

INTRODUCTION

North Ayrshire Council is planning to redevelop the former Kings Arms Hotel. The new development will provide six amenity flats. The one and two bedroom accessible homes will be located in the heart of Irvine Town Centre.

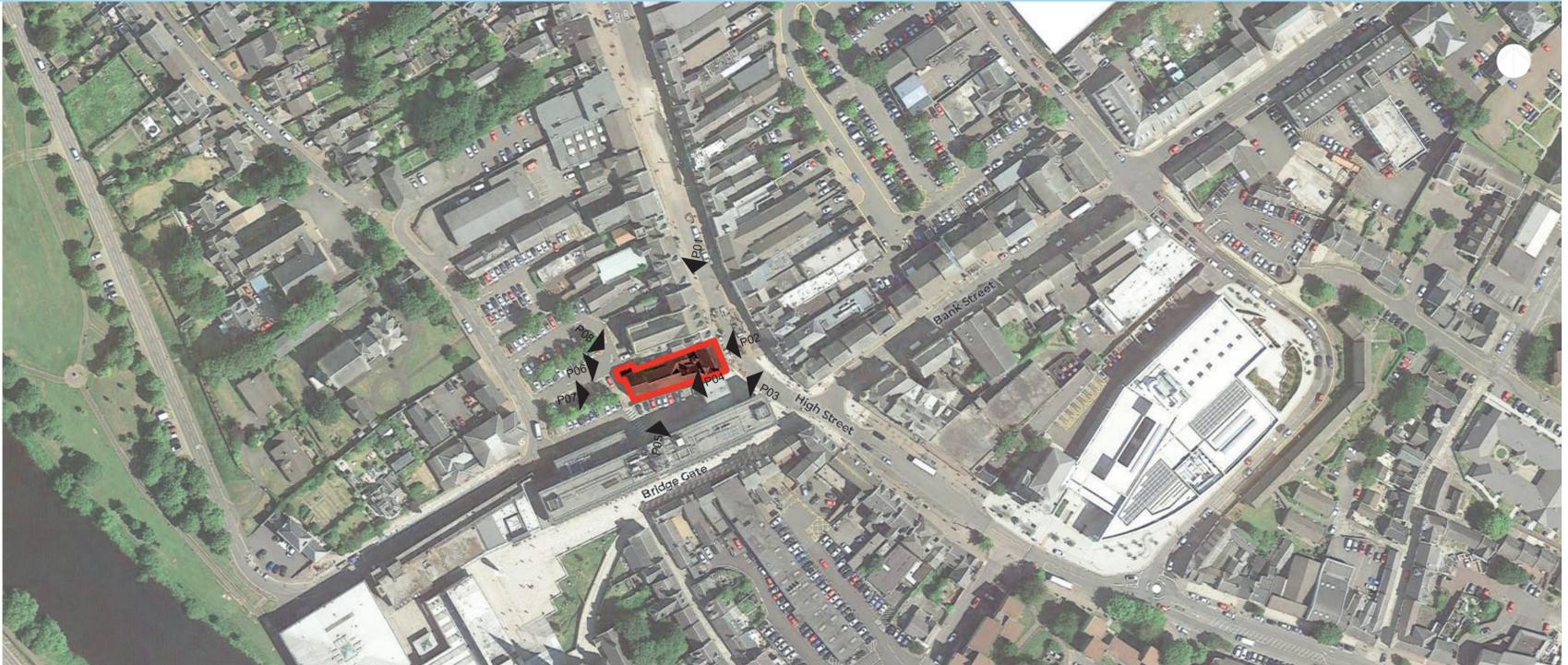
The building is Category 'C' listed and sits within the Town Centre Conservation Area.

CONSULTATION

Further to the final plans event held in winter 2022, the Council is holding a further event to allow local people and interested parties to Meet the Builder, McLaughlin Construction.

PLANNING APPLICATION

The Council obtained planning consent for the site on 23 February 2022.



