



## COMMUNITY INVESTMENT FUND THREE TOWNS LOCALITY PARTNERSHIP

### The CIF will support proposals and projects that:

- Connect with:
  - The North Ayrshire [Fair for All Inequalities Strategy](#);
  - the [Community Planning Partnership](#) (CPP) and [Locality priorities](#); and
  - North Ayrshire Council's (NAC) values, priorities and business [objectives](#).
- Fulfil a compelling need and do not duplicate existing services or facilities;
- Provide long-term, sustainable, positive results for the greatest number of people possible;
- Exhibit project and/or organisational innovation in their approaches to their work in their way of addressing community challenges and in their request to Locality Partnerships and the Council;
- Come from (an) organisation(s) that is financially viable (can provide financial statements upon request) and efficiently and effectively managed. This can include an organisation to be created to deliver the project;
- Include options or potential for NAC and CPP employee engagement and volunteering where possible; and
- Include measurable outcomes and can report to NAC on outcomes on a regular basis.

### When to apply and how?

- LPs should continue to engage with their communities, and stimulate interest in the CIF. The Locality Partnership will then strategically assess the applications, make links and look at the funding 'in the round'.
- If the partnership supports a bid then the group will be encouraged to submit a full application form (attached), which they will decide upon before making a proposal to Cabinet for final approval.
- The finalised proposal will go to the next suitable Cabinet for final approval.
- Forms should be returned to your Locality Officer, by email if possible:

**Shirley Morgan**  
**Locality Officer (Three Towns)**  
North Ayrshire Council  
St John's Primary School  
Morrison Avenue  
Stevenston  
KA20 4HH  
Email: [smorgan@north-ayrshire.gov.uk](mailto:smorgan@north-ayrshire.gov.uk)  
Tel: 01294 475922  
Mob: 07912450212

For more information see the guidance form here: <http://www.northayrshire.community/wp-content/uploads/sites/60/2018/06/community-investment-fund-guidance-notes-17-12-17.pdf>



## **COMMUNITY INVESTMENT FUND THREE TOWNS LOCALITY PARTNERSHIP**

### **1. Details of your organisation**

Name of Organisation

Raise Your Voice with Ardeer

Postal Address for Correspondence

Name of Contact Person Elizabeth Sweeney

Position in Organisation Treasurer

Telephone Number

Email Address

### **2. Brief description of your organisation**

Please include its legal status, aims and objectives, activities or services provided and how long it has been in existence.

**Raise Your Voice with Ardeer are a registered charity (SC049391) since June 2019 and was running as a constituted community group prior to that forming in 2016.**

**The aims of Raise Your Voice with Ardeer are:**

- To advance the provision of recreational facilities, or the organisation of recreational facilities, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended by providing easily accessible events/groups/activities and classes, where the community can come together and have fun, build friendships and in turn encourage each other in all aspects of life.**
- To advance the advancement of citizenship or community development by building confidence, creating a sense of belonging, to encourage community involvement and the sharing of skills/strengths within the community through a variety of activities/classes and groups.**



## **COMMUNITY INVESTMENT FUND THREE TOWNS LOCALITY PARTNERSHIP**

- **To advance the prevention or relief of poverty by providing food at all events offered along with advice, support and referrals to specific services where appropriate.**

**At present Raise Your Voice with Ardeer host Musical Memory Lane. This has been operational now for approx. 2 years. Musical Memory Lane is a very special, fun afternoon of music, tea and biscuits. During the afternoon we have music and chat from a local musician as well as plenty of time for people to chat with friends and make new friends. Although the afternoon is Alzheimers and Dementia friendly there does not need to be a formal diagnosis to be able to attend. It is also open to anybody over the age of 50 and is run on a donation bases, however, a donation is not required to be able to attend.**

**Raise Your Voice with Ardeer are currently working in joint partnership with North Ayrshire Foodbank to help deliver the Food Dignity Meals Scheme. This scheme gives people within the community 2 freshly cooked meals a day for 3 days.**



## **COMMUNITY INVESTMENT FUND THREE TOWNS LOCALITY PARTNERSHIP**

### **3. Title and summary of proposal**

Tell us about your idea. Please describe in as much detail as possible, what the funding will be used for.

Please include:

- where it will be held / delivered
- who is your target audience
- who will benefit from it and how
- any partners that are involved

**The idea behind the project is to create premises which is a multi-functioning community facility which has been identified through both the charette and more direct community engagement from us:**

**2 X Gender neutral toilets (complete with accessible toilet and baby changing area). This beach is used 12 months of the year by not just locals but people who travel to enjoy the beach and local events. There is no toilet provision which means people can't stay for any length of time. Events are restricted and activities short. Toilets will allow people to have more time to enjoy the activities, views and education opportunities.**

#### **Education opportunities. Outdoor**

**The beach is an environmental outdoor classroom, it is recognised nationally for it's biodiversity and outdoor learning. This has created educational work shops which already has local businesses, schools, youth groups attending and contributing financial. This project will allow these to be developed more with addition environmental projects possible.**

#### **Opportunities in the multi-use space**

**This will allow the environmental educational workshops to be more structured, weatherproof, and the opportunity to develop accredited qualification with local schools.**

**This area can also be used for the group work we already do and also be available to the wider community to use. These both can become an income to support our charity.**

#### **Café area**

**Will supply refreshments and snacks, we are also qualified to deliver cooking on a budget classes as well as the area where we give out our partnership project with the foodbank's food with dignity. We are also passionate about**



## **COMMUNITY INVESTMENT FUND THREE TOWNS LOCALITY PARTNERSHIP**

**healthy food, and food allergies. Which we have a great amount of experience. This will be an income for sustainability.**

**The premises will be on Shore Road, Stevenston beside the sports pitch, playground and carpark at the beach. When people can come and spend longer time at the beach / park there will be a need for more outdoor activities. We plan to develop and sell or higher out resources for outdoor activities, such as fishing nets, ball games, buckets and spades.**

**The premises are aimed at anybody within the community who wish to access them such as dog walkers, local schools, NAC Rangers, tourists and beach users. There have been community events, such as the nature reserves 25<sup>th</sup> anniversary and family fun days these will be able to be developed with community organisations. There has even been a St Bernard's birthday party. St Bernard dogs travelled from all over Scotland to attend.**

**The main beneficiaries of the building would be the local community within Stevenston, the dog walkers and beach users, use the beach 12 months of the year, where tourists use the beach during the summer period. People will be able to spend more time at the beach due to the toilets being there. Having toilets would allow Stevenston to advertise that it has this fantastic beach thus potentially increasing tourism. With tourism comes increased investment of the services within Stevenston which will benefit the local community.**

**There is a great number of partners already involved with the beach:**

**FRIENDS- environmental group in Stevenston  
Stevenston community council  
Stevenston community development trust (steering group)  
Stevenston community association  
Primary schools  
Secondary schools  
BPI  
Tesco  
Sainsburys  
NAC**

**When this project is developed it will only develop and increase these partnerships.**



## **COMMUNITY INVESTMENT FUND THREE TOWNS LOCALITY PARTNERSHIP**

### **4. What difference will this project make within the locality and to local services and programmes?**

Please include:

- The outcomes you aim to achieve
- How you will approach reducing inequality
- How this proposal fits with the Locality Partnership priorities of 1. Economy and Tourism 2 Environment 3 Community regeneration ,civic pride and egagement

**Raise Your Voice with Ardeer aims are:**

- **To advance the provision of recreational facilities, or the organisation of recreational facilities, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended by providing easily accessible events/groups/activities and classes, where the community can come together and have fun, build friendships and in turn encourage each other in all aspects of life.**
- **To advance the advancement of citizenship or community development by building confidence, creating a sense of belonging, to encourage community involvement and the sharing of skills/strengths within the community through a variety of activities/classes and groups.**

**Currently we reduce inequalities through**

#### **Musical Memory Lane**

**This address social isolation in older people. This is established and will continue and we will be able to offer more activities.**

#### **Food with dignity**

**This is a project with the food bank which we supply 2 cooked meals for 3 days for people in crisis. This will continue and hopeful develop as we are qualified to teach cooking on a budget workshops.**

**The facilities will be open to everybody and accessible by everybody. Classes will be run on a suggested donation (where possible) however, of people are struggling financially then they can still access the class free of charge. The premises will also allow us to deliver our food dignity meals daily rather than the current 1 hour per week that we can offer. Contingency funds will be**



## **COMMUNITY INVESTMENT FUND THREE TOWNS LOCALITY PARTNERSHIP**

**available to allow people to access the refreshments area should they be experiencing financial hardship.**

**The premises will allow for younger people to have a place where they can meet with friends in an almost invisible supervised way. In doing this we hope to be able to build up a trustworthy relationship with the younger people and in turn may lead to us being able to refer them to specific agencies should it be required or just be a listening ear. By building relationships we can ascertain whether there would be enough interest in meditation classes etc, especially on the build up to exam times. There is also scope to work with North Ayrshire Council to put on youth activities etc.**

**Economy and Tourism 2 Environment 3 Community regeneration ,civic pride and engagement**

**All three of these will be achieved with this project:**

**This project will allow us to advertise the beach as a tourist destination, building on the numbers who already attend. With toilets, refreshments and activities all available.**

**There already is a awareness created of environment damage and how we need to look after this nature reserve. This project will allow us to develop more environmental learning opportunities for our community.**

**Stevenston beach had a public toilet, facilities and activities available years gone by and was a largely attended and used for enjoyment. This project will be the start of regenerating the land mark. Civic pride of this beach is very strong in the town because of the environmental work which has happened over the last 4 years by volunteers.**

**This project will enable us to put Stevenston beach back on the map.**



## **COMMUNITY INVESTMENT FUND THREE TOWNS LOCALITY PARTNERSHIP**

### **5. What engagement has taken place in relation to the project?**

Please include the number of people who have been engaged with or consulted as well as the range of people.

