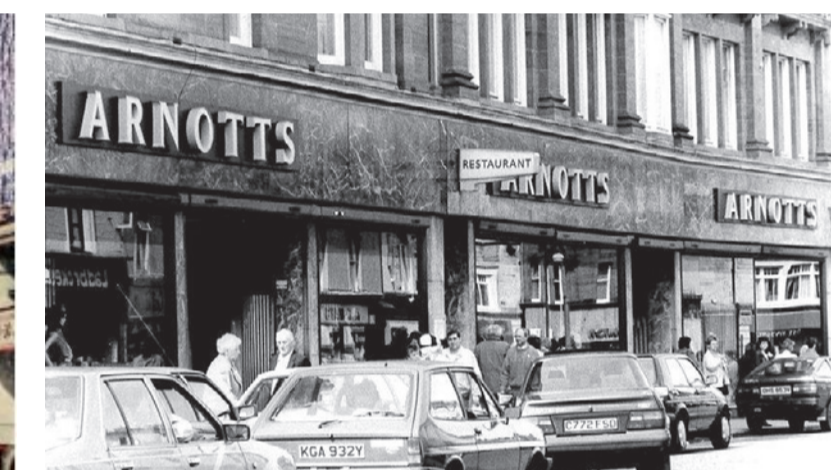
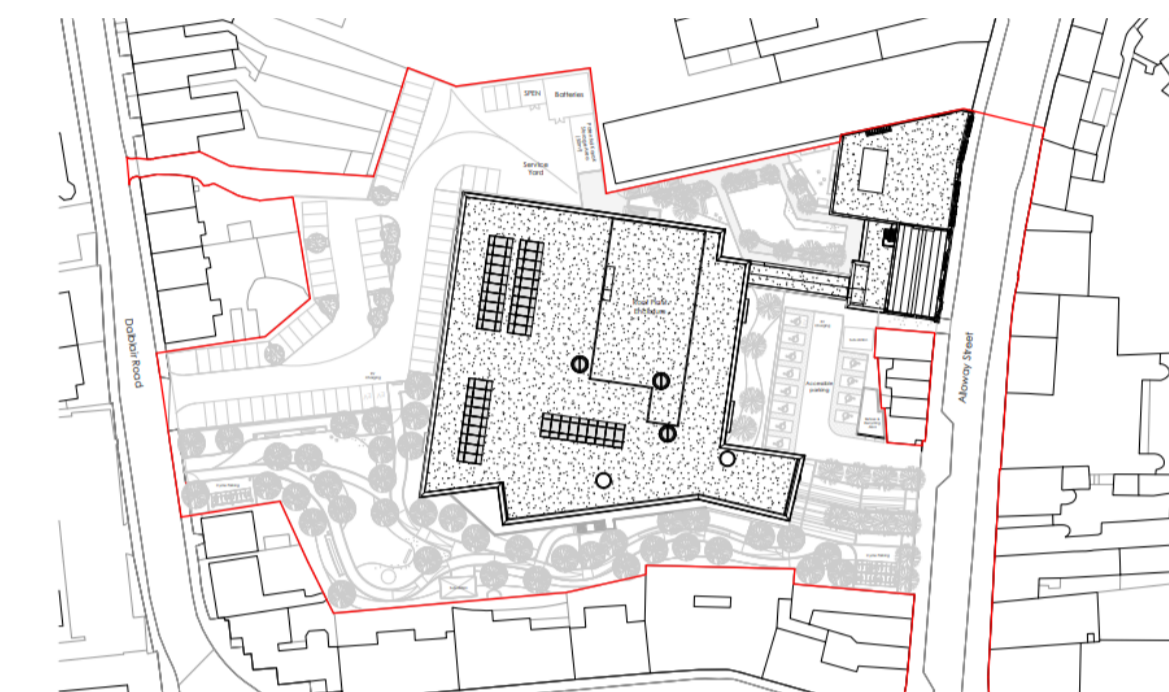




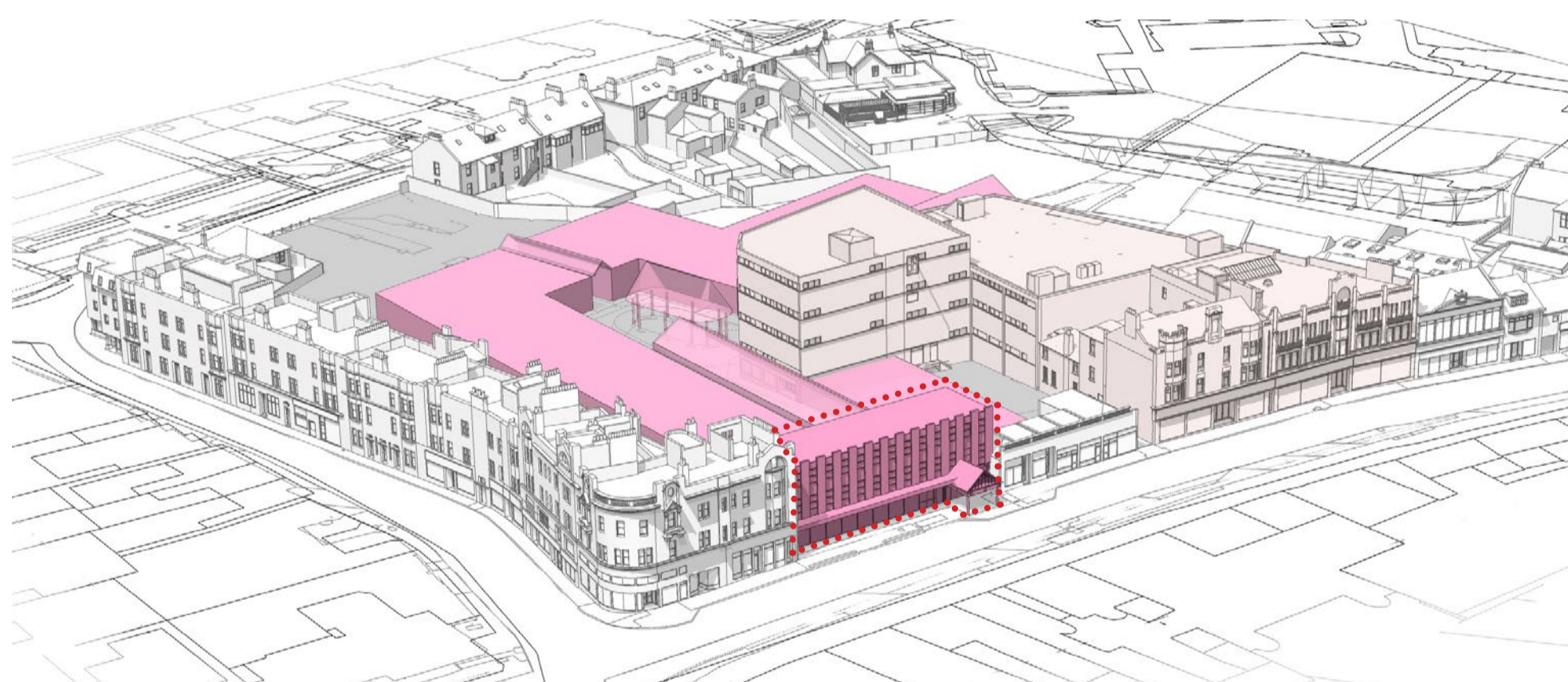
CONSENTED SCHEME SUMMARY

The site was granted consent in November 2021 for a leisure complex to, replace the Arran Mall and about three quarters of the Hourstons Building.

