

Connect Modular



Bridgehousehill, Shortlees, Kilmarnock, East Ayrshire



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Bridgehousehill, Shortlees Kilmarnock, East Ayrshire

The site at Bridgehousehill lies on the south facing slope between the built area of Shortlees and the A77 trunk road. The site lies immediately to the west of Treeswoodhead Road and will be accessed from here through two junctions.







The plans show the site for 101 new affordable homes ranging from 2 to 4 bedroom and including amenity and wheelchair-suitable accommodation. These will be built off site using modular construction techniques at our East Ayrshire factory. This will greatly reduce the amount of construction vehicle movements to and from the site.

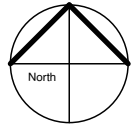
The site road pattern and housing configuration are set out to best fit with the land form of the existing field. This ties well with the existing housing and road pattern. There are also footpath

links proposed to tie with the existing footpath network. Treeswoodhead Road will be adjusted to accommodate a modified bus route with turning provided at a proposed roundabout.

Planning permission in principle has been granted for the site and there is an acute need for the affordable housing. Delivery will also secure local employment during the construction phase at both the site and the factory.



- | | | | |
|--|--|---|------------------------------|
|  | Site Area |  | Adjacent Residential Estates |
|  | Boundary of Ownership
Potential Further Development |  | Public Footpaths/ Cycleways |
|  | Further Phases set out in Masterplan |  | Position of SUDS |



Notes

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 Do not scale sites from this drawing, use figured dimensions only.
 If in any doubt, please contact the Designer.
 Topographical Survey base drawing provided by others.
 This drawing is not warranted for tendering or construction use.

Key:

- Indicates phase boundary (3 & 4 acres)
- Indicates boundary of ownership
- Indicates public open space currently owned by the Local Authority

House Types

Type A
 3 apartment, 4 person
 2 Storey House
 80m²
 66 no. of

Type B
 4 apartment, 6 person
 2 Storey House
 105m²
 18 no. of

Type C
 3 apartment, 4 person
 Anterly Bungalow
 75m²
 10 no. of

Type D
 3 apartment, 4 person
 Wheelchair Bungalow
 88m²
 5 no. of

Type E
 3 apartment, 8 person
 2 Storey House
 138m²
 2 no. of

Total Units: 101

Public Open Space Provided: 6540m²
 Required 6000m²
 Density: 24 units per hectare
 Site area: 4.1 hectares, 10.1 acres

20% Visitor parking = 25 Spaces

- Denotes front and rear entrance doors
- Denotes Planning Boundary
- Denotes Acquisition Boundary
- Denotes 1800mm high vertically boarded timber fence
- Denotes 1000mm high vertically boarded timber fence
- Denotes concrete kerb

Connect Modular

Revisions	Date	By
A	20-07-21	MME
B	05-08-21	SM/C
C	11-08-21	K2/C
D	12-08-21	SM/C
E	16-08-21	SM/C
F	16-08-21	K2/C
G	09-09-21	SM/C
H	17-09-21	SM/C

Proposed Residential Development
 Bridgehousehill, Shortlees, Kilmacock
 for The Wee House Co.

