



# Kirkton Design Brief

**Residential Development**

Golf Road, Millport, Isle of Cumbrae

March 2022 – Version 2 (updated 18 June 2024)



**LOCAL  
DEVELOPMENT  
PLAN**



North Ayrshire Council  
Cunbhaile Siorrachd Àir a' Tìbe

# Introduction

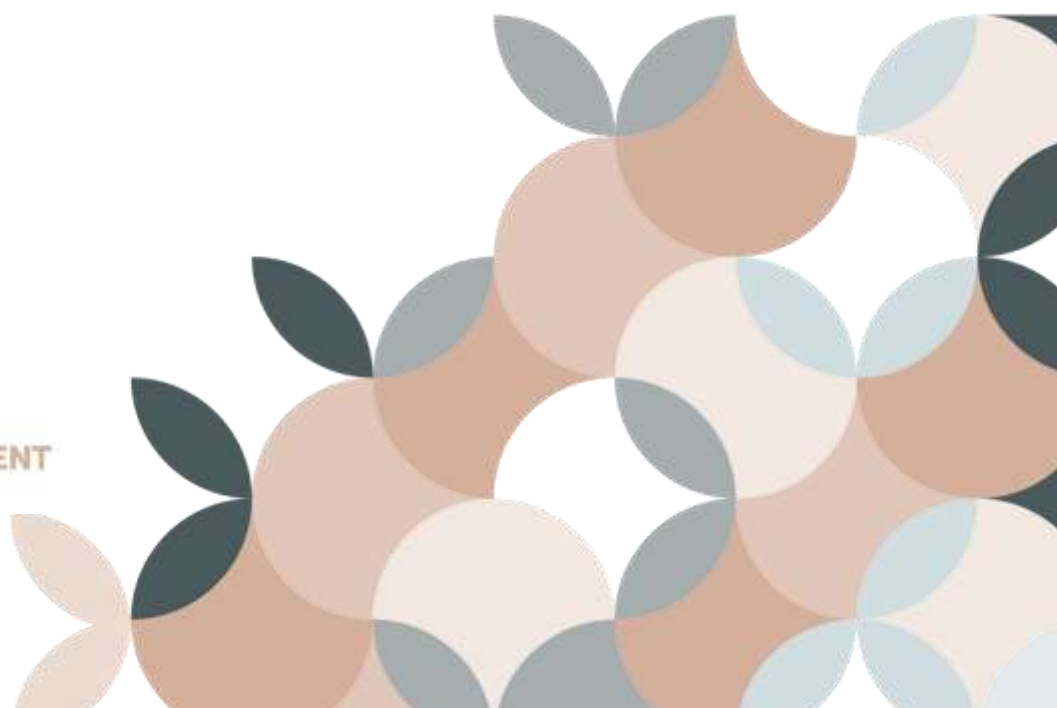
The purpose of this Development/Design Brief is to set out the parameters under which each of the individual plots within the Golf Road self-build site may be developed and to provide guidelines for the design of the houses incorporating density, height restrictions and material choices.

In 2005, a first phase of residential development, Golf Road, was granted planning permission for 22 residential plots (04/00684/PP). The second phase (Kirkton Crescent) was granted planning permission in 2007 and comprises of a further 15 plots (06/00854/PP). Both Planning Permissions require that any new house complies with a Design Brief.

The original Design Brief was published in 2007, the need to revise the document to reflect current development requirements was identified. This Design Brief supersedes the original design brief.

Highlighted changes to the Kirkton Design Brief include:

- **4.0 Landscaping:** Requirement to plant a tree within the front garden has been removed. Landscaping proposals will be assessed on their own merit by Planning Officers.
- **5.0 House Constraints:** Requirement for dormers to have pitched roofs has been omitted. Designs will be assessed on their own merit by Planning Officers.
- **6.0 Materials Constraints:** List of acceptable finishing wall materials has been removed to allow wider scope for architectural innovation. Reference to specific roof tile and slate products has been removed. Material manufacturer is not deemed to be relevant providing the finishing material is in accordance with the design guide.
- **Demolition Method Statement** has been omitted.
- **Planning Guidance** has been added, including the requirement to adhere with Detailed Policy 29 – Energy Infrastructure Development.



