



Nicholas Lindsay Architects



Fig 1: Render of West Wing Conversion

Design Statement

(To accompany Full Planning Permission)

Dankeith Farmhouse Conversion

Dankeith Farmhouse

Symington

Kilmarnock

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December 2023

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“In countryside areas, including green belt, we may accept the ... conversion and re-use of a genuinely redundant building of traditional or local character and domestic scale for residential use if the building is largely intact, structurally sound or can be repaired or restored. The original building must remain the main feature.”

South Ayrshire Council Local Development Plan 2022: LDP Policy – Rural Housing

“The conversion of traditional buildings will be acceptable, provided any alterations and extensions to the exterior of the building, including a repaired or replacement roof, will be limited to those demonstrated as being essential to the creation of a single dwellinghouse from the original building.”

South Ayrshire Council Supplementary Guidance: Rural Housing

“We are in favour of protecting listed buildings and their settings, especially from inappropriate development, and will actively encourage their sensitive maintenance, restoration and reuse.”

South Ayrshire Council Supplementary Guidance: Historic Environment

1.0 Summary

1.1 Principle of Development

- To convert the West Wing of the existing derelict Category C listed Steading (circa 1800) into a family home
- Historic Environment Scotland reference: LB51582 (Dundonald, Dankeith Farm)

1.2 Application Site

- Andrew and Joyce Findlay are seeking full planning permission prior to the purchase of the property ideally by March 2024.
- Vehicular access via driveway shared by the Dankeith farmhouse, Craigview and Dankeith House and Caravan Park
- Andrew and Joyce and their daughter are currently living in Canada but are looking to move home to Scotland before their daughter starts High School.

- Application site: 1600m²
- Dankeith area: 2 Hectares
- Dwelling Footprint: 378m²

1.3 Site Context

- The West Wing is part the steading of Dankeith Farmhouse and the auxiliary outbuildings which once served Dankeith House.
- Dankeith Farmhouse, a steading which can be broken into two main parts separated by an entrance pend:
 - The West Wing: currently derelict was once used as stable and various stores. This is the area to which this application relates.
 - The East Wing: The farmhouse which is habitable but in need of modernisation, and various stores and garages that are derelict.
- In addition, the plot also has around 5 additional outbuildings that are in various stages of dereliction and collapse.
- Dankeith farmhouse (Category C – LB51582) was a working farm, until this became too much for the current owners Dougall and Gene Grey who are looking to retire to a nearby village. In recent years only the farmhouse has been occupied and the condition of the many outbuildings has deteriorated through neglect and poor maintenance.
- The Findlay's intend to modernise the existing farmhouse in the East wing, living in this portion of the building whilst the conversion of the West Wing into a family home is completed.

1.4 Design

- Convert a portion of the existing building into a 4-bedroom family home.
- The existing Stables will be converted into a fitness studio from which Joyce is looking to teach fitness classes.
- Addition of an extension to the North-West corner where there is currently the ruin of an existing storage area that is connected to the West Wing. This extension will use a more modern architectural language to differentiate it from the existing building.
- Replace all windows with traditional sash and case timber double glazed units of a similar style to the existing.
- Internally insulate the building by building a new timber frame internally to house insulation. We would leave at least a 50mm gap between the stripped stone walls and the new timber kit to allow for adequate ventilation.
- Insulate the roof and new floors.
- Removal of all cement mortar and replace with lime to allow the stone to breathe and prevent further water damage.

2.0 Introduction

Nicholas Lindsay Architects have been commissioned to develop a design proposal for the conversion of the West Wing at Dankeith Farmhouse from derelict outbuilding to family home and fitness studio. The application site within the curtilage of the Dankeith Estate and located to the North of Dankeith House and Caravan Park.

The aim of this design statement is to show how the application meets the policies within the South Ayrshire Council Local Development Plan 2022, supplementary guidance, and National Planning Framework 4 (2023).

The proposal provides the opportunity to achieve a high-quality development and re-use of a building that has fallen into massive disrepair over the years. The objective of the project is to keep the original character of the steading whilst creating an energy efficient home for the Findlay family as they breathe new life into the building.

