



View from Kilwinning Road entrance





# FINAL PLAN CONSULTATION

OCTOBER 2023

## 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 and east of Kilwinning Road, one of the main roads in and out of Irvine.

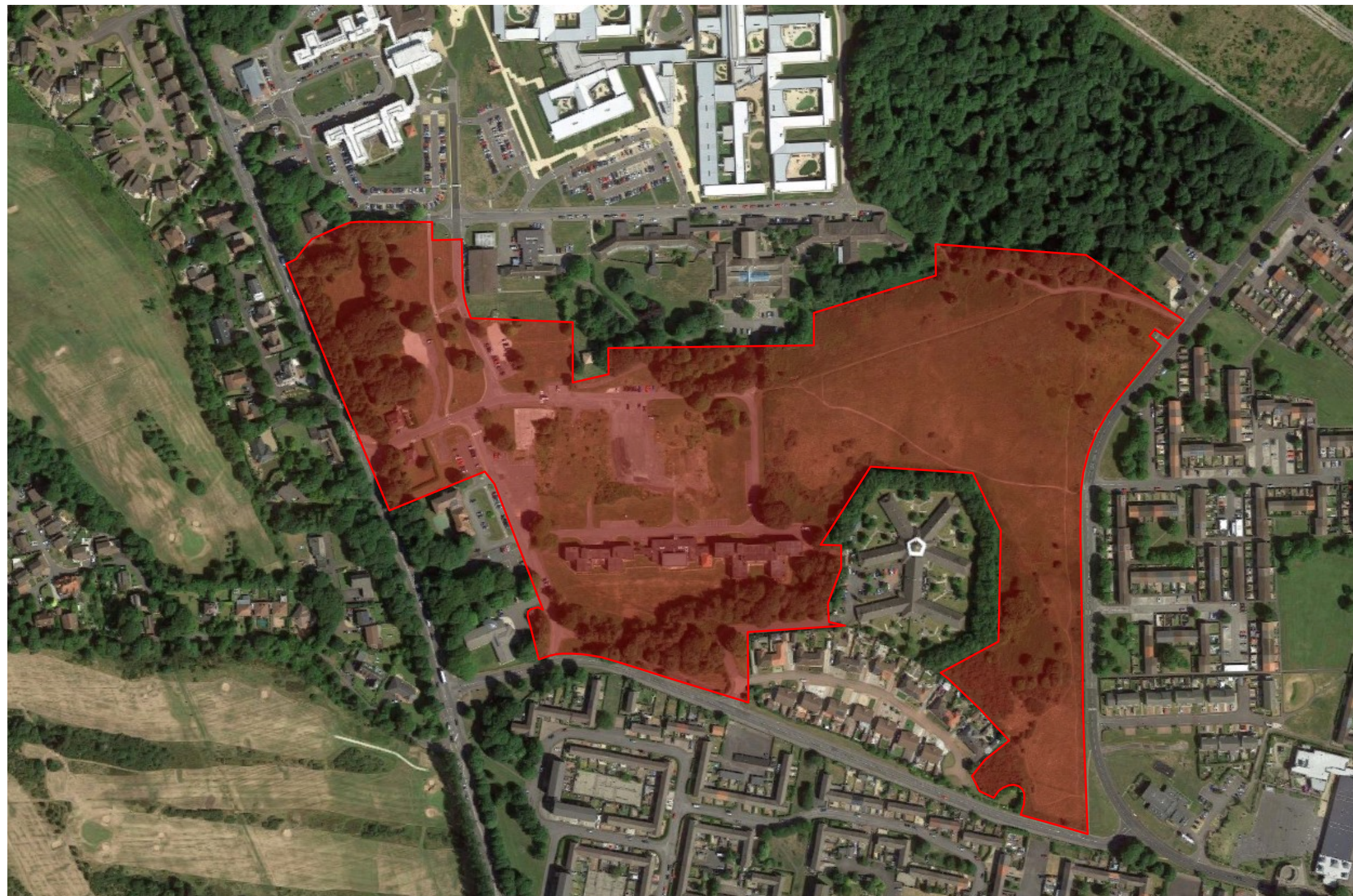
The site includes the former maternity residences building and two gate lodges which are Category 'B' Listed.

The derelict maternity residences building has been demolished and the gate lodges will be retained and restored as part of the overall redevelopment.

## CONSULTATION

The Council is holding a Final Plans consultation event to allow local people and interested parties to view the final plans for the development.

You can view the plans from **Monday 9 October 2023** until **Sunday 5 November 2023**.



Aerial view of site

The Council is also holding a local drop in event from 4pm until 6pm on:

**Date:** Tuesday 24 October 2023

To book your place at the event please telephone **01294 324031** or email **developmentandstrategy@north-ayrshire.gov.uk** by **Friday 20 October 2023**.

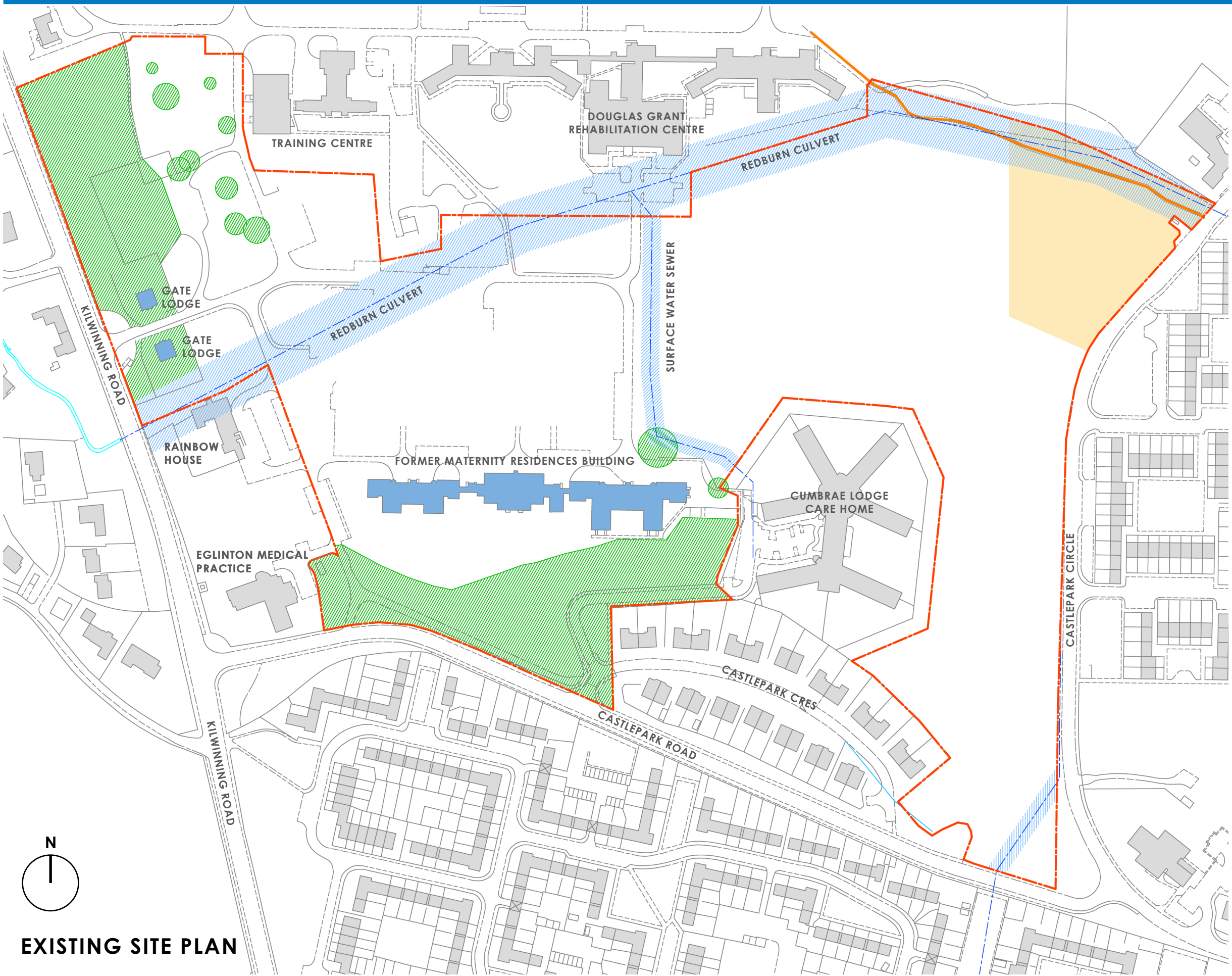


North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath



FINAL PLAN CONSULTATION

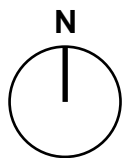
OCTOBER 2023



- 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

Listed Building Consent was granted to demolish the Former Maternity Residences building in December 2022. Demolition works commenced in April 2023 and were completed in August 2023.

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



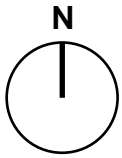
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PROPOSED SITE PLAN



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	29
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 GF LIVING 4 BEDROOM / 6 PERSON	4
V	WHEELCHAIR LIVEABLE 4 BEDROOM / 6 PERSON	2
K	WHCHR LIVEABLE BUNGALOW 2 BEDROOM / 4 PERSON	2
GATE LODGE	AMENITY BUNGALOW 2 BEDROOM / 4 PERSON	2
TOTAL UNITS		202

