

DRAFT PLAN CONSULTATION

September/October 2022

INTRODUCTION

Ayrshire Central, Irvine is a major residential development which aims to bring the area of surplus land on the former hospital site back into productive use.

The proposed new development comprises 202 new homes and will provide a mix of general needs properties, homes suitable for wheelchair users and amenity bungalows. The site is located to the south of Ayrshire Central Hospital to the east of Kilwinning Road, one of the main roads in and out of Irvine.

The site includes the former maternity residences building and two gate lodges which are Category 'B' Listed. The preferred option for the site is to demolish the now derelict maternity residences whilst retaining the gate lodges as part of the overall redevelopment.

CONSULTATION

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

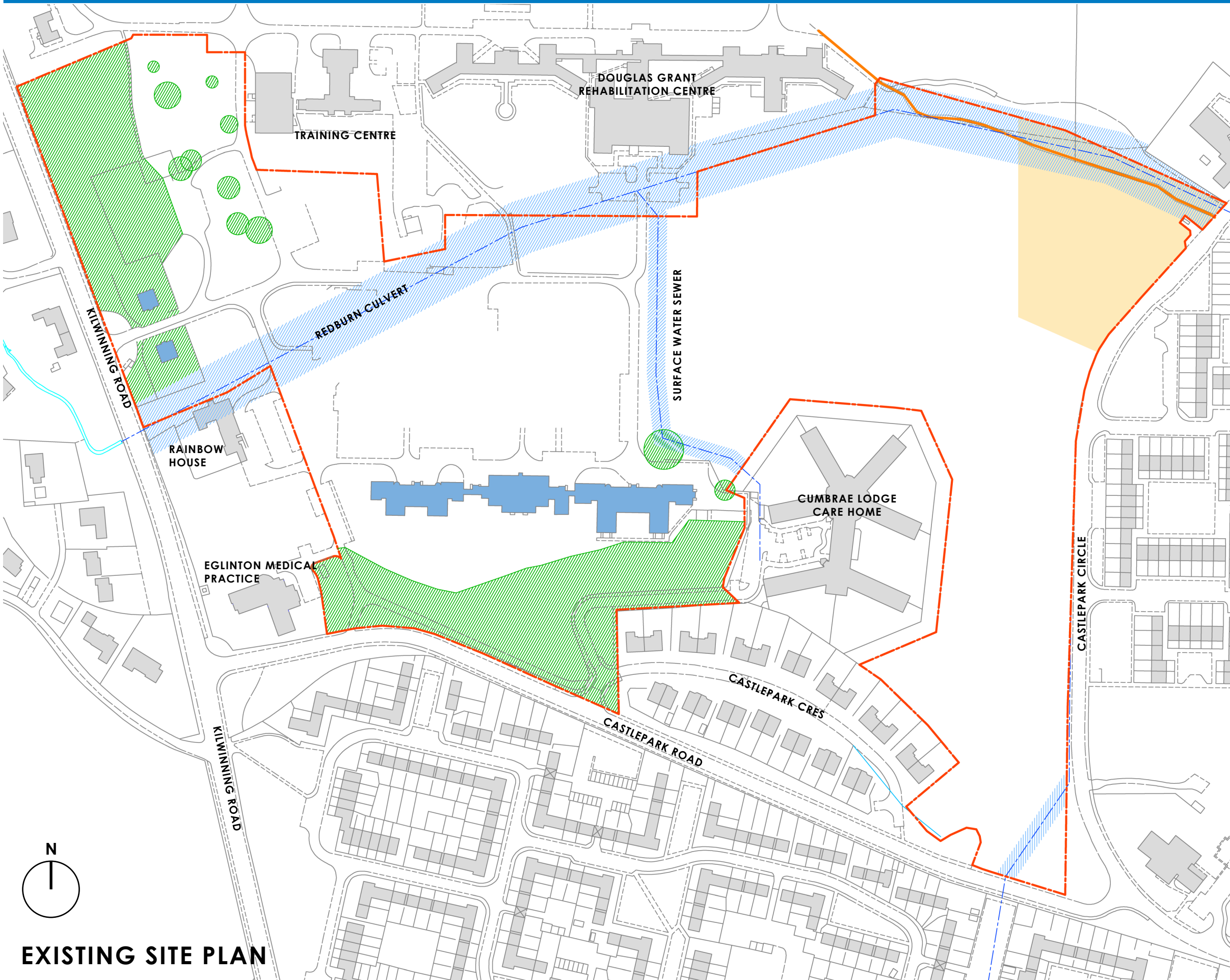


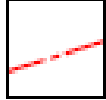
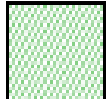
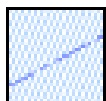


Aerial view of site



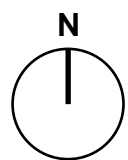
DRAFT PLAN CONSULTATION

September/October 2022



-  SITE BOUNDARY
AREA EXTENDS TO 13.96Ha
-  TREE PRESERVATION ORDER
-  EXTENTS OF SCOTTISH
WATER STAND-OFF
-  EXTENTS OF PLUVIAL
FLOOD RISK
-  CATEGORY 'B' LISTED
BUILDINGS

A full planning application will be required for the area of the site containing the listed building. The remainder of the site falls within Permitted Development Rights and the Council will obtain a 'Certificate of Lawful Use or Development' from the Council's Planning Service, ensuring the proposals conform with the Local Development Plan.