**Current engagement on the project has been in the form of public consultations and presentations – one at the Stevenston Community Council meeting and one that we hosted ourselves. Questionnaires have been available at our presentation and will be available online as well.**

**Prior engagement was already undertaken through North Ayrshire Councils 3 towns charette where public toilets was a massive priority for the community of Stevenston. Also 3 towns locality planning partnership, place standards, which this was identified to be a priority for Stevenston.**

**Questionnaires and face to face discussions were also done at the local nature reserve 20<sup>th</sup> Anniversary Celebrations.**

**At present we have managed to engage with members of the community of all ages and backgrounds. Currently we have engaged with approx. 350 people with this increasing daily.**

**These are all available to see if required.**





## **COMMUNITY INVESTMENT FUND THREE TOWNS LOCALITY PARTNERSHIP**

### **6. How will the project be managed?**

Please include:

- How the finances will be managed
- Does the proposed project contribute to volunteering or employment opportunities in 3 towns? Please include the number of volunteering opportunities and employment opportunities
- If there are any staff requirements, please outline your HR plans

**The treasurer will be responsible for managing the finances relating to the project and will ensure that they are dealt with as per the guidelines imposed.**

**The project will rely heavily upon volunteers. To this end we are currently engaged with The Ayrshire Community Trust and will be embarking upon their Volunteer Programme – Volunteer Friendly Award. By going through this process we are ensuring that any volunteers get the best from any position that they are doing within the group and facilities, whilst ensuring that they get fair treatment like any paid employee would do.**

**Once the facility is up and running there will be a number of volunteering positions available covering a variety of aspects from cooking, customer service, waitressing along with any positions that would arise with any classes/groups offered.**

**We also have plans to meet with North Ayrshire business development to assist with the development of a business plan. This will also help advice how we manage our income from the café, lets and educational programmes. We are a charity and all income, funding and donations all go back into the charity to run it**

**At present the project will be run by volunteers until such time as funding can be sought to take on employees. When we are at this stage we will link in with North Ayrshire Council / The Ayrshire Community Trust and any other necessary agencies to ensure that the correct Human Resource procedures are in place.**



## **COMMUNITY INVESTMENT FUND THREE TOWNS LOCALITY PARTNERSHIP**

### **7. Amount of funding being requested**

Please supply details of funding being requested and any other funding you have had over the past 5 years, both financially and "in kind".

Amount of funding requested (£) **100,00.00**

Please give a breakdown of cost and recent quotations where appropriate. Please find the detail costings attached and also plans for project.

**We have secured £50, 000 from the town centre fund with the agreement that there is a business plan in place to prove sustainability, We are are currently working on this with Business development and should have a robust plan in place very soon. This will carry out the first stage of all ground works, investigations needed and utilities.**

**We are also looking at a cocktail of match funding to make this project successful**

**The and plan to do it in stages to successful meet the total costings of this project through a cocktail of funding stages are as follows :**

**Stage 1 ground works and external services**

**Substructure- £23,625**

**External services- £13,000**

**( town centre fund )**

**Stage 2 erection of building, internal and external works to building (CIF and match funding)**

**Frame-£26,450**

**Roof-11,750**

**External window and external doors-£14,050**

**Int. walls and partitions £17,490**

**Wall, floor and ceiling finishes-£14,485**



## **COMMUNITY INVESTMENT FUND THREE TOWNS LOCALITY PARTNERSHIP**

**Fittings and furniture-£3000  
Mechanical and plumbing-£5,850  
Electrical installation- £16,301  
BWICS-£800**

**Stage 3 external ground works (match funding)  
External works - £21,500**

**Please find attached detailed costings explained fully totalling 203,000  
Total includes main contractor preliminaries 12%  
Contingencies 5%**

**VAT has to be included £40,600 = **£243,600****

**We are currently looking at :  
NAVT funding  
Lottery funding  
Land fill fund**

**This will create the cocktail of funding required for this project.**

**Over the last five years:**

**Common Good Fund £4,800  
Nurturing Excellence in Communities fund £907.77  
Participatory Funding £1,500**



## **COMMUNITY INVESTMENT FUND THREE TOWNS LOCALITY PARTNERSHIP**

### **8. Monitoring and evaluation process**

Please include detail on the monitoring and evaluation processes planned or in place.

**Various methods will be used to monitor and evaluate the planned project and proposed uses, classes and groups.**

**These methods include:**

- **Engaging with the community during the whole process to ensure that the project is delivering a facility that is needed within the community. This will mainly be done through face to face discussions, questionnaires and public consultations.**

**Once the facilities are up and running the monitoring and evaluating will include:**

- **Monitoring of the amount of people accessing the facilities either in the refreshment area, groups and classes on a daily basis. This would be done in the form of sign in sheets for groups and classes, for the refreshment area the monitoring would be more based on people purchasing/accessing food.**
- **Talking/engaging with the community as they access any aspect of the facilities to ensure that needs are being met and to get feedback/suggestions from them.**
- **Weekly evaluations for all the volunteers would need to happen as well. This would ensure that the volunteers are happy and are being encouraged to reach their full potential. This allows for volunteers to request any training etc that they feel they may need/like/require.**



## **COMMUNITY INVESTMENT FUND**

### **THREE TOWNS LOCALITY PARTNERSHIP**

- **All groups and classes would be monitored and evaluated as they happened. This ensures that the community accessing classes and groups are happy and allows for any feedback to be taken on board and changes made if necessary.**
- **Monthly meetings with all the volunteers to discuss and plan any events and classes tailored to the ideas and feedback from the community.**

**Raise Your Voice Ardeer  
Community Building**

**Gross Internal Floor Area Main Building:**

**70 m<sup>2</sup>**

**753 ft<sup>2</sup>**

Element	Total Cost of Element	Cost/m <sup>2</sup> Gross Floor Area	Cost/sq. ft <sup>2</sup> Gross Floor	%
1.00 SITE CLEARANCE	-	0.00	0.00	0.00
2.00 SUBSTRUCTURE	23,625	337.50	31.35	11.64
3.00 FRAME	26,450	377.86	35.10	13.03
4.00 ROOF	11,750	167.86	15.59	5.79
5.00 EXTERNAL WALLS	3,315	47.36	4.40	1.63
6.00 WINDOWS AND EXT. DOORS	14,050	200.71	18.65	6.92
7.00 INT. WALLS AND PARTITIONS	17,490	249.86	23.21	8.62
8.00 INTERNAL DOORS	1,850	26.43	2.46	0.91
9.00 WALL FINISHES	2,340	33.43	3.11	1.15
10.00 FLOOR FINISHES	4,785	68.36	6.35	2.36
11.00 CEILING FINISHES	7,360	105.14	9.77	3.63
12.00 FITTINGS AND FURNITURE	3,000	42.86	3.98	1.48
13.00 MECHANICAL AND PLUMBING	5,850	83.57	7.76	2.88
14.00 ELECTRICAL INSTALLATION	16,301	232.87	21.63	8.03
15.00 BWICS	800	11.43	1.06	0.39
16.00 EXTERNAL WORKS	21,500	307.14	28.53	10.59
17.00 EXTERNAL SERVICES	13,000	185.71	17.25	6.40
<b>Sub Total (Rounded Up)</b>	<b>173,500</b>	2,478.57	230.26	85.47
Main Contractor's Preliminaries 12%	20,820	297.43	27.63	10.26
Contingencies 5%	8,680	124.00	11.52	4.28
<b>TOTAL (To Executive Summary)</b>	<b>203,000</b>	<b>2,900.00</b>	<b>269.42</b>	<b>100.00</b>

## **2.0 SCHEDULE OF DRAWINGS AND INFORMATION USED**

### **2.1 McMillan & Cronin Architects**

<b>Drawing Number</b>	<b>Revision</b>	<b>Title</b>
DD 001	A	OS Plan: As Existing & Proposed
DD 002	-	Site Plan As Existing
DD 102	A	Site Plan: As Proposed
DD 110	A	Floor Plan As Proposed
DD 111	A	Plan, Elevations & Section As Proposed

### **3.0 SCHEDULE OF AREAS**

3.1 The following gross internal floor area of the proposed works has been assessed from the McMillan & Cronin drawings.

3.2 The gross internal floor area has been measured between the inside face of external walls and over all internal partitions etc.

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	<b>GIFA m<sup>2</sup></b>	<b>GIFA ft<sup>2</sup></b>
Main Building Ground Floor	56	603
External Store Ground Floor	14	151
<b>TOTAL</b>	<b>70</b>	<b>754</b>

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3.3 The above area requires verification as there may have been minor distortions in printing/ copying and changes may occur as a result of detailed design development.



#### **4.0 GENERAL NOTES**

- 4.1 We have assumed that the works will generally be carried out during industry normal working hours and with no abnormal restrictions on construction techniques.
- 4.2 An allowance of 5% of the construction costs has been included for contingencies.
- 4.3 We have assumed that the works will be let using a standard SBCC form of building contract further to a single stage competitive tender process.
- 4.4 The format of this estimate is elemental as used by the Building Cost Information Service of the Royal Institution of Chartered Surveyors which separately identifies preliminaries and contingencies in the summary.

