

New Ayr Leisure Centre Pre-Application Consultation.

The ambition of the project is to provide an excellent centre for health and fitness, to encourage people to be more active more often.

The Pre-Application Consultation Online event will take place 4pm – 7pm on Thursday 21st October

On South Ayrshire Council's 'Consultations' page, <https://www.south-ayrshire.gov.uk/article/35539/New-Ayr-leisure-centre-Pre-application-consultation> you will be able to find;

- o The link to Pre-Application Consultation online event
- o Guidance on how to join the event
- o A Downloadable Feedback Form and guidance on how to submit
- o Frequently Asked Questions about the project
- o Results of the 'New Ayr Leisure Centre – Tell us what you think' survey held earlier this year

For those unable to attend the Pre-application Consultation online event, we have included summary drawings and text here.

- o We would love to know what you think.
- o Feedback will be collated from 21st October until 1st November 2021.

Thank you in advance for your participation.

1 the rationale

The costs to refurbish the Citadel and bring it up to modern standards have been estimated at £22.7m, based on an estimated amount for backlog maintenance and elemental costs for upgrading the building fabric and services. Although this would address the existing issues with the fabric and services of the building, many of the operational issues would remain that can only be addressed by a purpose-built new facility, such as the inability to grow the 'learn to swim' programme and respond to new trends in fitness and wellbeing. Extensive remodelling would also be required which would add to these costs and result in the closure of the Citadel for a period of 12 to 18 months whilst the works were undertaken. Users and sports clubs would be required to find alternative facilities elsewhere. The replacement of the Citadel with a new build in the Town Centre would avoid lengthy closures and disruption to users and clubs.

The proposed new complex will assist in the regeneration of Ayr town centre. The loss of Hourstons is symptomatic of the Town Centre's decline and building a major public building, together with other commercial developments will bring people and activity back to the Town centre throughout the day and evening.

The proposals create a new community based use for the Hourstons building and breathes new life into this much loved historic structure.

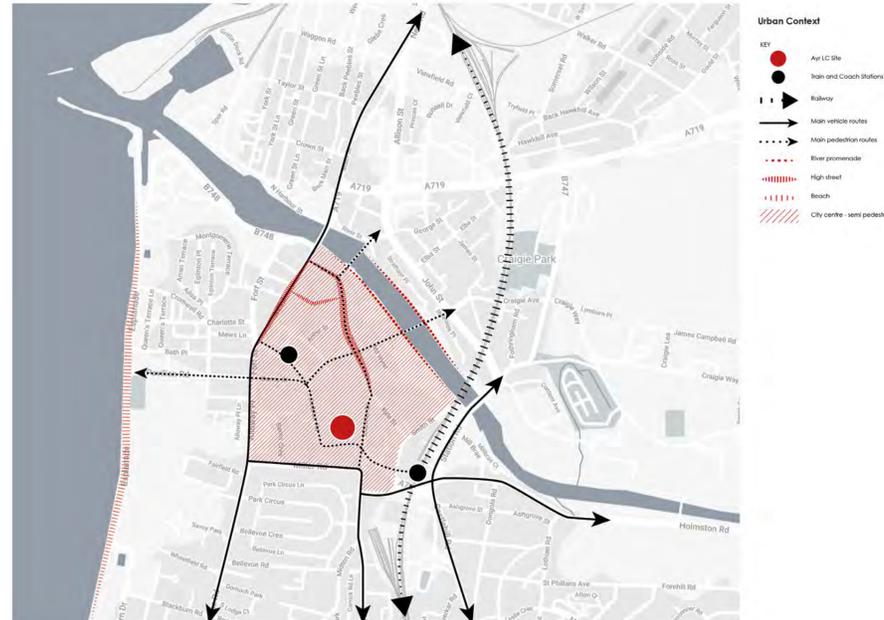
A new public square and open space together with the facilities of the new centre will provide better connections through the Town.

The removal of Arran Mall creates an opportunity for pedestrian links from the railway station, High Street, Alloway Street, Dalblair Road and onwards to the beach.

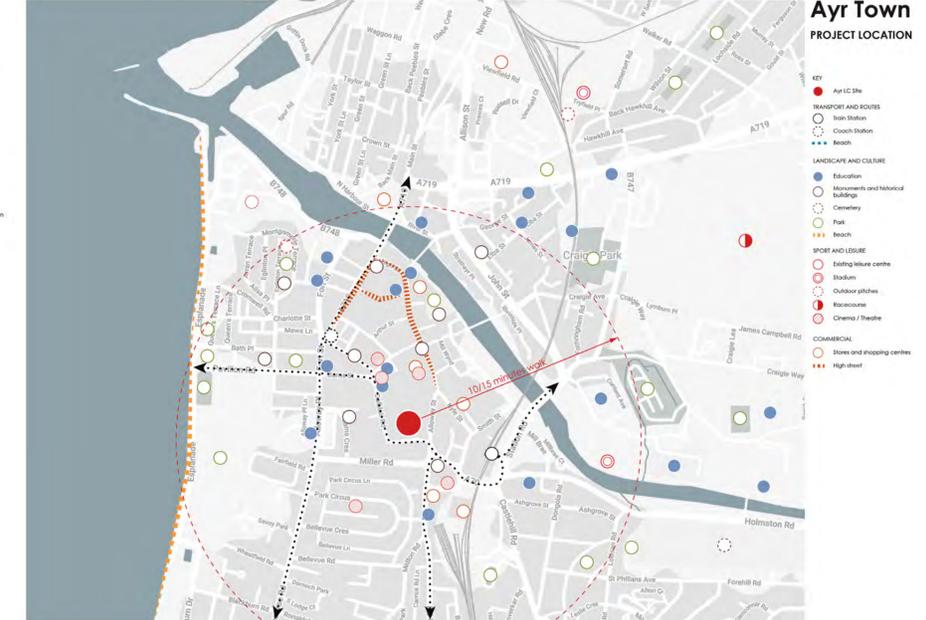
Requirements for new leisure complexes have changed. People require higher standards. Environmental requirements for low carbon and higher energy conservation are embedded in designs. Health demands are equally important to the needs of the sports users. A new building must incorporate those requirements.

