

FINAL PLAN CONSULTATION OCTOBER / NOVEMBER 2022**INTRODUCTION**

North Ayrshire Council is planning to redevelop the site of the former Afton Court Sheltered Housing complex to provide six new amenity bungalows. The project will provide one and two bedroom homes located in the heart of Stevenston Town Centre.

CONSULTATION

The Council is holding a consultation event to allow local people and interested parties to view the final plans for the development and to 'meet the builder' before works commence on site. Connect Modular have been appointed as the main contractor for the site. You can view and comment on the plans from Monday 17 October 2022 until Friday 11 November 2022.

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 received approval for a 'Certificate of Lawfulness' from the Council's Planning Service on 27 September 2022 to certify that the site has been considered against the full terms of the adopted Local Development Plan.

MEET THE BUILDER

The main construction contractor for the site is Connect Modular.



Aerial view of site



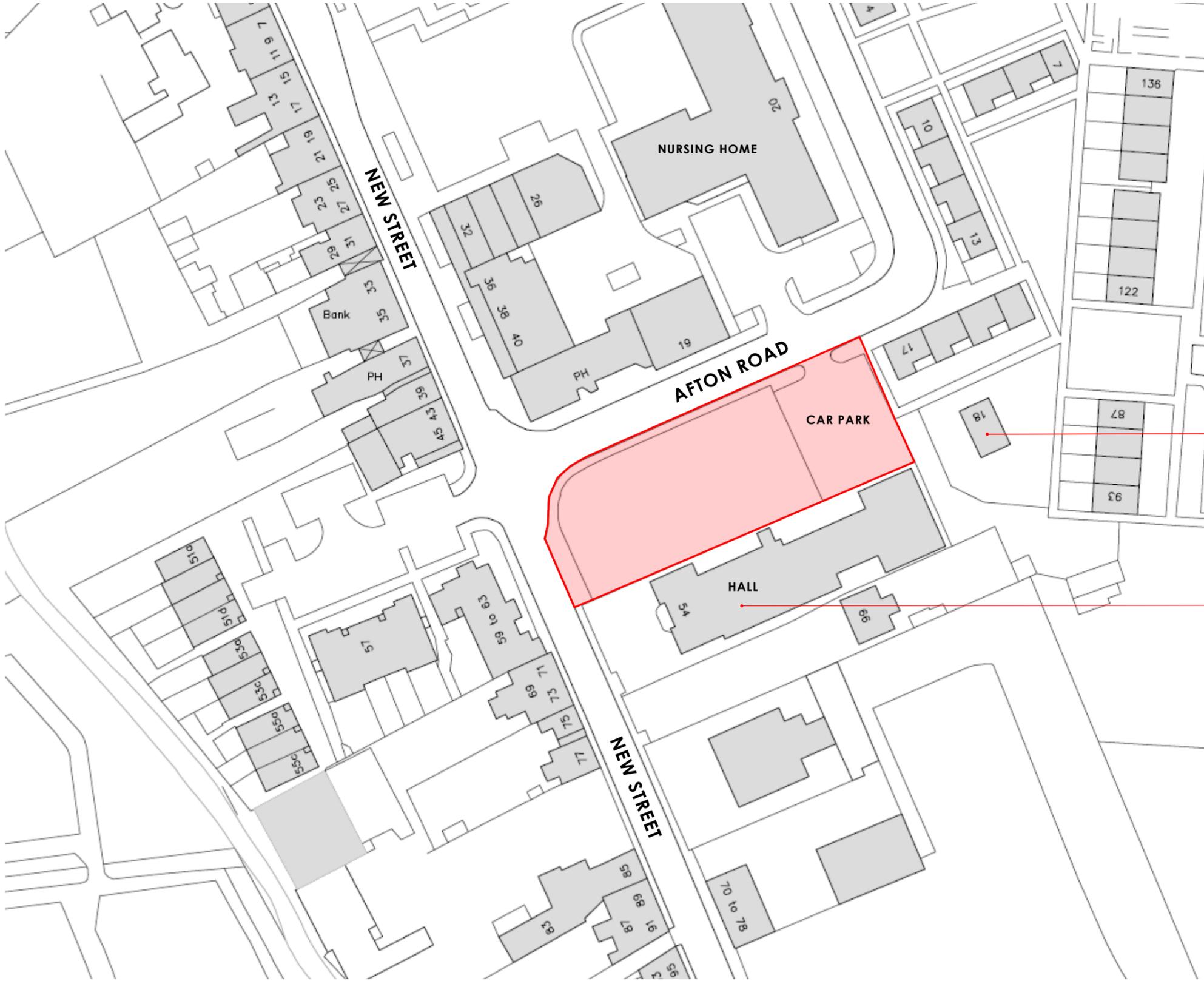
Junction at New Street and Afton Road



View of site looking east from New Street



EXISTING SITE PLAN

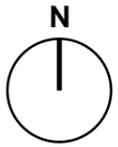


SITE AREA 0.179ha

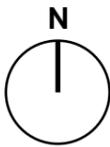
SITE BOUNDARY

