

FINAL PLAN CONSULTATION & MEET THE BUILDER EVENT

INTRODUCTION

North Ayrshire Council is planning to re-develop the vacant sites at Laburnum Avenue, Beith and Newhouse Drive, Kilbirnie. The works comprise of two new build residential developments providing a total of 6no. two-bedroom Amenity Bungalows and 8no. two-bedroom General Needs homes together with associated parking, landscaping, and services infrastructure across the two sites (Laburnum Avenue and Newhouse Drive) in North Ayrshire.

CONSULTATION

The Council is holding a consultation event to allow local people and interested parties to view the final plans for the developments and to 'meet the builder' before works commence on site.

You can view and comment on the plans from **Friday 10 November 2023 until Friday 8 December 2023.**

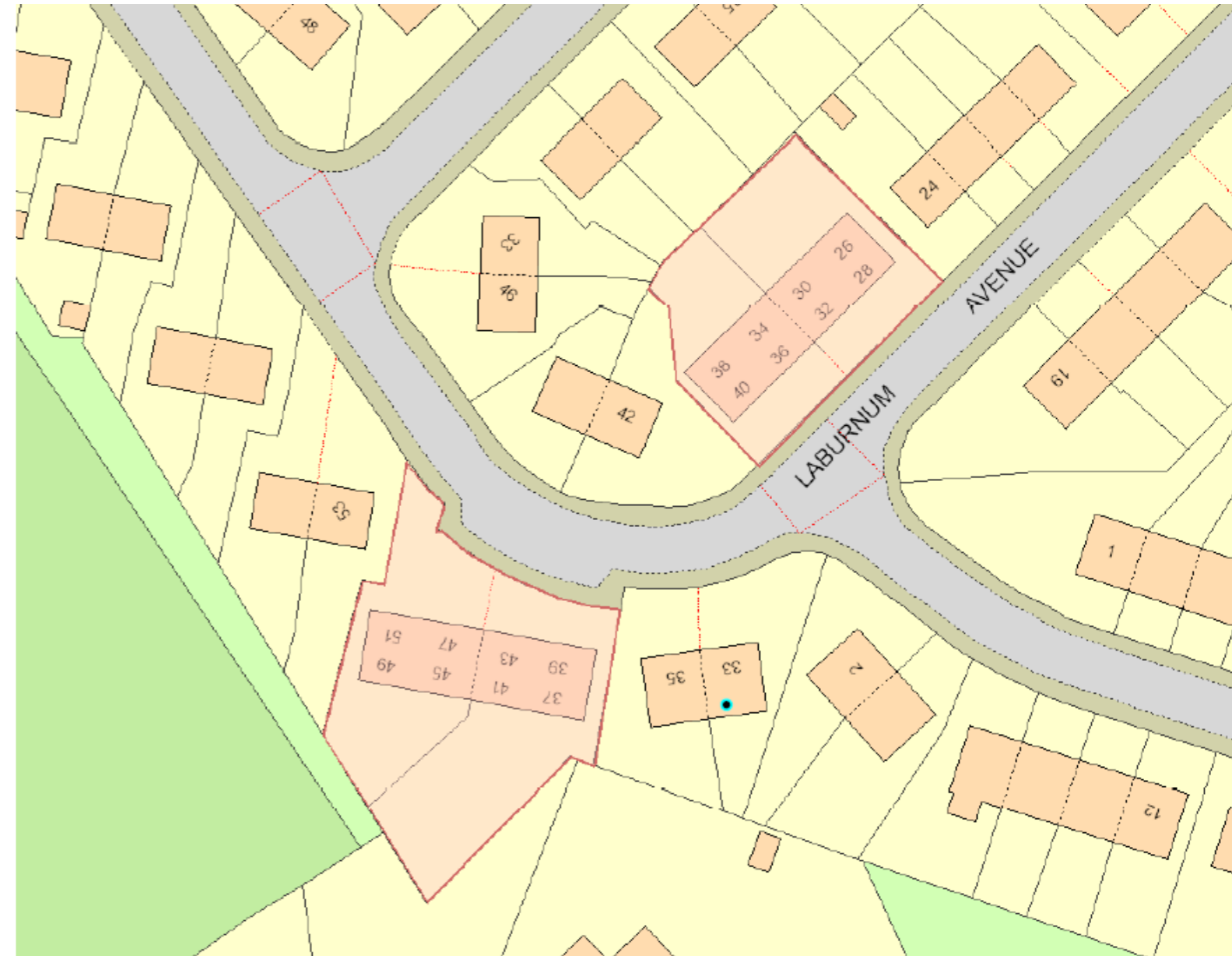
CERTIFICATE OF LAWFUL DEVELOPMENT

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.

Four 'Certificate of Lawfulness' applications have been submitted to the Council's Planning Service to certify that the sites have 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.