ALLOCATED PARKING	361
VISITOR PARKING BAYS	57

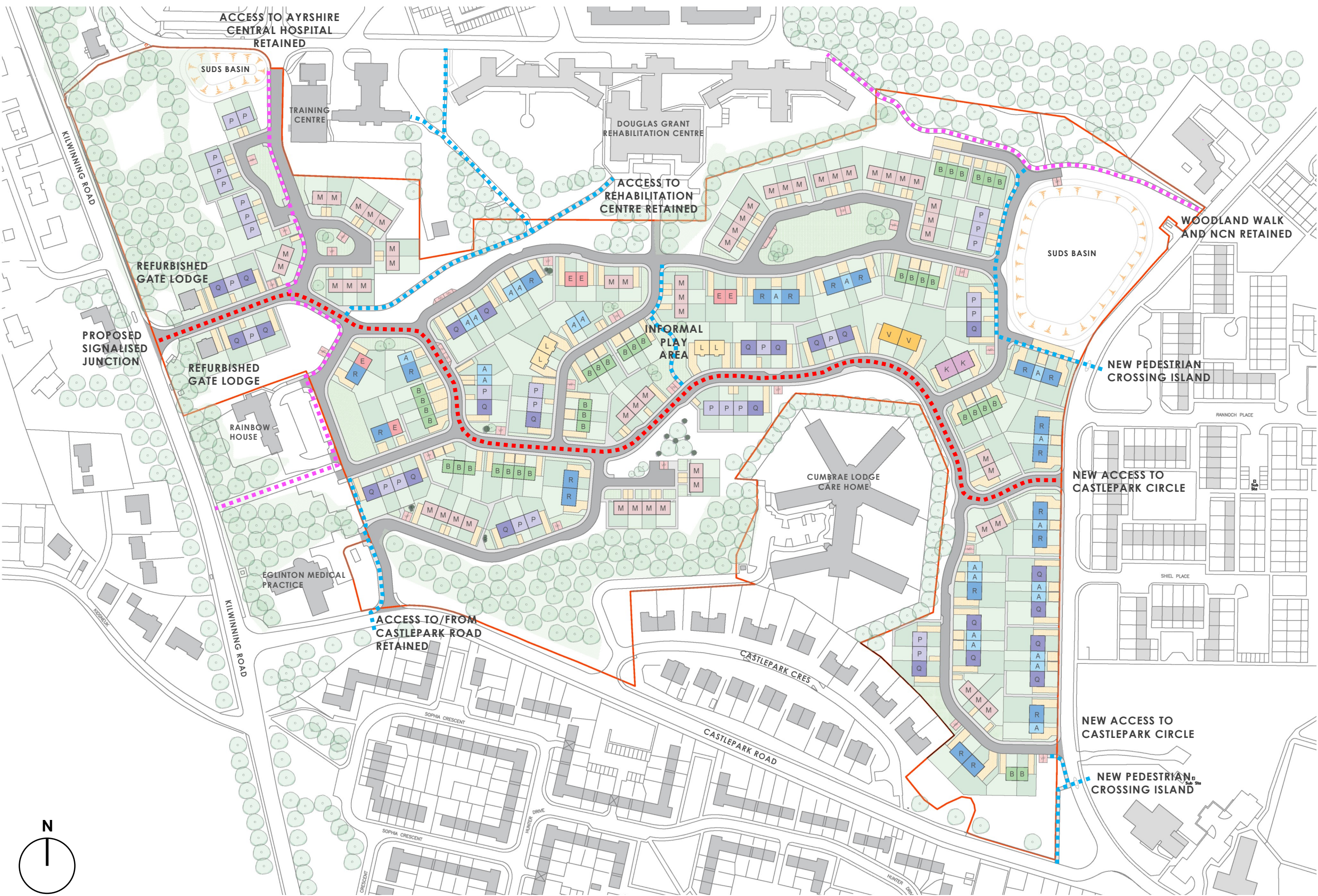




FINAL PLAN CONSULTATION

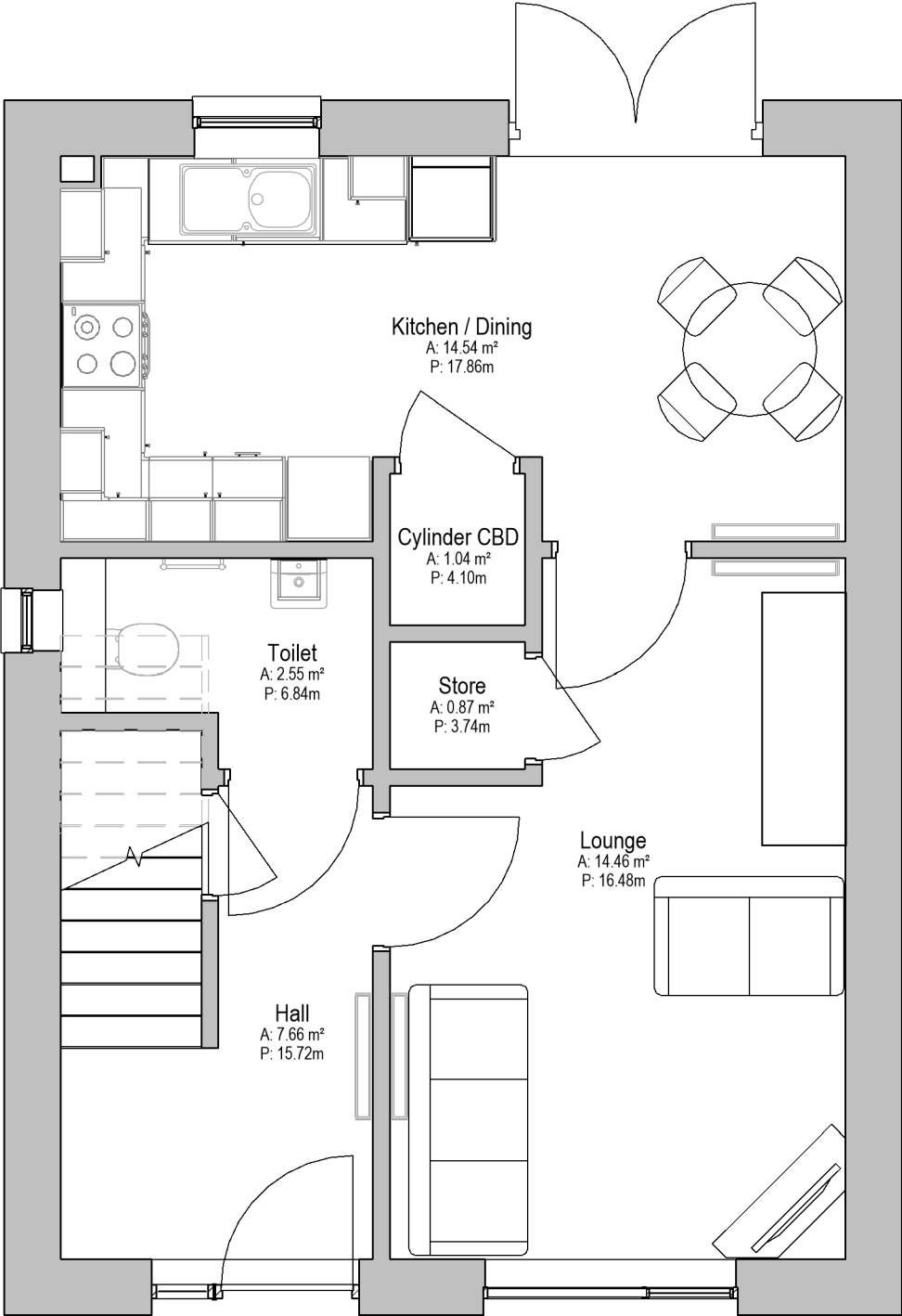
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SITE LAYOUT DESIGN PRINCIPLES

