

River Garden Auchincruive - a special place for all to flourish

4.0 Evaluation

Building Type

The existing building is a typical example of an agricultural style steel portal frame and clad building. It is of a type that is suited to this rural context. It has however suffered from several years of neglect and is in a poor state of repair,

The proposal is to retain the steel frame and transform the building into a structure suitable for the proposed use. The social hub is modelled on a college campus type environment with an external piazza type space for informal gatherings and a more iconic building image.

Building Scale

The building is single storey and its scale is typical of a rural agricultural building.

The proposed conversion and refurbishment does not alter the overall scale of the existing building.

Building Mass

Single storey buildings are consistent with the buildings that have already been established on site.

Building Footprint / Layout

The building footprint is only marginally altered with a single storey extension to the front.

The new entrance creates a clearer hierarchy and defines the building entrance.

Landscaping

The hard landscaping creates a more 'public' face to the building and reinforces the 'campus' aesthetics. The use of paving, concrete/stone benches are complimented by soft landscaping, beech hedging and trees.

The buildings are connected to the rec room via a semi formal flight of stairs and ramped access also. The landscaping around here is consistent with landscape planting around the rec room.

Precedent / Imagery

Given the adjacent woodland setting, the use of natural and stained timbers ensure the building complement the setting.

The contemporary and more iconic entrance are appropriate for the social / campus aspect. Clean architectural lines and selected use of bold colours give the buildings a strong sense of identity.





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KEY / LEGEND

- Existing Tree
- New Tree
- Existing Tree Removed
- Tarmac / Block paving
- Porous Paving
- Paving
- Post + wire fence with beech hedge
- Proposed levels

— Red Line Application site

Coordinate Table

Grid Reference	Easting	Northing
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1001	1001	1000
1002	1002	1000
1003	1003	1000
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1100	1100	1000

No. Description		Date
Revision Notes		
G1 Architects		
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Drawing Status PLANNING		
Project	Drawing Title	
New Accommodation IFDAS, River Garden Auchincruive Ayr KA6 5AE	Social Hub Phase 1 Site Plan PROPOSED	
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Checked	Date	
	23/03/2023	
Drawing No	Revision	
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4.0 Design

Layout

The building plans provide the social spaces required for residents as part of their 3 year recovery programme at River Garden. Communal social spaces, like the communal dining Rec Room, are key aspects of building a healthy and sustainable community. The lounge, games room and gym are vital aspects of the model, and are required in parallel with the delivery of the approved 56 residents bed spaces.

The building configuration creates a new iconic entrance and has linkage with the rec room dining hall.

Access

The building will be at grade and have a barrier free access. There are steps and ramped link to the rec room dining hall.

Vehicular access is via the existing car park and accessible spaces will be provided.

Use

The use as a social hub is appropriate as part of the provision of accommodation associated with a sustainable community residential recovery site, where residents live and work on site for 3 years.

Amount

The amount of spaces is small and is already existing.

The building is modest in size and the extension is complementary to the buildings recently constructed on site.

Landscape

The proposed 'piazza' / college campus creates a dynamic social space for residents to relax and interact in an informal way. It provides linkage to the car park, residential accommodation and the rec room dining hall. Hard surfaces, stone / concrete block seating and bollards and lighting enhance this feeling. This is complemented with soft landscaping and tree planting.

Aesthetics

The use of larch cladding combined with contrasting colours will be complimentary and appropriate in the landscape setting. Corrugated cladding on signature gables and clean crisp lines ensure a modern take on a traditional vernacular.