The building and the site must be accessible and inclusive to all irrespective of age, gender, culture, and whatever ability they have. Inclusive design benefits from placing the building on bus and train routes and linking to strong pedestrian linkages.

Urban Context and connectivity



Project location



Project site and borders

The diagrams above illustrate the location of the proposed site for the new centre. They demonstrate that it is well located and central in relation to the town centre. It can be seen that it is adjacent to the High Street and can connect with pedestrian and vehicular routes through the Town.



This plan shows the red line extent of the boundary to the site contained within the planning application. All parts of the land contained within the red line are within the jurisdiction of the Council seeking to develop the new centre. Except for the older parts of Hourstons all buildings within the red line will be demolished and all party walls retained and made good.

Existing Hourstons building

The Hourstons building will be retained. The current proposals will create a new frontage at ground floor but will regenerate and refurbish the stone and masonry façade above.



Existing Arran Mall building

Arran Mall and the adjacent commercial building will be demolished to allow for a complete regeneration facing onto Alloway Street.



2 Site planning

Grow Well, Live Well, Age Well

The location and design of the site and building will encourage the regeneration of this part of Ayr Town Centre. The site connects to important elements of the urban structure of the Centre of Ayr. It sits in the heart of the town and is adjacent to retail, commercial and transportation hubs, and routes.

Locating it in this way will encourage more people to utilise the complex and will encourage more people to come to the heart of the Town.

The design of the site and the buildings must encourage the making of a Civic and Humane Place in the Town Centre.

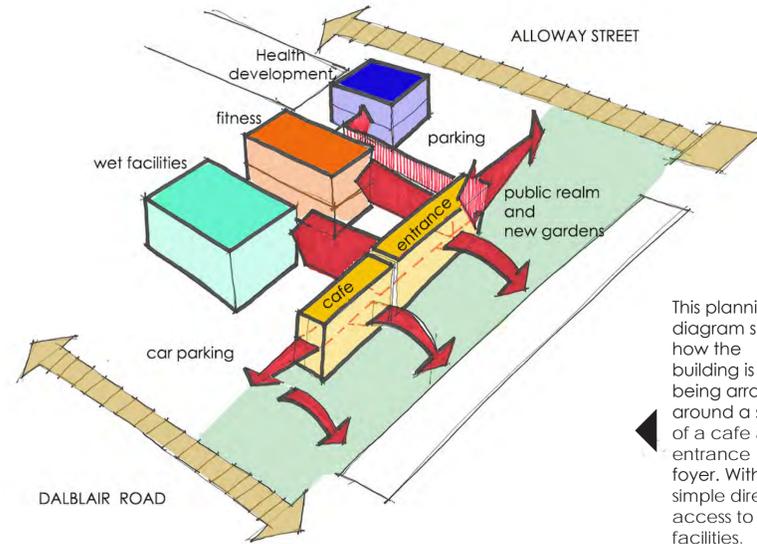
Within 5 minutes' walk of the site there are 2000 car parking spaces, and this is sufficient for the number of visitors expected but for ease and inclusivity, 80 parking spaces are proposed on the site, including accessible spaces.

The design will fit into the urban fabric but with a human scale appropriate for a major civic building.

This design will create increased biodiversity and ecological value by returning part of the site to a public garden that links Dalblair Road and Alloway Street. Historically the site was the garden to Dalblair House and then the Hotel. As late as the 1960's it was a green space in the centre of the Town.

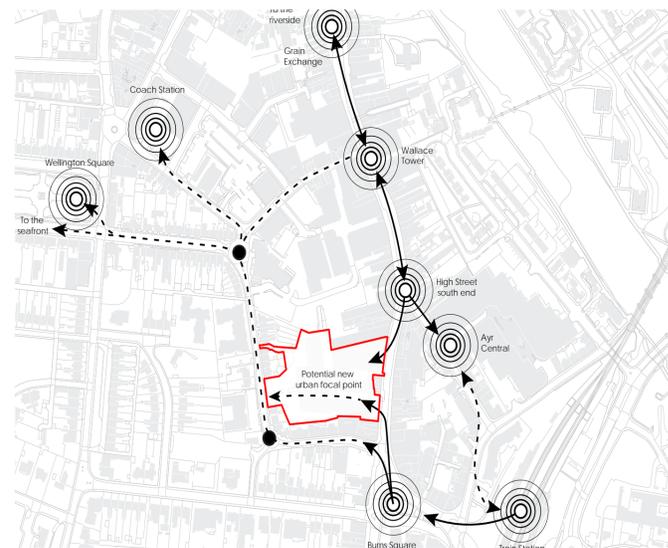
The massing and placement of the building will provide a Civic space or square to meet and gather from Alloway Street. This will create another much needed traffic free key public node in the urban fabric of Ayr.

Building planning diagram

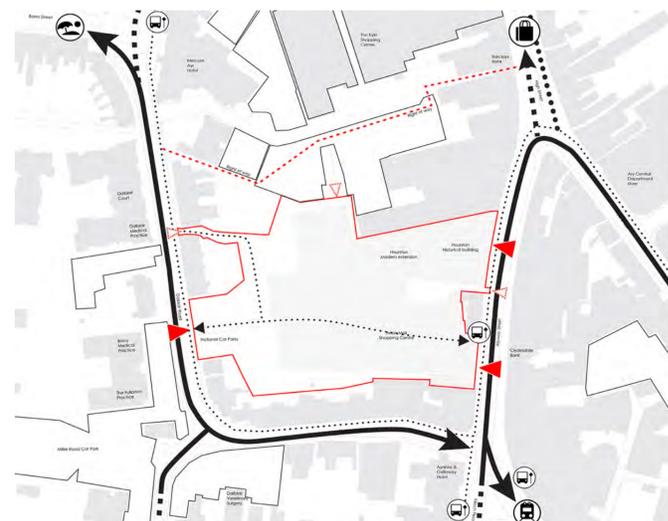


This planning diagram shows how the building is being arranged around a spine of a cafe and entrance foyer. With simple direct access to all the facilities.

