

Winner of SPA Best Housing Project Award

Location: Dalrymple, East Ayrshire

Cassillis Court Project

To East Ayrshire Council – September 2018 to March 2019



Overview of the project

Barbieston Road is an affordable housing development located in Dalrymple, East Ayrshire, comprising 11 two bedroom properties, including 2 two bedroom homes specifically designed for older and ambulant disabled residents and one wheelchair-accessible bungalow.

11 two bedroom properties

1 wheelchair accessible bungalow



2 two bedroom homes for the elderly & ambulant disabled

Project benefits

Through collaborative working practices, CCG (Scotland) Ltd, East Ayrshire Council and MAST Architects have designed homes that respond to identified need whilst delivering a housing solution that recycles a Council-owned asset thereby minimising the impact of the build on the surrounding communities; all in support of the Council's aim of town centre regeneration. The design comprises a four-block pattern constructed around a central courtyard that is accessible by a road providing in-curtilage parking that minimises on-street parking and creates a sense of place. The design solution adopted also offers residents direct access to greenspace offering additional amenity to the north. The project was delivered before deadline and on budget in line with the £1.6m contractual valuation.



This project demonstrated the most collaborative approach to delivery resulting in the creation of bespoke housing solution for disabled access whilst utilising OSM techniques. The project, via the collaborative approach, also gave a sense of place making through inclusion.”

Robert Hairstans

SPA expert judge and Associate Professor at Edinburgh

About CCG (Scotland) Ltd

CCG has been able to utilise the Barbieston Road project as a benchmark for quality. Working collaboratively with East Ayrshire Council has brought an enhanced level of understanding to CCG of the Client's and residents' needs, both in terms of the processes from inception to delivery and quality standards expected. The experience gained through the successful delivery of this contract will facilitate the ongoing delivery of the Council's SHIP programme using this standard to inform the roll-out of an agreed programme of over 500 homes being developed across East Ayrshire over the coming years, thereby supporting a steady work programme for CCG.



PRODUCED BY THE CHAIR OF THE BSI COMMITTEE B/538/1/7. LIKE ALL SPA FRAMEWORKS, NH1 IS FULLY OJEU COMPLIANT.