vehicular access to 18 Afton Road

access to hall



PROPOSED SITE PLAN



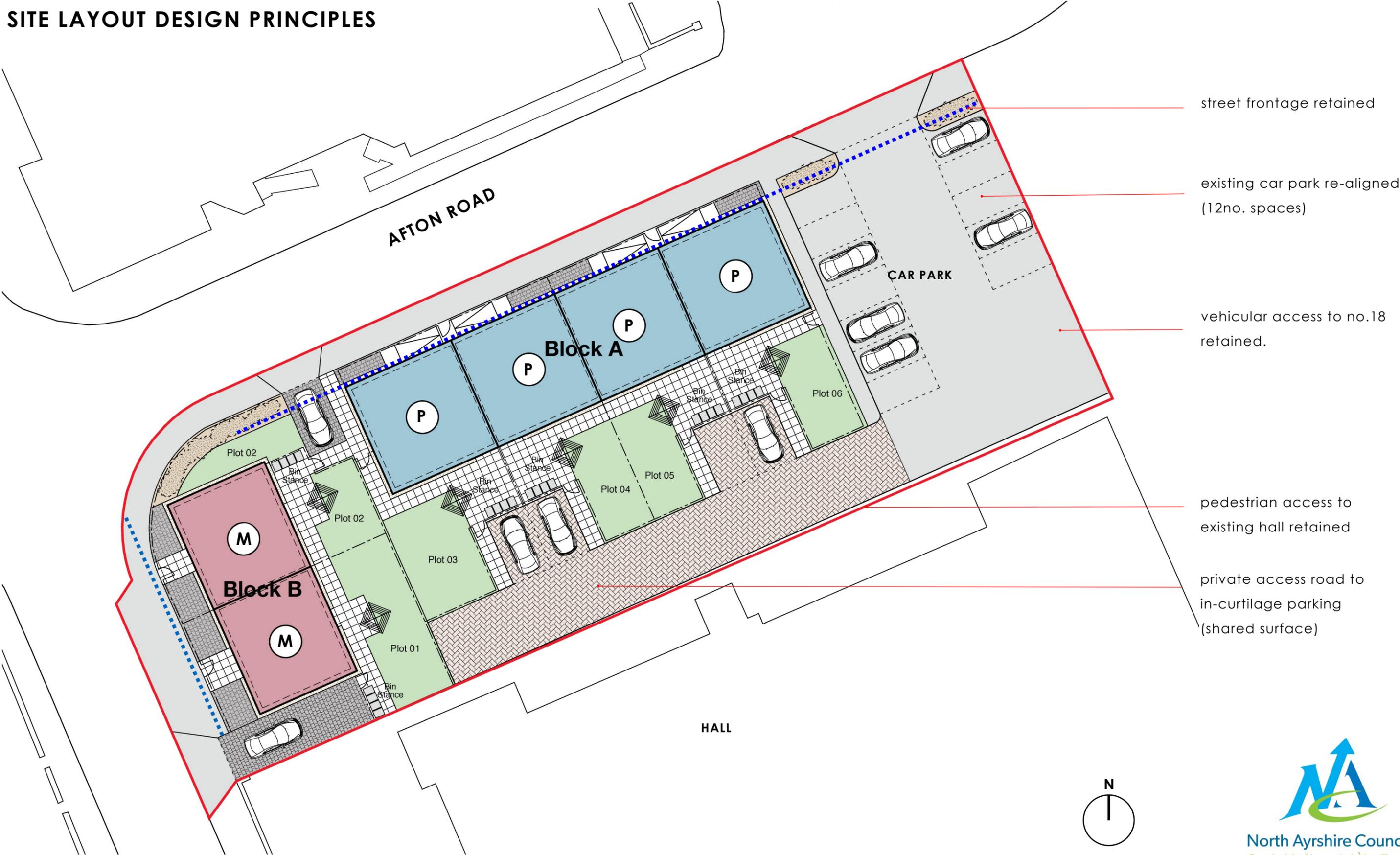
SITE AREA 0.179ha

SITE BOUNDARY

BLOCK A	
P	END TERRACE - AMENITY BUNGALOW 2 BEDROOM / 3 PERSON
P	MID TERRACE - AMENITY BUNGALOW 2 BEDROOM / 3 PERSON
P	MID TERRACE - AMENITY BUNGALOW 2 BEDROOM / 3 PERSON
P	END TERRACE - AMENITY BUNGALOW 2 BEDROOM / 3 PERSON
BLOCK B	
M	SEMI DETACHED - AMENITY BUNGALOW 1 BEDROOM / 2 PERSON
M	SEMI DETACHED - AMENITY BUNGALOW 1 BEDROOM / 2 PERSON



SITE LAYOUT DESIGN PRINCIPLES



street frontage retained

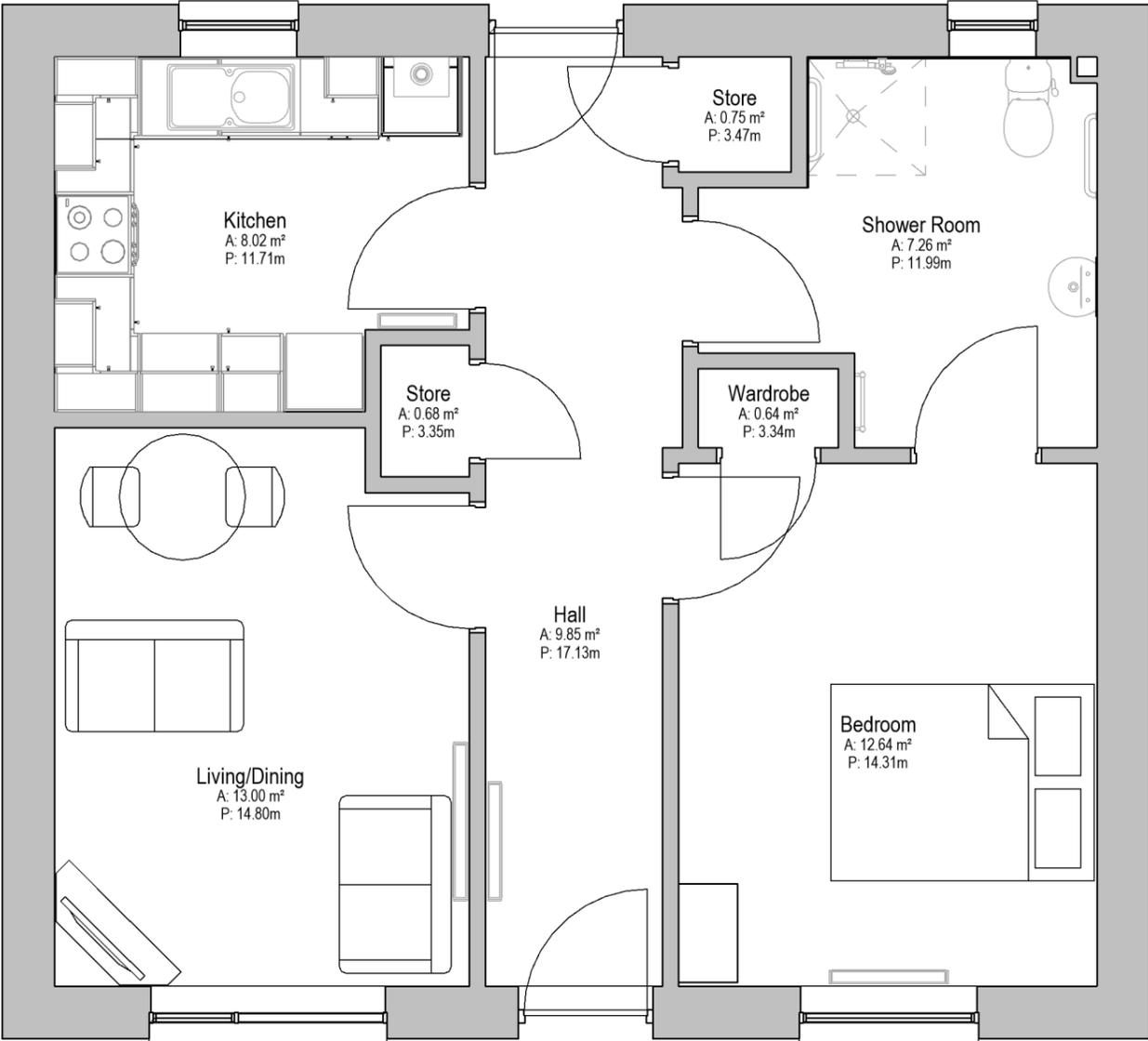
existing car park re-aligned (12no. spaces)

vehicular access to no.18 retained.