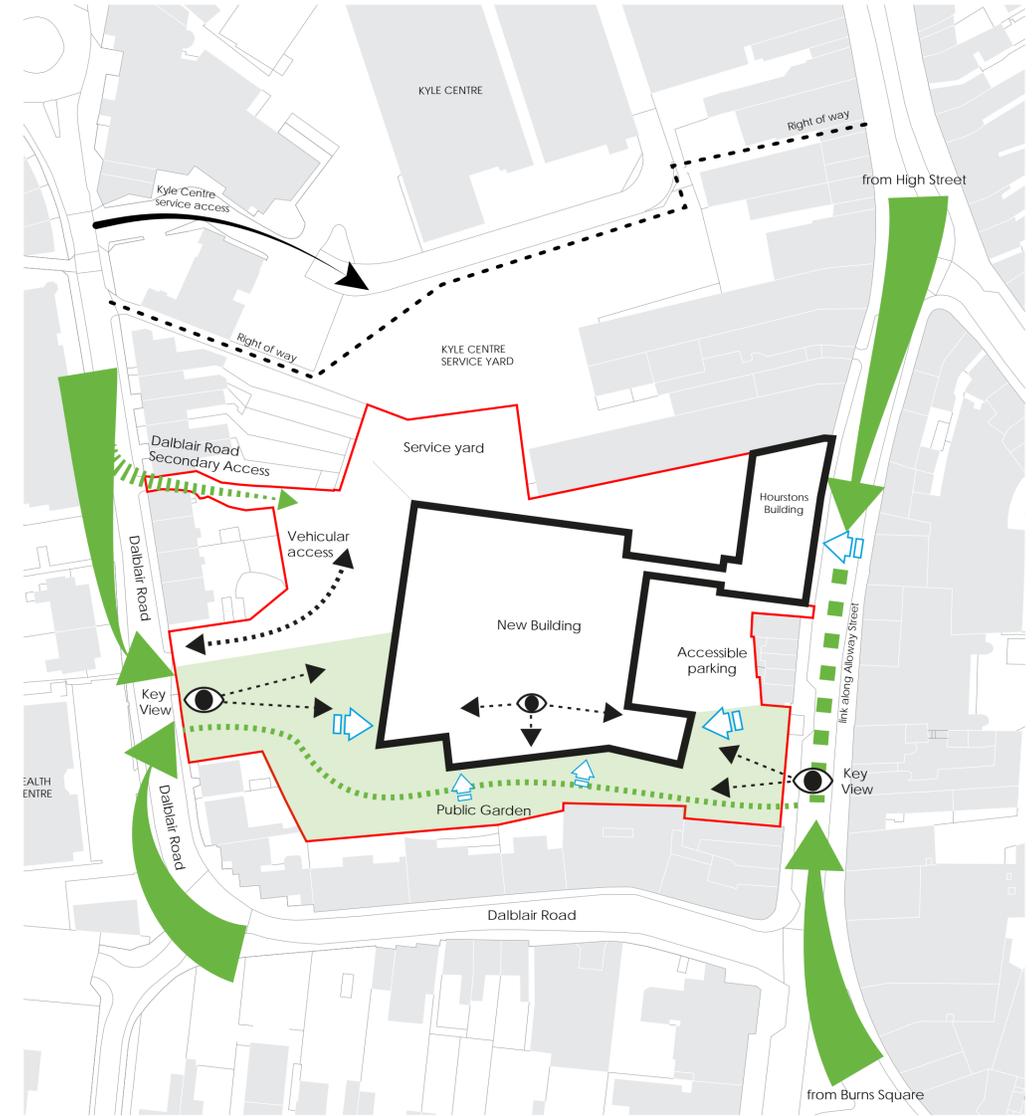
Connection diagram



The siting of a spine connecting Alloway Street and Dalblair road originated from these two diagrams that show how the existing site is already connected and how it can connect through to the key nodes in the Town Centre.



Plan drawing indicating location of site in Ayr town centre



The simple diagram here shows the arrangements across the site have come from a logical exploration of the urban fabric of the Town and how in master planning in this the proposals can create a better Place for the people of Ayr and South Ayrshire.

This historic photograph was produced by the team's archaeologist, and it shows the original garden behind the Dalblair Hotel that was destroyed in the development of the Arran Mall. The designs being developed now are seeking to address this and create a respect for the history of the place.

1890s Structure, 1890s Structure, 1890s Tenements, S3 Site Extent, S2.3 1850s Garden Wall, S2.2 1850s Lodge, S2.1 1850s Dalblair House

3 Planning the building

It is a key ambition that the complex is a unique destination in the heart of Ayr.

The building is designed to maximise the benefits of sunlight and daylight but also to reduce the impact upon the neighbouring buildings and users.

Breathing new life into Hourstons and maintaining its identity whilst making it part of a new complex is an important feature of the site and building design.

The building and operation will provide facilities that encourage participation in activity, promote health and wellbeing and cater for the needs of the local community through fun, relaxation, social interaction and sports.

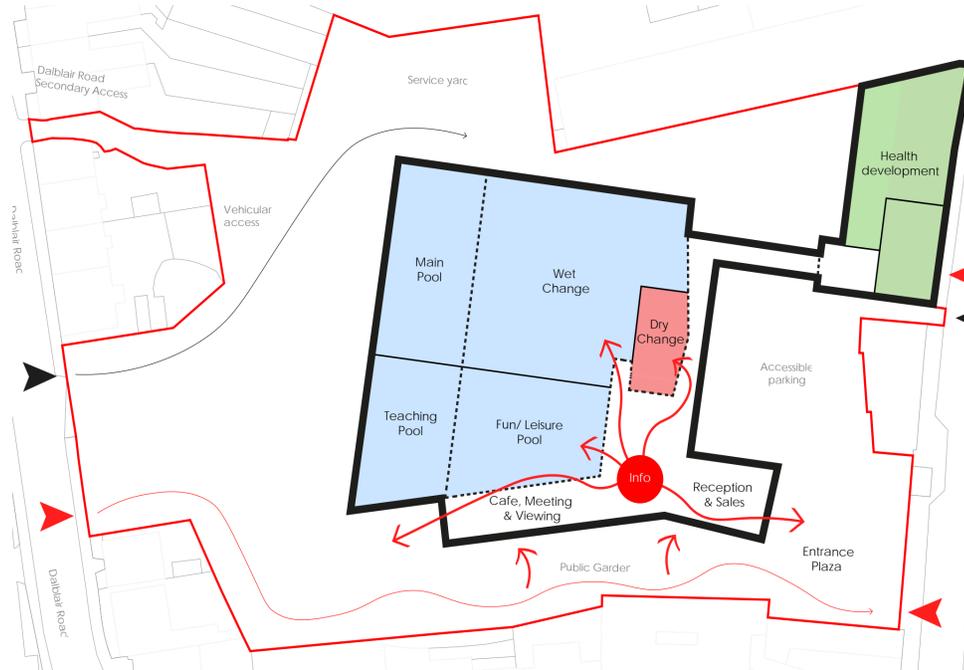
The design will provide a swimming complex that will enable sporting events and activities for the community as well as to Club and Regional level as well as activities for the community.

