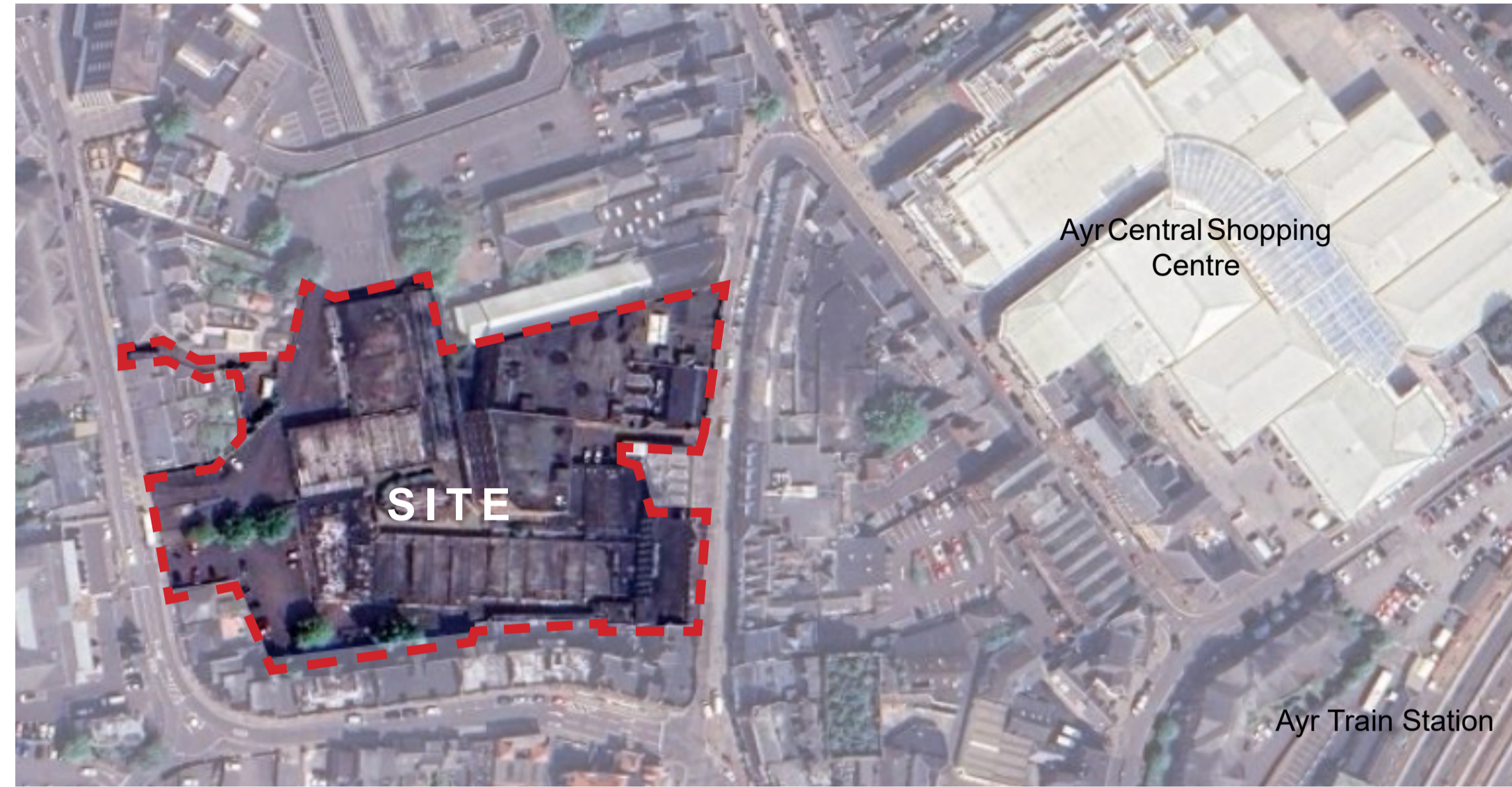
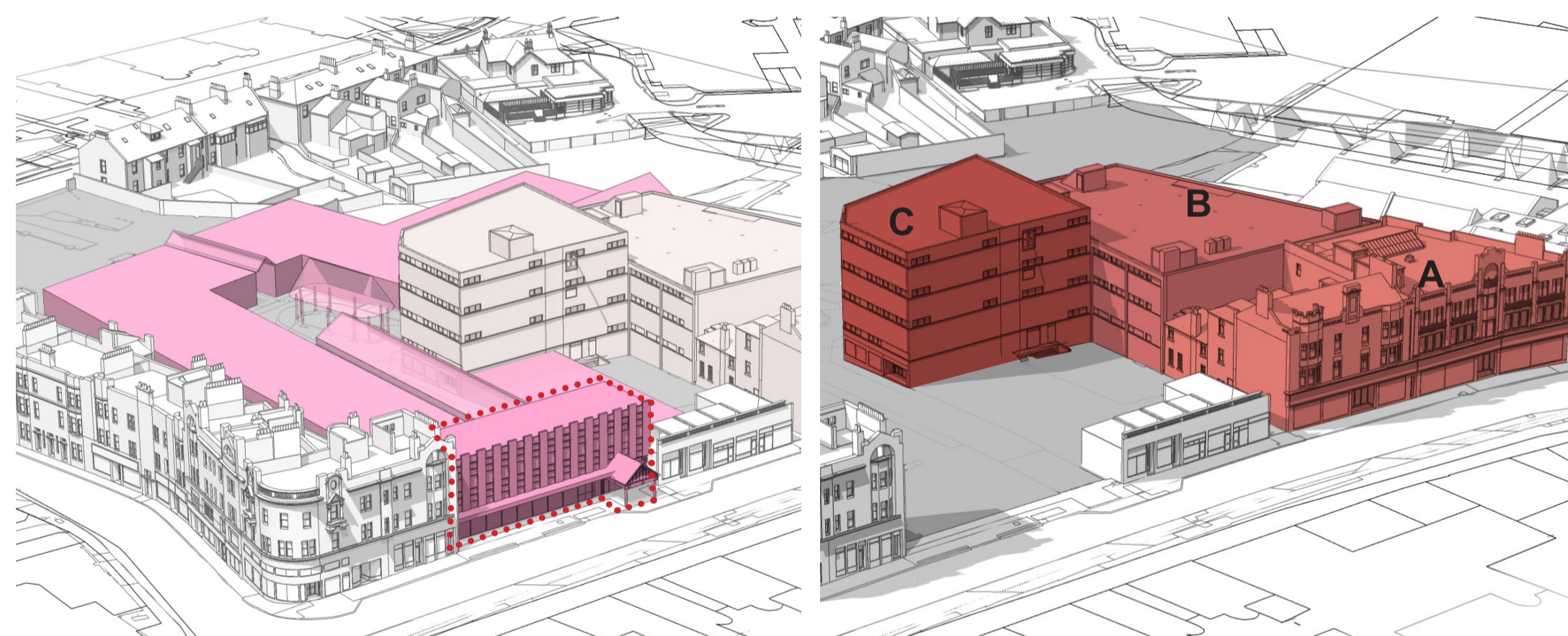