The Applicants and Nicholas Lindsay Architects are excited by the proposal and keen to work with South Ayrshire Council towards a successful outcome.

Below is a statement from Andrew Findlay expressing his future plans for the steading:

“Our family have been in Canada now for the past 18 years, so we are really excited to be able to come “home” and build a new chapter and family home in Scotland, especially when we get to rescue an old farm building with so much character and charm.

We do not anticipate this to be a one- or two-year project, it will be something we can pour our efforts into over the next 5-10+ years.

More immediate goals: Fixing the roof – we had a roofing specialist review the condition of the roof and it's in severe need of complete overhaul. Nail sickness is prevalent, and it will take more than just replacing a few tiles. It needs to be stripped back, structural timbers where required will be renewed/repared (trying to save as much original as possible) and new slates laid. We anticipate an element of discovery when we strip the roof back and so we are prepared to make repairs to the top of stone rubble wall as well, likely impacted by years of poor roof quality and water management. Initially we will start with the existing living accommodation (NW side) and the dwelling conversion area (SW side). Chimney stacks are also in urgent need or repair to avoid possible collapse. We will be living in the current NW building (residence of current owners) while we do the work.

Next priority: Building a modern and energy efficient family home whilst retaining the traditional character. On the SW side as laid out in our proposed plans, build a suitable family home which is sized accordingly for our needs and can accommodate guests – We expect frequent visit from friends and our two grown up kids who are still going to reside in Canada. Its just Joyce, myself, and Sofi (13-year-old daughter) moving back to Scotland, oh yes, plus a couple of cats and a dog which we will be bringing with us. Our adult son and daughter have established work/life in Canada, but we anticipate many visits, so need a house of sufficient size.

In terms of modern energy efficient home, we will be extensively insulating walls, roof, and floor, using most effective methods available to us, as well as making sure external walls receive required ventilation to preserve the stonework and mortar. New traditional style double glazed windows and doors will also be installed in keeping with the external aesthetic.

Medium term: One area called out in the planning proposal is to convert an unused space into fitness studio space. This provides my wife her dream opportunity to teach group fitness classes in the future, serving local community and the adjacent caravan park.

The current residence in the NW side of the building is where our family will live while the building works take place (this is where the current owners stay). I anticipate as well as roof repairs, we need to modernize the electrical systems, add fire safety devices, and potentially update heating system in the near term. Once we move into the new house area, there will be potential with some additional work to rent this out as seasonal holiday accommodation.

The outbuildings will be updated over time to accommodate workshops, garage and equipment and material storage areas. The field acreage is likely to be leased out to a local farmer in the interim for grazing livestock. We have some provisional plans later to perhaps have our own livestock (small holding) i.e. goats, chickens, vegetable plots – a bit of a hobby farm if you will. Our youngest daughter Sofi has recently been diagnosed with Autism and ADHD, she has been enjoying growing vegetables in a small patch of our garden in Canada and loves animals, we feel this is going to be great opportunity and environment for her to thrive.

There may also be a future commercial opportunity to accommodate “glamping” style pods for holiday guests. There is obviously demand for tourism during summer months in the area and this could be an opportunity and something we could work with local caravan park on. This is however looking a bit further ahead and would obviously be done via the appropriate planning process and not something we are submitting at this time.”

Nicholas Lindsay Architects

Nicholas Lindsay Architects is a design led, creative and practical Scottish architecture practice. We have extensive experience across a wide range of sectors but particularly specialise in residential one-off housing.

Our projects combine contemporary Scottish style and traditional Scottish Architectural principles. We consider the local planning policies carefully with the aim to design buildings distinctly of their time. Our work celebrates beautiful materials, careful detailing, and the surrounding natural and built environments.



Fig 2: Calvin farm steading- renovation project of derelict barns (Perth and Kinross)

3.0 Site Analysis

Dankeith Farmhouse is located off the B730 between the villages of Symington and Dundonald and can be accessed via a shared road with Dankeith Caravan Park. This road is fully owned and maintained by the Caravan Park which is located on the grounds of neighbouring Dankeith House estate.

