

**DRAFT PLANS CONSULTATION** January / February 2023**INTRODUCTION**

The Council proposes to develop the vacant sites at Laburnum Avenue, Beith and Newhouse Drive, Kilbirnie to provide eight two bedroom general needs homes and six two bedroom amenity bungalows.

The sites previously housed flatted accommodation. The demolition of 16 units at Laburnum Avenue, Beith is underway and 20 units at Newhouse Drive, Kilbirnie were demolished in December 2022.

A further 50 new homes are also planned for development at the site of the former Garnock Academy, Kilbirnie. You can view the final plans for the former Garnock Academy project online at [Garnock Academy, Kilbirnie Final Plans Consultation Event – North Ayrshire Community Planning Partnership](#).



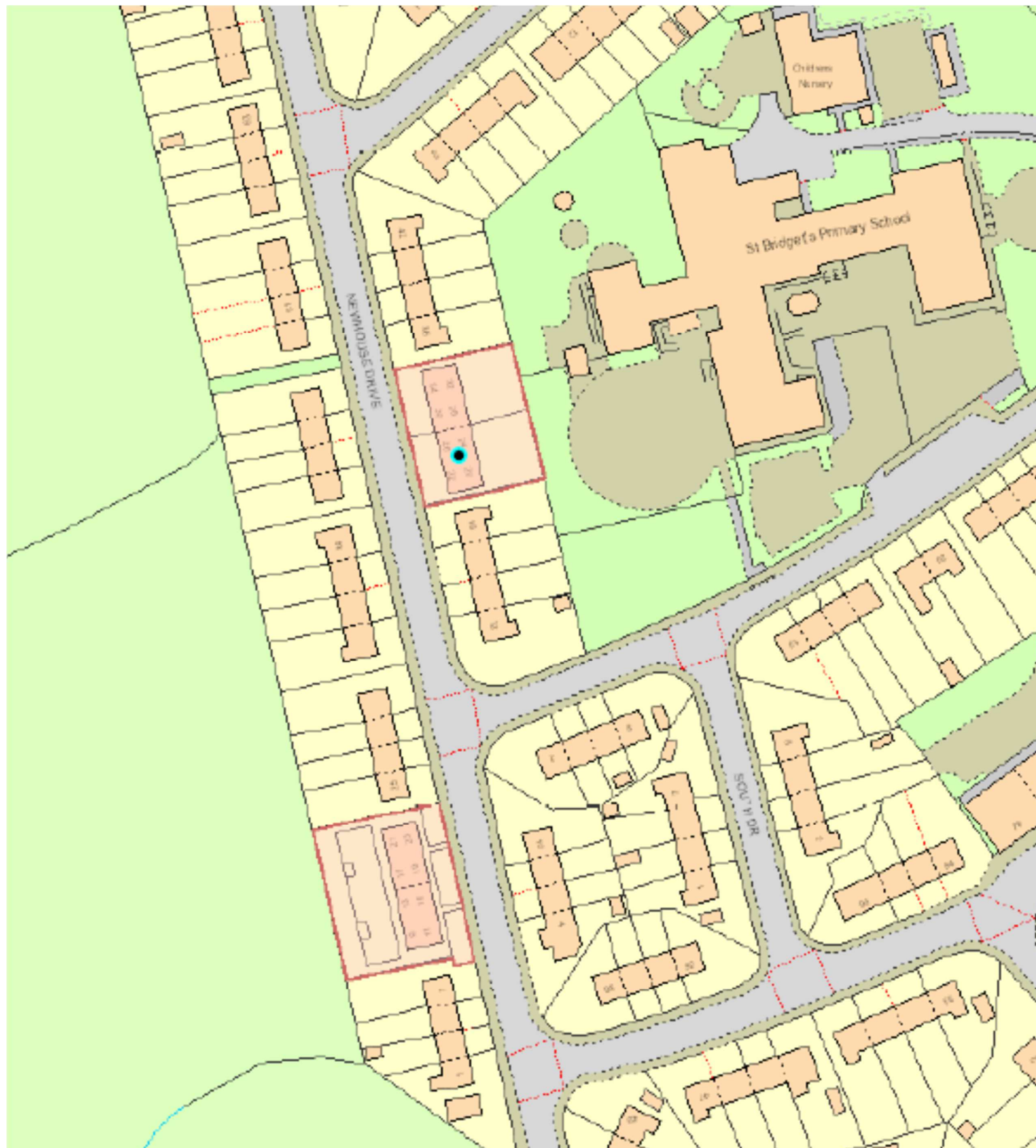
Laburnum Avenue (37-51)



Aerial view of Laburnum Avenue, Beith



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Aerial view of Newhouse Drive, Kilbirnie



Newhouse Drive (22-34)



Newhouse Drive (9-23)



