ABBEYGATE

Prospect, May 1998, 71

1997 Saltire Society Housing Design Award. H Roan Rutherford, IDC, architect.

CALEY HOUSE

Prospect 28, Autumn 1986

Caley House is a case in point. The site, in central Kilwinning, lay derelict for many years after the Caledonian Railway line was closed and the station demolished. Lying three metres below the main street frontage, the site near the roads needed piles for anything over single storey height, while the centre of the site was unsuitable for building. But since it lay in a prominent position in the town centre, any building on the site had to be handled particularly sensitively. The YMCA/YWCA proposal for a hostel seemed a good opportunity to create a unique building for this unique site. The objective was to provide self-catering accommodation for single young people, in which they could emjoy a degree of independence yet remain under the supervision of a warden. The hostel was also to be equipped with club facilities in a separate wing which shared a single entrance with the accommodation wing, under the eye of the warden. The accommodation wing of 25 flats (60 beds) forms the frontage to Howgate, with a corridor for access to the flats acting as a buffer against traffic noise. This corridor is a passive solar collector: the south facing wall allows the sun to heat up the tiled concrete floor and the solid masonry walls of the flats. Residents enjoy a street corner meeting place protected from the weather in the form of a conservatory. This and the warden's control pount form the hinge between the residential wing and the club wing and act as a visual pivot at the road junction. The club wing contains a multi-purpose games/disco hall, with a coffee/games room at mezzanine level over a snooker room and ancillary accommodation.

Prospect, May 1998, 70

1984 Saltire Society Housing Design Award. (cf below). **H Roan Rutherford**, IDC, architect.

Saltire Society Awards 1985

Awarded 3.12.1985. Caley House is a splendid building reflecting great credit upon all concerned. At a time of urgent need it provides accommodation for a wide rnage of young single people who obviously enjoy living there and who are responding positively to the stimulating environment. The building is conveniently located on the Howgate, which leads into the shopping precinct, and is close also to Kilwinning Railway Station and the bus station. the site, once occupied by the former Caledonian Railway station, was level, lying three metres below Howgate. The design of the building uses this change of level and the corner site to good effect in plan and section. Form and scale integrate well with the urban grain of Kilwiinning.

The flats form the frontage to Howgate and access to them is provided by stairways off an interior street glazed aling its length as a buffer against traffic noise. A glazed atrium containing the warden's control point forms the hinge between the residential accommodation and the club accommodation fronting Dalry Road, and opens off the main entrance to the complex. The treatment and control of spaces is handled with panache and is an exciting experience for occupants and visitors alike. the designers have established their own particular vocabulary of detailing, and exposed concrete blockwork, floor tiling, timber and glazing details are very well controlled and executed. The atrium/conservatory, the internal street and stairways are planted generously with thriving house plants which obviously enjoy the

environmen and which accentuate the impression given by the whole development. It is one of hope and health and well-being, and care for one another. The YMCA/YWCA Commissioners and the architects of IDC receive the saltire Society's Award for a *tour de force* which should be studied by everyone concerned with the housing of young single people.

[The brief called for 10 4-person flats, 3 2-person flats, for wheelchair users, 2 2-person flats, 10 1-person flats, common room, club room and warden's accommodation.]

Scottish Architecture in the 1980s, RIAS, 1987, 25

Irvine Development Corporation Architects Department. Furnished accommodation for young people built 1984 for YMCA/YWCA Joint Scottish Committee. £950,000.

B 14.5.1982 — Buildings Proposed. Flats, club and house at 2 Dalry Road/36 Howgate for IDC. Architects and QS: **IDC**. Start: November 1982, contract period: 18 months. Cost, £800,000.

CRANBERRYMOSS FARM

AA, CO 3/10/5/30, YSFE 24.9.1970

To be acquired for youth and community centre. It is a 2½ storey farmhouse of 1855. "The value of retaining and adapting the existing buildings would be to retain some of the old character of the area in the midst of the new modern design and housing thus creating the necessary homely effect."

AP, F 27.5.1977, 45g — Towerlands (Bourtreehill) has been given go-ahead. Similar to Cranberry Moss and Townend. Also approval for construction of new Centre at Broomlands Gate.

MAIN STREET, 18-19 (or is it 14-24)

Prospect 28, Autumn 1986 — IDC faced similar problems (to 85-93 High St, Irvine) at Main Street, Kilwinning. The brief was to restore the derelict, listed building known as the Mason's Howff and to rehabilitate the adjoining vandalised tenement. The latter had been partially demolished for roadwidening in the 1970s, leaving a very unattractive exposed party wall facing Kilwinning's main eastern entrance across the river Garnock. The Mason's Howff, which seems originally to have been a two storey house with a single storey dwelling or workshop attached at the rear, was restored to form a three-bedroomed house with a kitchen/dining room in the rear extension. The tenement was formerly a ground floor shop with two flats above served by a stone stair at the back. Lack of commercial interest meant that the shop, which was small and partly below ground level at the rear, became a bedsit flat. The upper floors were rehabilitated to form a pair of two apartment flats whose south facing living rooms give pleasant views down the river and up the High Street. The small triangular piece of ground left by the road widening was used to form two maisonettes, creating a new attractive gable to the tenement. The new gable was placed so as to break down the scale of the existing tenement gable, which had formerly somewhat overpowered the adjoining listed buildings.

Unidentified ref — **Henry (Roan) Rutherford**, project architect. Viewed from the River Garnock Bridge, this impressive scheme presents a very satisfying composition. The completion of the tenement on the corner, which had been partially demolished in the 70s, has been beautifully handled. The corner door, with its corbelled head, is a delightful touch, and the whole of this elevation, with its windows and chimney breast, makes a very

pleasing contribution to the main street. So too the restoration of the Masons Howff has been most carefully handled, and although it may be argued that the rubble finish should have been maintained, it is most attractive the way it has been rendered, leaving the stone window reveals and quoins exposed.

PENNYBURN

Ness, Landmarkis — First sod cut December 1968. Fire station begun in Spring 1968, and the housing scheme began c. March 1969. Whitehurst Park road begun in April 1969

nr — Architect for scheme: **Robert Thomson (IDC)**.

CRANBERRY MOSS FARM

SVR 1971/72 — 1.10.1971. EPNO. Cranberry Moss Farmhouse. IDC/Mitchell Construction.

PENNYBURN LOCAL CENTRE

SVR 1971/72 — 1.71971, 27.6.1971. Shops 1 and 2 Pennyburn Local Centre

SPECIAL NEEDS HOUSING

SRC, W&S 2.2.1982, 392 — IDC.

PENNYBURN III

AP 7.9.1973 — Project team leader: **Jim Oswald**.

WEST DOURA

Prospect 28, Autumn 1986 — IDC likes to encourage the spread of the arts and crafts in the new town, one aspect of which is the artist-in-residence scheme. The artists' need for suitable accommodation led to the conversion of a former farmhouse into a studio and dwelling. Completed in 1984, the property is currently occupied by sculptor Nigel Lloyd. While primarily a studio-dwelling, the building could, with miniumn modification, be converted back into two self-contained dwelling units, if need be. The house includes two-bedroomed living accommodation together with a studio and storage area on the ground floor and a drawing gallery/display area on a first floor balcony, making full use of lighting through roof glazing.

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