Site Plan as Proposed

ROBERT POTTER & PARTNERS
architects interior architects & project managers

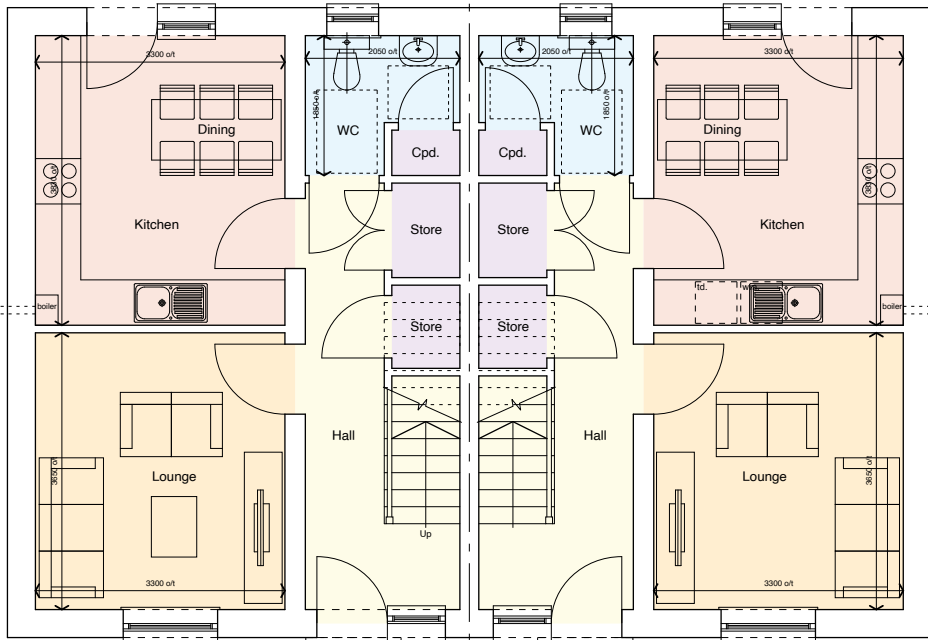
Scale: 1:500 @ A0
 Date: September 20
 Drawn By: SM/C
 Checked By: SM/C

7 MILLER HILLS AVE. AIN INCH
 48 NEWALL TERRACE, DUBLIN 9
 110 WIND STREET, TULLAGH
 9 FLORIN, 3 WINDSOR STREET, LONDON

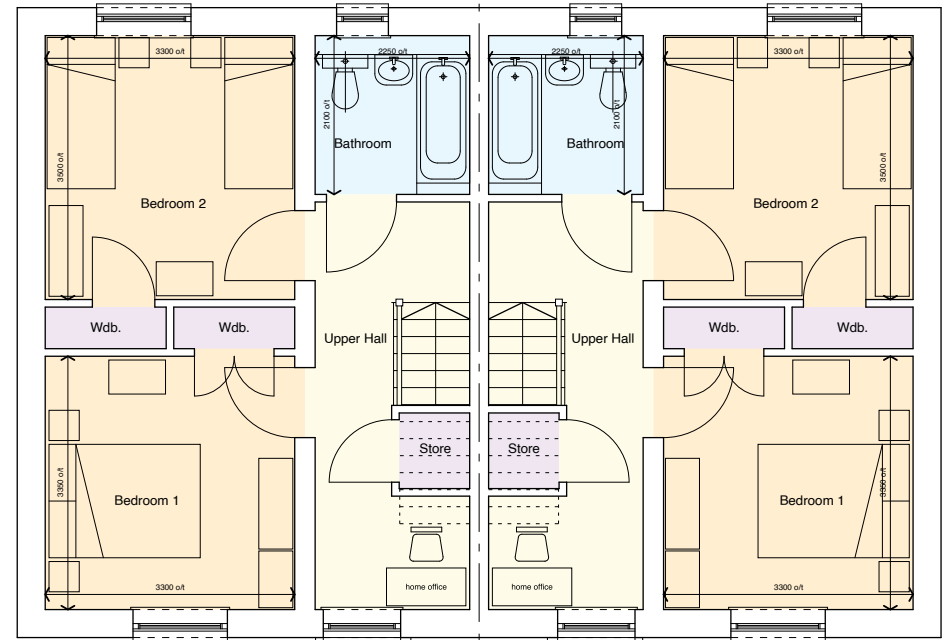
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7789/Sk4