## **5.0 EXCLUSIONS**

- 5.01 Professional Fees
- 5.02 Value Added Tax
- 5.03 Building warrant and planning charges
- 5.04 Legal and financing costs
- 5.05 Specialist asbestos surveys and removal costs
- 5.06 Work beyond the boundary of the site
- 5.07 White goods

Item	Description	Qty	Unit	Rate	Total	Section Total
<b>1.00</b>	<b>DEMOLITION</b>					<b>0.00</b>
1.01	Not applicable	1	item	0.00	0.00	
<b>2.00</b>	<b>SUBSTRUCTURE</b>					<b>23,625.00</b>
2.01	General site clearance	1	item	2,500.00	2,500.00	
2.02	Pier foundations (N.B. Allowance only, SI required to be carried out to confirm requirements)	20	item	750.00	15,000.00	
2.03	Extra for localised consolidation (allowance)	1	item	2,000.00	2,000.00	
2.04	Allowance for breaking out and removing ground obstructions	1	item	500.00	500.00	
2.05	Solum treatment below building footprint	75	m2	35.00	2,625.00	
2.06	Landing pads	20	nr	50.00	1,000.00	
<b>3.00</b>	<b>FRAME</b>					<b>26,450.00</b>
3.01	Allowance for steel container acquisition and delivery to Ayrshire (3 of)	1	item	12,500.00	12,500.00	
3.02	Structural modifications - external	1	item	2,250.00	2,250.00	
3.03	Structural modifications - internal	1	item	5,000.00	5,000.00	
3.04	Craneage into place	1	item	2,500.00	3,500.00	
3.05	Welded jointing of units together	1	item	3,200.00	3,200.00	
<b>4.00</b>	<b>ROOF</b>					<b>11,750.00</b>
4.01	Allow for installation of canopy	1	item	7,500.00	7,500.00	
4.02	Allow for overcoating roof finish	75	m2	50.00	3,750.00	
4.04	Solar Panel Framework	1	nr	500.00	500.00	
<b>5.00</b>	<b>EXTERNAL WALLS</b>					<b>3,315.00</b>
5.01	External walls preparation & recoating	39	m2	85.00	3,315.00	
<b>Carried Forward</b>						<b>65,140.00</b>

<b>Brought Forward</b>					<b>65,140.00</b>
<b>6.00</b>	<b>WINDOWS AND EXTERNAL DOORS</b>				<b>14,050.00</b>
6.01	UPVC external entrance door	1	nr	1,350.00	1,350.00
6.02	UPVC sliding doors	2	m2	2,200.00	4,400.00
6.03	Barn style roller shutter security doors	1	item	8,000.00	8,000.00
6.04	Locking devices to external stores	2	nr	150.00	300.00
<b>7.00</b>	<b>INTERNAL WALLS AND PARTITIONS</b>				<b>17,490.00</b>
7.01	Internal face of external walling constructed as timber studwork, blown insulation, with taped seamless plasterboard screw fixed at 150mm centres both sides	113	m2	110.00	12,430.00
7.02	Internal walling constructed as timber studwork, quilt insulation, with taped seamless plasterboard screw fixed at 150mm centres both sides	48	m2	75.00	3,600.00
7.03	Internal subdivision timber studwork to external stores, metal mesh security layer and plywood fixed at 150mm centres to both sides	12	m2	80.00	960.00
7.04	Allow for sheathing/strengthening where required for structural support	1	item	500.00	500.00
<b>8.00</b>	<b>INTERNAL DOORS</b>				<b>1,850.00</b>
8.01	Single veneered flush doors to sizes 914 or 864x1981x44mm semi solid doors, suitable for a wheelchair pass, including, frames facings and ironmongery (toilets).	2	nr	450.00	900.00
8.02	Single, glazed veneered flush doors to sizes 914 or 864x1981x44mm semi solid doors, suitable for a wheelchair pass, including, frames facings and ironmongery (apss door to meeting room).	1	nr	550.00	550.00
8.03	Single veneered flush doors to sizes 686x1981x44mm semi solid doors including, frames facings and ironmongery (stores).	1	nr	400.00	400.00
<b>9.00</b>	<b>WALL FINISHES</b>				<b>2,340.00</b>
9.01	Decorative linings to internal walling	18	m2	25.00	450.00
9.02	Two coats emulsion paint	190	m2	6.00	1,140.00
9.03	Hygiene wall finish to kitchen area	1	item	750.00	750.00
<b>Carried Forward</b>					<b>100,870.00</b>

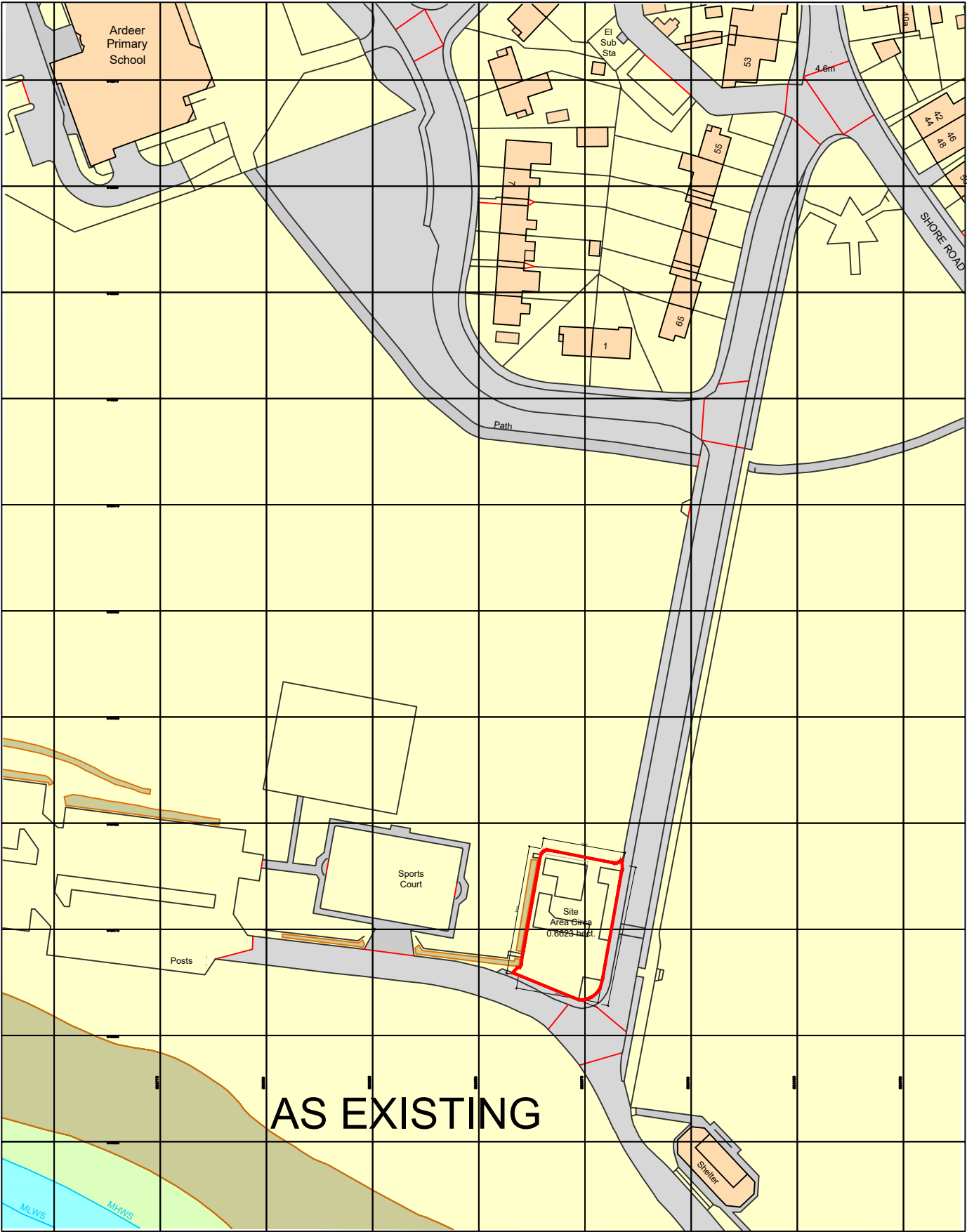
<b>Brought Forward</b>					<b>100,870.00</b>
<b>10.00 FLOOR FINISHES</b>					<b>4,785.00</b>
10.01 50mm rigid insulation overlay, plus isolation layer, plus t&g plywood floor overlay	60	m2	50.00	3,000.00	
10.01 Vinyl floor interlocking tile finish to main building café	45	m2	28.00	1,260.00	
10.03 Safety vinyl floor finish to kitchen and toilets	15	m2	35.00	525.00	
<b>11.00 CEILING FINISHES</b>					<b>7,360.00</b>
11.01 Internal face of roof to be constructed as timber framing, blown insulation, with taped seamless plasterboard screw fixed at 150mm centres. Moisture resistant plasterboard is to be used to the ceilings of kitchens and toilets.	60	m2	110.00	6,600.00	
11.01 Plasterboard finished lighting service downstands	1	item	600.00	400.00	
11.02 Two coats emulsion paint	60	m2	6.00	360.00	
<b>12.00 FITTINGS AND FURNISHINGS</b>					<b>3,000.00</b>
12.01 Purpose fabricated security grille to servery	1	item	1,000.00	1,000.00	
12.02 Supply and fitting of kitchen furniture	1	item	2,000.00	2,000.00	
<b>13.00 MECHANICAL AND PLUMBING INSTALLATION</b>					<b>5,850.00</b>
13.01 WC's	1	nr	350.00	350.00	
13.02 WHBs	1	nr	300.00	300.00	
13.03 Doc M packs	1	nr	1,200.00	1,200.00	
13.04 Kitchen sink	1	nr	350.00	350.00	
13.05 Kitchen WHB	1	nr	250.00	250.00	
13.06 Disposal installation	1	item	1,200.00	1,200.00	
13.07 Water distribution installation	1	item	800.00	800.00	
13.08 Electric point of use water heaters	1	item	1,400.00	1,400.00	
<b>Carried Forward</b>					<b>121,865.00</b>

