

MEET THE BUILDER EVENT

May 2024

Introduction

North Ayrshire Council is holding an event to allow local people to 'Meet The Builder' for the former Garnock Academy, Kilbirnie site.

Ashleigh (Scotland) Limited have been appointed as the main contractor for the project. The 50 unit development will provide a mix of general needs houses, amenity bungalows, and homes suitable for wheelchair users.

The event will take place on:

Date: Tuesday 28 May 2024

Time: Drop in anytime between 4pm and 6pm

Venue: Bridgend Community Centre, 17 Bridgend, Kilbirnie, KA25 7DJ

To book your place at the event, please email developmentandstrategy@north-ayrshire.gov.uk or telephone 01294 324031.

The purpose of this event is to allow interested people to:

- Discuss any concerns about the building works with the contractor; and
- Obtain information regarding site access arrangements and traffic management proposals.



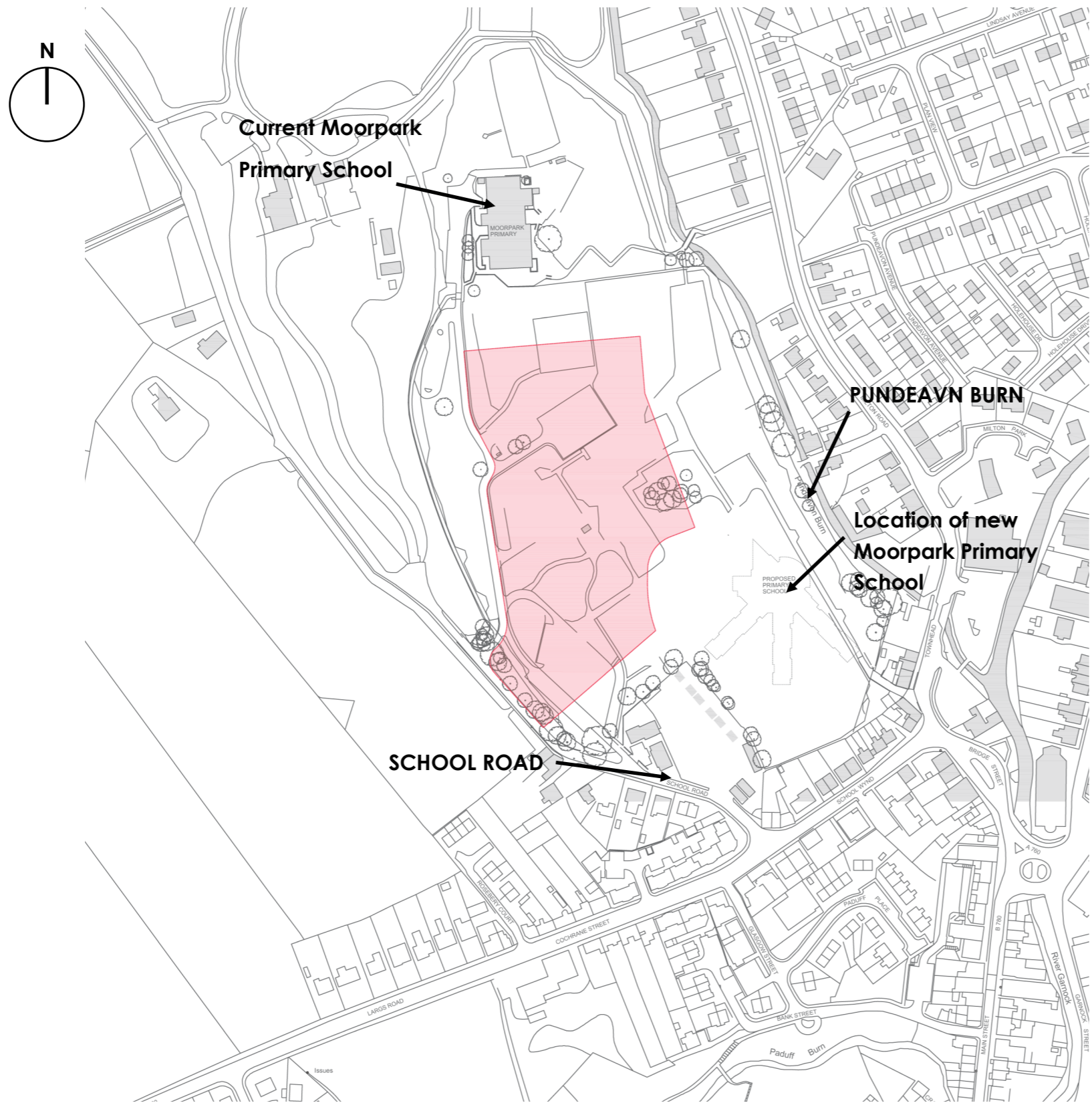
Images of site



Aerial view of site



EXISTING SITE PLAN



SITE AREA 2.5ha

SITE BOUNDARY 



PROPOSED SITE PLAN



SITE BOUNDARY - - - - -

SITE AREA	25,376m ²	2.5 ha
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Proposed House Type Mix			Qty.
A	General Needs	2B/4P	8
B	General Needs	2B/4P	13
E	General Needs	3B/5P	7
P	Amenity Bungalow	2B/3P	13
Q	Wheelchair Liveable	2B/3P	2
R	Ground Floor Living	3B/6P	3
T	Ground Floor Living	5B/9P	2
V	Ground Floor Living	4B/7P	1
W	Ground Floor Living	6B/9P	1
TOTAL			50