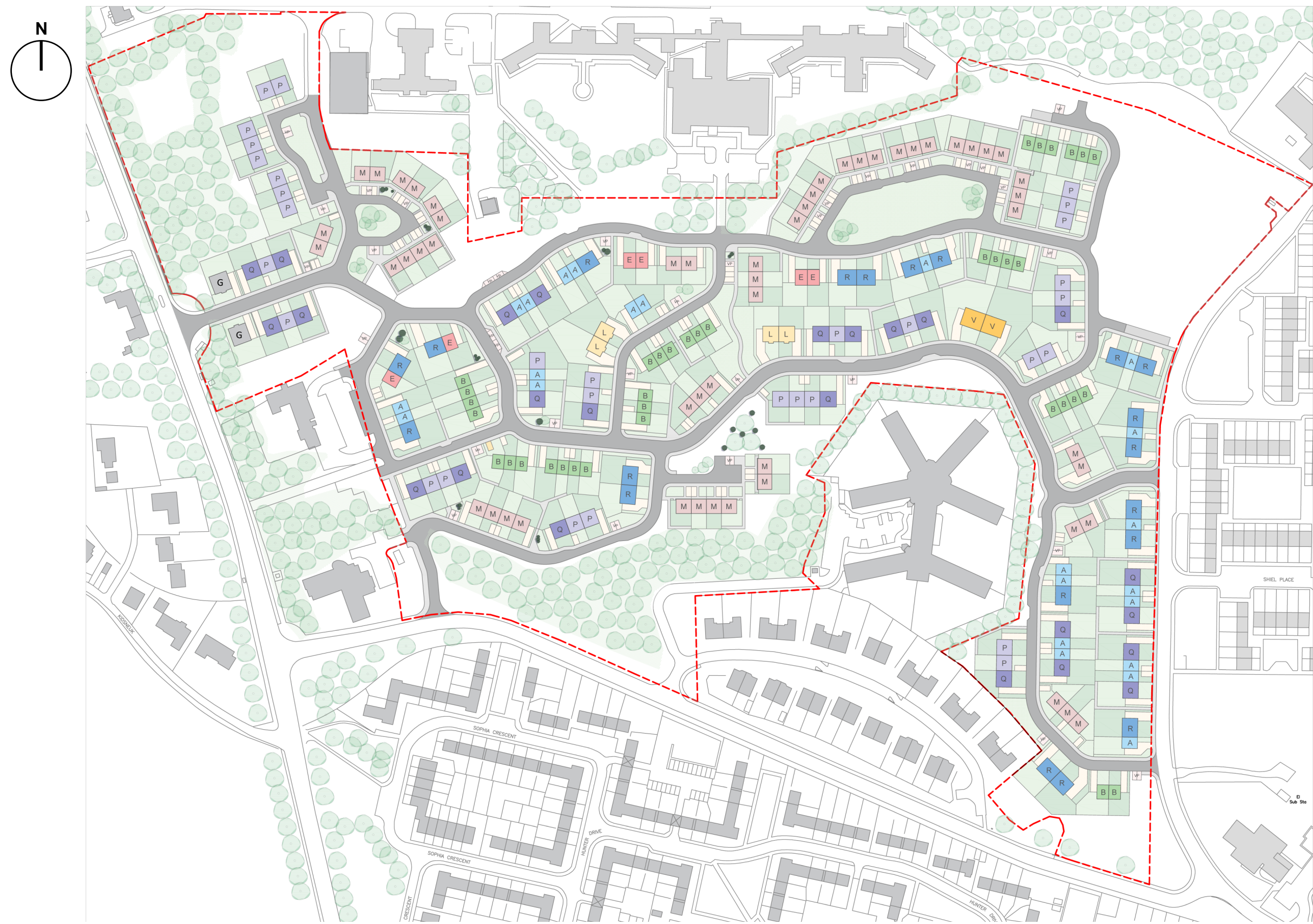
EXISTING SITE PLAN



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

DRAFT PLAN CONSULTATION September/October 2022

PROPOSED SITE PLAN

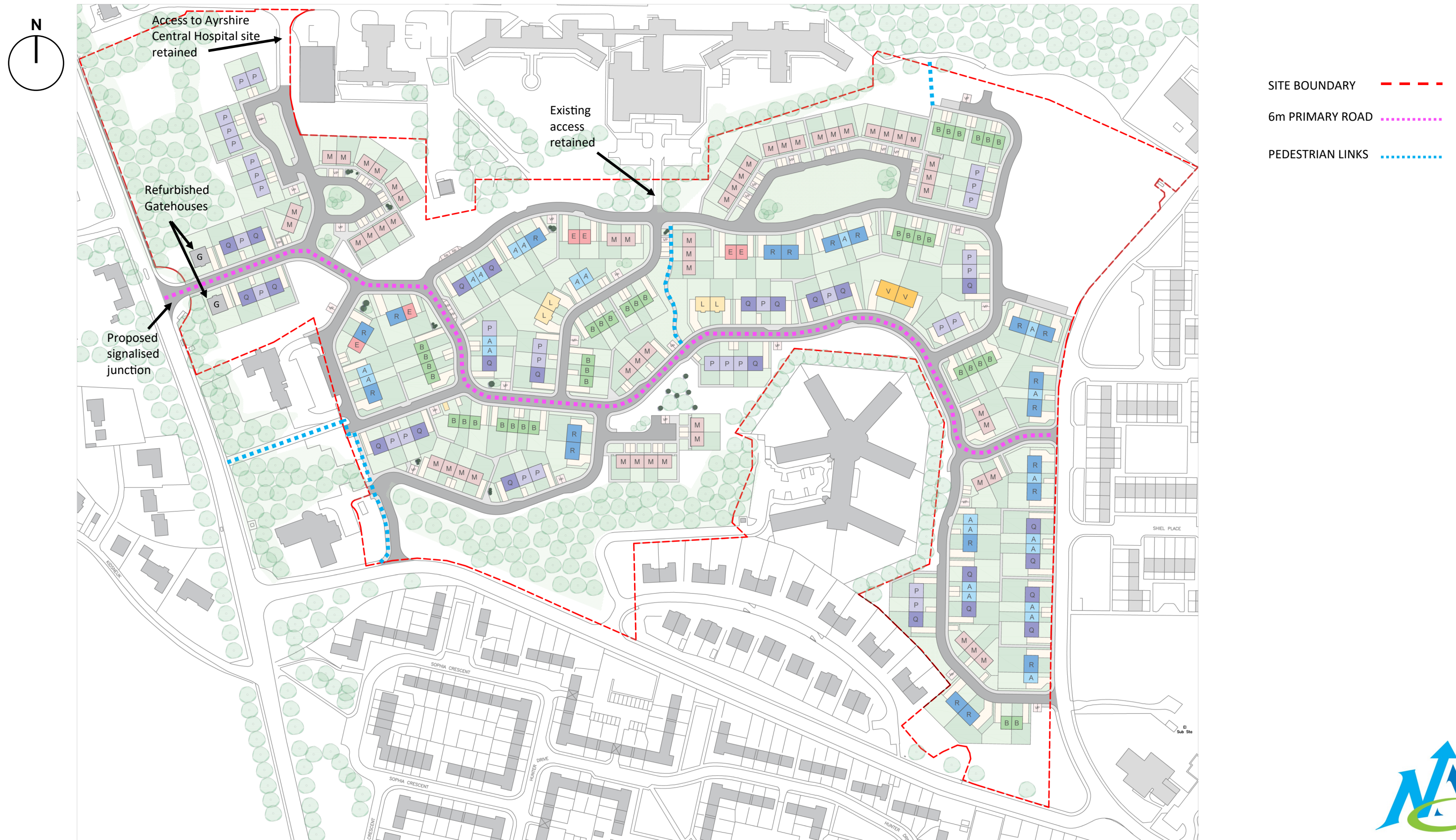


HOUSING MIX: 200 NEW BUILD UNITS +2 REFURBISHED GATEHOUSES		
TYPE	ACCOMMODATION	UNITS
M	AMENITY BUNGALOW 1 BEDROOM / 2 PERSON	54
P	AMENITY BUNGALOW 2 BEDROOM / 3 PERSON	31
Q	WHCHR LIVEABLE BUNGALOW 2 BEDROOM / 3 PERSON	24
A	GENERAL NEEDS 2 BEDROOM / 4 PERSON	23
B	GENERAL NEEDS 2 BEDROOM / 4 PERSON	36
E	GENERAL NEEDS 3 BEDROOM / 5 PERSON	6
R	WHEELCHAIR LIVEABLE 3 BEDROOM / 5 PERSON	20
L	GENERAL NEEDS 4 BEDROOM / 6 PERSON	4
V	WHEELCHAIR LIVEABLE 4 BEDROOM / 6 PERSON	2
G	REFURBISHED GATEHOUSE	2
TOTAL UNITS		202

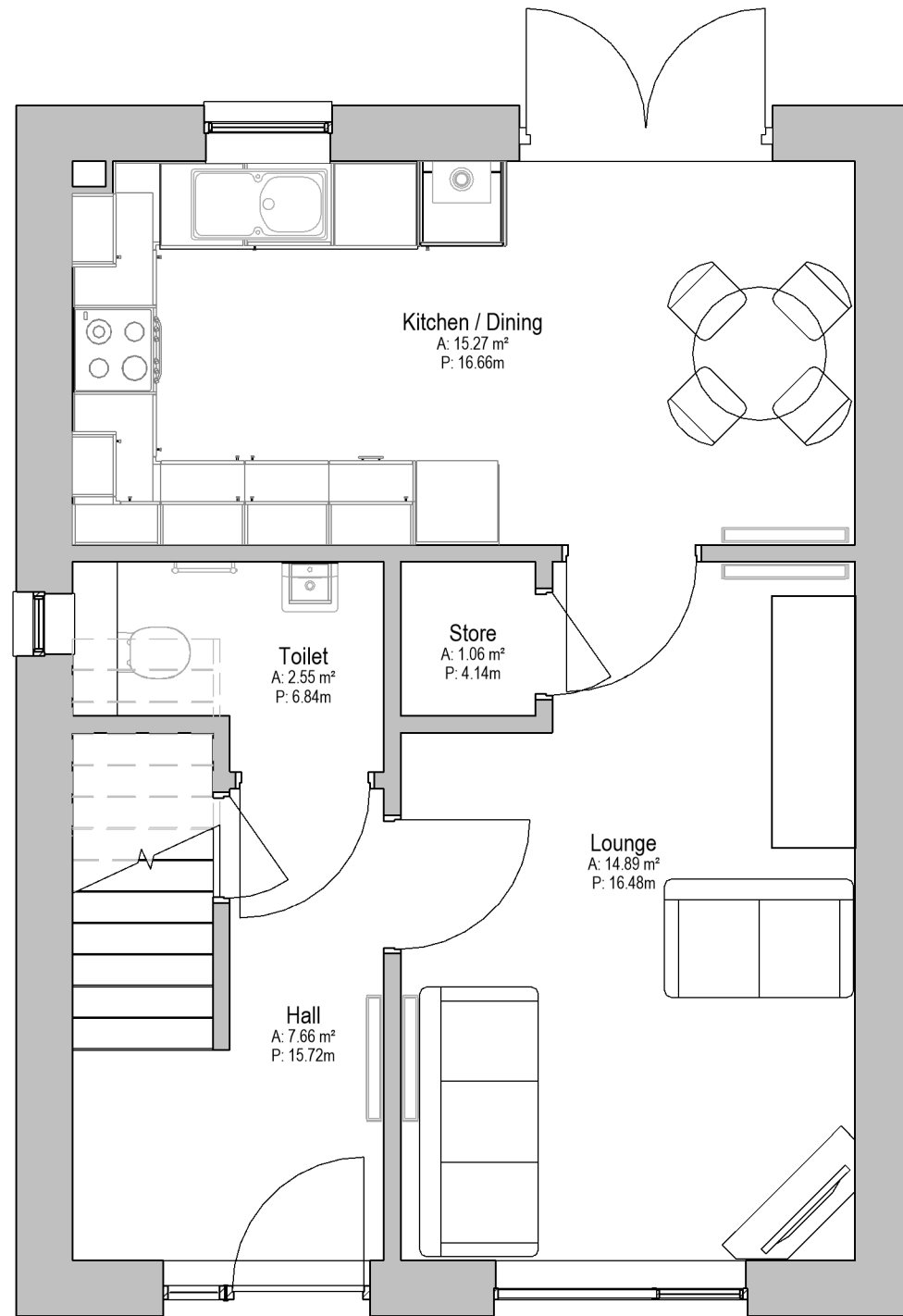
	VISITOR PARKING BAYS	56
--	----------------------	----