<b>Brought Forward</b>					<b>121,865.00</b>
<b>14.00 ELECTRICAL INSTALLATION</b>					<b>16,301.00</b>
14.01 Small power installation	1	item	2,000.00	2,000.00	
14.02 Lighting installation	1	item	2,000.00	2,000.00	
14.03 Smoke and heat detection and alarm	1	item	400.00	400.00	
14.04 Intruder alarm installation	1	item	600.00	600.00	
14.05 Toilet alarm system installation	2	item	350.00	700.00	
14.06 Telecoms installation	1	item	500.00	500.00	
14.07 Electric space heating with intelligent controls	1	item	5,000.00	5,000.00	
14.08 Allowance for photovoltaic installation	1	item	2,500.00	2,501.00	
14.08 Allowance formulti room heat recovery ventilation system installation	1	item	2,600.00	2,600.00	
<b>15.00 BWICS</b>					<b>800.00</b>
15.01 Allow for forming pipe chases, cutting holes, etc and all other builderswork associated with the services iinstallation	1	item	800.00	800.00	
<b>16.00 EXTERNAL WORKS</b>					<b>21,500.00</b>
16.01 Allowance for creation of external steps, ramp and decking area including protective barriers & handrails	1	item	15,000.00	15,000.00	
16.02 Allowance for repairs to hard surfacing to car park	1	item	3,500.00	3,500.00	
16.03 Allowance for bin store enclosure	1	item	1,000.00	1,000.00	
16.04 Allowance for drainage installation	1	item	2,000.00	2,000.00	
<b>17.00 EXTERNAL SERVICES</b>					<b>13,000.00</b>
17.01 Allow for incoming water supply*	1	item	2,000.00	2,000.00	
17.02 Allow for incoming electrical supply*	1	item	5,000.00	5,000.00	
17.03 Allow for connecting to existing sewers*	1	item	3,000.00	3,000.00	
17.04 Allow for associated civils and re-surfacing works	1	item	3,000.00	3,000.00	

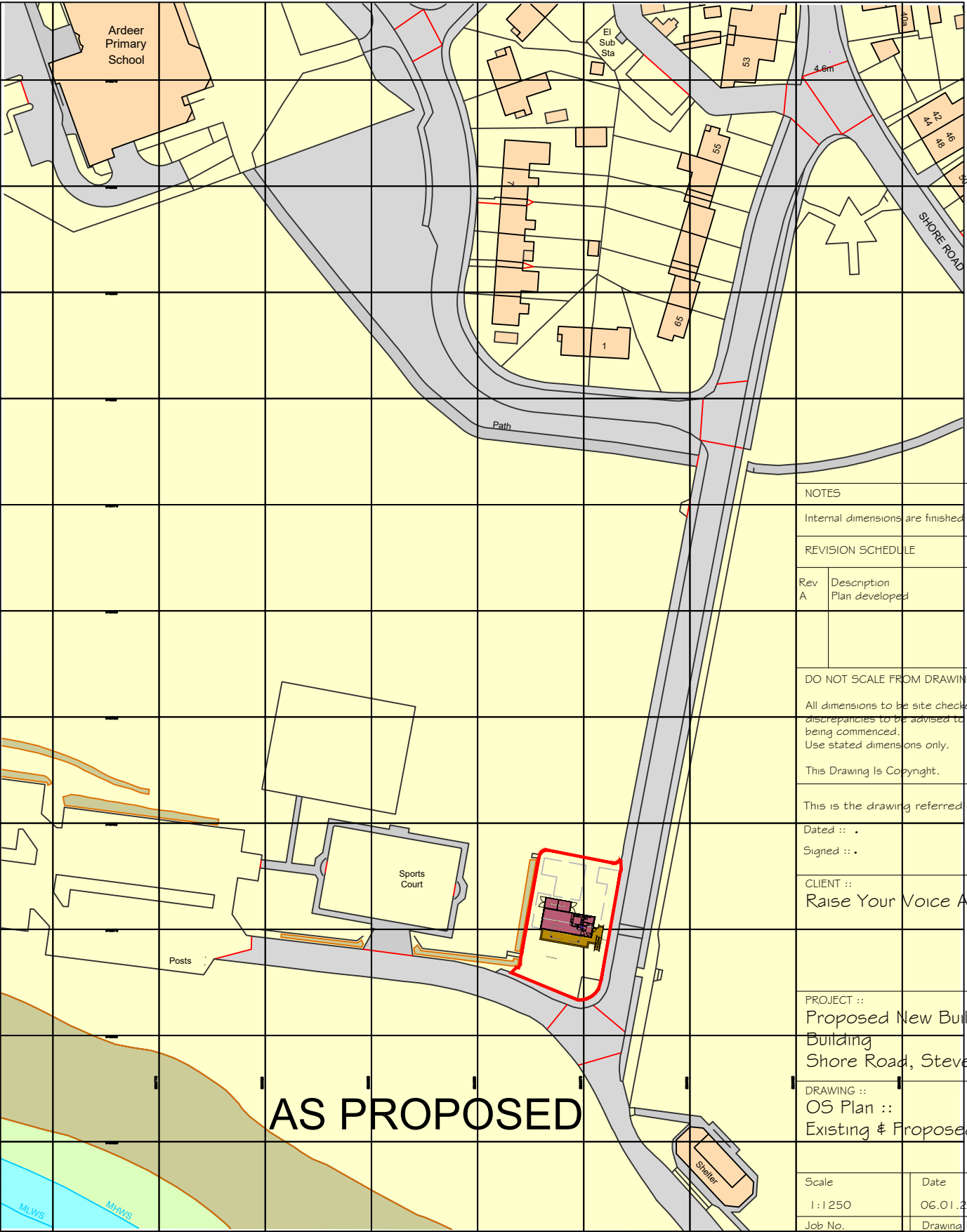
\* 'guesstimates' - require to be confirmed

**WORKS SUB TOTAL**

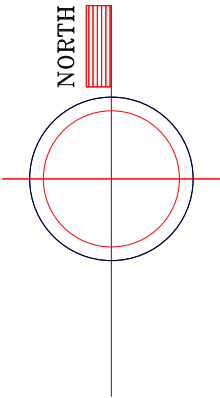
**173,466.00**



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NOTES		
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REVISION SCHEDULE		
Rev	Description	Date
A	Plan developed	08.01.20
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This is the drawing referred to in my application		
Dated :: .		
Signed :: .		
CLIENT :: Raise Your Voice Ardeer		
PROJECT :: Proposed New Build Community Building Shore Road, Stevenston		
DRAWING :: OS Plan :: Existing & Proposed		
Scale	Date	Drawn by
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Job No.	Drawing No.	Revision No.
19013	DD 001	A

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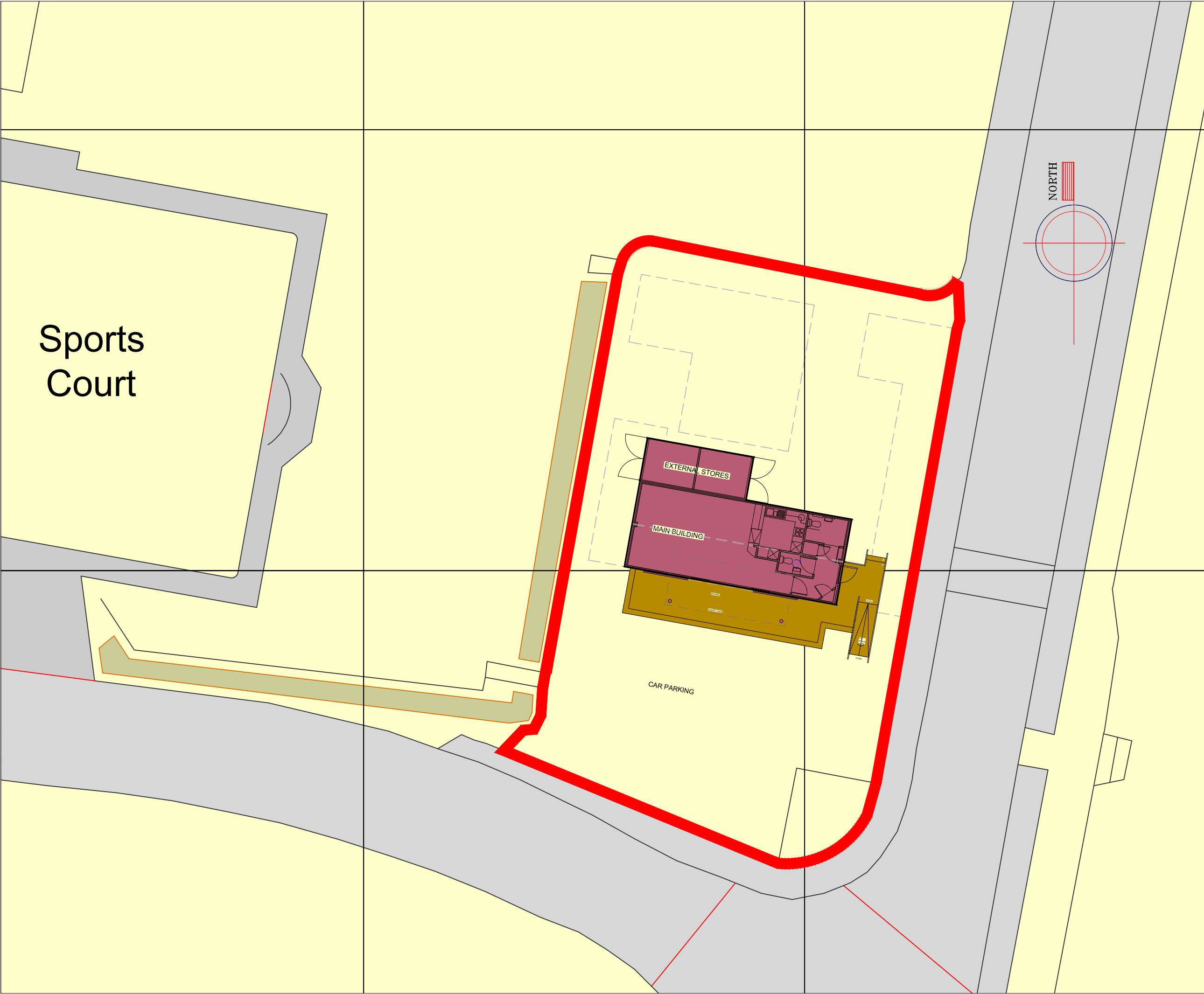
chartered architects & planning consultants