Revision: H



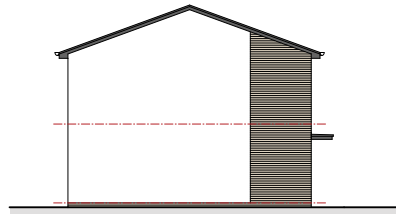
Ground Floor Plan



Upper Floor Plan



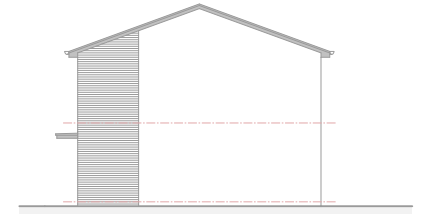
Front Elevation



Side Elevation 1



Rear Elevation

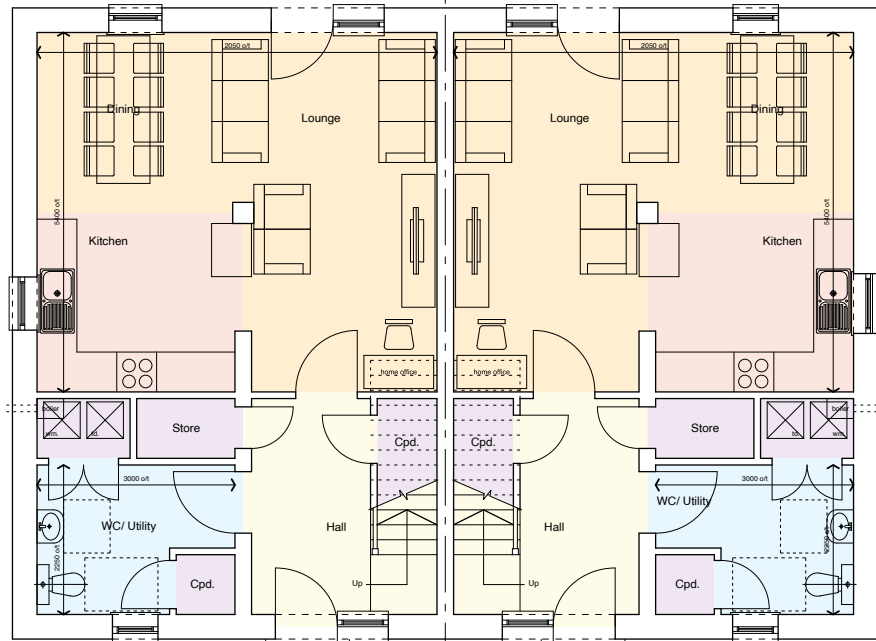


Side Elevation 2

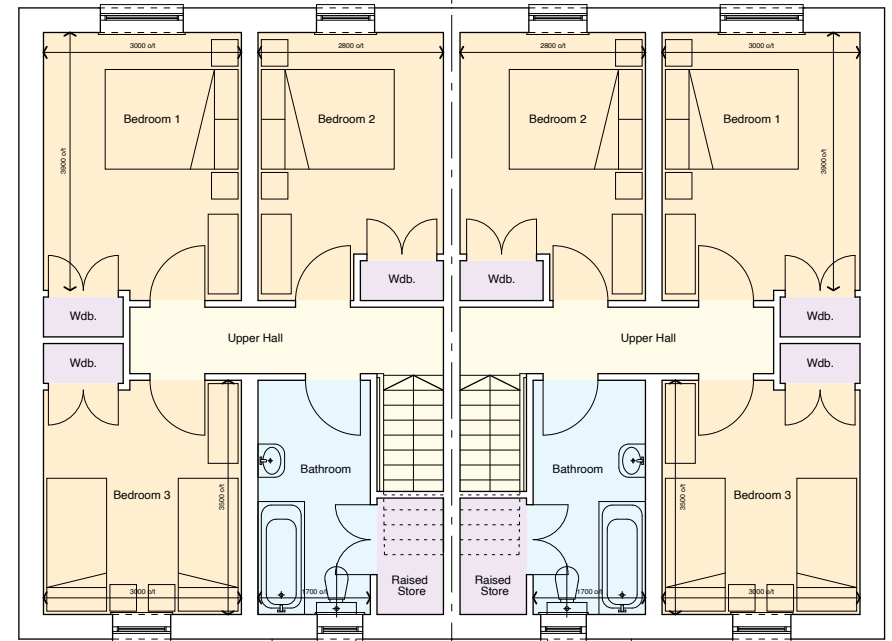
House Type A
2 Bedroom 4 Person

General Needs House
Gross Area 85m²

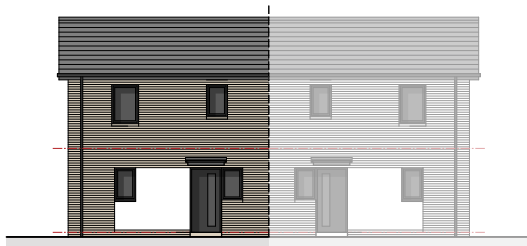




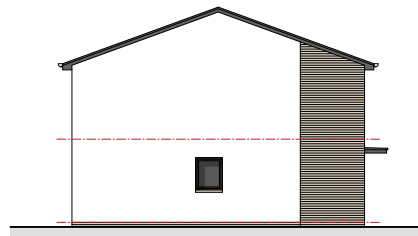
Ground Floor Plan



Upper Floor Plan



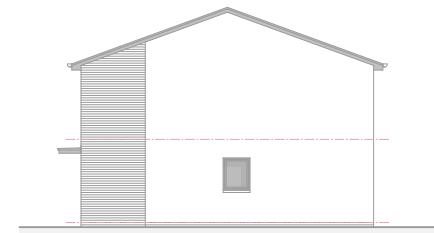
Front Elevation



Side Elevation 1



Rear Elevation

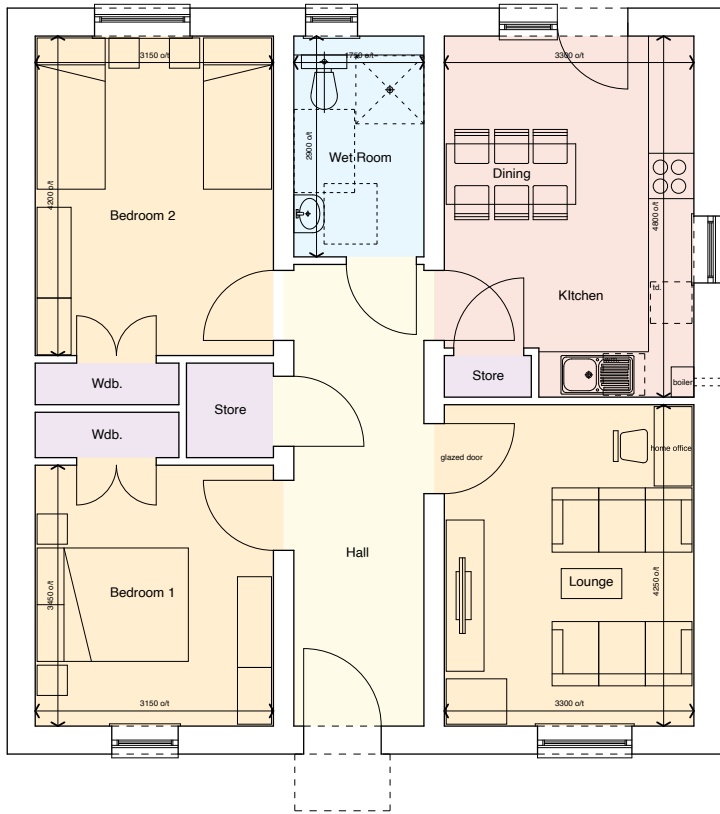


Side Elevation 2