SITE LAYOUT DESIGN PRINCIPLES



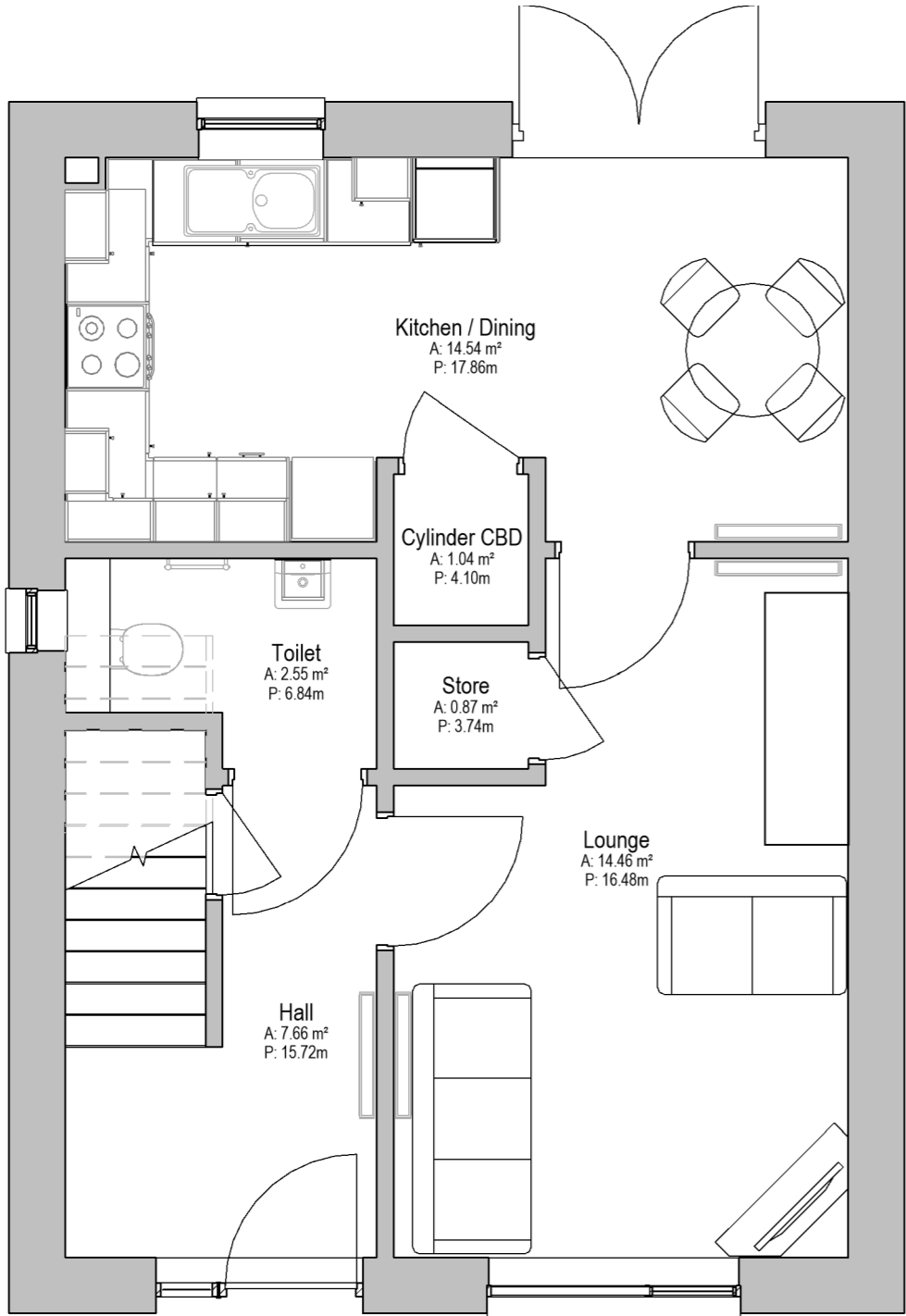
SITE BOUNDARY

House Type			Qty.
A01/A02	General Needs	2B/4P	8 no.
B01/B02	General Needs	2B/4P	13 no.
E01/E02	General Needs	3B/5P	7 no.
P01/P02	Amenity Bungalow	2B/3P	13 no.
Q03	Wheelchair Liveable	2B/3P	2 no.
R02	Ground Floor Living	3B/6P	3 no.
V01	Ground Floor Living	4B/7P	1 no.
T01	Ground Floor Living	5B/9P	2 no.
W01	Ground Floor Living	6B/9P	1 no.
TOTAL			50 no.
SITE AREA		25,376m²	2.5 ha