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LARGS :: KA30 8AB fax. (44) 01475 686331  
mail@mcmillancronin.co.uk

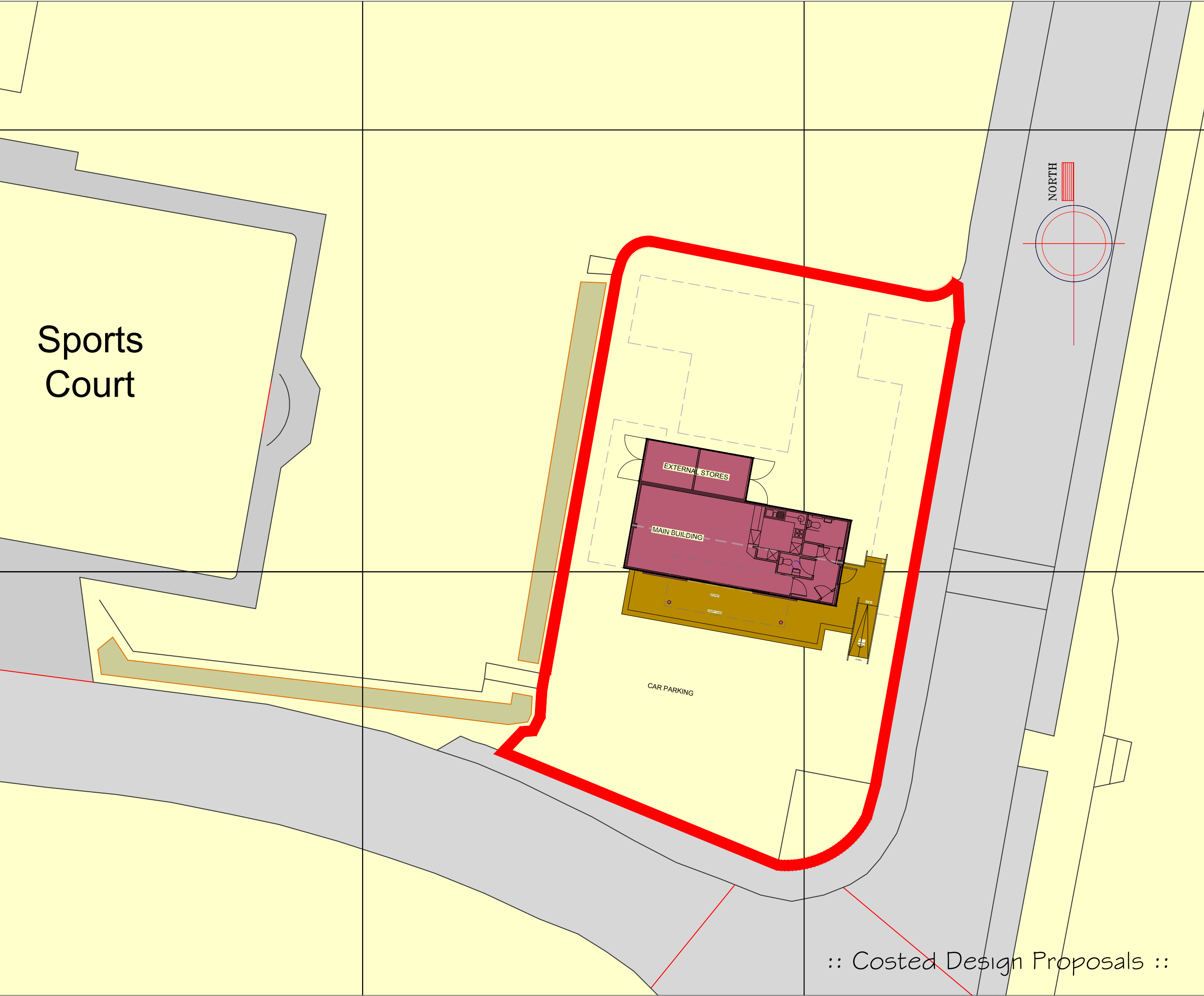


NOTES		
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Signed :: .		
CLIENT :: Raise Your Voice Ardeer		
PROJECT :: Proposed New Build Community Building Shore Road, Stevenston		
DRAWING :: Site Plan - As Existing		
Scale	Date	Drawn by
1:200	07.01.20	emcm
Job No.	Drawing No.	Revision No.
19013	DD 002	.
McMILLAN & CRONIN		
chartered architects & planning consultants		
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LARGS :: KA30 8AB                      fax. (44) 01475 686331		
mail@mcmillancronin.co.uk		





NOTES			
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REVISION SCHEDULE			
Rev A	Description Plan developed		Date 08.01.20
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CLIENT :: Raise Your Voice Ardeer			
PROJECT :: Proposed New Build Community Building Shore Road, Stevenston			
DRAWING :: Site Plan - Proposed			
Scale 1:200	Date 07.01.20	Drawn by emcm	
Job No. 19013	Drawing No. DD 102	Revision No. A	
McMILLAN & CRONIN			
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NOTES			
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REVISION SCHEDULE			
Rev A	Description Plan developed		Date 08.01.20
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CLIENT ::			
Raise Your Voice Ardeer			
PROJECT ::			
Proposed New Build Community Building Shore Road, Stevenston			
DRAWING ::			
Site Plan - Proposed			
Scale		Date	Drawn by
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Job No.		Drawing No.	Revision No.
19013		DD 102	A
McMILLAN & CRONIN			
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		mail@mcmillancronin.co.uk	

:: Costed Design Proposals ::





NOTES

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REVISION SCHEDULE

Rev	Description	Date
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PROJECT ::

Proposed New Build Community Pavilion  
Shore Road, Stevenston

DRAWING ::

Aerial View

Scale	Date	Drawn by
1:100	06.01.20	emcm
Job No.	Drawing No.	Revision No.
19013	DD 005	.

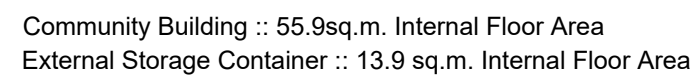
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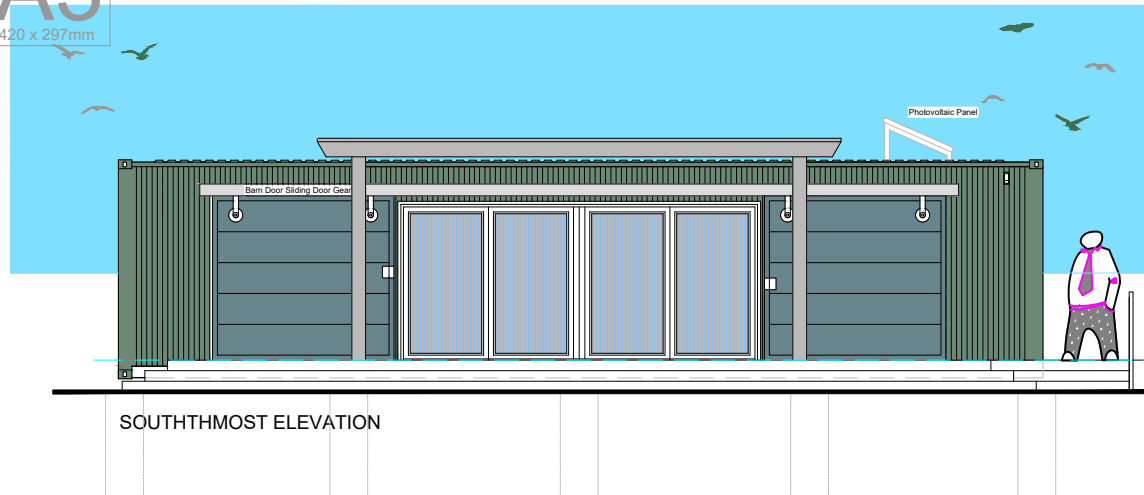
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fax. (44) 01475 686331  
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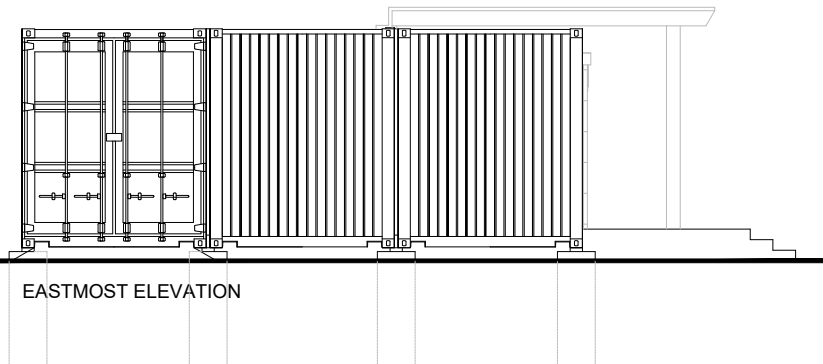