The footprint of the Farmhouse (including the courtyard) is approximately 1600m², the West Wing has a footprint of approximately 378 m².

- North: Open garden ground and fields
- East: Craigview (residential dwelling) and the driveway shared with Craigview and Dankeith House and Caravan Park
- South: Dankeith House and Caravan Park
- West: Ancillary buildings and fields (owned by Dankeith farmhouse).

The West Wing was most recently used as storage by the previous owners and is slowly decaying through lack of maintenance.



<https://canmore.org.uk/collection/1161738>

Fig 3: Ariel Photograph of Farmhouse and outbuildings- also visible Dankeith House and Caravan Park and the neighbouring property Craigview

4.0 History

4.1 Dankeith House

Dankeith House was constructed in the late 18th Century, of which little is still visible. Extensions were added around: 1880, 1893-94, 1909 and 1930 giving the building its distinctive Tudor appearance.

During WWII the house and estate was used as a military base by the RAF for secret planning meetings for D-day and other allied operations. In 1948, Dankeith House was acquired by Roman Catholic Priests and used as a retreat, however they sold the property in 1968 and the site is now a leisure centre, with caravans surrounding the house.



Fig 3: Dankeith House

4.2 Dankeith Farmhouse

The farmhouse is designed around a traditional open courtyard plan. The walls constructed of random rubble whinstone with dressed ashlar quoins on the corners and at window surrounds. The East elevation features a central gabled clock tower with arched entrance pend below. The symmetrical elevation also features projecting bays with windows centred in arched recesses. This elevation is the most decorative with the random rubble offset by finer decorative stone detailing.



Fig 4: East facing – entrance elevation

The remaining outward facing elevations are slightly more paired back than the principal elevation. These elevations feature the same high level small arched openings and a few windows and doors with stone quoins.



Fig 4: Southernmost corner of the steading showing blocked up window opening.

The inner courtyard is simple in character with dormer hayloft and a mixture of stores, workshops, and accommodation at various stages of disrepair. Many of the cast iron gutters and downpipes are either failing or missing and will need replaced. The stonework throughout the property shows signs of water ingress with open mortar joints and vegetation growth. There are also some isolated areas of cracking, and the chimneys will need to be immediately secured to ensure their safety.



Fig 5: West Facing Courtyard elevation.

The existing farmhouse is in a habitable condition, albeit in need of rewiring, a new heating system and general modernisation. This portion of the building is more highly decorated with a distinctive dressed coursed stone corner porch with cable roof and decorative crest, and gabled bay facing the courtyard.



Fig 6: Farmhouse entrance porch



Fig 7: courtyard elevation showing the farmhouse, workshop, and stores.

The roof requires immediate attention as there are slipped and missing slates, corroded and missing lead ridges and valleys. Structurally there is evidence of water ingress, decay and woodworm/bore with some areas of the building completely uninhabitable as a result.



Fig 8: area of ceiling failure/collapse in store



Fig 9: dampness/ water ingress- vegetation growing on walls.



Fig 10: Ariel photograph of Farmhouse from the North

The windows in the property predominantly single glazed and need replacement. The doors of the property are mainly single leaf timber and are also in need of replacement. The building has been neglected over the years and needs upgrading to ensure its future preservation.

The current owners Dougall and Gene Grey have used the property as a base for their farm for the last 54 years. The upkeep of the house, outbuildings and land is becoming too much for them and they are looking to retire to a smaller more manageable property nearby.

5.0 Housing Requirement

As previously noted, the Findlay family are intending to live in the existing farmhouse whilst converting the West wing into a family home at Dankeith. This will allow them to set up a comfortable base from which they can convert and refurbish the other decaying buildings into fitness studios and holiday rentals.

