

**DRAFT PLAN CONSULTATION** MARCH 2021**INTRODUCTION**

North Ayrshire Council acquired the former Largs Police Station building from Police Scotland in March 2020.

The proposals for the site include 12 amenity flats over three floors. These will be a mix of one and two bedroom properties with a communal entrance and lift providing access to the upper floors. The development will also include a scooter store.

The building is not suitable for conversion to provide amenity housing and plans have therefore been developed to demolish the existing building and rebuild on the site. The new flats will be situated in an ideal location for older people, with Largs Town Centre within walking distance.



Aerial view of site

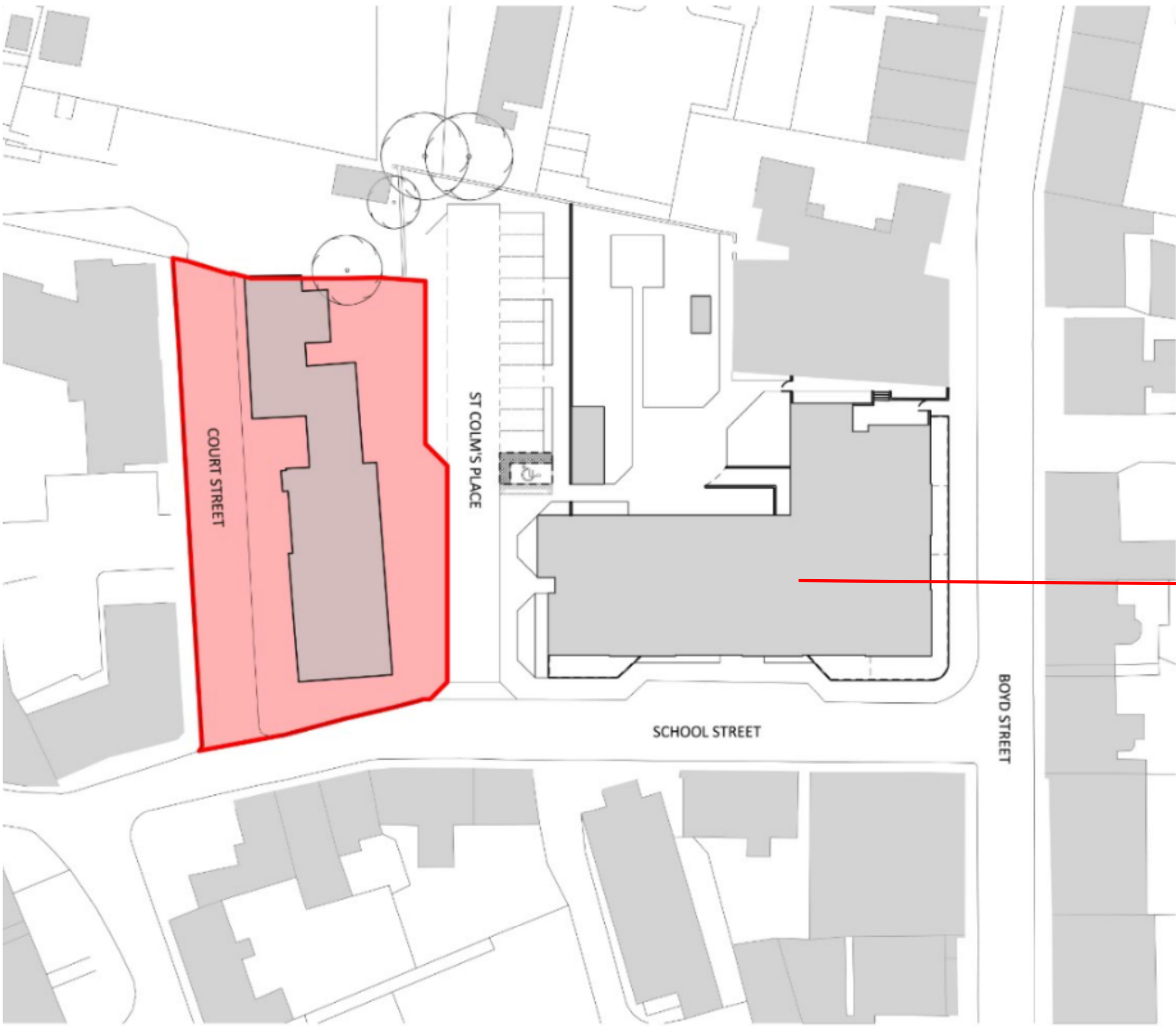


Images of site





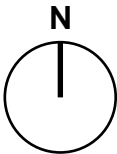