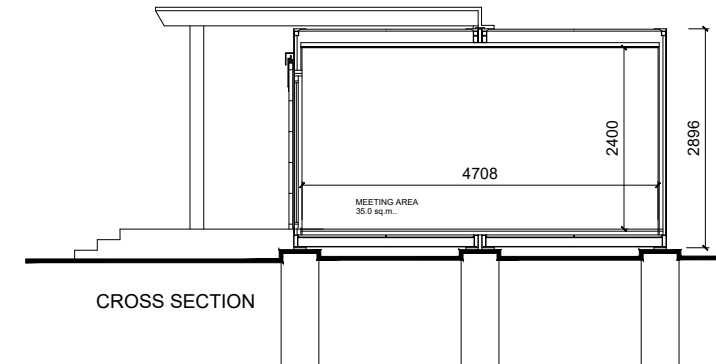
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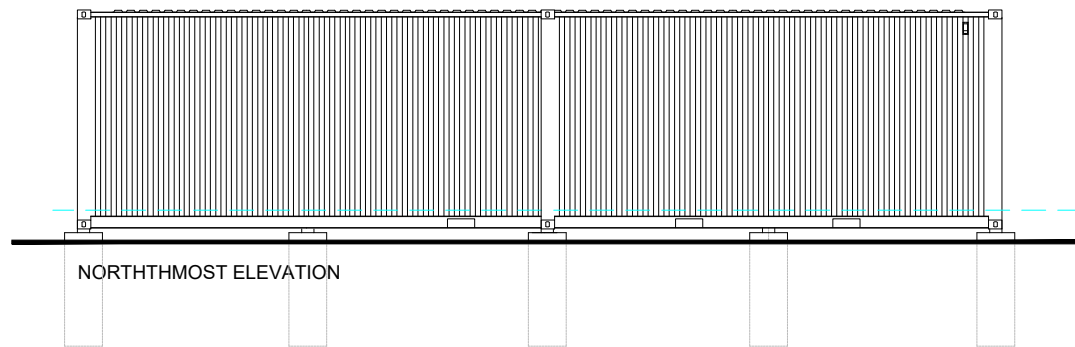
SOUTHTHMOST ELEVATION