# Golf Road Self Build



## Context

The site is located off Golf Road, Millport, Cumbrae providing the opportunity for 37 self-build residential developments. At the time of writing 24 sites have been developed and a further three have been awarded planning permission in full.

## Kirkton Design Brief



# Design Brief



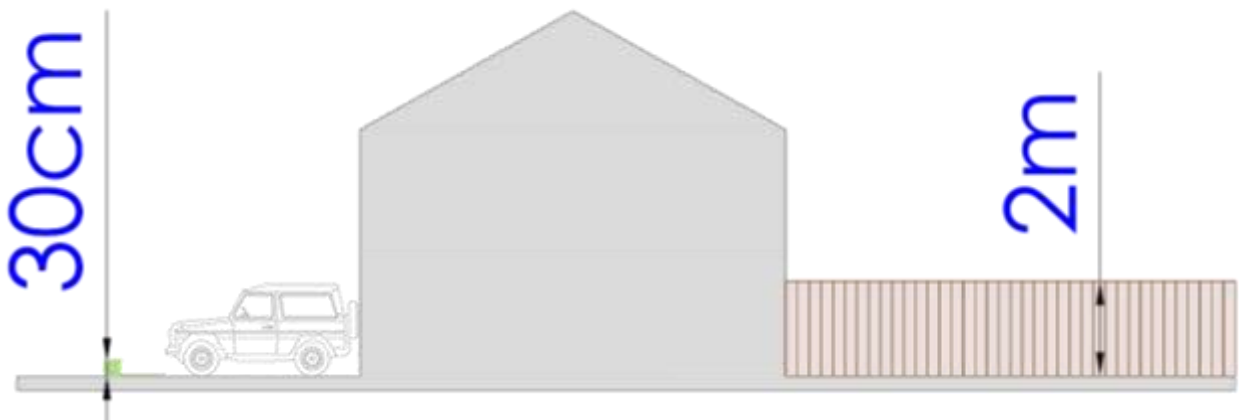
## 1.0 Building Lines/Zones

Each plot shall be developed within the front Building Lines set on the overall development plan and no house shall cover more than 30% of the plot area. The remaining area to be used for access, amenity, and private gardens.



## 2.0 Plot Access and Parking

The first two metres of all private driveways shall be finished in a suitable hard material. In every plot there shall be parking for a minimum of two cars. This may be in the form of a driveway or garaging either integral or detached from the house and of an appropriate size. Dwellings with four or more bedrooms require three parking spaces within the curtilage of the site.



### 3.0 Boundary Treatment

Each plot shall form enclosures in line with the following guidelines. In no case shall there be erected a fence or wall to any boundary in front of the front building line.

The boundary in front of the front building line shall be formed by landscape treatment in the form of low planting no more than 300mm high or by edge treatment of the driveway.

The side boundaries from the front building line to the rear of each plot may be enclosed by a fence up to a height of two metres in accordance with the attached details but this shall not preclude the planting of a suitable hedge which must not be Leylandii or equal fast growing conifer type.

It should be noted that there shall be no walls or fences erected beyond the side building lines on corner plots, namely plots 16, 24 and 26.



### 4.0 Landscaping

In every case no plot owner shall cover any more than 25% of their plot area, after the construction of the house, with hard standing.

Plots 10 to 16 inclusive shall retain a five metre wide structural planting zone to their north/northeast boundary and details of this shall be agreed with the Planning Department by the Developer and must be implemented by the developers of these plots.

Plots 7, 8 and 9 shall form a mature planting screen to their southeast boundary within six months of the occupation of the house and details of this planting shall be included in the developers Planning Application submission.





## 5.0 House Constraints

No house shall be more than 1.5 storeys high, and each plot shall conform to the finished ground levels as indicated on the development plan.