It will meet the unrealised needs of the local community and provide greater opportunity for the local community and provide greater opportunity in terms of swimming lessons, relaxation and activity irrespective of age, culture, gender, ability of inability.

The design reduces corridors, creates open spaces and maximises flexibility to encourage a wide range of activities and ensure that people feel welcomed but inspired when visiting.

The building will be a well-crafted, high quality civic project for the people of South Ayrshire. It is an elegant design that will encourage more people to visit.

Rationale of space and activities - Ground floor

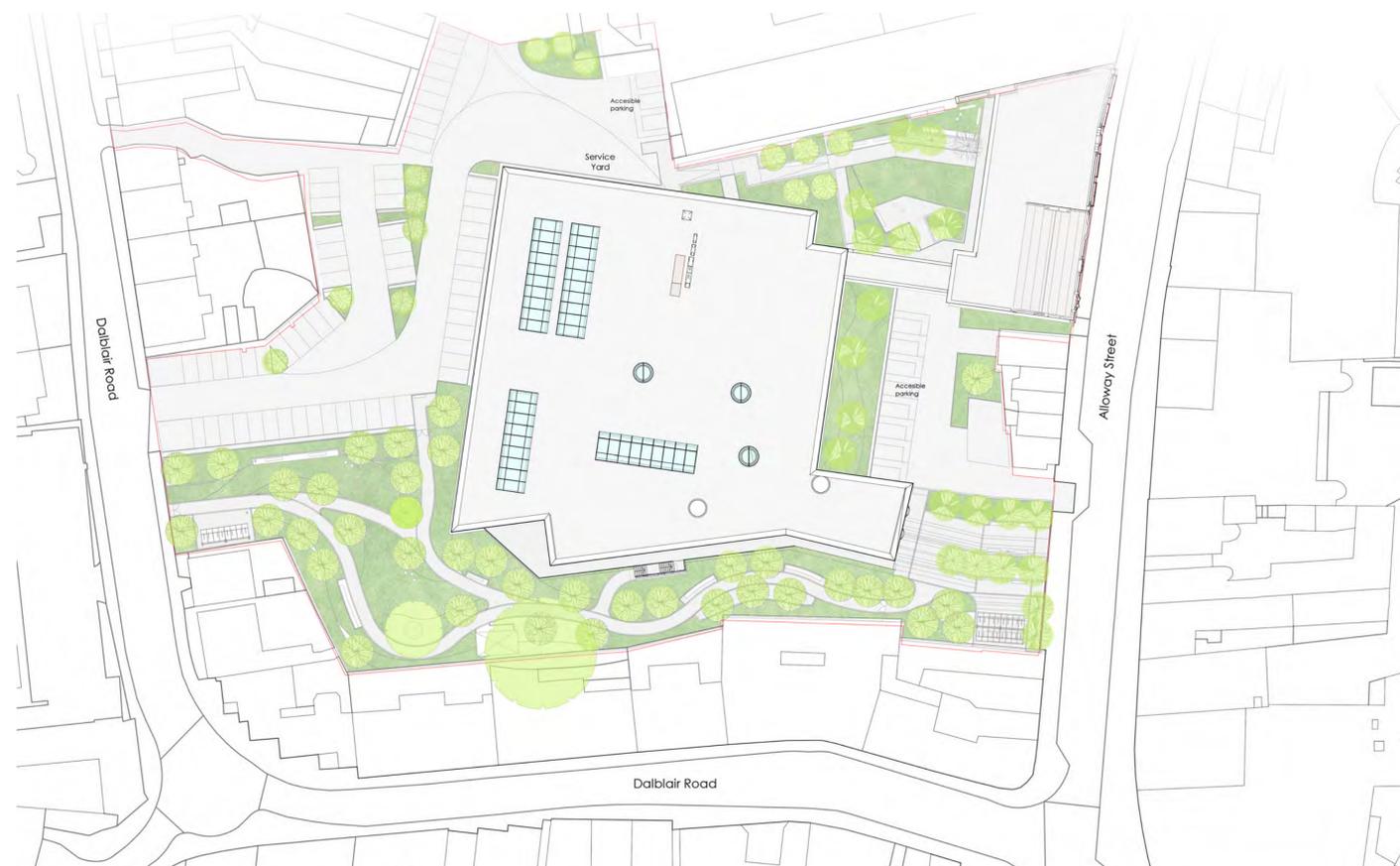


The diagram of the ground floor. A central foyer will allow access and views into all parts of the building and out into the proposed public garden and new entrance public square.

Rationale of space and activities - First floor



The first floor diagram also demonstrates that this form of planning can reduce corridors and make the facilities immediate and exciting.



Roof plan + new public garden

The site diagram illustrated here demonstrates how the proposed building can sit in a new environmentally friendly public garden and also provide more car parking and a public square onto Alloway Street.

4 Developing plans



Computer generated image showing the proposed building from Dalblair Road.

This birds eye view of the site shows how the building could be set back from the street to create a new public square and allow the historic buildings that it would be a neighbour to, to have prominence along Alloway Street.