PARKING PROVISION		Qty.
	Residents Parking	63
	Visitors Parking	15
TOTAL		78



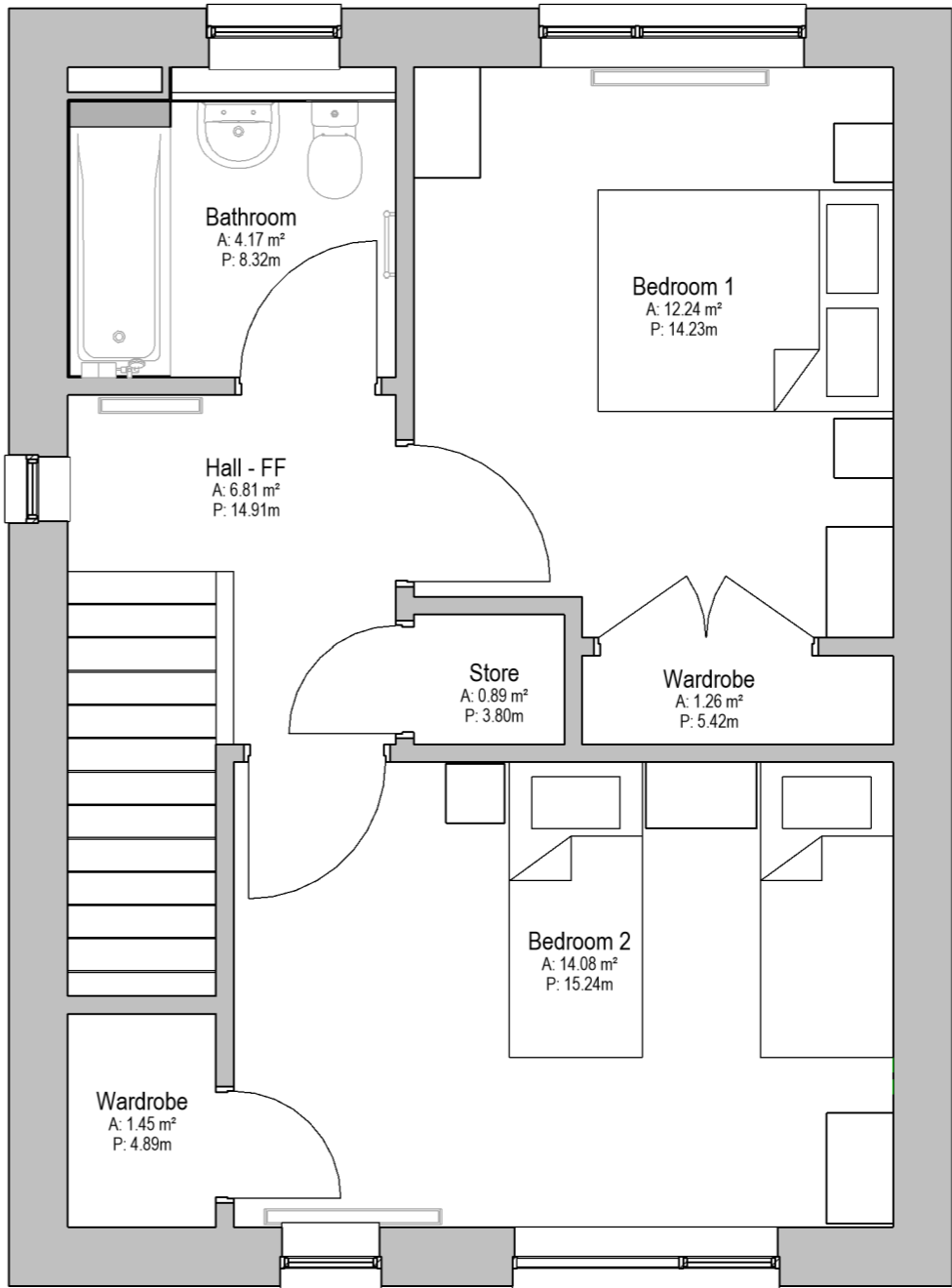
PROPOSED FLOOR PLANS — HOUSE TYPE A