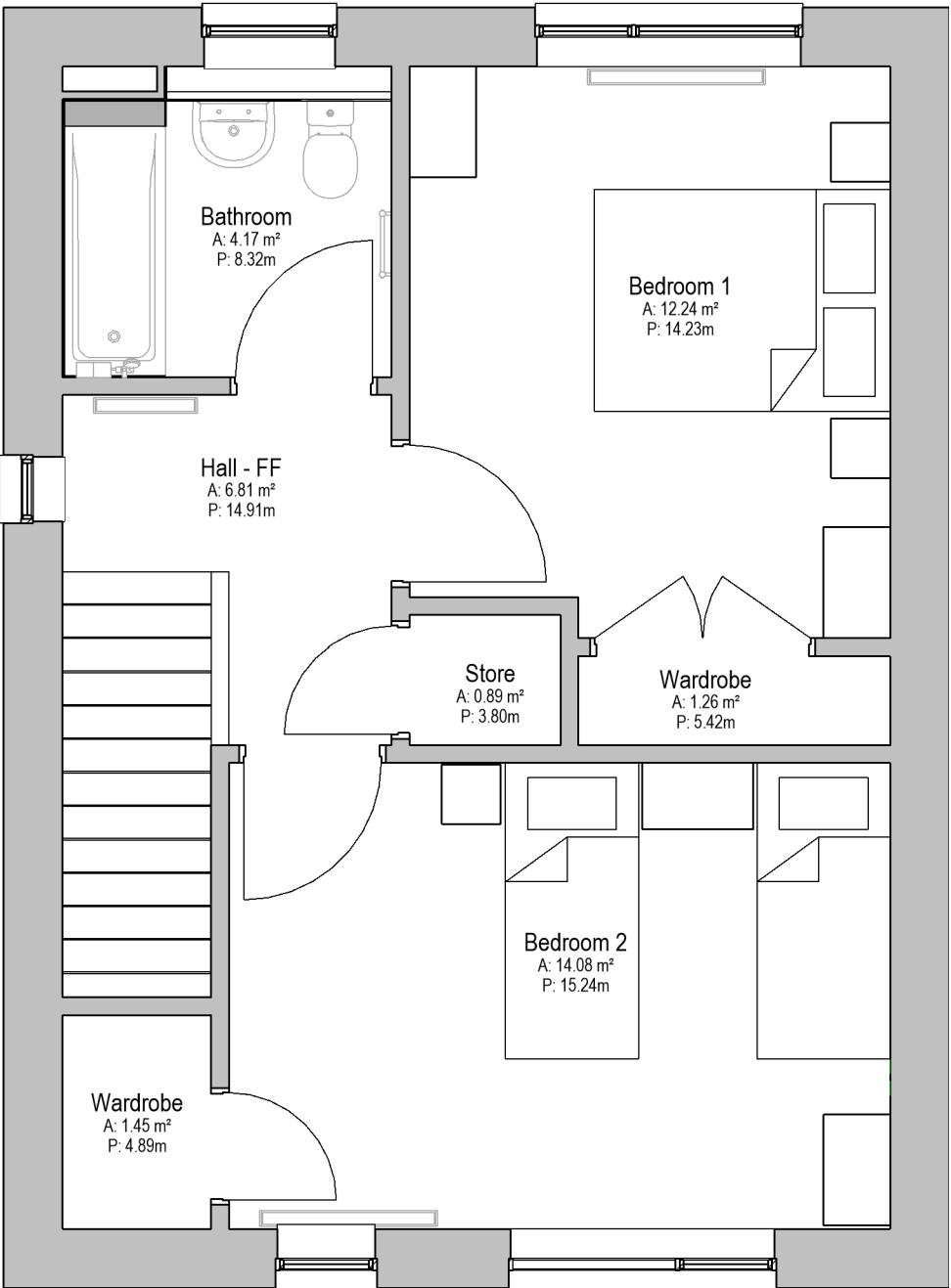




PROPOSED FLOOR PLANS - HOUSE TYPE A



GROUND FLOOR  
2 BED / 4 PERSON  
GENERAL NEEDS

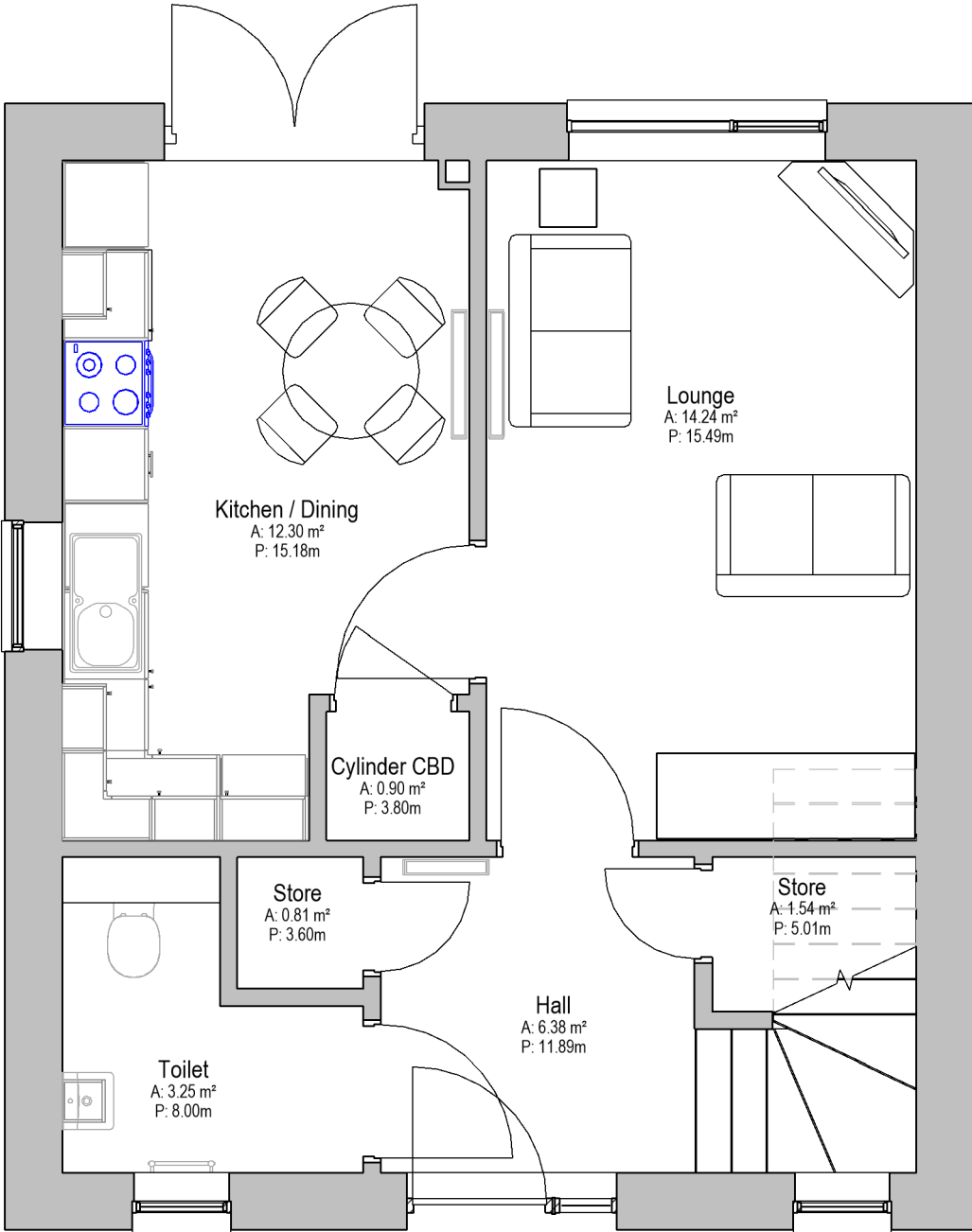


FIRST FLOOR  
2 BED / 4 PERSON  
GENERAL NEEDS

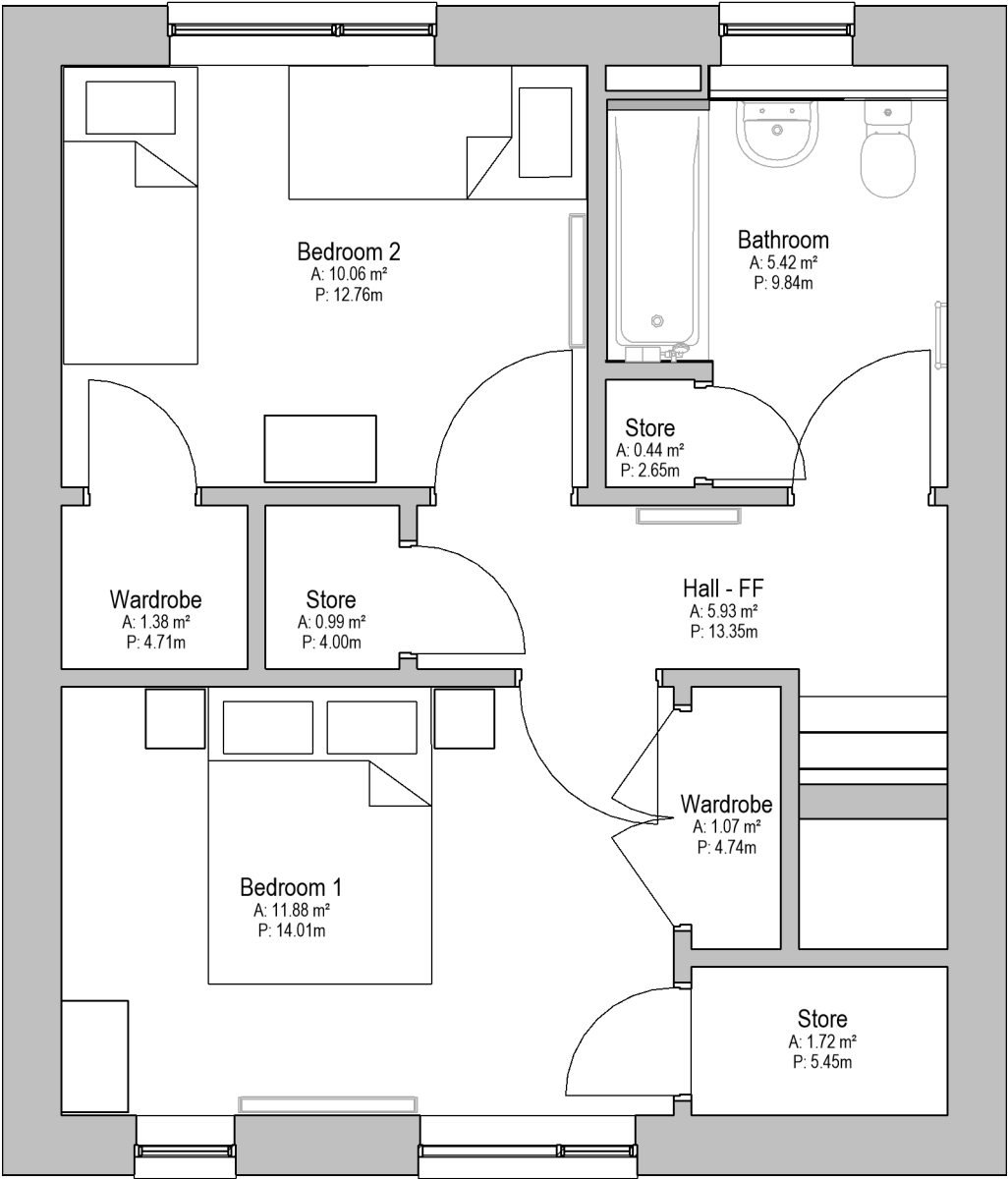




PROPOSED FLOOR PLANS - HOUSE TYPE B



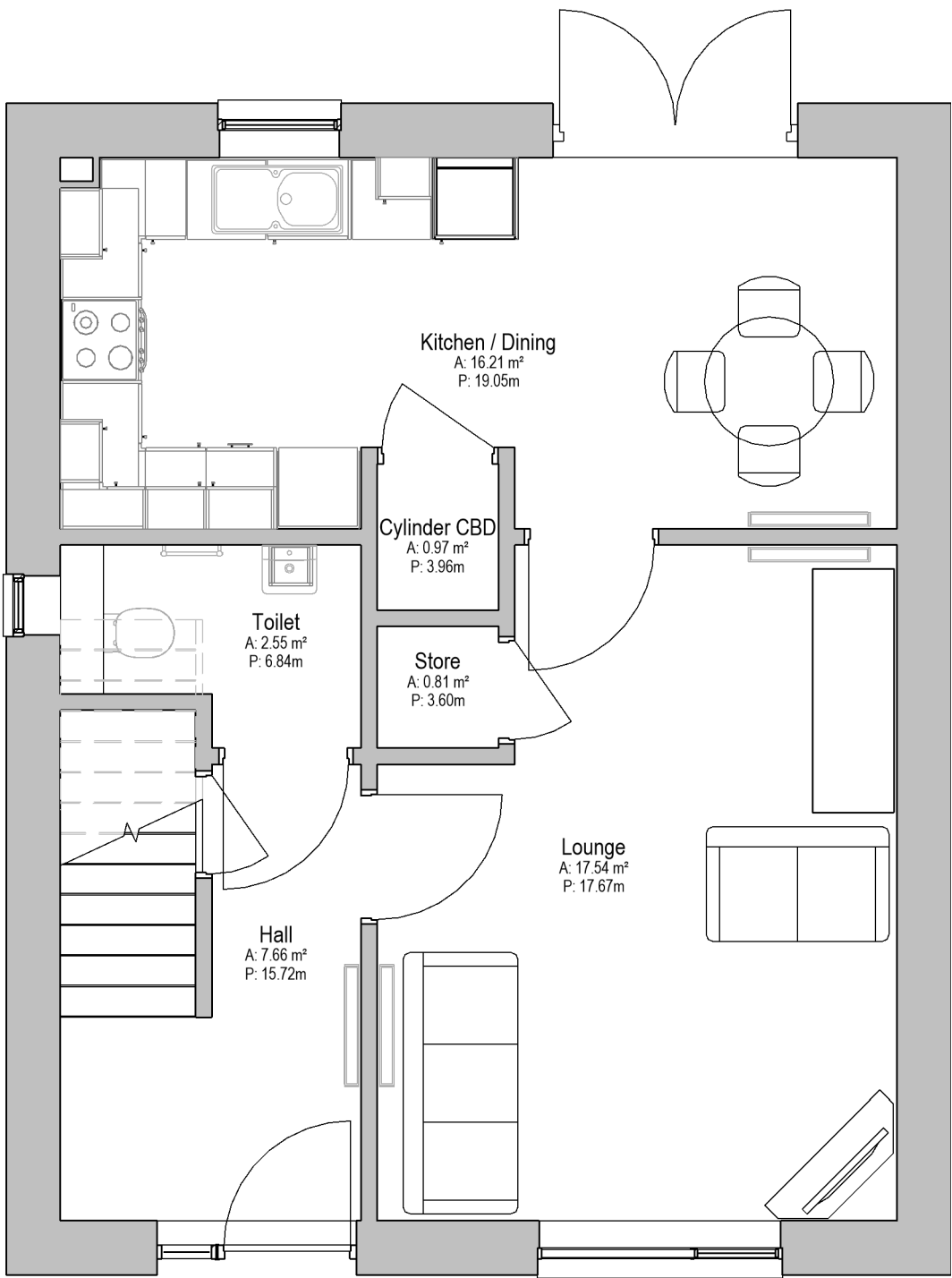
GROUND FLOOR  
2 BED / 4 PERSON  
GENERAL NEEDS



