

# FINAL PLANS CONSULTATION

SEPTEMBER / OCTOBER 2022

## INTRODUCTION

Further to the draft plans consultation event held in May 2021, North Ayrshire Council is now holding the final plans consultation event for the former Garnock Academy, Kilbirnie site.

The 50 unit development will provide a mix of general needs properties, homes suitable for wheelchair users and amenity bungalows.

## CERTIFICATE OF LAWFUL DEVELOPMENT

The Council does not require full Planning consent for this development as it falls within permitted development rights. Permitted development enables local authorities to carry out works, within their district, for the erection of dwellings so long as the development conforms with the Local Development Plan. The Council will obtain a 'Certificate of Lawfulness' from the Council's Planning Service to certify that the site has been considered against the full terms of the adopted Local Development Plan.

## CONSULTATION

The Council is holding a consultation event to allow local people and interested parties to view the final plans for the development. You can view and comment on these plans from **Monday 26 September 2022** until **Friday 28 October 2022**.



Images of site



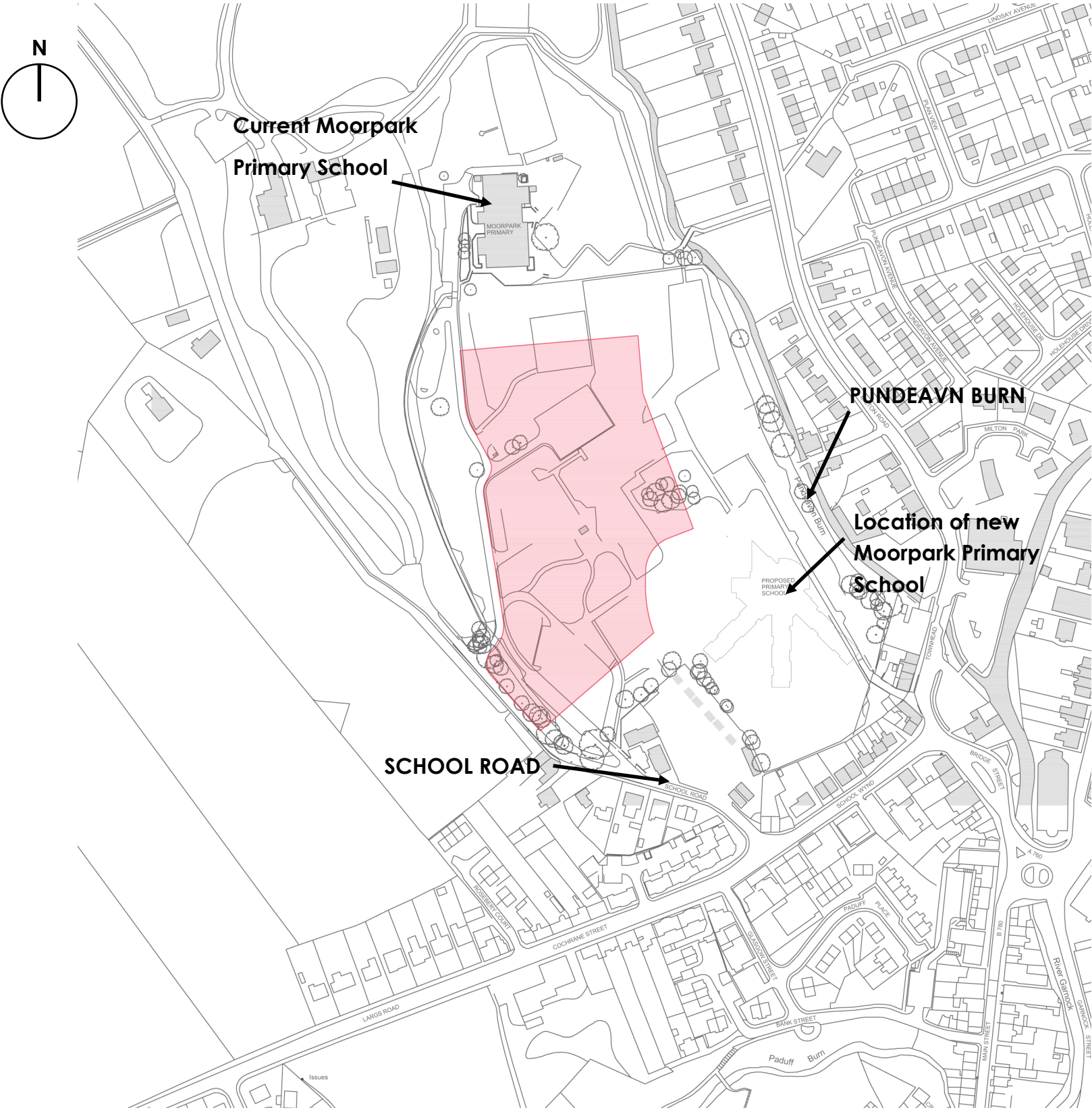
Aerial view of site





FINAL PLANS CONSULTATION SEPTEMBER / OCTOBER 2022

EXISTING SITE PLAN



SITE AREA 2.5ha

SITE BOUNDARY



FINAL PLANS CONSULTATION SEPTEMBER / OCTOBER 2022

PROPOSED SITE PLAN



SITE BOUNDARY - - - -

SITE AREA	25,376m <sup>2</sup>	2.5 ha
-----------	----------------------	--------

Proposed House Type Mix			Qty.
A	General Needs	2B/4P	8
B	General Needs	2B/4P	13
E	General Needs	3B/5P	7
P	Amenity Bungalow	2B/3P	13
Q	Wheelchair Liveable	2B/3P	2
R	Ground Floor Living	3B/6P	3
T	Ground Floor Living	5B/9P	2
V	Ground Floor Living	4B/7P	1
W	Ground Floor Living	6B/9P	1
TOTAL			50



FINAL PLANS CONSULTATION SEPTEMBER / OCTOBER 2022

SITE LAYOUT DESIGN PRINCIPLES



SITE BOUNDARY - - - - -

SITE AREA	25,376m <sup>2</sup>	2.5 ha
-----------	----------------------	--------

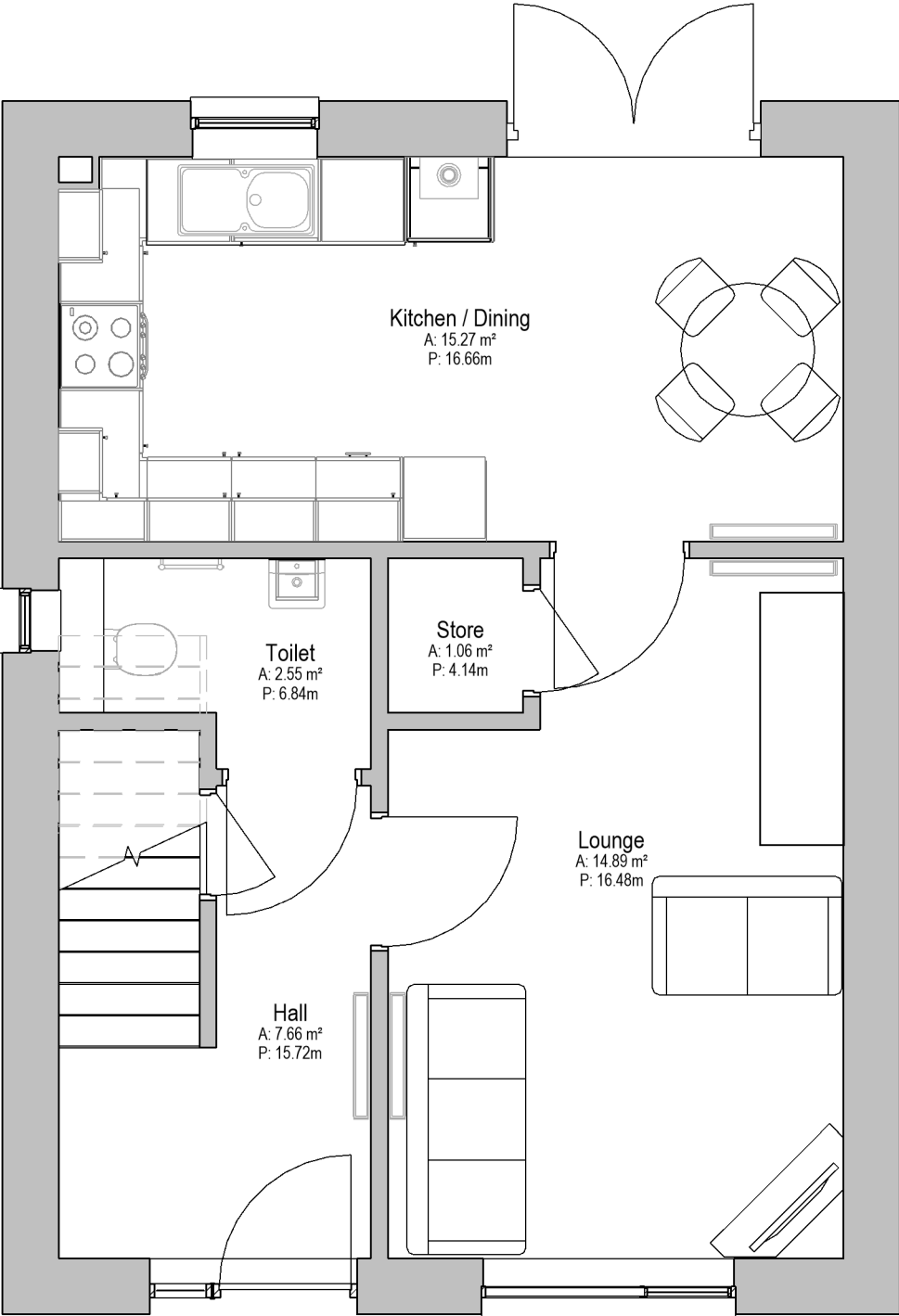
Proposed House Type Mix			Qty.
A	General Needs	2B/4P	8
B	General Needs	2B/4P	13
E	General Needs	3B/5P	7
P	Amenity Bungalow	2B/3P	13
Q	Wheelchair Liveable	2B/3P	2
R	Ground Floor Living	3B/6P	3
T	Ground Floor Living	5B/9P	2
V	Ground Floor Living	4B/7P	1
W	Ground Floor Living	6B/9P	1
TOTAL			50