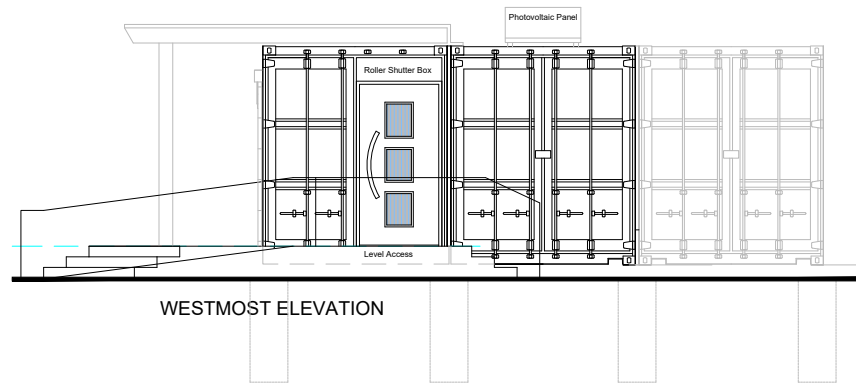
EASTMOST ELEVATION



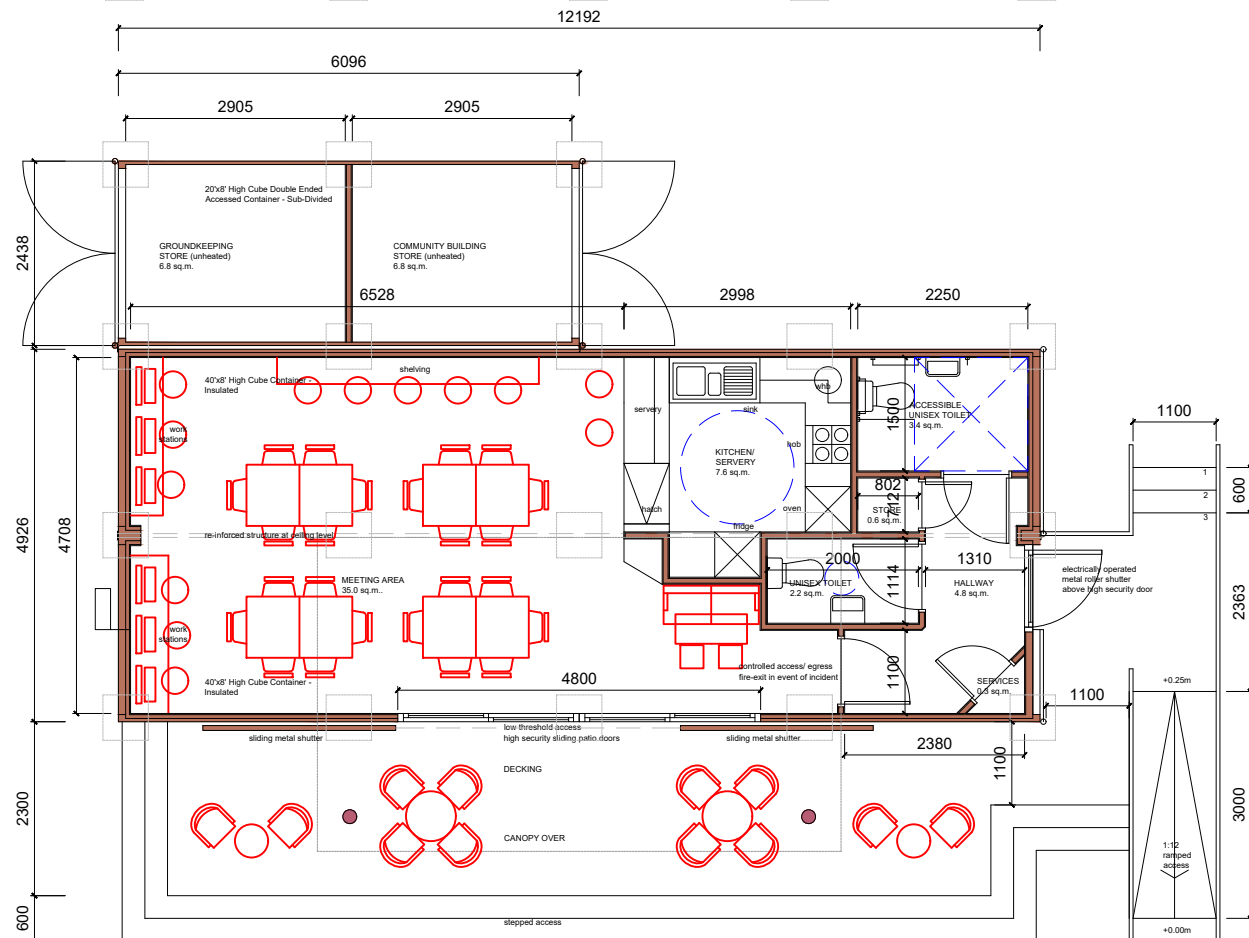
CROSS SECTION



NORTHTHMOST ELEVATION

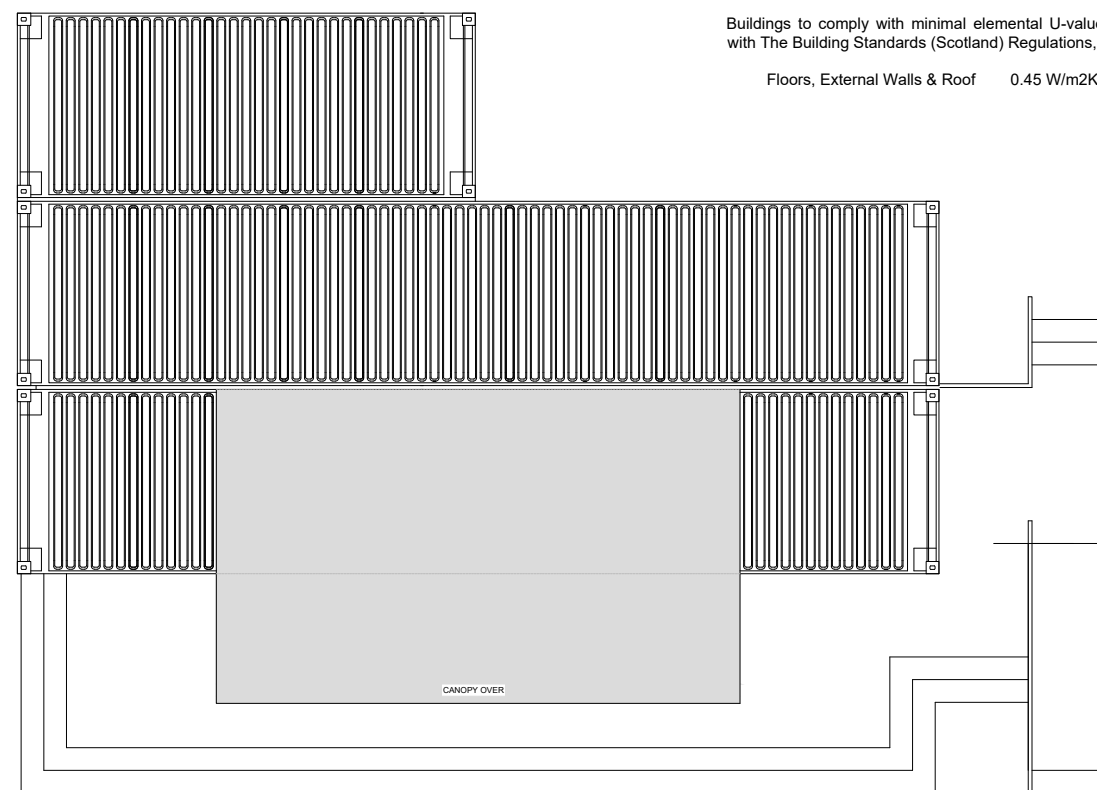


WESTMOST ELEVATION



FLOOR PLAN

Community Building :: 55.9sq.m. Internal Floor Area  
External Storage Container :: 13.9 sq.m. Internal Floor Area



ROOF PLAN

#### GENERAL SPECIFICATION

- Concrete pad foundations taken to sound bearing (assumed circa 1.5 metres)
- Inert solum below container footprints
- 'New' (one trip) high cube 8 foot wide steel containers as two, 40 foot and one, 20 foot units used to form building volume.
- Sprayed insulant between timber/metal stud framework to walls and ceilings
- Rigid sheet insulation to floor base
- Sheet finishes to ceilings, walls and floors over vapour barrier
- Vinyl tiled finish flooring over vapour barrier
- Air to Air heat pump systems, wall located
- Heat recovery ventilation systems
- Point of use electric water heaters to all whbs and sinks
- High efficiency glazing set within thermal break frames
- Low energy lighting (pir controlled within ancillary areas)
- Passive ventilation or low energy fans (pir controlled)
- Photovoltaic solar panel to roof
- Barn type roller security shutters to main sliding doors
- Electrically operated shutter above pedestrian access door
- Metal faced canopy above external sitting area
- Composite decking to ramps, steps and external sitting area
- Metal balustrading and handrails to changes in level
- CCTV coverage
- Container external faces protective paint finished

#### INSULATION STANDARDS

Buildings to comply with minimal elemental U-values in accordance with The Building Standards (Scotland) Regulations, as

Floors, External Walls & Roof 0.45 W/m2K (average)

#### NOTES

Internal dimensions are finished sizes unless otherwise stated.

#### REVISION SCHEDULE

Rev	Description	Date
A	Plan developed	08.01.20

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Dated ::

Signed ::

CLIENT ::

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PROJECT ::

Proposed New Build Community Building  
Shore Road, Stevenston

DRAWING ::

Preliminary Design Proposals ::  
Plans, Elevations & Section

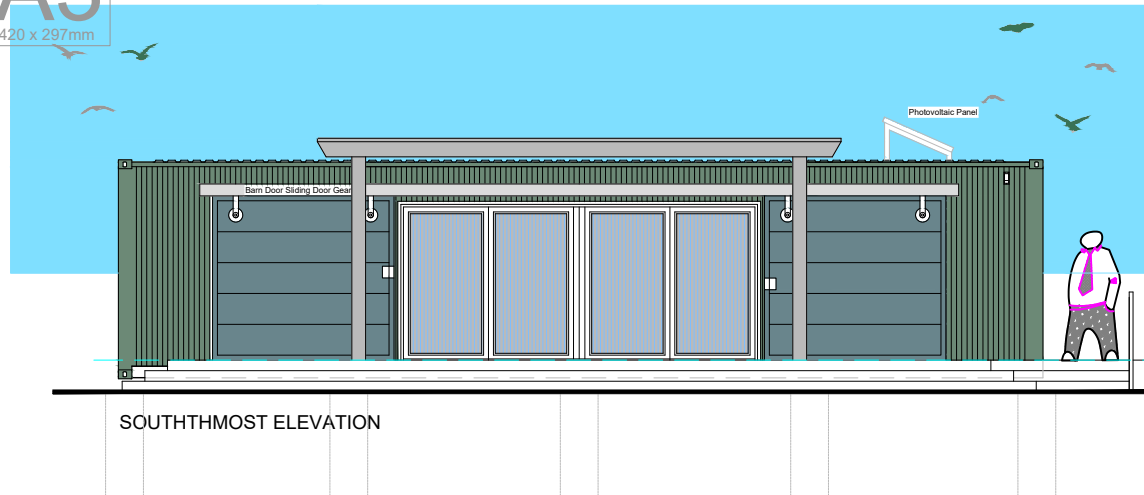
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Job No.	Drawing No.	Revision No.
19013	DD111	A

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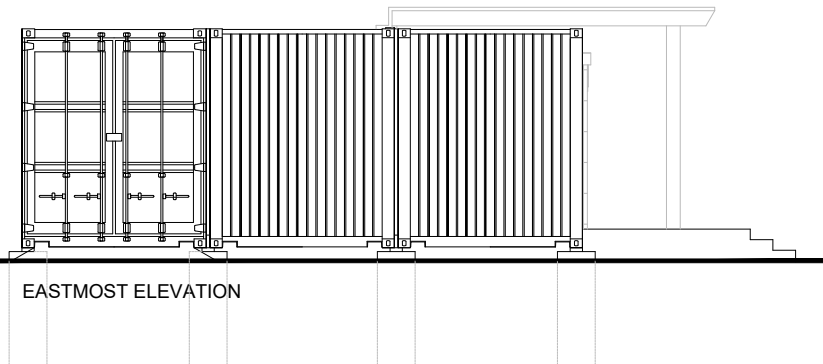
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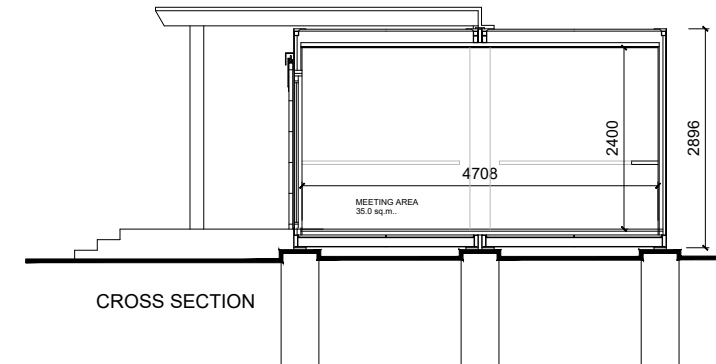
Preliminary Design Proposals ::  
For Initial Comment