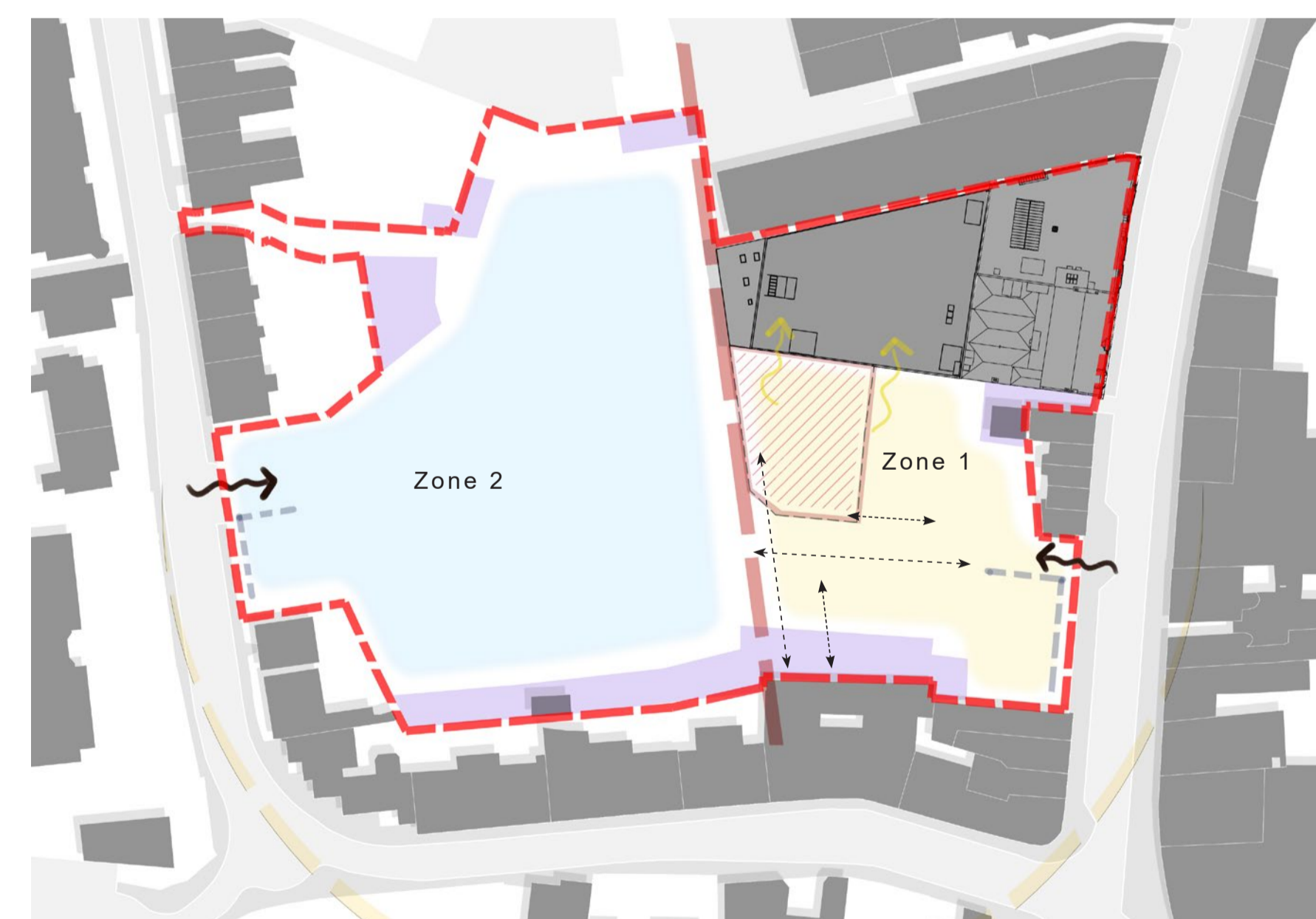
The consent covered the demolition of the office block, leaving a gap in the streetscape. While justification was made for the demolition of a bulk of the Hourstons building through the process, not much of a concern was raised over the demolition of the 60s office block. The current application adopts a similar starting point, that it is of low conservation or architectural merit, and the accepted case for its demolition is still relevant.



Historic Photos



Aerial view highlighting the Arran Mall as a whole, with the front block within a Conservation Area



SITE CONSTRAINTS AND OPPORTUNITIES EXPLORATION

The site can broadly be split into two zones, a denser area fronting the main road, and a more open area to the secondary road.

Removing the 4 storey central block C allows for better use of the site area, opening up existing pinch points, as well as allowing more light into block B, which would see the external walls reconfigured to replace the existing small back-of-house windows.

Perimeter areas would be kept clear for existing access arrangements, and there is an opportunity to address both street edges, while retaining the bulk of the Hourstons department store, including the listed historic building.



Aerial view highlighting the Hourstons Building, with the Arran Mall removed.

HOW CAN YOU HELP?

We would like to know your views on the proposals, what you think we should know about the site and the surrounding area, and how these points may influence the proposal on the site. Please visit our online consultation at:

www.south-ayrshire.gov.uk/consultations

The website will launch on **11th Of June** closing on 25th June. A second consultation will begin on the **9th to the 23rd of July**.

An in person event will be held at the Grain Exchange on the 17th of July.

or you can post comments to:

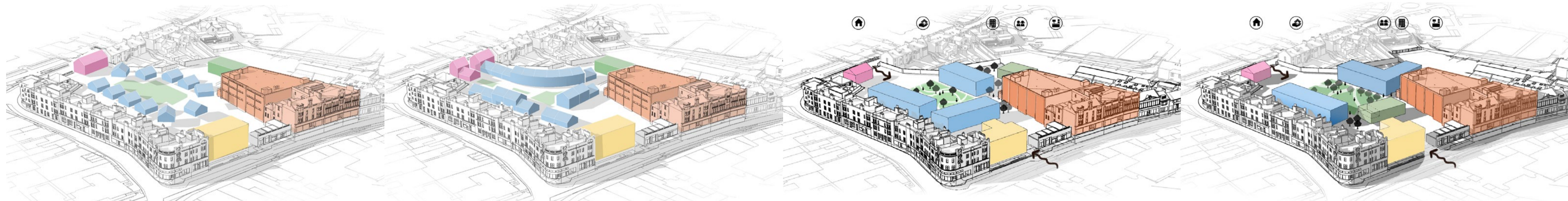
LMA Architects, Suite G1, 18 Wellington Square, Ayr, KA7 1EZ