DRAFT PLAN CONSULTATION September/October 2022

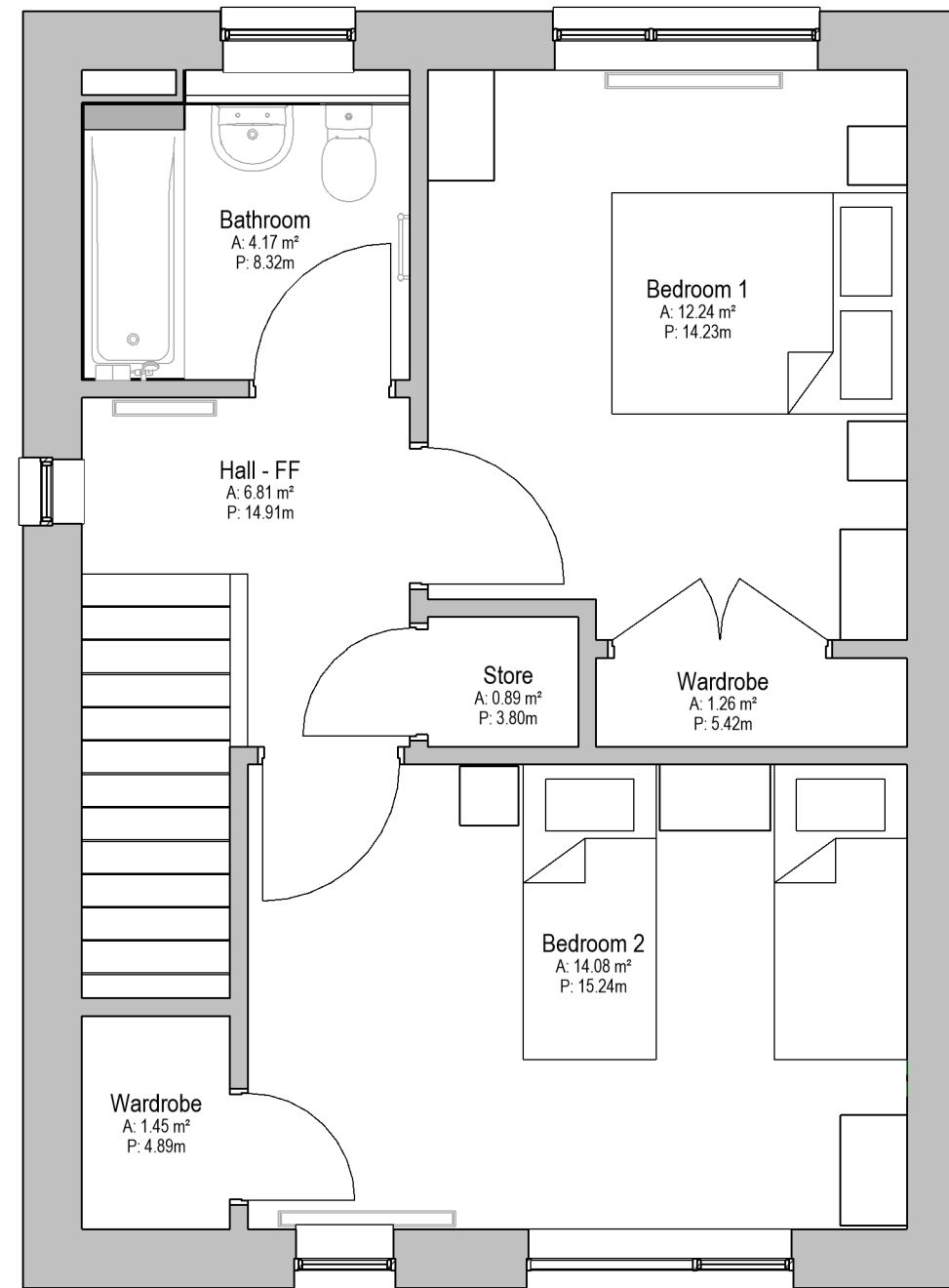
SITE LAYOUT DESIGN PRINCIPLES



PROPOSED FLOOR PLANS - HOUSE TYPE A



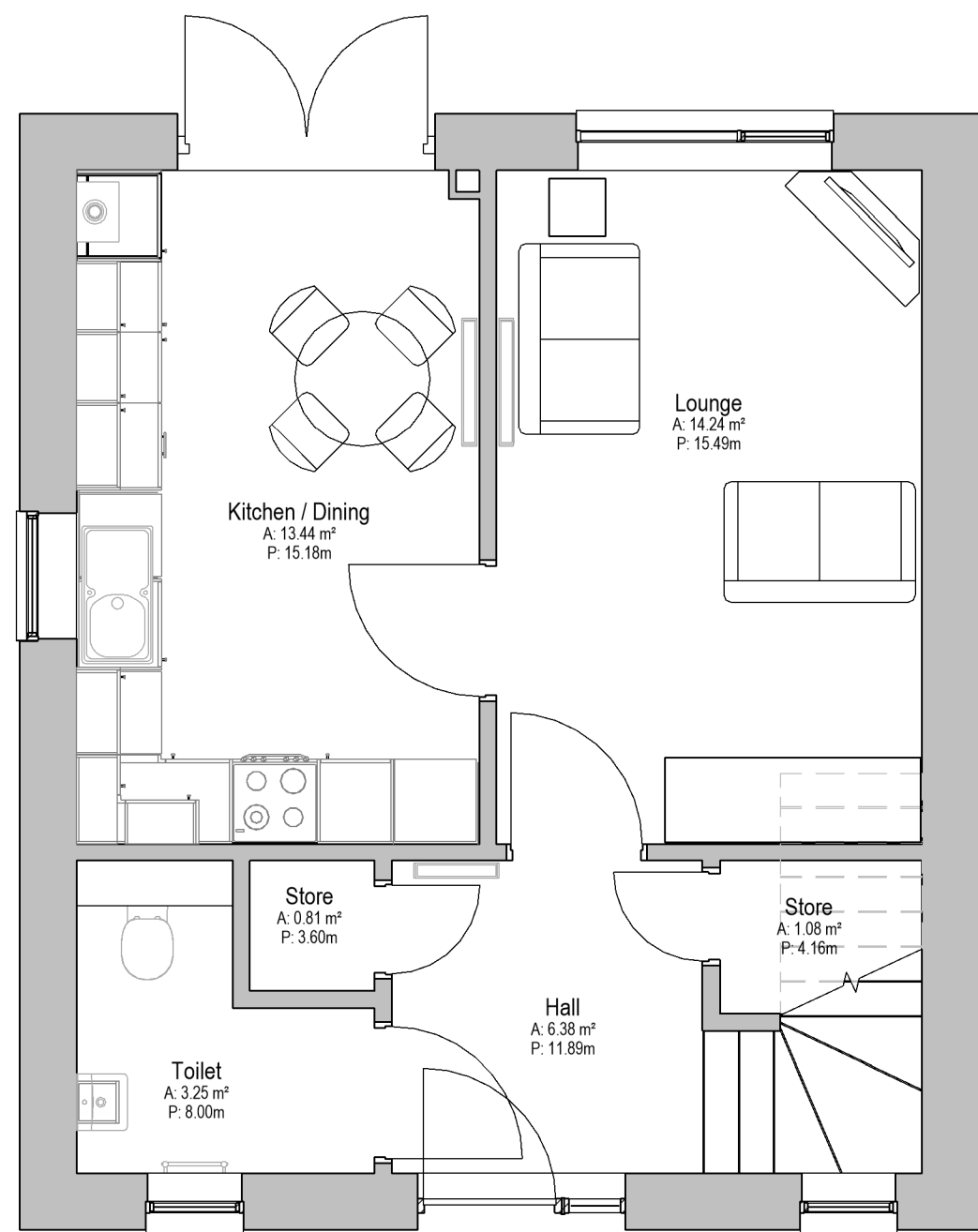
GROUND FLOOR
2 BED / 4 PERSON
GENERAL NEEDS



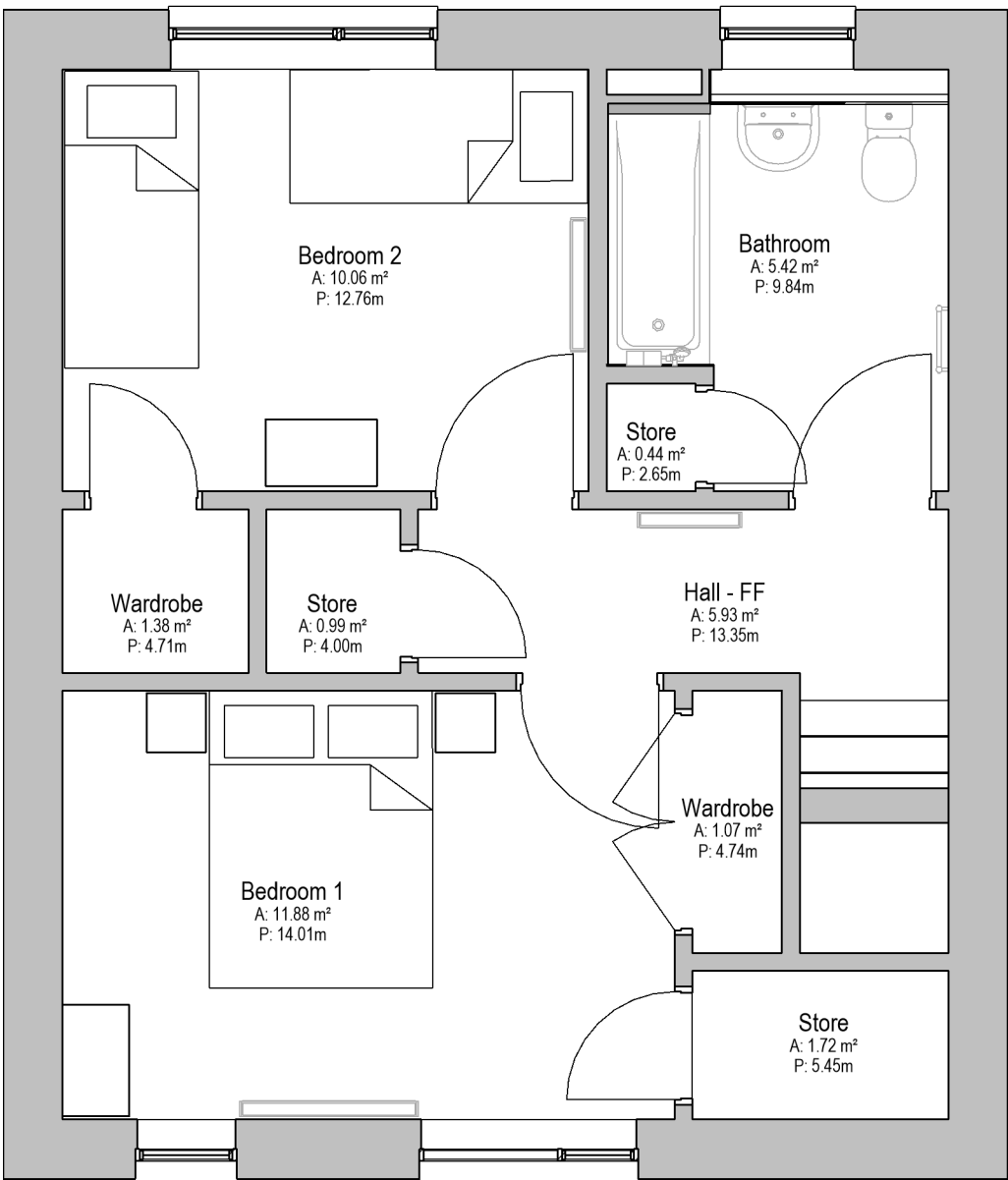
FIRST FLOOR
2 BED / 4 PERSON
GENERAL NEEDS



