

# NETHERMANS

## KILWINNING

Community Consultation  
July 2022



## PROJECT BRIEF

The site is situated within Kilwinning on the periphery of the town centre with the development intending to provide between 100 - 120 new homes consisting of a mixture of three to five bed detached, semi-detached and terrace houses.

Parking provision will be provided in accordance with North Ayrshire Council planning policy and we are working closely with North Ayrshire Road's department to ensure that the development follows the principles set out in the Government's Designing for Streets guidance. The mix of houses, detached and semi detached provide a series of unique plots that contribute to the aesthetic of the site as a whole and create a varied and diverse community.

Each dwelling is provided with extensive private rear gardens which vary in shape throughout the site which is in keeping with North Ayrshire's development guidance with allocated parking provided within the front of each plot and unallocated visitor parking scattered throughout the site. Elements of communal landscaping are also included across the site, with footpath links being formed to connect the site to existing routes to the adjacent River Garnock and surrounding woodland.



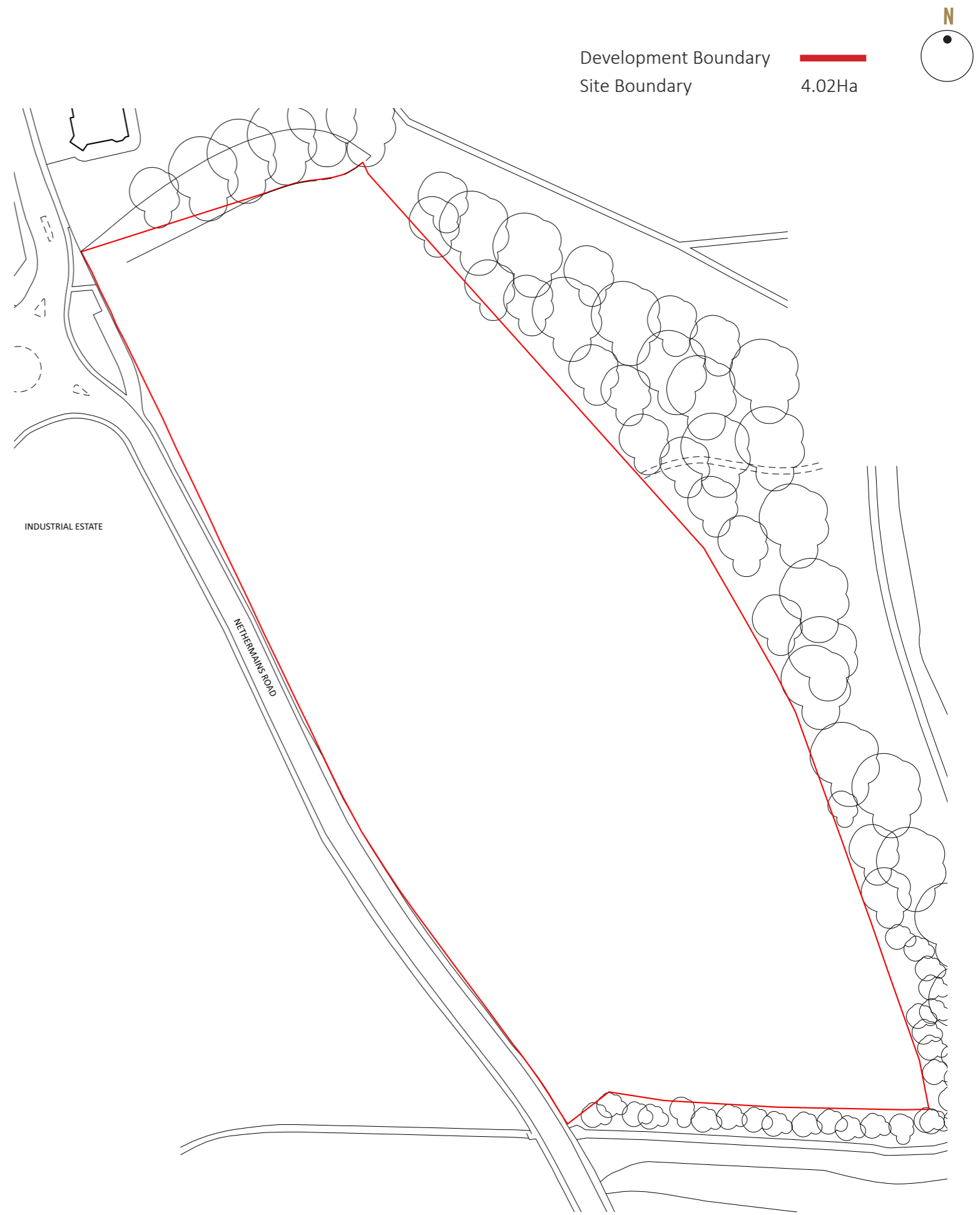
CCG




MAST  
ARCHITECTS

# SITE LOCATION

KILWINNING



# CURRENT SITE PHOTOS



Development Boundary 



KILWINNING 



# DIAGRAM SITE LAYOUT

Development Boundary   
Site Boundary  4.02Ha



INDUSTRIAL ESTATE

NETHERMANS ROAD

RIVER GARNOCK



- Approx. 100-120 new homes
- Parking to be provided in conjunction with Roads guidance.
- Aim to provide variance in plot type and style to create unique and diverse community.

### NOTE:

**Layout is subject to change pending discussions with North Ayrshire Council Planning and Roads Department.**



# KEY SITE CONSIDERATIONS

Development Boundary   
Site Boundary  4.02Ha







INDUSTRIAL ESTATE

RIVER GARNOCK

NETHERMAINS ROAD

## KEY

- Retention of landscaped belt 
- Active Frontage 
- Two principle entranceways 
- Site Permeability 

## NOTE:

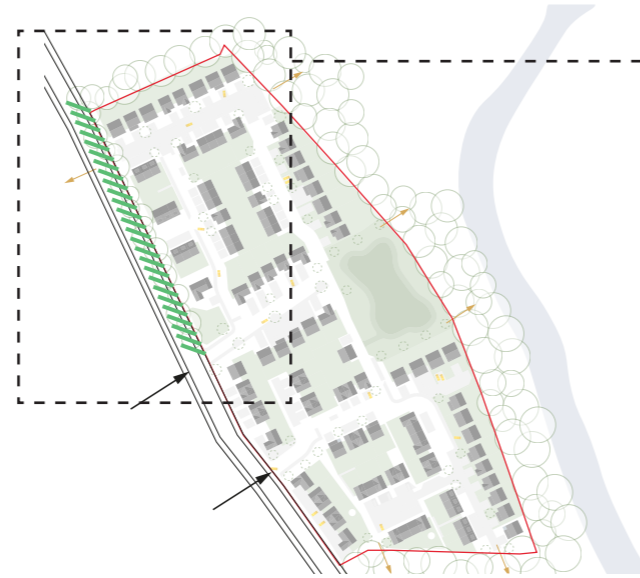
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## KEY SITE CONSIDERATIONS