or email

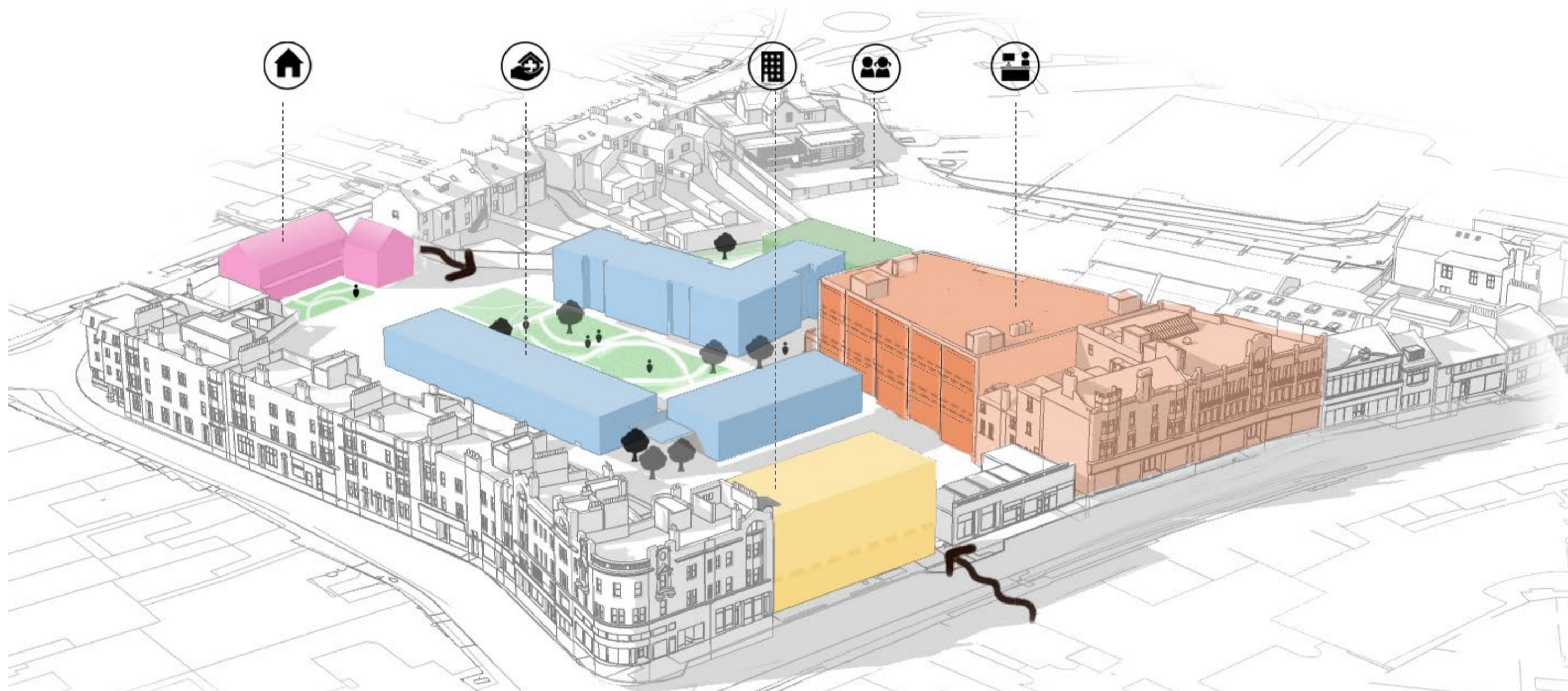
studio@l-m-a.co.uk

This event is to enable the local community to find out more about the proposed design prior to an application for Planning in Principle for the overall site being submitted to the Local Planning Authority in the Autumn of 2024

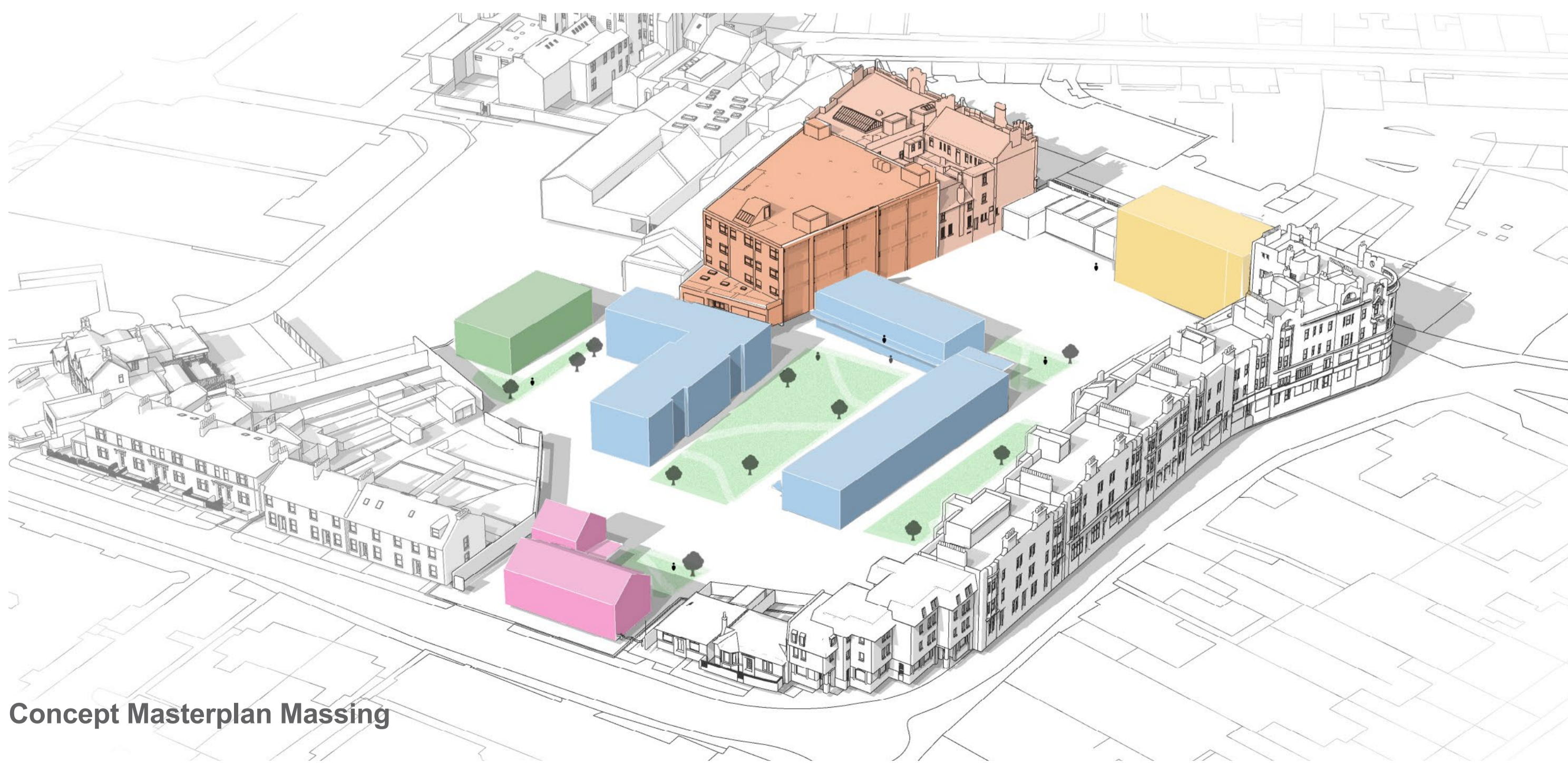
Further individual Detailed applications will be brought forward in the future in the context of the overall site ambition.