## BACKGROUND

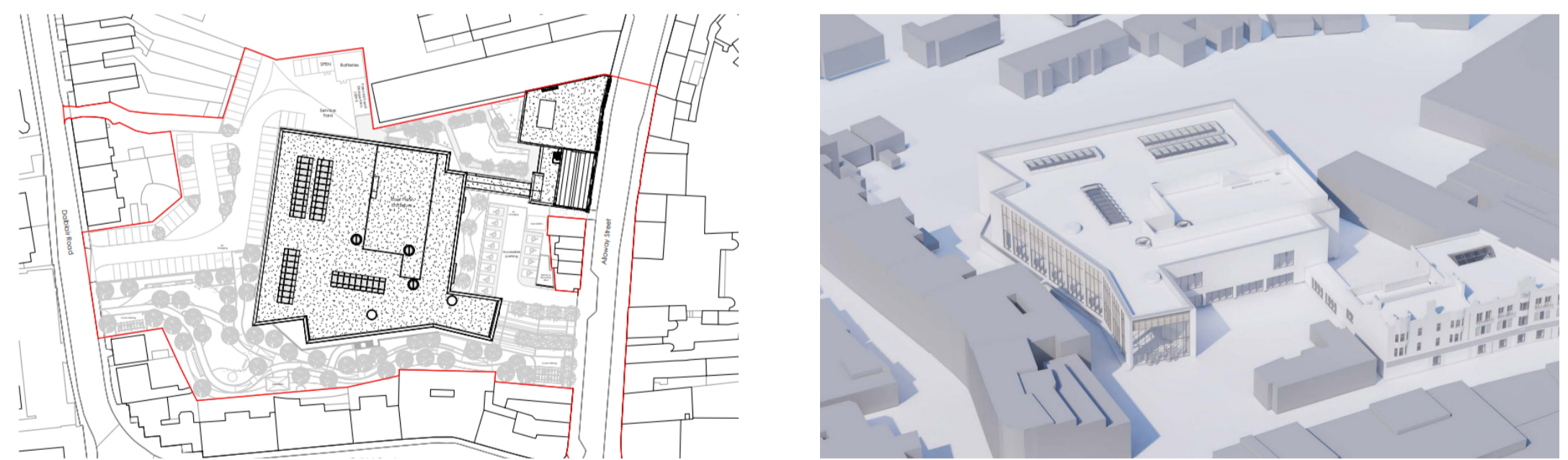


Location Plan



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

## PREVIOUSLY CONSENTED SCHEME

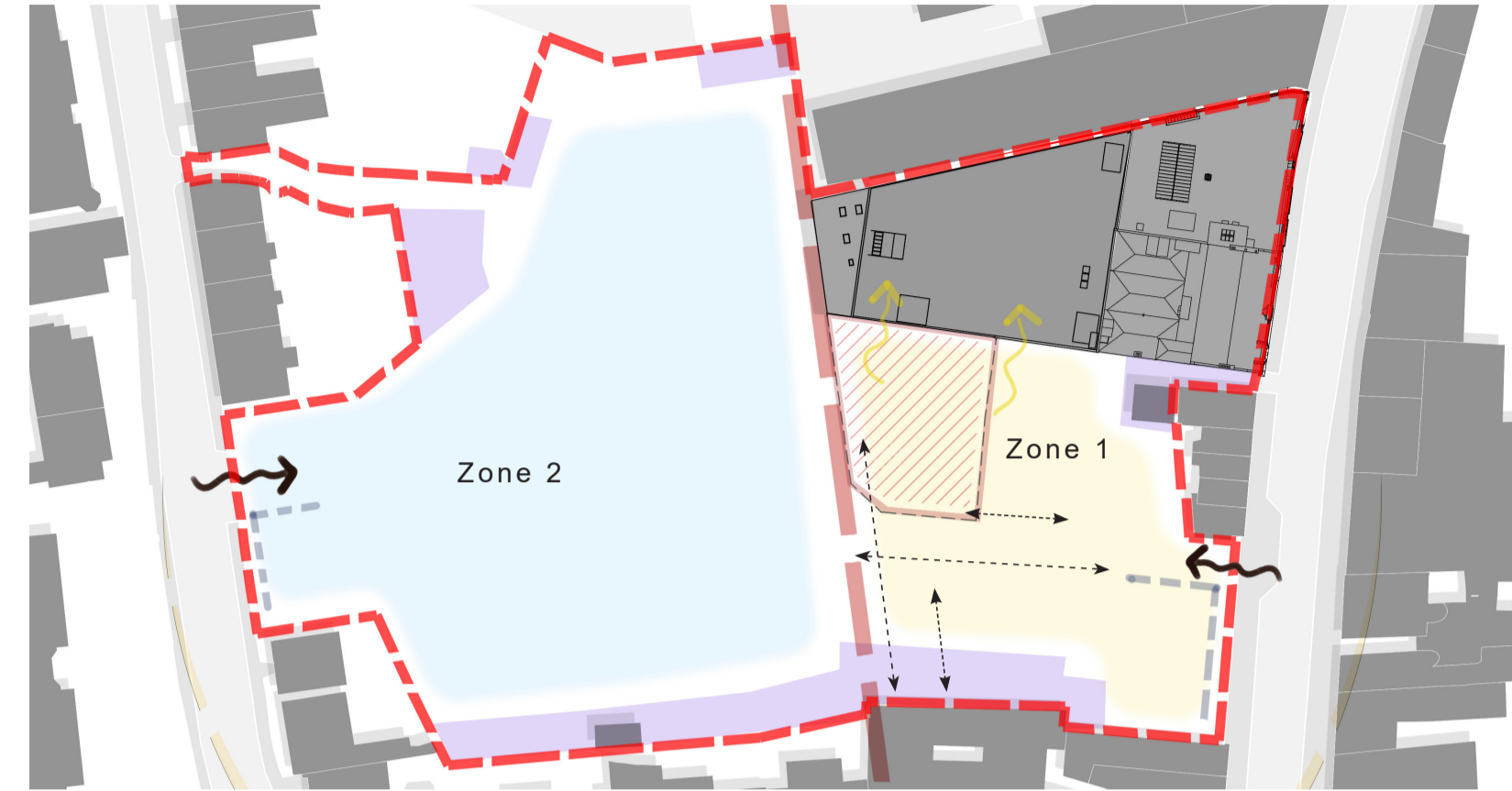


Consented Scheme

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

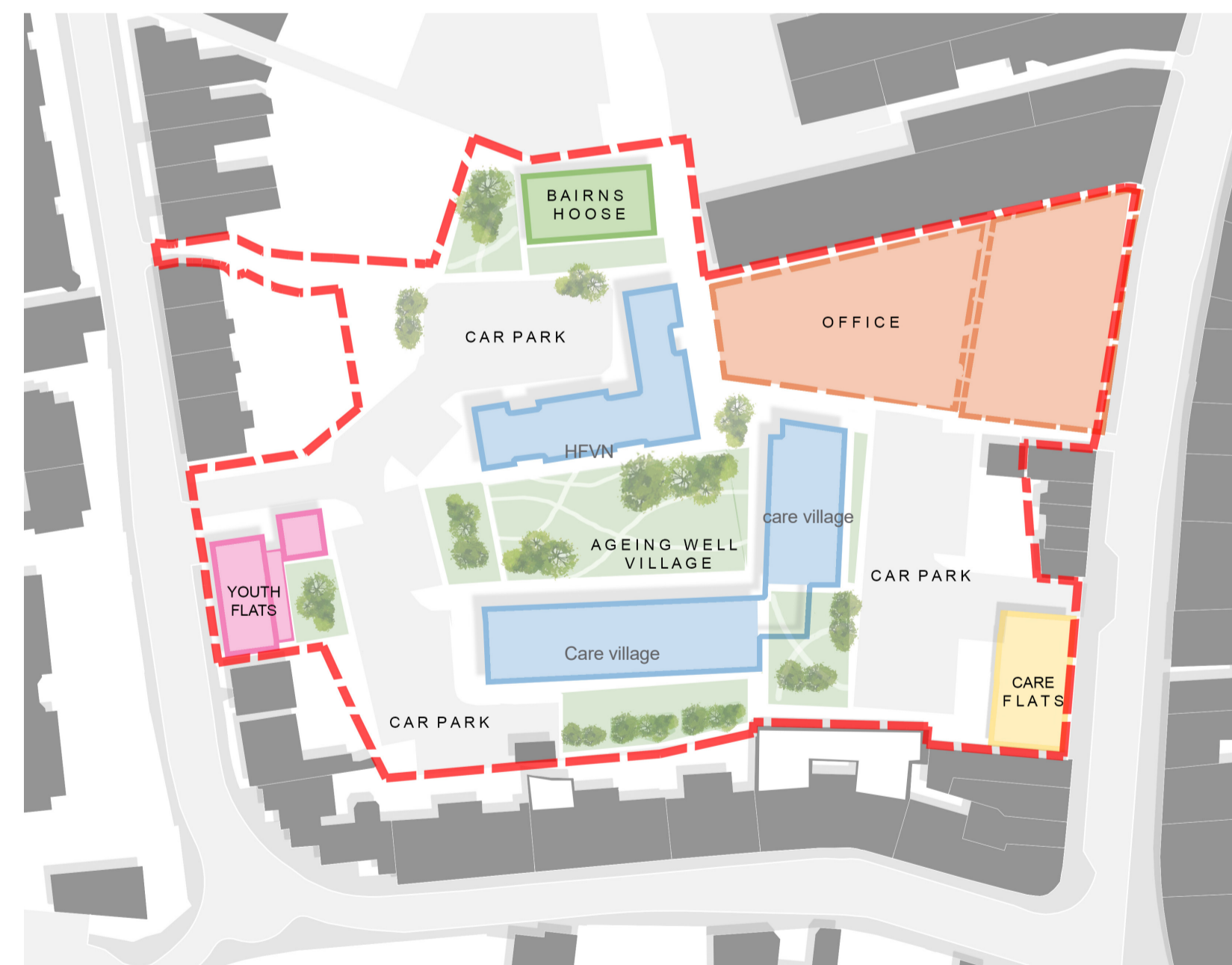
## SITE CONSTRAINTS AND OPPORTUNITIES EXPLORATION



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.