**DRAFT PLANS CONSULTATION** January / February 2023

**EXISTING SITE PLAN LABURNUM AVENUE, BEITH**



**SITE AREA:** 0.163ha

**SITE BOUNDARY**



**DRAFT PLANS CONSULTATION** January / February 2023**EXISTING SITE PLAN NEWHOUSE DRIVE, KILBIRNIE**

SITE AREA

0.171ha

SITE BOUNDARY



## DRAFT PLANS CONSULTATION January / February 2023

## PROPOSED SITE PLAN LABURNUM AVENUE, BEITH



SITE AREA 0.163ha

SITE BOUNDARY

Block 1	
P	End 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 2	
A	End Terrace - General Needs, 2 Bedroom / 4 Person
A	Mid Terrace - General Needs, 2 Bedroom / 4 Person
A	Mid Terrace - General Needs, 2 Bedroom / 4 Person
A	End Terrace - General Needs, 2 Bedroom / 4 Person



## DRAFT PLANS CONSULTATION January / February 2023

## PROPOSED SITE PLAN NEWHOUSE DRIVE, KILBIRNIE



SITE AREA 0.163ha

SITE BOUNDARY

Block 1	
P	End 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 2	
A	General Needs 2 Bedroom / 4 Person
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**DRAFT PLANS CONSULTATION** January / February 2023**SITE DESIGN PRINCIPLES LABURNUM AVENUE, BEITH**

Shared access to allow for rear access to plots.

existing boundary walls and fences to remain.



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existing boundary walls and fences to remain.

stepped access required to the front of each plot.



**DRAFT PLANS CONSULTATION** January / February 2023**SITE DESIGN PRINCIPLES NEWHOUSE DRIVE, KILBIRNIE**

existing boundary walls and fences to remain.

shared access to allow for rear access to plots.

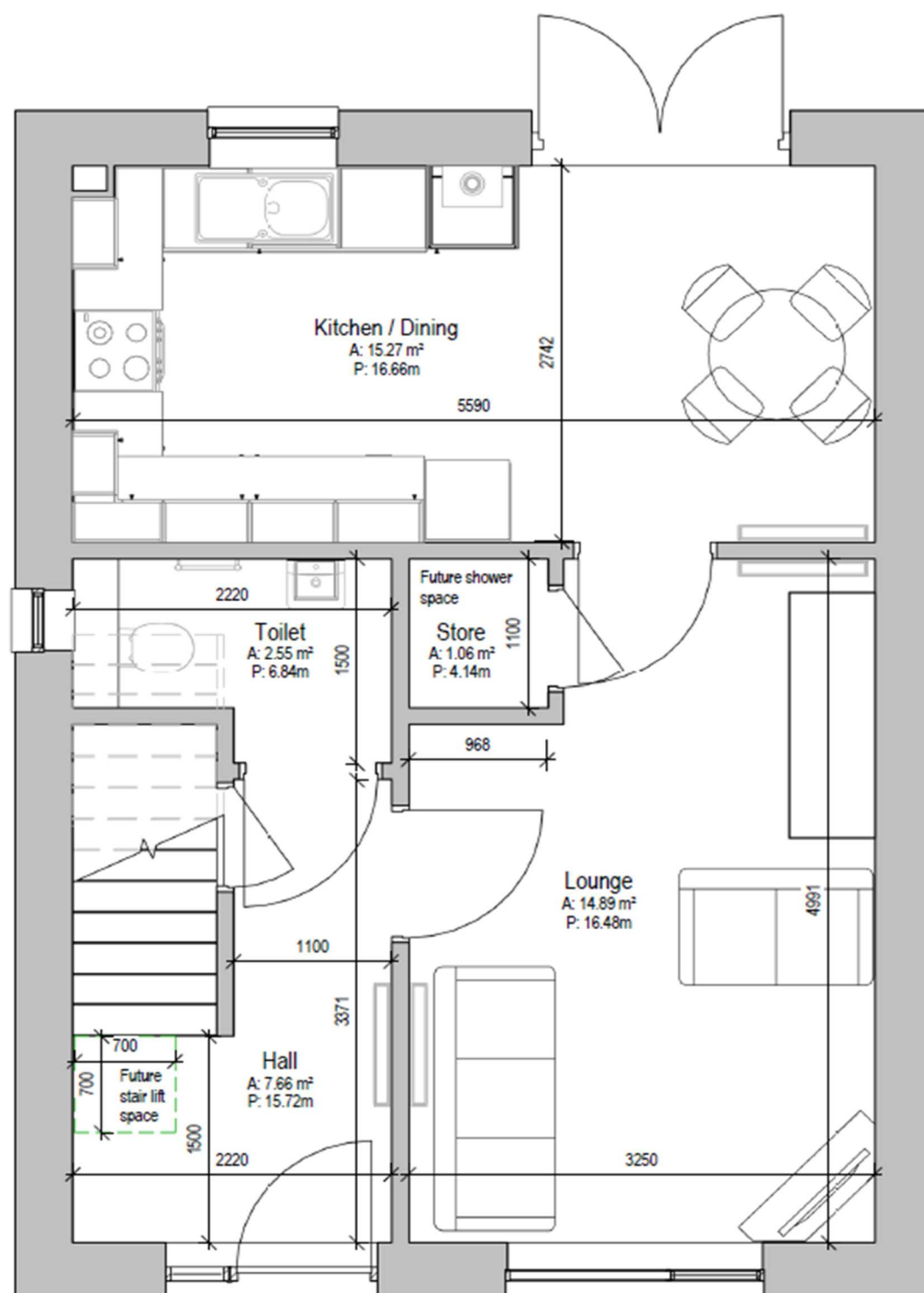
**DRAFT PLANS CONSULTATION** January / February 2023**SITE DESIGN PRINCIPLES NEWHOUSE DRIVE, KILBIRNIE**