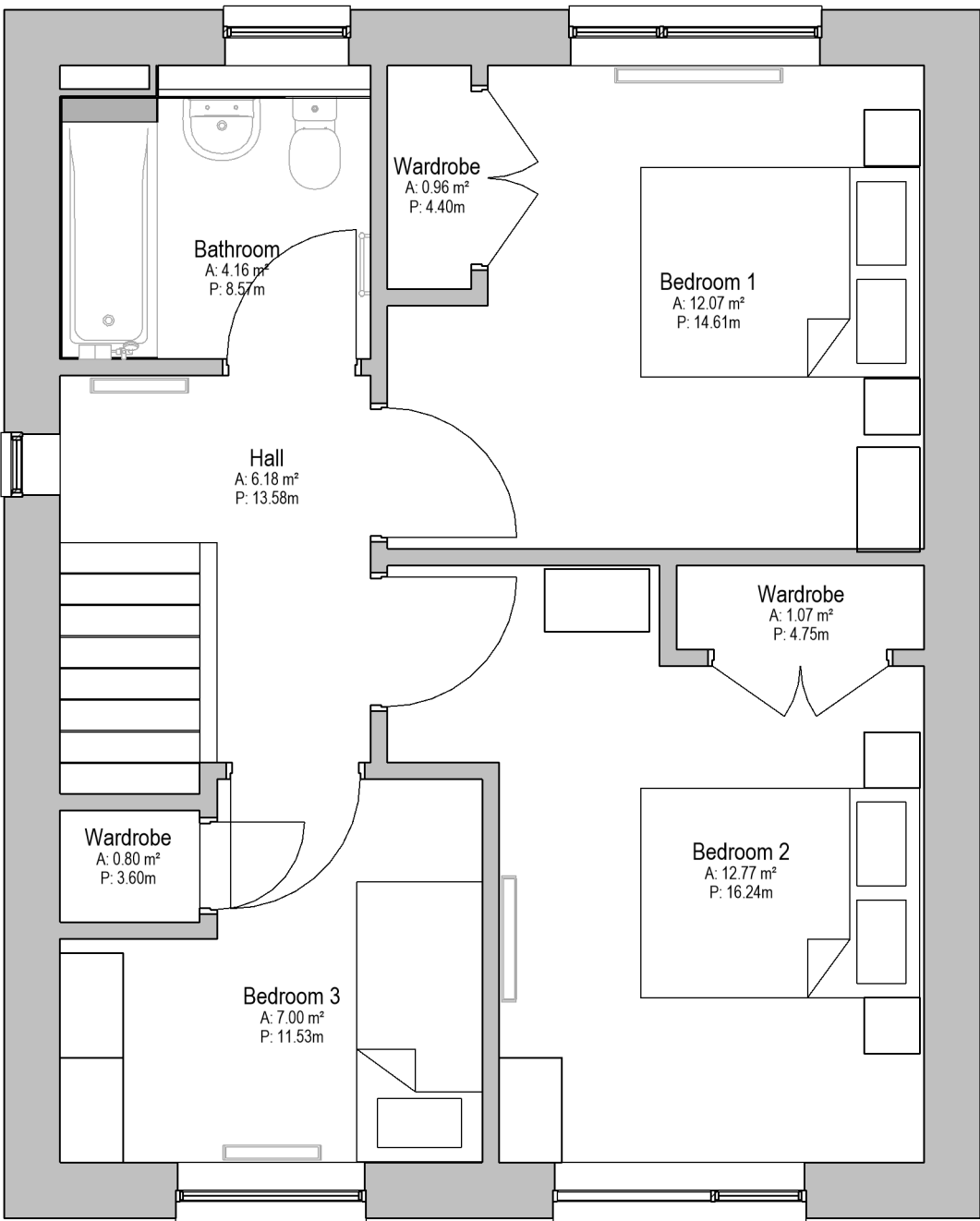
FIRST FLOOR  
2 BED / 4 PERSON  
GENERAL NEEDS



