DRAFT PLANS CONSULTATION

REDEVELOPMENT OF FORMER KING'S ARMS HOTEL

INTRODUCTION

North Ayrshire Council is planning to redevelop the former Kings Arms Hotel and Public House. The proposed new development will comprise six amenity flats providing one and two bedroom accessible homes in the heart of Irvine Town Centre.

The building is Category `C` listed and sits within the Town Centre Conservation Area.

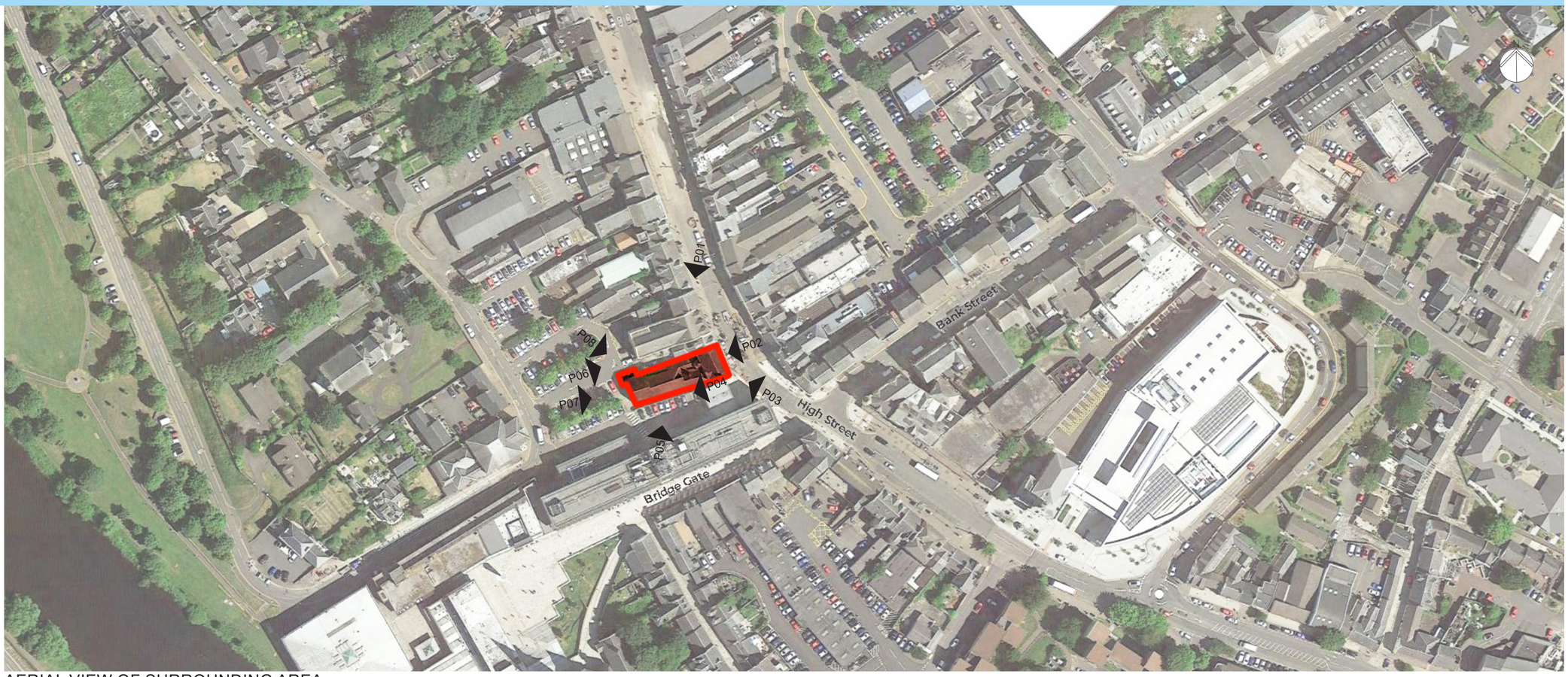
CONSULTATION

The Council is holding a virtual consultation event to allow local people and interested parties to view the draft plans for the development. You can view and comment on these plans from Monday 15 November 2021 until Friday 10 December 2021.