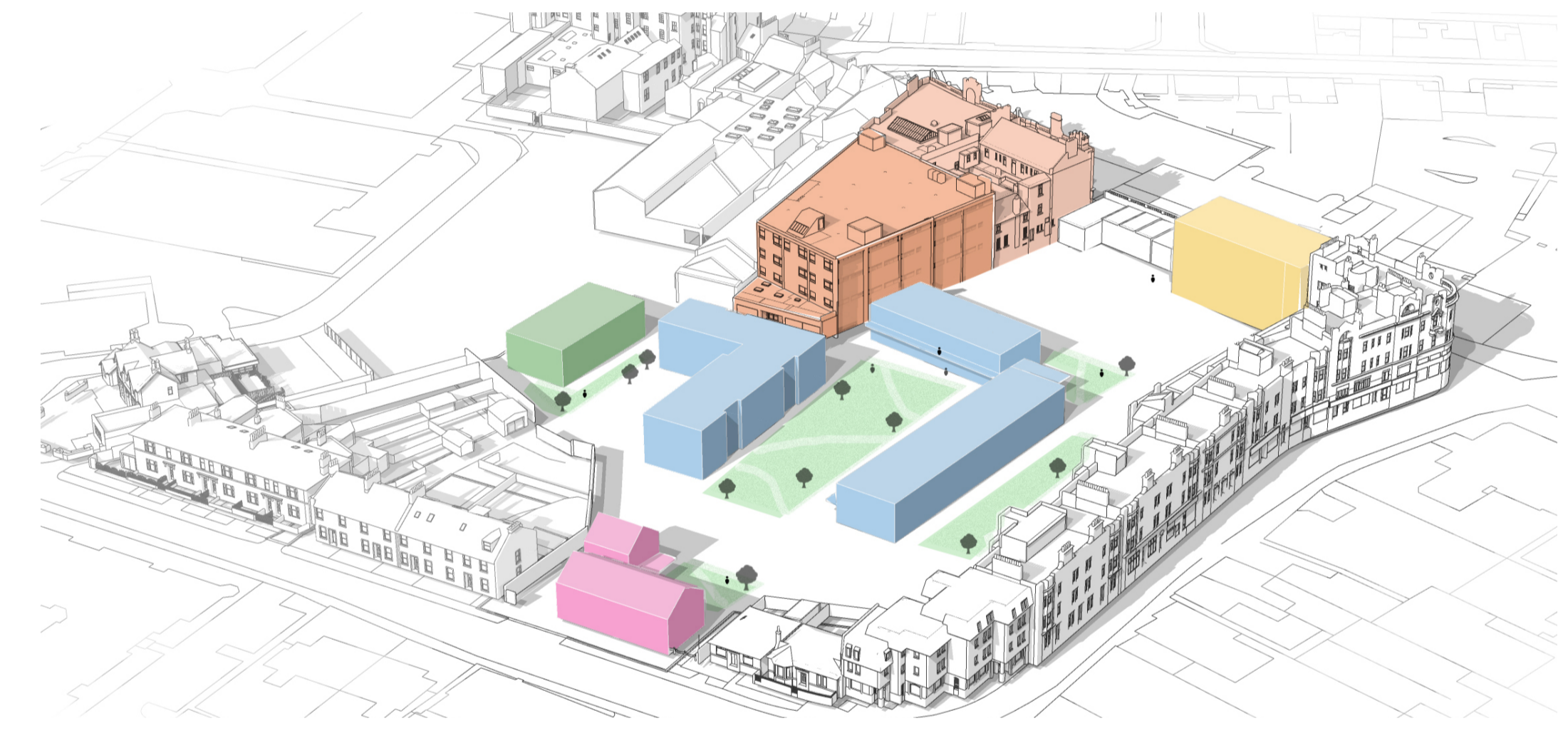
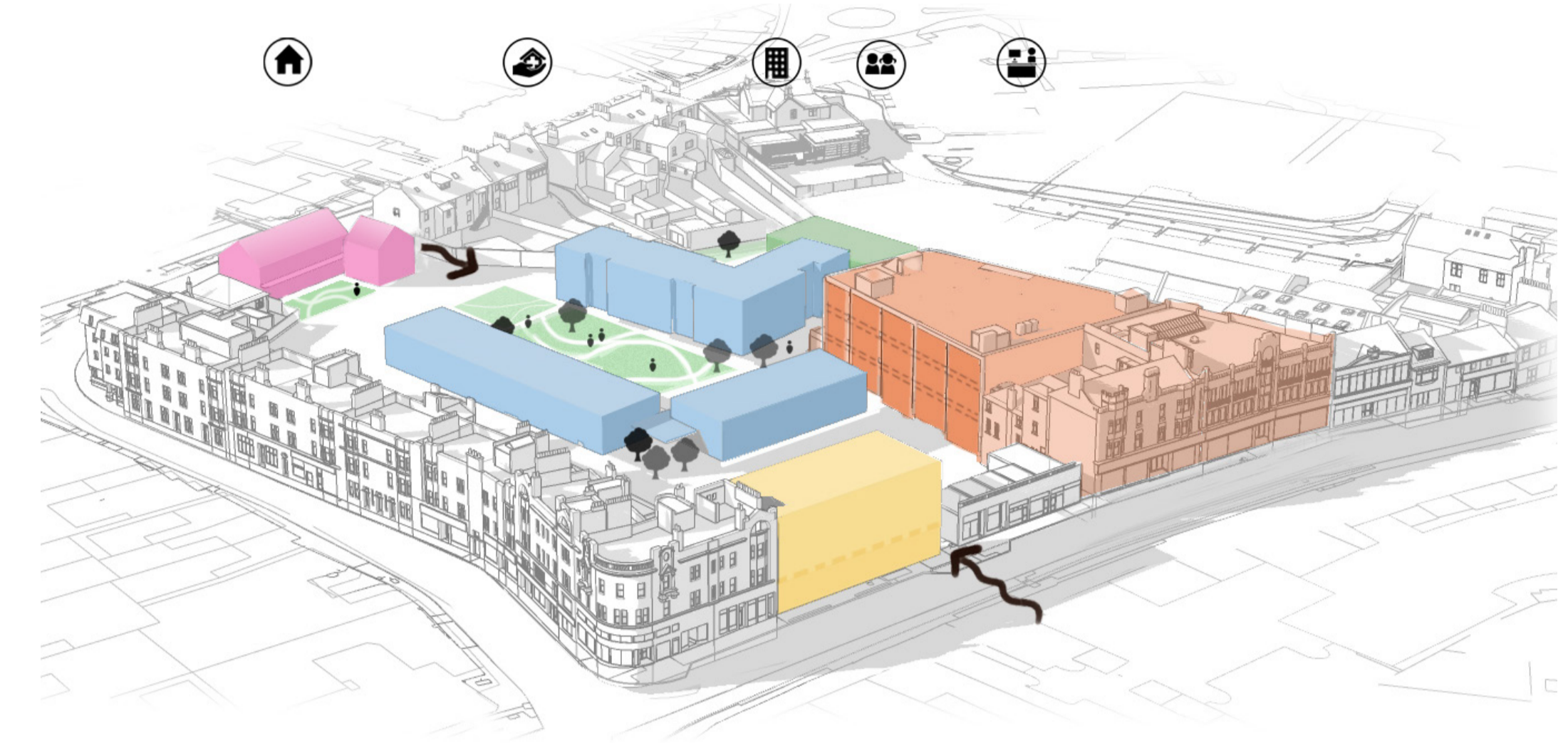
Removing the 4 storey central block C allows for better use of the site area, opening up existing pinch points, as well as allowing more light into block B, which would see the external walls reconfigured to replace the existing small back-of-house windows.

## INDICATIVE MASTERPLAN 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

## CONCEPT MASTERPLAN MASSING



### 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](http://www.south-ayrshire.gov.uk/consultations)

The website will launch on the **9th of July till 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](mailto: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

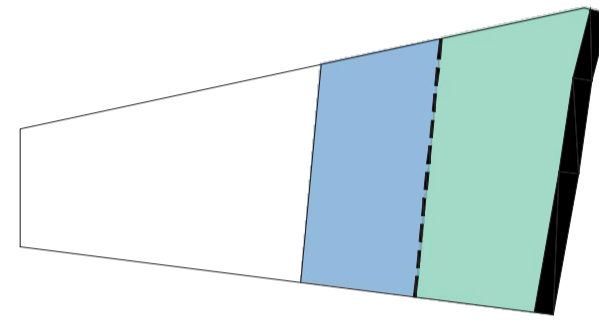
Further individual Detailed applications will be brought forward in the future in the context of the overall site ambition.

## PRIORITY DIAGRAMS

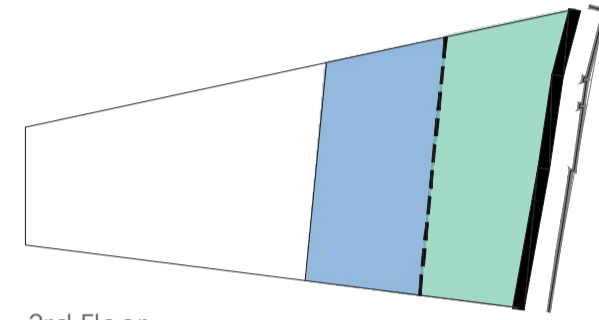
Further engagement highlighted that the extent of the accommodation intended could not be delivered, and that a phased approach would be required.

A clarified priority list was analysed against the existing building form and layout, and it became clear that the new-build behind a retained facade was necessary to allow a phased and efficient approach, as opposed to leaving large areas of the derelict building undeveloped, against a portion of new facilities.

