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INTRODUCTION

STATION ROAD - KILLEARN
COMMUNITY CONSULTATION / MARCH 2016

The site

The proposed site is located on the northern settlement edge of the Village of Killearn. To the south of the site is "the Glebe", an important village green and community open space. East and west of the site is existing residential development and to the north is open countryside.

The proposed vehicular and principal pedestrian access to the site would be from Station Road and the site offers pedestrian connections to Drumtian Road in the north east.

Reviewing the plan of Killearn it is clear that the site gives us the opportunity to connect the east and west extents of development, creating a strong urban enclosure around The Glebe and in essence, completing the northern edge of Killearn.



Do you have...?

We welcome your personal experiences that you have of Killearn; what brought you to the area? What did you do as a children? What do you like about surrounding area? Is there anything that could be done to improve the area?

Please, e-mail your thoughts and comments to us at:
land@macmic.co.uk



1 APPROACH TO SITE - DRUMTION ROAD

The Station Road development shall respond to the needs of the local community, and offer homes that respect the local context of the village, landscape and topography.



2 APPROACH TO SITE - STATION ROAD



2

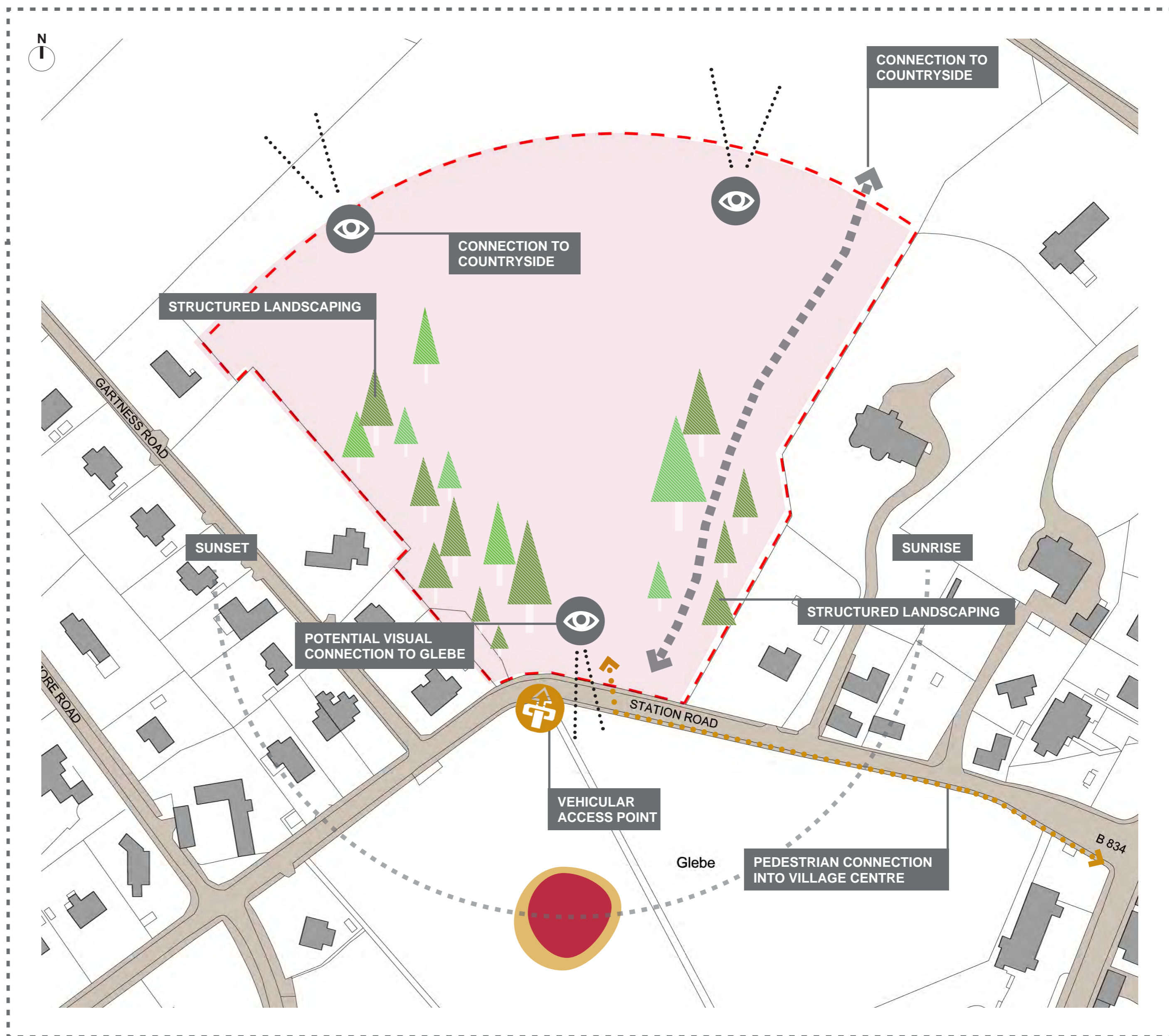
SITE CONSIDERATIONS

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Site Analysis