PROPOSED FLOOR PLANS - HOUSE TYPE E



GROUND FLOOR  
3 BED / 5 PERSON  
GENERAL NEEDS

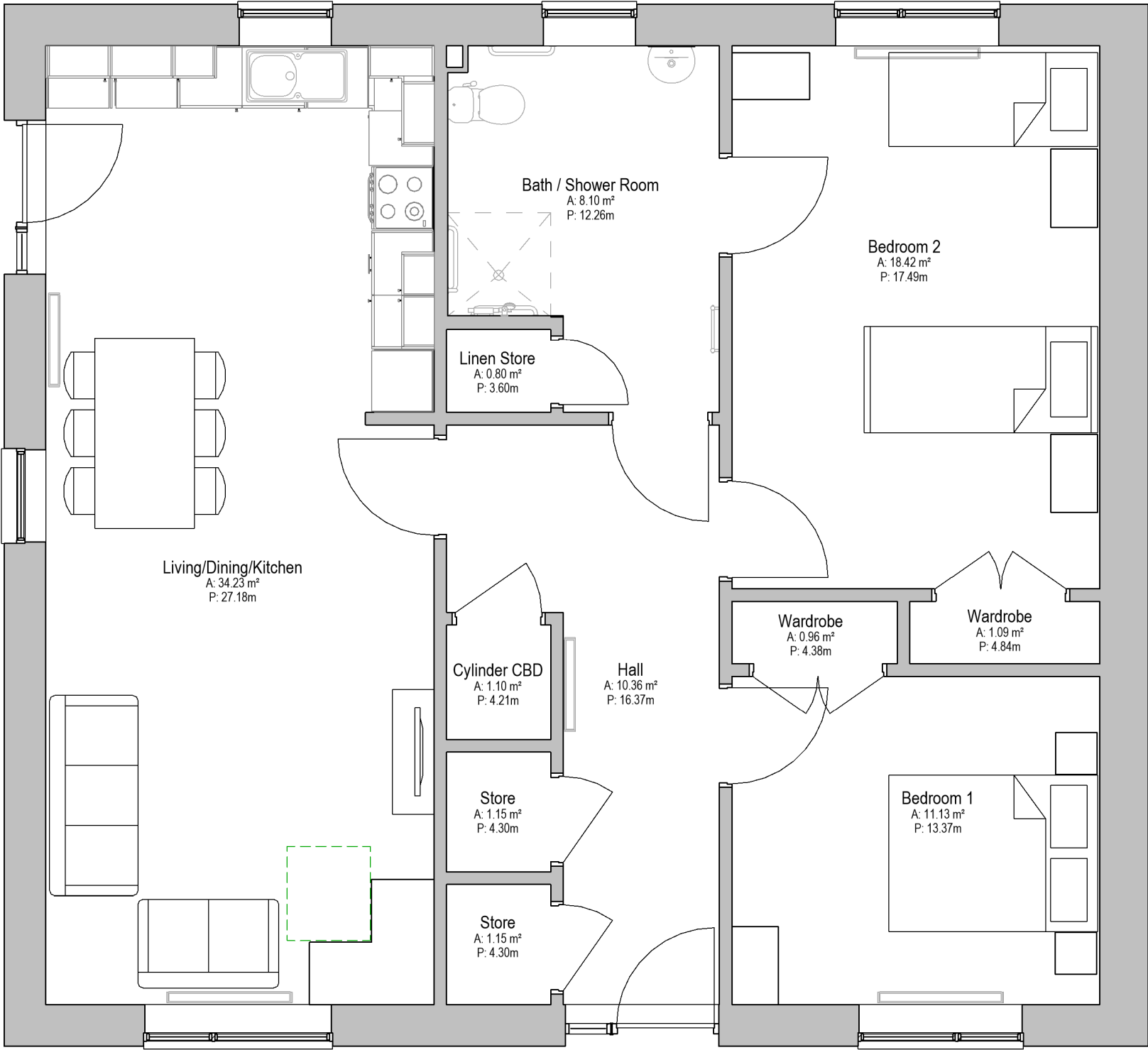


FIRST FLOOR  
3 BED / 5 PERSON  
GENERAL NEEDS





PROPOSED FLOOR PLAN - HOUSE TYPE K

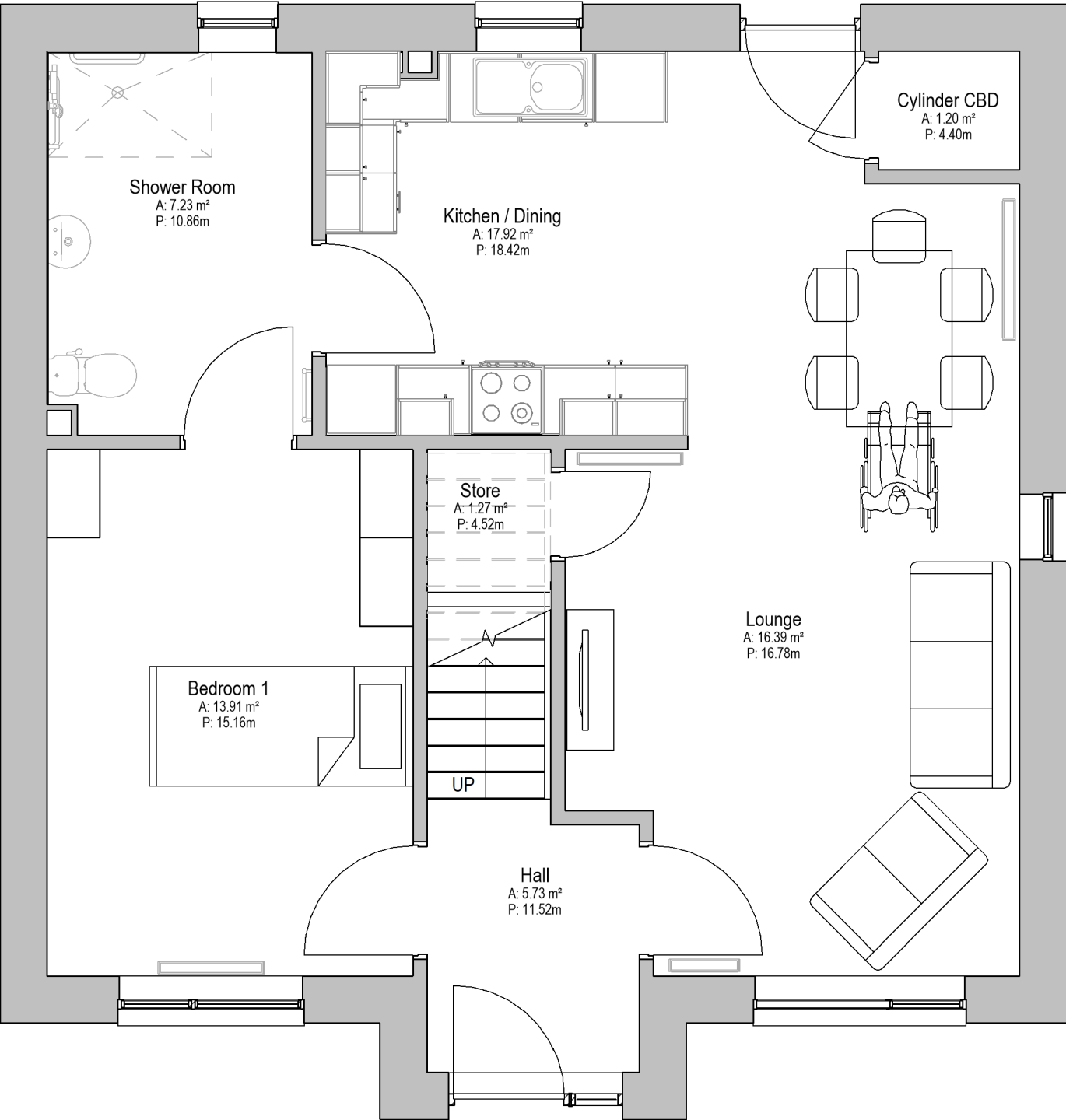


2 BED / 4 PERSON  
WHEELCHAIR USER BUNGALOW

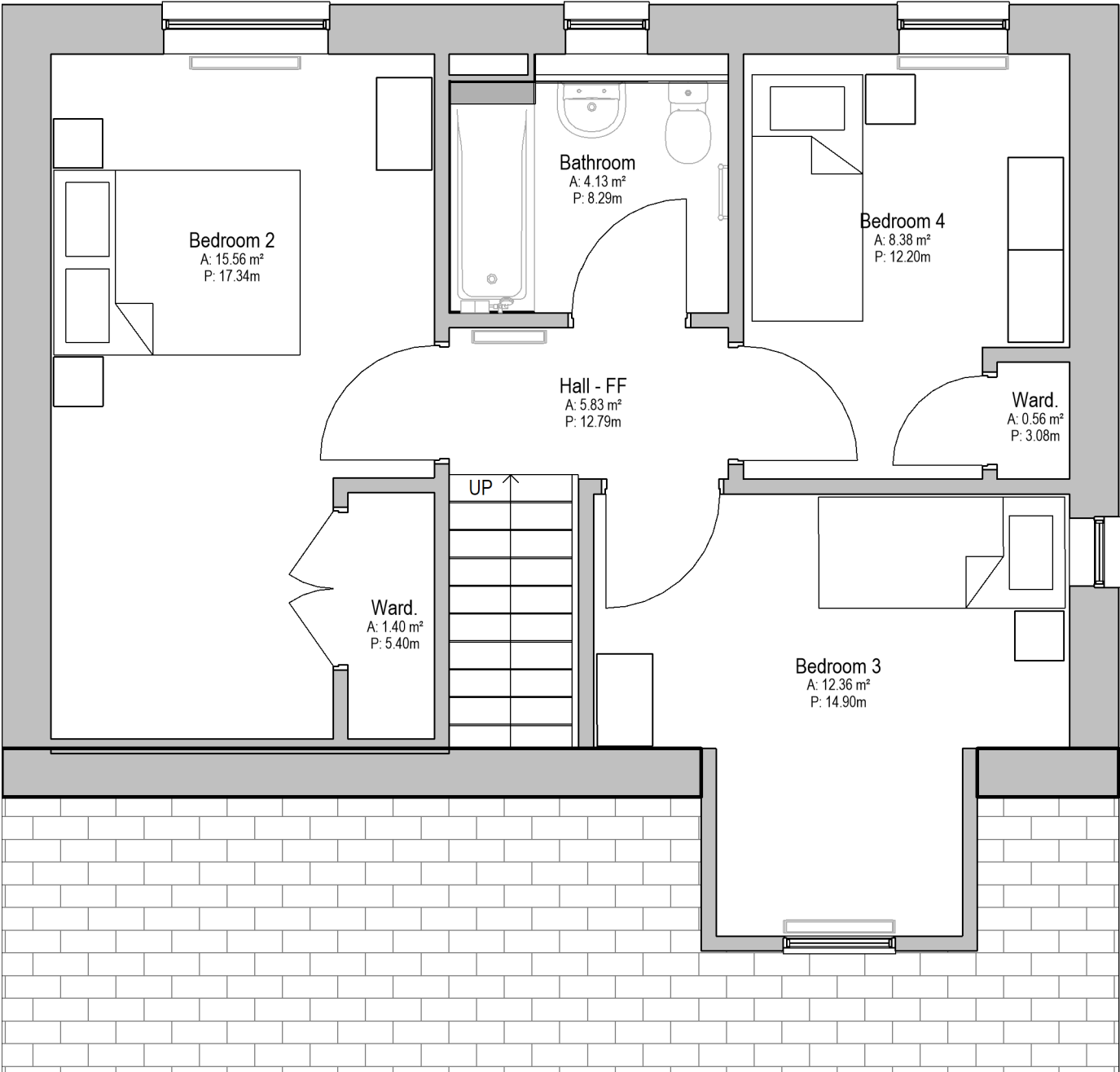




PROPOSED FLOOR PLANS - HOUSE TYPE L



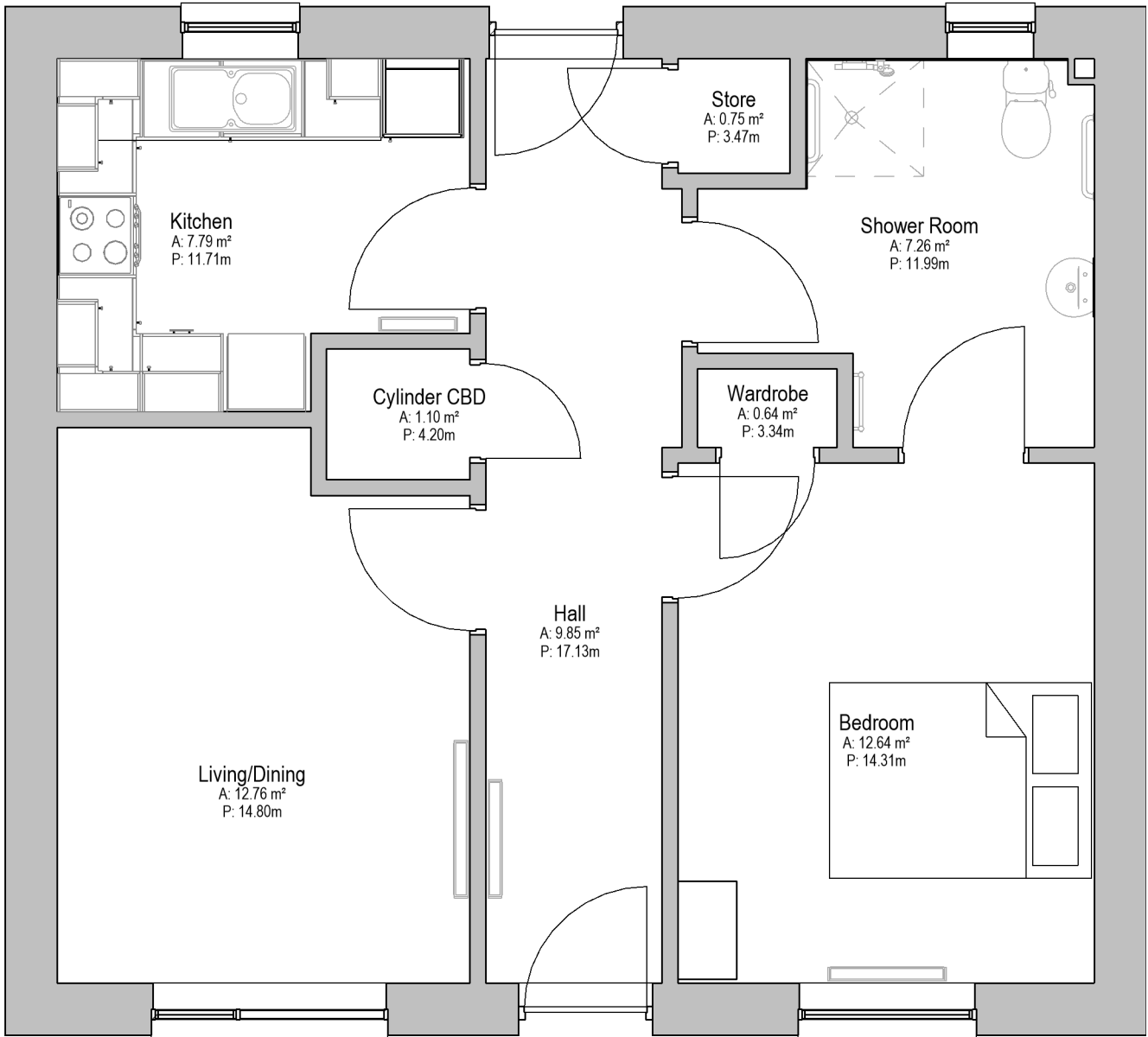
GROUND FLOOR  
4 BED / 6 PERSON  
GROUND FLOOR LIVING