AERIAL VIEW OF SURROUNDING AREA

SITE PHOTOS



P 01 P 02



P 03



P 04 P 05



P 06 P 07

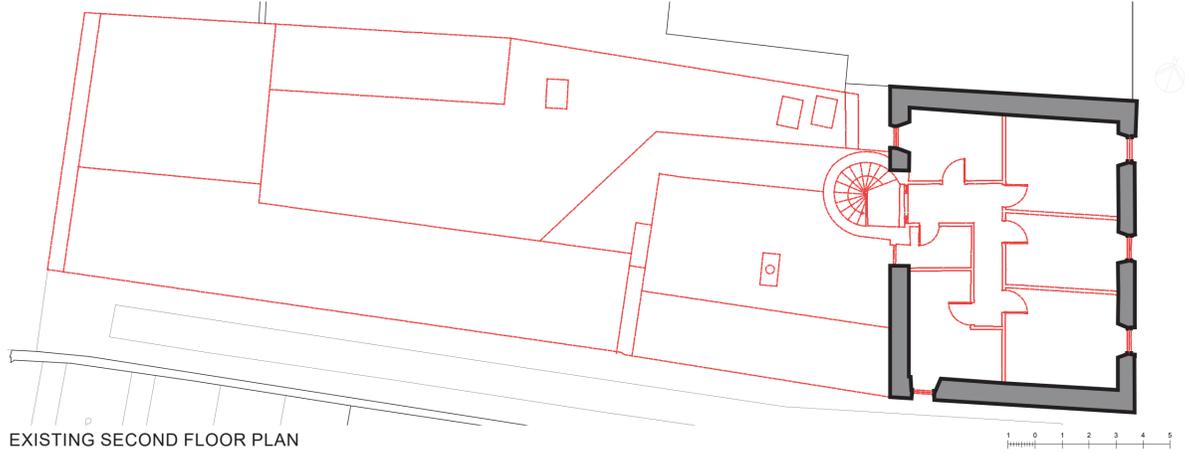


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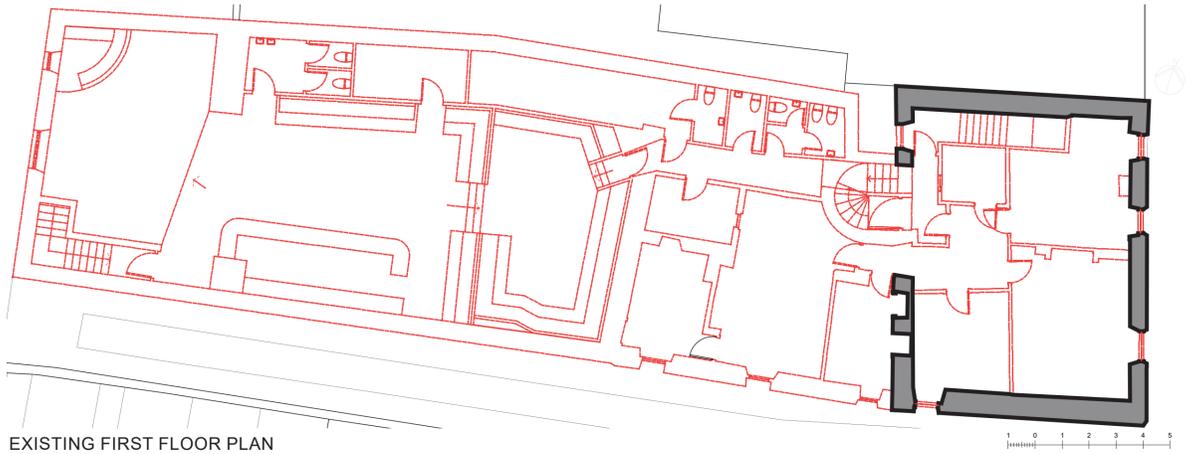
EXISTING PLANS



EXISTING ROOF PLAN



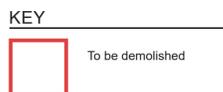
EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

