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SUPPORTING STATEMENT

5 NO. NEW DWELLINGS

SHISKINE, ARRAN

SEPTEMBER 2026

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1.0 Background Information

The proposals have been prepared for submission to North Ayrshire Strategic Planning to allow for consideration of the site as part of LDP 3.

The proposals are for 5 affordable houses on a corner plot adjacent to Skiskine Medical Centre, also known as DH19A – West of Main Street, Shiskine.

Developer: Rutland Scotland Investment Ltd

Architect; Kenneth Reid Architects

The developer is a well-established property development company who own and lease to the General Practitioner Practice occupying the adjacent Skiskine Medical Centre building and surrounds (as highlighted on the accompanying drawings).

▲▲Figure 1: Aerial Image showing approx. location of the site on the isle of Arran separated from the mainland by the Firth of Clyde.



▲Figure 2: Location Plan

2.0 Site Appraisal and History

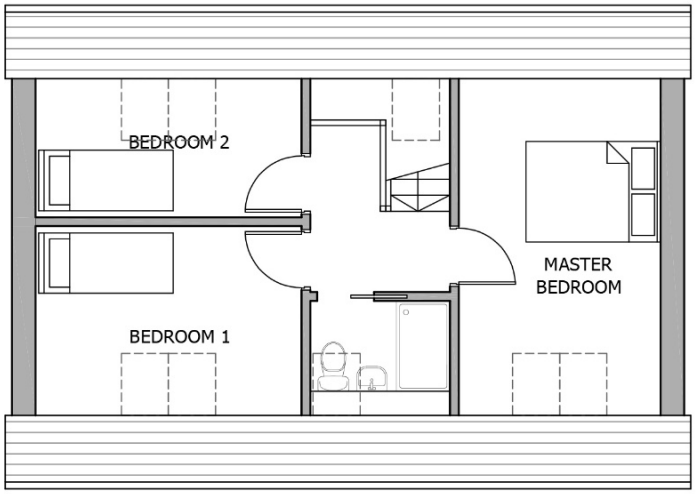
The application site is located on the corner between the B880 'The String' and the Road to Torbeg. Immediately to the West is the Shiskine Medical Centre (occupied by the Arran Medical Group), a single storey building with associated car parking, pitched slate roofs and rendered finished walls. To the North is agricultural land, presumed animal grazing. The main village is to the North West with housing to the Immediate West and South along the main road. There is an East to West fall across the site, with the ground level to the Medical Centre being circa 2/3m lower than the main road to the West and the Medical Centre Ground Level at the opposite extreme of the site.

There is no relevant Planning History for the site.

The village is served by aforementioned Medical Centre and a Primary School. Shopping and Leisure Services are located in the nearby Blackwaterfoot. Being a rural location transport is primarily by car however there are also local bus services serving the island and giving access beyond via ferry links.



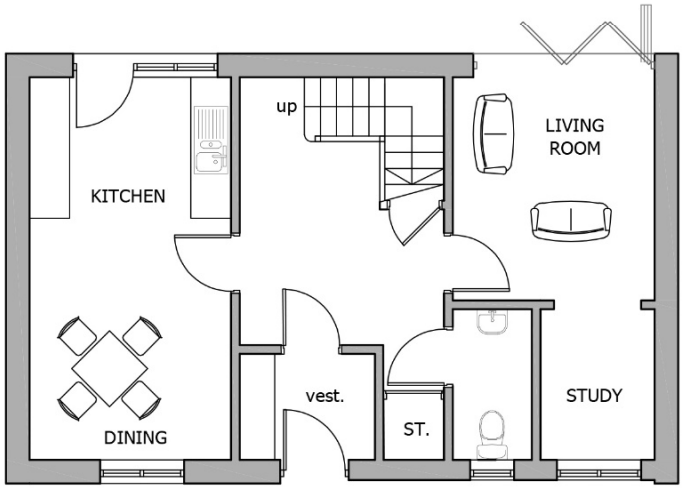
▲Figure 3: View from the Corner of the B880 and road to Torbeg, looking NW.



FIRST FLOOR PLAN

First Floor GIA = 46.7m²
(some areas less than 1.5m headroom)

Master Bedroom	3.0m x 5.0m
Bedroom 1	3.9m x 2.8m
Bedroom 2	3.9m x 2.6m



GROUND FLOOR PLAN

Ground Floor GIA = 53.0m²

Kitchen	3.0m x 2.1m
Dining Area	3.0m x 3.6m
Living Room	3.0m x 3.3m
Study	1.7m x 2.2m

Total GIA = 99.7m²

▲Figure 4: Layouts of a typical dwelling proposed

3.0 Development Proposal

Layout, Design and Amenity

It is proposed to locate 5no. detached dwellings on the corner site. Access would be from the existing medical centre car park. The houses are arranged around a new access road which would form an intimate courtyard feel. The dwellings would gradually rise as you move away from the site entrance to suit the topography.

Parking would be shared, with the provision split between adjacent to the entrance and at the higher level.

The houses would be one and a half storey allowing for accommodation within the roof with roof windows and anticipated solar panels affixed. The houses are intended as affordable homes and floor plan which is representative of the proposed layouts is included, allowing for 3 bedrooms.

The materiality would be carefully selected to create identity and place and the proposals would have a contemporary aesthetic.

Each unit shall benefit from amenity with front gardens blending with the common space whilst the back gardens will provide private amenity space at the lower ground level with dividing and rear fencing.

The dwellings shall each be approx. 100m2, spread over the two levels. The dwellings will assist to serve the strong demand on the island for family homes. The size, form and plot size will allow for comfortable family accommodation in this regard.





▲Figure 5: 3D Visualisation looking NE

►Figure 6: 3D Visualisation looking SW