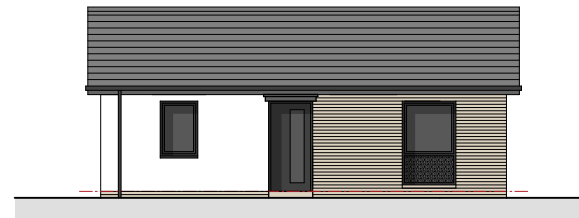
House Type B
3 Bedroom 6 Person

General Needs House
Gross Area 105m²

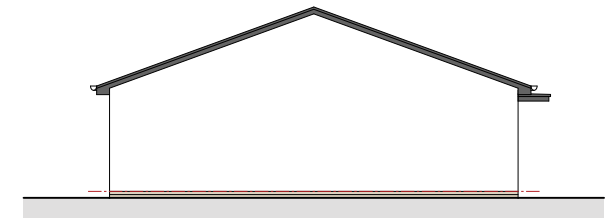




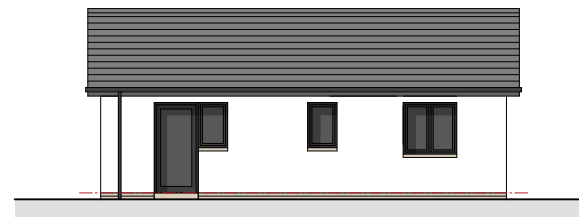
Ground Floor Plan



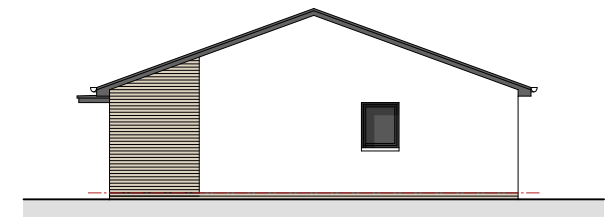
Front Elevation



Side Elevation 1



Rear Elevation

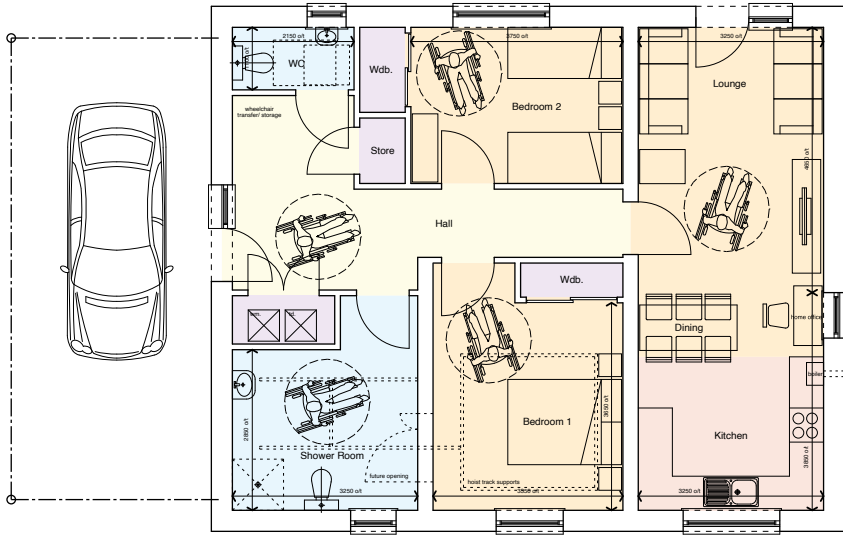


Side Elevation 2

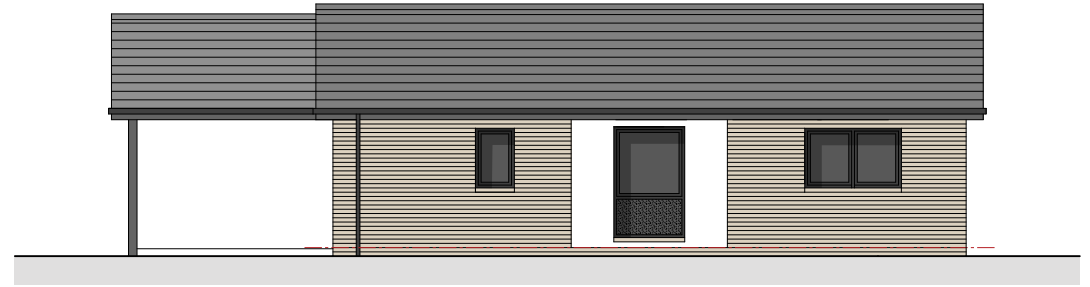
House Type C
2 Bedroom 4 Person

Amenity Bungalow
Gross Area 79m²

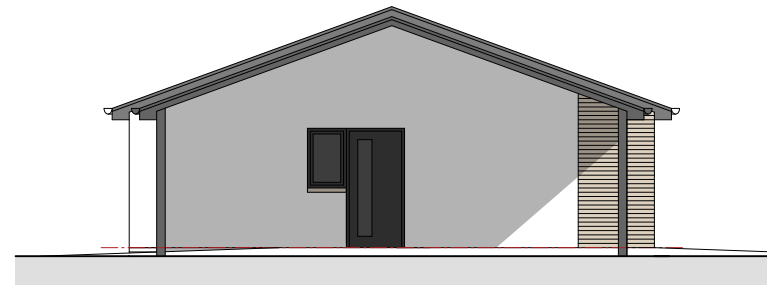




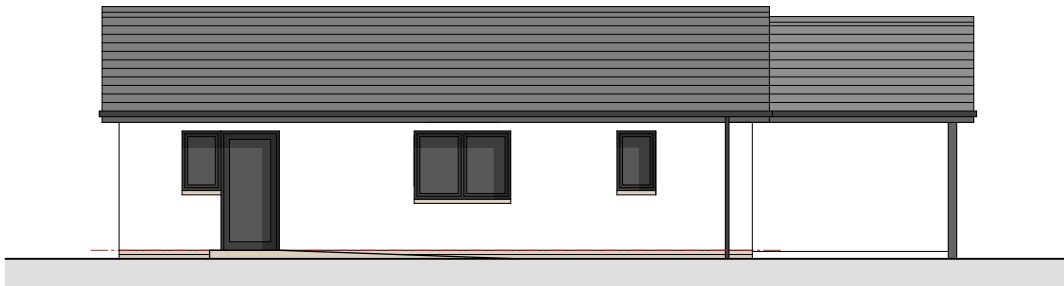
Ground Floor Plan



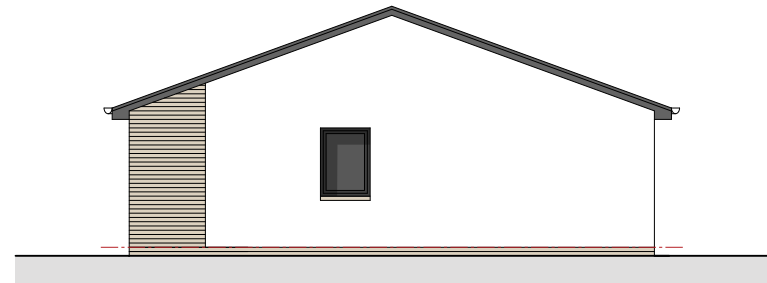
Front Elevation