Brief Design Development



Concept Masterplan Massing



Concept Masterplan Massing

INDICATIVE LAYOUT

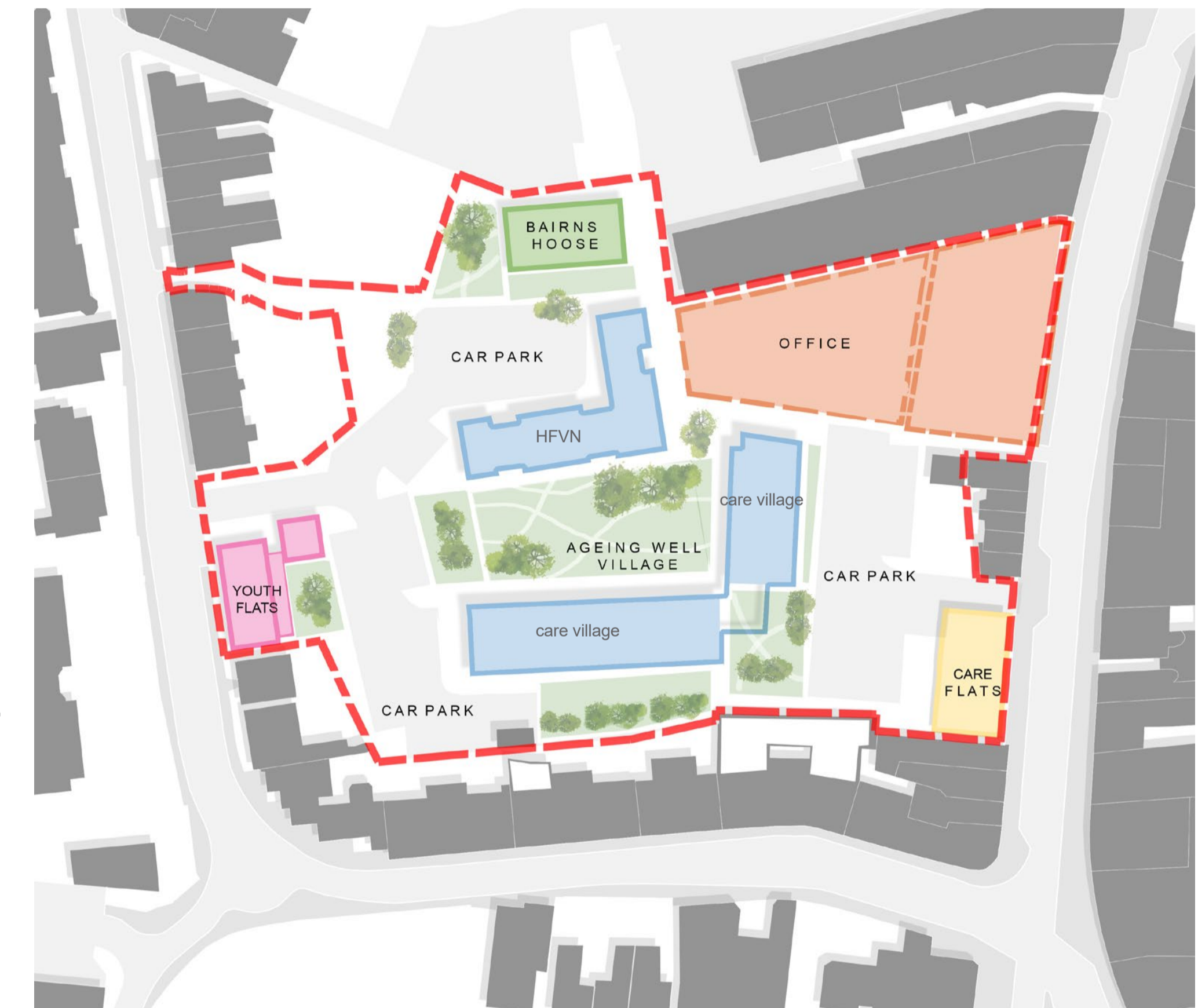
- Office accommodation in refurbished block A and B - massing as existing approx 2500sqm and 4000 sqm.
- 4 storey re-enablement flats + day centre 20 studio units and facilities -1040qm
- Bairns Hoose - 2 storey stand alone building 460 sqm
- Ageing well village - Care village 20 units HFVN flats 18 units, total area 3675sqm
- Leaving Care Youth flats 2 storeys - 8 units - 480sqm
- Car parking area

INITIAL MASTERPLAN DEVELOPMENT

The initial masterplan logic was developed through engagement with multiple HSCP bodies.

It offered multiple blocks with an array of uses, as part of early briefing and ambitions outlined by SAC and HSCP.

..



WHAT WE ARE PROPOSING

The brief explores a complex mixed use development, to fit the site, consisting of:

- Council Care offices and facilities where departments currently scattered can be brought under one roof,
- Recovery-focused residential units,
 - Day care facilities
 - An Ageing Well village
- Housing for Varying Needs
 - A Bairns Hoose facility
 - A Family Centre
- Youth Leaving Care flats
- Parking to serve the above uses.
- NHS / relocation of GP services to new purpose built premises.

