
P3000653 Cadets Access

Cadets Access – Whitefaulds Avenue Design Statement

Doc No: NA
Issue: PLANNING
Rev: P02
Date: 12.02.24



Introduction

The following note is a Design Statement in support of the planning application for forming a new vehicle access off Whitefaulds Avenue to the rear of the existing Cadets Building, which faces onto Kirkoswald Road. This statement should be read in conjunction with Drawing MAY-BDP-02-ZZ-DR-L-PP010.

Background

This proposal outlines the design requirements that are needed to create a driveway from Whitefaulds Avenue to the Cadets Building, which is owned by the Lowland Reserve Forces & Cadets Association (LRFCA). The driveway will be wide enough for a large 6-wheel minibus (refer to tracking drawing MAY-BDP-02-ZZ-DR-L-PP008). No additional pedestrian access will be required.

The original planning application for the adjacent new Maybole Community Campus, highlighted an indicative new vehicle access point to allow for separate access to Cadets Building (former the High School Janitor's house).



Image taken from Google Maps



Proposed Site

The driveway will be located on land currently owned by South Ayrshire Council, this is part of the Maybole Community Campus site to the west of the Cadets Building.

As noted in the below 'Design Solution' section, we are keen to emphasise that the proposed Cadets Access has been co-ordinated with the Maybole Community Campus site and integrate in its design seamlessly.

Design solution

The proposed parking layout has been developed based on the following strategy.

- Minimising impact on the adjacent Maybole Community Campus landscape design footprint.
- Retention of the existing stone boundary wall to the Cadets Building
- The new vehicular gate to the parking zone will be designed to co-ordinate with the height of the new weldmesh fencing being built to form the site boundary to Maybole Community Campus.
- A new drop kerb will be installed.
- An appropriate signage "Access to Cadets Building only" or similar will be installed to indicate the created access.



Image taken from Google Maps

Programme

Subject to timescales and approvals associated with the planning process, the works will be progressed as soon as possible.