Through our analysis of the site in the wider context of Killearn, we believe that a sensitive contextual yet modern development will create a welcome enclosure to the northern boundary of the village. The site nestles between two existing pockets of settlement and has great opportunities to enhance connections to the wider countryside by the inclusion of a series of dedicated 'green' routes along these boundaries and throughout the development as a whole.



Site context and Materials

The adjacent images illustrate the immediate context of the site where inspiration has been drawn from in the creation of the proposed layout in terms of both the palette of materials and the use of linking walls to create a sense of place.

They also demonstrate the quality of spaces the development would seek to create through illustrations of the Polnoon development, Eaglesham, also by Mactaggart and Mickel. Where a similar approach to layout and place making has proven to be very successful.



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PROPOSALS

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Sense of Place

- Creating strong relationships between the streets and buildings
- Small informal squares to support navigation and provide areas for social interaction in which people can gather and children can play safely.
- Priority given to the pedestrian, whilst not forgetting the functional requirements of the vehicle.

Views

- Vistas/views in and out of the site helps to orientate the street user.

Variation

- Variations of house type and arrangement (ie. avoiding the standard rectilinear or cul-de-sac approach with 6m front gardens and 9m back gardens).
- Variation on how the house types address the street.
- Variation in scale and density.
- Variation in on plot parking arrangements.
- Minor variations of the facade treatment of the house types gives the impression of greater variety in the architectural language.