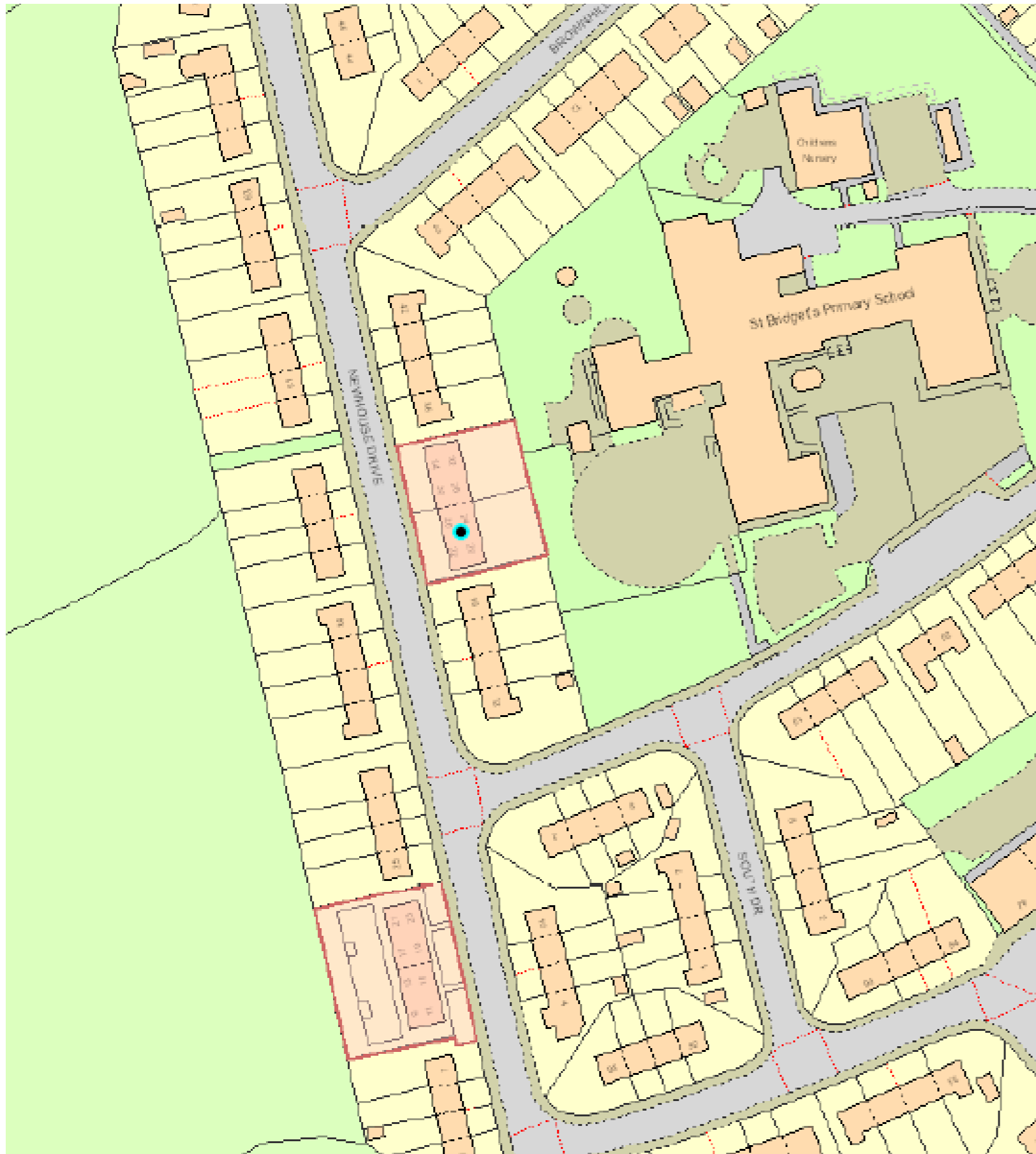
Aerial view of Laburnum Avenue, Beith



Laburnum Avenue (37-51)



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Aerial view of Newhouse Drive, Kilbirnie



Newhouse Drive (22-34)



Newhouse Drive (9-23)



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EXISTING SITE PLAN - LABURNUM AVENUE, BEITH