GROUND FLOOR — HOUSE TYPE A

2 BED / 4 PERSON

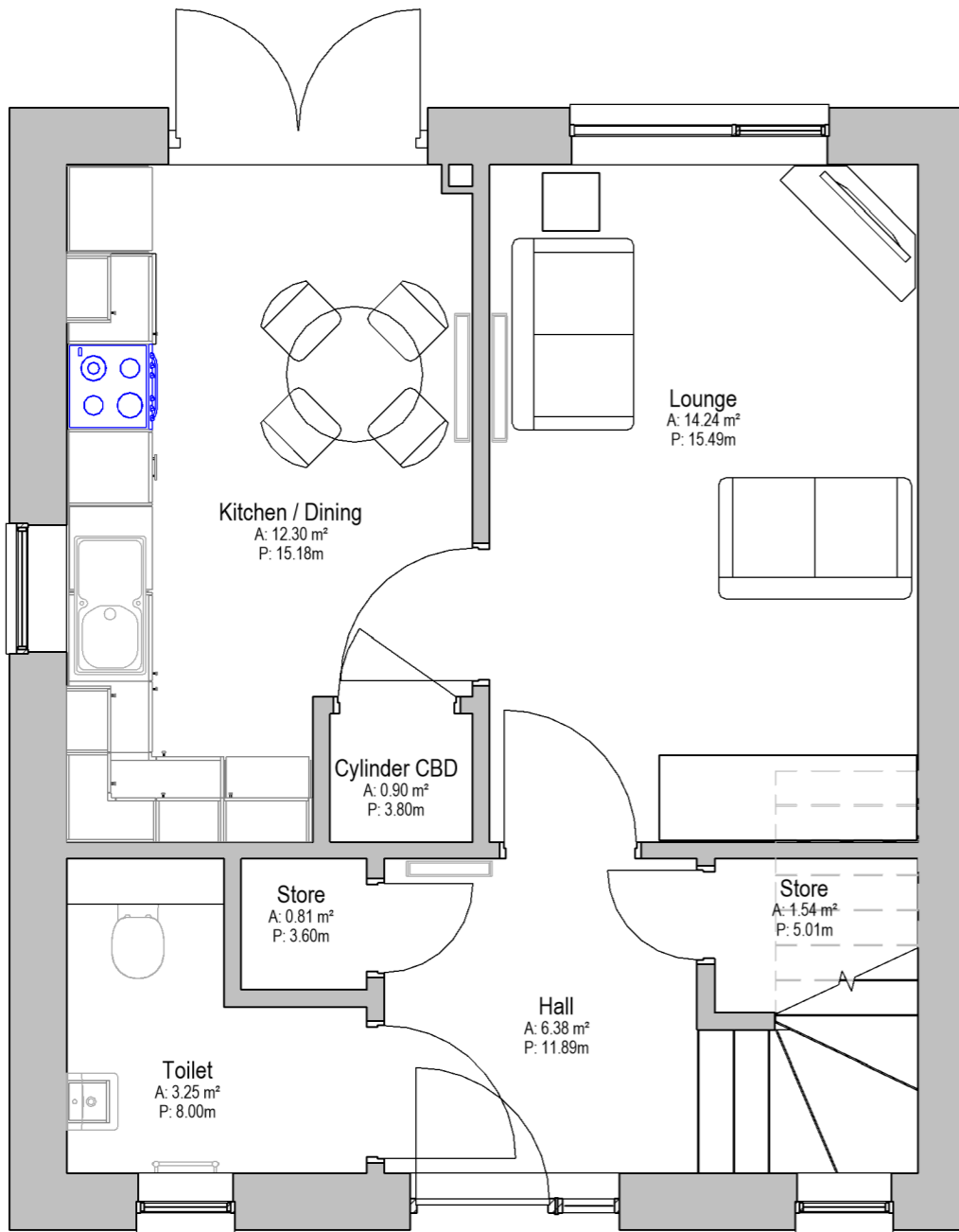
GENERAL NEEDS



FIRST FLOOR — HOUSE TYPE A