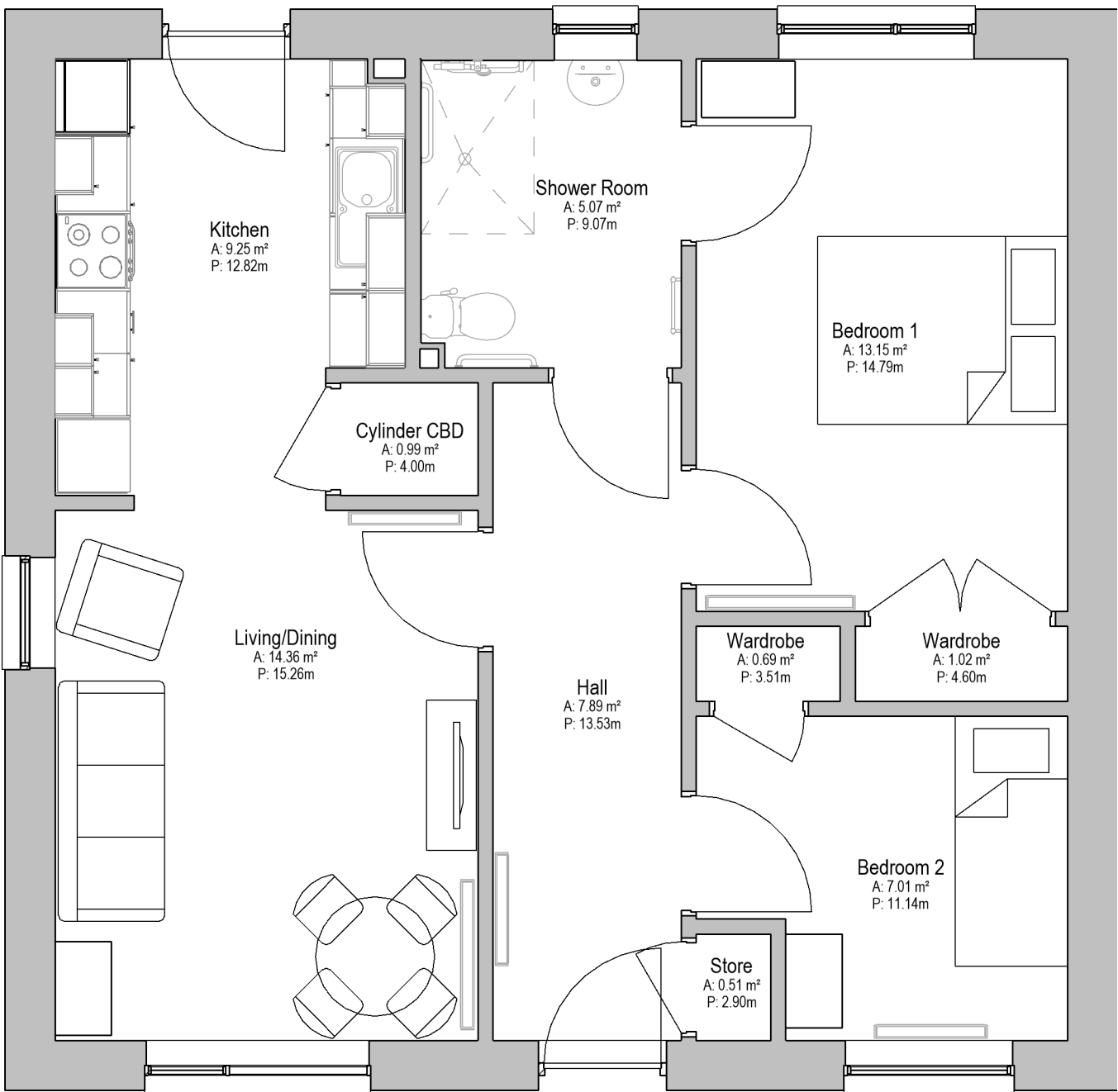
FIRST FLOOR  
4 BED / 6 PERSON  
GROUND FLOOR LIVING



