

FINAL PLANS CONSULTATION & MEET THE BUILDER

JUNE & JULY 2022

INTRODUCTION

North Ayrshire Council is providing local residents and the wider community with the opportunity to review the final plans for the development of the former Largs Police Station. The Council undertook consultation on the draft plans for the site during March 2021 and obtained planning consent during May 2021.

The building was acquired from Police Scotland in March 2020. The site will deliver 12 amenity flats over three floors providing a mix of one and two bedroom homes. The properties will benefit from a communal entrance, scooter store and lift providing access to the upper floors.

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



Images of cleared site from St. Colm's Gardens



Meet the Builder

Main Construction Contractor

The main construction contractor for the development is Ashleigh (Scotland) Limited.

Site Operation Times

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.

Job Opportunities / Community Benefits

The contractor, Ashleigh (Scotland) Limited has signed 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.

Construction Timeline

Works are anticipated to commence on site during late summer / autumn 2022 and complete during autumn / winter 2023.

Traffic Management Plan

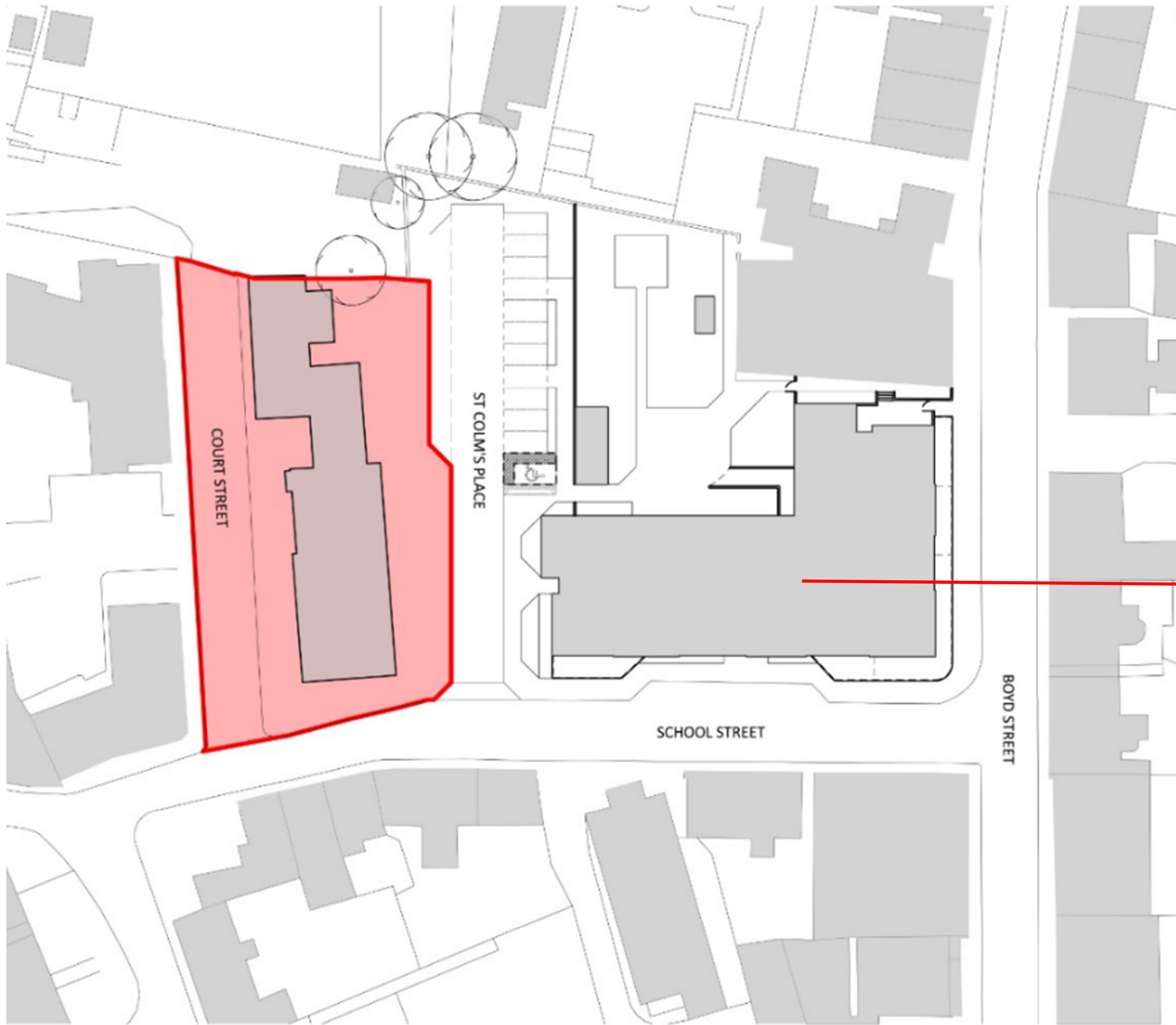
During the construction works there will be added vehicle movements associated with the site. The contractor has prepared a Traffic Management Plan which has been approved by the Council and is available online at <http://www.northayrshire.community/consultations/>. This outlines all vehicle movements, frequencies and parking provision for site staff.