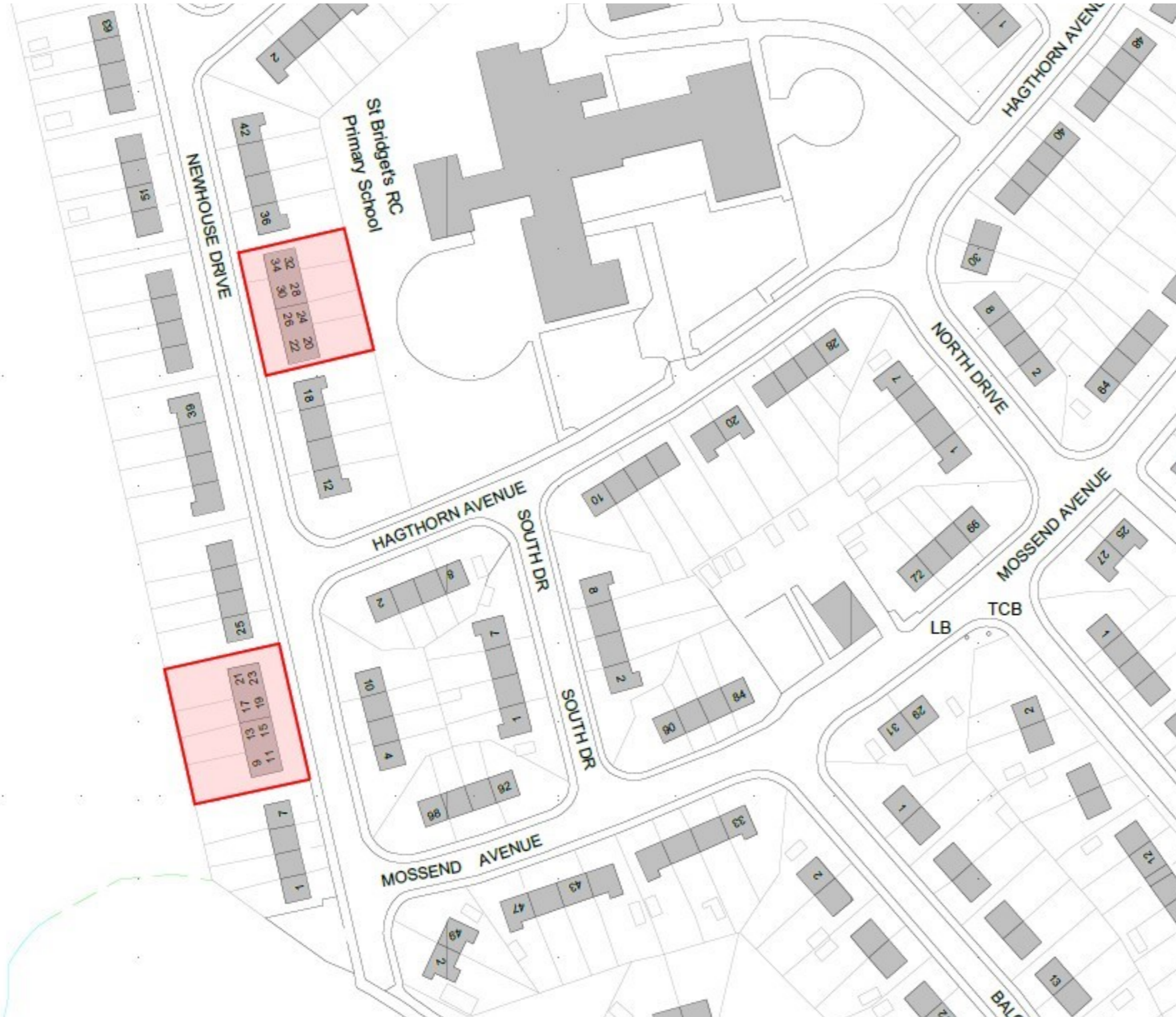
SITE AREA: 0.163ha

SITE BOUNDARY 



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EXISTING SITE PLAN - NEWHOUSE DRIVE, KILBIRNIE



SITE AREA 0.171ha

SITE BOUNDARY 



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PROPOSED SITE PLAN - LABURNUM AVENUE, BEITH