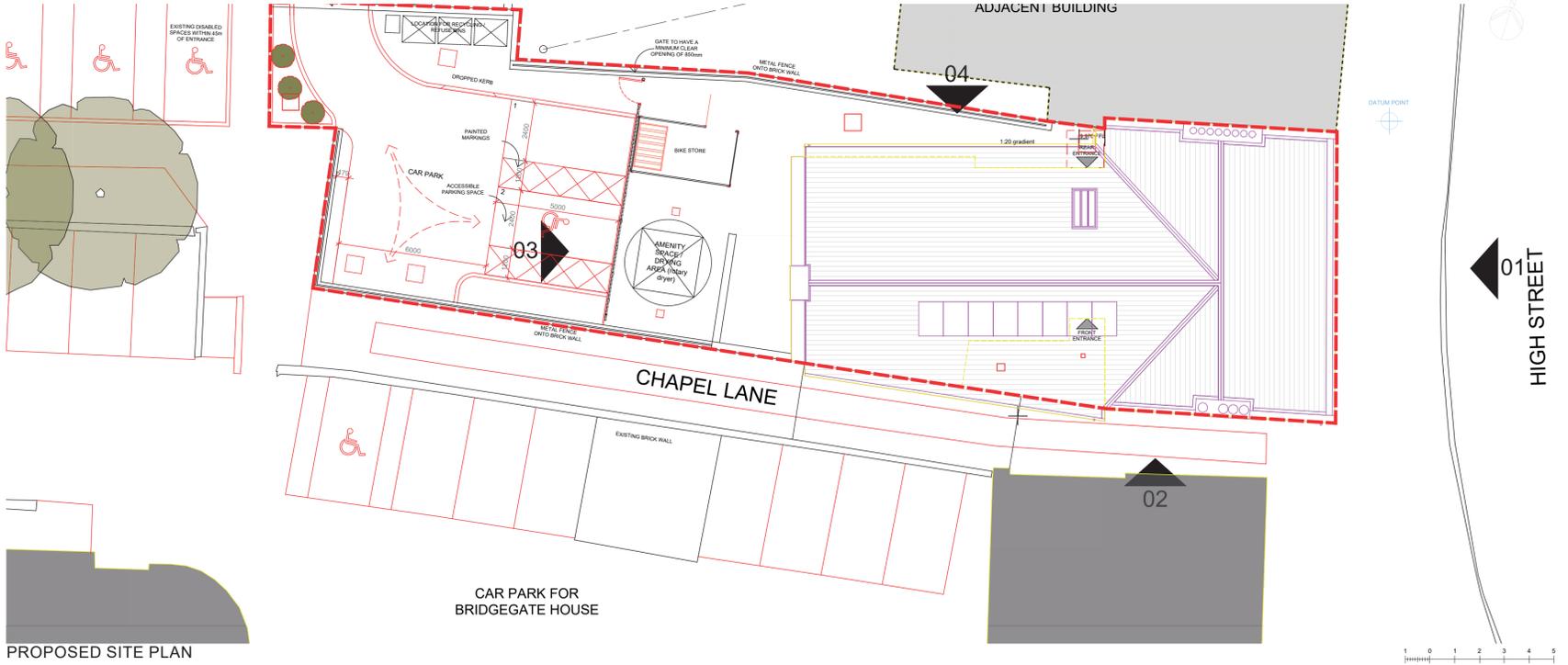


DESIGN PROPOSAL

The original three storey block will be retained and significantly renovated to form three two bedroom flats. The rear extension has been demolished and three new one bedroom homes will be created in their place. The new extension is linked to the main block by a circulation space including a stair and 8 person lift. The new block will feature rendered masonry, similar in character to the original building to visually link the site.

The entrance will be set back from the lane, to create space for a ramp. The kitchen windows will overlook the entrance to allow passive surveillance. Glazing above the main entrance door will introduce light into the circulation space.

The demolition of the existing extensions provide space for car parking, amenity space, bike and refuse storage.



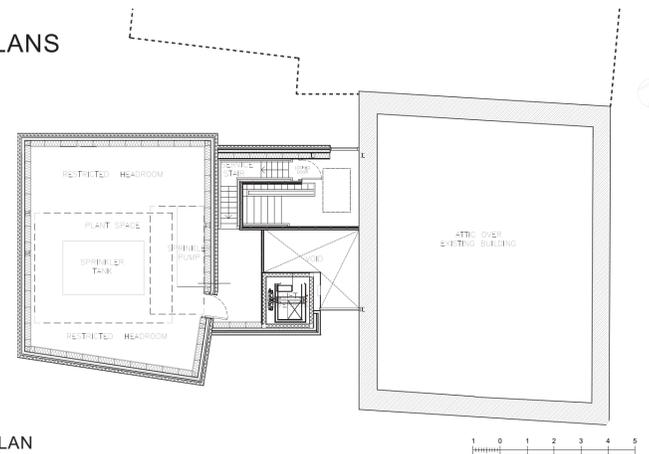
PROPOSED ELEVATIONS



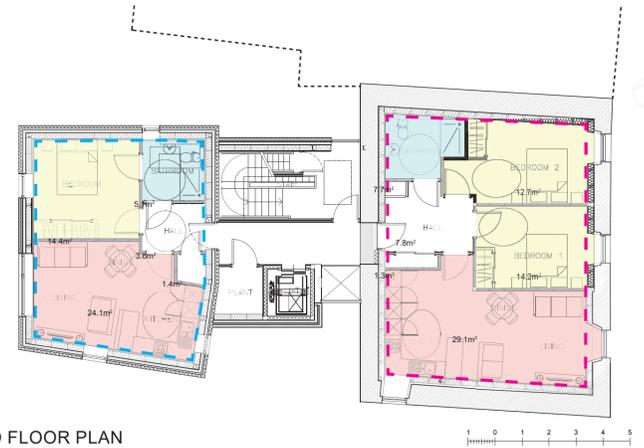
ELEVATION KEY

- 1 Natural Slate Roof to match Existing Building
- 2 Rendered Wall
- 3 Dark Blue Facing Brick
- 4 Existing Walls re-rendered
- 5 New Sliding Sash Windows
- 6 New GF Windows fitted with obscured glass on the lane
- 7 Bespoke powder-coated steel fence and gate