pedestrian access to existing hall retained

private access road to in-curtilage parking (shared surface)

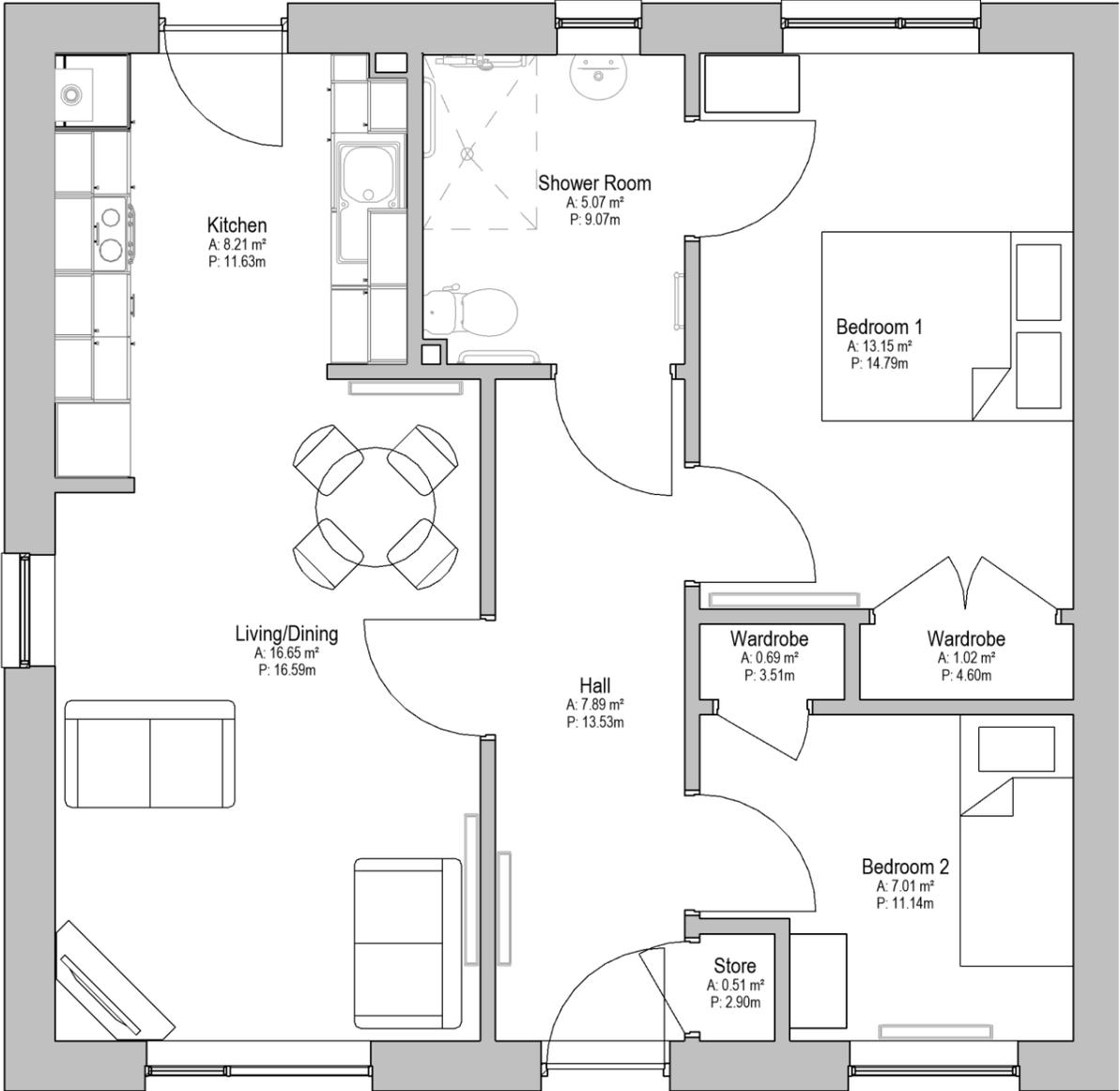
PROPOSED FLOOR PLANS



HOUSE TYPE M

1 BED / 2 PERSON

AMENITY BUNGALOW



HOUSE TYPE P

2 BED / 3 PERSON

AMENITY BUNGALOW



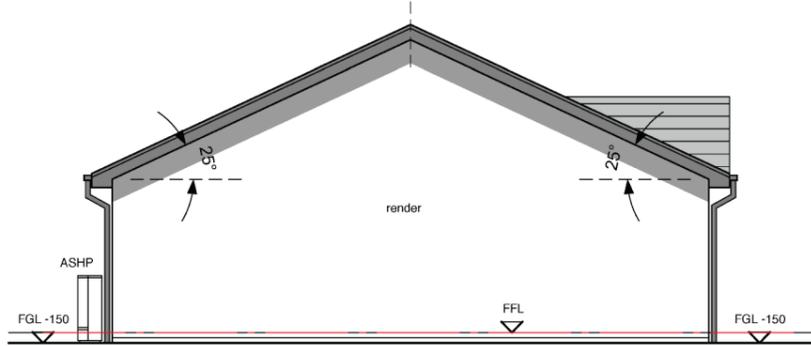
PROPOSED ELEVATIONS - BLOCK A



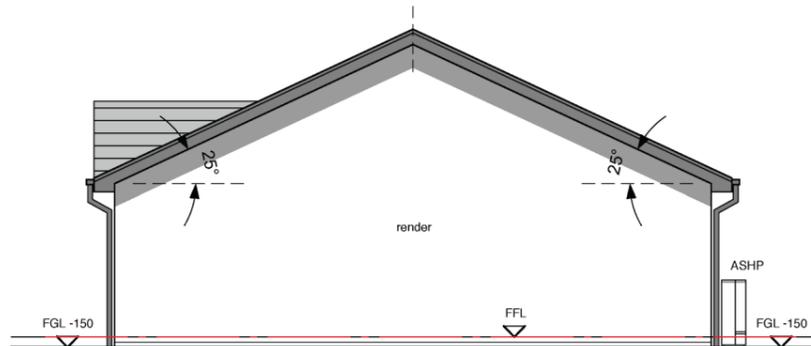
North Elevation



South Elevation



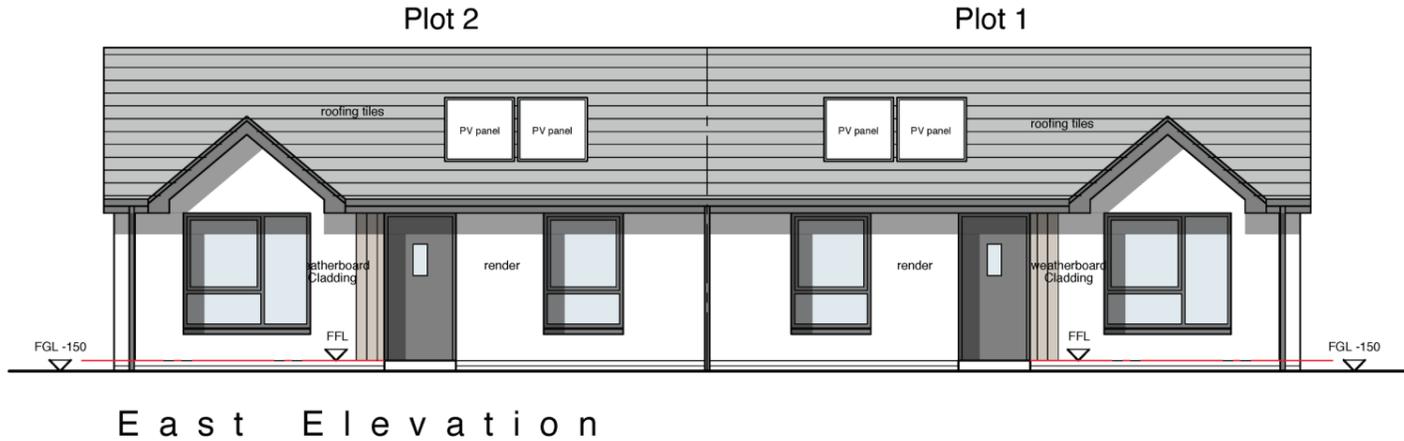
East Elevation



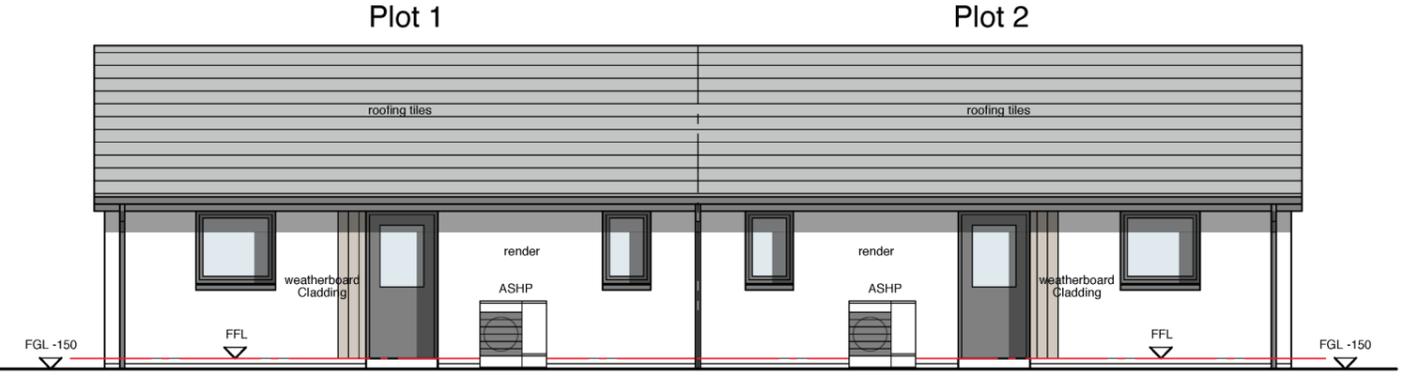
West Elevation



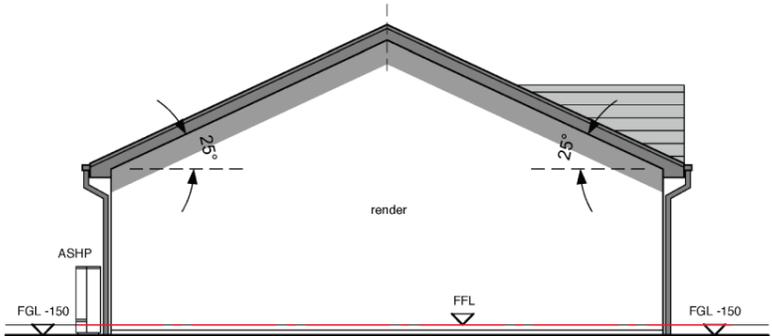