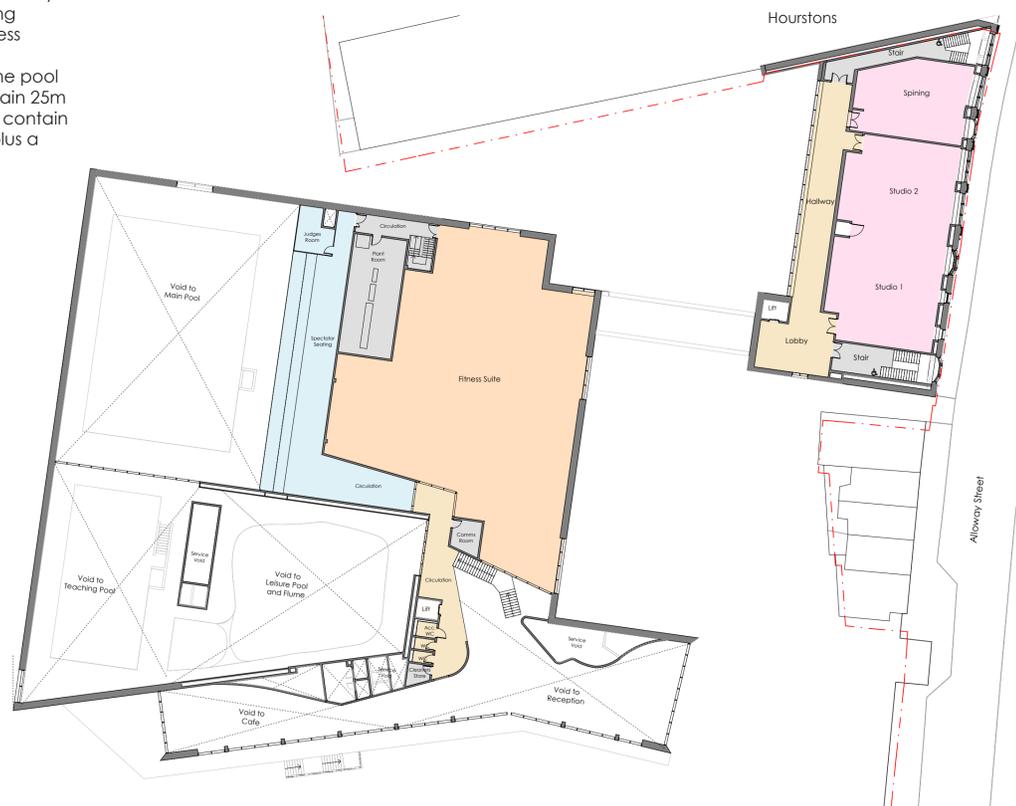
The Ground Floor Plan

A developing scheme shows that the entrance and foyer with the proposed café wrap around the pools complex. The older part of the retained Hourstons building is set apart from the new centre and would be accessed around a cloistered landscaped courtyard. Within Hourstons a multipurpose space and studios with consultation rooms will provide inclusive. Facilities that will deal with sports needs, health needs and social requirements.



The First Floor Plan

Illustrated here shows how the two buildings can be seen as completely separate whilst their activities are intrinsically linked. The main building contains the large fitness training facility with a spectator gallery for the pool hall overlooking the main 25m pool. Hourstons would contain two multi use studios plus a specialty spin studio.



- Cafe/Foyer
- Pools area
- Wet change
- Circulation & Dry change
- Internal use
- Health development
- Spectator seating
- Studios
- Fitness studio

The proposed building responds positively to the need for the development of a new health and activity / sports complex in the centre of Ayr.

The location within the site of the Arran Mall and in the fabric of the Hourstons store creates the opportunity to continue the regeneration of Ayr Town Centre.

Its position provides opportunities for the routes through and across the Town to be maximised and to connect with main transportation hubs and public transport as well as pedestrian routes.

The design seeks to offer a practical, simple, and elegant approach that will create a building of quality.

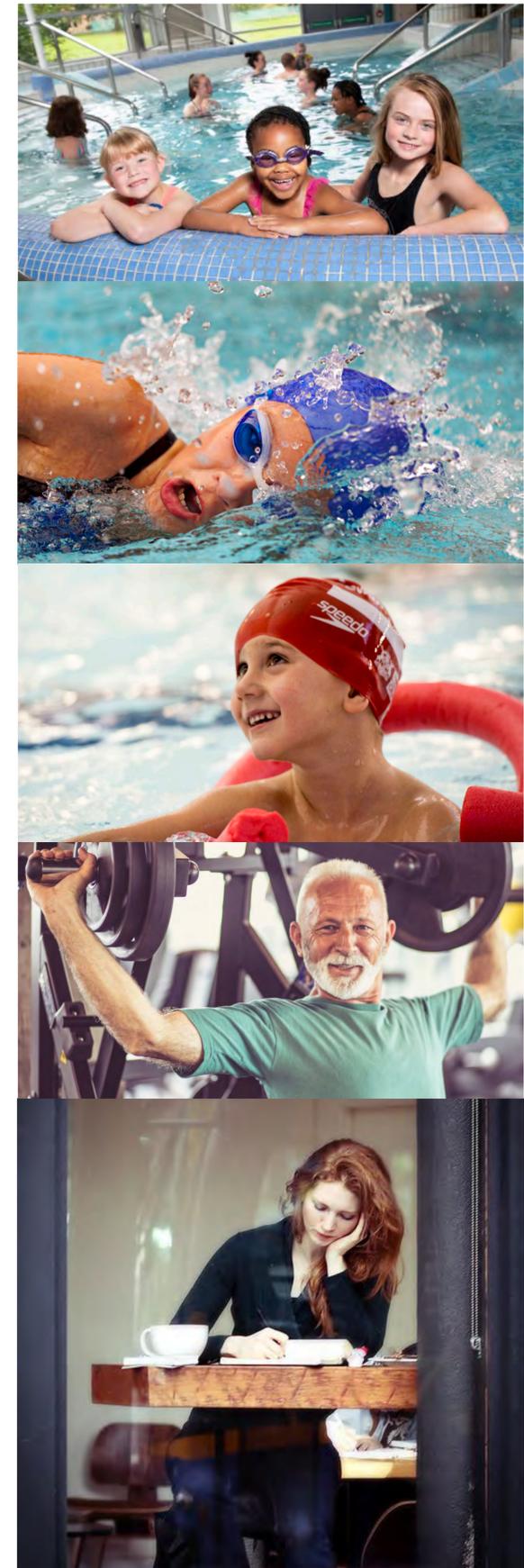
The form of the building and its massing fits into the urban scale and is welcoming and open.