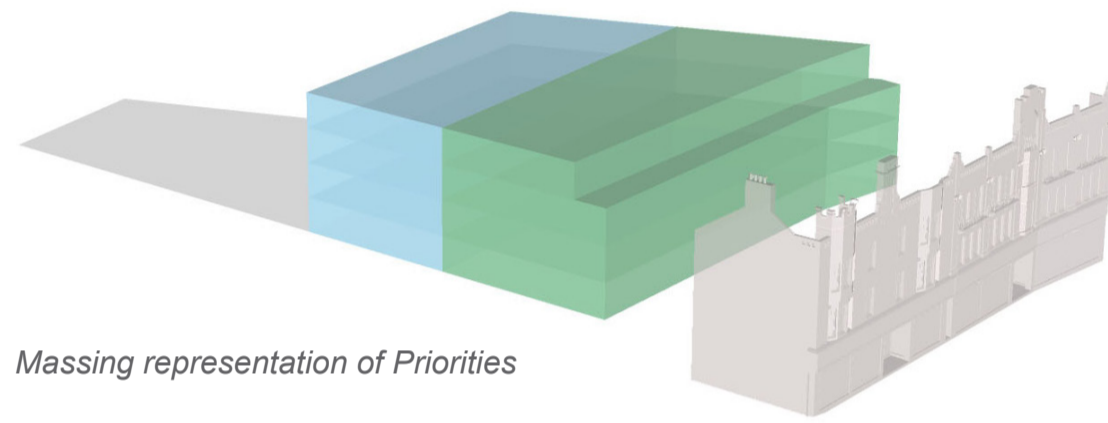
### PRIORITY 1 PLUS GP



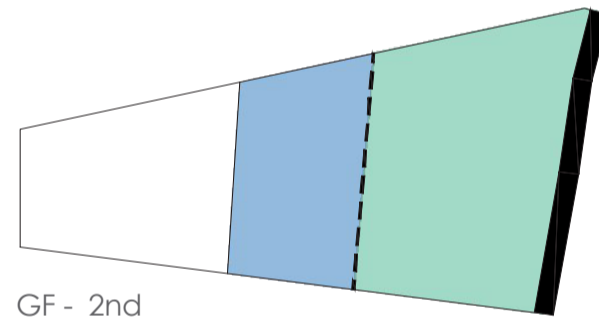
GF - 2nd  
703m<sup>2</sup> + 484m<sup>2</sup> = 1187m<sup>2</sup>



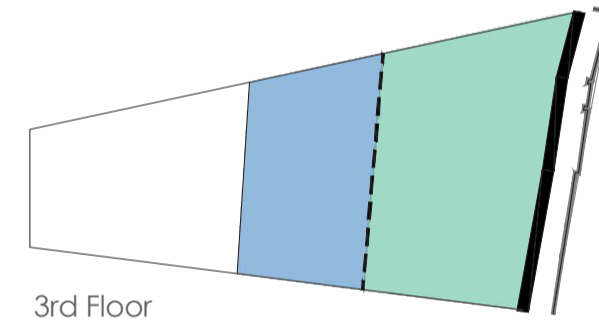
3rd Floor  
542m<sup>2</sup> + 484 = 1026m<sup>2</sup>  
Total = 4585m<sup>2</sup>



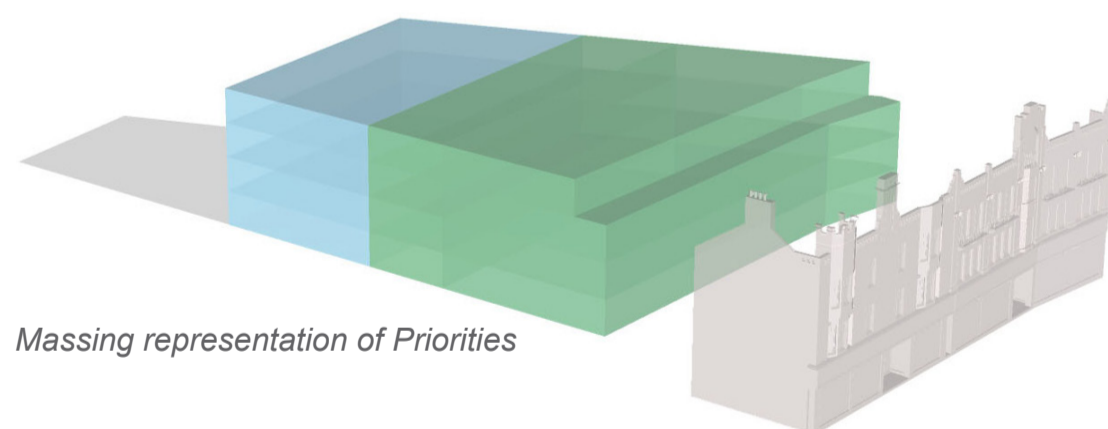
### PRIORITY 2 PLUS GP



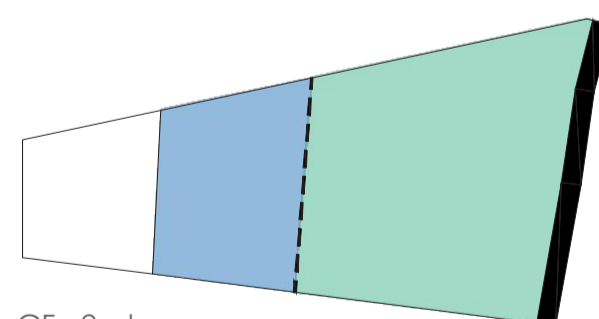
GF - 2nd  
484 + 277 + 703m<sup>2</sup> = 1464m<sup>2</sup> / floor



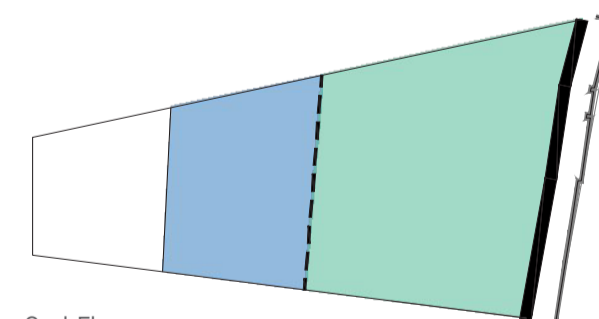
3rd Floor  
1303m<sup>2</sup>  
Total = 5695m<sup>2</sup>