PROPOSAL ANALYSIS

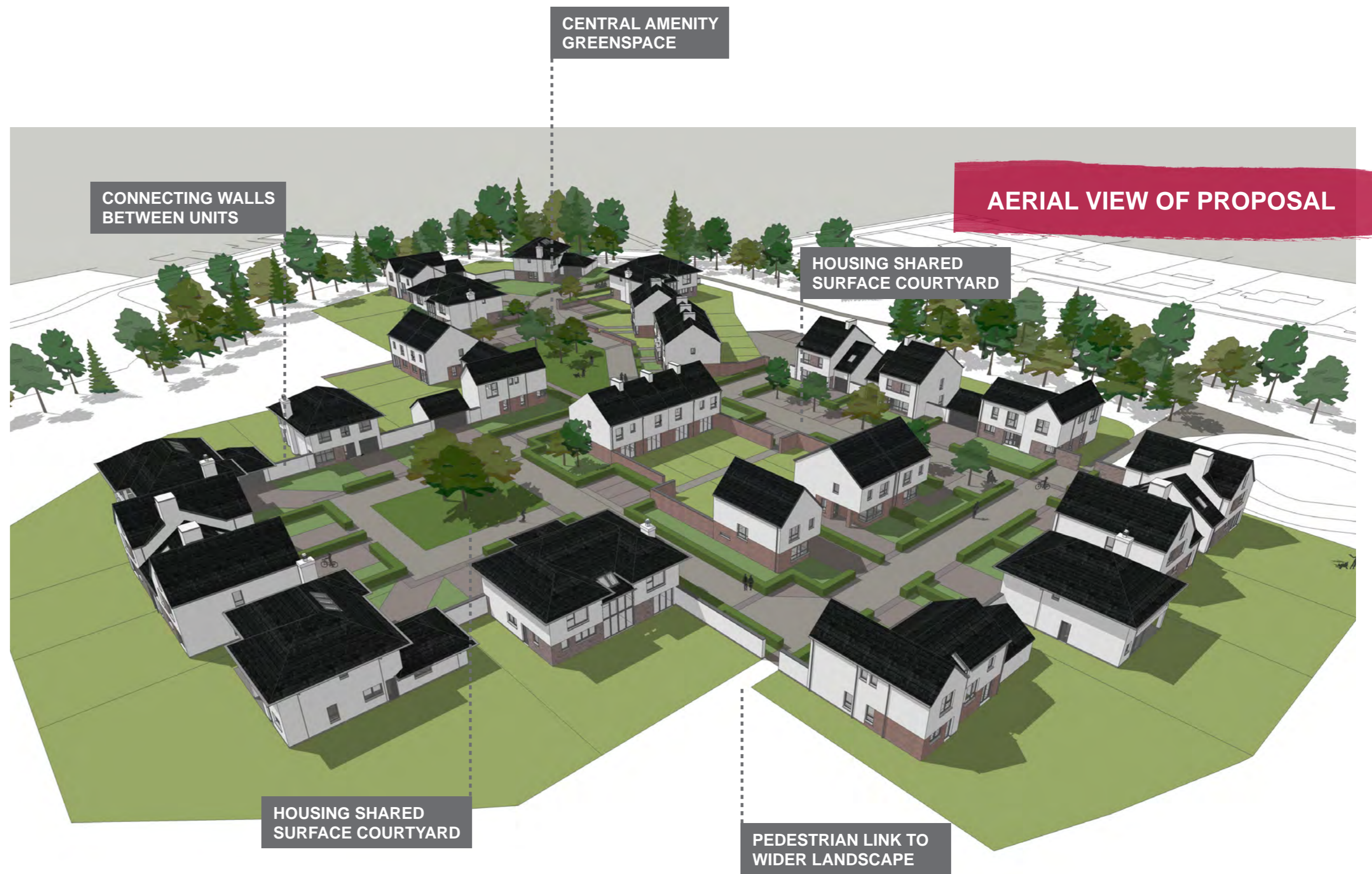




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PROPOSALS

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TYPICAL HOUSING COURTYARD





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HOUSETYPES

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Following a detailed analysis of the local vernacular in terms of both finishes and massing, the proposed housetypes shown here have been developed specifically for this project. They have been designed to reflect the character of the existing settlement through the use of a carefully selected palette of materials and the incorporation of close clipped eaves, slate effect roofs and gable chimneys, together with windows with a vertical emphasis.



HUGHES AND SALMON HOUSETYPES
2/3 Bed Semi-Detached/Terraced
70.9 Sq. m / 760 Sq. ft



ADAM HOUSETYPE
4 Bed Detached
155 Sq. m / 1,660 Sq. ft



LORIMER HOUSETYPE
5 Bed Detached
278 Sq. m / 2,990 Sq. f



SPENCE HOUSETYPE
5 Bed Detached
269 Sq. m / 2,900 Sq. ft



BRYCE HOUSETYPE
3 Bed Detached
103 Sq. m / 1,100 Sq. ft



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WHAT HAPPENS NEXT?

STATION ROAD - KILLEARN
COMMUNITY CONSULTATION / MARCH 2016

29th MAR '16
Community Consultation Event

MAY/JUN '16
Submission of Planning Application

AUG/SEP '16
Application Determined

SUMMER '17
SITE START

The ambition is that, when combined with complimentary landscape elements, the development will look entirely of its place and harmonious with the village centre.

Have your say!
WE WELCOME YOUR VIEWS, COMMENTS AND FEEDBACK

1. Fill a questionnaire and drop it in the ballot box on your way out.
2. Take a questionnaire and post it out to our address:
Mactaggart & Mickel Homes Ltd.
1 Atlantic Quay, Glasgow G2 8JB
3. E-mail your thoughts and comments to us at:
land@macmic.co.uk