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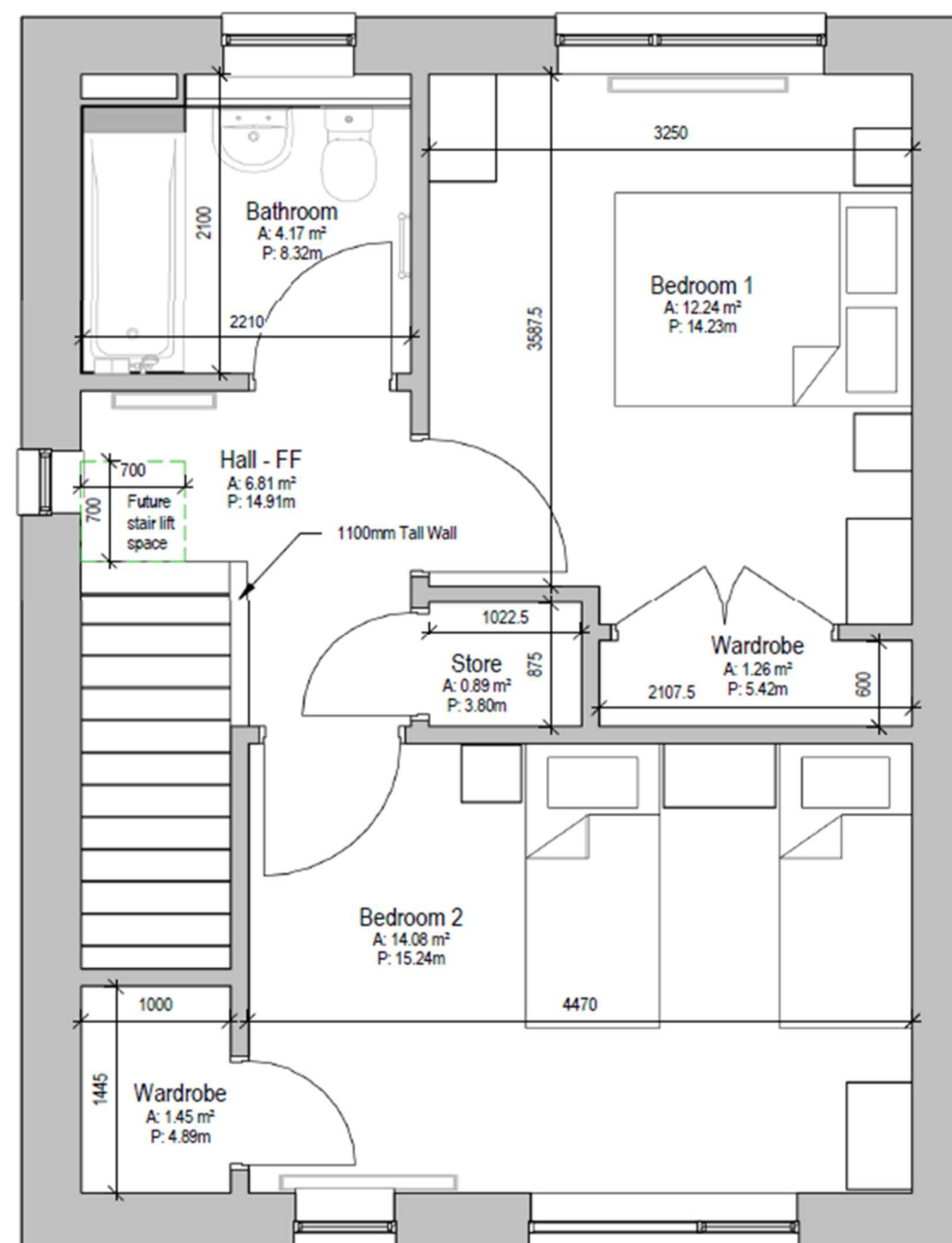
## PROPOSED FLOOR PLANS