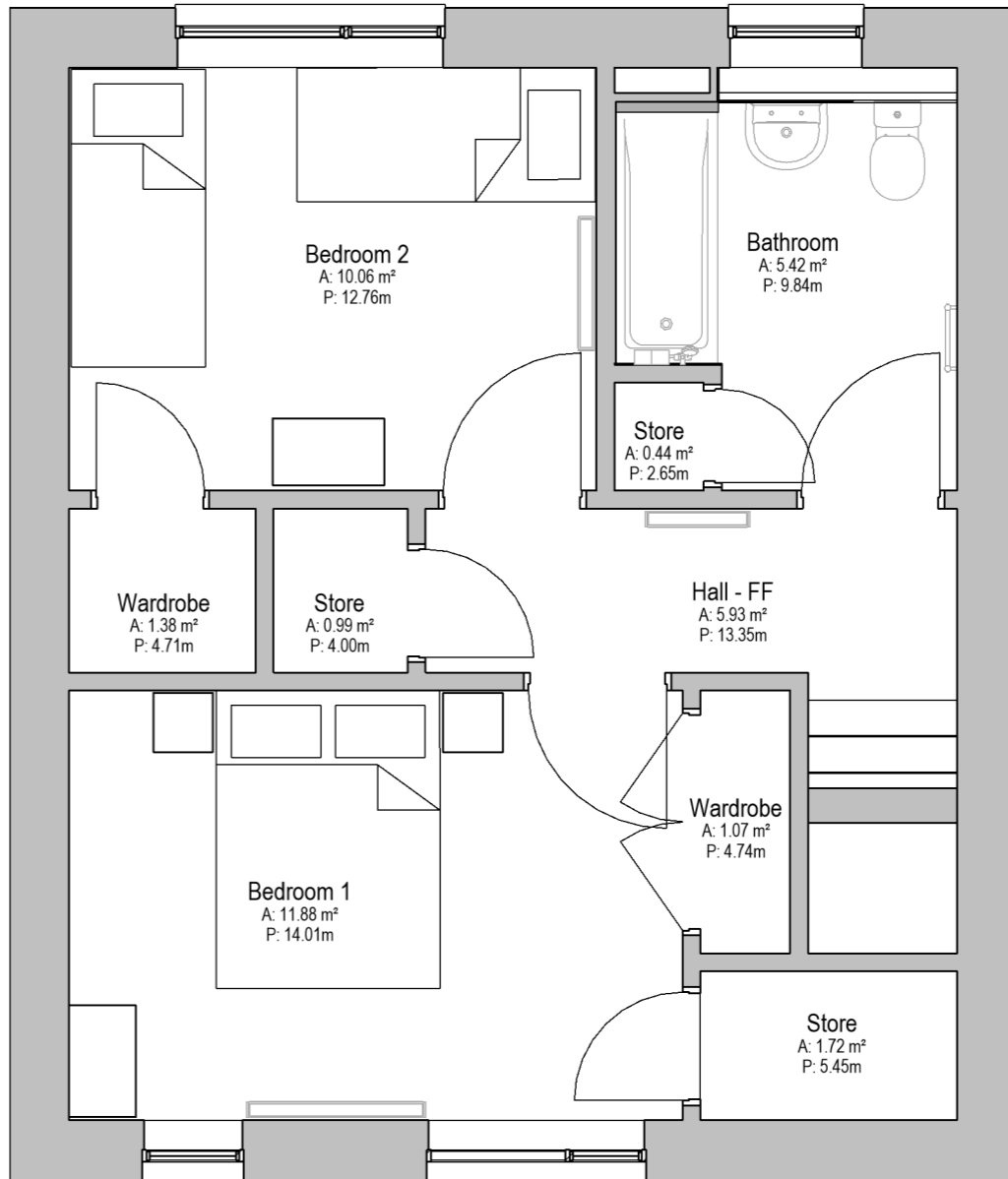
PROPOSED FLOOR PLANS — HOUSE TYPE B



GROUND FLOOR — HOUSE TYPE B

2 BED / 4 PERSON