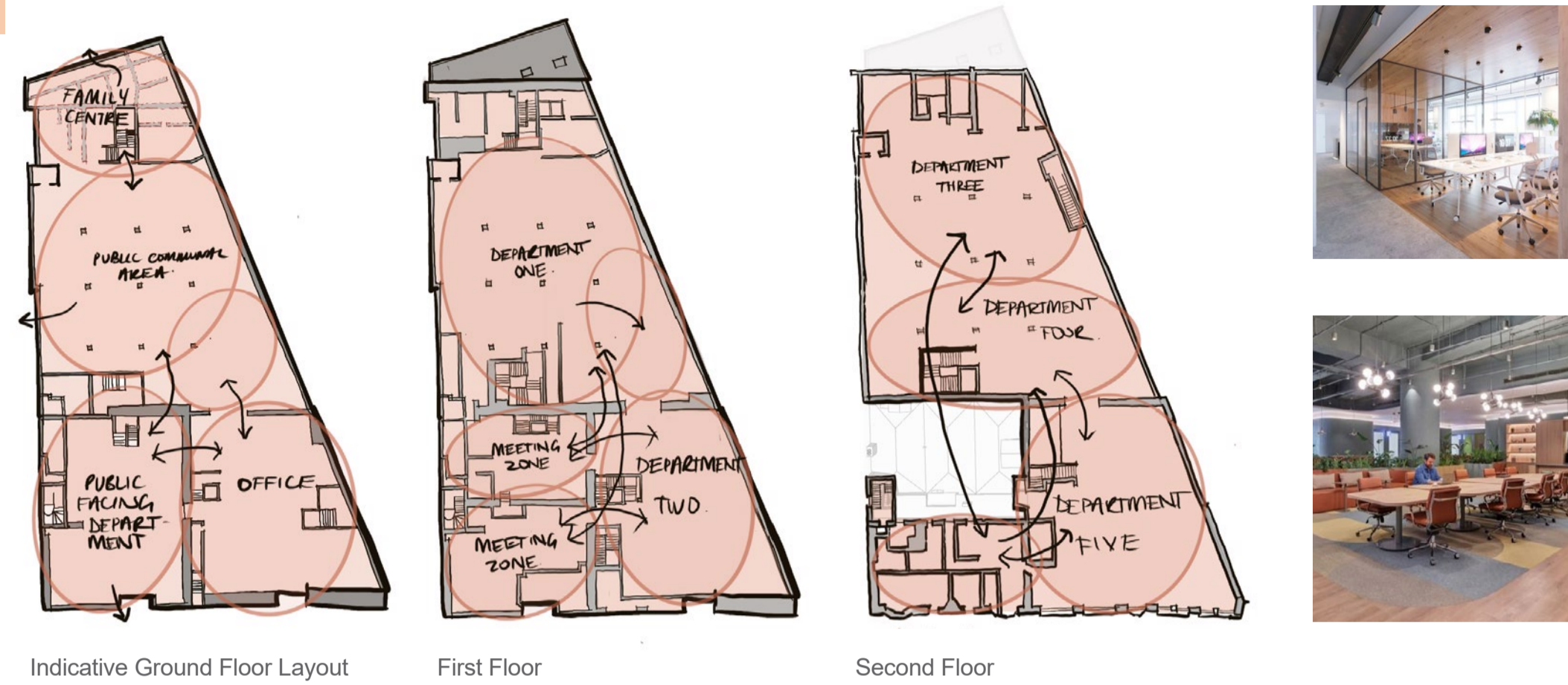
Design Development is still ongoing to determine the appropriate balance of all of the above components to deliver a successful town centre development.

OFFICES

The offices and facilities would inhabit most of the existing Hourstons department store, which would be refurbished and adapted to suit.

This would include welcoming public areas and spaces, family centres, meeting facilities, as well as both permanent and flexible working office space for SAC and NHS staff all under one roof.

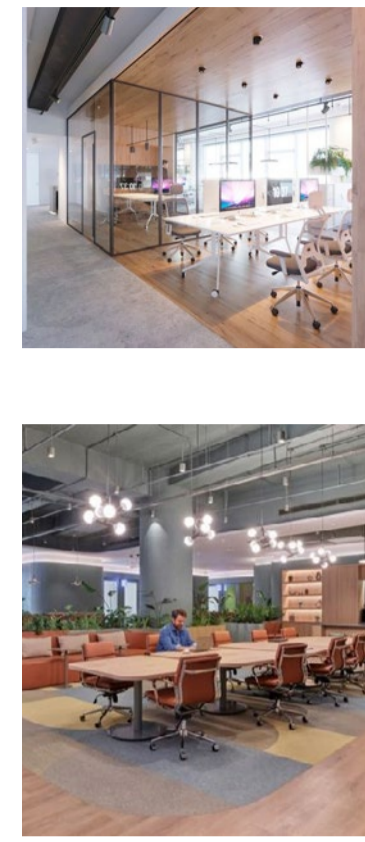
The numbers are based on reasonably detailed information provided by the HSCP on current staff levels and provisions, however the layouts are to be developed through a more robust design process to fully utilise the building to its potential and detail the spaces required. The initial analysis shows the existing building is capable of providing the type of accommodation intended.