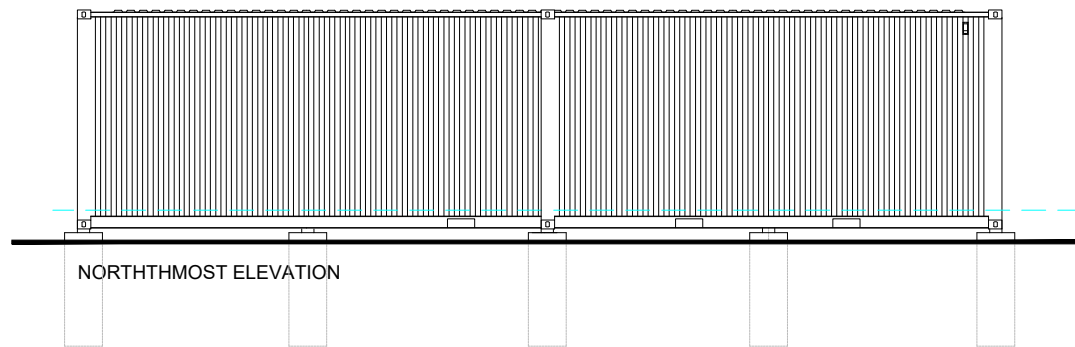
SOUTHTHMOST ELEVATION



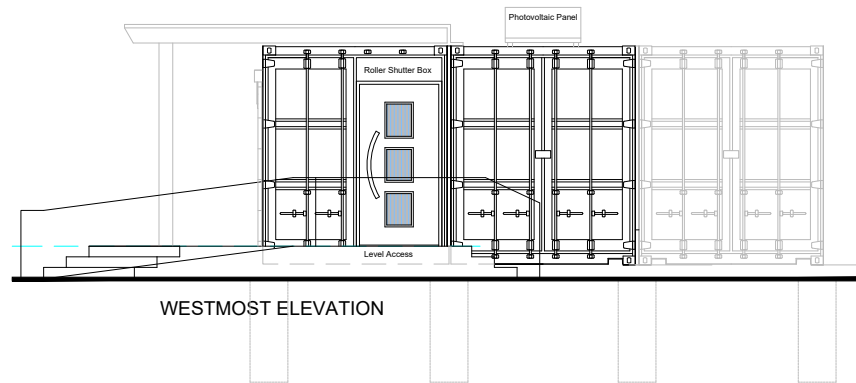
EASTMOST ELEVATION



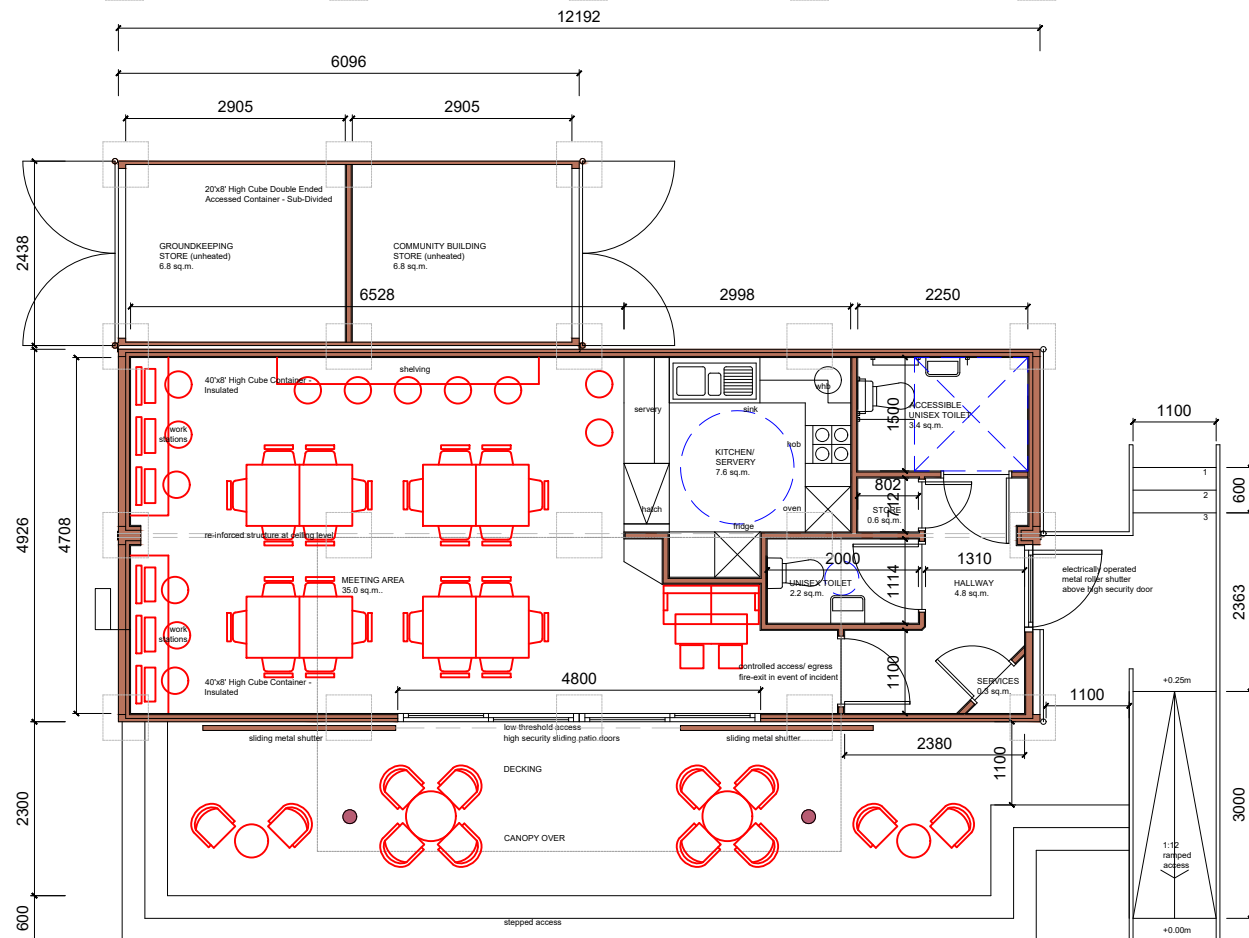
CROSS SECTION



NORTHTHMOST ELEVATION

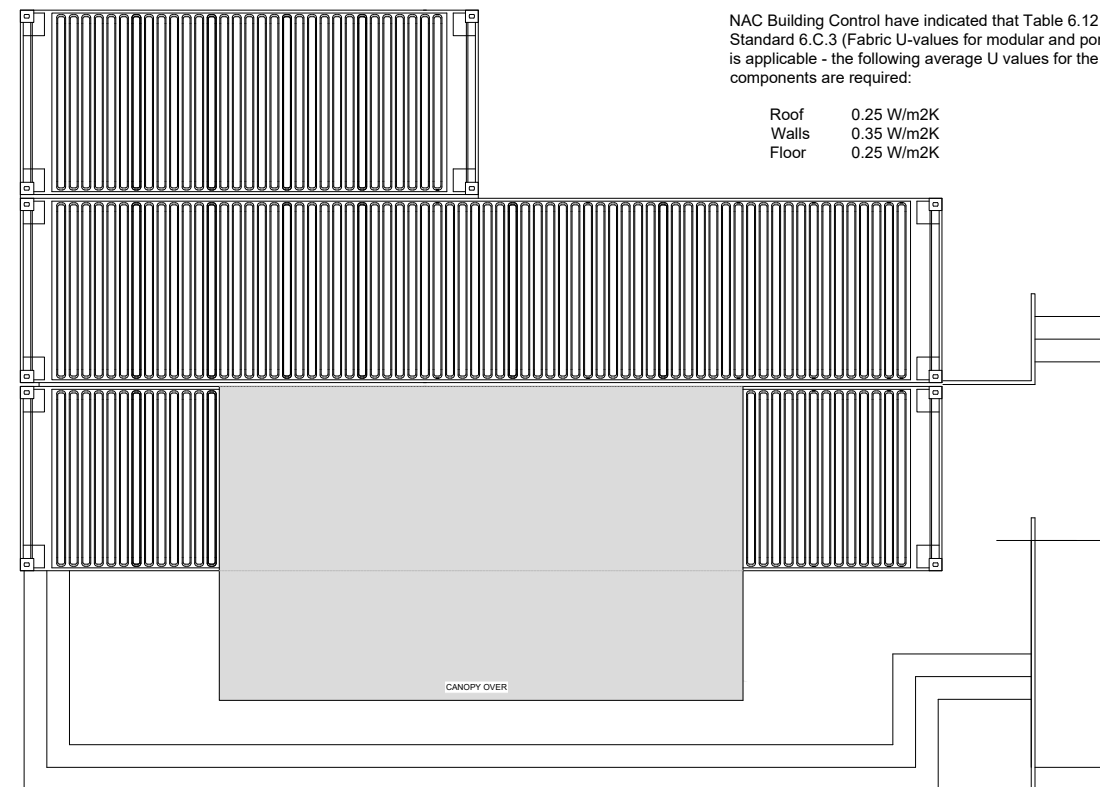


WESTMOST ELEVATION



FLOOR PLAN

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External Storage Container :: 13.9 sq.m. Internal Floor Area



ROOF PLAN

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- Container external faces protective paint finished

#### INSULATION STANDARDS

NAC Building Control have indicated that Table 6.12 to Technical Standard 6.C.3 (Fabric U-values for modular and portable buildings) is applicable - the following average U values for the following components are required:

Roof	0.25 W/m2K
Walls	0.35 W/m2K
Floor	0.25 W/m2K

#### NOTES

Internal dimensions are finished sizes unless otherwise stated.

#### REVISION SCHEDULE

Rev	Description	Date
A	Plan developed	08.01.20
B	Insulation requirements revised	13.01.20

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Signed :: .

CLIENT ::

Raise Your Voice Ardeer

PROJECT ::

Proposed New Build Community Building  
Shore Road, Stevenston

DRAWING ::

Preliminary Design Proposals ::  
Plans, Elevations & Section

Scale	Date	Drawn by
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Job No.	Drawing No.	Revision No.
19013	DD111	B

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:: Costed Design Proposals ::

## INFORMAL PRE-APPLICATION ADVICE

**REFERENCE:**

20/00019/PREAPP

**DISCLAIMER:** *The following advice is provided without prejudice and is given in good faith. It is based on the information that was submitted with the enquiry and is not binding on any future decision of the Council as planning authority. Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires that "where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise, to be made in accordance with that plan."*

**NAME AND EMAIL ADDRESS OF ENQUIRER:**

McMillan And Cronin;

**SITE ADDRESS or LOCATION:**

Site To East Of Beach Park, Shore Road, Stevenston, Ayrshire

**PROPOSAL/ENQUIRY:**

Pre-Application Enquiry for proposed modular structure

**INFORMAL COMMENTS ON PROPOSAL:**

The site is allocated as open space in the adopted North Ayrshire Local Development Plan (LDP), therefore Policy 19: Development Involving Open Space, applies. It is considered likely that the proposal would accord with this policy due to it providing a community benefit and the low amenity value of the open space which would be developed. The proposal is therefore acceptable in principle and the details would be assessed in terms of Strategic Policy 2: Placemaking.

In terms of design the industrial appearance of storage containers is somewhat at odds with the parkland/residential location. The use of fenestration and a canopy on the south elevation creates an attractive façade, however, the north elevation which faces the houses of Clark Crescent and Shore Road would appear simply as untreated storage containers. It is therefore suggested that either additional elevation treatments or screening would be required on this elevation.

The operation of a café would be acceptable in principle and North Ayrshire Council Environmental Health would ensure the kitchen would comply with regulations. Likewise, NAC Active Travel and Transportation would be consulted in order to ensure the access and parking arrangements are acceptable.

In conclusion, the principle of the development is supported, but the design of the north elevations requires some consideration in order to ensure that the proposal receives officer support. I hope that this advice was of use, please contact me if you have any further queries.

**PLANNING OFFICER: John Mack**

**DATE:20/01/2019**