Proposed Floor Plans - House Type B

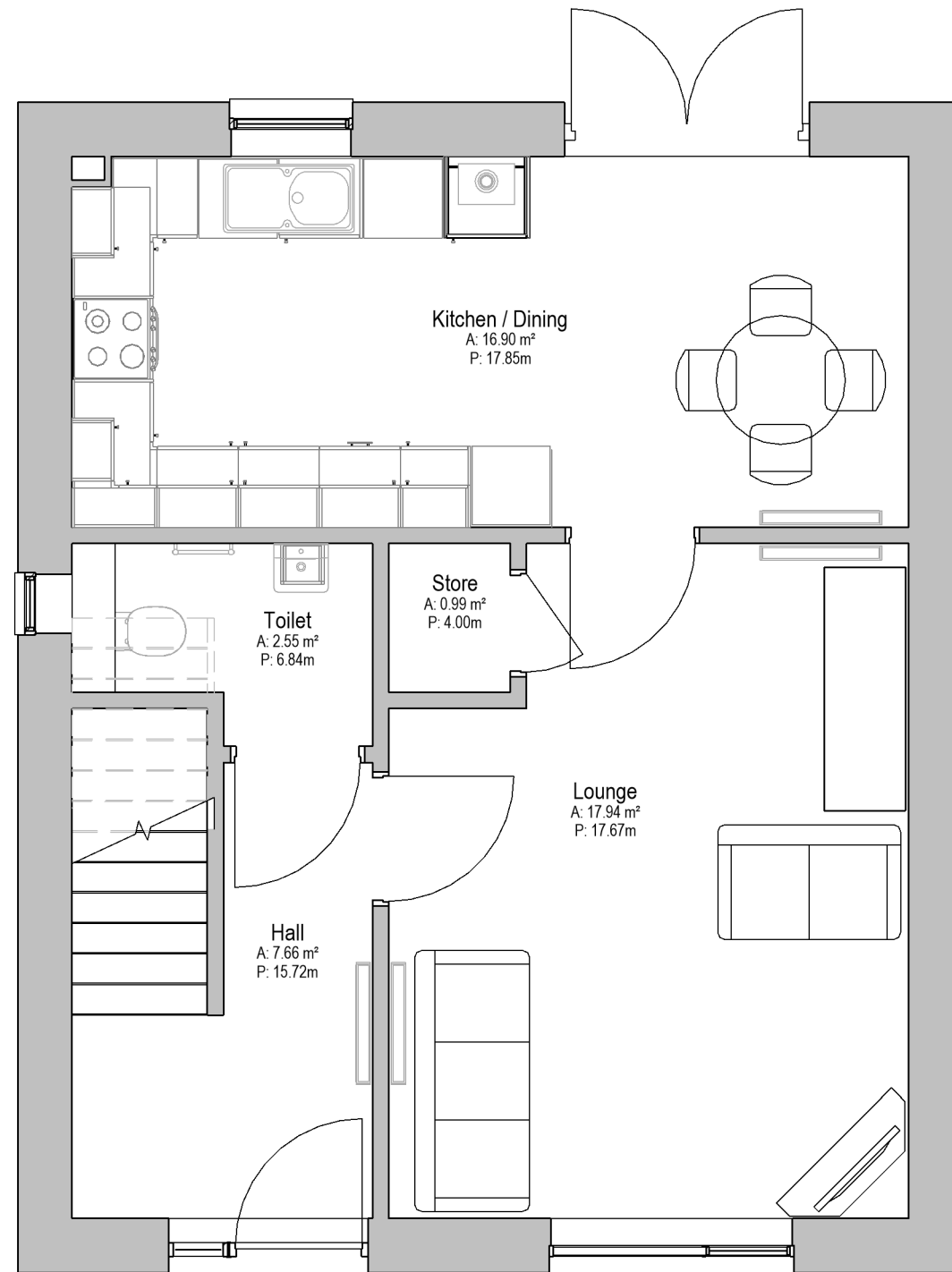


GROUND FLOOR
2 BED / 4 PERSON
GENERAL NEEDS

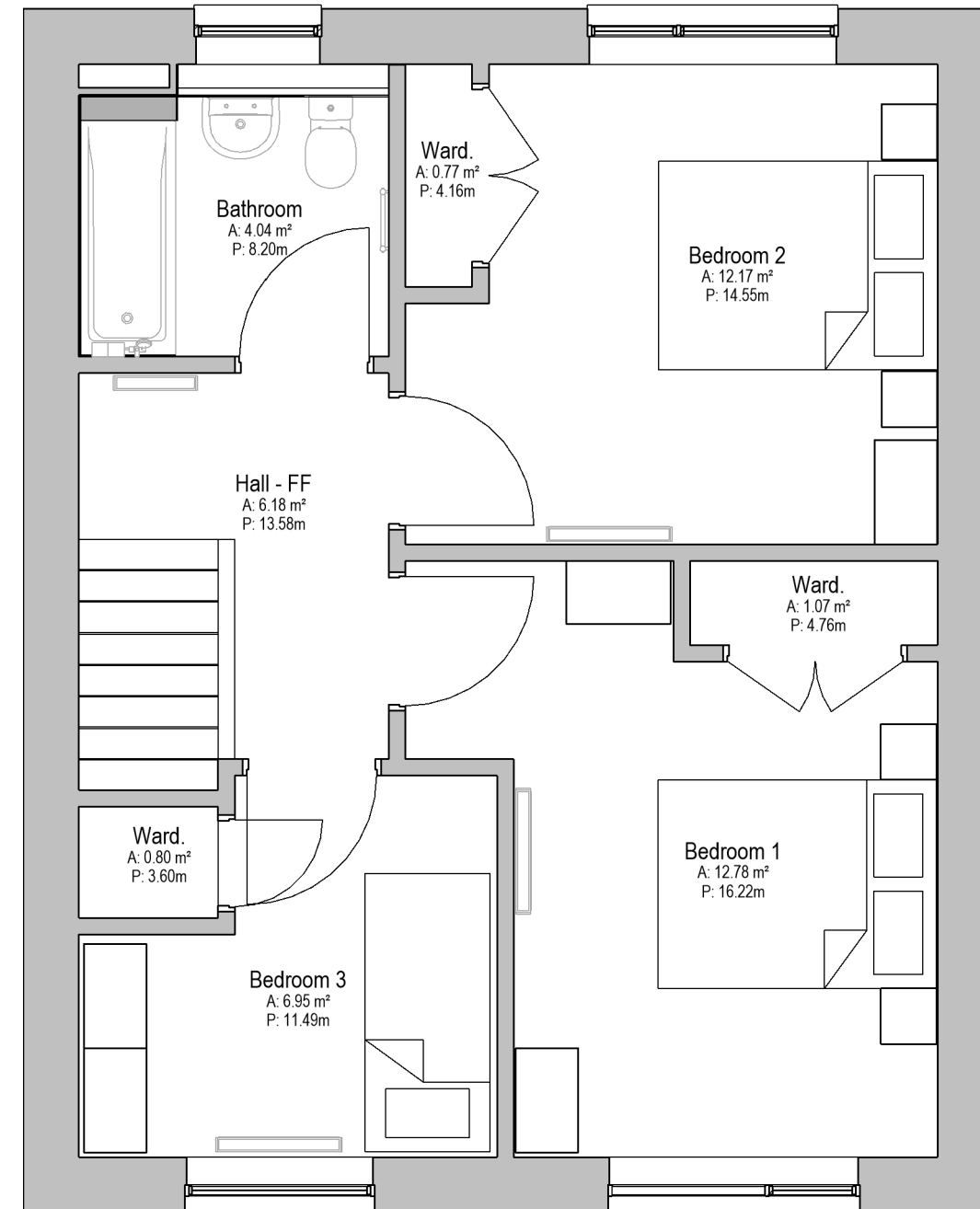


FIRST FLOOR
2 BED / 4 PERSON
GENERAL NEEDS