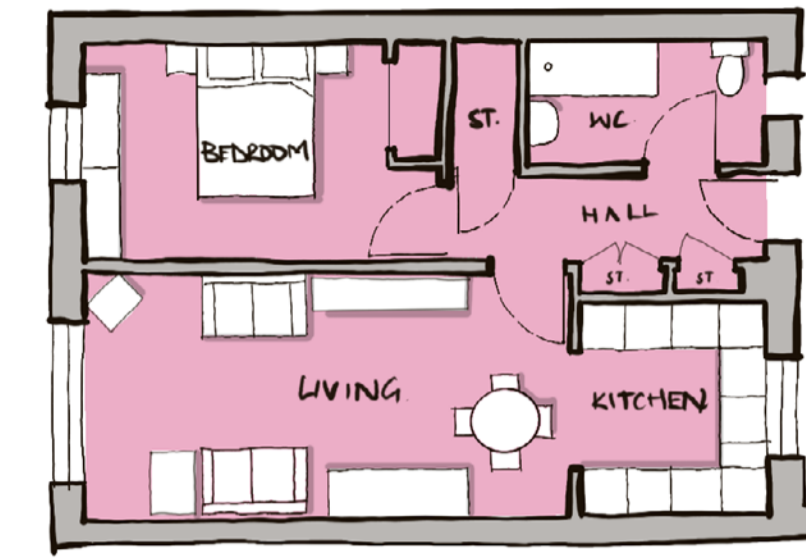
Indicative Ground Floor Layout

First Floor

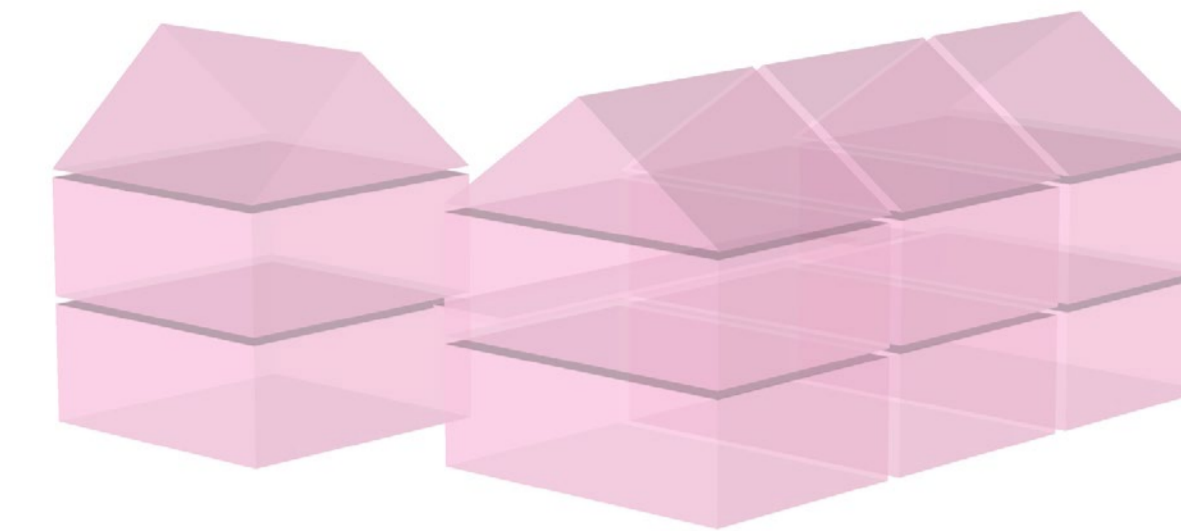
Second Floor



YOUTH - LEAVING CARE FLATS



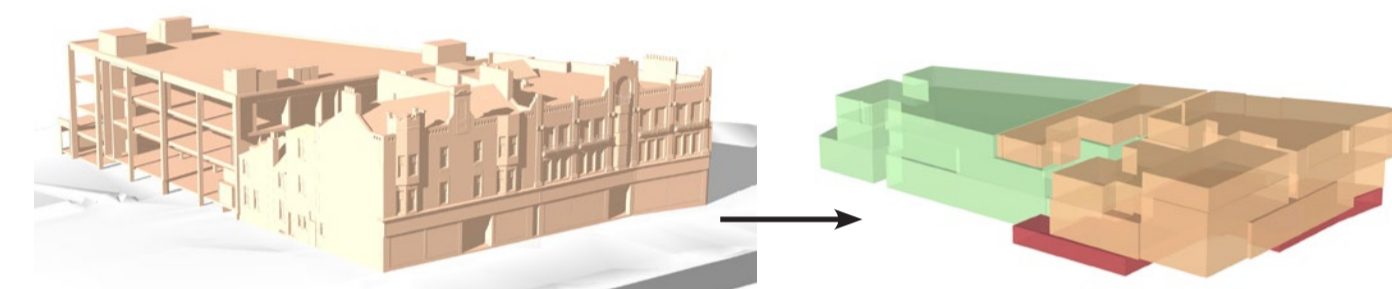
Indicative concept unit layouts



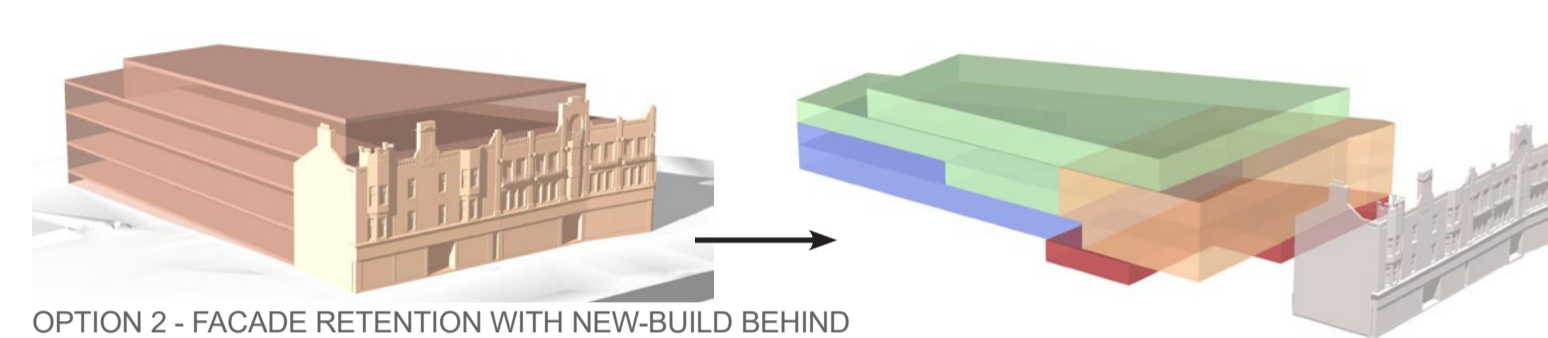
Indicative concept unit massing

The Youth Leaving Care flats are individual units where youths of a later teenage age group can have Leaving Care accommodation before moving on into general longer term accommodation. This can include young users leaving the care system, as well as potential young asylum individuals awaiting paperwork.

The flats are designed as lower height and density units, with a more residential feel, and locates in the more residential area to Dalblair Road, away from the main road through the town centre. This in turn also enhances the streetscape with a more consistent urban response.

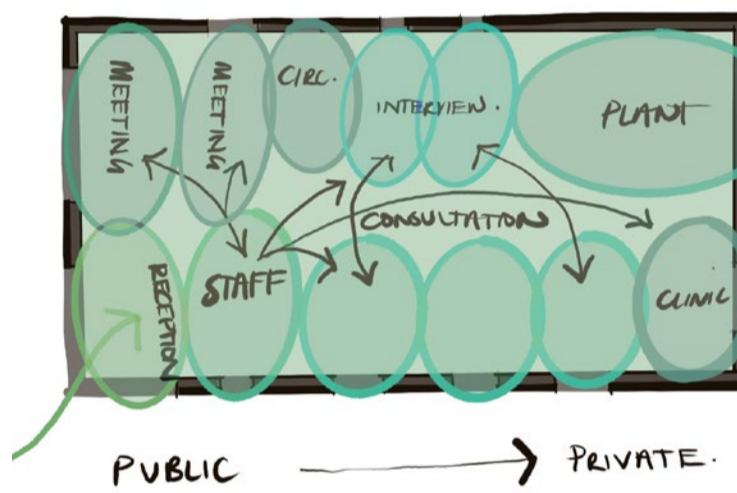


OPTION 1 - REFURBISHMENT

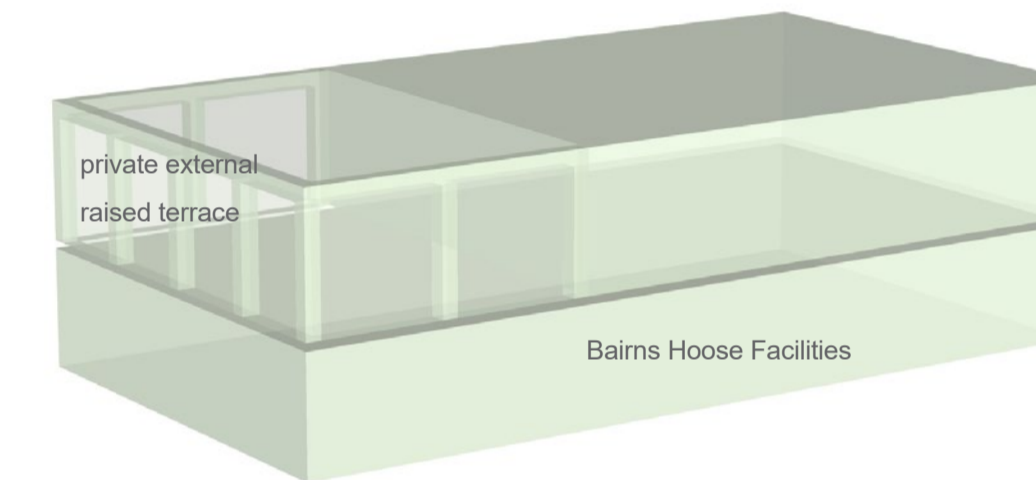


OPTION 2 - FACADE RETENTION WITH NEW-BUILD BEHIND

BAIRNS HOOS



Indicative concept layouts



private external raised terrace

Bairns Hoos Facilities

The Bairns Hoos is an ambitious concept that would offer somewhat pioneering care facilities to Ayrshire, in line with a new emerging vision in Scotland based loosely on an Icelandic model of care for the young that has proved both revolutionary and effective.