The public spaces created will enable people to enjoy the external spaces as well as the internal facilities.

There are many considerations, but the following should be considered:

The building creates opportunities for more people to be more active more often.

- The proposals will deliver good quality.
- The building will perform to high levels of sustainability and carbon reduction
- The facilities and design are inclusive and accessible to all. The site planning and proposals enhance the biodiversity and ecology on site and brings to the Centre of Ayr a quiet green space, one that it has lost.
- The location, site planning, design and operation will create a place and destination for the people of South Ayrshire and beyond.



5 Form & architecture

Grow Well, Live Well, Age Well



The form of the building is simple and contemporary, maintaining a refined approach to Architecture.

The height and massing are lower than the surrounding buildings and so the design fits into the urban scale but still relates to the human scale.

The form and approach to the massing seeks to create a building that can be a good neighbour to the surrounding buildings.

The design is intended to inspire and excite the visitor. It is open and highly visible where it should be but closed and solid where it needs to be.

This proposal is being designed to meet high standards of sustainability with reduced carbon. It is being proposed to adopt an all electric solution to heating and servicing the building combining with high levels of fabric first insulation and excellent air tightness.

The materials being considered are high performance glazing overlooking the gardens and courtyards with high technology profiled masonry panels that will create solid surfaces where they are needed for privacy and solar control.

It is an ambition that the design, and approach should not be to create just another leisure centre, nor to replicate the Citadel. It is to create a Civic Building that creates a sense of Place and quality within the centre of Ayr, that encourages more people to be more active more often.



Exterior drawing from Alloway Street

This sketch development drawing illustrates how a new center may appear from Alloway Street. The fully glazed main entrance would be set back from the street front behind a new public square. It is intended that this would be well landscaped so that it can be place for people to meet and relax in. The public garden is shown to the left of the main entrance and it can be seen that the entrance foyer and the proposed café will overlook this garden In terms of the size and massing of the building it is shown as being lower than many of its neighbours and yet, being set back, it allows the façade of Hourstons and the other historic building in the Street to have dominance.

Alloway street elevation

The developing elevation show here are the eastern façade along Alloway Street. The façade of Hourstons is being developed but it can be seen that we intend to respect fully the architecture of the age and repair and regenerate the building.



6 Form & architecture

Grow Well, Live Well, Age Well



This image is taken at the bottom of the proposed public garden that runs along the southern part of the proposed building. The café and foyer would be set some 2.5m above the lower level and allow users to overlook the garden from a fully glazed façade. To the left of this is the main pools hall that may be clad in a high technology masonry system that provides technological precision and a natural quality with elegance that will also age beautifully. ▶



South elevation.

The developing elevation show here are the garden façade or south elevation.

Exterior drawing from proposed garden



7 In summary

The proposed new centre will provide Ayr with a major destination in the centre of the Town.

It will act as a magnet to assist in the regeneration of Ayr Town Centre

The design will refurbish and regenerate the existing Hourstons building to provide an integrated community based health and fitness hub.

The new facilities will meet growing and currently unmet needs of the wider community in South Ayrshire

The design of the building will provide good quality facilities that be inclusive to all people and will encourage more people to be more active, more often.

The design will deliver a new building that will meet the sustainable requirements for energy conservation and low carbon.

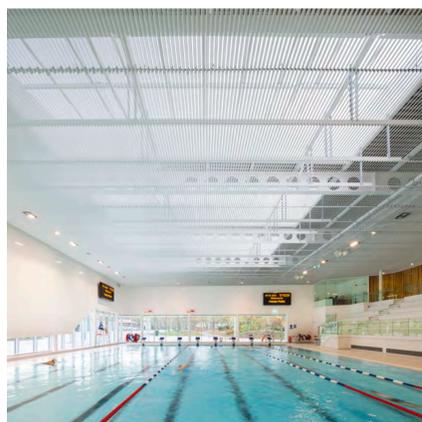
The Citadel will not be able to meet these requirements and regulations.

The proposed building will enable people to proactively attend to their health needs as well as fitness and sport.