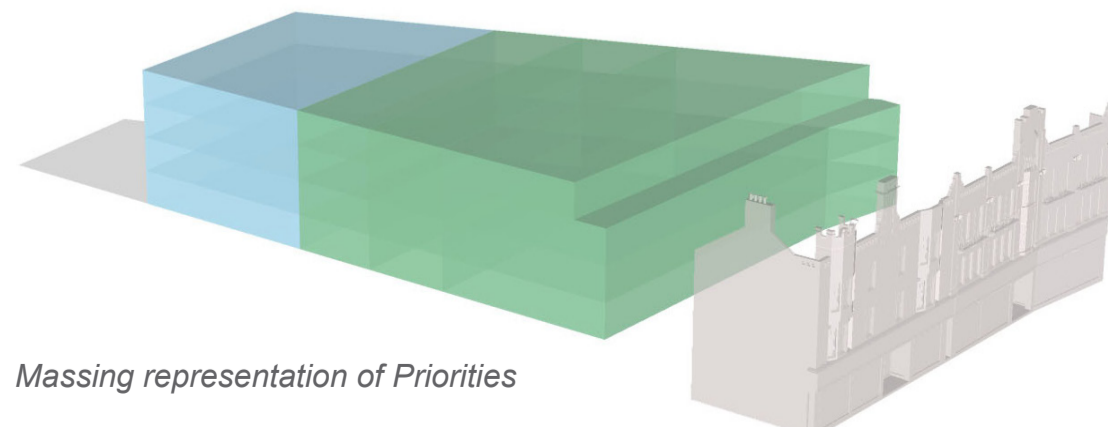
### PRIORITY 3 PLUS GP



GF - 2nd  
703m<sup>2</sup> + 277 + 241 + 484 = 1705m<sup>2</sup> / floor



3rd Floor  
1544m<sup>2</sup>  
Total = 6658m<sup>2</sup>



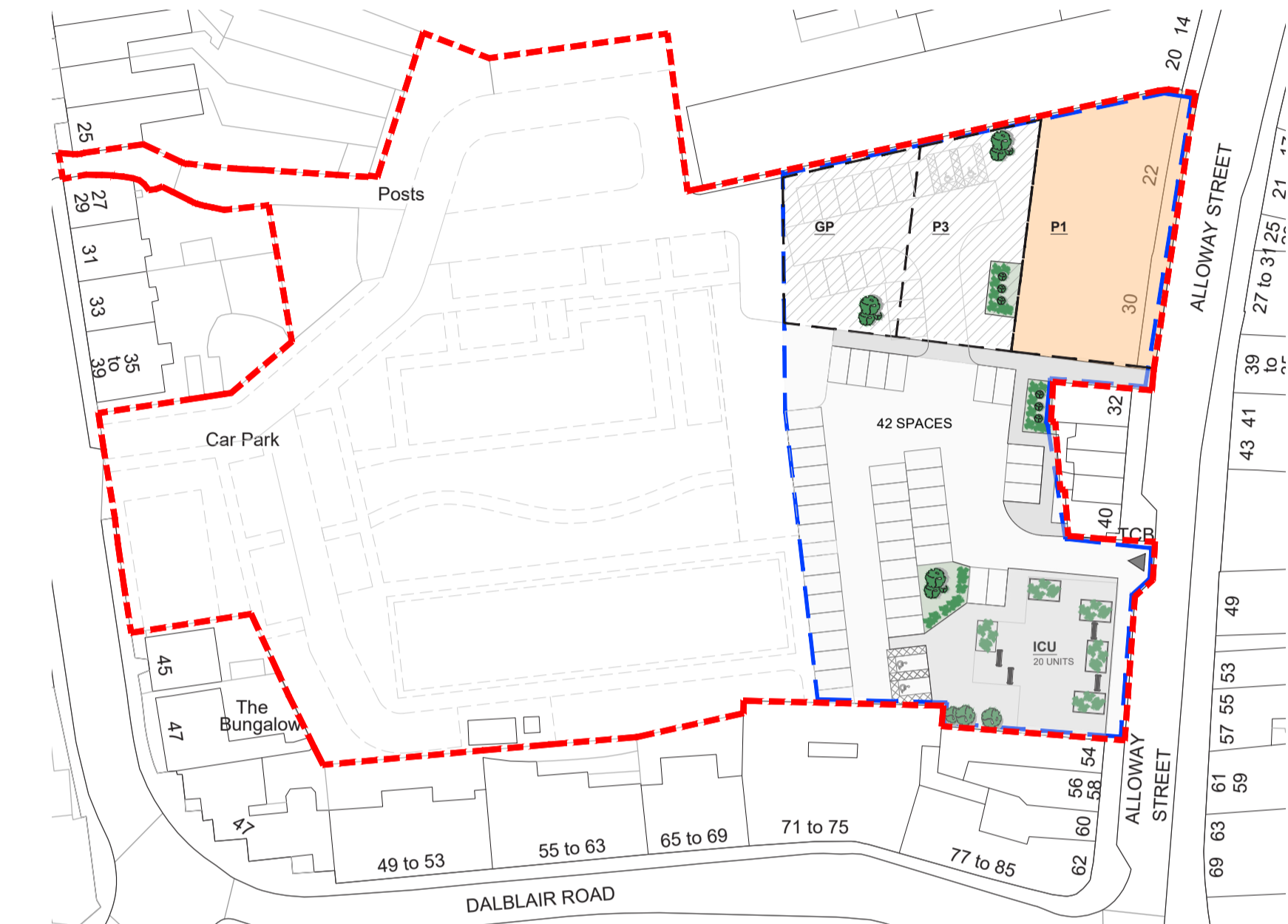
## FURTHER MASTERPLAN DEVELOPMENT

The masterplan was concurrently further developed to explore the impact of the new footprint and the phasing of the Hourstons Building and the options for car-parking numbers for the site.

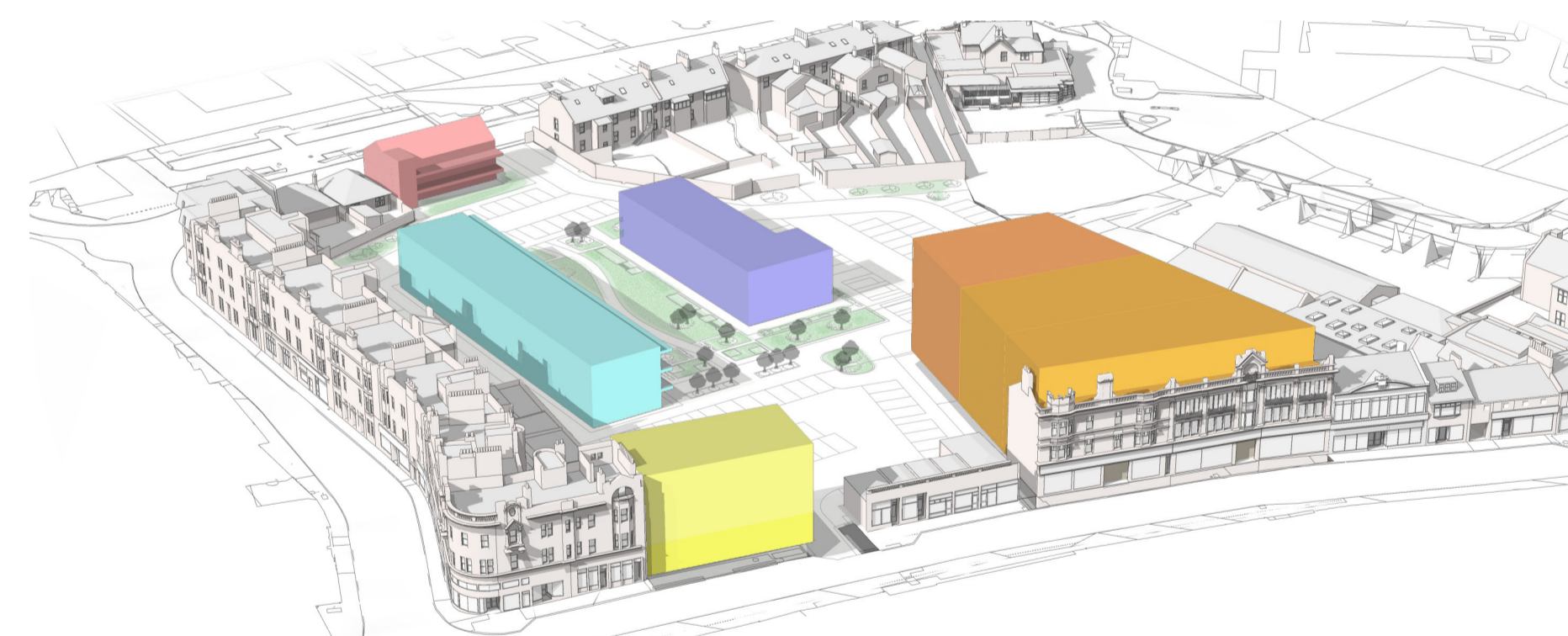
Discussions with the Planners and ARA have highlighted an ambition for reduced parking due to the town centre location and access to amenities, and this has been balanced against maximising parking numbers for the user, while maintaining a desirable overall development that would meet current local and national Planning guidance.