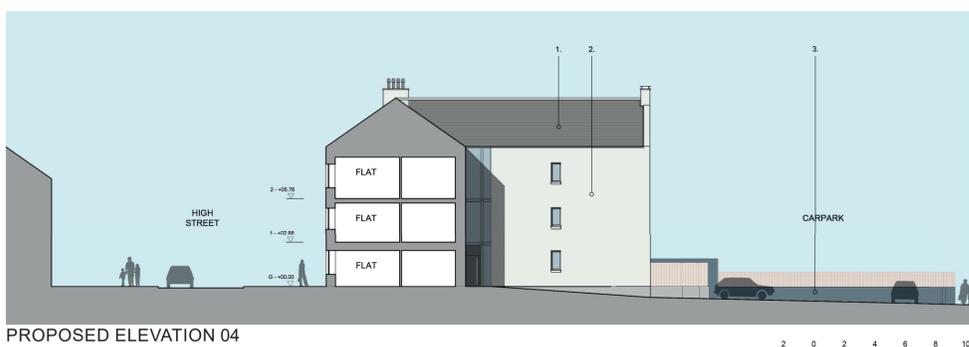
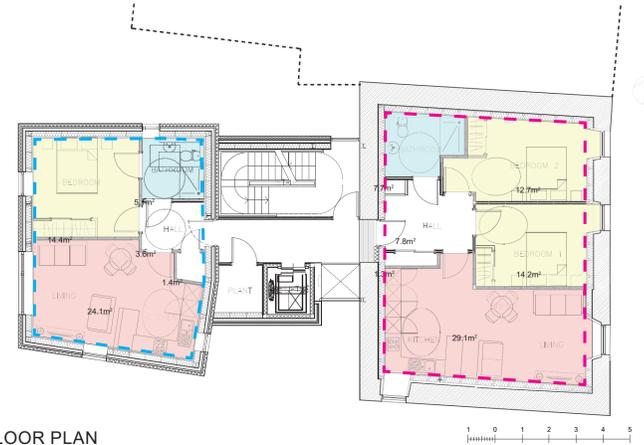
PROPOSED PLANS



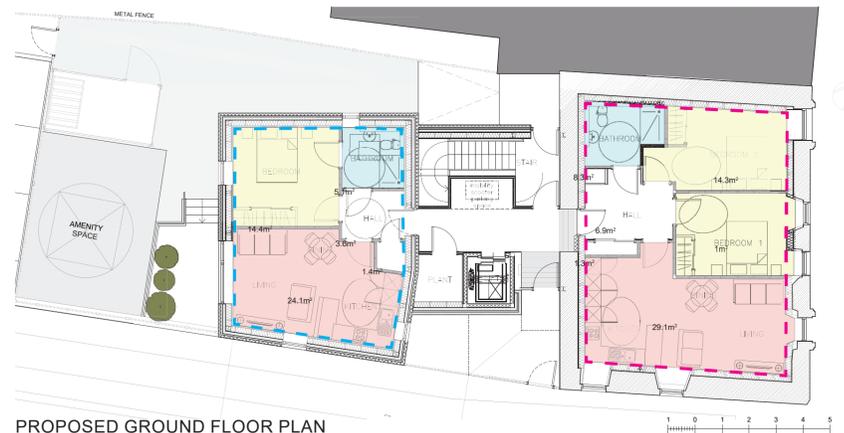
PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



FLAT TYPE KEY

- Type A - 1 bedroom flat
GIFA : 48.8 m²
- Type B - 2 bedroom flat
GIFA : 72.1 m²

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 Meet the Builder for the former Kings Arms Hotel, Irvine.

2. When will the construction works start? Works are expected to start in May 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.

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 is preparing 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 Chapel Lane be closed during the construction works?

Yes, Chapel Lane will be closed during construction works in order to have the works safely undertaken. Further details of this closure, including the regulation order can be obtained at the event or by visiting: <https://www.north-ayrshire.gov.uk/roads-and-travel/roadworks.aspx>

6. 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.

7. What parking provision has been made for the site? There are two parking spaces for the development (one of these will be a disabled bay). These are not allocated to individual flats and will be for the use of the new residents.

8. 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 10 May 2024 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

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