EXISTING SITE PLAN



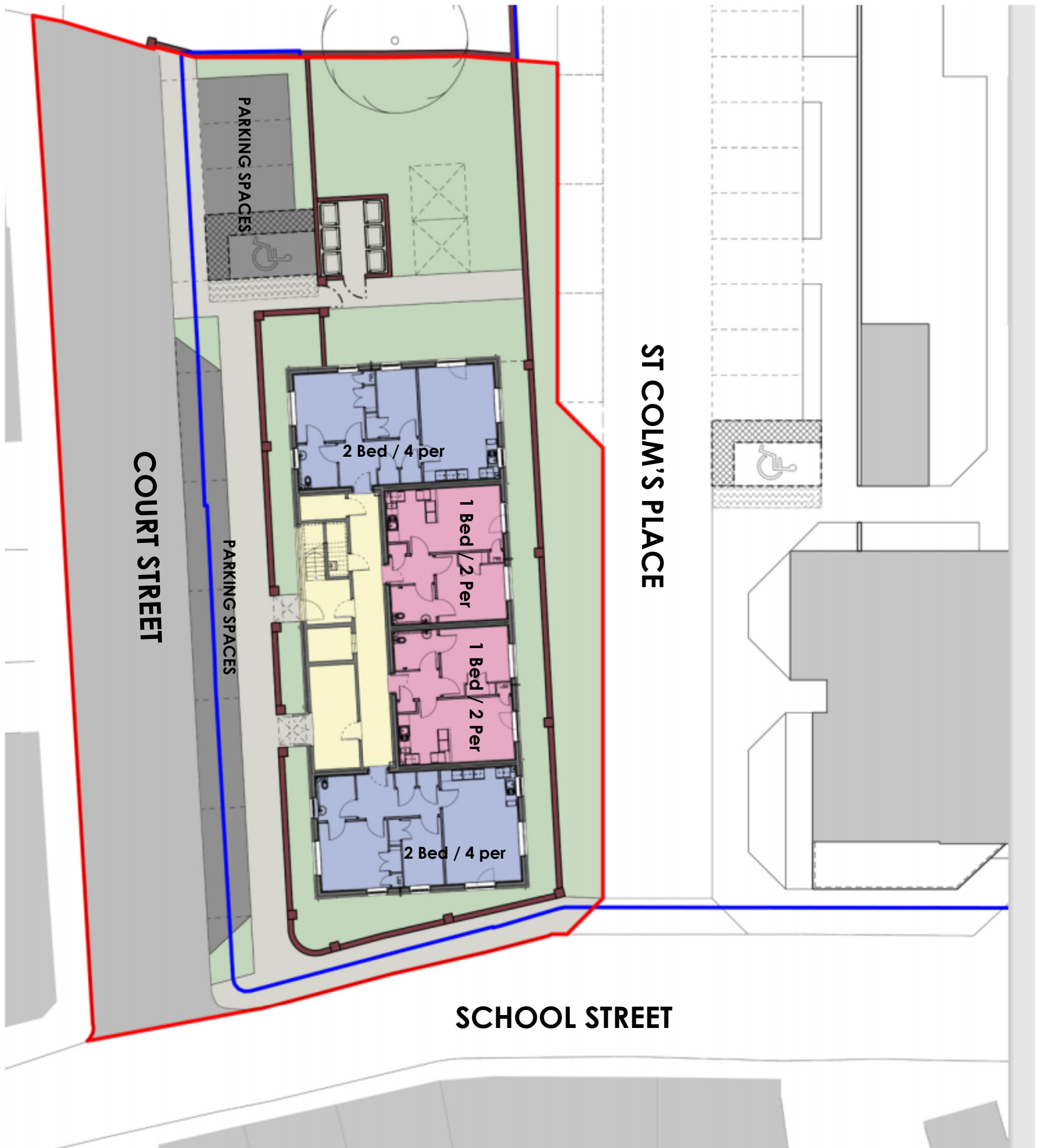
SITE AREA 0.147ha

SITE BOUNDARY 

New sheltered housing complex at St Colm's Place.



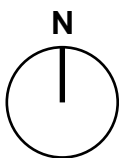
PROPOSED SITE PLAN



SITE AREA 1.47ha

SITE BOUNDARY ———

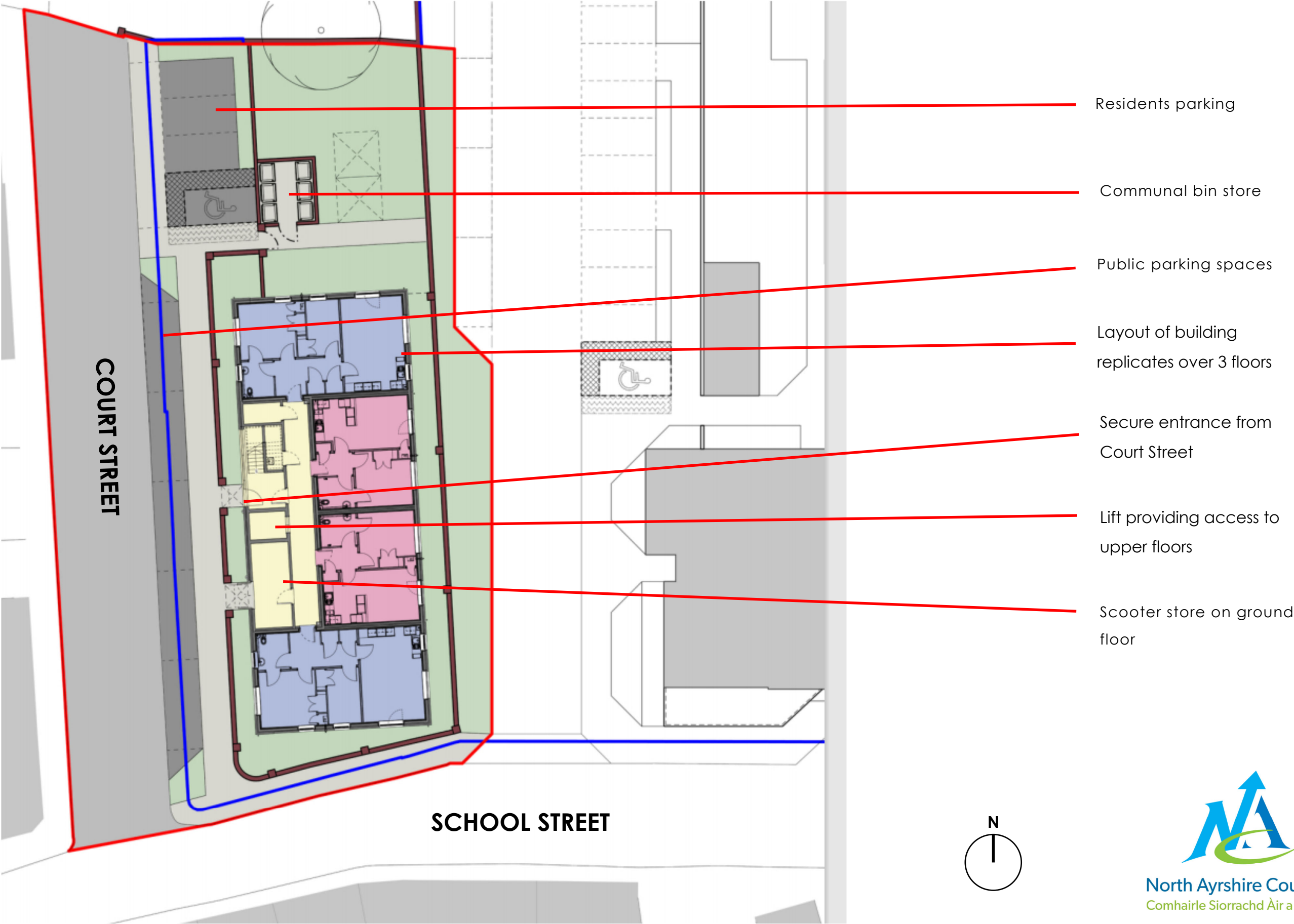
House Type			Qty.
SH01	Amenity Flat	1B/2P	6 no.
SH02	Amenity Flat	2B/4P	6 no.
TOTAL			12 no.