Masterplan Proposals - Overall Development



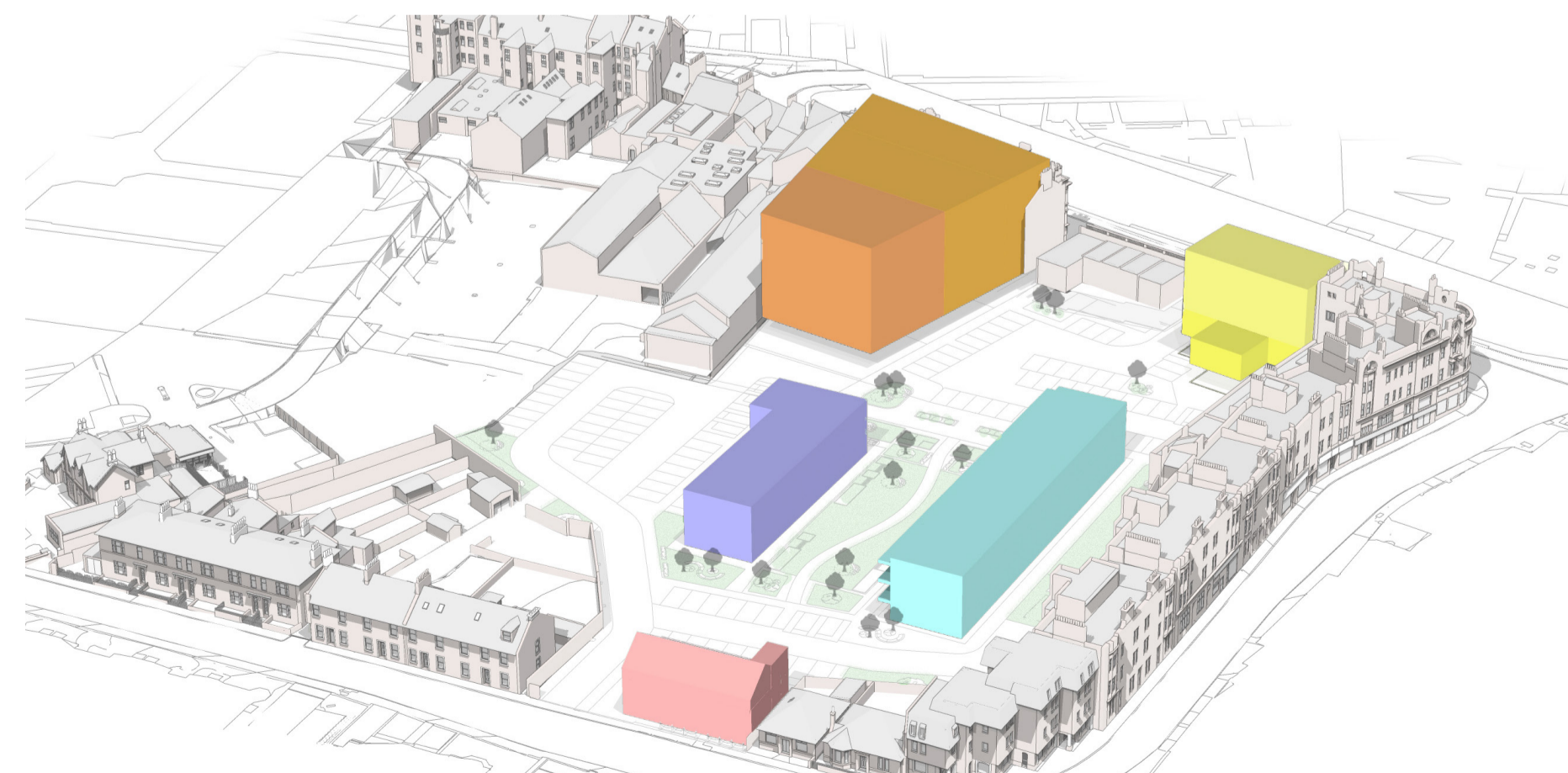
Masterplan Proposals - Phase 1



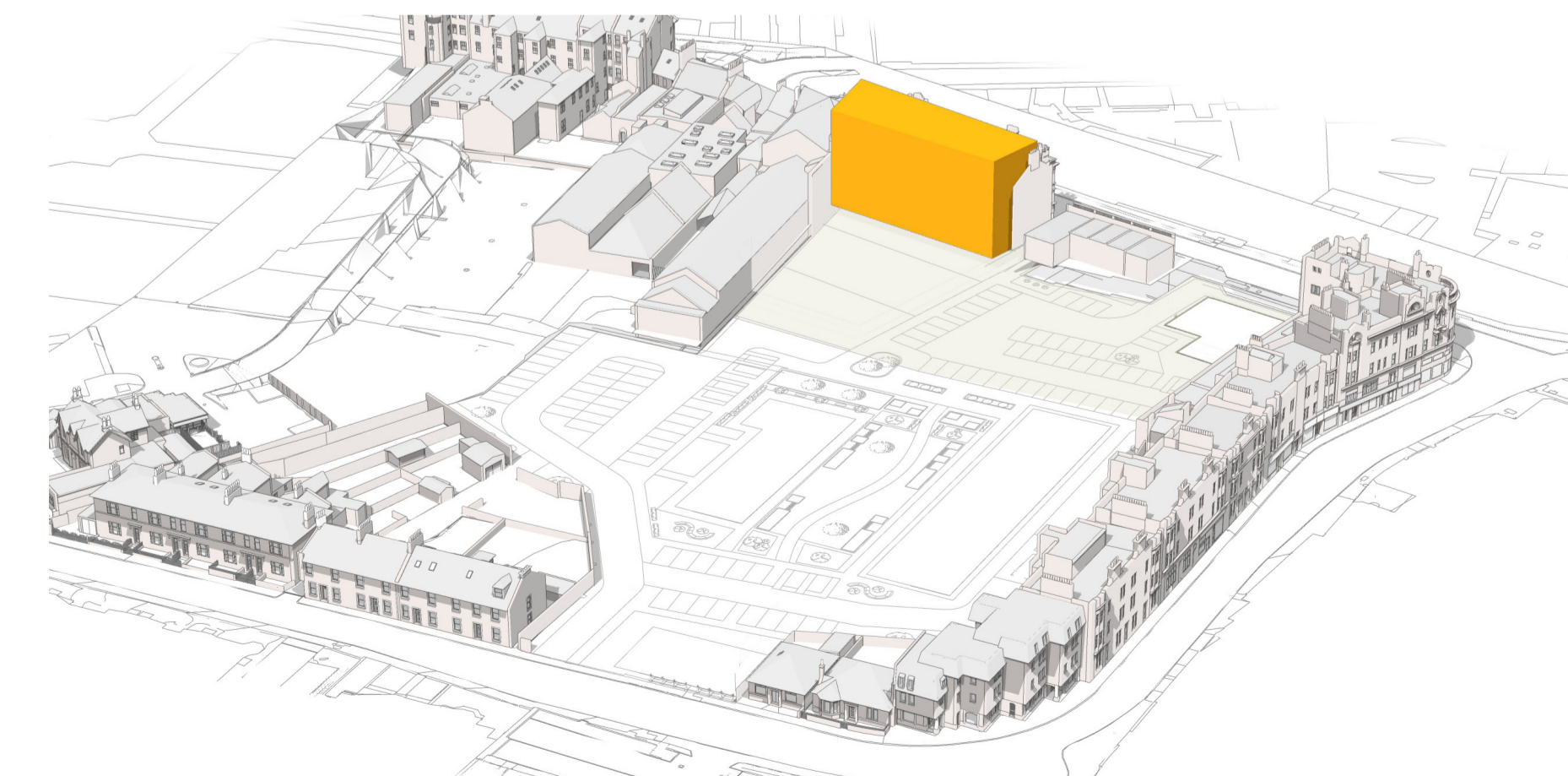
Masterplan Proposals - Overall Development



Masterplan Proposals - Phase 1

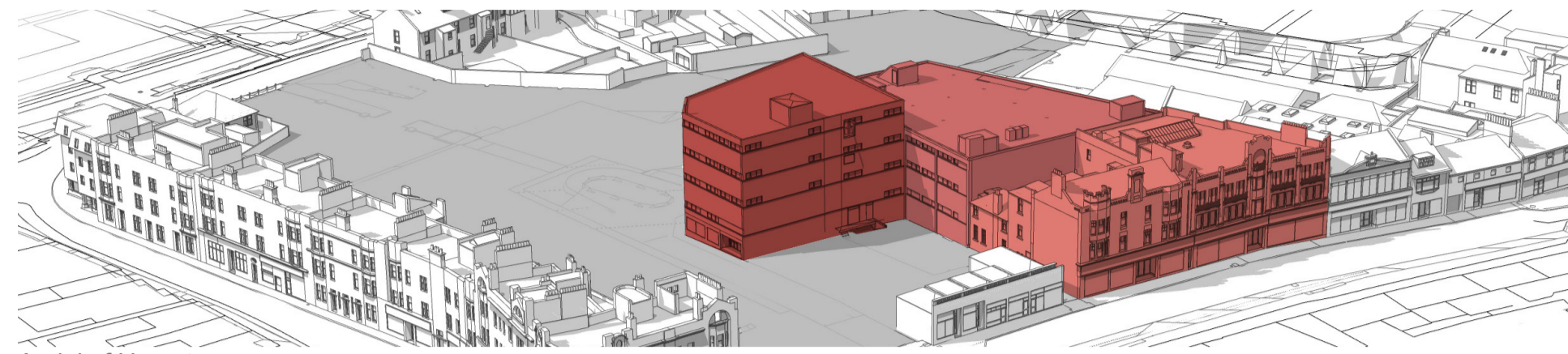


Masterplan Proposals - Overall Development



Masterplan Proposals - Phase 1

## HOURSTONS FACADE RETENTION



Aerial of Hourstons

Further engagement highlighted that a facade retention approach allows for much more flexible planning of the spaces to suit the user needs, with a view to future additions if required.

## ANALYSIS OF BRIEF VOLUMES AND EXISTING BUILDING AREAS

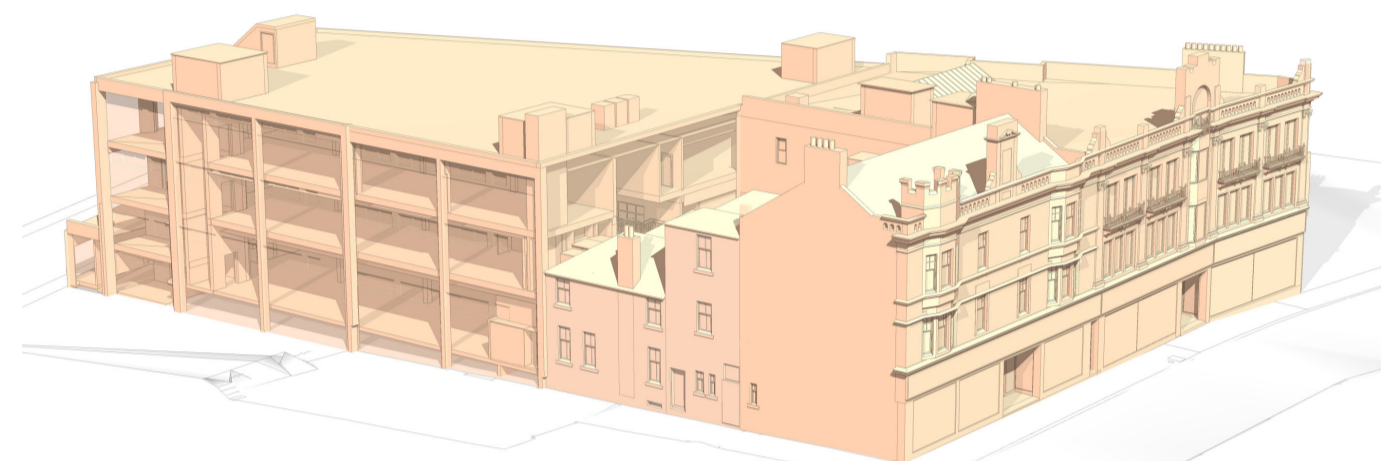


Diagram showing extent of refurbishment required - were the building to be retained

- Approximately 5820 m2 of floor space to be refurbished.
- Floor plates inefficient and not easy to group by use or user team.
- Existing constraints and legacy issues to consider.
- Likely to require significant upgrades to structure and fabric, due to deterioration.