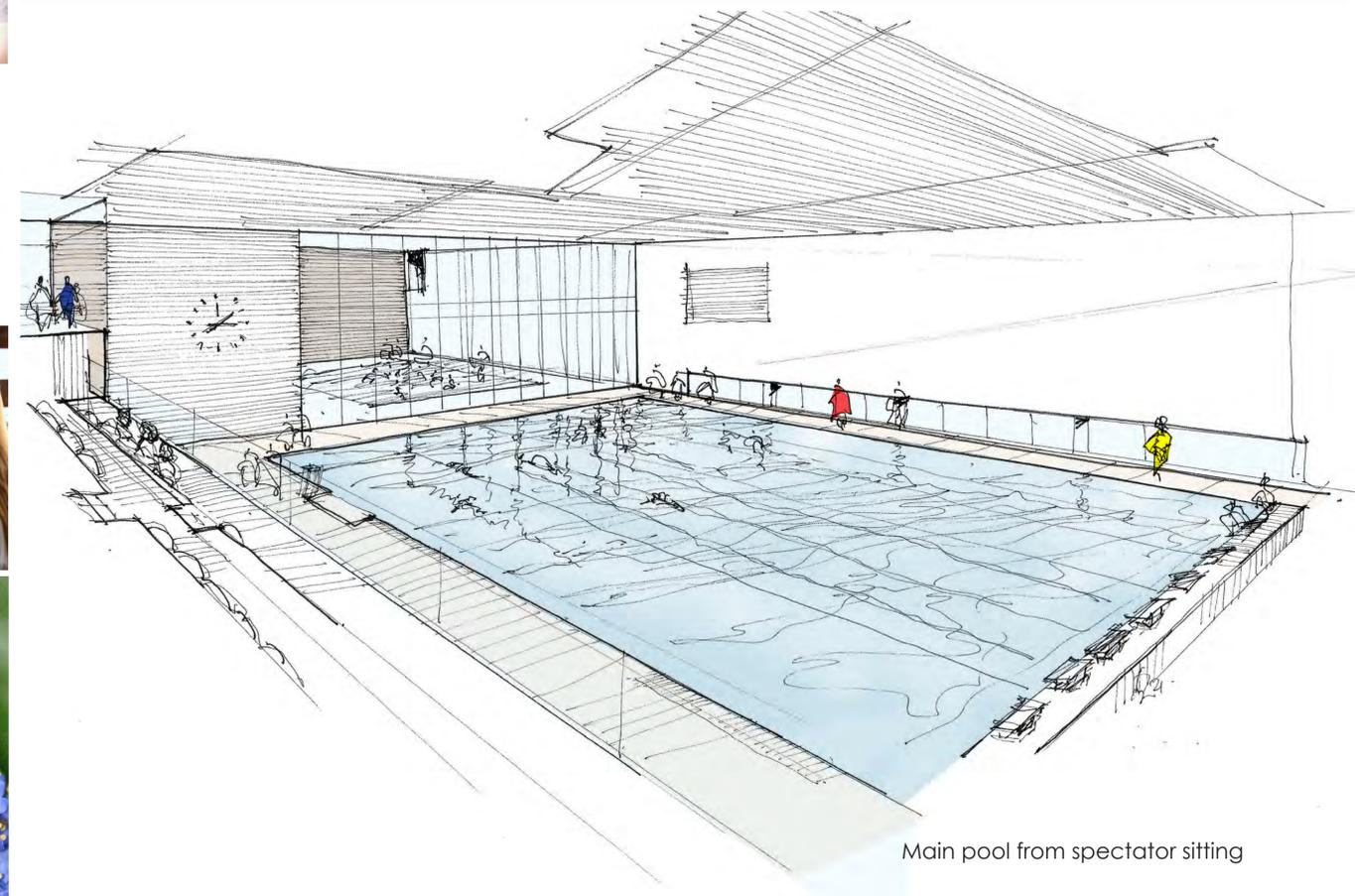
The design of the new centre will be accessible to all people irrespective of physical capacity.

The design of the site and the building will enhance and increase the biodiversity and ecology through the development of a public garden and other green courtyards and landscaping.

The quality being proposed in the design of the building internally and externally is of a high standard.



Cafe overlooking the pools and the garden



Main pool from spectator sitting

8 Planning application

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Planning and process

The submission of the Proposal of Application Notice (PoAN) in March 2021 represents the latest step in the planning and development of a new sports, leisure and fitness facility in Ayr Town Centre by South Ayrshire Council.

The proposed development will provide a modern and fit-for-purpose facility broadly comprising 3 pools (swimming, teaching and leisure); fitness suite; activity studios; café; shop; car parking, servicing and access arrangements; hard and soft landscaping; public realm; and other associated works and infrastructure on land including the Arran Mall and former Hourstons department store, 22-30 & 42-44 Alloway Street, Ayr.

The site has been identified as a suitable, highly accessible location within Ayr Town Centre to accommodate the proposals and would be a complimentary addition to existing surrounding uses and Ayr Town Centre as a whole. This public exhibition seeks to provide information about the site, emerging proposals, planning process and programme for delivery of the development.

Following this latest public consultation event, we will review and consider the responses received as the application proposals progress towards the submission of a detailed planning application. In this regard, the programme for the delivery of the development is as follows:

- March 2021: Submission of Proposal of Application Notice to South Ayrshire Council.
- March - May 2021: 'Ayr Leisure Centre - Tell us what you think' digital survey.
- October – November 2021: Formal Pre-Application Consultation event and application preparation.
- November 2021: Anticipated submission of applications for planning and listed building consent to South Ayrshire Council.
- Spring 2021: Anticipated decision of applications.

We welcome any comments and feedback that you have on the emerging proposals at this stage.

Planning Policy Context

South Ayrshire Council (SAC) adopted the Local Development Plan (LDP) in October 2014. The adopted LDP, along with the Town Centre and Retail Local Development Plan (adopted in April 2017) forms the Development Plan for the application site and will be the main policy consideration for the applications.

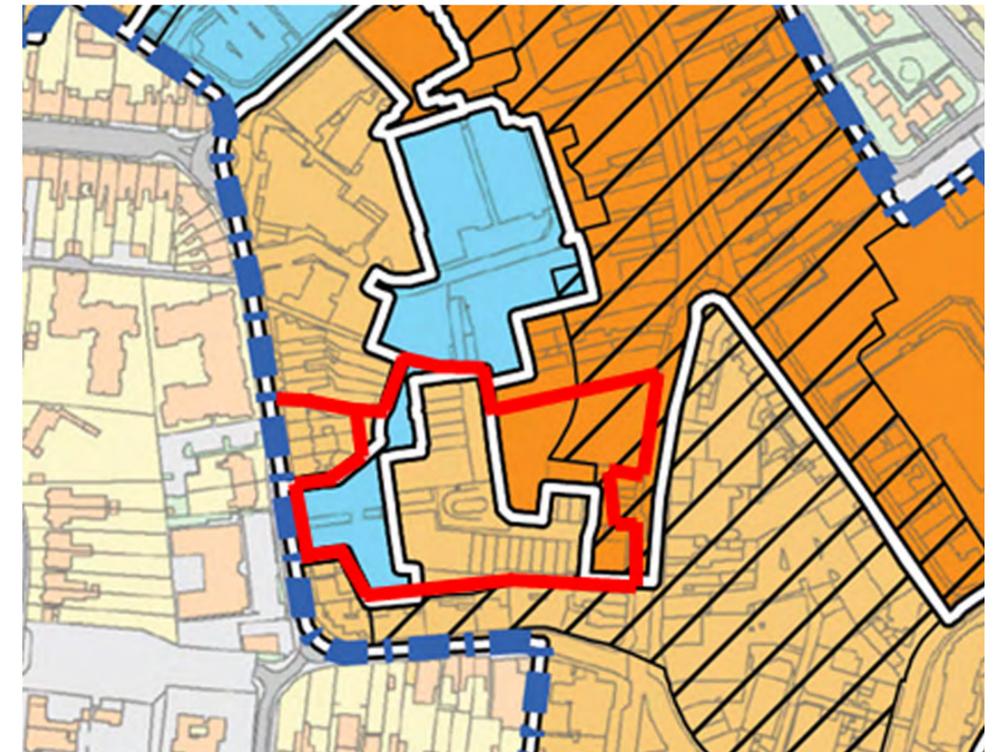
The site is identified in the LDP proposals map (extract opposite) as being located wholly within the designated 'Ayr Town Centre Boundary'; partially within the 'Retail Periphery' and 'Retail Core' where there is a general presumption in favour of development proposals that support the vitality and viability of the centre and generate footfall, such as a sports and leisure facility.