The Council will work closely with the contractor to minimise the effects of the development 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.



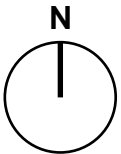
EXISTING SITE PLAN



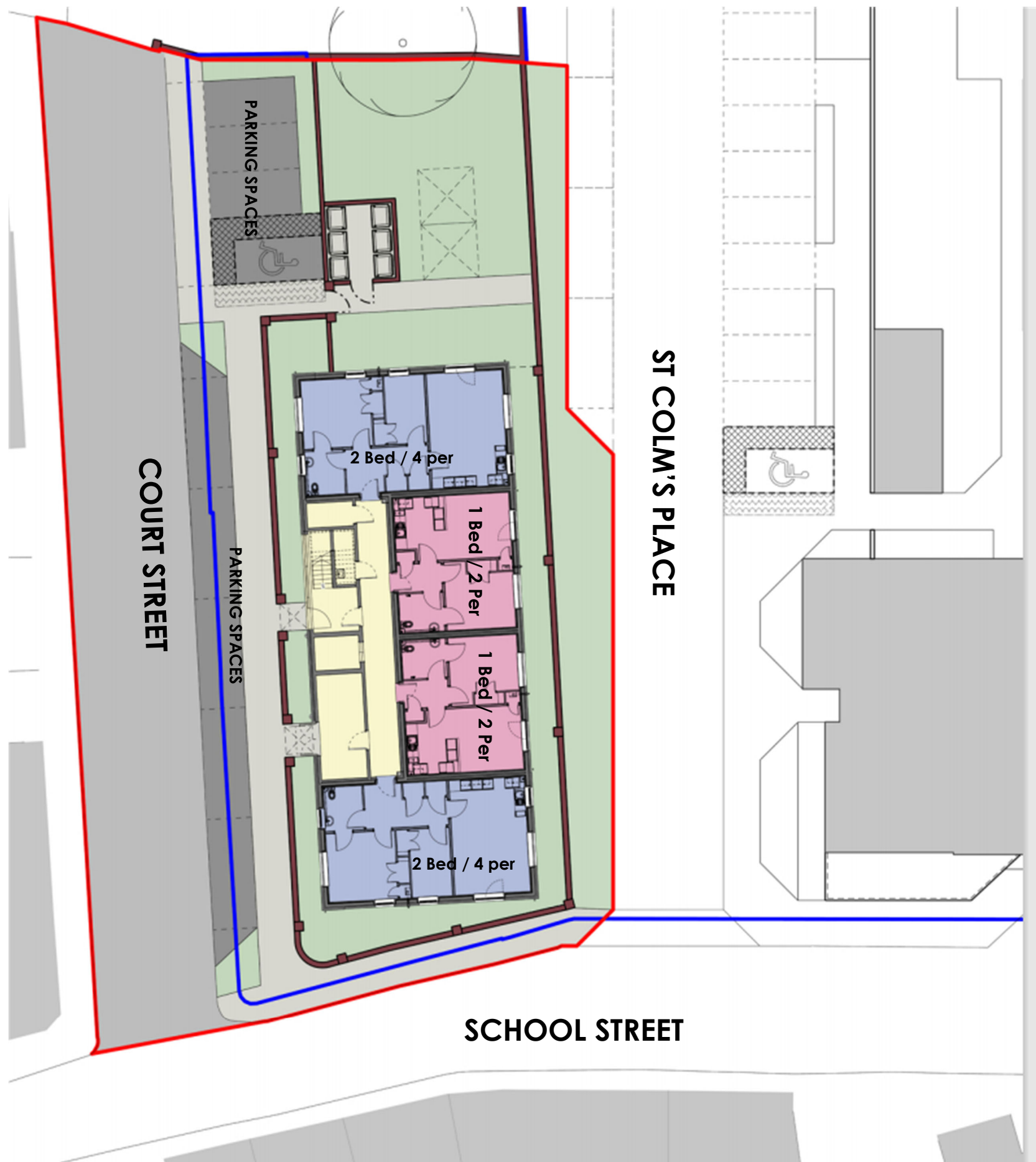
SITE AREA 0.147ha

SITE BOUNDARY 

New sheltered housing complex at St Colm's Place.