If you wish to speak to a member of staff, a virtual event is taking place on Thursday 2 December 2021 from 4pm to 6pm. To book your place email developmentandstrategy@north-ayrshire.gov.uk or telephone 01294 324031 by Monday 29 November 2021.

PLANNING APPLICATION

The Council will also submit a full planning application for this site in January 2022 which can be viewed and commented upon on-line at: https://www.eplanning.north-ayrshire.gov.uk/ The period for making comments is 21 days from the date of notice.



AERIAL VIEW OF SURROUNDING AREA

SITE PHOTOS

P 01

P 02

P 03

P 04

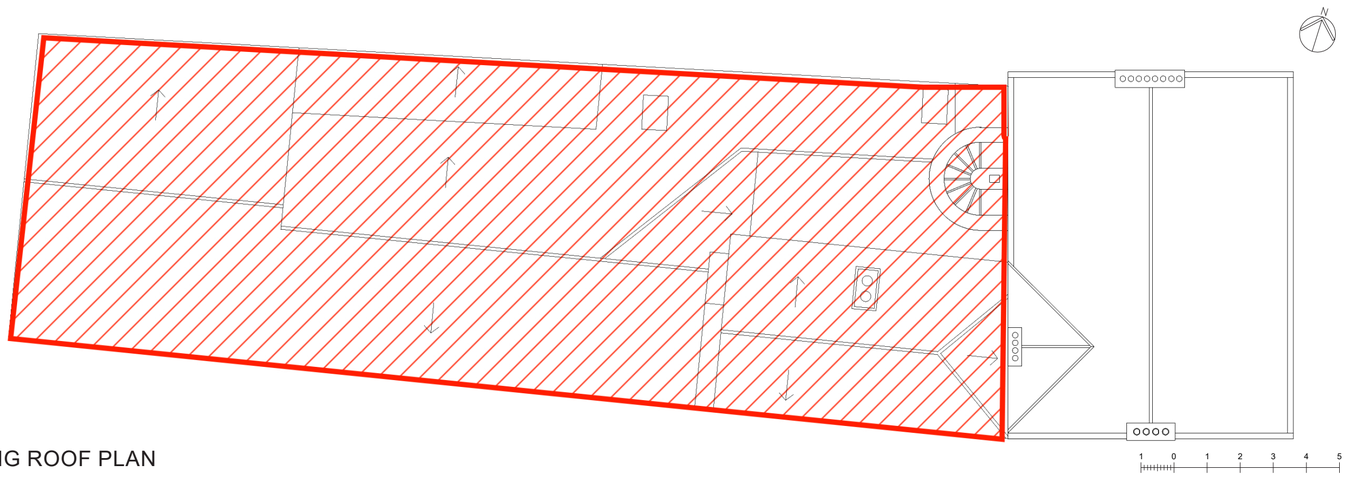
P 05

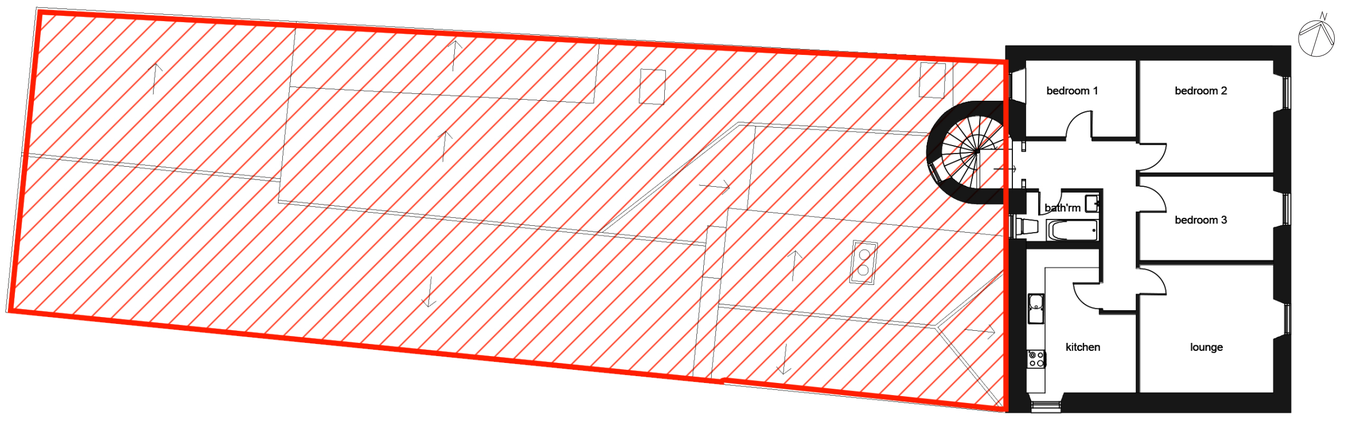
P 06

P 07