Side Elevation 1



Rear Elevation

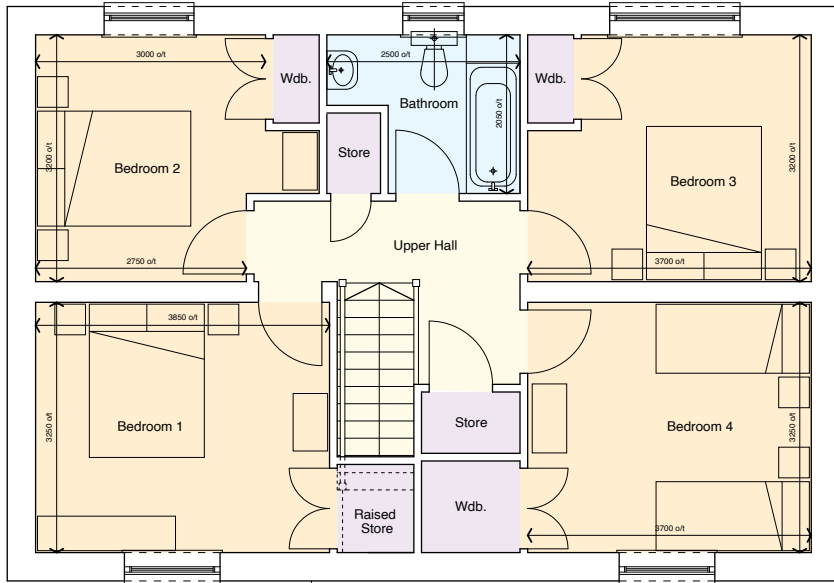


Side Elevation 2

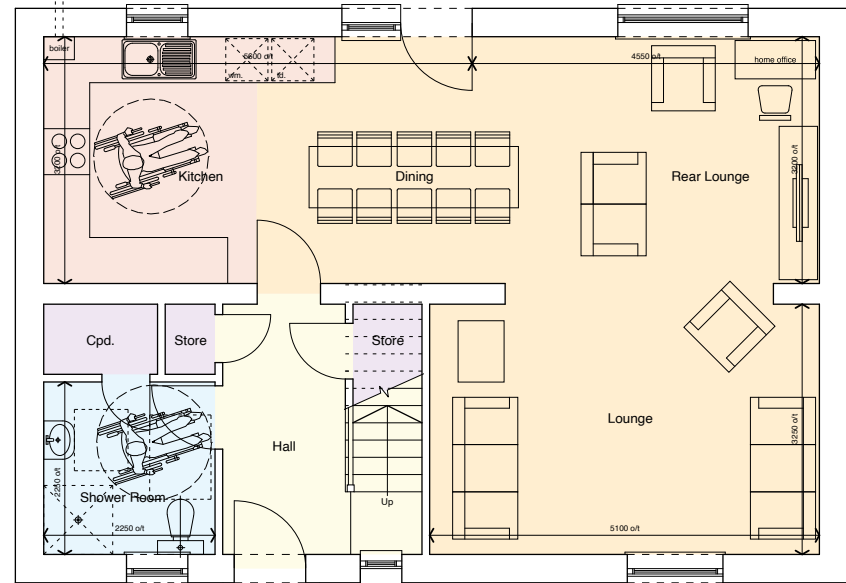
House Type D
2 Bedroom 4 Person

Wheelchair Bungalow
Gross Area 88m²





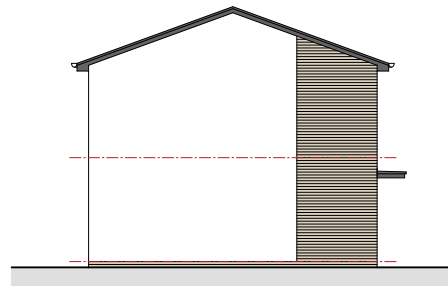
Upper Floor Plan



Ground Floor Plan



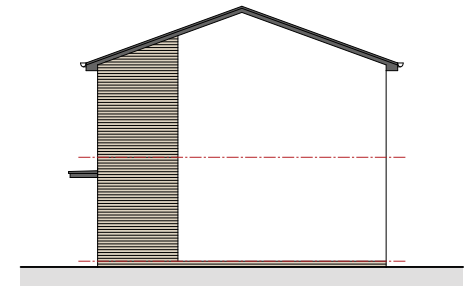
Front Elevation



Side Elevation 1



Rear Elevation



Side Elevation 2

House Type E
4 Bedroom 8 Person

General Needs House
Gross Area 138m²



Modular Construction

What is it?

Homes are built to roof height in our Cumnock Factory before being delivered in sections (modules) to the site. The modules will arrive complete internally with fitted kitchens, bathrooms, plumbing and electrics already in place.

What are the benefits?

Better Quality Homes

These homes will be built with precision techniques in a controlled environment. A robust quality assurance regime ensures that no module leaves the factory without having achieved the highest quality workmanship. In addition, none of the timber and sheeting materials are exposed to the elements during the construction period, eliminating the potential for moisture to be trapped in the structure.

Reduction in Build Time

The time period when contractors are at work on site will be minimised as site foundations and factory modules can be prepared simultaneously.

Reduction in Site Deliveries

Over 50% of the materials which will be used in this development will be delivered to our factory, rather than to site, greatly reducing the number of delivery vehicles arriving at Bridgehousehill.

Limited Waste

Waste is reduced by recycling and proper storage and protection of materials at our factory.

Improved Health and Safety

The factory is a much cleaner, tidier, more stable environment to work in versus a site, meaning improved health and safety for our workforce.



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