

Site Overview

Site area: 19,745m² / 4.88 Acres / 1.97 Hectares

The proposed site is a long narrow grassy field situated 1.5 miles north of Old Dailly and 3 miles west of Dailly in South Ayrshire. It is defined along its southern boundary by the B741 and its northern boundary by the railway line connecting Girvan and Maybole. At the eastern point of the site there is a railway bridge where the road and lines cross, enclosing the site. To the western edge there are several cottages and outbuildings at Burnhead which are all within the client's ownership.

Girvan is the closest large settlement and is located 4 miles to the west, on the coast, and is easily accessed via road or rail. There is an existing bus stop directly adjacent to the 'We Hae Meat' factory and there is a regular bus service to Girvan. Girvan Community Hospital and Girvan Community Fire Station are both very close to the site providing good access to emergency services. Police Scotland's nearest site is at Dalmellington which is 17 miles to the east.

The site is mostly flat with a gradually increasing slope rising as you move eastwards. It is a north facing slope which runs down from the roadside to the railway line. There is a noticeable area of boggy / waterlogged ground at the lowest point on the site where reeds are visible. There are large areas of mature woodland to the north of the railway and to the south of the site.

There is an existing double gate accessing the field with fences and hedgerows on all sides. A strip of mature trees give some natural separation between the site and the road along the south east boundary. The site is only a very small part of a large farm estate owned by A Paton & Son which is over 1000 acres. The proposed site is currently used for livestock and its change of use to housing would have no impact on the overall operation of the farm.



Preferred Option

- Planting (trees, bushes, hedgerows etc.)
- Private Rear Gardens
- Terraced Bungalow Housing (PV panels to roofs)
- Courtyard 01 w. Communal Garden
- Communal Growing Spaces
- Hard Landscaped Footpaths
- Bike and Bin Stores
- Accessible Parking (2no bays)
- Parking (10no bays)
- Courtyard 02 w. Communal Garden
- Turning Head (sized for refuse lorry)
- Incoming CHP Manifold
- Stepped Landscaping (follows contours)
- Internal Soft Landscaped Footpaths
- Communal Growing Spaces
- Wild Meadow
- Courtyard 03 (Phase 2 TBC)
- Rewilding Line
- Rewilding Zone (woodland with paths)

During a meeting with the client in March 2024 we reviewed the initial three options above and discussed the pro's and con's of each. Option 01 was the preferred option but it also borrows some elements from the other two.

We have proposed two courtyards which consist of 6 homes each, a terrace of three house plots on each side with a covered pedestrian walkway connecting these to form the rectangular courtyard space. These landscaped courtyards provide a manicured green space with informal places for residents to meet and socialise. Each home also has a private garden allocation to the rear.

We have indicated a phase 2 line which could be allocated to rewilding during phase 1 but we have dotted in what could be a third courtyard which would take the potential number of homes up to 18no. Additional infrastructure would likely be needed if a third courtyard was added.

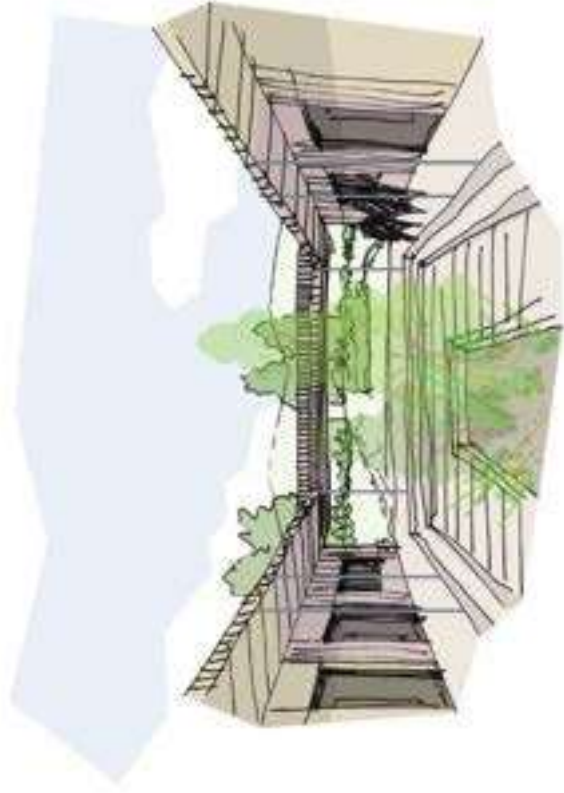
A network of communal growing, garden and wilder green spaces are interfaced across the site and have been carefully aligned to provide privacy where needed while offering strategic views through the site. Some elements of hard landscaping have been included which curve across the site following the existing contours of the land and would be used to step the levels down from the road in a creative and useable manner.

The access road and parking bays would be shared surface to help blend them into the rural landscape and minimise its visual impact on the site.

The eastern side of the site has been allocated for rewilding to maximise biodiversity and could be a mixture of wild meadow or woodland with walking routes allowing residents to maximise the use of the site and connect with nature.

Build Standard
Passivhaus Certification
Housing for Varying Needs
Secure by Design

Preferred Option



A view to the hills in the south from a communal courtyard garden



A birds eye view of the proposed housing and surrounding landscape