PARKING PROVISION		Qty.
	Residents Parking	63
VP	Visitors Parking	15
TOTAL		78



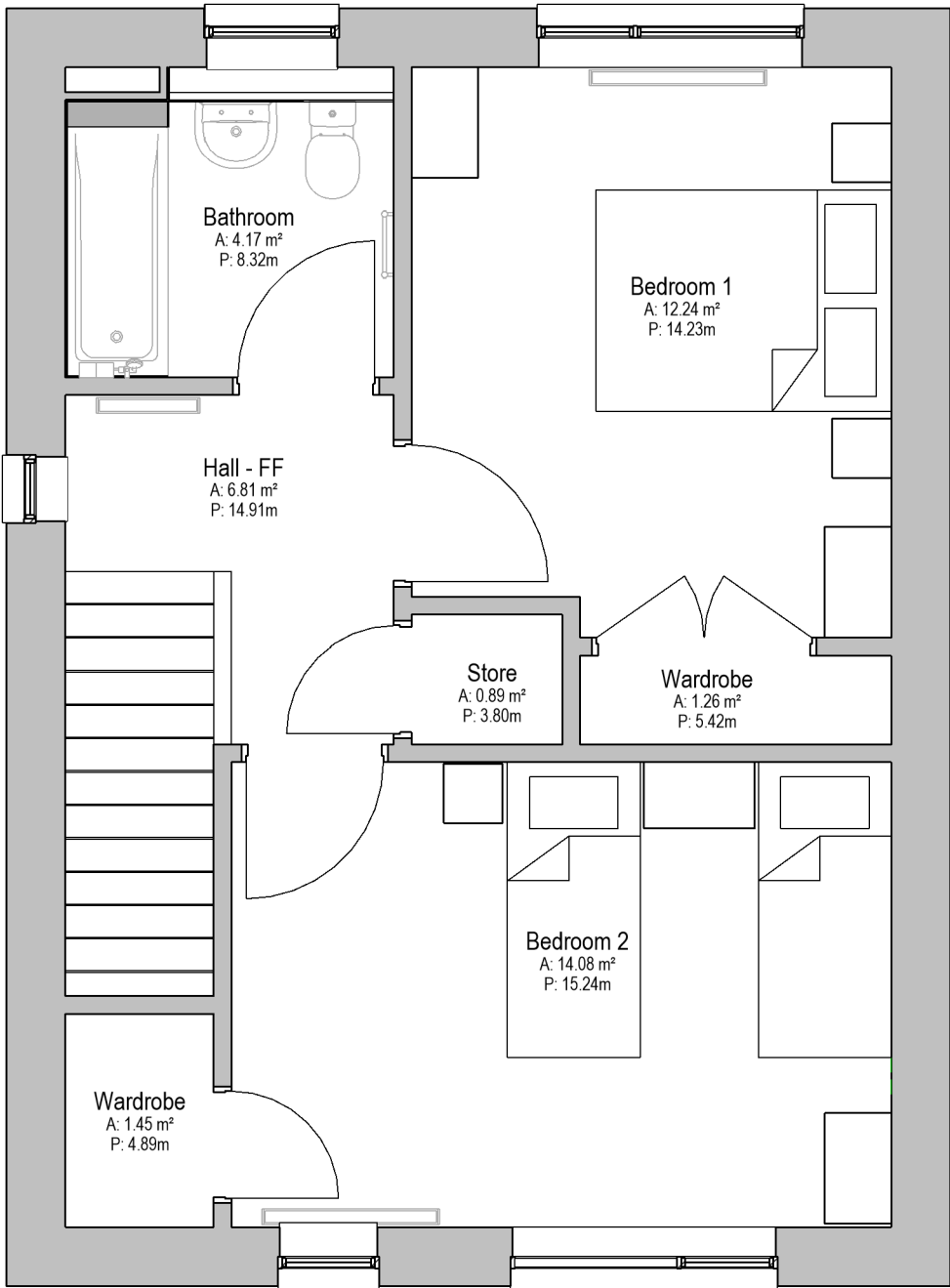
FINAL PLANS CONSULTATION SEPTEMBER / OCTOBER 2022

PROPOSED FLOOR PLANS — HOUSE TYPE A



GROUND FLOOR — HOUSE TYPE A

2 BED / 4 PERSON  
GENERAL NEEDS



FIRST FLOOR — HOUSE TYPE A

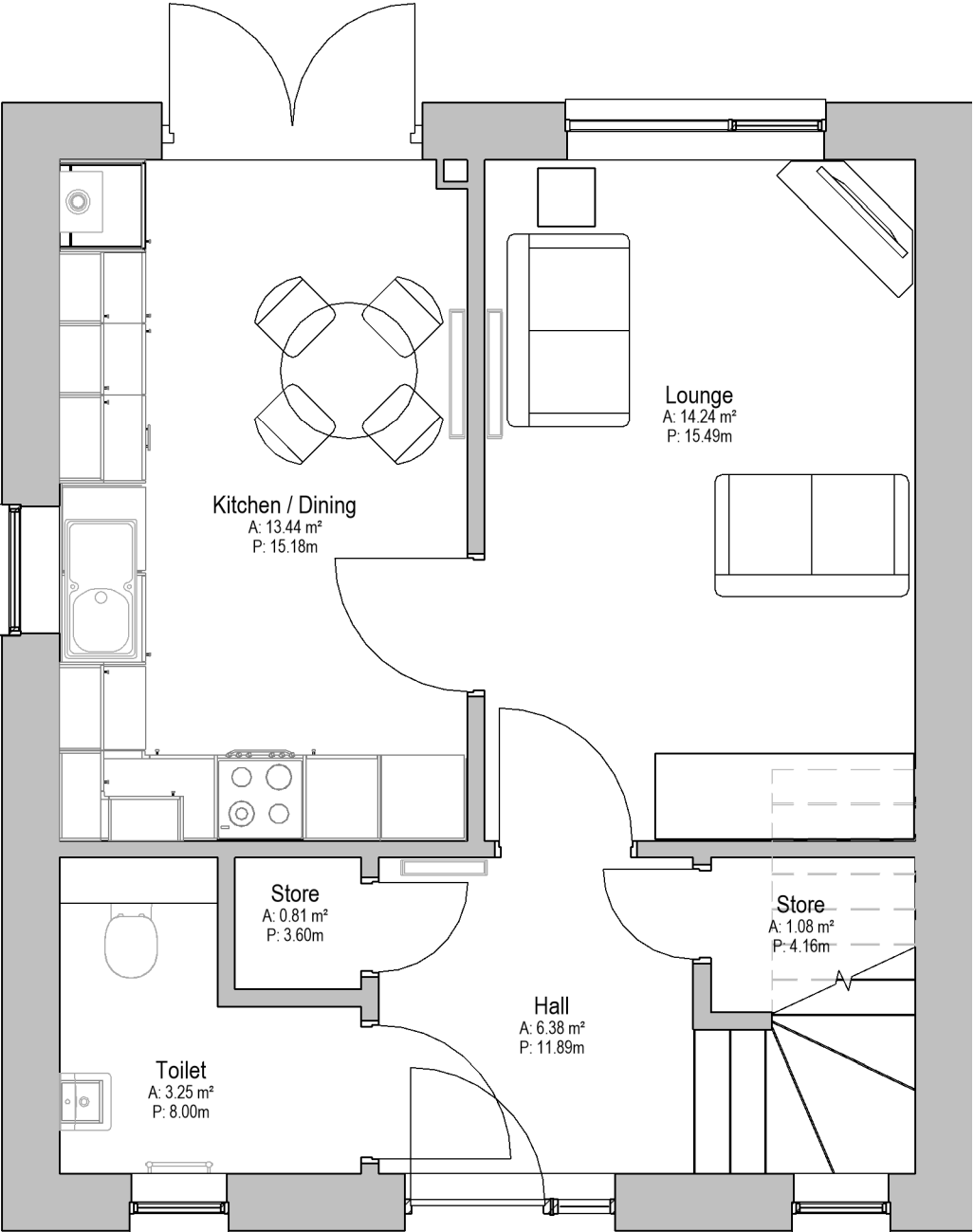




# FINAL PLANS CONSULTATION

SEPTEMBER / OCTOBER 2022

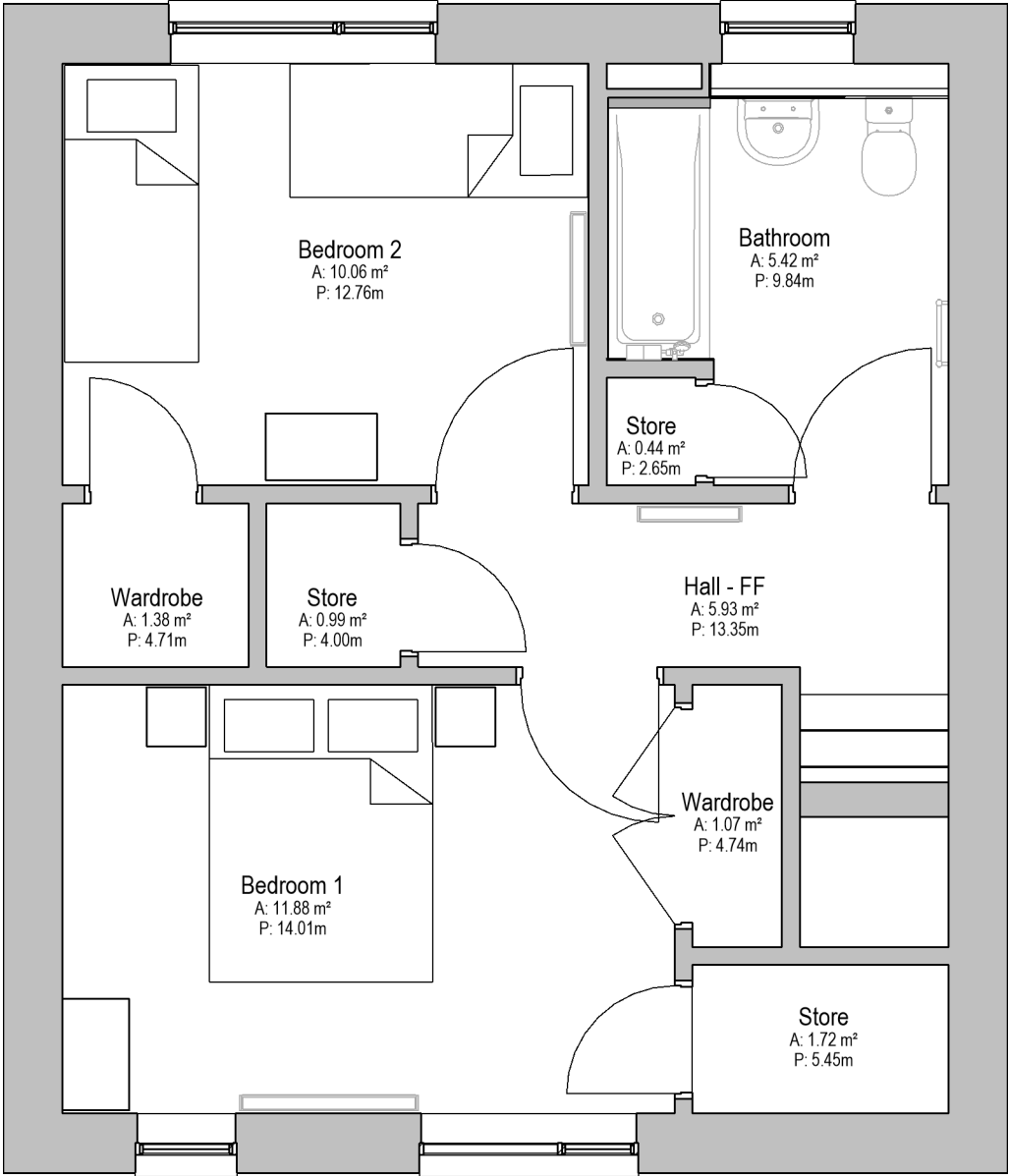
## PROPOSED FLOOR PLANS — HOUSE TYPE B



GROUND FLOOR — HOUSE TYPE B

2 BED / 4 PERSON