PROPOSED FLOOR PLANS - HOUSE TYPE E



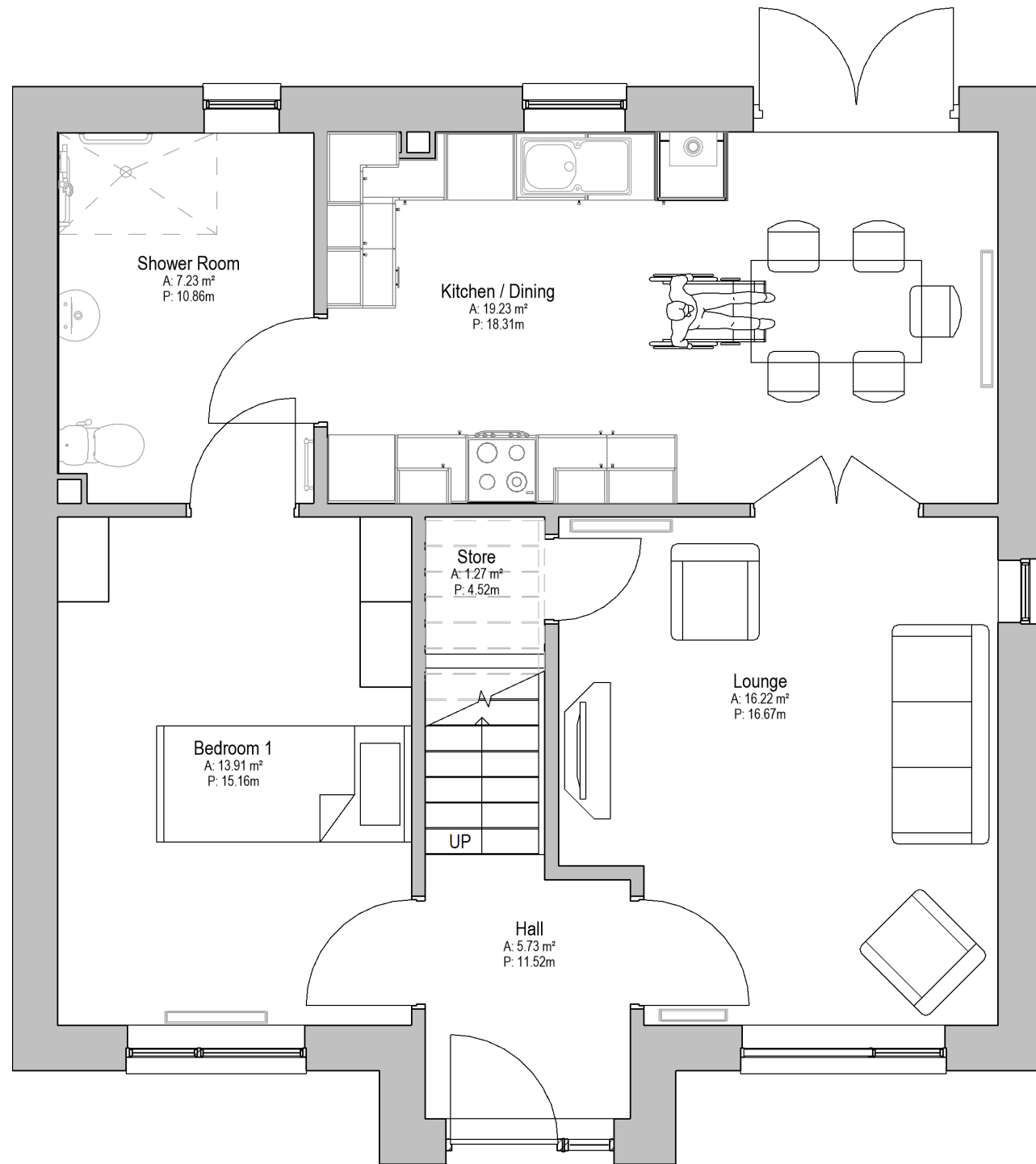
GROUND FLOOR
3 BED / 5 PERSON
GENERAL NEEDS



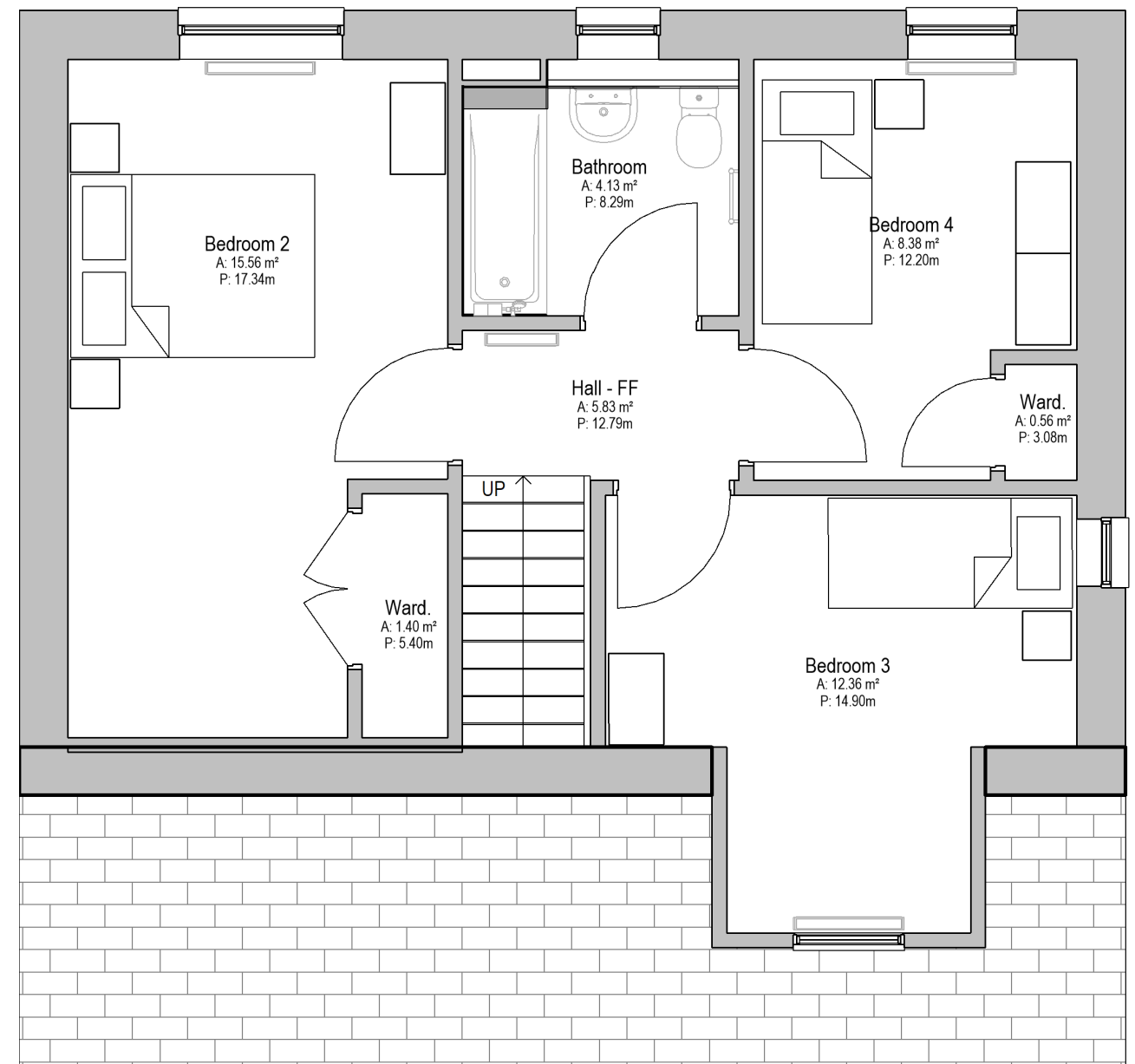
FIRST FLOOR
3 BED / 5 PERSON
GENERAL NEEDS