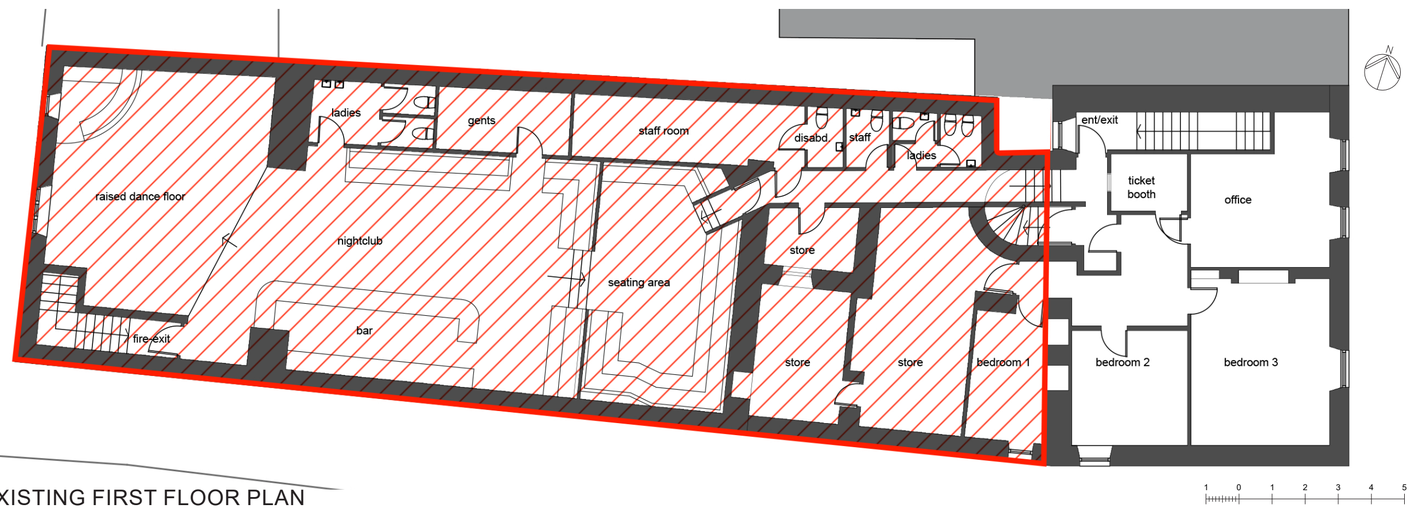
P 08

EXISTING PLANS


EXISTING ROOF PLAN



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING GROUND FLOOR PLAN

KEY

To be demolished

North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

WellwoodLeslie ARCHITECTS

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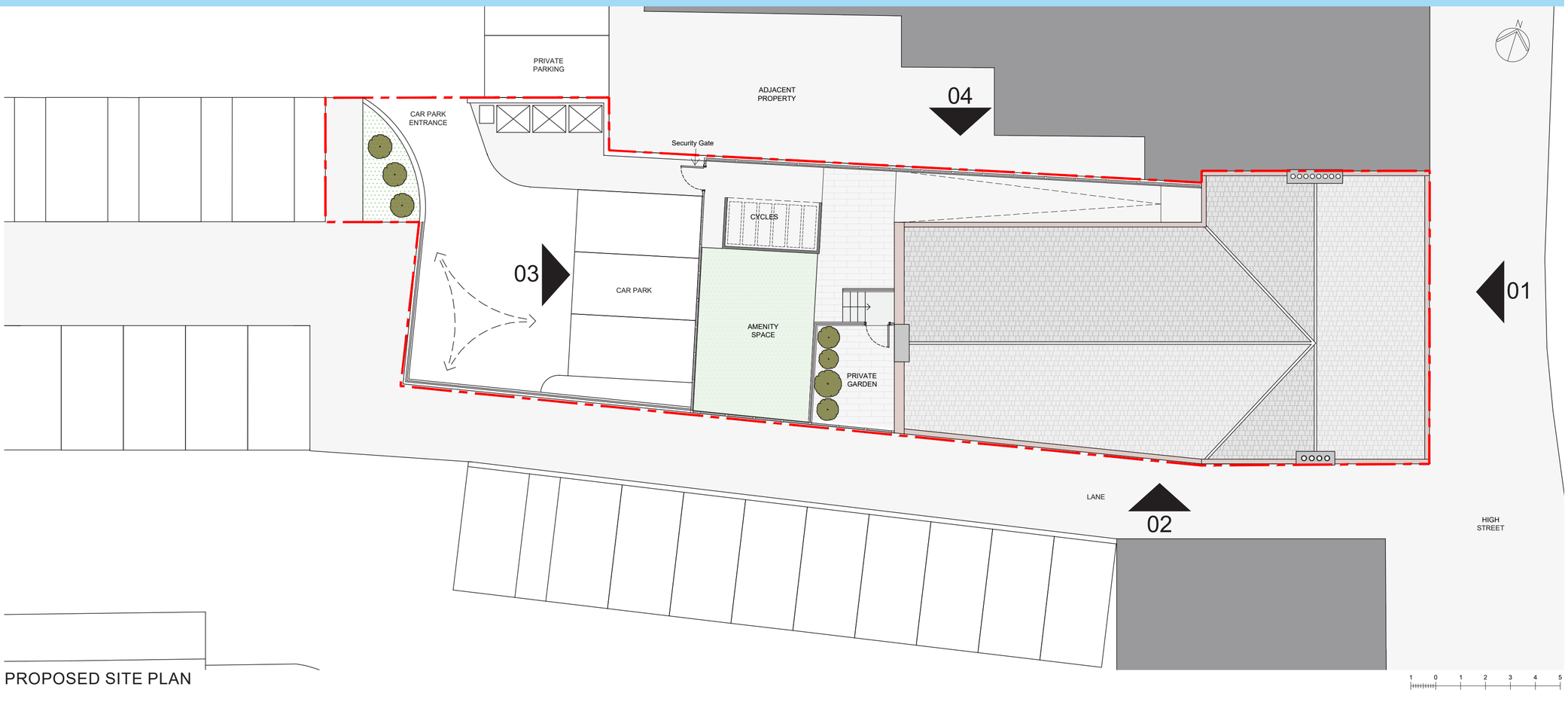
DESIGN PROPOSAL

The original three storey block will be retained and significantly renovated to form three two bedroom flats. The rear extensions will be demolished and three new one bedroom homes will be created in their place. The new extension is linked to the main block by a circulation space including a stair and 8 person lift. The new block will feature rendered masonry, similar in character to the original building to visually link the site.

The entrance will be set back from the lane, to create space for a ramp. The kitchen windows will overlook the entrance to allow passive surveillance. Glazing above the main entrance door will introduce light into the circulation space.

The demolition of the existing extensions provide space for car parking, amenity space, bike and mobility storage and refuse storage. New external lighting will be installed along Chapel Lane and the car park and path to the rear entrance will be well lit with external lighting.

The flats will benefit from enlarged bathroom areas and provision will be made for future hoists.