GENERAL NEEDS



FIRST FLOOR — HOUSE TYPE B

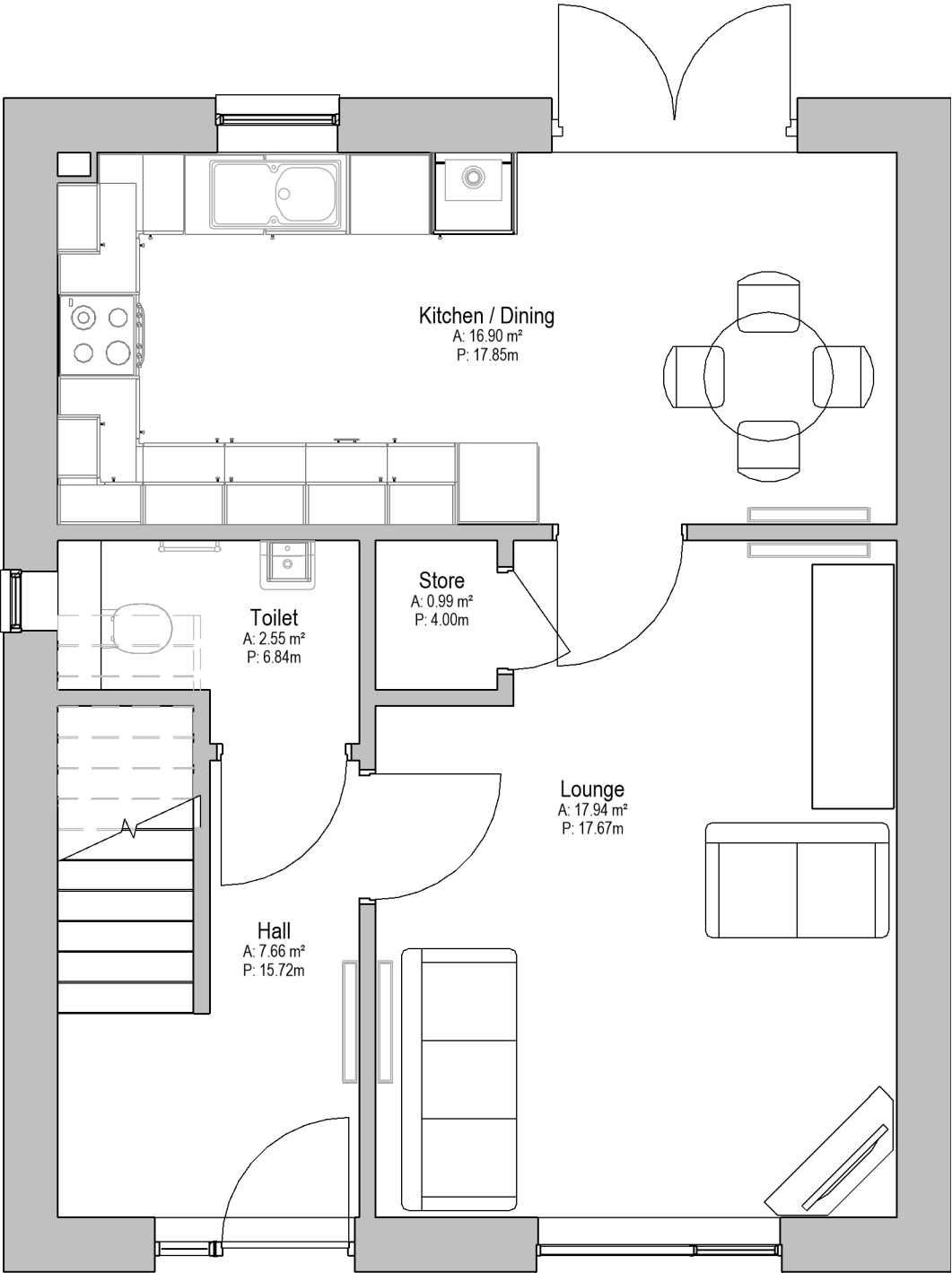




# FINAL PLANS CONSULTATION

SEPTEMBER / OCTOBER 2022

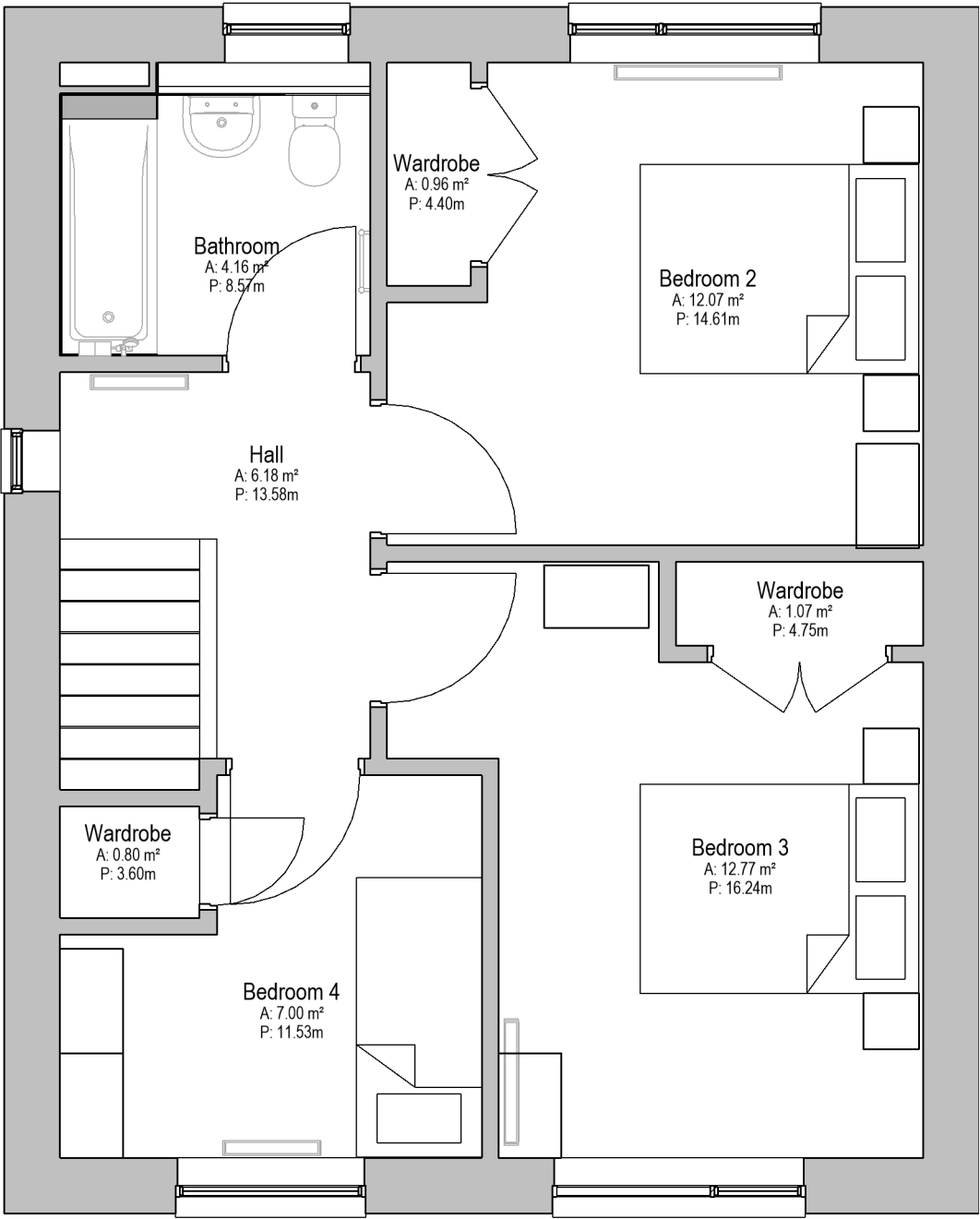
## PROPOSED FLOOR PLANS — HOUSE TYPE E



**GROUND FLOOR — HOUSE TYPE E**

3 BED / 5 PERSON

GENERAL NEEDS



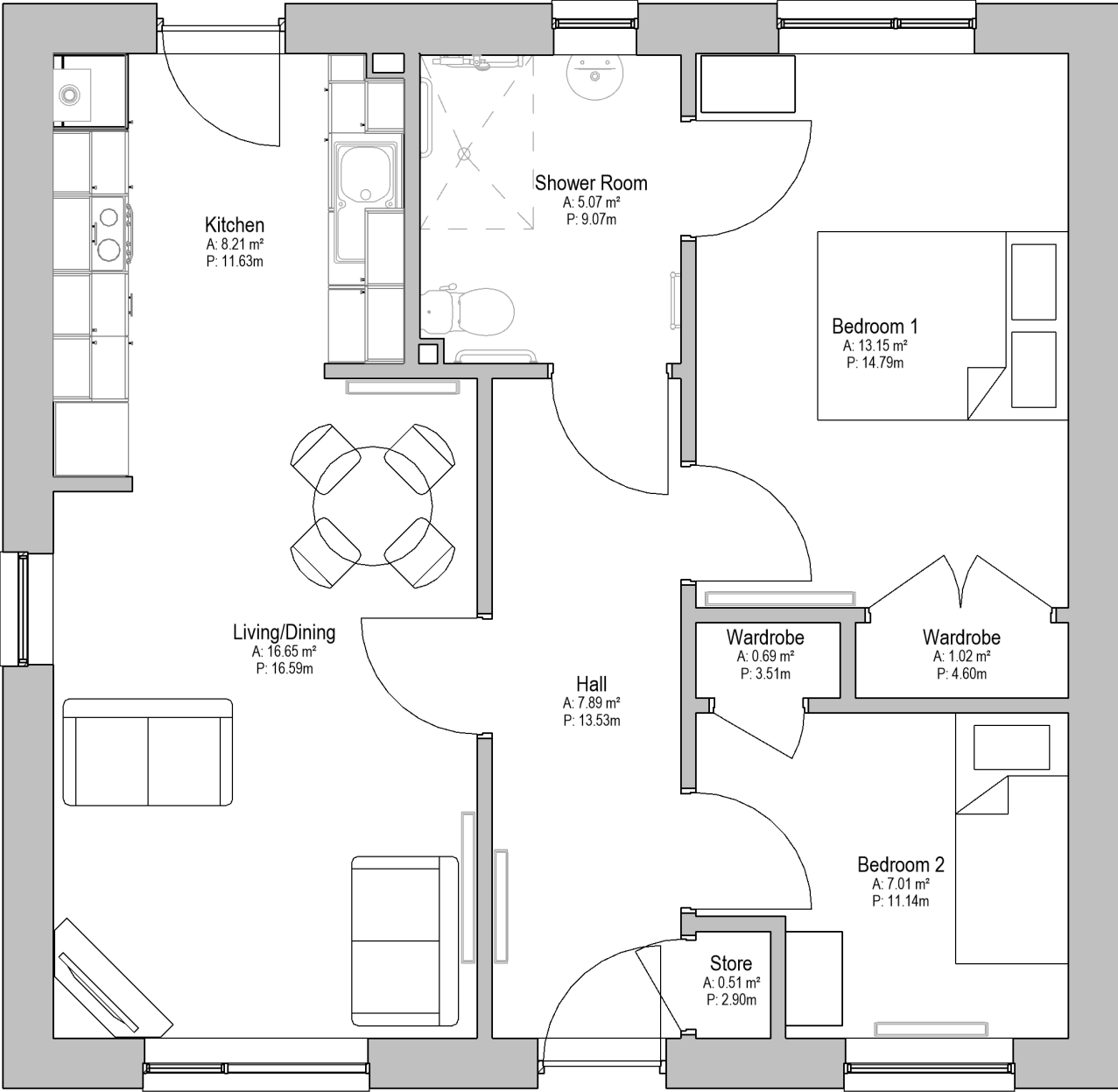
**FIRST FLOOR — HOUSE TYPE E**



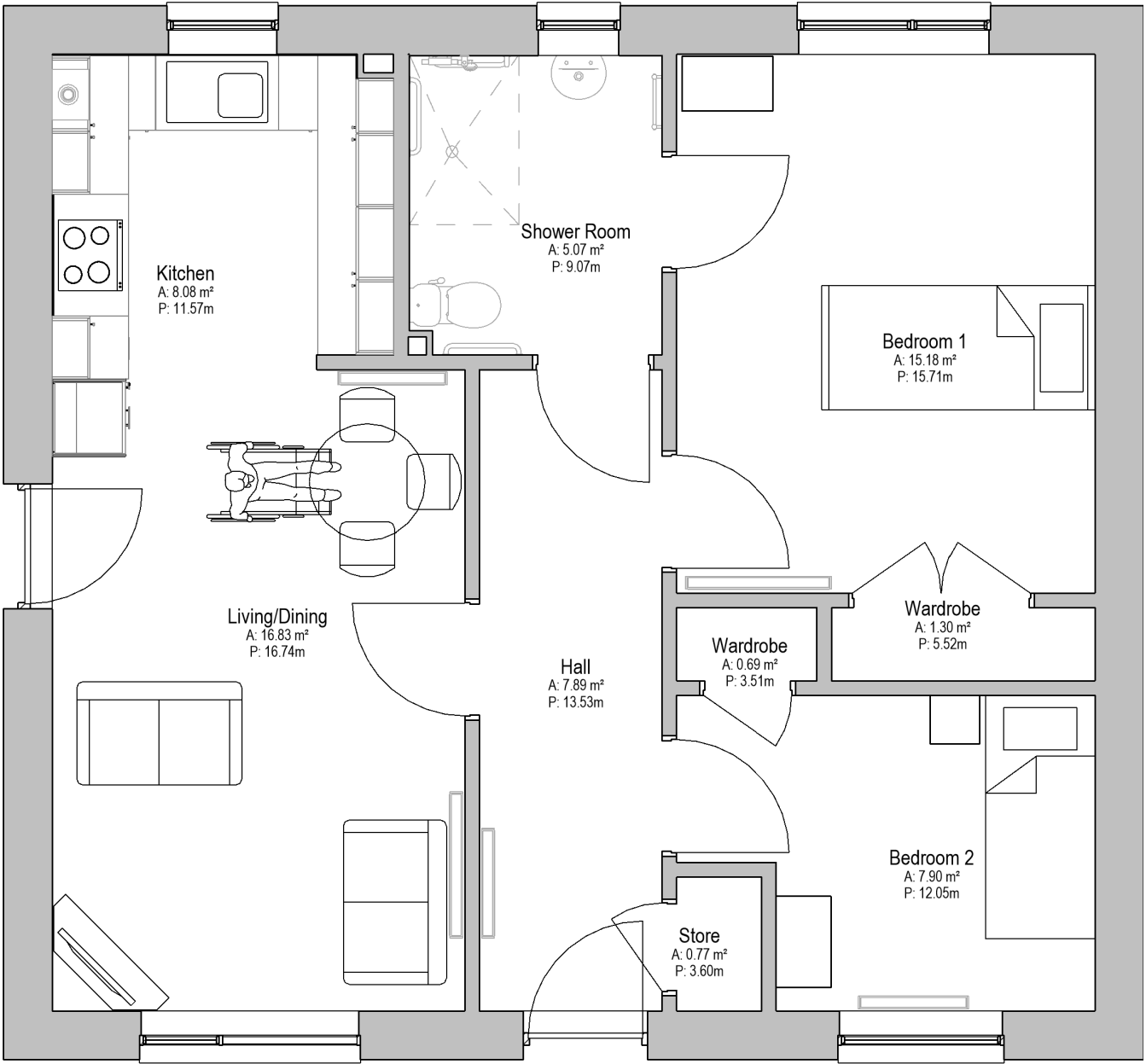


FINAL PLANS CONSULTATION SEPTEMBER / OCTOBER 2022

PROPOSED FLOOR PLANS — HOUSE TYPE P & Q



HOUSE TYPE P  