SITE AREA 0.163ha

SITE BOUNDARY —

Site House Mix:	
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



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PROPOSED SITE PLAN - NEWHOUSE DRIVE, KILBIRNIE



SITE AREA 0.171ha

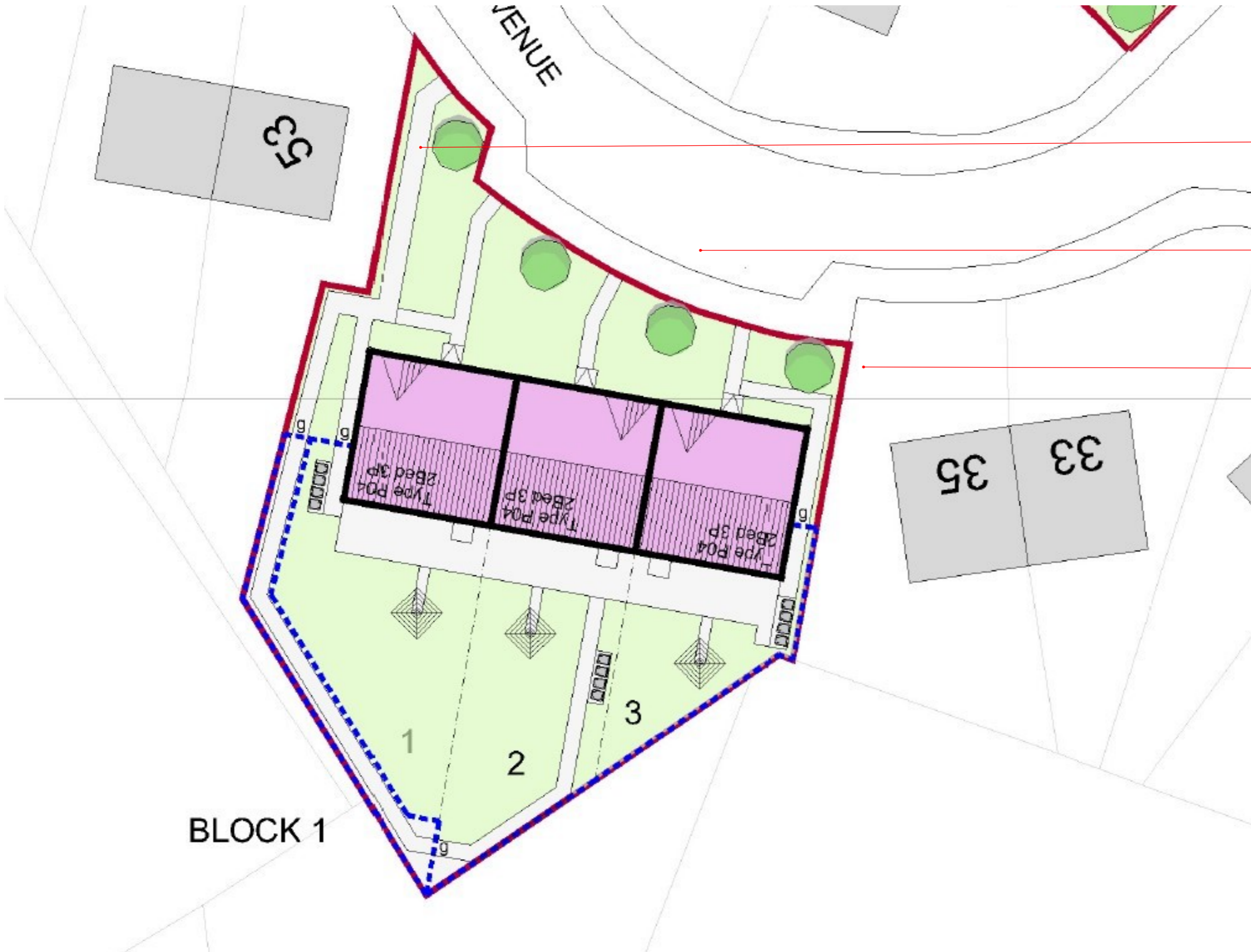
SITE BOUNDARY ———

Site House Mix:	
Block 3	
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 4	
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



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SITE DESIGN PRINCIPLES: BLOCK 1 - LABURNUM AVENUE, BEITH



Shared access to allow for rear access to plots.

Existing off street parking to be retained.

existing boundary walls and fences to remain.



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SITE DESIGN PRINCIPLES: BLOCK 2 - LABURNUM AVENUE, BEITH



existing boundary walls and fences to remain.

stepped access required to the rear of each plot.

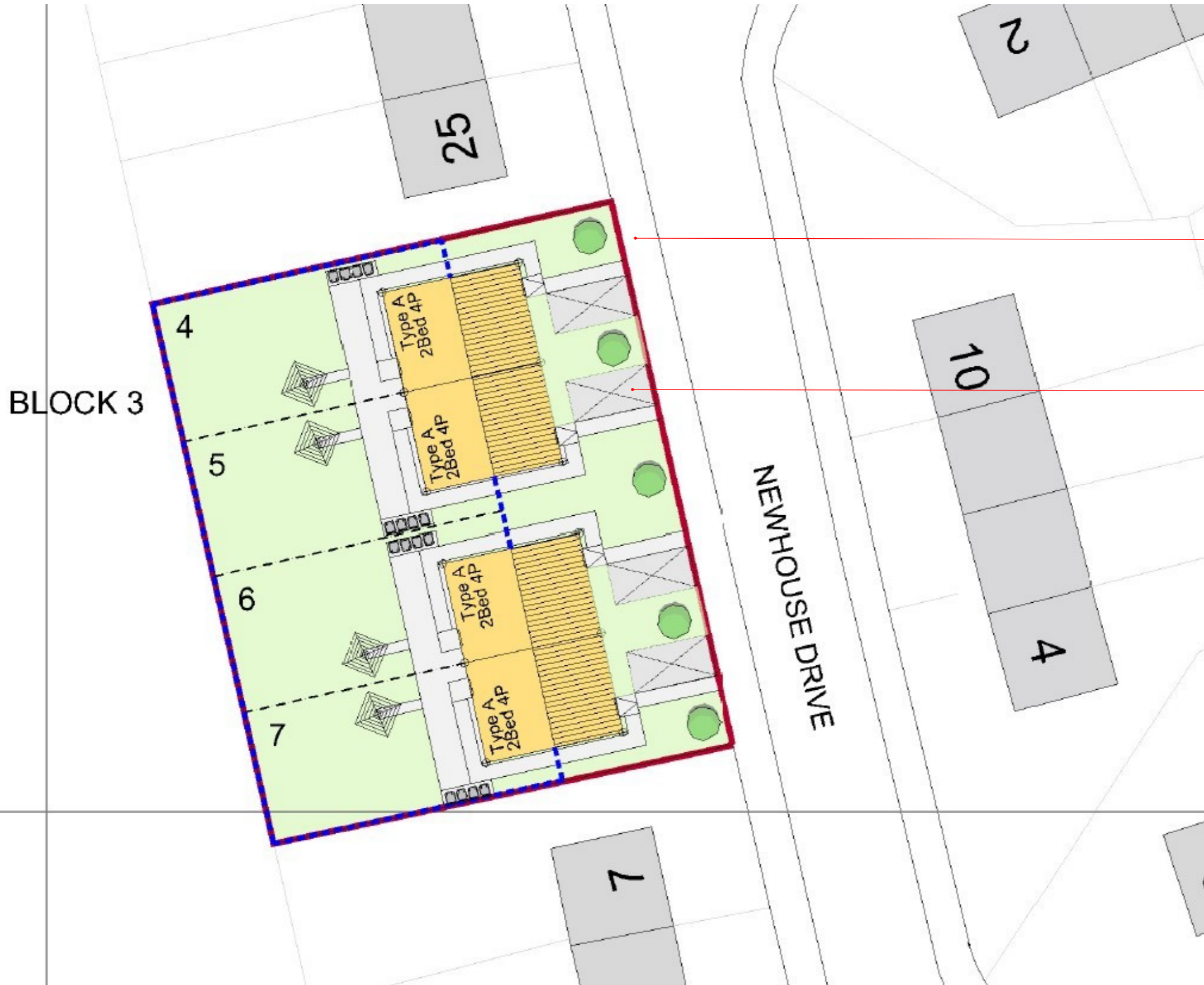
stepped access required to side of both end plots.