PROPOSED FLOOR PLANS - HOUSE TYPE L



GROUND FLOOR
4 BED / 6 PERSON
GROUND FLOOR LIVING



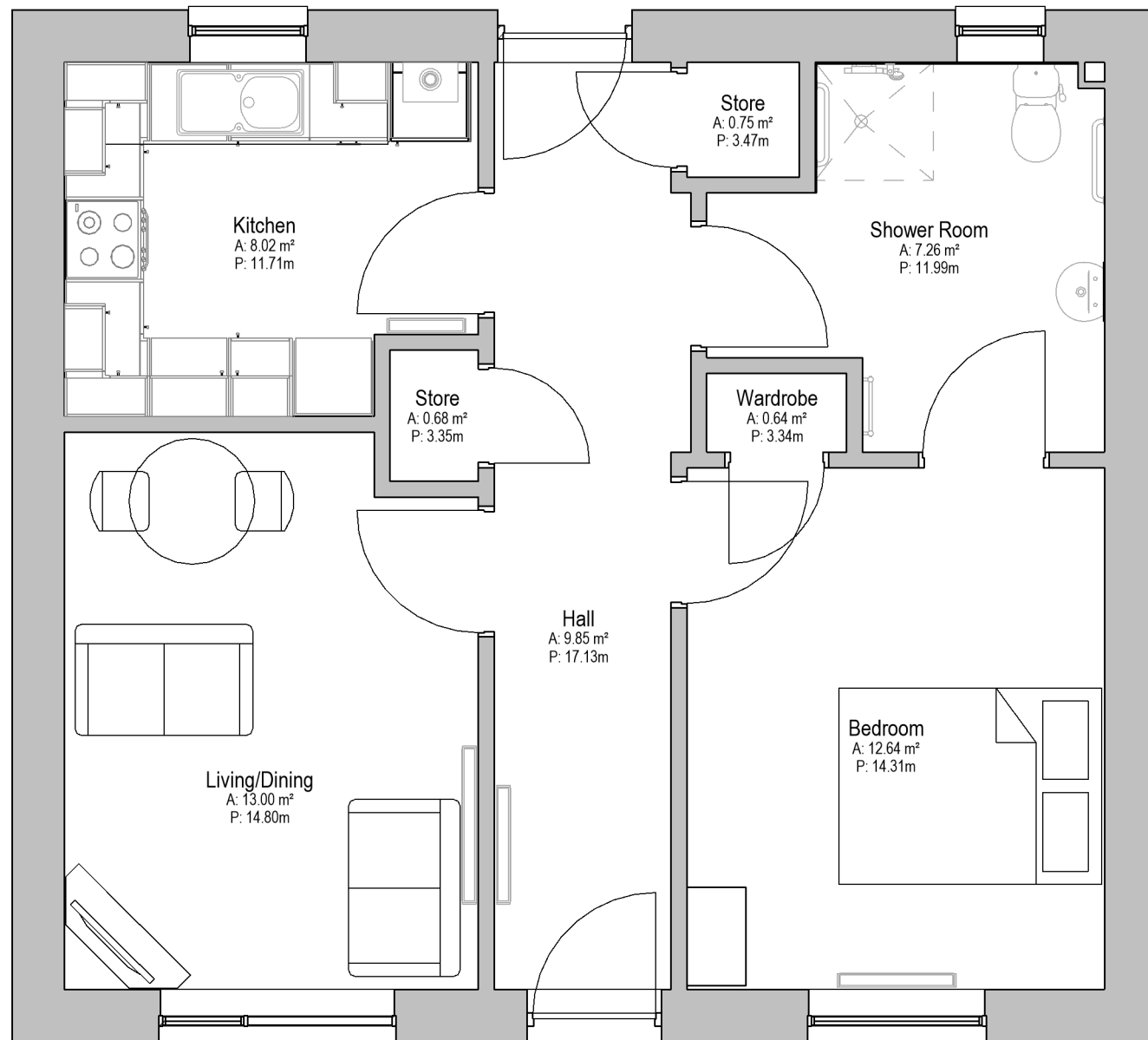
FIRST FLOOR
4 BED / 6 PERSON
GROUND FLOOR LIVING



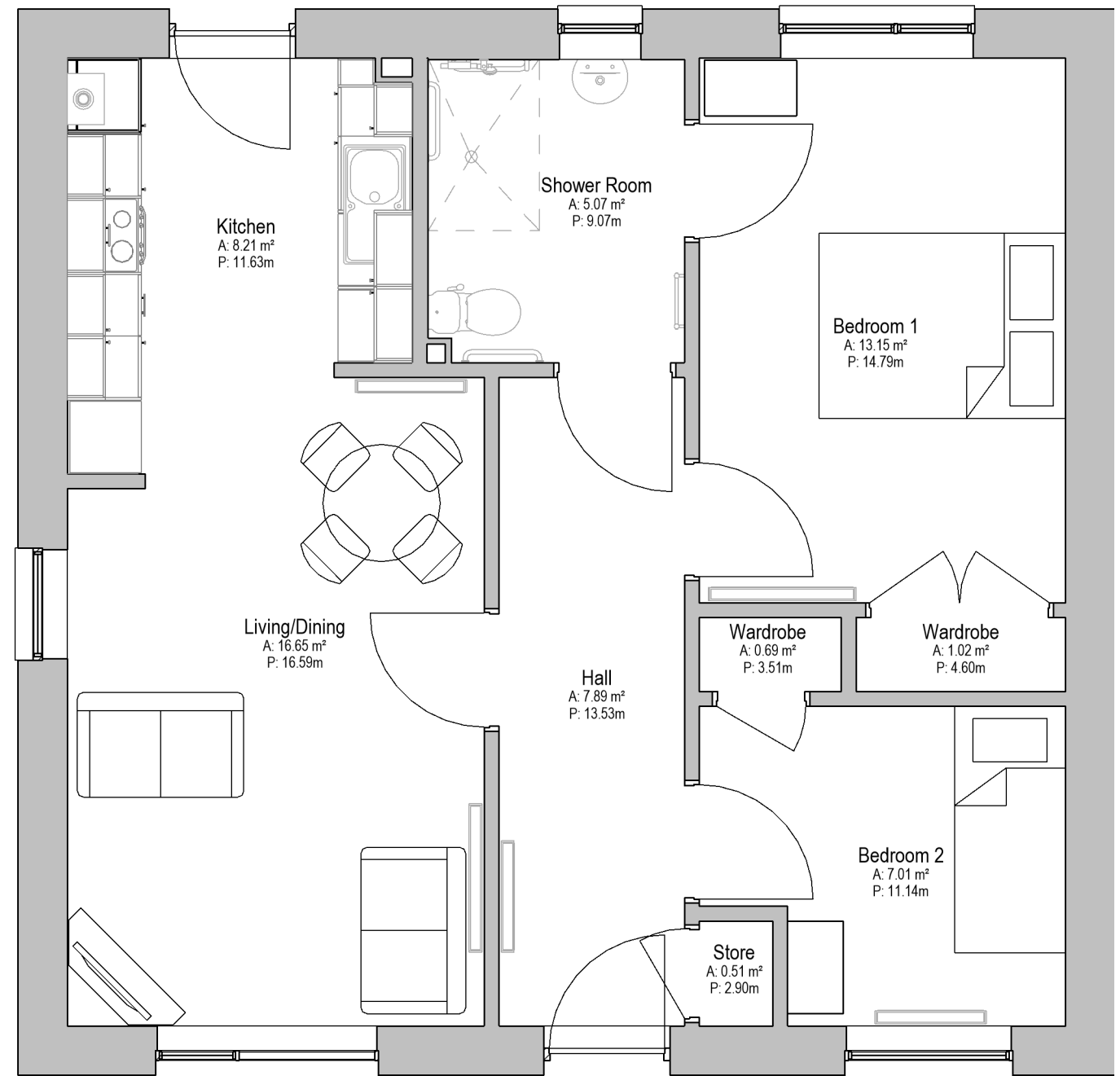
DRAFT PLAN CONSULTATION

September/October 2022

PROPOSED FLOOR PLANS - HOUSE TYPES M & P



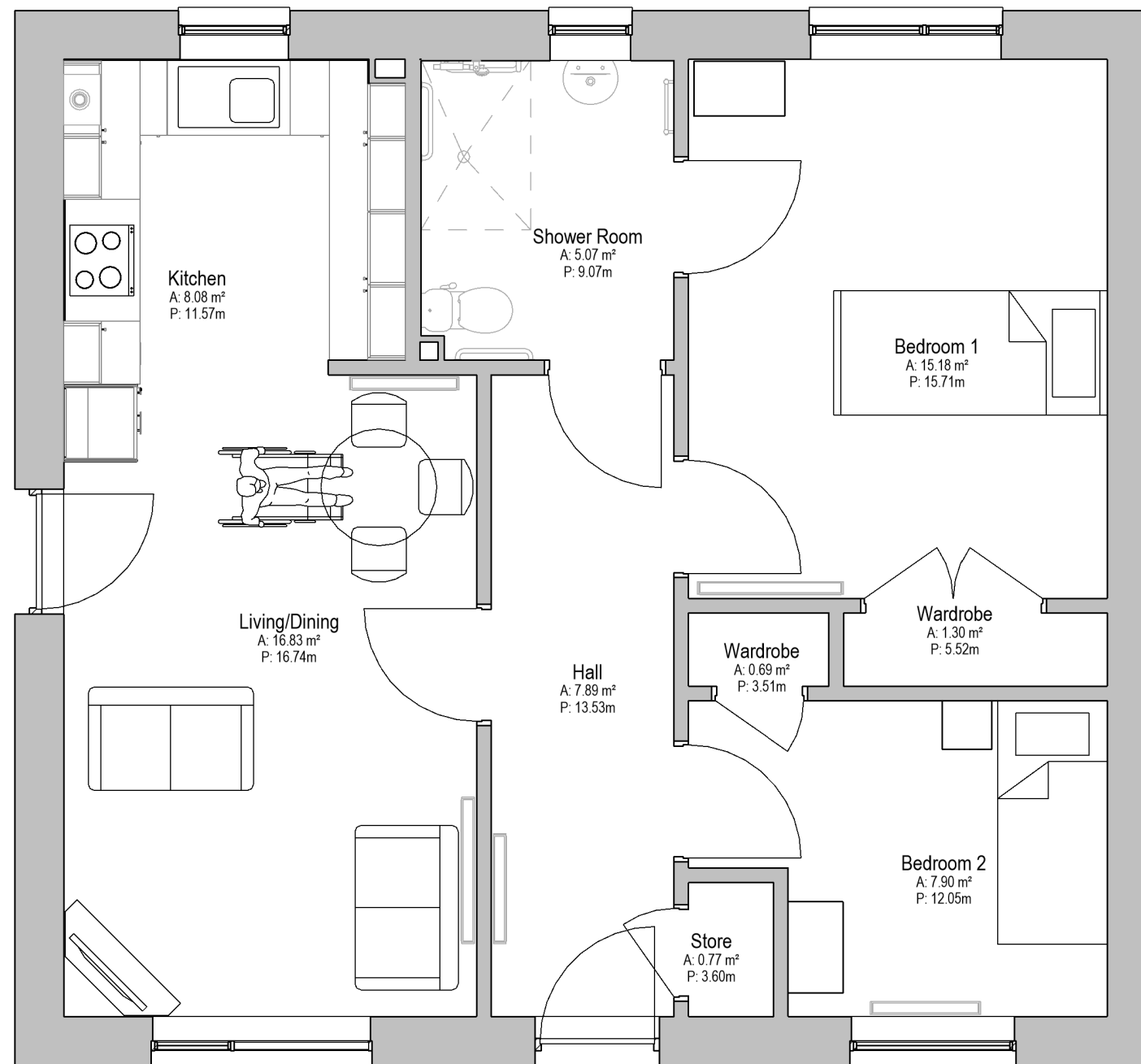
HOUSE TYPE M
1 BED / 2 PERSON
AMENITY BUNGALOW