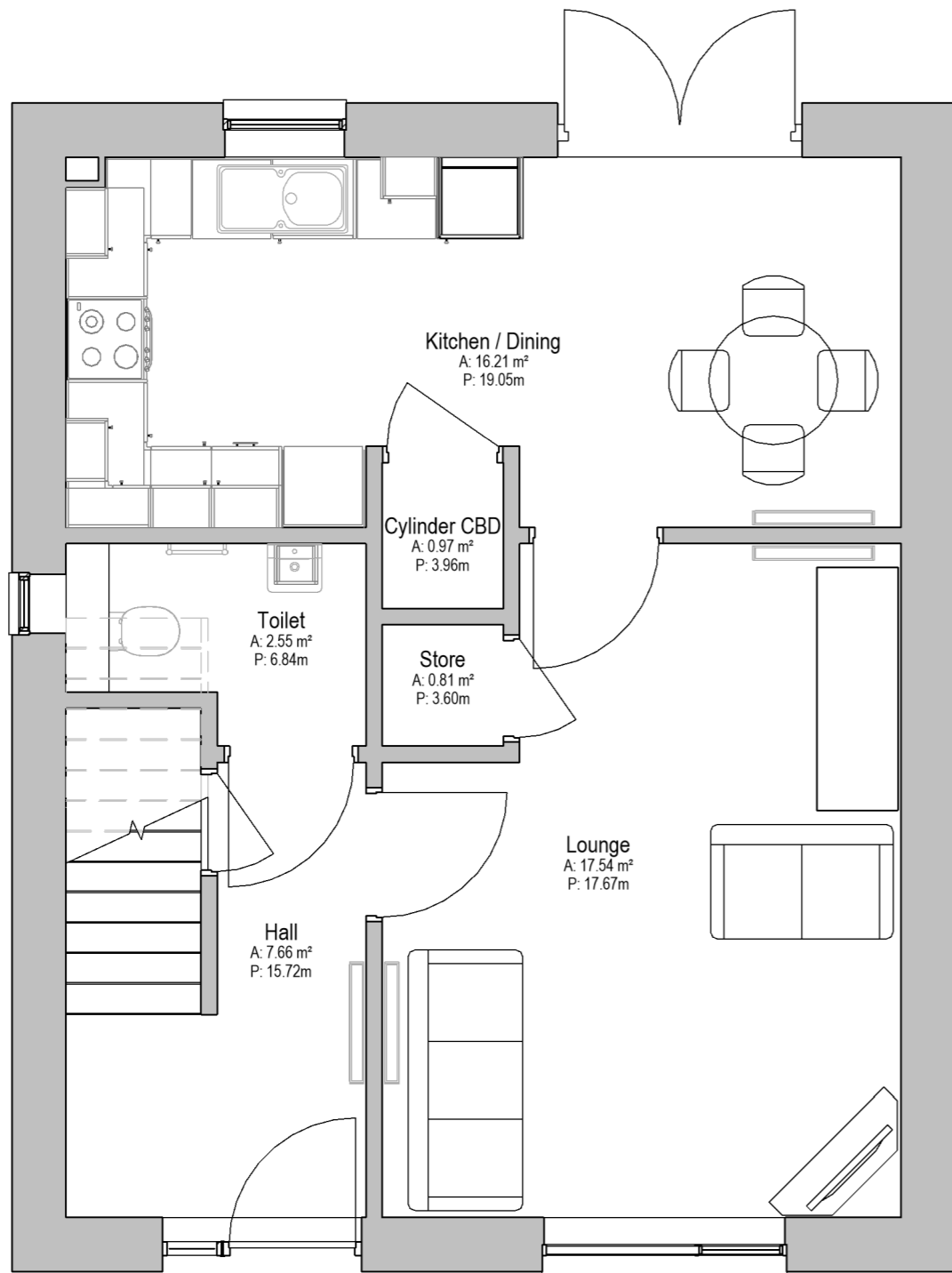
GENERAL NEEDS



FIRST FLOOR — HOUSE TYPE B



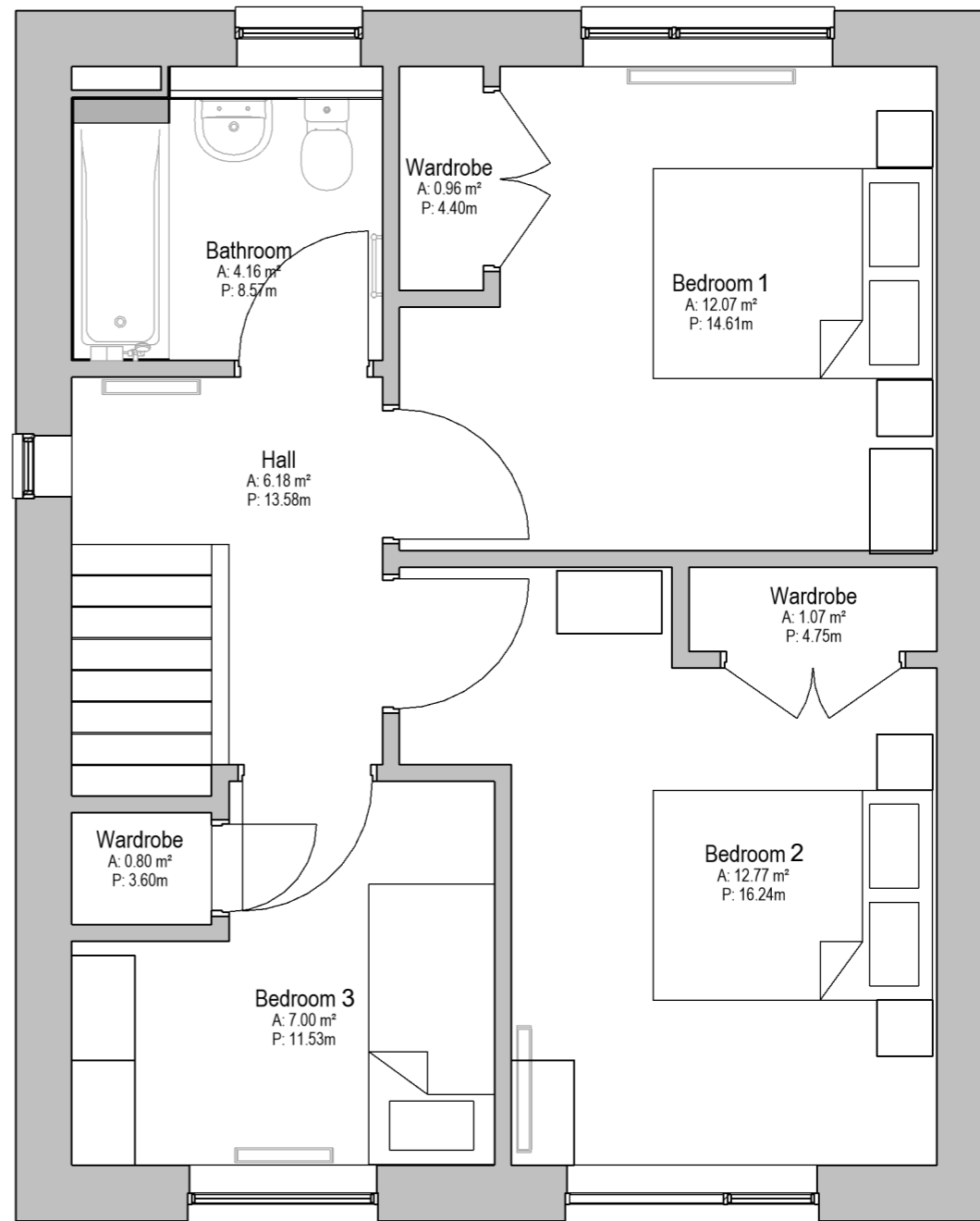
PROPOSED FLOOR PLANS — HOUSE TYPE E



