

# case study

This development complies with four of the five Designing Streets Policies:

- ✓ Street Design should consider place before movement.
- ✓ Street Design Guidance as set out in Designing Streets can be a material consideration in determining planning applications and appeals
- ✓ Street Design should meet the six qualities of successful places, as set out in Designing Places
- ✓ Street Design should be based on balanced decision-making and must adopt a multidisciplinary collaborative approach.
- ✗ Street Design should run planning permission and roads construction consent (RCC) processes in parallel.

Location: **Lairds Gate, Stewarton**  
Developer: **Stewart Milne**  
Size: **5.5 hectares; 124 homes**  
Type: **New Residential**  
Stage: **At construction stage**



## Background

The development is located on the western edge of Stewarton and has a rural identity with fine views westwards across the rural East Ayrshire landscape towards Arran and Goatfell.

It includes the Longridge Plantation, a distinct ridge line shelterbelt, which comprises a double row of trees, predominantly beech, separated by an informal footpath. This has been improved, and the path upgraded to provide pedestrian and cycle access to the wider area.

The development is planned around the shape of

the land, so that the main tree-lined street and other subsidiary streets follow the contours. The main street incorporates changes in direction that will naturally slow the traffic and discourage local through-usage.

It works its way down the slope with public open spaces of different shapes and sizes situated at changes of direction.

Shared surfaces at smaller residential streets enable them to be as narrow as is practicable whilst allowing access for services vehicles. In

these locations hedges define public and private space, particularly in areas where there are shared surfaces

A formal landscape strategy for the site as a whole incorporates beech hedgerows and medium sized trees. A natural low spot is used as a SuDS basin and the re-creation of a wetland feature enhances the principal public open space in the south-west corner.



## Site: Lairds Gate, Stewarton

Developer: Stewart Milne  
 Size: 5.5ha; 124 Homes  
 Type: New Residential  
 Scale: Not to scale

The Masterplan is illustrated below, showing the context around the site.



## Step 1: B-Plan the Masterplan

Produce a B-Plan to the same scale as the Masterplan. This uses colour coding to make analysis easier (illustrated on page 21 of Designing Streets). It highlights the relationships between the plan's elements of movement, buildings and green space.



## Step 2: Movement Analysis

Extract the movement (yellow) layer from the B-Plan. This will consist of streets as well as paths, closes, pends, squares etc. Annotate to specific points or places on the plan where the street design can be assessed against the key considerations within Designing Streets.

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- ① **Pedestrians and cyclists** good pedestrian connectivity within site.
  - ② **Connections to wider networks** two access points connect with existing street pattern - some cul-de-sacs to site boundary could be better connected.
  - ③ **Connections within a place** Permeable networks created through internally connected streets and paths.
  - ④ **Block structure** - range of streets is restricted, all are very similar, set back from roads is the same in most locations. No green square shaped by buildings.
  - ⑤ **Walkable neighbourhood** walkable access to town centre.
  - ⑥ **Context and Character** - no local typologies used, but a series of pleasant streets.
  - ⑦ **Traffic calming provided by roads geometry** rather than traffic calming features.
  - ⑧ **Junctions types and arrangement** vehicles are encouraged to turn slowly due to the radii of road corners.
  - ⑨ **Streets for people** - shared surfaces, pedestrian movement given importance.
  - ⑩ **Range of parking types** parking likely to dominate.