2 BED / 3 PERSON  
AMENITY BUNGALOW

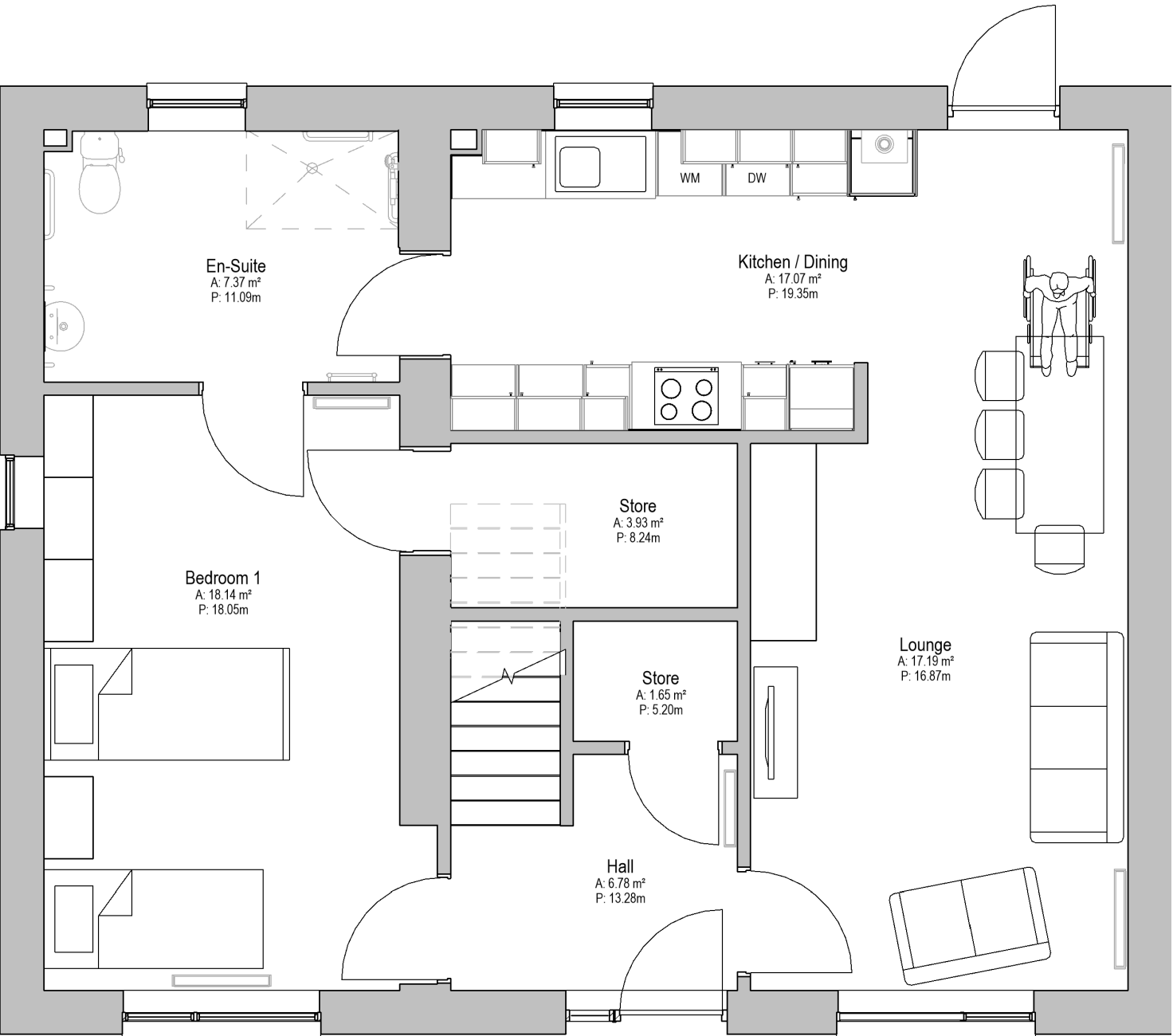


HOUSE TYPE Q  
2 BED / 3 PERSON  
WHEELCHAIR BUNGALOW



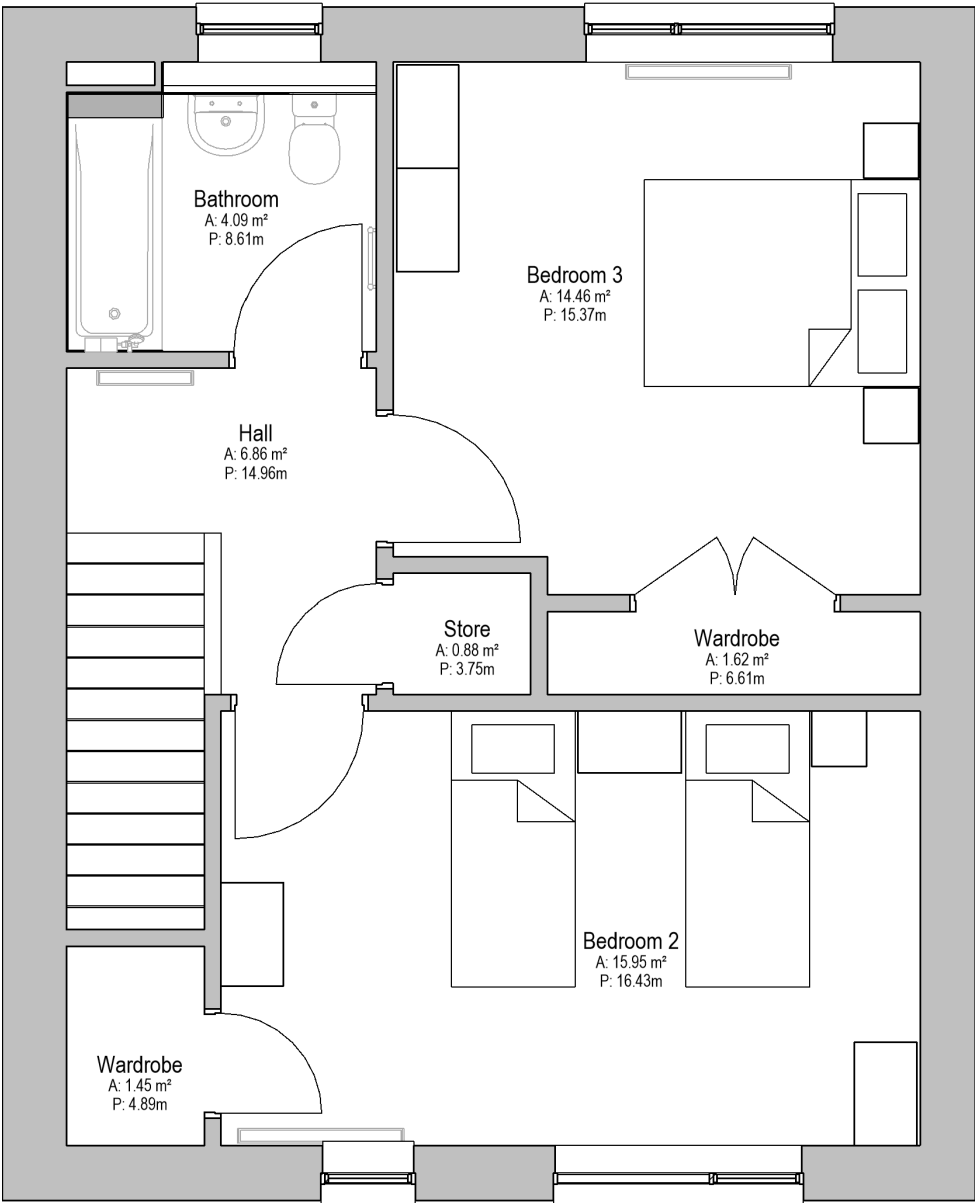
FINAL PLANS CONSULTATION SEPTEMBER / OCTOBER 2022

PROPOSED FLOOR PLANS — HOUSE TYPE R



GROUND FLOOR—HOUSE TYPE R

3 BED / 6 PERSON  
GROUND FLOOR LIVING

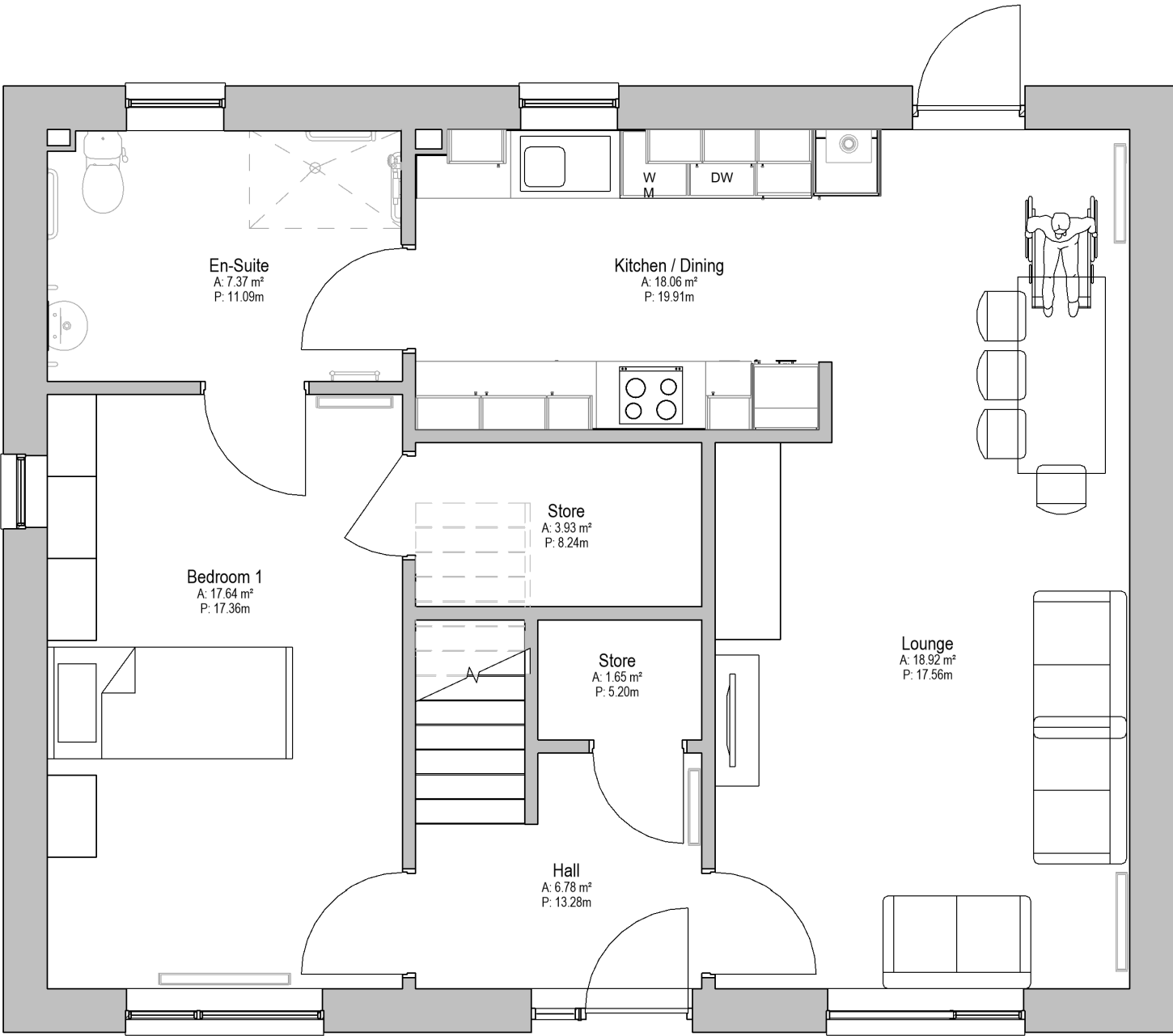


FIRST FLOOR—HOUSE TYPE R



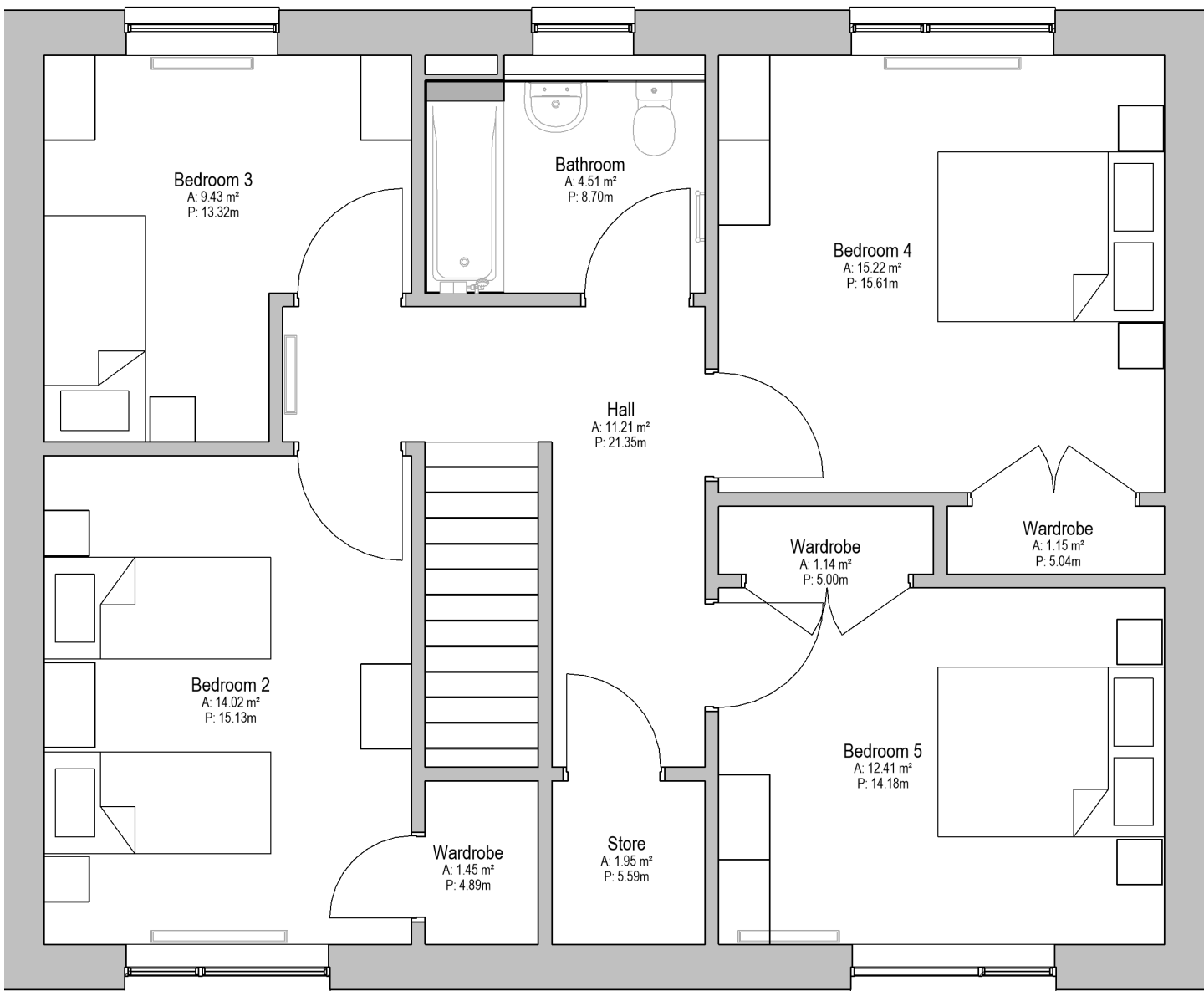
FINAL PLANS CONSULTATION SEPTEMBER / OCTOBER 2022

PROPOSED FLOOR PLANS — HOUSE TYPE T