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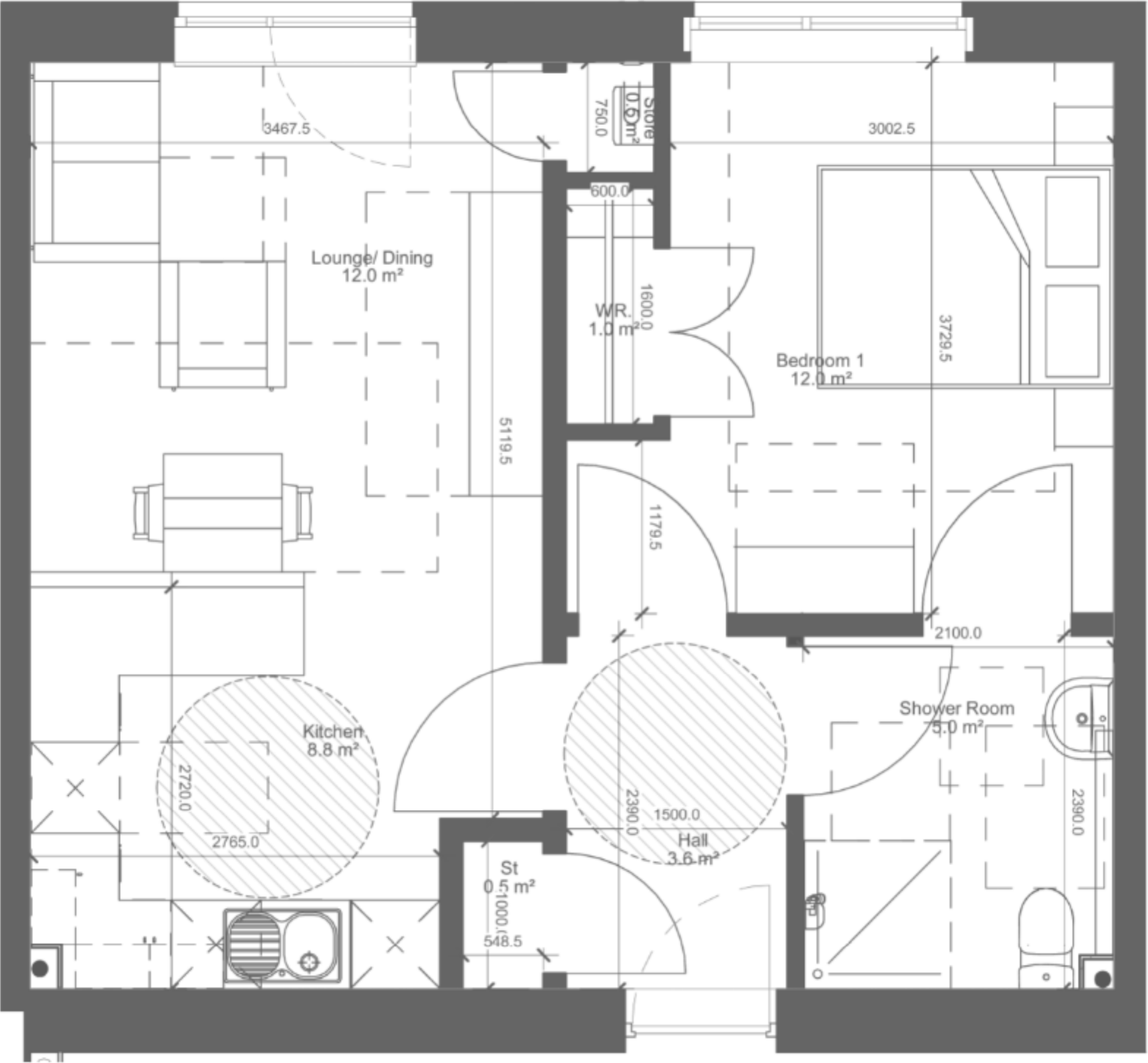
SITE LAYOUT DESIGN PRINCIPLES