Please refer to the following drawings in support of this application:

- PL-01 Location plan 1:1250
- PL-02 Existing block plan 1:500
- PL-03 Proposed block plan 1:500
- PL-04 Existing Plans 1:100
- PL-05 Existing Elevations 1:100
- PL-06 Existing Courtyard Elevations 1:100
- PL-07 Proposed Plans
- PL-08 Proposed Elevations 1:100
- PL-09 Proposed Courtyard Elevations 1:100
- PL-10 Rendered Images

6.0 Site Strategy

The applicants approached NLA to design a contemporary and energy efficient dwelling using the existing West wing suitable for family living. This section of building comprised of the stables, grain store, and various storage rooms that need significant repair.

The siting of the proposed extension to the North end of the West wing takes up the footprint of an existing ruin. This ruin is attached to the steading but there is no roof, and the walls are collapsing. This offers the opportunity to create a more modern space that will capture the incredible views of the of the surrounding landscape.



Fig 11: Ruin of building at West Corner of the steading

The remaining alterations will be much more subtle and will include reusing existing openings where possible to ensure the existing steading retains its unique character whilst being reconfigured for modern living.

The main road access is along a shared unadopted road overlaid in tarmac and gravel. There is ample space for parking on the hardstanding around the property and in the courtyard.

7.0 Proposed Design

The proposed dwelling is influenced by the form of the existing building, and we have used a light touch with the proposed alterations. The entrance is in the middle of the existing building, currently being used as a grain store. Here there is a large existing opening with timber doors. We propose the infill of this with a timber clad wall, double entrance door and sash and case windows. This visually differentiates this intervention from the existing building whilst keeping the original opening size readable on the elevation.



Fig 12: Render showing timber wall infill and entrance at existing opening.

Along this North Facing courtyard elevation we have used the existing door openings and converted them into windows keeping the existing elevation relatively unchanged. As you enter the entrance hall there is a stair to the first floor directly in-front of you. The first-floor accommodation comprises of two bedrooms a family bathroom and a storage cupboard.



Fig 13: Family Bathroom



Fig 14: Guest Bedroom

On the ground floor the South end of the building houses the main bedroom suite with vaulted double height ceiling, dressing area and en-suite; along with Sophi's bedroom with en-suite.



Fig 13: Principal Bedroom



Fig 14: Sophi's bedroom

To the North end of the West wing, we have kept many of the existing walls in their current location and used these spaces for the: laundry, plant, accessible WC, and study. At the very end of the building, we have opened up the existing building into the new extension to create a large modern open plan kitchen, living, dining area with vaulted ceiling.



Fig 15: View of new extension showing open plan living, dining kitchen area.

We also propose the conversion of the existing stables into a fitness studio with accessible WC. This will be used as a space for Joyce to run her fitness classes and will be open to members of the public.

7.1 Form

The form of the proposed dwelling retains the character of the existing building, with the added extension providing the additional larger space for modern living. The extension is a simple extrusion of the existing form, following the same roof line and footprint. This simple approach allows the existing footprint and facades to remain relatively unchanged whilst adapting the building into a modern family home.



Fig 16: Extension in the location of the existing ruin

We have reinstated all the blocked-up windows in the West wing and in locations where there are doors that are no longer needed, we have made these into windows using the existing door width and lintel height. Where new opening is required, we have used the size of the existing openings as precedents to achieve a scale and rhythm that is in keeping with the form and character of the existing building.



Fig 17: render showing reinstated and new openings to the South elevation.

7.2 Materials

Careful consideration has been afforded to material selection to respect the character and of the steading. We have consciously made the new additions (entrance wall and extension) visually contrast for the original building to be easily identifiable. We propose the use of tongue and groove Siberian timber cladding with SiOO:X factory coating to give a uniform weathered appearance. The use of timber cladding speaks to the agricultural vernacular and heritage of the building with a soft colour that will blend well with the existing stone.



Fig 18: SiOO:X coating on Siberian Larch

Any infilling to the existing wall will be done using the available stone on site and with stone cills added to match the existing. In the locations where new openings are required the new stone lintols and cills will be of a natural stone to match the existing building.

We propose a new roof over the entire West wing of the building. For this we propose the use of CUPA Heavy 3 Spanish slates as they are a close match to the hard-to-find Scottish slate.