GROUND FLOOR — HOUSE TYPE E

3 BED / 5 PERSON

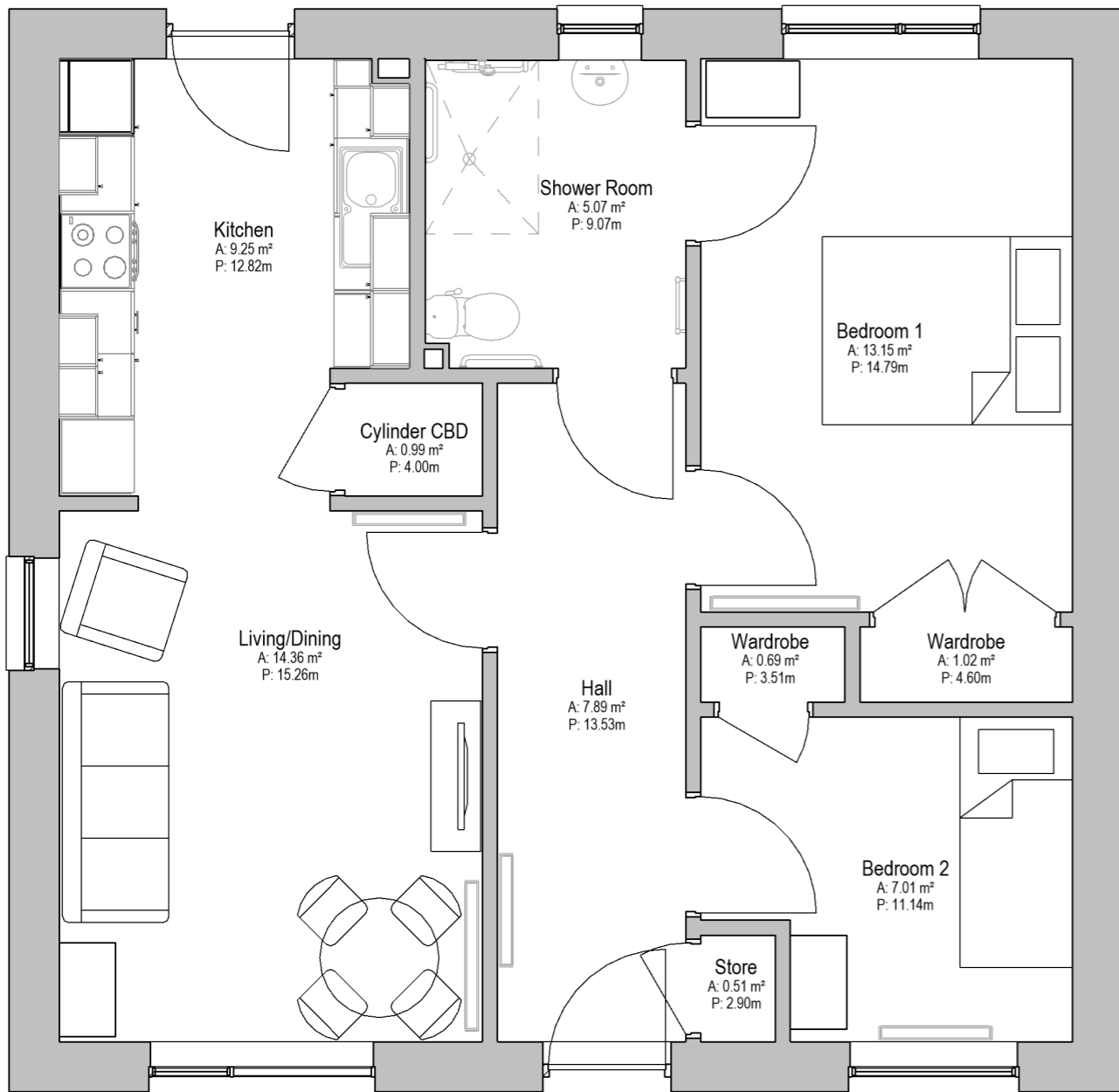
GENERAL NEEDS



FIRST FLOOR — HOUSE TYPE E