in-curtilage parking bays to front of each plot.



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SITE DESIGN PRINCIPLES: BLOCK 3 - NEWHOUSE DRIVE, KILBIRNIE



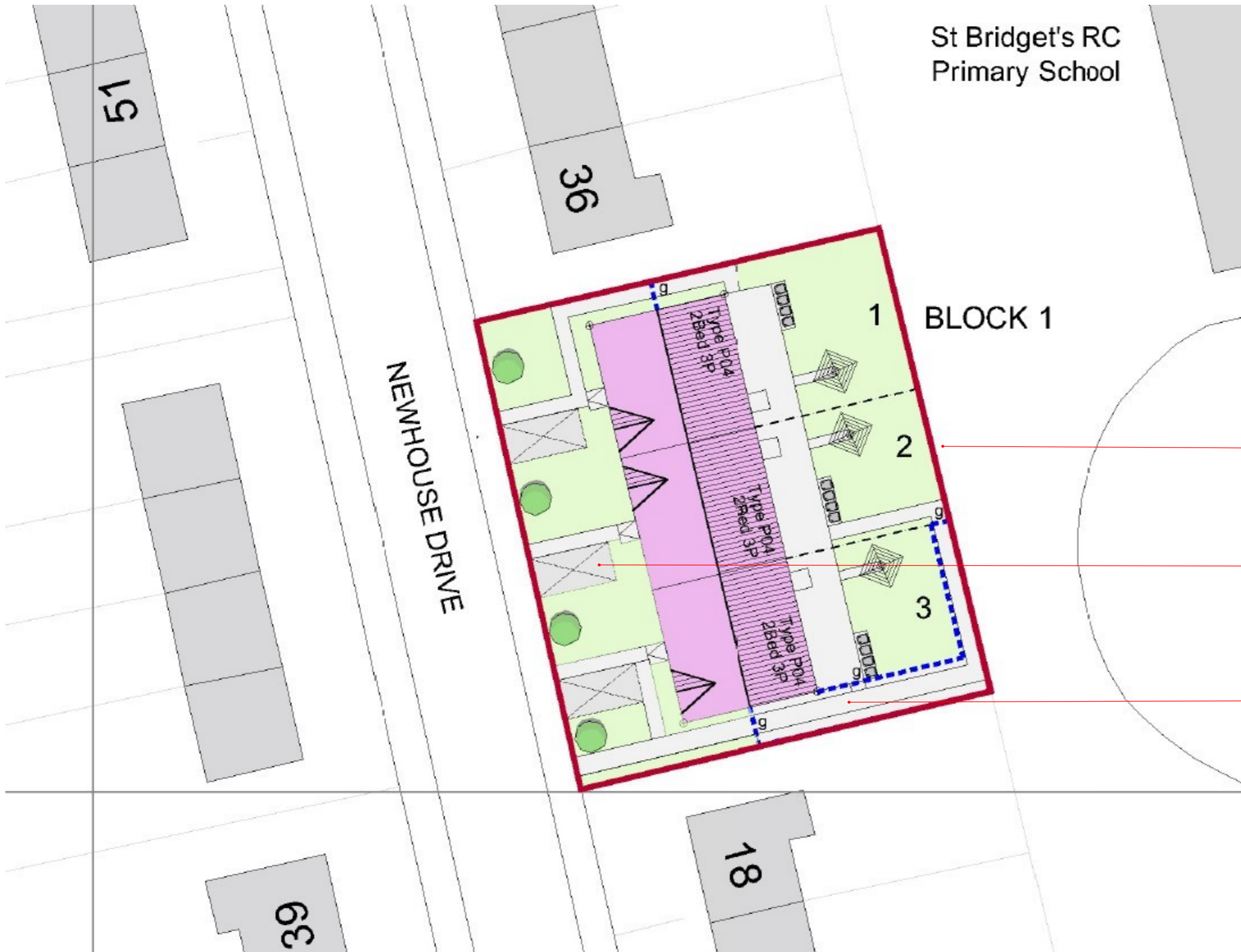
existing boundary walls and fences to remain.

in-curtilage parking bays to front of each plot.