Fig 19: CUPA heavy 3 to match existing roof.

The windows will all be timber sash and case frames with double glazing where possible to match the character existing buildings.



Fig 20: New timber sash and case windows (Blairs of Greenock)

To preserve the character of the building we will also remove any cement and repoint the building with a breathable lime mortar. The rooflights will be of a conservation style to fit in with the existing building.



Fig 21: Conservation style rooflight

7.3 Layout

The layout has been directly informed by the footprint and style of the steading. The space is arranged in a simple linear fashion to reflect this. Our brief was to create a contemporary, energy efficient, family dwelling that works in harmony with the steading whilst adapting to the current needs of the occupants. The brief required the design to respect and reflect the scale, massing, and form of the existing building and Scottish rural domestic architecture.

8.0 Sustainability

Due to the dilapidated condition of the West Wing the site is designated as brownfield land. As such the renovation the space is an opportunity to convert a redundant building into a viable home for modern times.

The proposals recognise the need to reduce the environmental impact of any development and are committed to aiding the local area as much as possible. Central to the ethos of this proposal is the design of a sustainable project and the contribution to a sense of place, in accordance with South Ayrshire Local Development Plan. The proposal benefits from:

- A fabric first approach to form continuous insulation envelope within the structure.
 - stripping back the walls to the stone internally and erect a timber frame within the building to insulate whilst allowing the walls to breathe.
 - A new insulated floor.
 - Insulating the roof structure.
- Double glazed timber windows with low u values
- The incorporation of air tightness within the building.
- Use of renewable energy for domestic heating and hot water: TBC (likely ground source heat pump)
- Sustainable drainage with private drainage system.
- The installation of low energy lighting components.
- Local authority waste and recycling storage

9.0 Drainage & Services

SUDS infrastructure will be utilised with all proposed areas of hard landscaping to be permeable paving/gravel laid over geo-textile. It is noted that the SEPA flood maps show no risk of flooding (see fig 22 below). The drainage to the property is a septic tank shared with the neighbouring property Craigview. We propose a new treatment plant is installed for the development of the West wing as part of the works, pending the relevant SEPA permissions being granted. As the design process progresses, the Design Team will incorporate Sustainable Drainage Systems (SuDS) into the proposals, designed in accordance with the recommendations in PAN 61, Planning and Sustainable Urban Drainage Schemes; guidance in The SUDS Manual (CIRIA C697, published in 2007); and Enhancing Sustainable Urban Drainage Schemes for Wildlife (SEPA, undated).