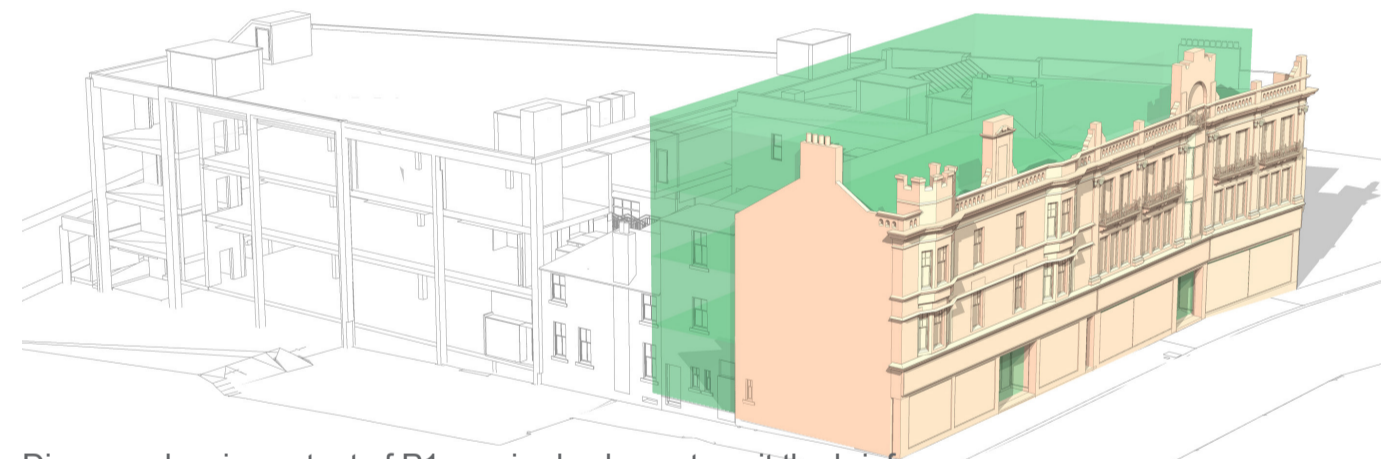


Diagram showing extent of P1 required volume, to suit the brief areas

- Allows for efficiency and bespoke layout for brief.
- Allows only the extent of build required for initial phase to be undertaken.
- Retains key street-facing elevation and aesthetic.
- New fabric suitable to use.

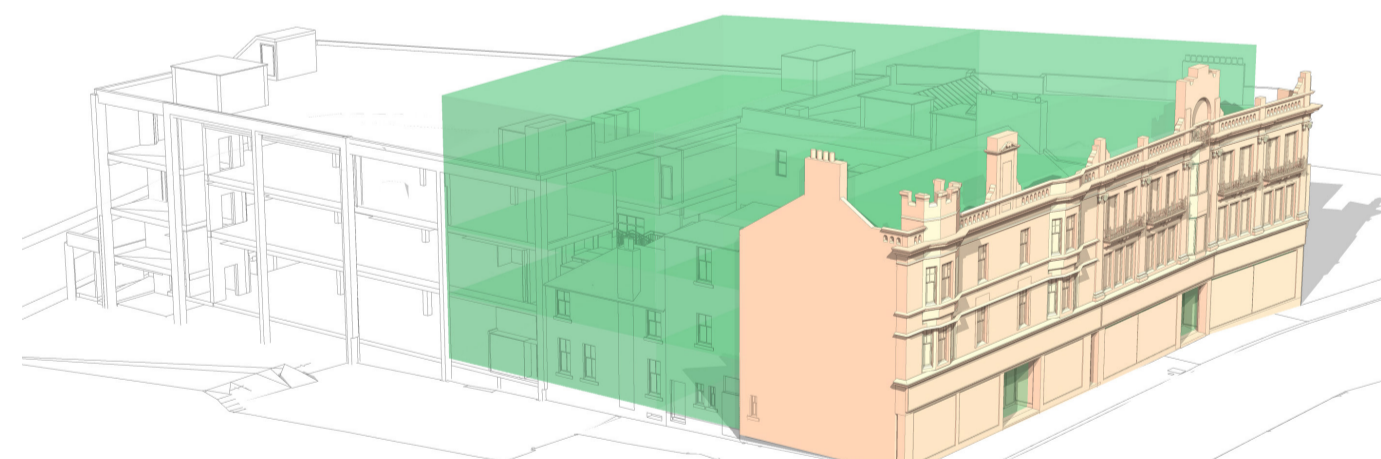
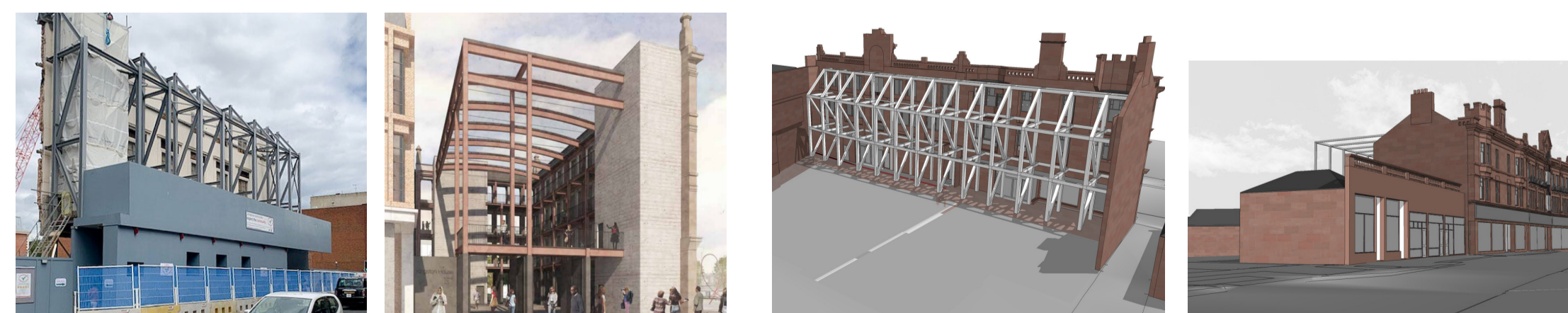


Diagram showing extent of P1-P3 required volume, to suit the brief areas with phased extension

- Allows for future phased extension to suit brief requirements.
- Allows for an additional building to be added.

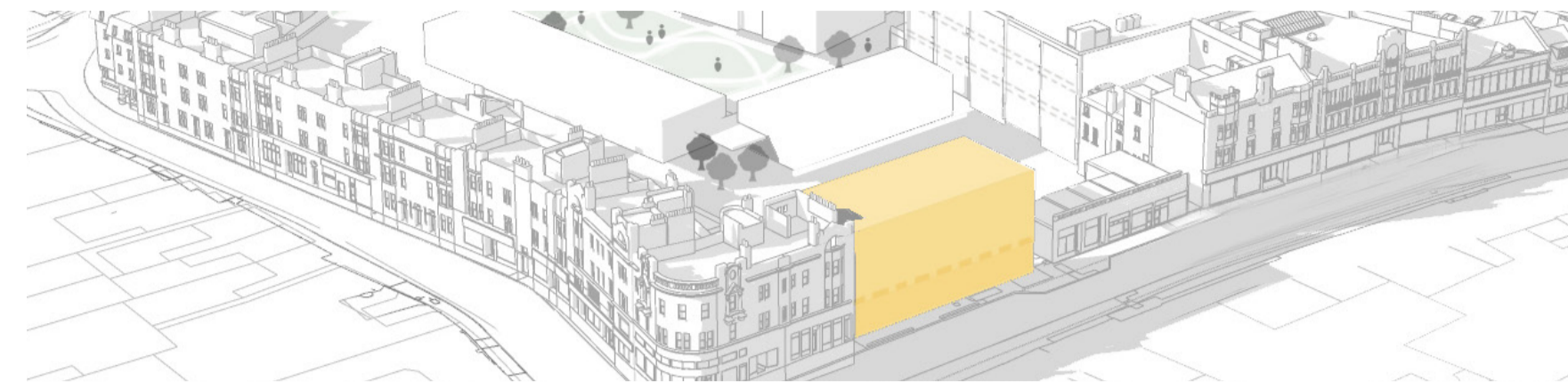
## FACADE RETENTION



Precedents

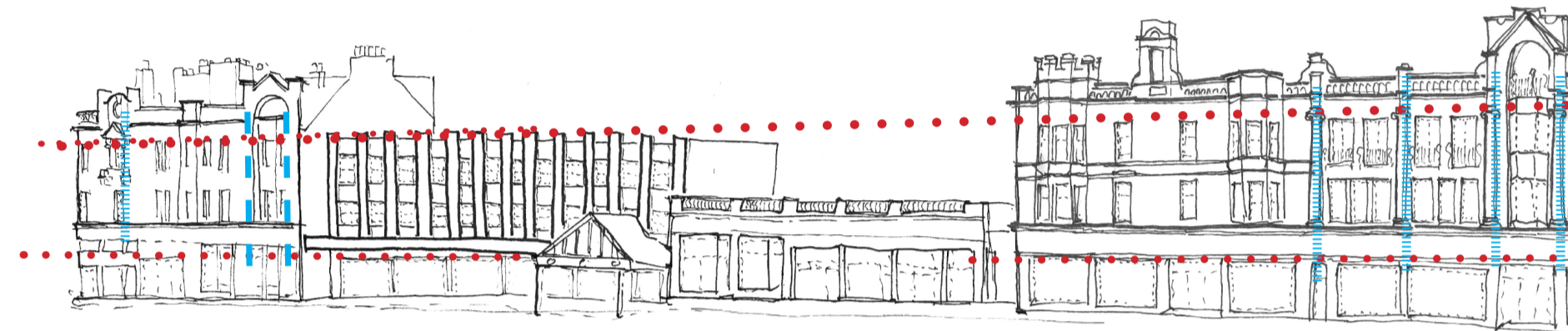
Representation of Facade Retention option at Hourstons