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SITE DESIGN PRINCIPLES: BLOCK 4 - NEWHOUSE DRIVE, KILBIRNIE



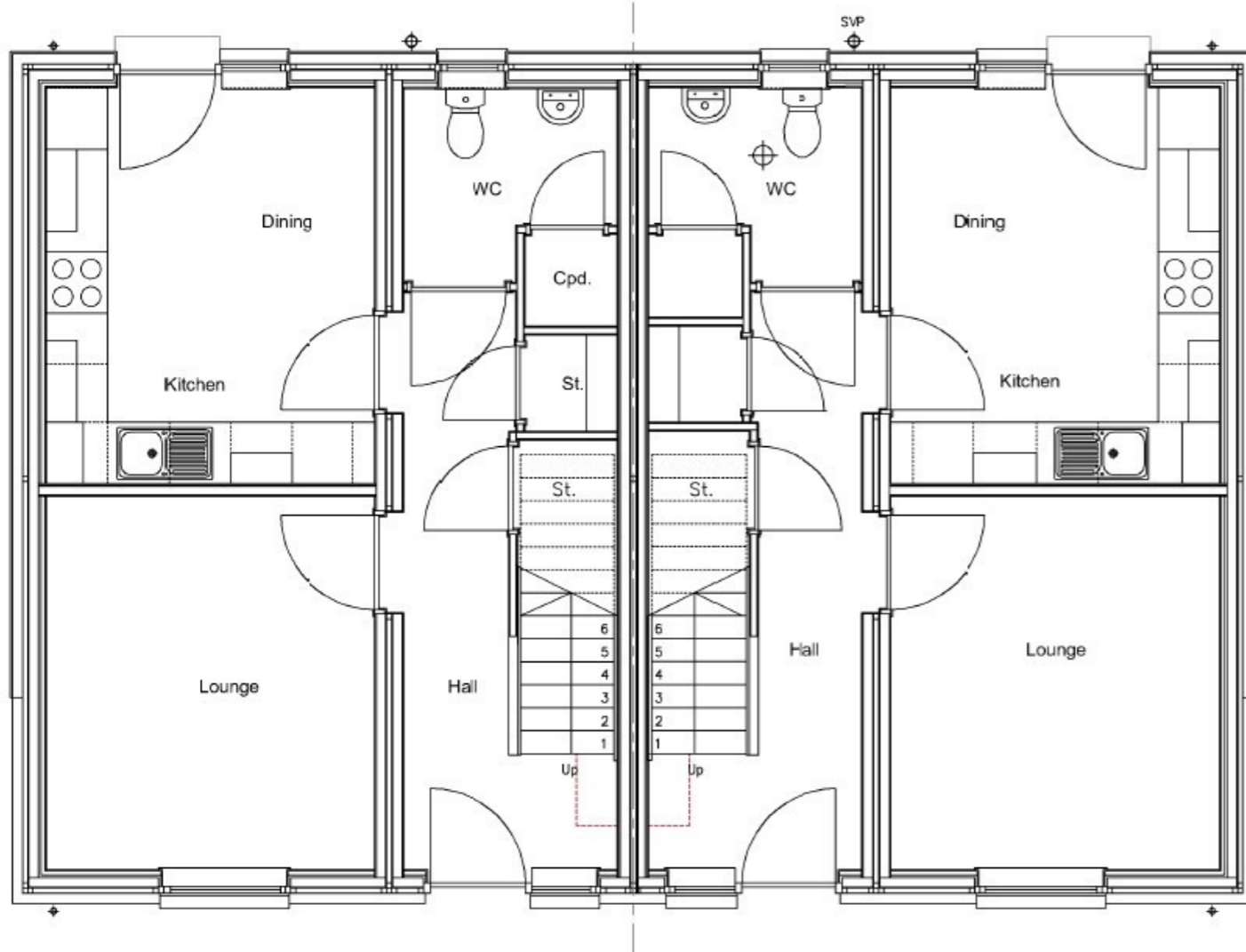
St Bridget's RC Primary School

BLOCK 1

- existing boundary walls and fences to remain.
- in-curtilage parking bays to front of each plot.
- shared access to allow for rear access to plots.