**Design Concept:** tree lined main street serving quiet housing courts





# Street Tool

Assessing the development against Designing Streets Policy

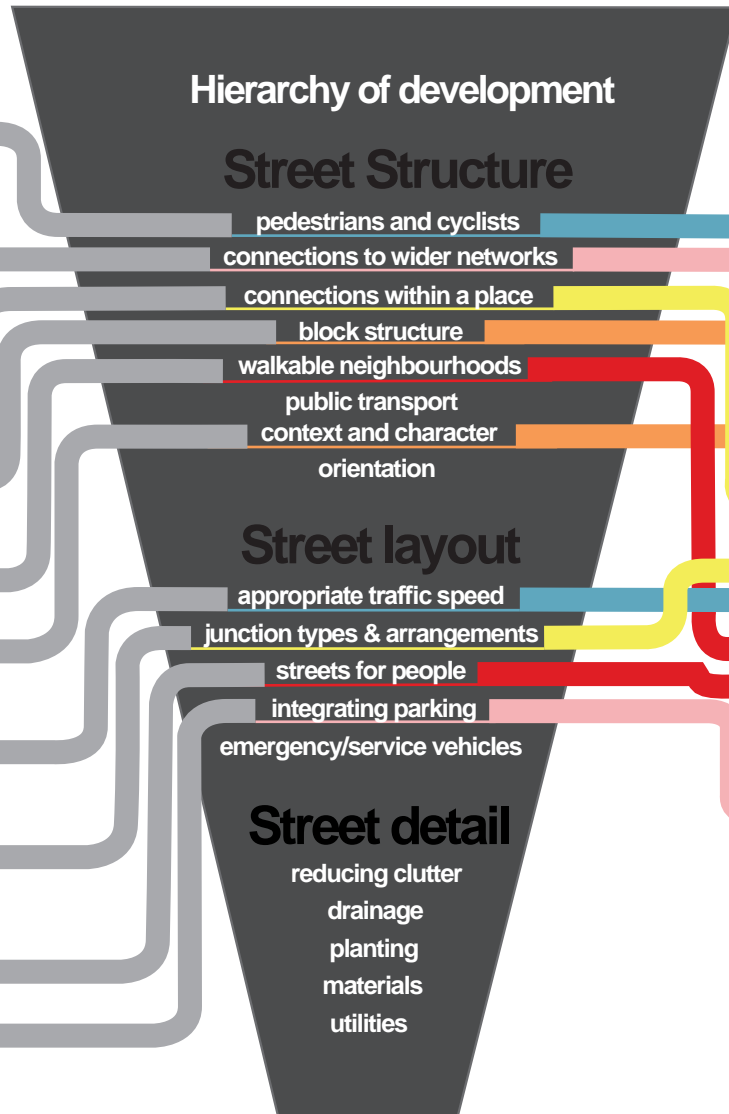
List Issues from B Plan

Match against Designing Streets Hierarchy

Match against 6 qualities of successful places

Check against Designing Streets Policy

- 1 **Pedestrians and cyclists**  
good pedestrian connectivity within site.
- 2 **Connections to wider networks**  
two access points connect with existing street pattern - some cul-de-sacs to site boundary could be better connected.
- 3 **Connections within a place**  
Permeable networks created through internally connected streets and paths.
- 4 **Block structure**  
— range of streets is restricted, all are very similar, set back from roads is the same in most locations. No green square shaped by buildings.
- 5 **Walkable neighbourhood**  
walkable access to town centre.
- 6 **Context and Character**  
— no local typologies used, but a series of pleasant streets.
- 7 **Traffic calming provided by roads geometry**  
rather than traffic calming features.
- 8 **Junctions types and arrangement**  
vehicles are encouraged to turn slowly due to the radii of road corners.
- 9 **Streets for people**  
— shared surfaces, pedestrian movement given importance.
- 10 **Range of parking types**  
parking likely to dominate along streets.



Qualities of successful places	ASSESS		
	yes	partially	no
distinctive		✓	✓
safe & pleasant	✓	✓	
easy to move around	✓	✓	
welcoming	✓	✓	
adaptable		✓	✓
resource efficient			

Designing Streets Policy	ASSESS		
	yes	partially	no
Street Design Guidance as set out in DS can be a material consideration in determining planning consents.	✓		
Street Design should run planning permission and roads construction consent (RCC) processes in parallel.			✓
Street Design should meet the six qualities of successful places.		✓	
Street Design should consider place before movement.	✓		
Street Design should be based on balanced decision making and a must adopt a multidisciplinary collaborative approach.	✓		

# Images

1	2
3	4

1 & 2: shelterbelt planting at the Longridge Plantation is retained and enhanced to provide a setting for new housing.  
3 & 4: the strategic approach to landscaping and boundary treatments are consistent throughout the development.