DRAFT PLAN CONSULTATION

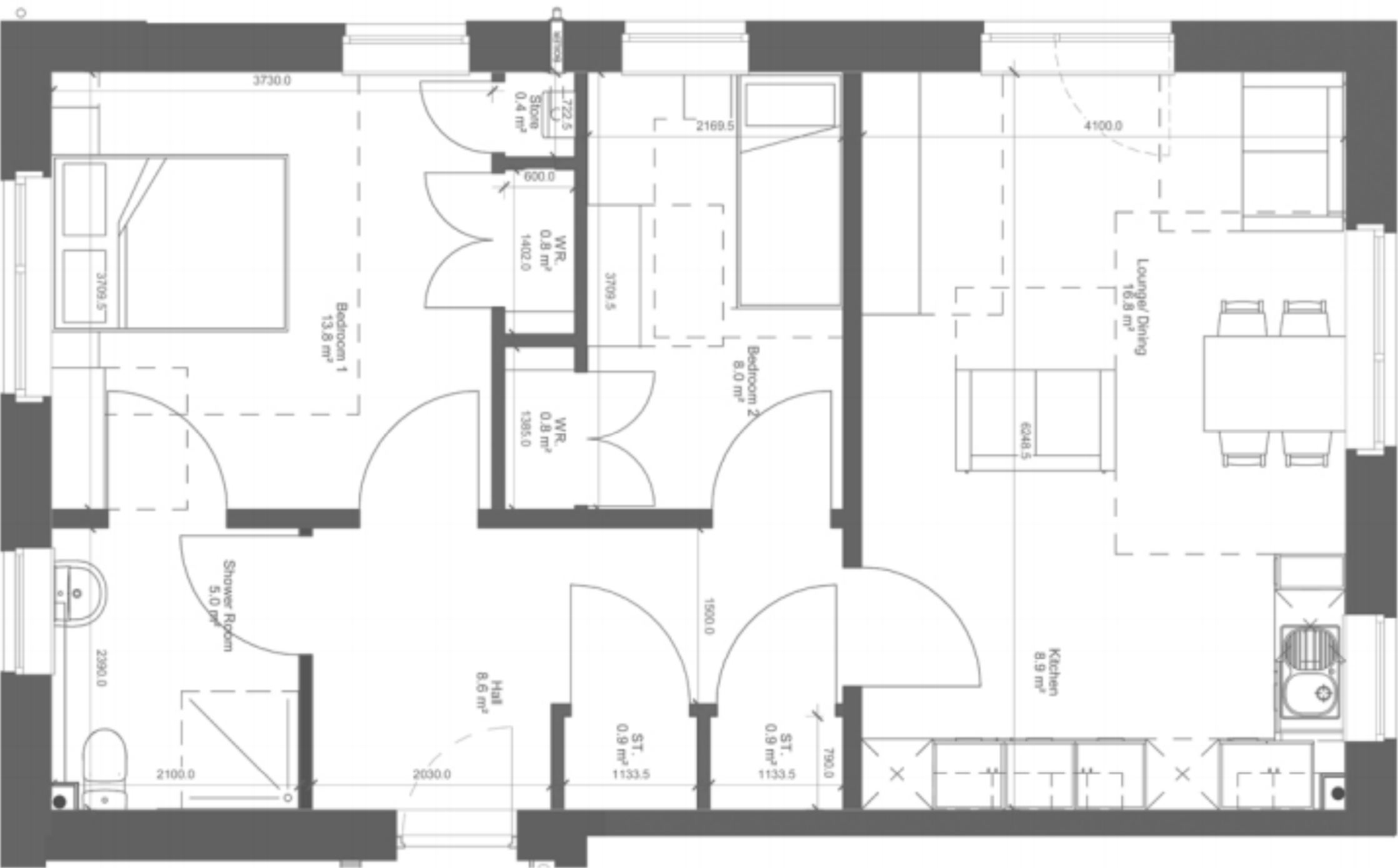
MARCH 2021

PROPOSED FLOOR PLANS



1 BED / 2 PERSON  
AMENITY HOME  
FLOOR AREA = 45.88m²

PROPOSED FLOOR PLANS



2 BED / 3 PERSON  
AMENITY HOME  
FLOOR AREA = 68.41m²





## DRAFT PLAN CONSULTATION MARCH 2021

## FREQUENTLY ASKED QUESTIONS

**1. What is the purpose of the consultation?**

The consultation event is being held to allow local residents and interested parties the opportunity to view the draft plans for the former Largs Police Station.

**2. When will the construction works start?**

Exact timescales will be confirmed once the main contractor is appointed however, it is anticipated that works will commence in early 2022 and complete in early 2023.

**3. What times will the site operate?**

It is anticipated that works will be undertaken between 8am and 6pm, Monday to Friday and 8am to 1pm on a Saturday. Additional weekend working may be permitted, from time to time, upon agreement with North Ayrshire Council.

If weekend working is approved, the Council will work with the contractor to ensure that disruption to local residents is kept to a minimum. The working time arrangements will be confirmed when the main contractor has been appointed, and this will be confirmed to local residents when they are invited to 'Meet the Builder'.

**4. How will site traffic be managed?**

During the construction works there will be added vehicle movements associated with the site. The main contractor for the development will prepare a Traffic Management Plan which will be approved by the Council. This outlines all vehicle movements, frequencies and parking provision for site staff. The Council will work closely with the contractor to minimise the effects of this on the local road network.