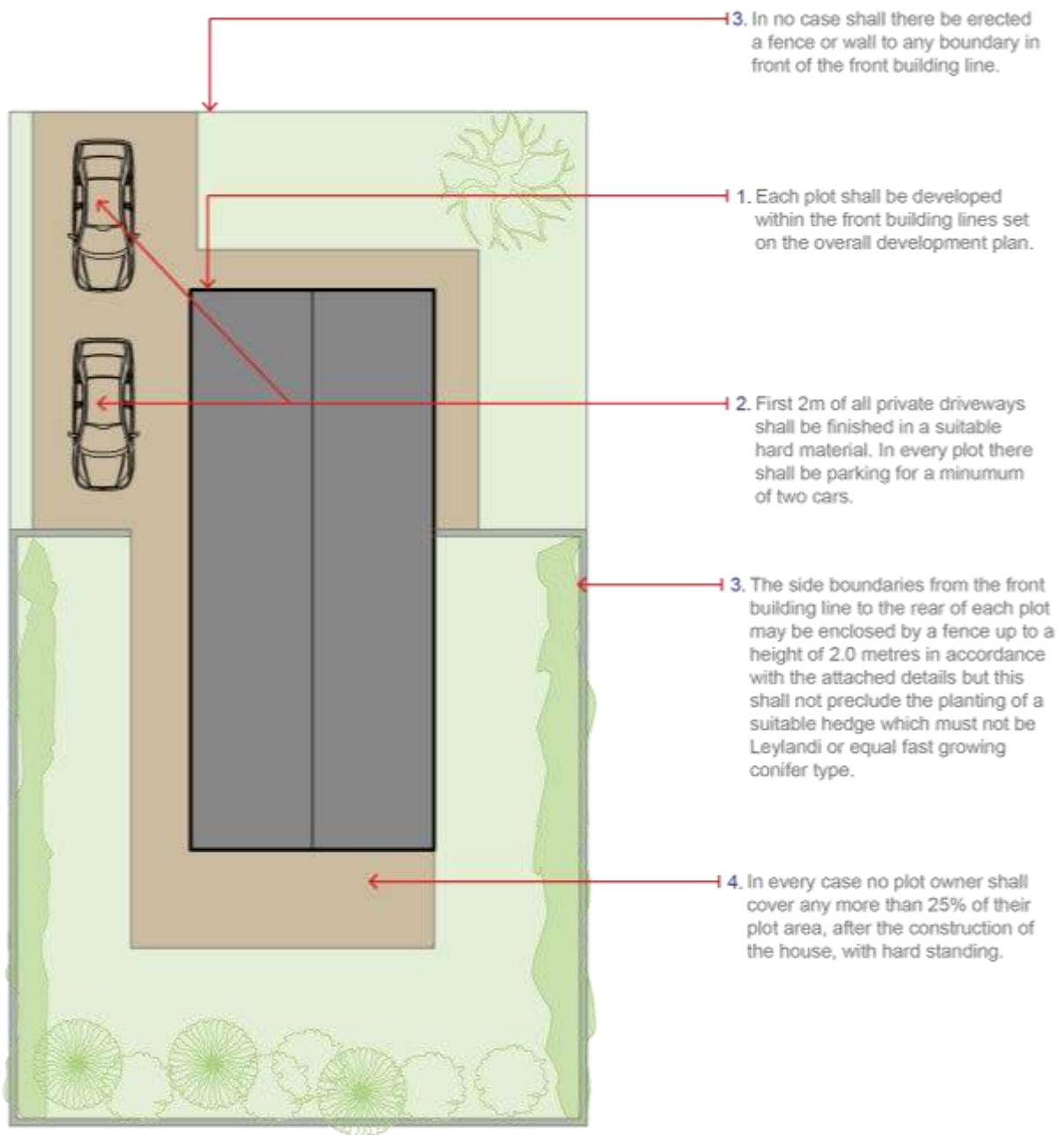
## 6.0 Materials

Each house shall be constructed/finished in materials conforming to the following guidelines:

- Walls – No more than 90% of the external surface finished in any one material.
- Roofs – All roofs shall be finished in interlocking concrete tiles or natural slate.



# Example Plot



# Planning Guidance

North Ayrshire Council's Local Development Plan (LDP) supports development that contributes to making quality places.