PROPOSED FLOOR PLANS - HOUSE TYPES M & P



HOUSE TYPE M  
1 BED / 2 PERSON  
AMENITY BUNGALOW

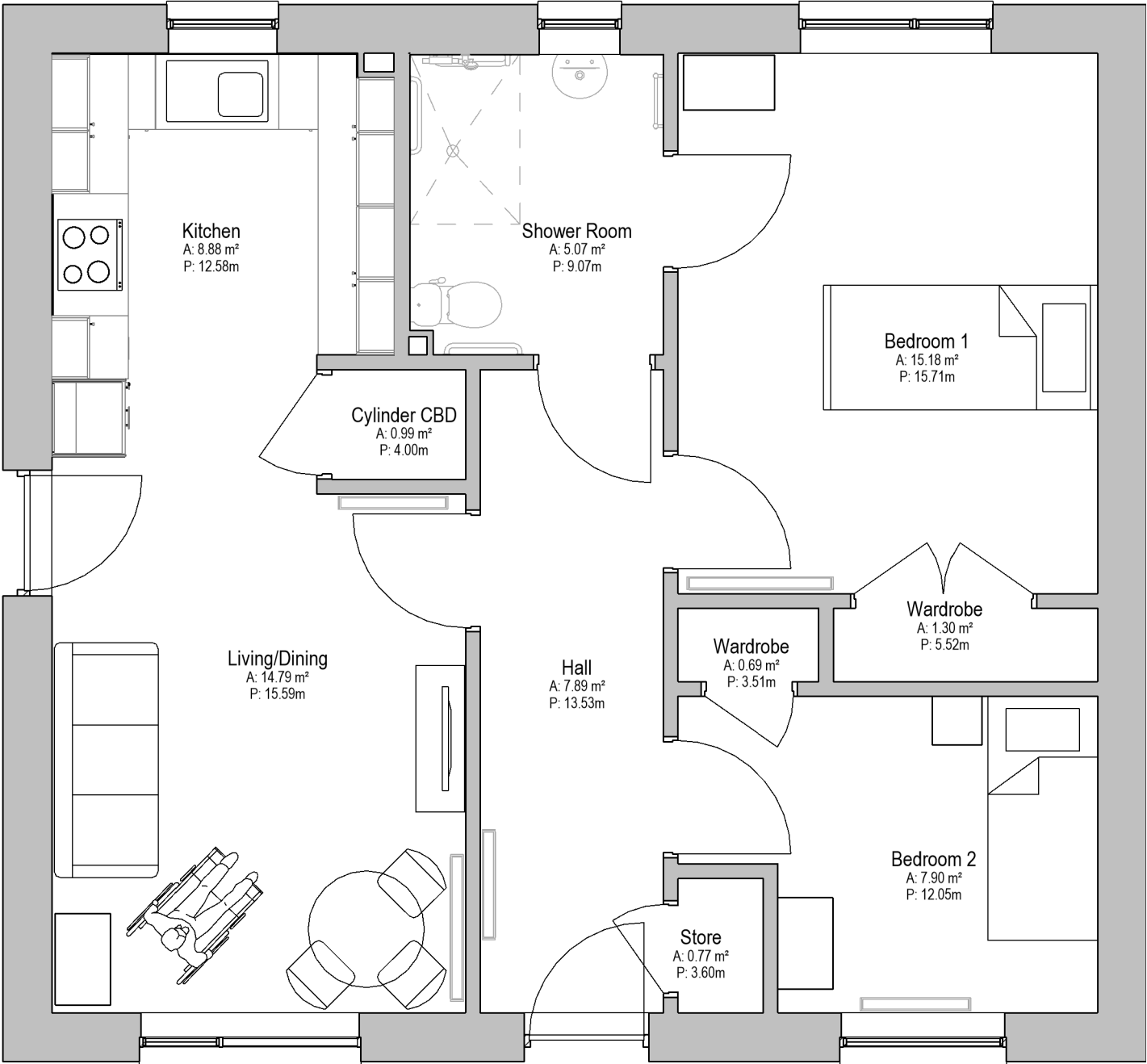


HOUSE TYPE P  
2 BED / 3 PERSON  
AMENITY BUNGALOW





PROPOSED FLOOR PLANS - HOUSE TYPES Q

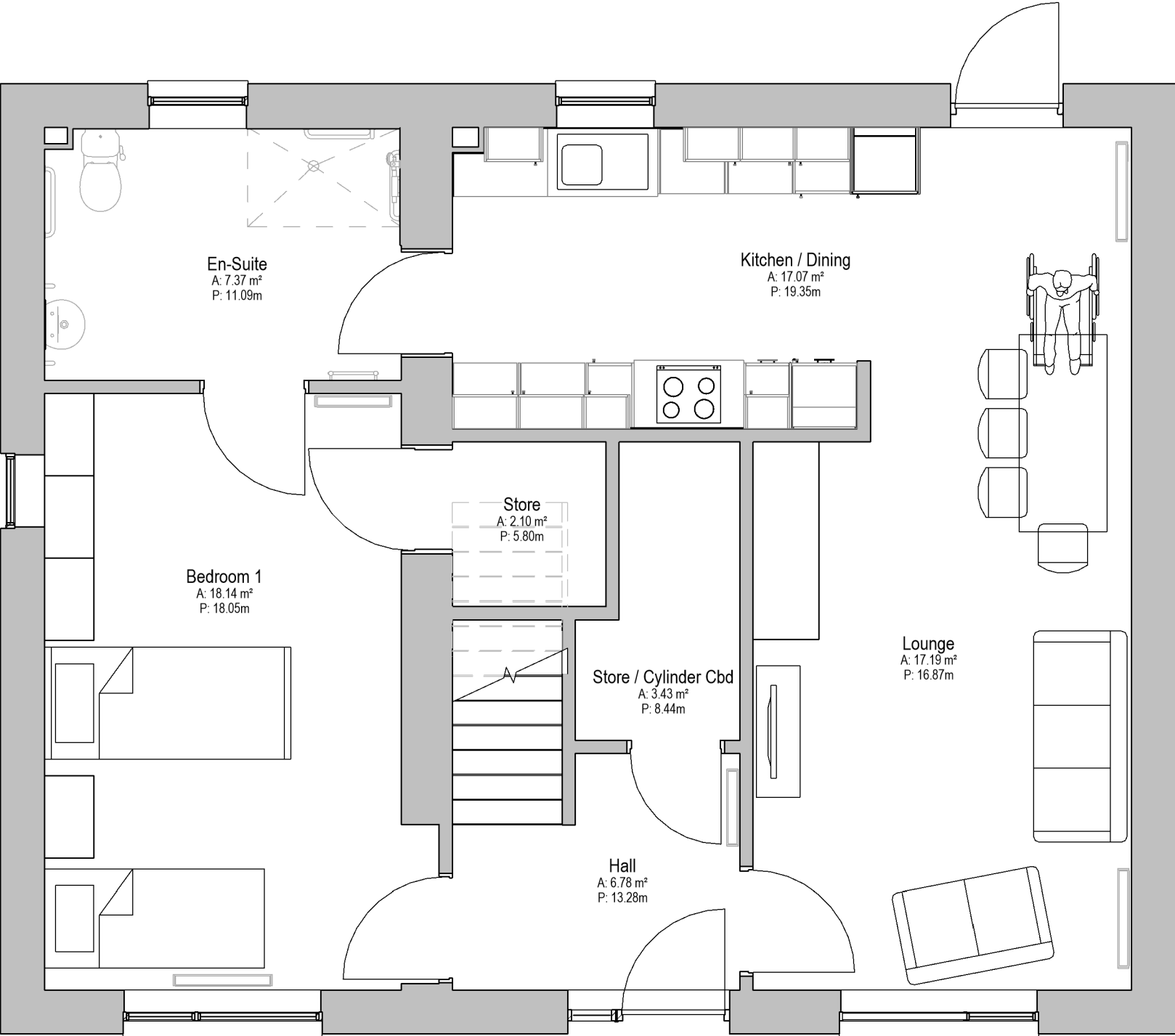


2 BED / 3 PERSON  
WHEELCHAIR USER BUNGALOW

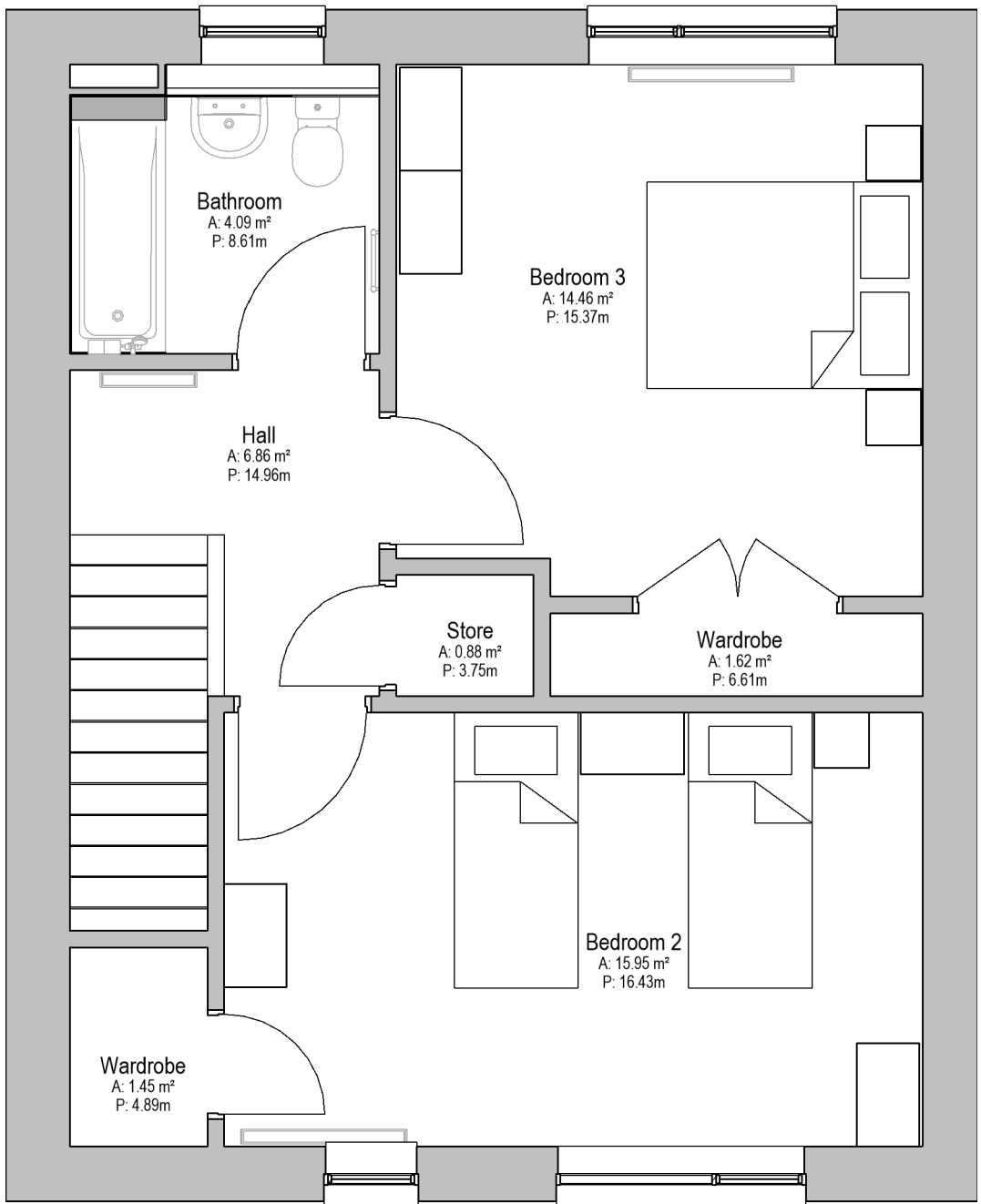




PROPOSED FLOOR PLANS - HOUSE TYPE R



GROUND FLOOR  
3 BED / 6 PERSON  
GROUND FLOOR LIVING

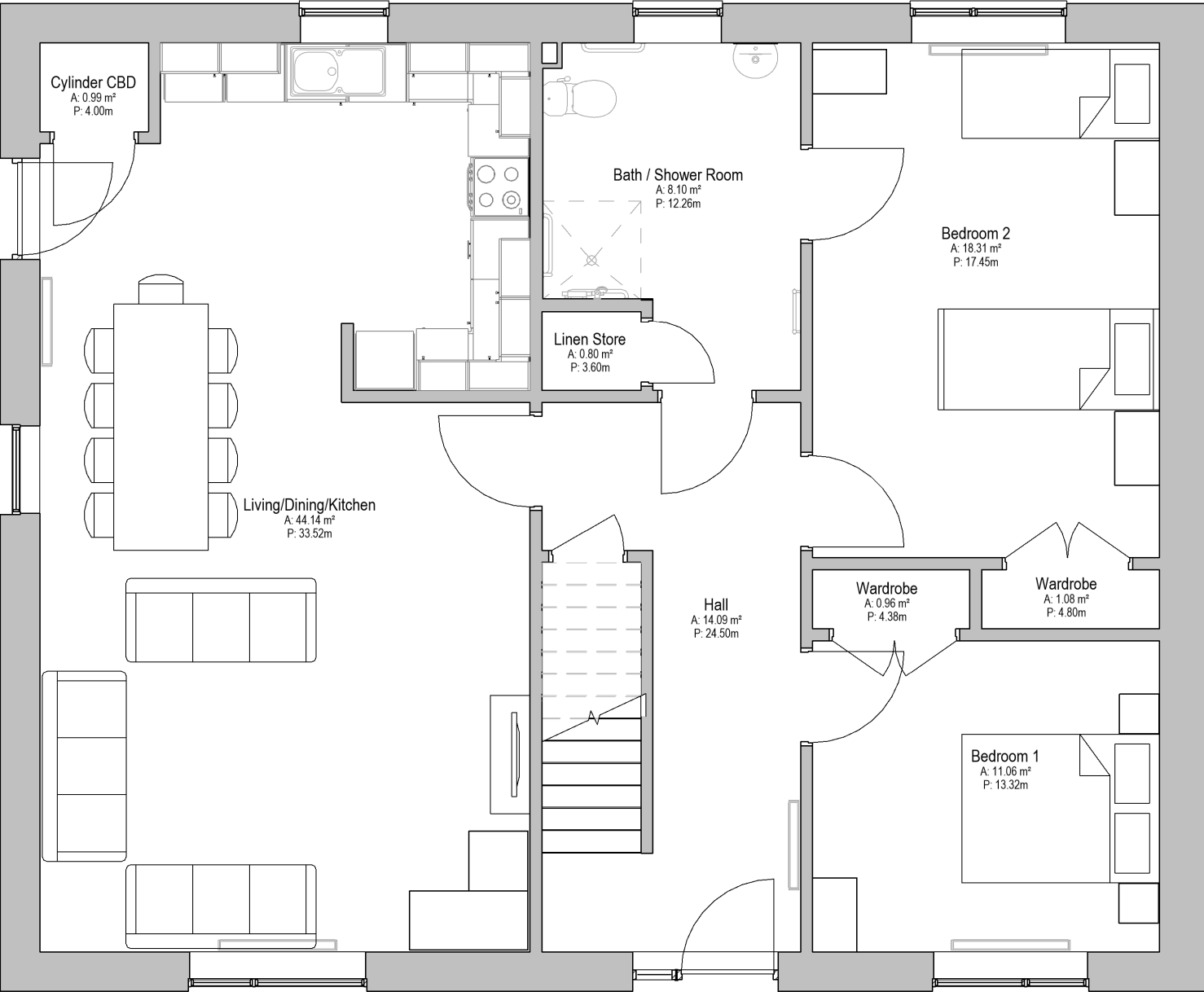


FIRST FLOOR  
3 BED / 6 PERSON  
GROUND FLOOR LIVING

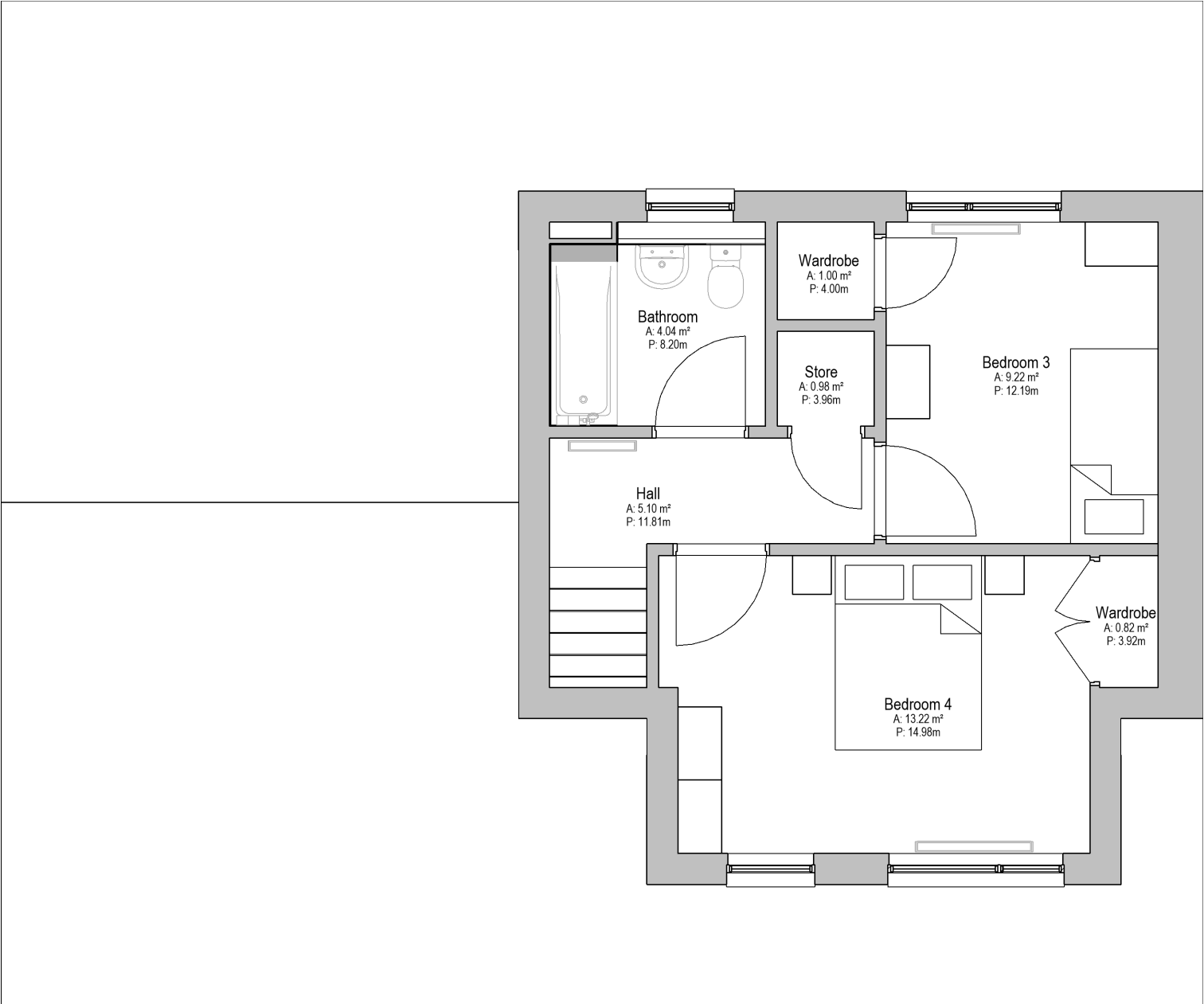




PROPOSED FLOOR PLANS - HOUSE TYPE V



GROUND FLOOR  
4 BED / 7 PERSON  
GROUND FLOOR LIVING

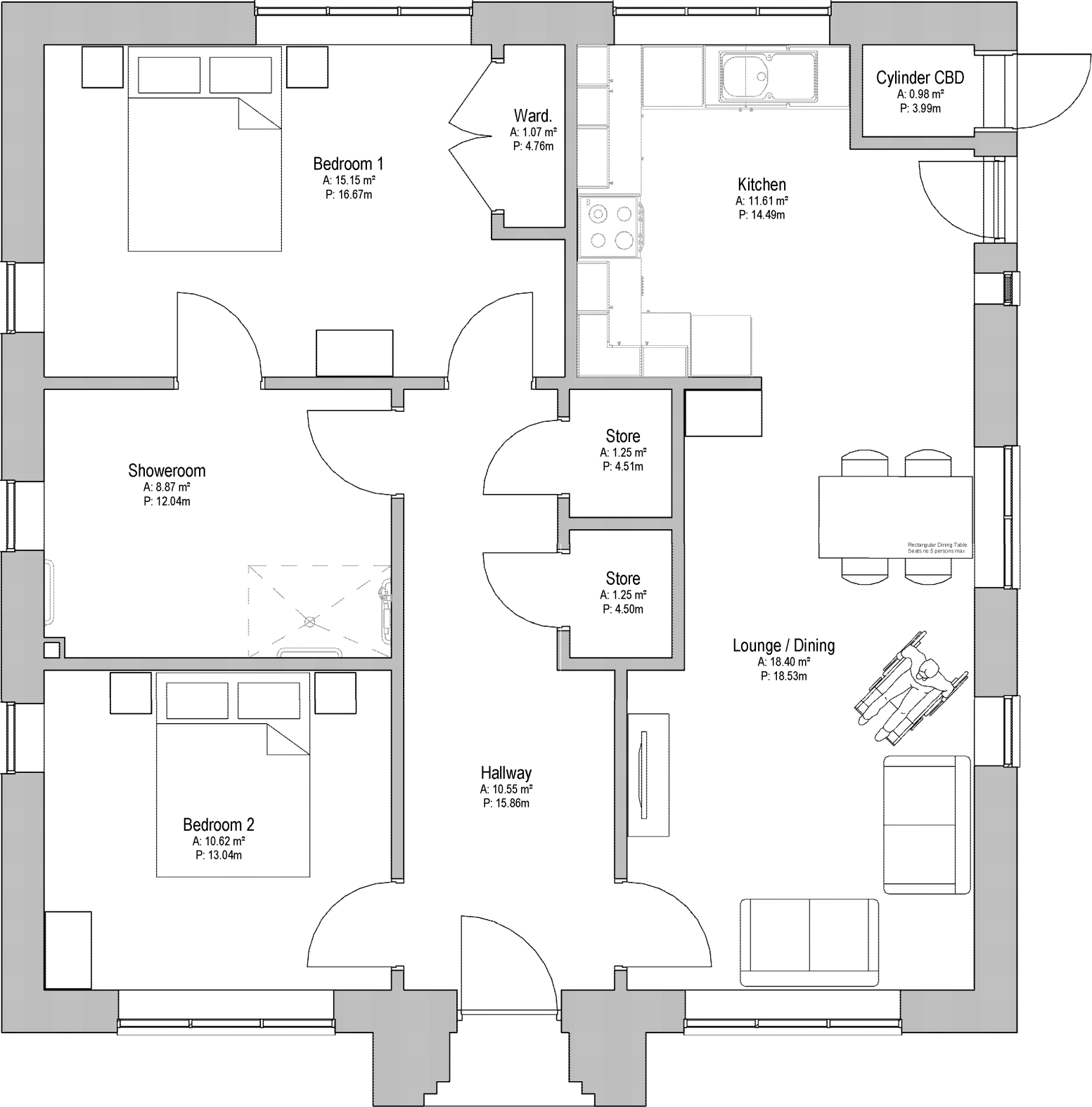


FIRST FLOOR  
4 BED / 7 PERSON  
GROUND FLOOR LIVING





PROPOSED FLOOR PLAN - EXISTING GATE LODGES



2 BED / 4 PERSON  
AMENITY BUNGALOW

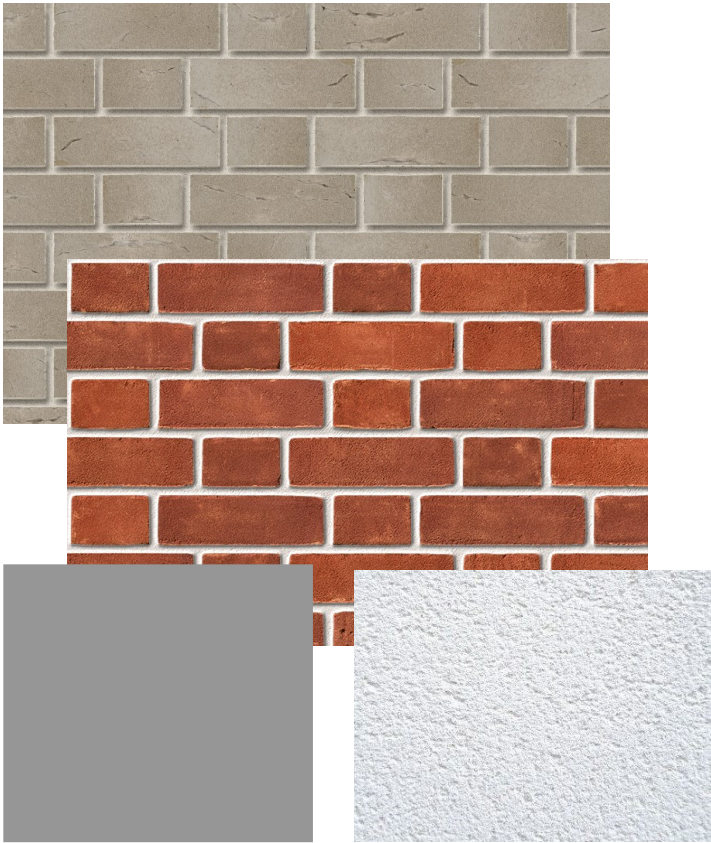




EXAMPLES OF PROPOSED BUILT FORM AND MATERIALS



PROPOSED TERRACE OF AMENITY AND WHEELCHAIR USER BUNGALOWS



PROPOSED MATERIALS



