

Section 05

How the Pilot Works
in East Ayrshire

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Location



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Aerial view - Nether-third, Cumnock

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Site Access and Car Parking

The proposed ELCC is located on the eastern edge of Cumnock, East Ayrshire, on the site of the former Netherthird Primary School and Early Years Centre. The main access road to the site, Craigens Road is accessed directly from Glaisnock Road which runs north-south through the town of Cumnock.

The former school is now un-occupied, with a new school proposed to be constructed in the next few years, however the existing Early Learning Centre remains in operation. The proposed location occupies the eastern edge of the site, with direct access from Craigens Road.

Car Parking and drop-off will be accommodated within the existing Primary School car park. In due course this car parking provision will require to be incorporated into the proposed car park to be formed as part of the new school.



Aerial View from South East



View of Site from West

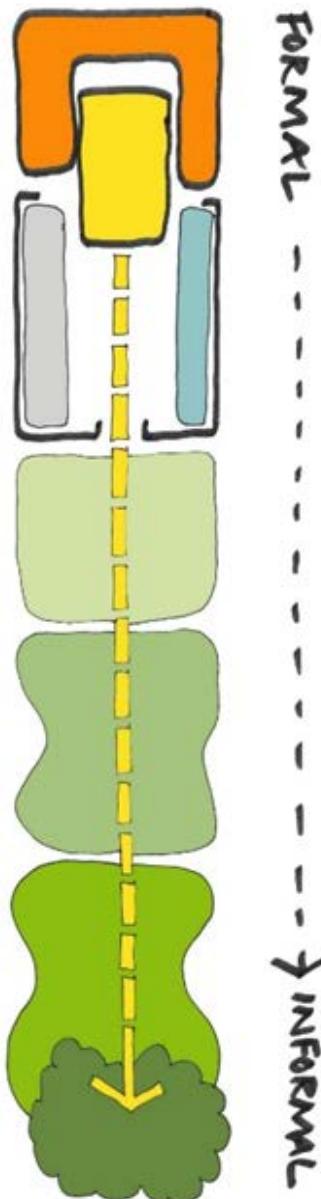
The site is part of the former Nether-third Primary School's external grassed play-space. There are a number of public or community green-spaces close to the site including community allotments to the south of the site, with an existing active relationship with the school and Early Learning Centre, and sports pitches on the area immediately to the east.

The majority of the existing site is grass and marsh with levels falling gradually towards the south and east. A level change exists between the existing car park and the proposed building of 0.5m. A palisade fence provides the existing boundary to the existing site. There is little planting or features in and around the site.

Although the location of the site is exposed to the wind, the aspect of the site is such that the proposed garden space should benefit from being to the southern side of the proposed building.

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Development strategy



The available land for the site is restricted by the proposal to demolish the existing school and rebuild in a similar location. The available site for the Early Years facility is a north-south orientated strip at the eastern edge. It is proposed that the new Early Years Centre will occupy the northern edge and form a gateway and entrance to the site. The building and garden will be orientated roughly north - south. This will ensure the garden will have excellent sun throughout the day.

The orientation and footprint of the site directly relates to the original conceptual designs that NORR tabled for the pilot project but how did this manifest itself into an actual proposal?

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Development Strategy

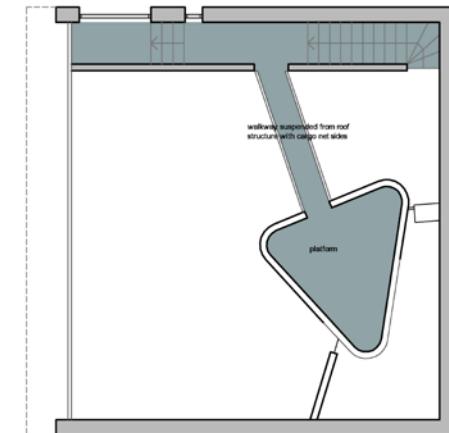
One of the many very interesting challenges for the project is in achieving efficiency and matching the challenging budget whilst also delivering a building appropriate to the functional requirements and overall aspirations of East Ayrshire Council. These aspects have been very carefully considered in the initial development of the conceptual approach.

The strategic approach to the basic building form is inherently cost-effective. Allowing that each site has its' own opportunities, orientation, context and constraints the form can be developed appropriately to reflect its' location. This is no different for the Cumnock site.

Positioning the building to the north edge of the site allows the entrance of the new building to physically address the vehicular and formal visitor entry-point to the site, whilst also, in the context of the proposed master-plan for the overall site, addressing the proposed new Primary School (albeit this will not be constructed until after the completion of the ELC).

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Building Organisation and Massing



The combination of the physical footprint of the accommodation, the various functional requirements and relationships, and of course the site, has resulted in the organisation of the building diagram as below. The proposed entrance is from the west and proposed car park side of the building, which will address the forecourt and entrance of the proposed Primary School. The service access to the kitchen of the ELC is also on the west enabling delivery of meals etc. A secure buggy store is located at the main entrance for ease of use by parents/carers.

The servant spaces wrap around the main playrooms, essentially on two sides, ensuring all three of the playrooms to have direct access to the external space to the south.

The requirement for a 0-2 room at this facility required the 'pilot' to adapt to incorporate this. Due to the scale of the space this is readily achieved in extending the servant space further, again ensuring that the room has direct access to the external garden space. A private garden space is provided from the 0-2 room, within the overall external play area.

The staff spaces also benefit from direct access to its' unique external space.

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The building is essentially single storey. However, due to the resultant deep plan nature of the space the sectional design can allow natural light to penetrate to the deeper parts of the building plan. Incorporating high level opening windows also means that the building can be fully naturally ventilated. The proposed form of the building is a direct result of this, and the orientation at Cumnock; retaining a single storey mass to the perimeter servant spaces, increasing the volume to the larger play-spaces and opening up of the building section to the north allows natural light and ventilation to the centre of the building. This not only ensures the building works simply from an environmental perspective, it also creates opportunity to design unique play features within the spaces within a dynamic building form.



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Building Organisation and Massing



We have proposed a simple palette of materials for the building, both internally and externally which meets the constraints of the affordability cap. A simply detailed profiled cladding panel will wrap the building, complementing the scale of the building. Contextually, in order to tie into the proposed Primary School palette of external materials, we have incorporated a panel of brickwork at the main entrance, which also defines the entry point to the building. Internally the building will be robust, providing surfaces that ensure a quality environment, suitable for its' purpose and acoustically.

Each site will have different constraints which the pilot will require to adapt to accordingly. The site at Cumnock has few constraints that we are currently aware of.

EAC insurance providers have specific requirements that have had some influence on the pilot design. Combustible cladding, such as timber weather boarding, is not a preference of the insurers. Other local authorities may not have the same constraints. EAC insurance providers also have requirements for the provision of sprinkler and CCTV systems.

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Landscape

The landscape design at Netherthird follows the reference design. The external space is located to the southern side of the proposed building, therefore has a great orientation. Additionally this ELC will benefit from its' location in that it is located next to a proposed new Primary School. In their co-location and the proposed master-plan for the site, this will allow the ELC to potentially benefit from use of a larger external play-space at points through the day. Additionally the site is located adjacent to existing allotments and a large playing field. The existing ELC facility currently works with the community at the allotments, which will continue once the new building is completed.