GROUND FLOOR—HOUSE TYPE T

5 BED / 9 PERSON  
GROUND FLOOR LIVING



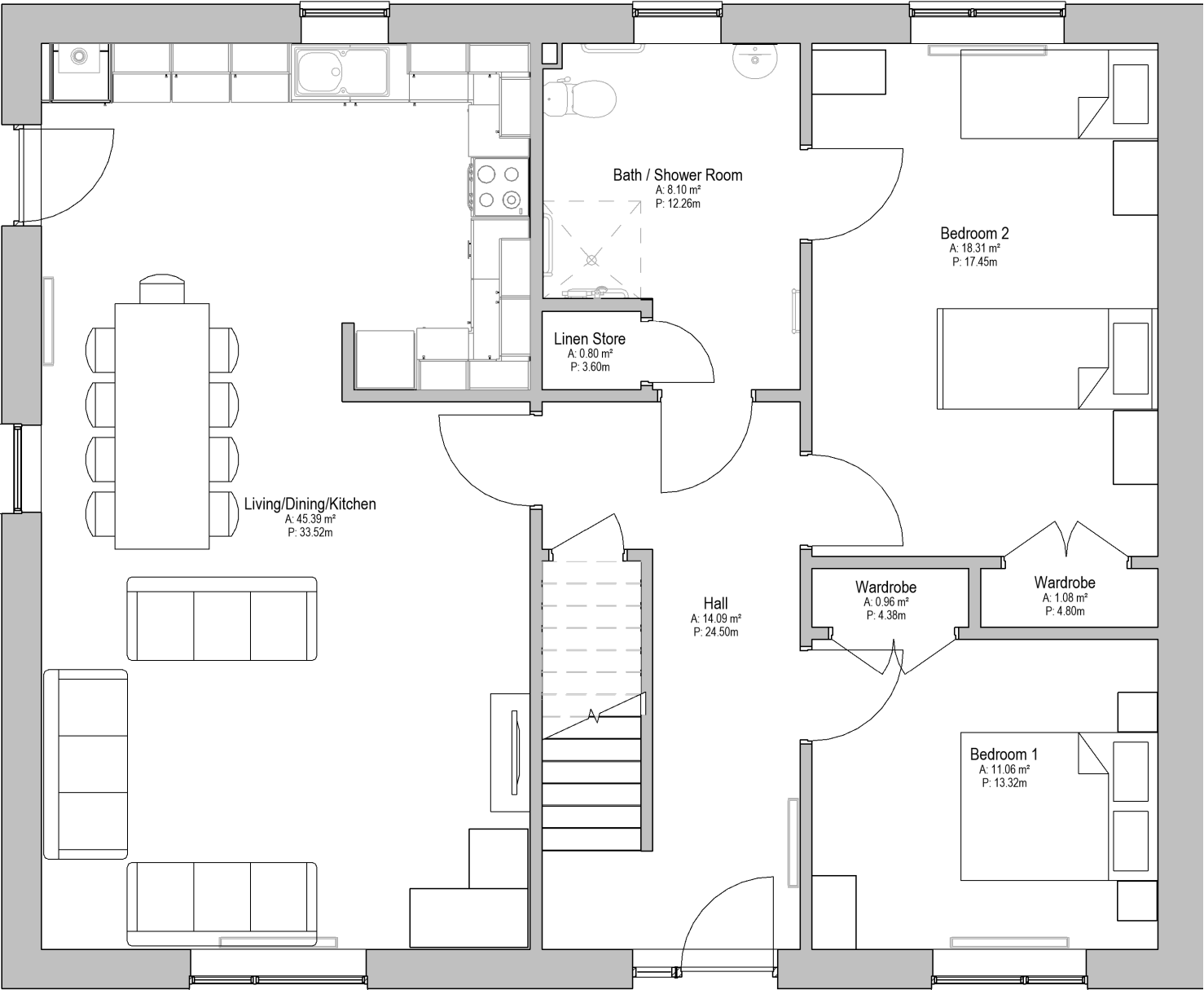
FIRST FLOOR—HOUSE TYPE T





FINAL PLANS CONSULTATION SEPTEMBER / OCTOBER 2022

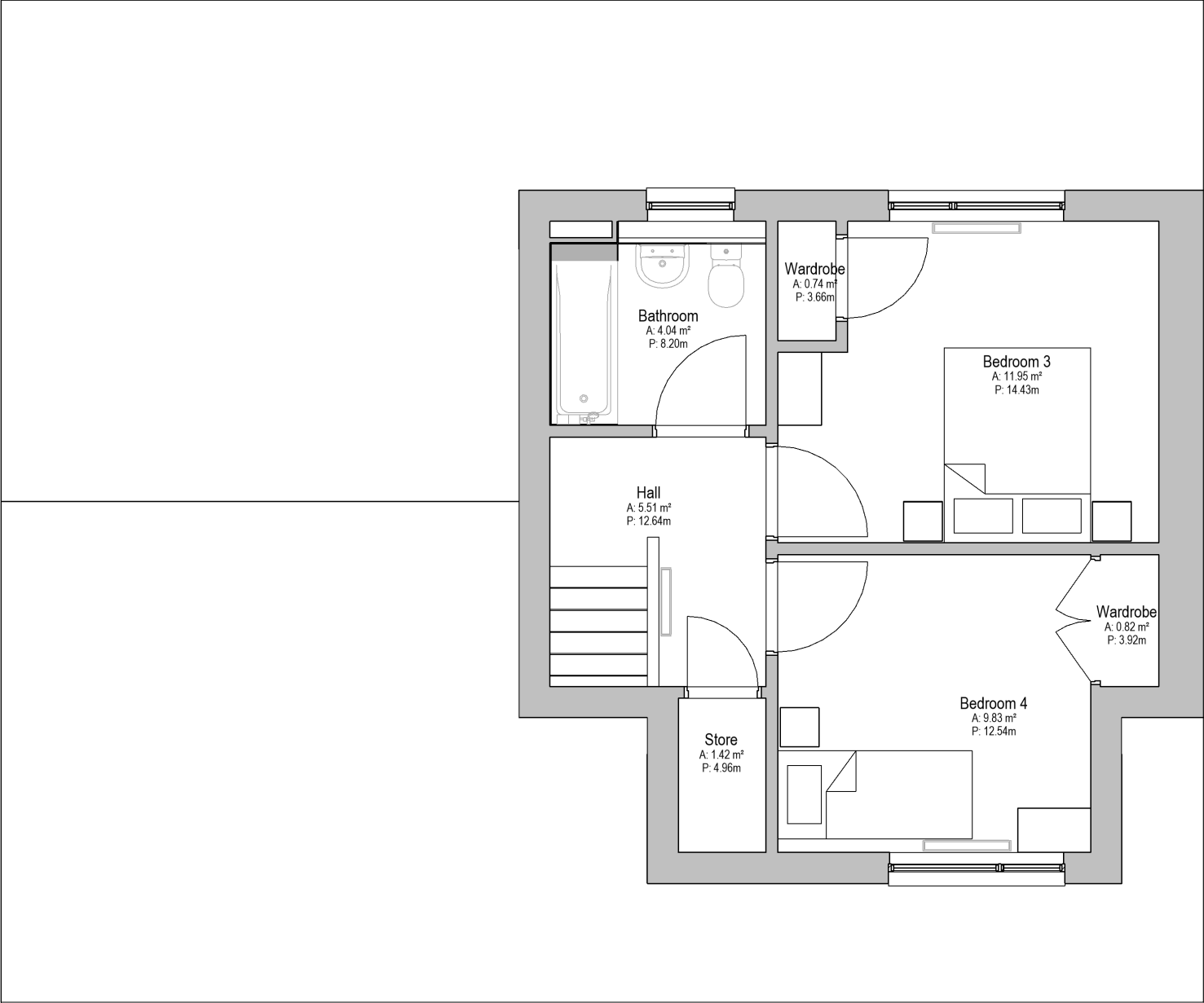
PROPOSED FLOOR PLANS — HOUSE TYPE V



GROUND FLOOR—HOUSE TYPE V

4 BED / 7 PERSON

GROUND FLOOR LIVING

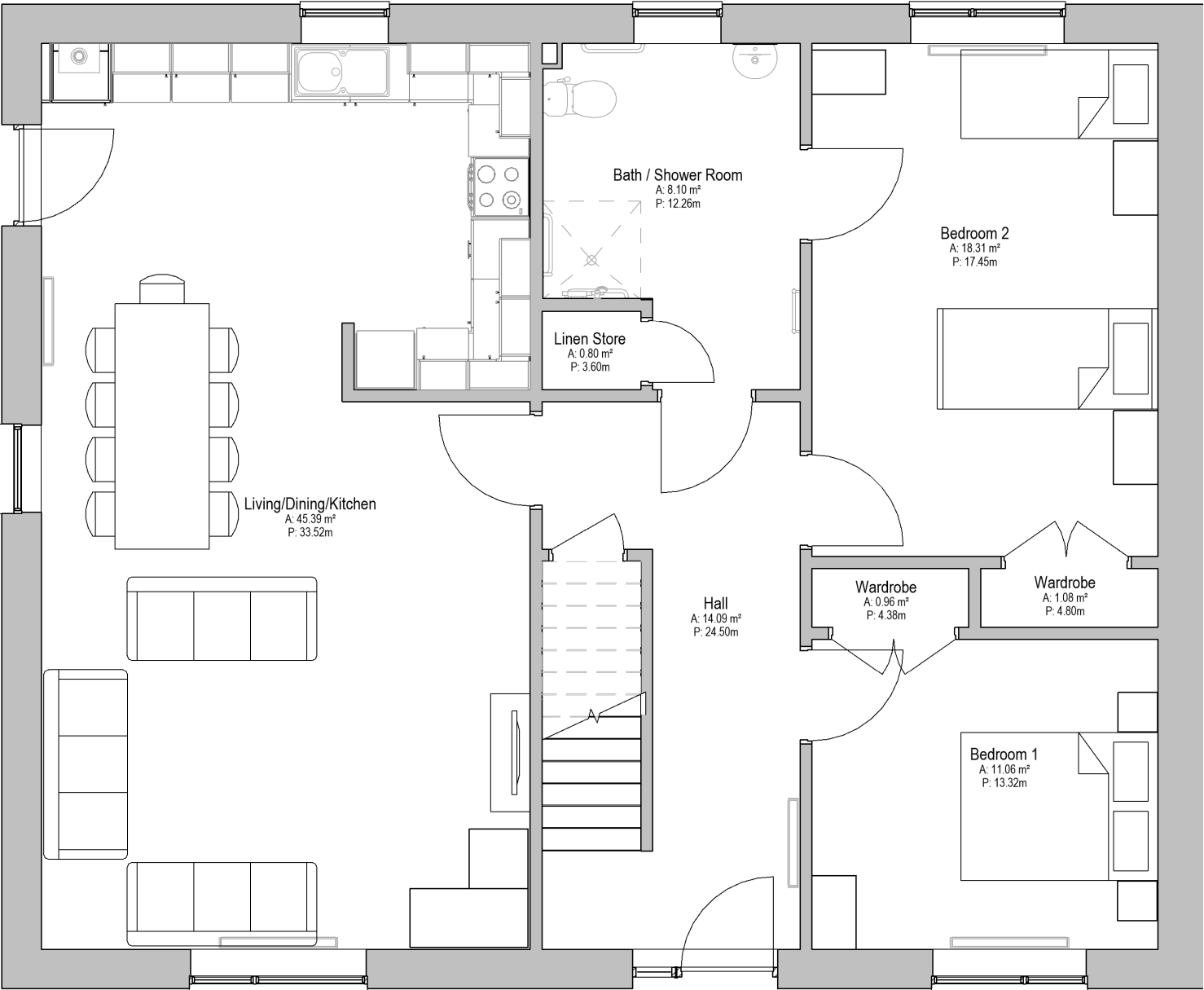


FIRST FLOOR—HOUSE TYPE V



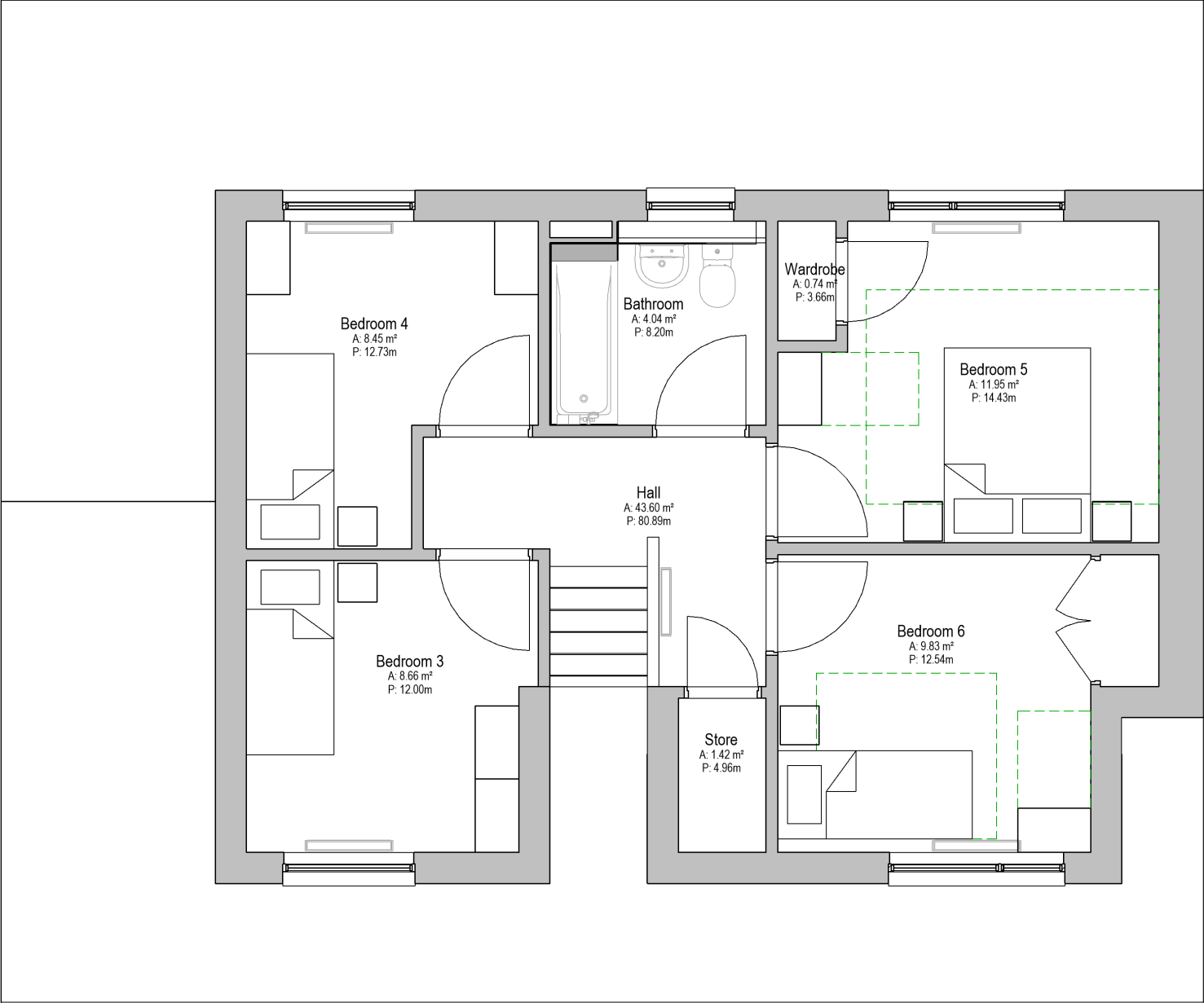
FINAL PLANS CONSULTATION SEPTEMBER / OCTOBER 2022