### LANDSCAPE RETENTION

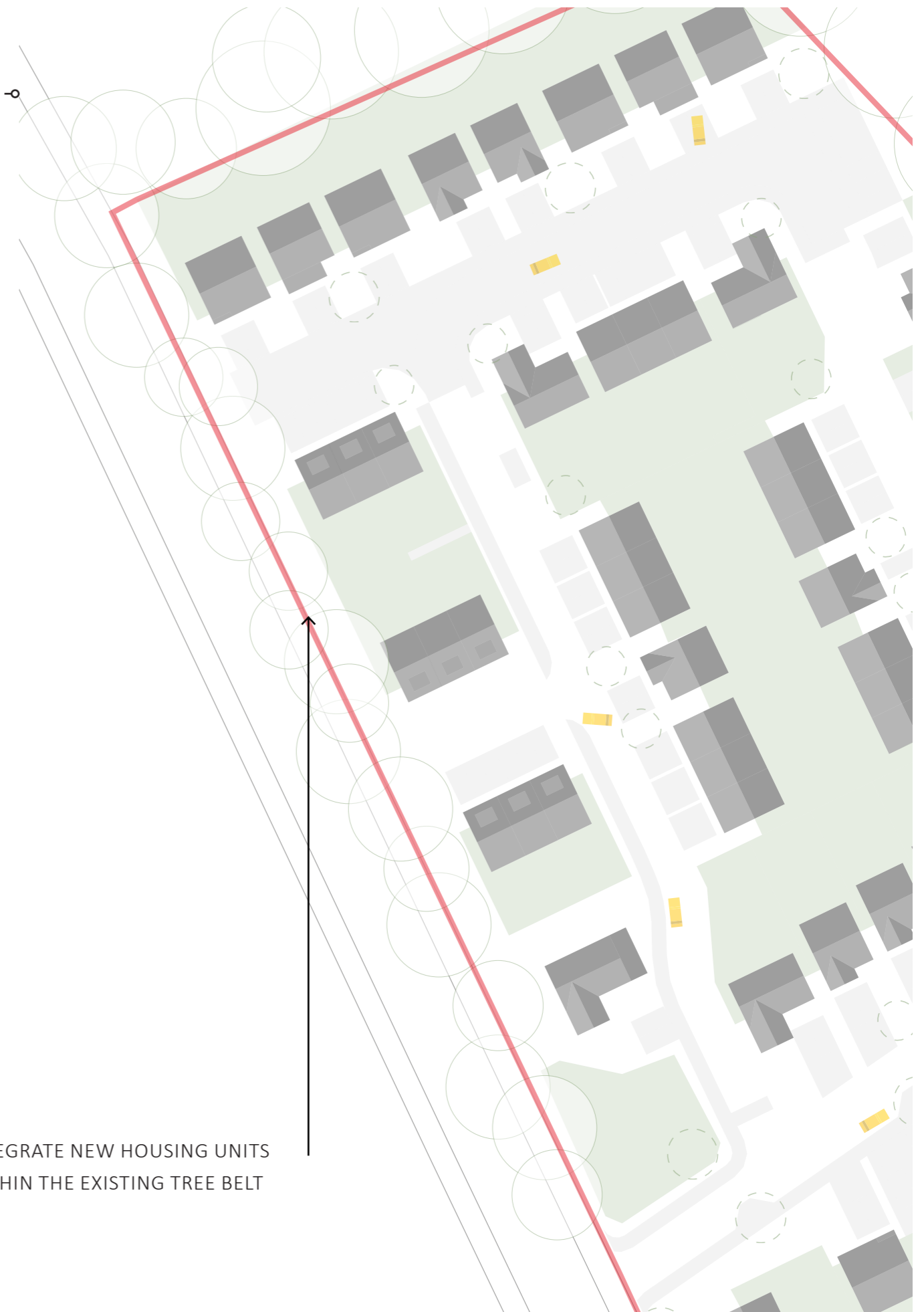
- Proposals will seek to integrate new housing units within the existing tree belt.
- This is to provide a soft buffer between the new development and the existing infrastructure.
- Provides natural vertical traffic calming coming out of Kilwinning town.