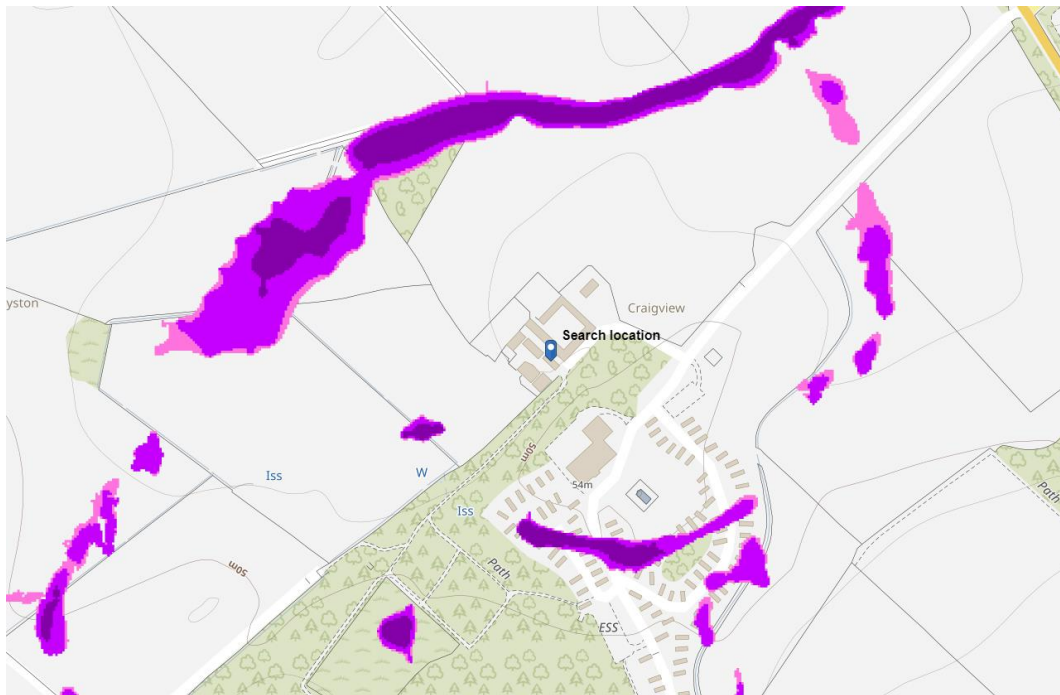


Fig 22: SEPA flood Map extract

Electricity will be provided by the existing mains connection available within to the property. Water will be provided via the existing mains water supply available within the property.

The bins will be stored inside the central store which have an appropriate amount of space to fit the required external storage containers for domestic waste. All waste containers will be stored within the boundaries of the property until presentation for collection and will be easily accessible to the occupier. They will not be moved through a building to the collection point. There is sufficient space on the site to facilitate home composting for use in the garden.

10.0 Biodiversity

The site is not within a statutorily designated site, a non-statutorily recognised site, nor is it within 10 metres of either. It does not impinge upon a green habitat or corridor. The conversion of the Coach House will enable active management of the land allowing the applicant to improve biodiversity.

As part of the due diligence process, we have already carried out a bat survey at the property. For full details of this please refer to the Bat Survey Report, by Sally Gray issued 30th September 2023. In the report a few bats were recorded entering and leaving the building and Sally makes recommendations as to how to best proceed.

Protecting the natural habitat is of paramount importance and an extensive landscaping scheme will be carried out at the site to create habitat for local birds, animals, and insects. The proposals aim to encourage biodiversity using native and indigenous species in the planting.

11.0 Planning Policy

Scottish Planning Policy (SPP)

The Scottish Planning Policy Document (SPP) was published by the Scottish Government in February 2010 and is defined as the statement of *'the Scottish Government's policy on nationally important land use planning matters.'* Policies in the SPP relate inter-alia to housing and rural development considerations. Cited on the adjacent page are several extracts from the SPP Document which we consider lend support for our client's proposal.

The national and local policies which relate to this development are noted below. These policies have been used in the preparation of this design statement and associated drawing package.

National Planning Framework 4 (2023)

Policy 1: Tackling the Climate and Nature Crisis

The global climate crisis has emphasised the need for high quality sustainable housing. New build housing is one of the biggest contributors to carbon release into our atmosphere. By reusing the existing structure, we are reducing the embodied energy significantly.

Policy 2: Climate Mitigation and Adaption

By adding a continuous insulation envelope and ensuring a suitable degree of air tightness we reduce the heating demand for the property. The use of renewable energy sources will further reduce the overall environmental impact of the building. The conversion and upgrade of the West Wing supports this policy in updating an otherwise redundant and outdated building into a well-insulated family home suitable for 21st century living.

Policy 7: Historic Assets and Places

The proposed design has been carefully developed to sympathetically convert the West Wing into a family home whilst preserving the character of the existing building and the architectural context of its setting. In its current state the building will continue to deteriorate. This timely intervention will ensure the preservation of this building for years to come.

Policy 9: Brownfield, Vacant and derelict land, and Empty Buildings

Due to the derelict condition of Dankeith Farmhouse the scale of work required would have been a daunting prospect for many potential buyers. The Findlay family are committed to redeveloping the buildings and estate, as such creating a suitable family home on site is crucial. The redevelopment of the building reuses existing building stock and reduces embodied energy.

Policy 17: Rural Homes

As a redevelopment of an unused building on a brownfield site this project meets the criteria of this policy.

Policy 22: Flood Risk and Water Management

The proposed design created a slightly larger roof area than the original building therefore the increased surface water drainage loading is minimal. The SEPA flood maps show no risk of flooding around the building.