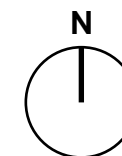
SITE PLAN



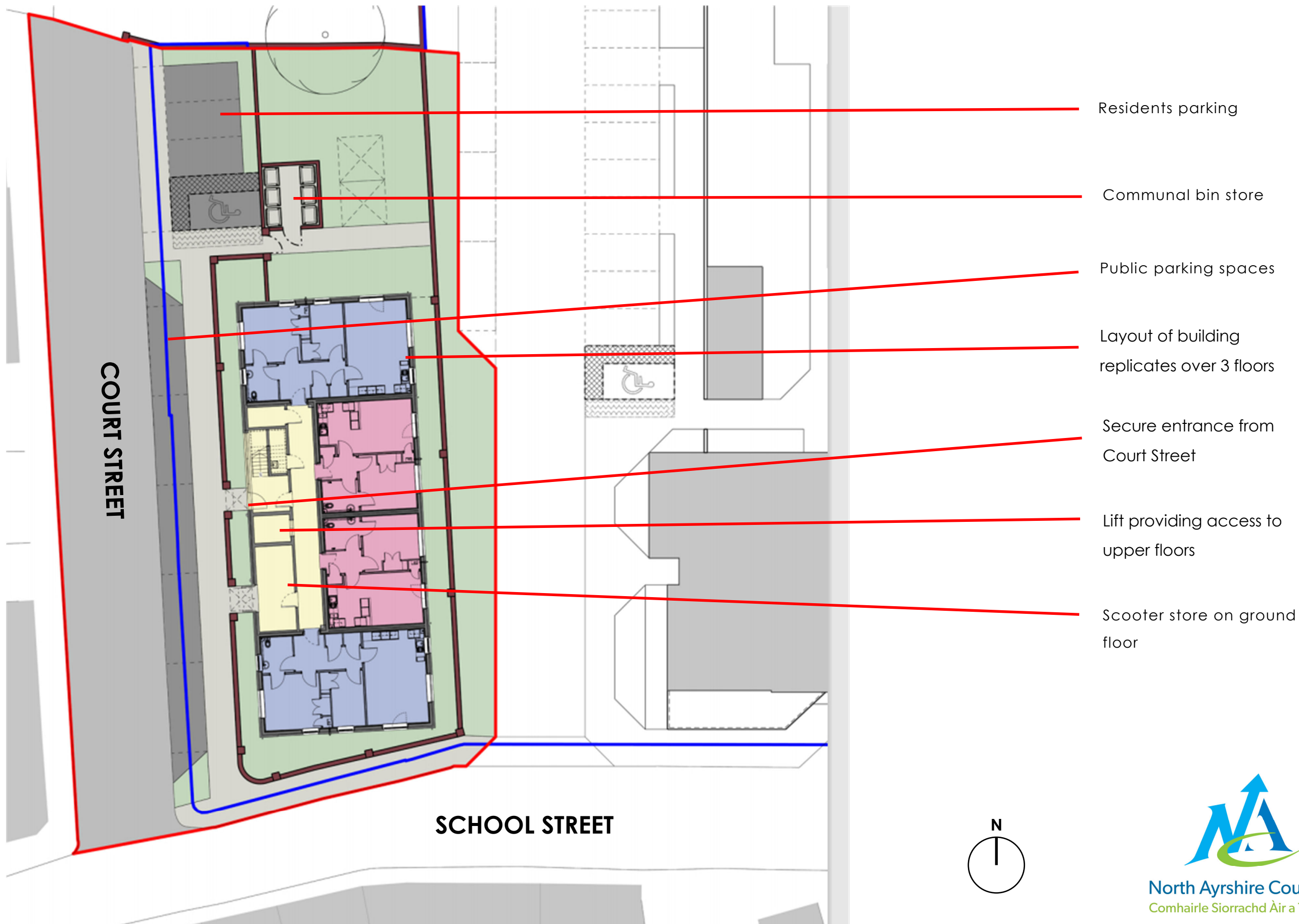
SITE AREA 1.47ha

SITE BOUNDARY ———

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



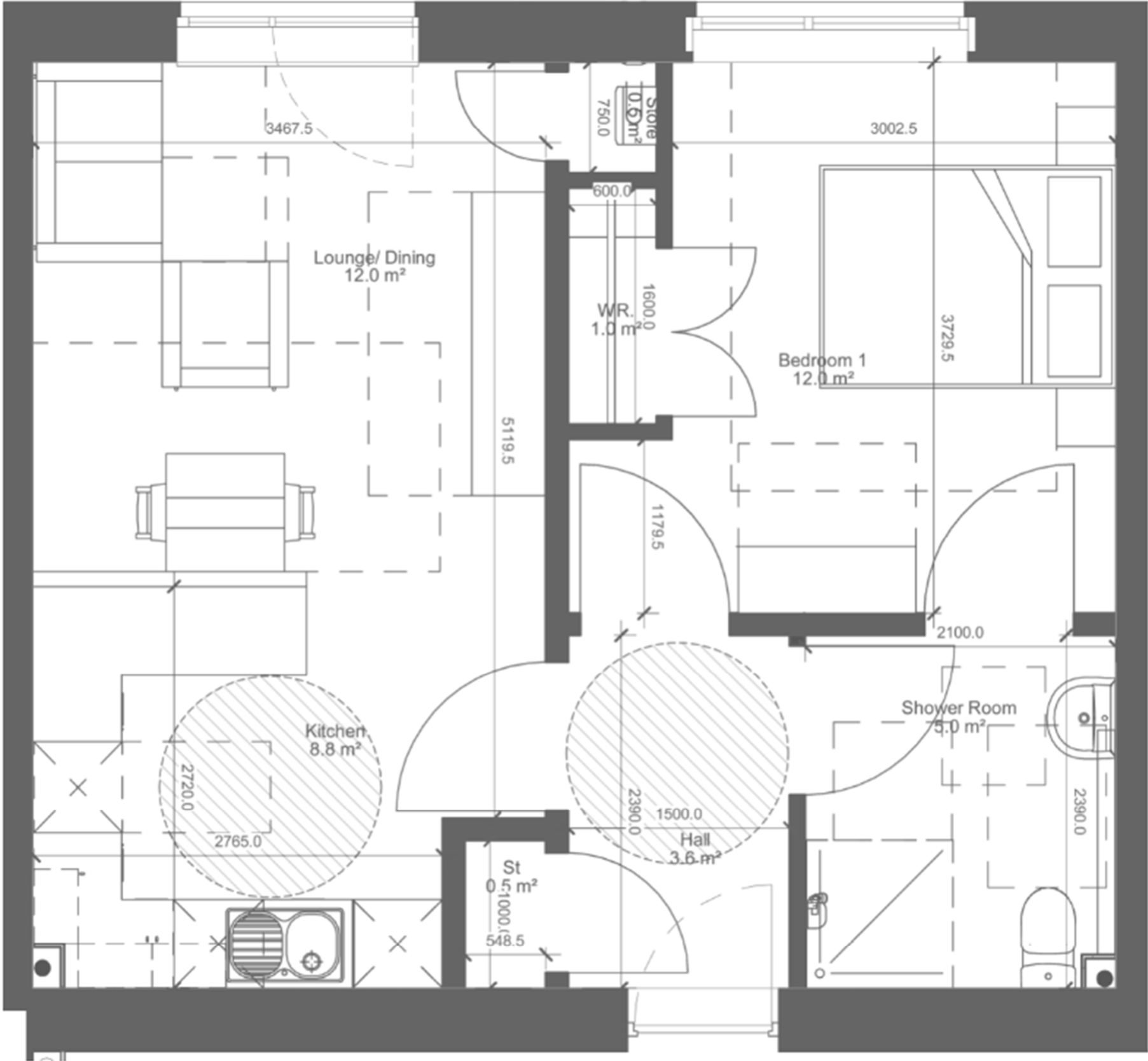
SITE LAYOUT DESIGN PRINCIPLES



3D MODEL OF SITE



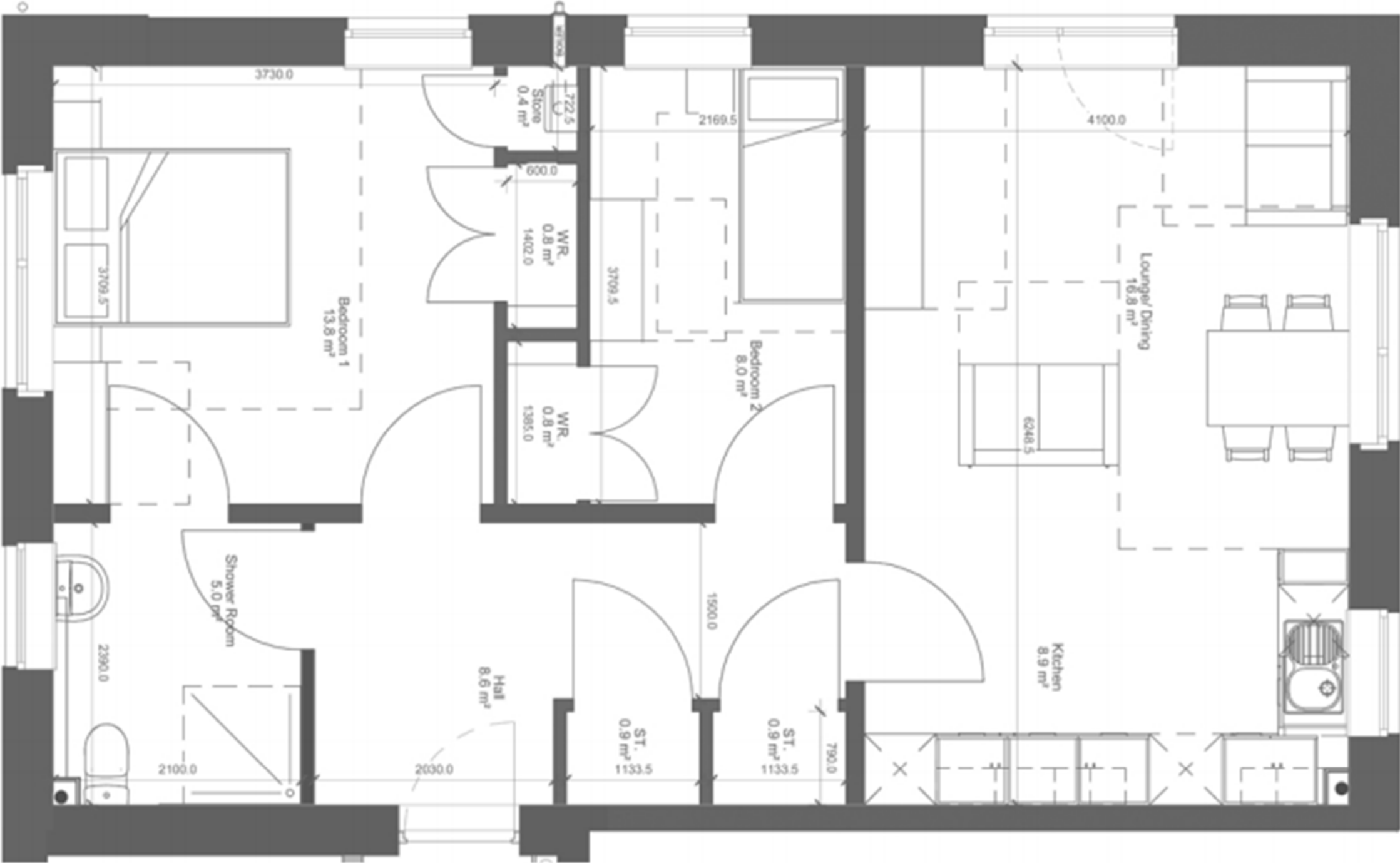
FLOOR PLANS



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



FLOOR PLANS



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



FREQUENTLY ASKED QUESTIONS

What is the purpose of the consultation?

The consultation event is being held to provide local residents and interested parties with the opportunity to view the final plans and 'Meet the Builder' for the development of the former Largs Police Station.

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.

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 any comments by **Friday 22 July 2022**

E-mail: developmentandstrategy@north-ayrshire.gov.uk or

Telephone: 01294 324031

You can also **post** feedback to:

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