PROPOSED ELEVATIONS - BLOCK B



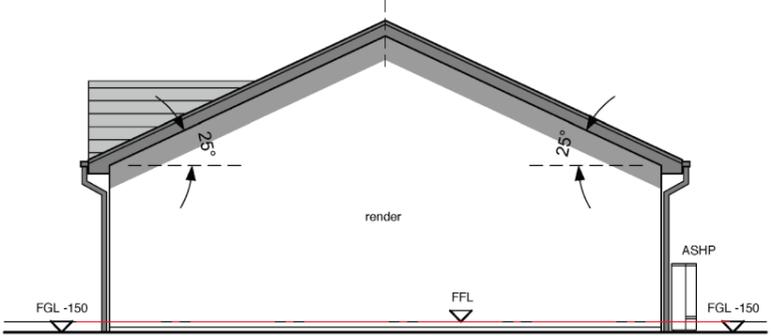
East Elevation



West Elevation



South Elevation



North Elevation



3D VISUALIZATIONS



FINAL PLAN CONSULTATION OCTOBER / NOVEMBER 2022**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.

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 upon request. 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 to maintain access and egress to their properties at all times.

JOB OPPORTUNITIES / COMMUNITY BENEFITS

The contractor Connect Modular, 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.

FREQUENTLY ASKED QUESTIONS**1. What is the purpose of the consultation?**

To allow local residents and interested parties the chance to view the final plans for the site and 'meet the builder' who has been appointed for the works.

2. What parking provision has been made for the site?

Parking has been maximised at the site; all properties have in-curtilage parking. The car park which served the former Afton Court sheltered housing complex will also be retained.

3. 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 11 November 2022** 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 8BR