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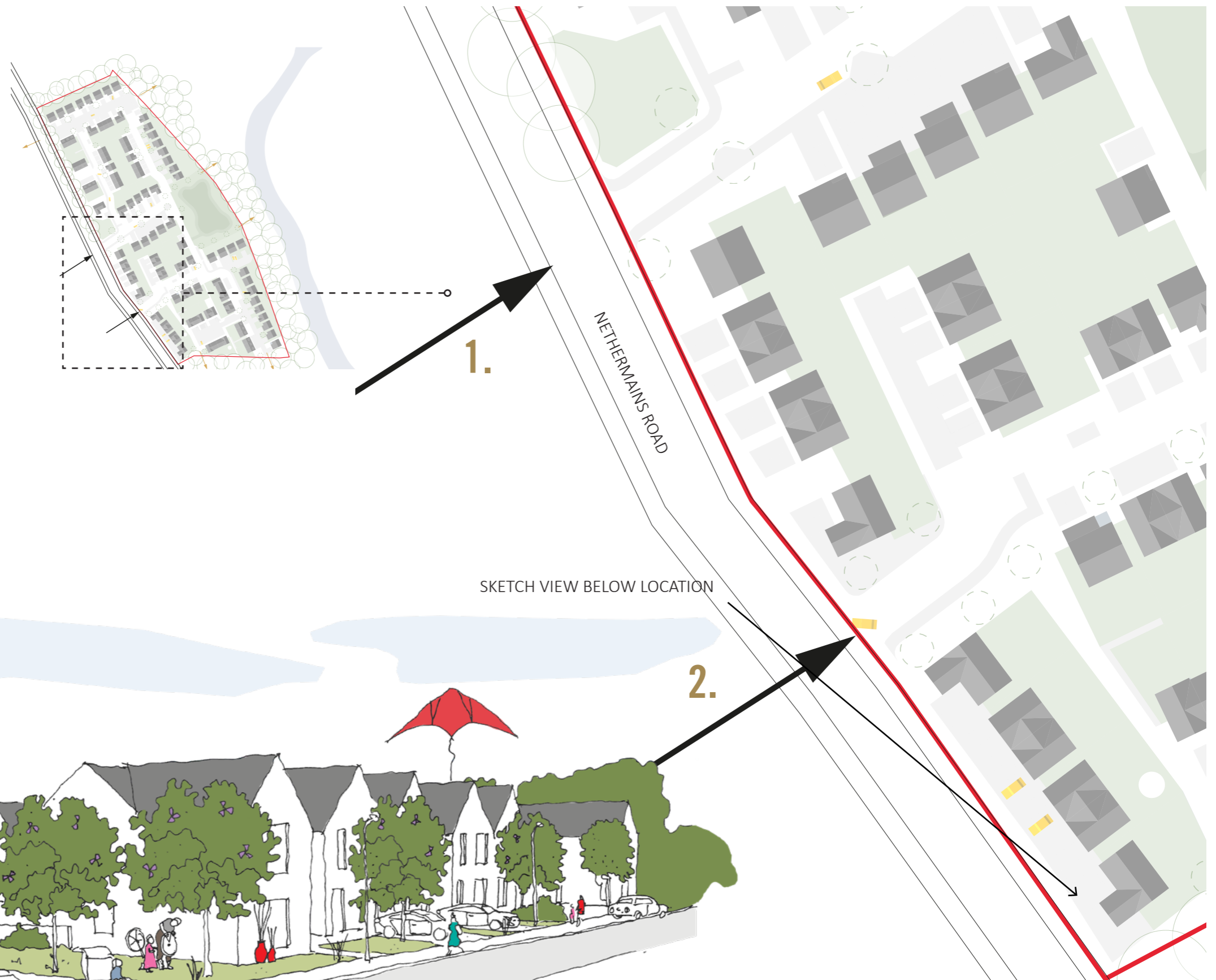
INTEGRATE NEW HOUSING UNITS  
WITHIN THE EXISTING TREE BELT



## KEY SITE CONSIDERATIONS

### ACTIVE FRONTAGE + SITE ENTRANCE

- Active frontage to south part of the site to ensure roads/ pavements are overlooked.
- In-curtilage parking off Nethermains Road.
- Nethermains Road speed limit potentially reduced to 30mph due to new development for safety.
- Two entranceways off Nethermains Road.
- Principle entranceway situated over way-leave and splits site into two.



SKETCH VIEW BELOW LOCATION



NOTE:

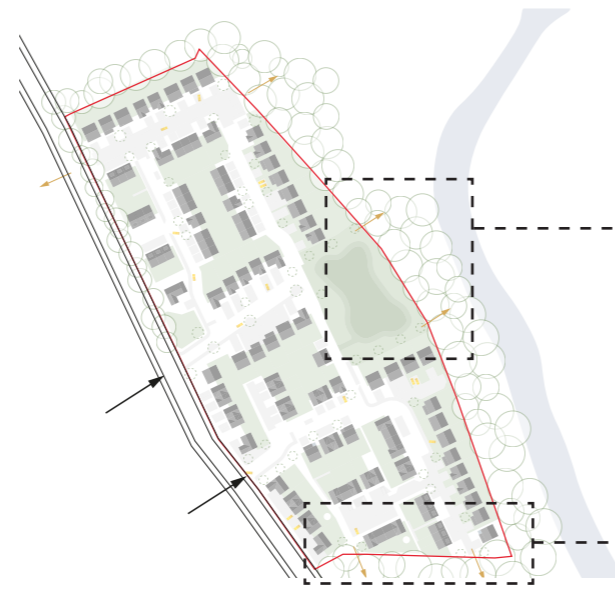
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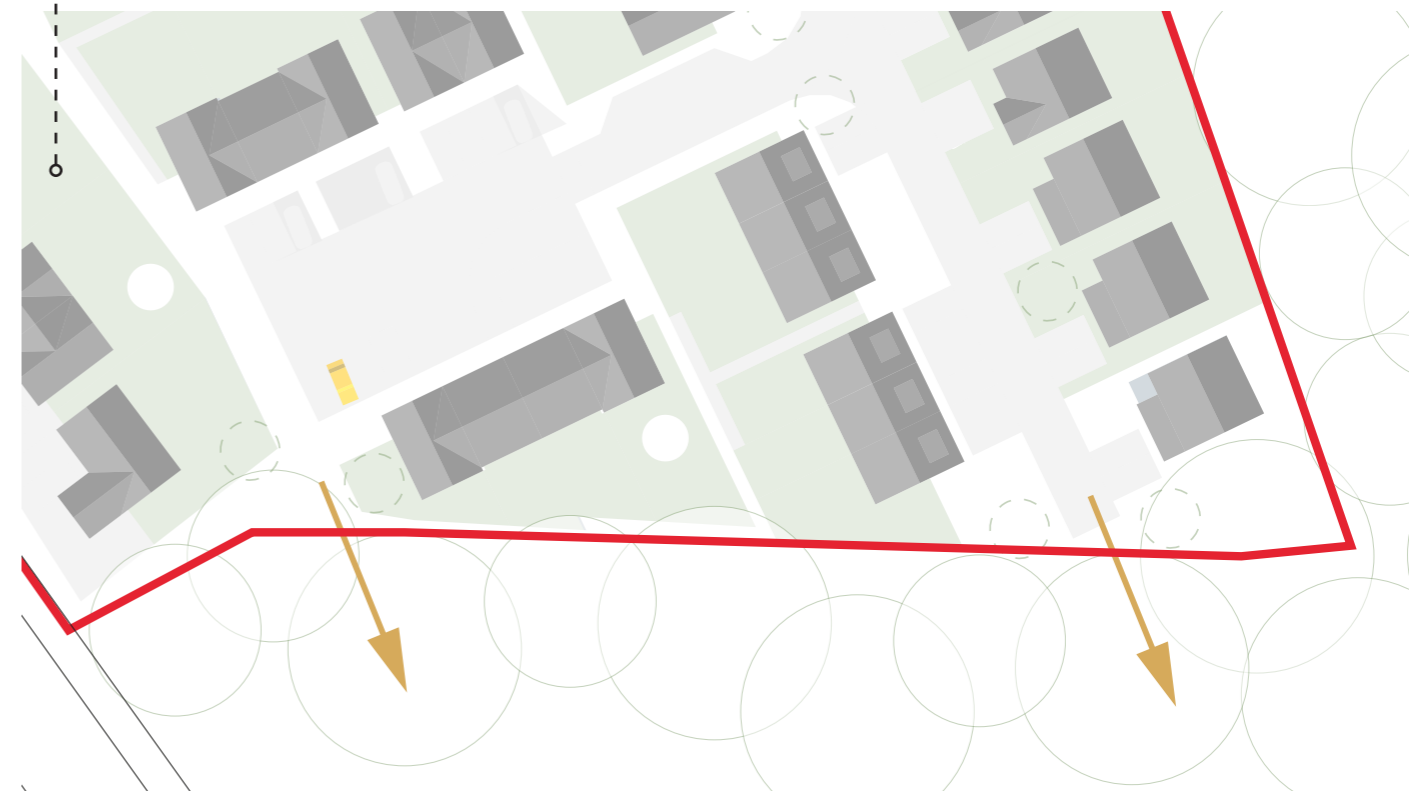
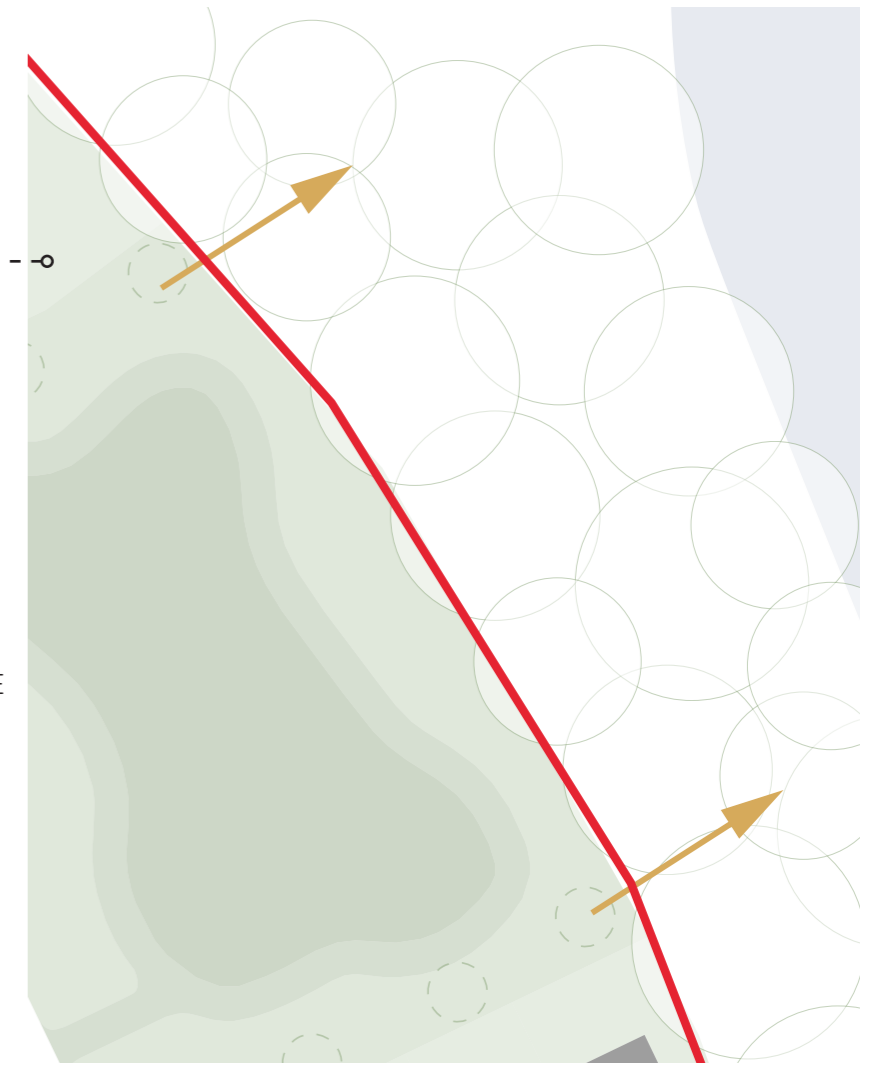
## SITE PERMEABILITY

- Concept is to retain how permeable the surrounding site is and integrate walking and cycle routes within the development.
- Achieved by a series of connections to the north, east and south of the site.
- Allows greater freedom of movement for the town and development and encourages active travel.



ACTIVE TRAVEL ENCOURAGED TO LINK SITE TO RIVER GARNOCK TO THE EAST

ACTIVE TRAVEL ENCOURAGED BY INTEGRATED PATHS WITHIN THE SITE LINKING DEVELOPMENT TO THE SOUTH



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# ARTIST IMPRESSION





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