Austin·Smith:Lord

# BURNS WYND, MAYBOLE



**LOCATION:** MAYBOLE, AYRSHIRE
**COMPLETION:** JAN 2014
**VALUE:** £1.3M
**SIZE:** 13 UNITS
**SERVICE:** ARCHITECTURE
**SECTOR:** RESIDENTIAL
**CLIENT:** AYRSHIRE HOUSING
**CONTRACTOR:** ASHLEIGH (SCOTLAND) LTD
**CIVIL/STRUCTURAL:** SCOTT BENNETT ASSOCIATES
**COST CONSULTANT:** POOLE DICK ASSOCIATES

**AWARDS**:
2014 SCOTTISH DESIGN AWARD, AFFORDABLE HOUSING
2014 SALTIRE HOUSING DESIGN AWARD
2014 CIOB GOOD BUILDING AWARD

The 13 properties at Burns Wynd, Maybole, are staggered to reflect their hillside topography opening out views toward the Southern Uplands. They consist of nine two-bedroom and four three-bedroom homes, each designed to accommodate a range of needs through features such as downstairs bathrooms. The triangular site has road frontage along the northern edge with the road rising steeply from east to west.

The steep slope makes road access into the site difficult therefore it was decided to utilise the road frontage with narrow frontage deep plan houses fronting the road, leaving the remote south corner of the site for landscaping. The change in level across the site is such that each house steps up the slope by 600mm per house.

*"We've been a regular client of A-S:L for over 10 years. At Burns Wynd, they have once again created a site specific design which belies the tight cost limits that we work to. Best of all though, the tenants are delighted with their new homes".*
**Jim Whiston, Director,**
**Ayrshire Housing**

*"I'm delighted with this the latest partnership between the Council, the Scottish Government and Ayrshire Housing. The houses have been carefully designed to meet the needs of the tenants and with energy efficiency in mind. The architects Austin-Smith:Lord and the builder Ashleigh (Scotland) have done an excellent job".*
**Helen Moonie,**
**Provost of South Ayrshire**








The majority of houses are two bedroom and have been designed with hall, kitchen, bathroom and lounge in a deep plan pitched roof wing linked to the adjacent house with a shallow pitched roof bedroom wing.

This expresses the houses as linked individual houses and the shallow pitch link accommodates the changes in floor level.

The larger three bedroom houses have two of the three bedrooms at first floor level and these larger houses are used architecturally to stop end the terrace and to accentuate the pedestrian access points.

The variation in depth between the living room Kitchen wing and the bedroom wing provides a south facing lounge and sheltered rear garden sitting area. The front entrance court is overlooked by a North facing kitchen.