PROPOSED FLOOR PLANS — HOUSE TYPE W



GROUND FLOOR—HOUSE TYPE W

6 BED / 9 PERSON  
GROUND FLOOR LIVING



FIRST FLOOR—HOUSE TYPE W





FINAL PLANS CONSULTATION

SEPTEMBER / OCTOBER 2022

PROPOSED ELEVATIONS



BLOCK 1 — FRONT ELEVATION



BLOCK 1 — REAR ELEVATION



BLOCK 2 — FRONT ELEVATION



BLOCK 2 — REAR ELEVATION



BLOCK 3 — FRONT ELEVATION



BLOCK 3 — REAR ELEVATION





# FINAL PLANS CONSULTATION

SEPTEMBER / OCTOBER 2022

## PROPOSED ELEVATIONS



BLOCK 5 — FRONT ELEVATION



BLOCK 5 — REAR ELEVATION



BLOCK 17 — FRONT ELEVATION



BLOCK 17 — REAR ELEVATION

## MATERIAL SWATCHES



BRICK OPTION 1



BRICK OPTION 2



ZINC CLADDING





# FINAL PLANS CONSULTATION

## SEPTEMBER / OCTOBER 2022

### FREQUENTLY ASKED QUESTIONS

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

Following on from the draft plans consultation, local residents and interested parties will now have the opportunity to view the final plans for the former Garnock Academy, Kilbirnie site.

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

Exact timescales will be confirmed to local residents when they are invited to 'Meet the Builder', it is currently anticipated that works will commence in spring 2023 and complete in winter 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?

Parking has been maximised in the site; all properties have in-curtilage parking. A total of 15 visitor parking spaces have also been provided throughout the site.

#### 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 28 October 2022** 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**