GROUND FLOOR — HOUSE TYPE A

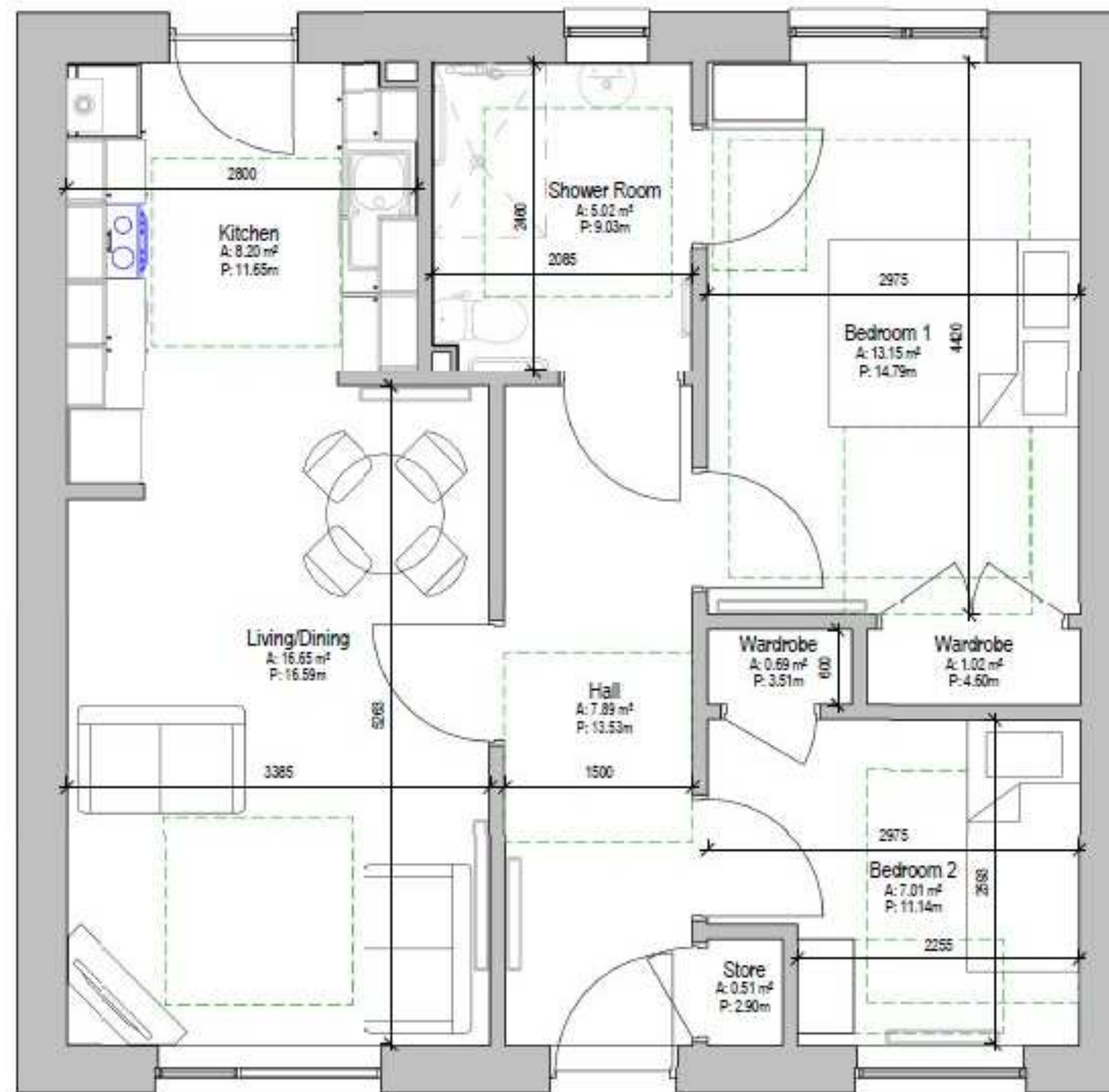
2 BED / 4 PERSON

GENERAL NEEDS



FIRST FLOOR — HOUSE TYPE A



**DRAFT PLANS CONSULTATION** January / February 2023**PROPOSED FLOOR PLANS**

Ground Floor - House Type P02  
1:50

2 BED / 3 PERSON

AMENITY BUNGALOW



**DRAFT PLANS CONSULTATION** January / February 2023**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 sites at Laburnum Avenue, Beith and Newhouse Drive, Kilbirnie.

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 early 2024 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 for each site with in-curtilage parking provided where possible.

**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 24 February 2023 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**