PROPOSED SITE PLAN

PROPOSED ELEVATIONS

PROPOSED ELEVATION 01

2 0 2 4 6 8 10

ELEVATION KEY

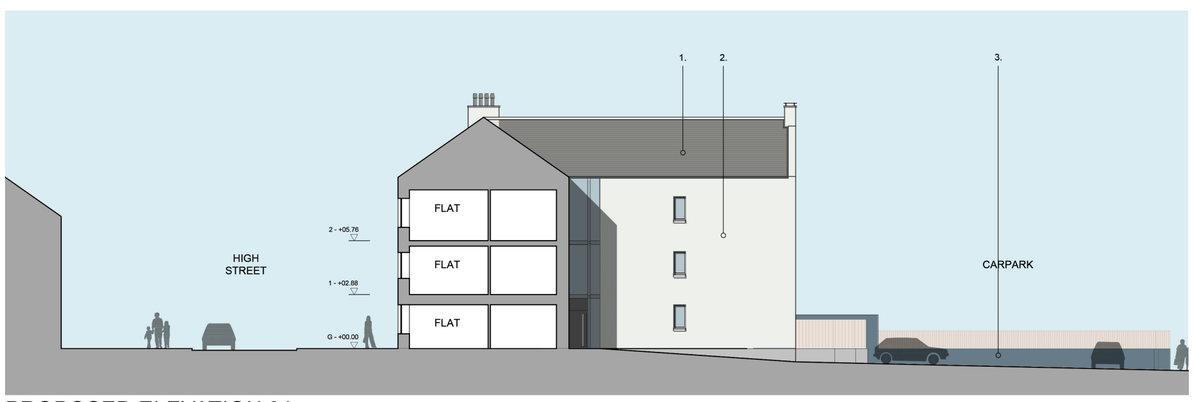
1	Natural Slate Roof to match Existing Building
2	Rendered Wall
3	Dark Blue Facing Brick
4	Existing Walls re-rendered
5	New Sliding Sash Windows
6	New GF Windows fitted with obscured glass on the lane
7	Bespoke powder-coated steel fence and gate

PROPOSED ELEVATION 02

2 0 2 4 6 8 10

PROPOSED ELEVATION 03

2 0 2 4 6 8 10

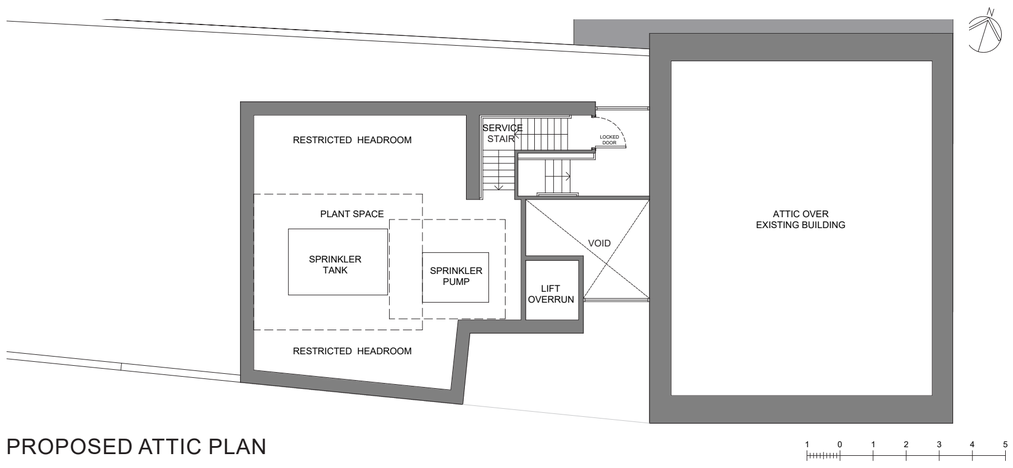


PROPOSED ELEVATION 04

2 0 2 4 6 8 10

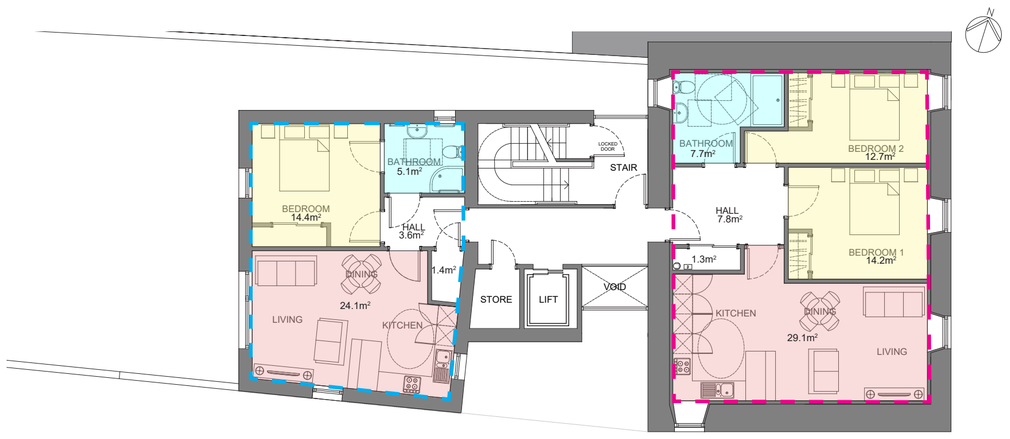
North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