## ICU - RE-ENABLEMENT & DAY CENTRE



Aerial of Proposed Intermediate Care Unit

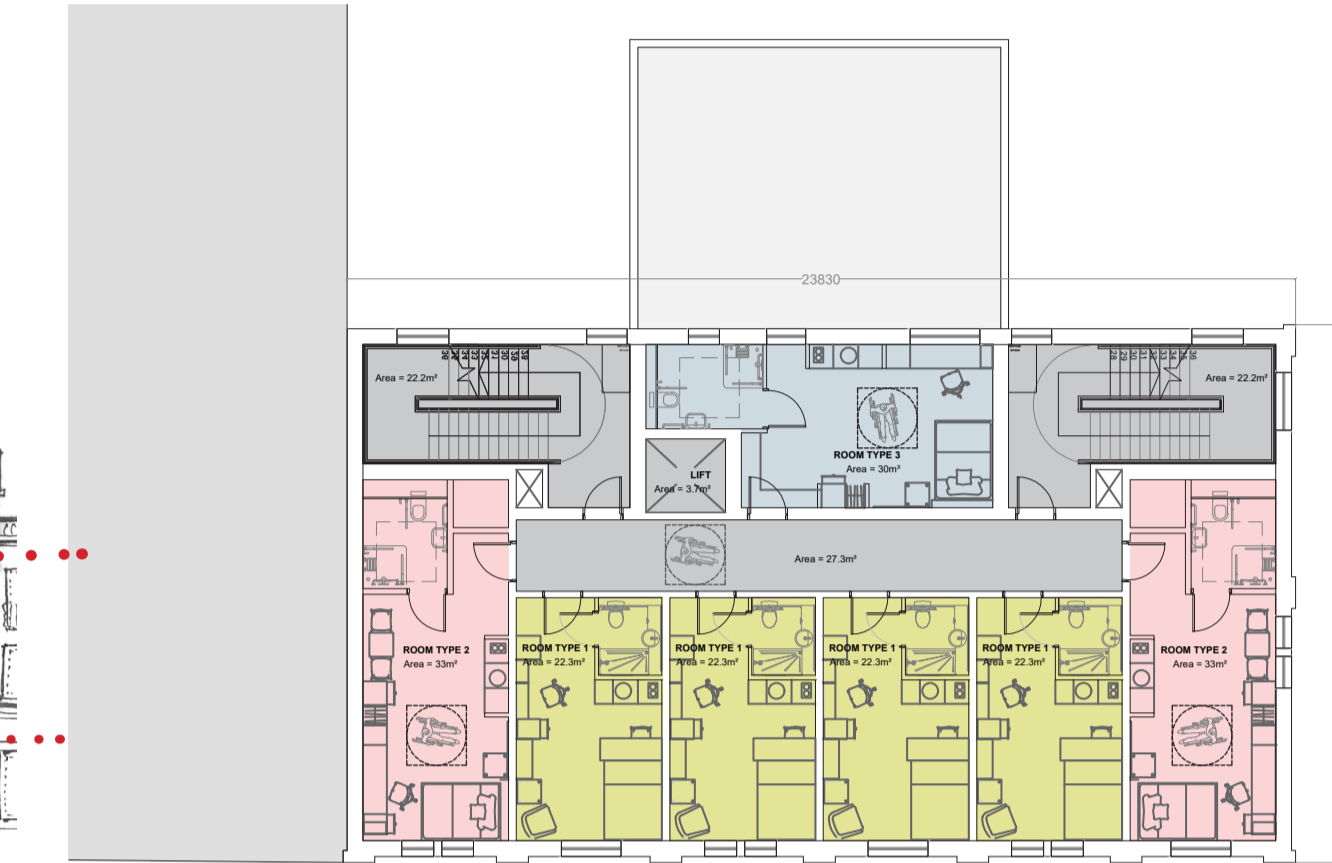
The intermediate care facilities provide studio type units that offer facilities for re-enablement en route to recovery and gradual reduction of dependence on care, while still having a level of assistance to avoid an abrupt release from care. They are intended as temporary accommodation with a finite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



Existing Streetscape Analysis



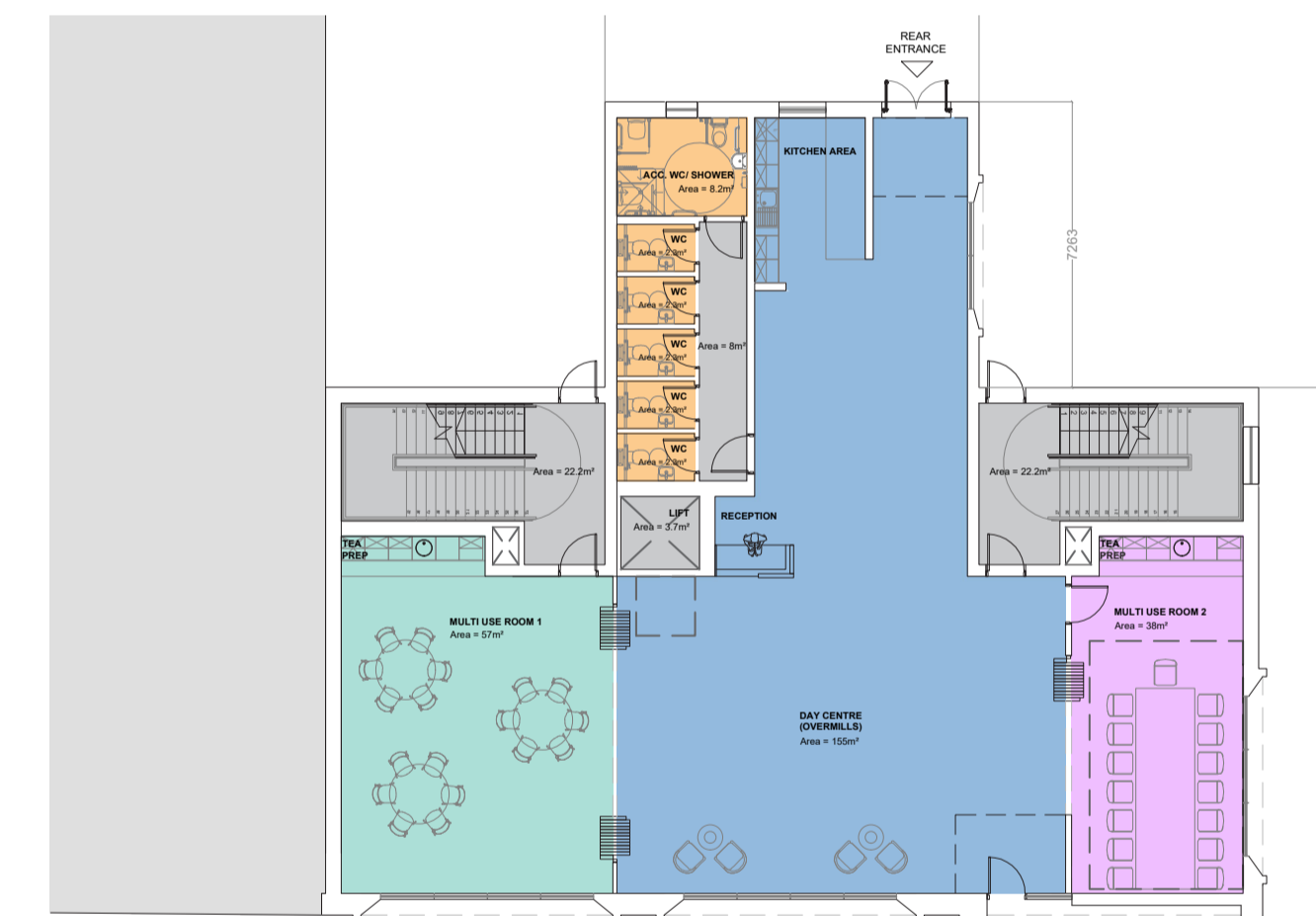
Facade Development Options



Proposed Typical Upper Floor - ICU Building

Typical Upper Floor GIFA Area = 285m<sup>2</sup>

- Room Type 1 (each)  
GIFA Area = 22.3m<sup>2</sup>  
Total = 89.2m<sup>2</sup>
- Room Type 2 (each)  
GIFA Area = 33m<sup>2</sup>  
Total = 66m<sup>2</sup>
- Room Type 3 (each)  
GIFA Area = 30m<sup>2</sup>
- Circulation Areas  
GIFA Area = 75.4m<sup>2</sup>



Proposed Ground Floor - ICU Building

Ground Floor GIFA Area = 350m<sup>2</sup>

- Multi Use Room 1  
GIFA Area = 57m<sup>2</sup>
- Multi Use Room 2  
GIFA Area = 38m<sup>2</sup>
- Day Centre (Overmills)  
GIFA Area = 155m<sup>2</sup>
- Circulation Areas  
GIFA Area = 56.1m<sup>2</sup>
- WC Facilities  
GIFA Area = 19.7m<sup>2</sup>



Proposed Street View of Intermediate Care Unit



Proposed Street View of Intermediate Care Unit