The site is also identified within the LDP proposals map as being located partially within the 'Transport Infrastructure (LDP Policy Land use and Transportation)'; and 'Conservation Area'.

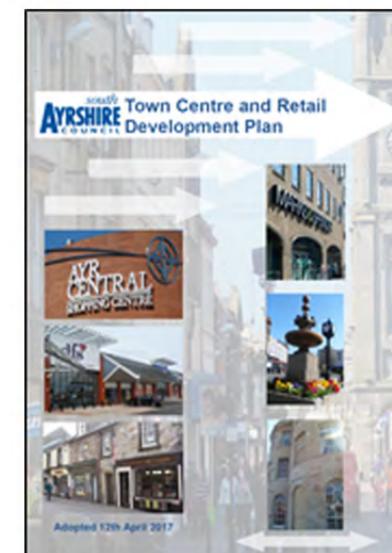
The application site also includes the former Hourstons department store building at 22-30 Alloway Street which is Category C listed. The proposals will therefore be subject to planning policies relevant to the conservation area and the protection, maintenance, restoration and reuse of listed buildings and their settings as well as matters relating to transportation.

Other relevant material planning considerations include Supplementary Planning Guidance, National policy, the Proposed South Ayrshire Local Development Plan (2019) and site-specific circumstances / matters. The forthcoming applications will be supported by a Planning Statement which will fully appraise the proposals against all relevant LDP policies.

Adopted South Ayrshire Local Development Plan (2014): Proposals Map Extract



Retail Periphery	
Retail Core	
Open Space	
Town Centre Boundary	
Transport Infrastructure (LDP Policy Landuse and Transportation)	
Conservation Area	



9 Feedback and Next

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Feedback and next steps

Thank you for reading these information boards to learn more about the proposals. We would welcome any feedback you may have by Monday 1st November 2021. Following this pre-application consultation, South Ayrshire Council intend to submit detailed applications seeking planning permission and listed building consent. Your feedback will be used to inform the final development proposals for the site. The forthcoming applications will be supported by a suite of documents which will fully assess the proposals. It is anticipated that these documents will include:

- Design and Access Statement;
- Planning Statement;
- Heritage Statement;
- Transport Statement;
- Flood Risk Assessment;
- Drainage Impact Assessment / Strategy;
- Ecology appraisal;
- Bat and habitat Survey;
- Archaeological investigation;
- Noise/Acoustic & Vibration Assessment;
- Utilities Report;
- Energy Statement;
- Geo-Environmental / Site Investigations Report;
- Pre-Application Consultation Report.

The timeline below outlines the likely application process and next steps:

- October 2021: Formal Pre-Application Consultation (including virtual Q&A session on Thursday 21st October 2021);
- October - November 2021: Design review and finalisation of scheme proposals;
- Late November 2021: Lodge concurrent detailed planning and listed building consent applications;
- December 2021: 21 day period for representations to South Ayrshire Council;
- Spring 2021: Anticipated decision of applications.

Proposed Development at the Arran Mall and former Hourstons building 22-30 and 42-44 Alloway Street, Ayr, KA7 1SH

Public Consultation Event Thursday 21st October 2021 Feedback Questionnaire

Thank you for looking at the information boards to learn more about the emerging proposals for a new Sports, Leisure and Fitness Facility and associated development on the site of the Arran Mall and former Hourstons building, 22-30 and 42-44 Alloway Street, Ayr. We welcome any feedback that you may have. Please send this completed form via email to ayrleisure.uk@avisonyoung.com or via post to Avison Young, 149 St Vincent Street, Glasgow, G2 5NW by **Monday 1st November 2021**.

Your Feedback

Q.1 Design: Having viewed the details presented at this stage, what are your overall views on the design for the new Sports, Leisure and Fitness Facility on the site?

COMMENTS:

Q.2 Site Context & Constraints: The exhibition boards set out our understanding of the site, the surrounding context and constraints. Do you have any comments on this, or wish to raise anything which does not appear on the boards?

COMMENTS:

Q.3 Transport, Movement and Connections: The emerging application will consider matters of accessibility, movement and connections to and from the site. Do you have any comments on this or wish to raise anything which does not appear on the boards?

COMMENTS:

Q.4 General: Do you have any other general comments or observations you wish to raise about the proposals at this stage?

COMMENTS:

Thank you for your contribution to this public consultation exercise. So that we can keep you informed of possible future events and also gain an understanding of who took part in the consultation, we would be grateful if you could provide your contact details below:

Name/organisation:

Postal Address:

Email Address:

Any personal information received during the planning application process will only be used for communications between Avison Young and yourself, unless agreed otherwise with you. Please note that all comments made in respect of this consultation event are not representations to South Ayrshire Council but will be taken into account to help inform the proposals and will form part of a Pre-Application Consultation Report which will be submitted with the forthcoming application. There will be an opportunity to make representations to the Council when a formal planning application is made. A copy of our privacy statement can be viewed at www.avisonyoung.co.uk/privacy-policy.

Thank you for reading these information boards to learn more about the proposals. We would welcome any feedback you may have by Monday 1st November 2021. Feedback forms can be downloaded from : <https://www.south-ayrshire.gov.uk/article/35539/New-Ayr-leisure-centre-Pre-application-consultation> or requested from Avison Young via 0141 300 8000 or ayrleisure.uk@avisonyoung.com.