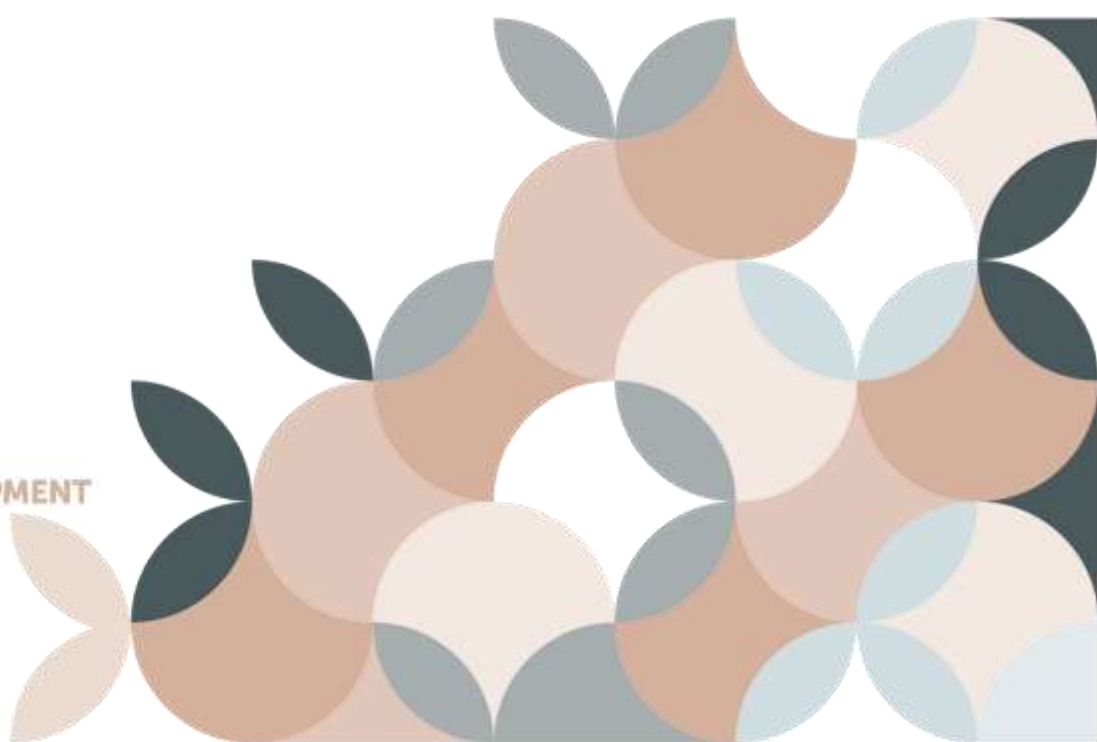
All future development must be sustainable and designed to high standards, based on a detailed assessment of the site and its surroundings. Proposals should be supported by Strategic Policy 2: Placemaking. The Council wishes to create high quality developments which are welcoming, safe and pleasant, resource efficient, distinctive, adaptable and easy to move around and beyond.

Should proposals be supported by Strategic Policy 2, proposals will need to accord with detailed policies within the Local Development Plan, namely but not limited to:

- Policy 22 – Water Environment Quality
- Policy 29 – Energy Infrastructure Development

In addition to LDP policies, the Neighbourhood Design Guidance sets out design principles and approaches to ensure the delivery of appropriately designed developments.

Development proposals must adhere to the Local Development Plan and Design Brief.



# Contact

Should the developer/applicant wish to contact North Ayrshire Council to discuss the contents of the Design Brief further, the relevant bodies for advice are listed below.

- **Development Management** (for pre-application enquiries)
  - Planning Services  
Housing and Public Protection  
Communities and Housing  
North Ayrshire Council  
Cunninghame House  
Irvine  
KA12 8EE
  - email [epanning@north-ayrshire.gov.uk](mailto:epanning@north-ayrshire.gov.uk)
  - telephone
    - North Coast (West Kilbride, Fairlie, Largs, Cumbrae, Skelmorlie): 01294 324794 or 01294 324320
    - Three Towns (Ardrossan, Saltcoats, Stevenston): 01294 317285
    - Isle of Arran: 01294 324316
    - Irvine: 01294 324318
    - Kilwinning and Garnock Valley (Dalry, Kilbirnie, Beith): 01294 324313
- **Development Planning** (for policy advice)
  - Planning Services  
Housing and Public Protection  
Communities and Housing  
North Ayrshire Council  
Cunninghame House  
Irvine  
KA12 8EE
  - email [ldp@north-ayrshire.gov.uk](mailto:ldp@north-ayrshire.gov.uk)
  - telephone 01294 324763