The model offers a child friendly setting in which the whole team work around the child. It brings together services in a 'four rooms' approach with child protection, health, justice and recovery services all made available in one setting, with the key aim of reducing the number of times children have to recount their experiences.

The interaction and proximity of the relevant spaces and rooms is key, and the design would be developed to achieve this aim. The unit is proposed in a more private area of the site, close to the office accommodation where staff can have direct links to the family and care facilities in the broader building.

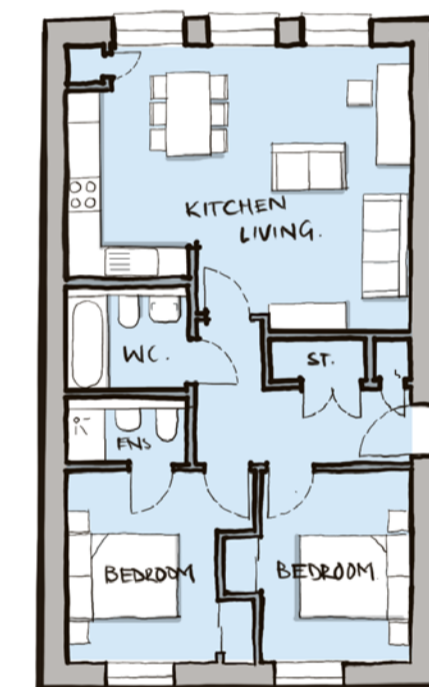
Ayrshire care professionals are currently progressing the concept and adopting care models to suit the vision, and the facility would allow this to develop much quicker into an exemplar pan-Ayrshire facility.



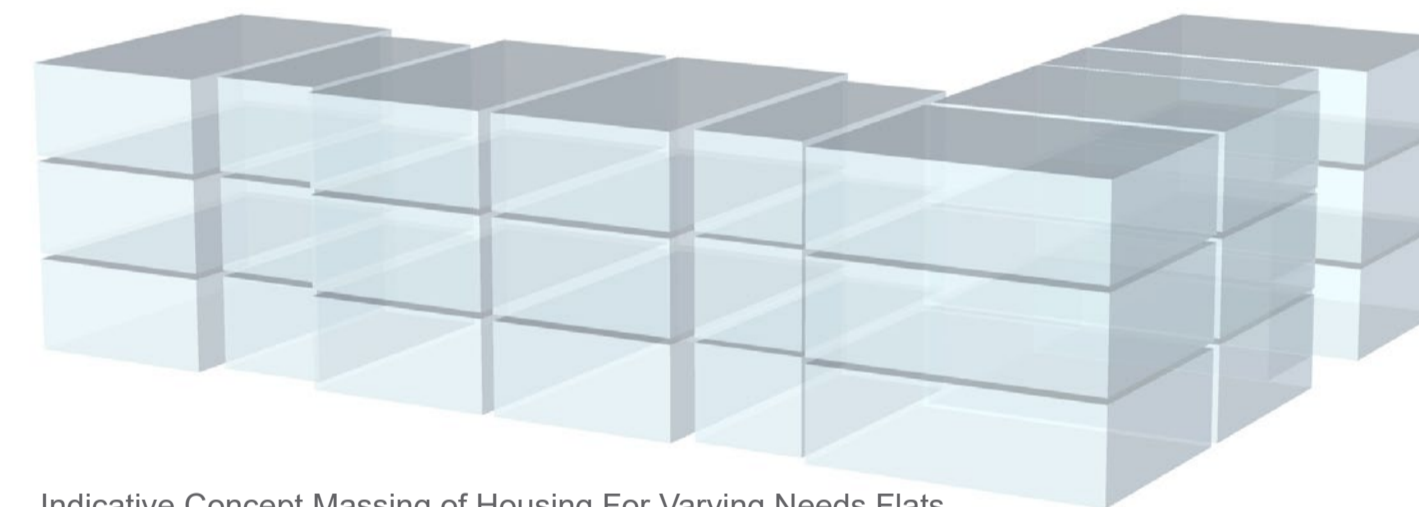
AGEING WELL - HFVN FLATS

The Housing For Varying Needs units offer more general and longer term accommodation for a wider use, geared at the Elderly and Ambulant category of user.

These flats are more conventional in nature, off shared circulation cores with lift access and adaptable design. This would allow a more mixed demographic of user in the Ageing Well Village as a whole, with residents being there longer term.