HOUSE TYPE P
2 BED / 3 PERSON
AMENITY BUNGALOW



PROPOSED FLOOR PLANS - HOUSE TYPES Q



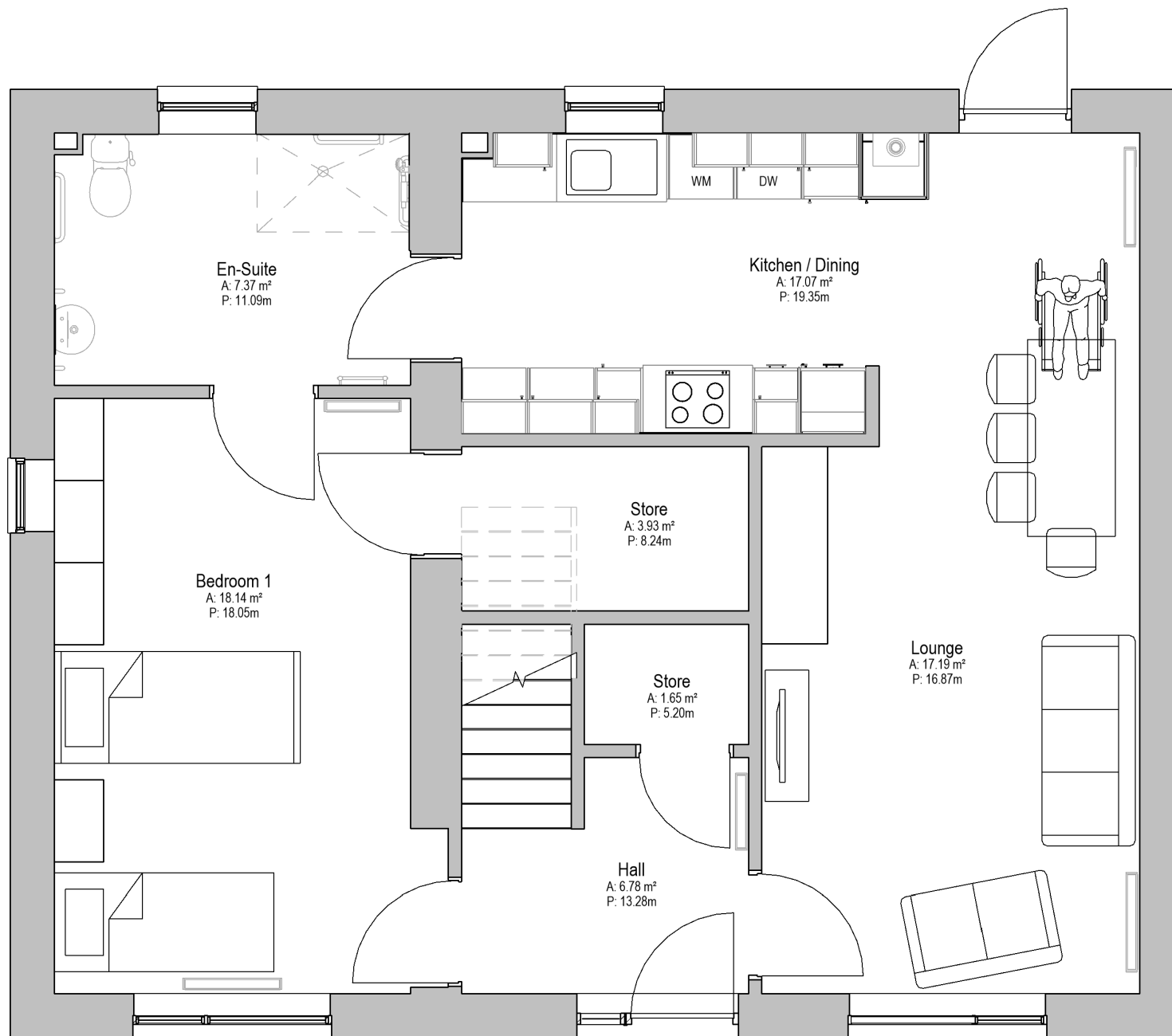
HOUSE TYPE Q

2 BED / 3 PERSON

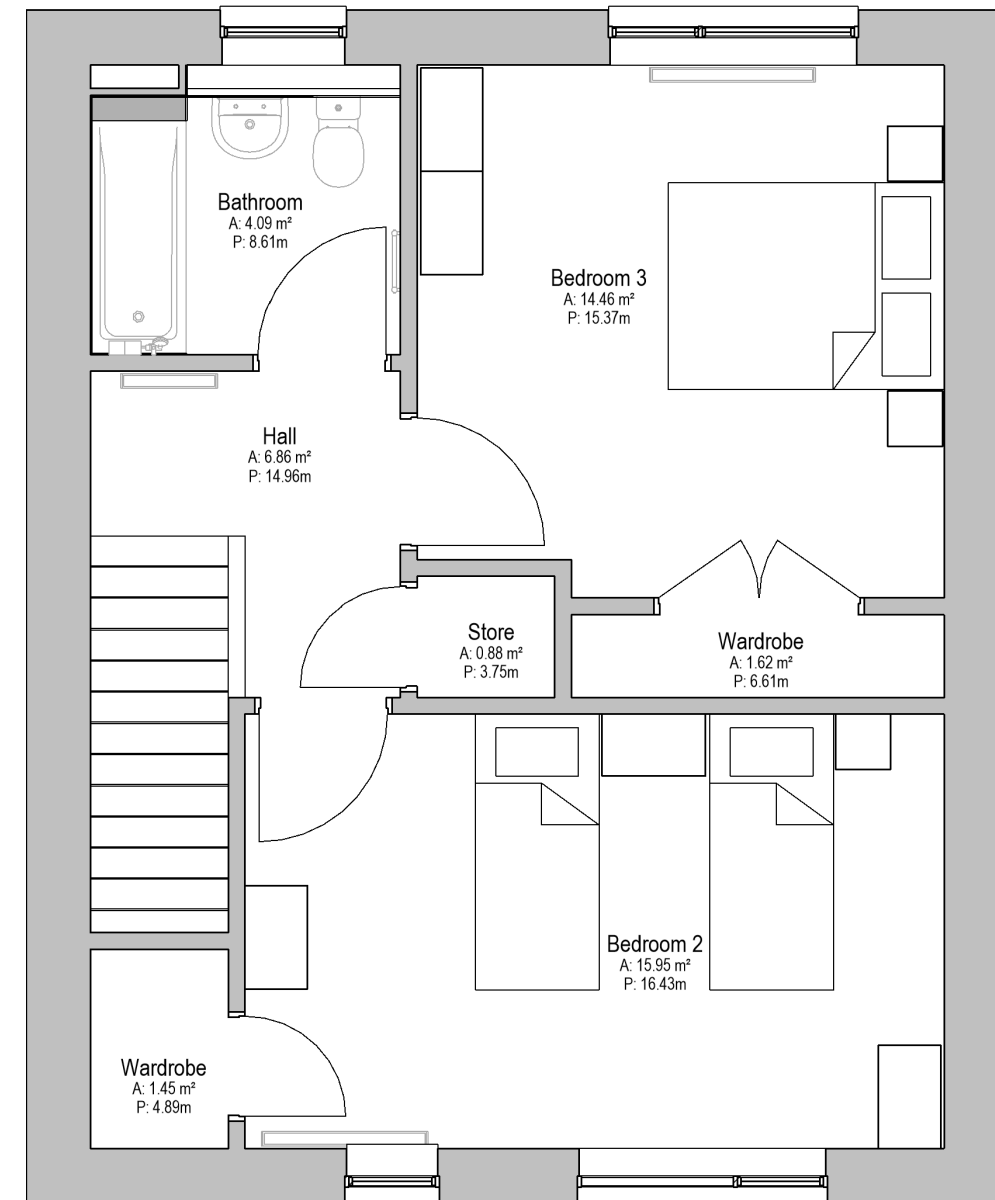
WHEELCHAIR BUNGALOW



PROPOSED FLOOR PLANS - HOUSE TYPE R



GROUND FLOOR
3 BED / 6 PERSON
GROUND FLOOR LIVING

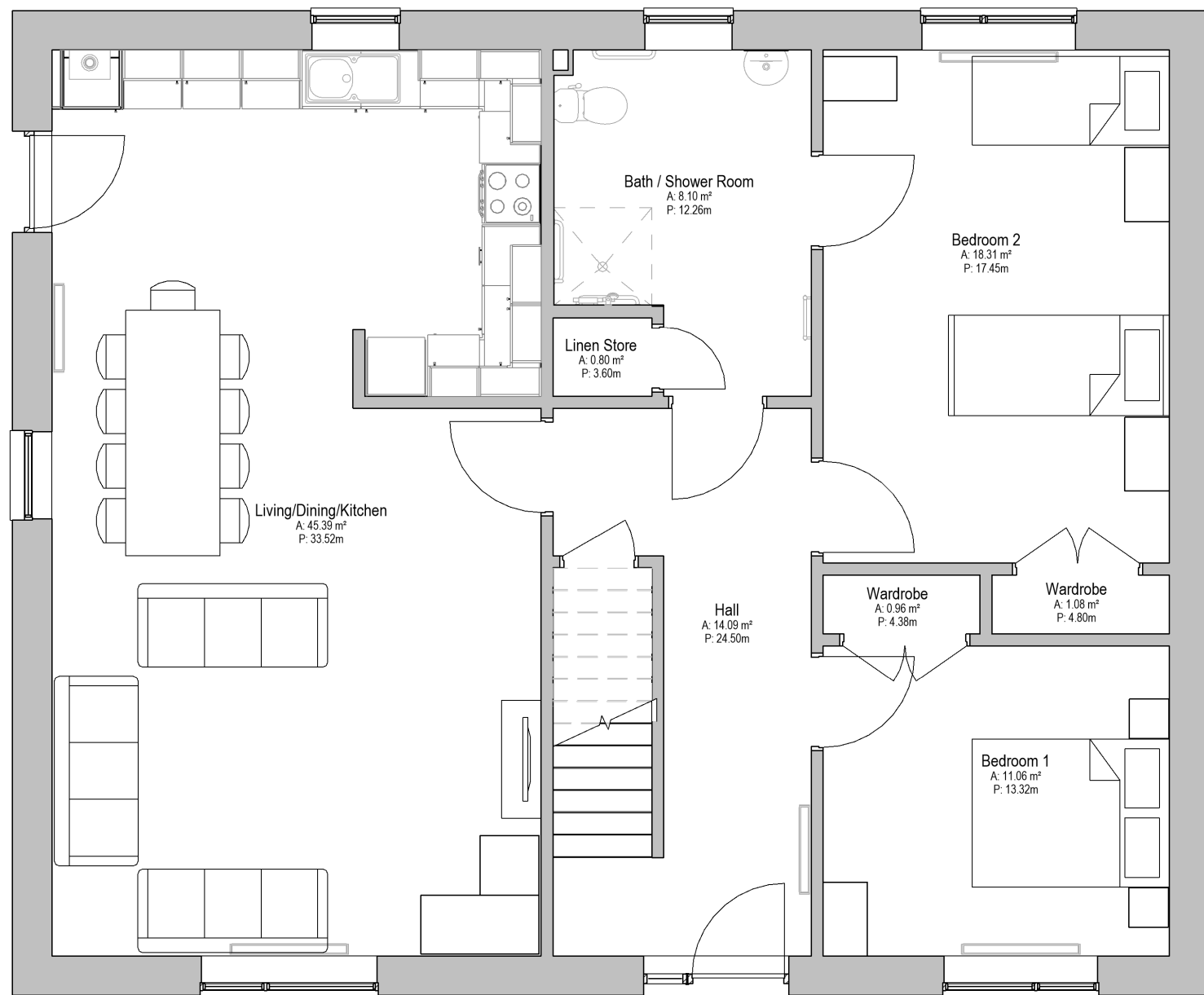


FIRST FLOOR
3 BED / 6 PERSON
GROUND FLOOR LIVING

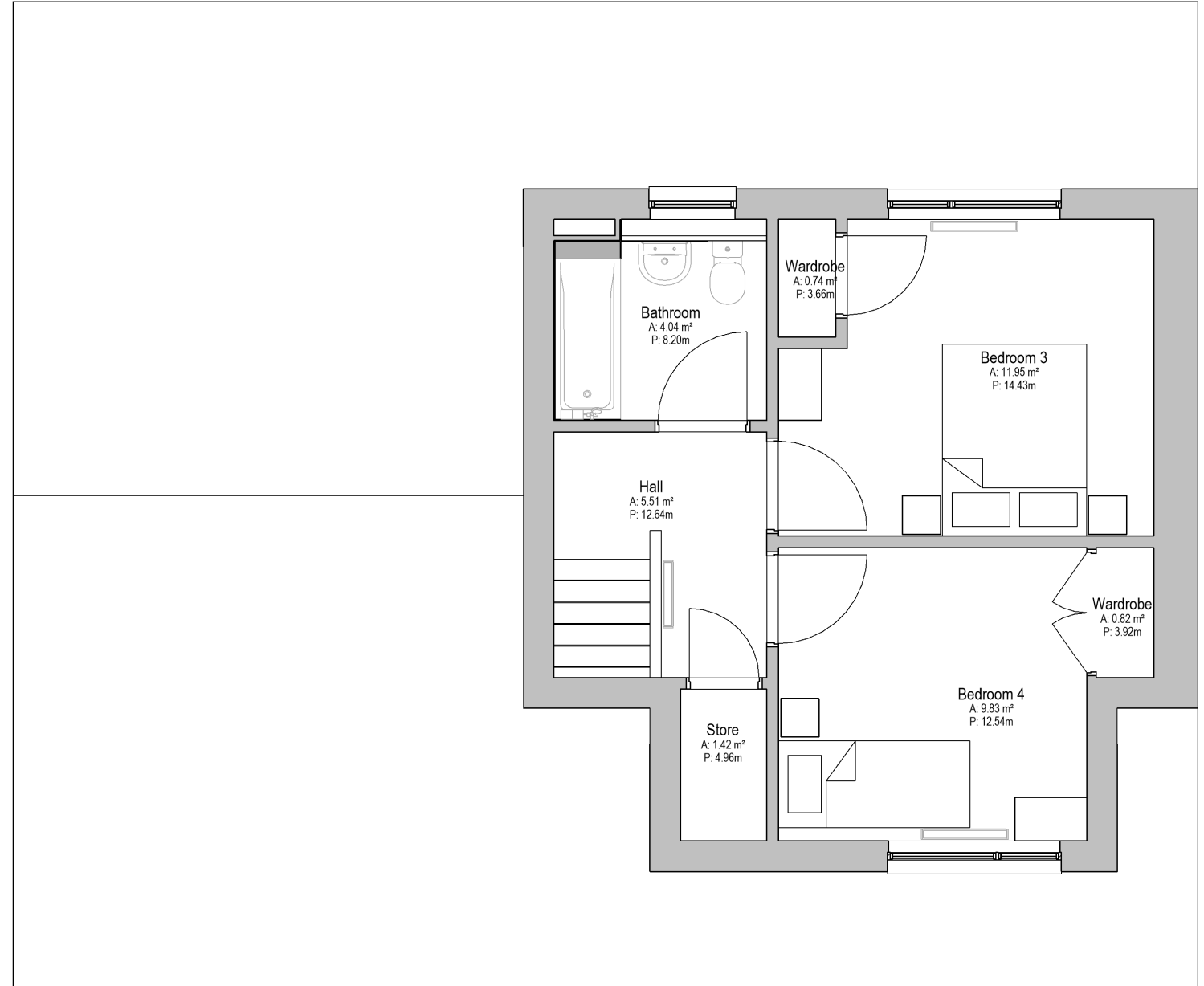


DRAFT PLAN CONSULTATION September/October 2022

PROPOSED FLOOR PLANS - HOUSE TYPE V



GROUND FLOOR
4 BED / 7 PERSON
GROUND FLOOR LIVING



FIRST FLOOR
7 BED / 7 PERSON
GROUND FLOOR LIVING



DRAFT PLAN CONSULTATION

September/October 2022

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 residential development at Ayrshire Central, Irvine.

All comments on the plans will be reviewed and changes will be made, if required, to the final plans which will be available for review during the final plans consultation later this year.

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 Spring 2023 and complete in Spring 2026.

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, there are 56 visitor parking spaces provided across the site and each property also has in-curtilage driveway parking.

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.

8. What sustainable features will the site have?

The Council is exploring the possibility of including a district heating system at this site which will reduce energy bills for tenants. Homes will also have solar PV panels as well as provision for future electric vehicle charge point installation.

Please return comments by **FRIDAY 28 OCTOBER 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 8EE