PROPOSED PLANS



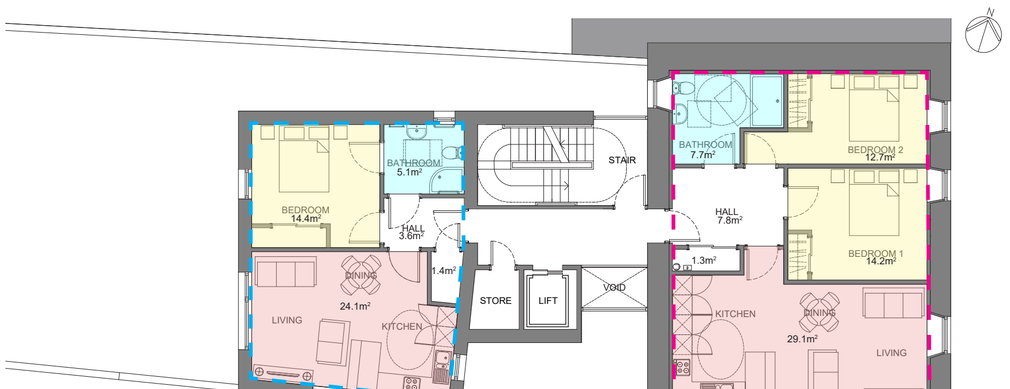
PROPOSED ATTIC PLAN

1 0 1 2 3 4 5



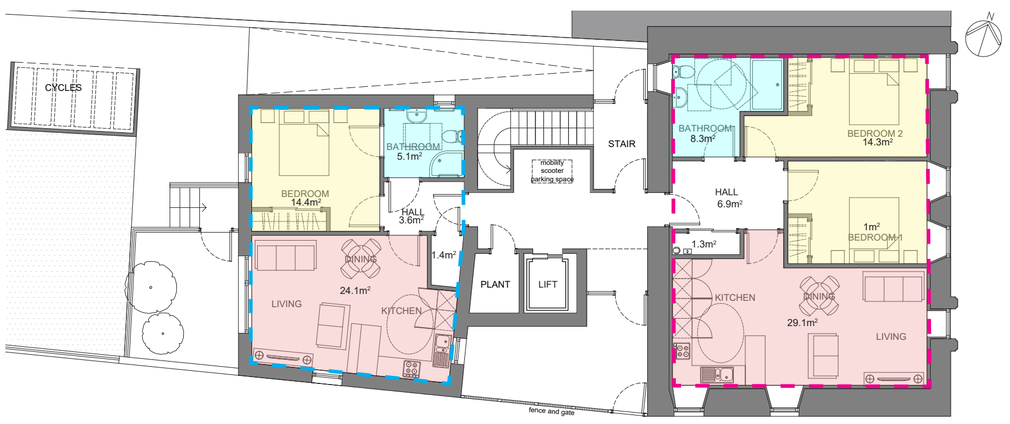
PROPOSED SECOND FLOOR PLAN

1 0 1 2 3 4 5



PROPOSED FIRST FLOOR PLAN

1 0 1 2 3 4 5



PROPOSED GROUND FLOOR PLAN

1 0 1 2 3 4 5

FLAT TYPE KEY

Type A - 1 bedroom flat
GIFA : 50.5 m²

Type B - 2 bedroom flat
GIFA : 76.2 m²

WellwoodLeslie ARCHITECTS

DRAFT PLANS CONSULTATION WINTER 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 and comment on the draft plans for the former Kings Arms Hotel, Irvine

2. When will the construction works start?

Exact timescales will be confirmed once the main contractor is appointed however, it is currently anticipated that works will commence in Autumn 2022 and complete in Autumn 2024.

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 3 parking spaces for the development. These are not allocated to individual flats and will be for the use of residents.

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 10 December 2021 to:
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
3rd Floor Cunninghame House
Irvine KA12 8EE

North Ayrshire Council
Comhairle Siorrachd Àir a Tuath