The Council will also ensure that the contractor reaches a mutually agreeable solution with local residents in order to maintain access and egress to their properties at all times throughout the works.

**5. Will there be new job opportunities created and will local people benefit?**

The main contractor will be required to sign up to the Council's 'Community Benefits Policy'. As part of this policy, the contractor will provide training opportunities and utilise local suppliers and tradespeople where possible.

**6. What parking provision has been made for the site?**

There are 4 parking spaces for the development. These are not allocated to flats and will be for the use of residents and visitors. There will also be 5 public parking spaces available to the front of the development on Court Street.

**7. Who will live in the new homes?**

The homes will be allocated through the North Ayrshire Housing Register in line with the North Ayrshire Housing Allocation Policy. Priority is given to applicants with the greatest housing need. Our experience confirms that, generally, housing applicants seek to remain in the area they currently reside in due to family, employment and other connections.

The Council and our Registered Social Landlord partners are developing extensively throughout North Ayrshire and new housing will also be available in other localities.

**Please return comments by Friday 30 April 2021 to:**

[developmentandstrategy@north-ayrshire.gov.uk](mailto:developmentandstrategy@north-ayrshire.gov.uk) or by calling 01294 324031

You can also post any feedback to:

**Freepost RTJS-BGUH-XLCB**  
**North Ayrshire Council, Housing Services**  
**Affordable Housing Team**  
**3<sup>rd</sup> Floor Cunninghame House**  
**Irvine KA12 8EE**