EXISTING GATEHOUSE CLINIC



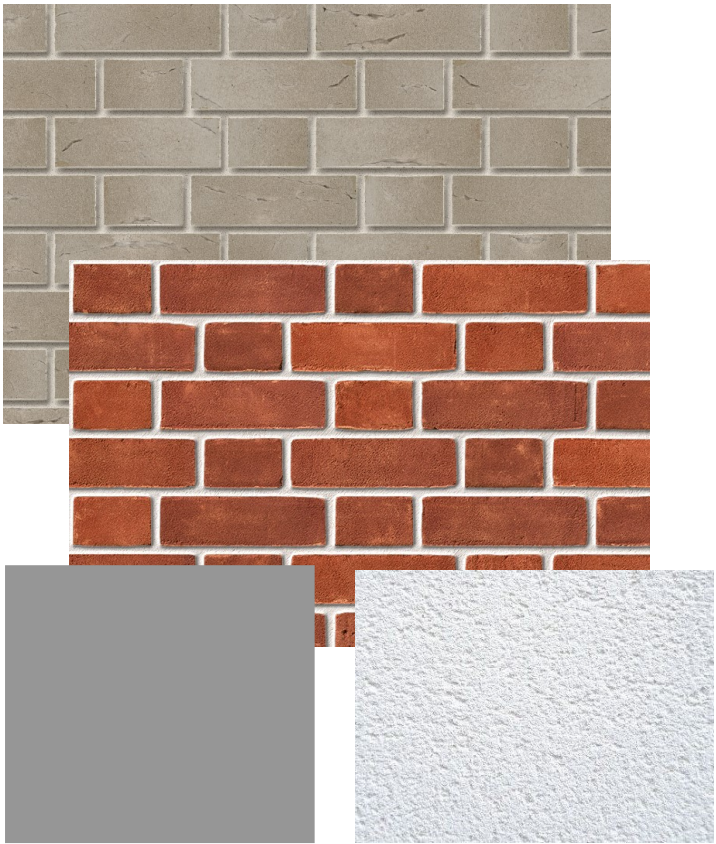
EXISTING GATE LODGE



EXAMPLES OF PROPOSED BUILT FORM AND MATERIALS



PROPOSED 3-BED HOME AND 3-BED GROUND FLOOR LIVING HOME



PROPOSED MATERIALS



EXISTING HORSESHOE BUILDING



EXISTING HORSESHOE BUILDING





View of general needs and wheelchair liveable homes





Proposed street view





Proposed street view, general needs homes





**FINAL PLAN CONSULTATION** OCTOBER 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 final plans for the residential development at Ayrshire Central, Irvine.

**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 2024 and complete in spring 2027.

**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 57 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?**

Each home will have a low carbon heating system, triple glazed windows and solar PV panels which will reduce energy bills for tenants. Homes will also have an electric vehicle charging point.

**Please return comments by Sunday 5 November 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**