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PROPOSED FLOOR PLANS - HOUSE TYPE A (GENERAL NEEDS)

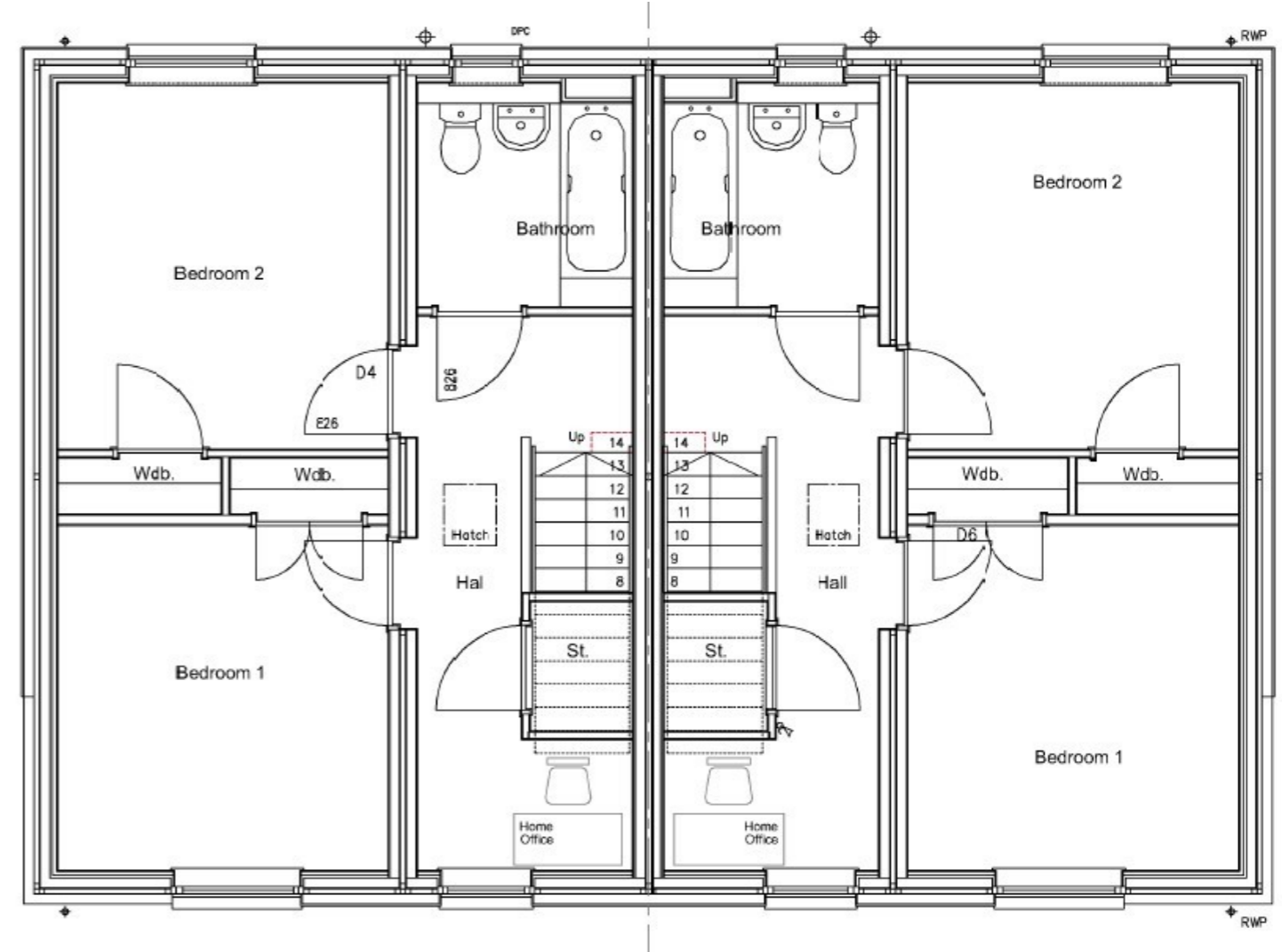


HOUSE TYPE A

GROUND FLOOR PLAN

2 BED / 4 PERSON

GENERAL NEEDS



HOUSE TYPE A

FIRST FLOOR PLAN

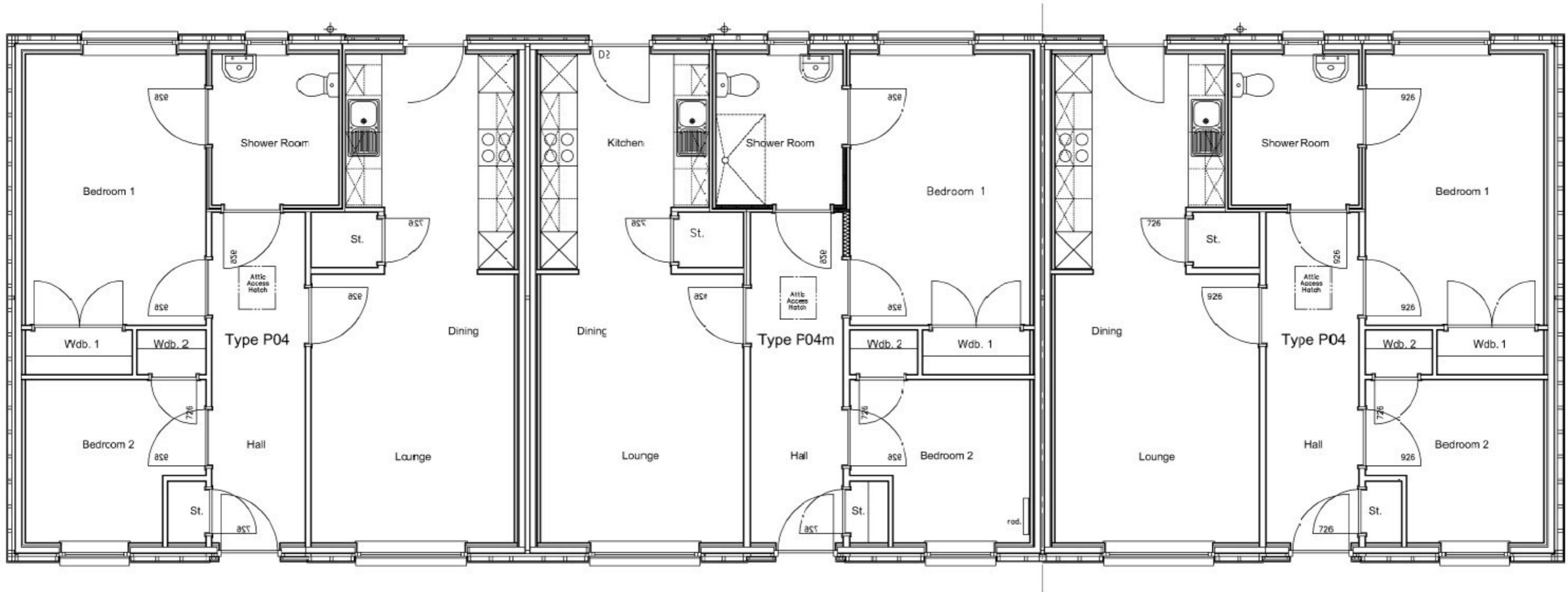
2 BED / 4 PERSON

GENERAL NEEDS



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PROPOSED FLOOR PLANS - HOUSE TYPE P (AMENITY BUNGALOW)



HOUSE TYPE P

GROUND FLOOR PLAN

2 BED / 3 PERSON

AMENITY BUNGALOW

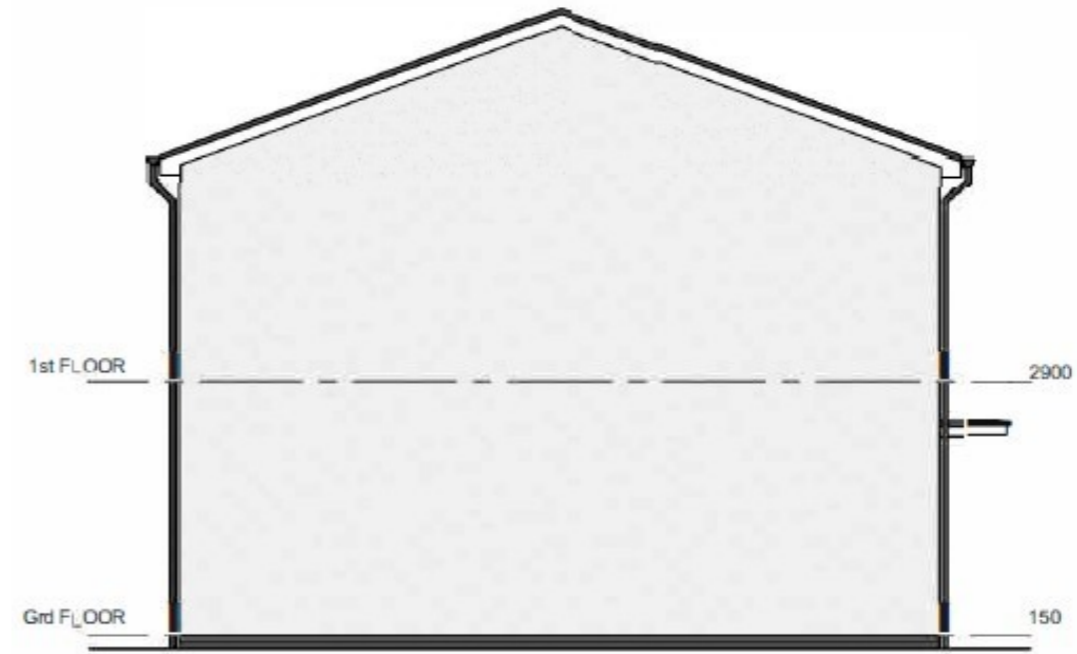


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PROPOSED ELEVATIONS - HOUSE TYPE A (GENERAL NEEDS)



Front Elevation.



Side Elevation.



Rear Elevation.



Side Elevation.



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PROPOSED ELEVATIONS - HOUSE TYPE P (AMENITY BUNGALOW)



Front Elevation.



Rear Elevation.



Side Elevation.



Side Elevation.



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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 will be required to prepare a Traffic Management Plan which will be approved by the Council. This will outline 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 sites; all properties have in-curtilage parking where feasible.

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 8 December 2023** to:

developmentandstrategy@north-ayrshire.gov.uk or call 01294 324031

You can also post any feedback to:

Freepost RTJS-BGUH-XLCB

North Ayrshire Council, Affordable Housing Team

3rd Floor Cunninghame House, Irvine

KA12 8EE