Policy 26: Business and Industry

The inclusion of the Fitness Studio will allow Joyce Findlay to operate her fitness classes to members of the public and visitors to the nearby Dankeith Caravan park, which is currently underserved by this type of service. This is the type of small business this policy seeks to support.

Policy 29: Rural Development

The addition of fitness classes being offered to the local community will contribute to the health, diversity whilst reusing an otherwise redundant building. There is also the potential for the facility to act as a new hub for the community.

South Ayrshire Council Local Development Plan (Adopted 2022)

Core Principle B8

The proposed development of the dilapidated West Wing into a family home and small fitness studio should be supported under this policy.

LDP Policy: Business and Industry

The inclusion of the fitness studio for commercial purposes will serve the local rural community along with visitors to the nearby caravan park.

LDP Policy: Development Opportunities

As outlined in this policy the development of derelict and brownfield sites is encouraged.

LDP Policy: Rural Housing

The proposals meet the following criteria:

- B) The extension and alterations to the existing building are sympathetic in scale character and proportion to the existing building and maintains the integrity of the existing building.
- C) The proposals re-use a genuinely redundant/traditional building with an emphasis on restoring the condition of the existing building to ensure its future preservation.
- D) The West wing will be converted into a family home along with a fitness studio to offer services to the public.

LDP Policy: Historic Environment

The design changes made to the West Wing have been made subtly with existing openings reinstated and all new opening of a size and scale that is similar to existing openings. This allows the building to work effectively in its new iteration as a family home, whilst ensuring the character of the building is relatively unchanged. The development of the building is also a positive step in reusing a structure that is decaying from neglect.

Supplementary Guidance

Supplementary Guidance: Historic Environment

Converting a building that was built for a specific purpose is always a challenge. In this case we have been conscious that the architectural vernacular of the West Wing needs to be maintained to keep the visual harmony with the steading as a whole. We have made alterations to the existing building subtly in both the external walls and roof. Although accommodation has been added into the roof space, we propose the use of conservation rooflights instead of dormers to ensure the simplicity of the form is maintained. All new openings within the existing building will also be produced to match the existing. In the extension we have chosen larger modern glazed elements to clearly differentiate this from the older parts of the building.

The extension is located to the back of the building, on the footprint of an existing dilapidated section of building. This location will mean it is not visible from the front approach and only partially visible from the courtyard, this maintaining the overall character of the building. New

timber sash and case windows with double glazing and timber mullions are proposed to match the existing windows.

Supplementary Guidance: Rural Housing

Converting the existing unused West Wing of Dankeith Farmhouse will meet both of the following supported criteria:

2) rehabilitate a vacant rural building

The formation of a new family home in a redundant traditional building thus protecting the historic environment through high quality design and conversion.

4) Rural Business

The formation of a fitness studio in a redundant traditional building to allow the occupants of the newly formed adjoining property the opportunity to run fitness classes to the locals and visitors to the area.

Supplementary Guidance: House Alterations and Extensions.

The proposed extension is of a scale and design that respects the Scottish agricultural style of the existing building. The form is an extrusion of the existing building with the application of larger openings and timber cladding.

12.0 Conclusion

Nicholas Lindsay Architects are mindful of the policies within the South Ayrshire Local Development Plan, Supplementary Guidance and National Planning Framework 4 and believe that the proposed design responds well to the spirit of the policies.

The conversion and renovation of the West Wing will create a high-quality family home that revitalises the existing building. The design of the proposed additions is of a scale, mass, form, and materiality which is coherent wider architectural vernacular and maintains the integrity of the existing building.

The proposals will contribute a positive addition to the local built environment and create a well-designed and highly efficient home for the Findlay family along with the space to run a small fitness business.

We believe we have demonstrated through this Design Statement and the detailed drawings, that the policies against which this proposal will be determined, have been met. In these circumstances, we would hope that our aspirations and hope for the future will be shared by South Ayrshire Council and the application be fully supported.

It is therefore recommended that the decision should be to approve the application.