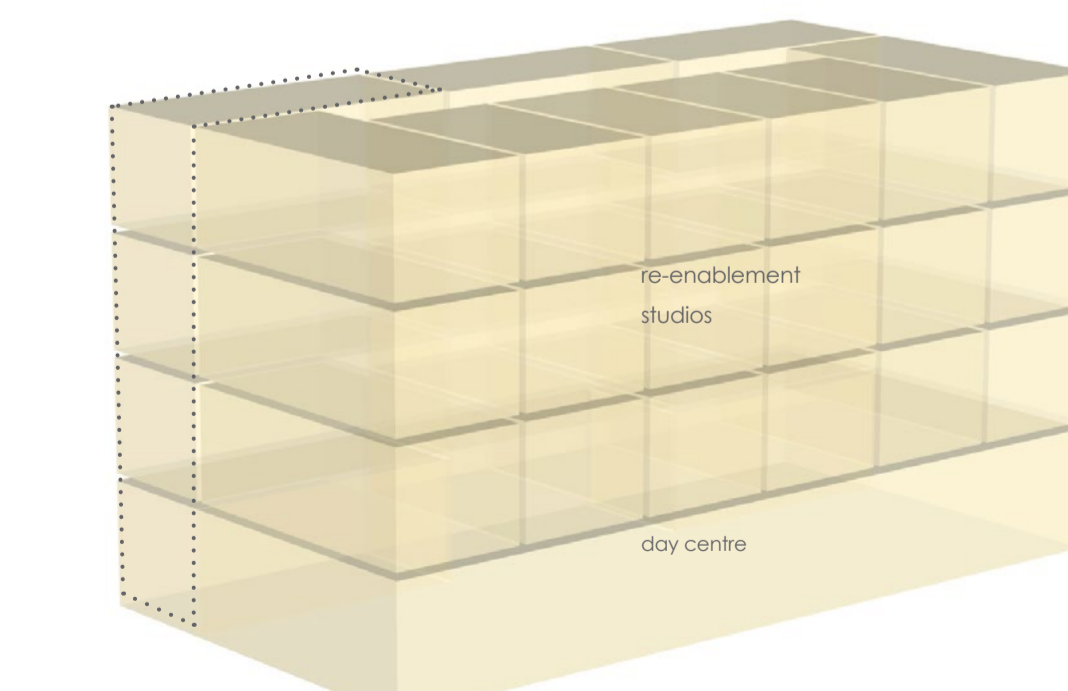
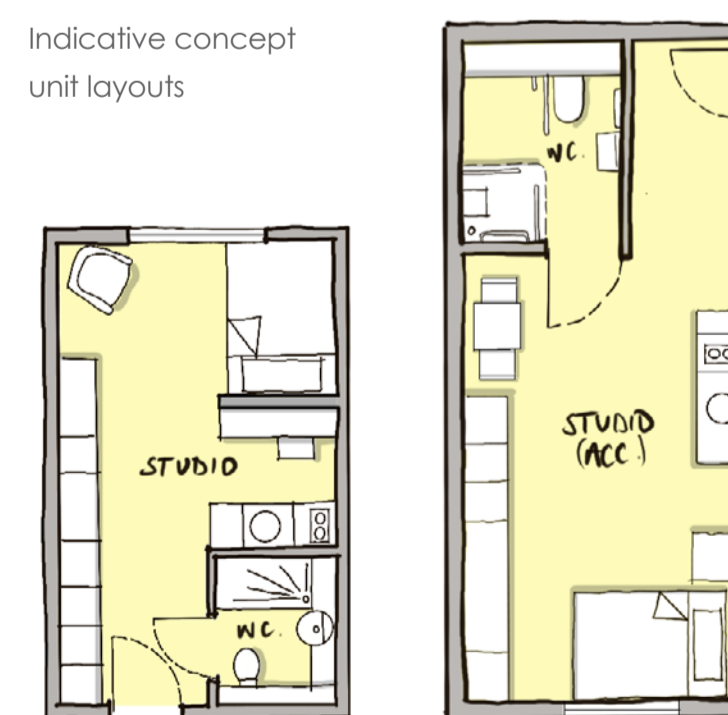
Indicative concept unit layouts



Indicative Concept Massing of Housing For Varying Needs Flats

RE-ENABLEMENT AND DAY CENTRE

Indicative concept unit layouts



Indicative concept massing

The intermediate care facilities provide studio type units that offer facilities for re-enablement en route to recovery and gradual reduction of dependence on care, while still having a level of assistance to avoid an abrupt release from care. They are intended as temporary accommodation with a finite time-frame, with a transient user group.

Below that on the ground floor, a community driven Day Centre offers facilities for wider community use, including gathering and activity spaces, cafés etc. which can also be shared by the intermediate care residents.

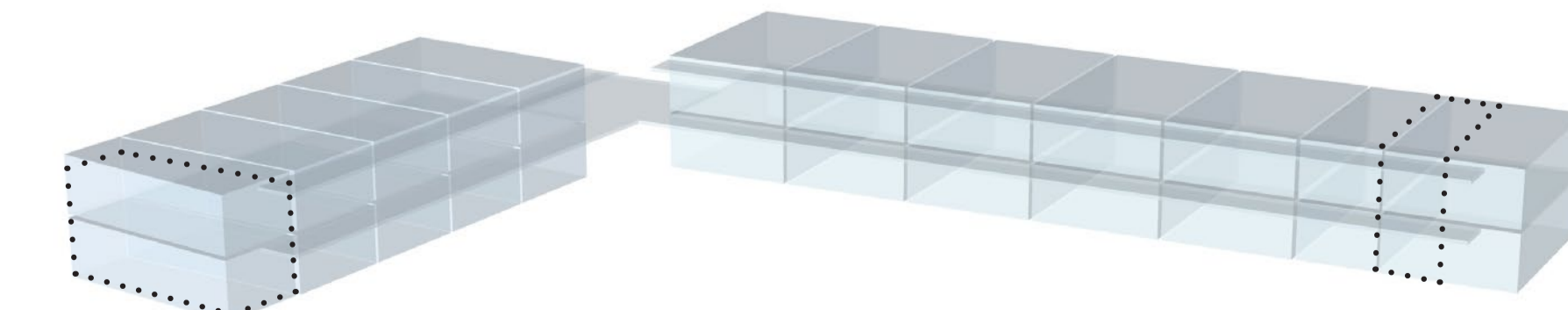
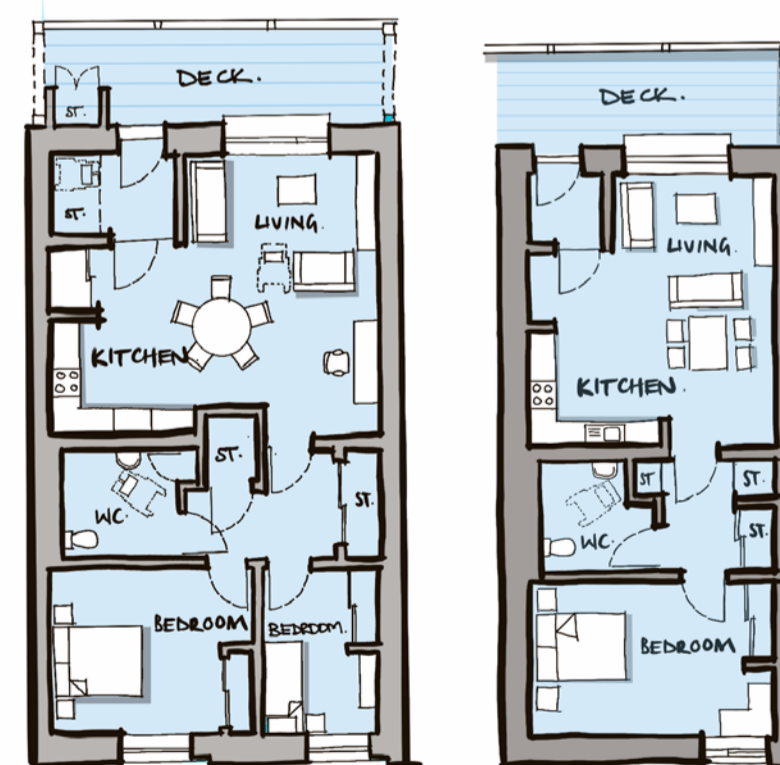
The units are proposed located close to the main road to give a bit of activity and interest during the transient stay, and encourage reintegration. This also allows the day centre to be prominent, welcoming and easily accessible.

AGEING WELL - CARE VILLAGE

The Ageing Well Village consists of two component parts, the Care Village, and more general Housing for Varying Needs.

The Care Village adopts a flat type units to a similar standard as assisted living offerings, but with a view to greater independence, with partial care support.

The proposed units are intended to be flexible and face onto a communal open amenity space. External deck access offers the users an area of more private external breakout space from their main living areas, and limits the circulation zones.



Indicative Concept Massing of Care Village