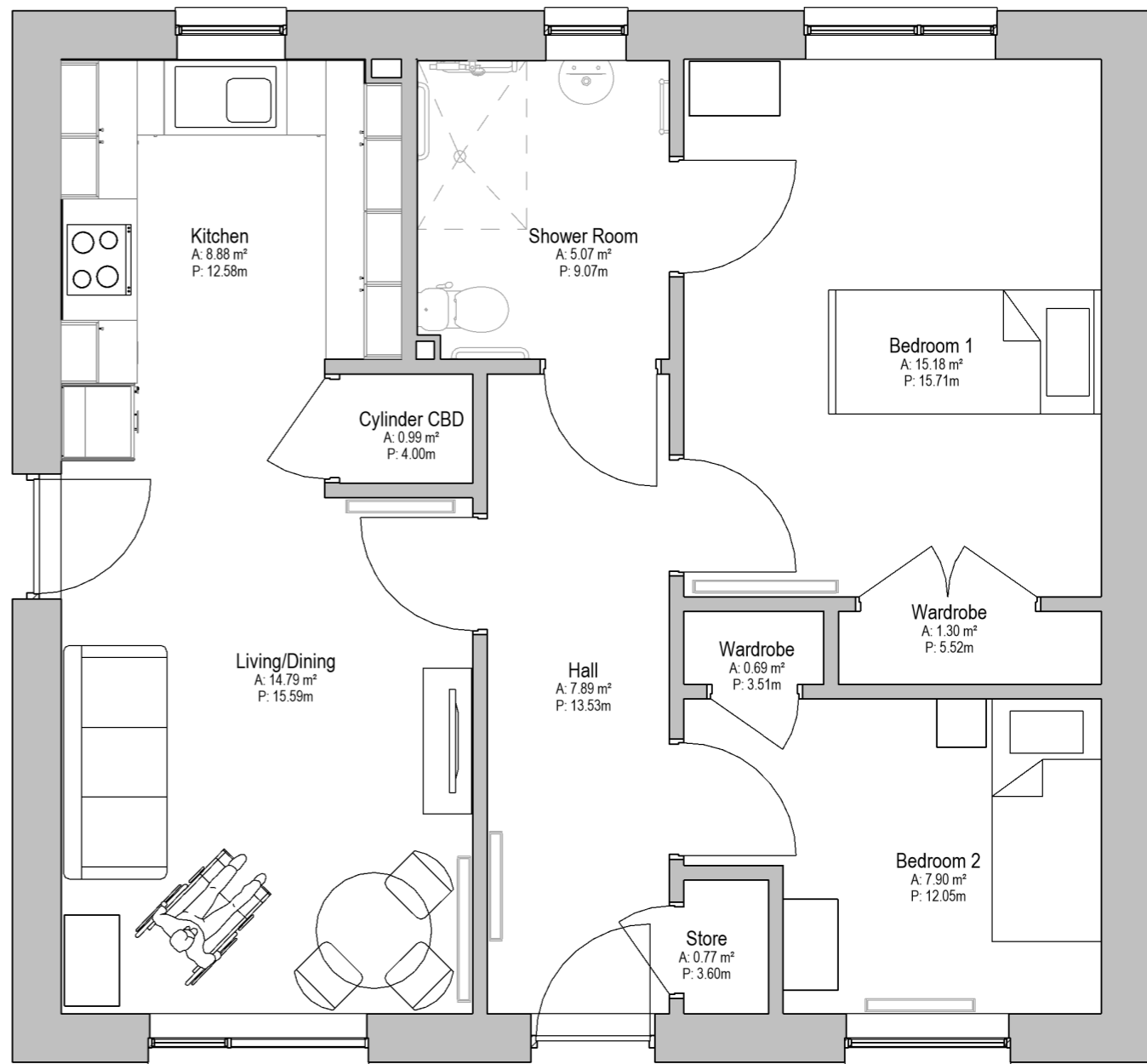
PROPOSED FLOOR PLANS — HOUSE TYPE P & Q



HOUSE TYPE P

2 BED / 3 PERSON

AMENITY BUNGALOW



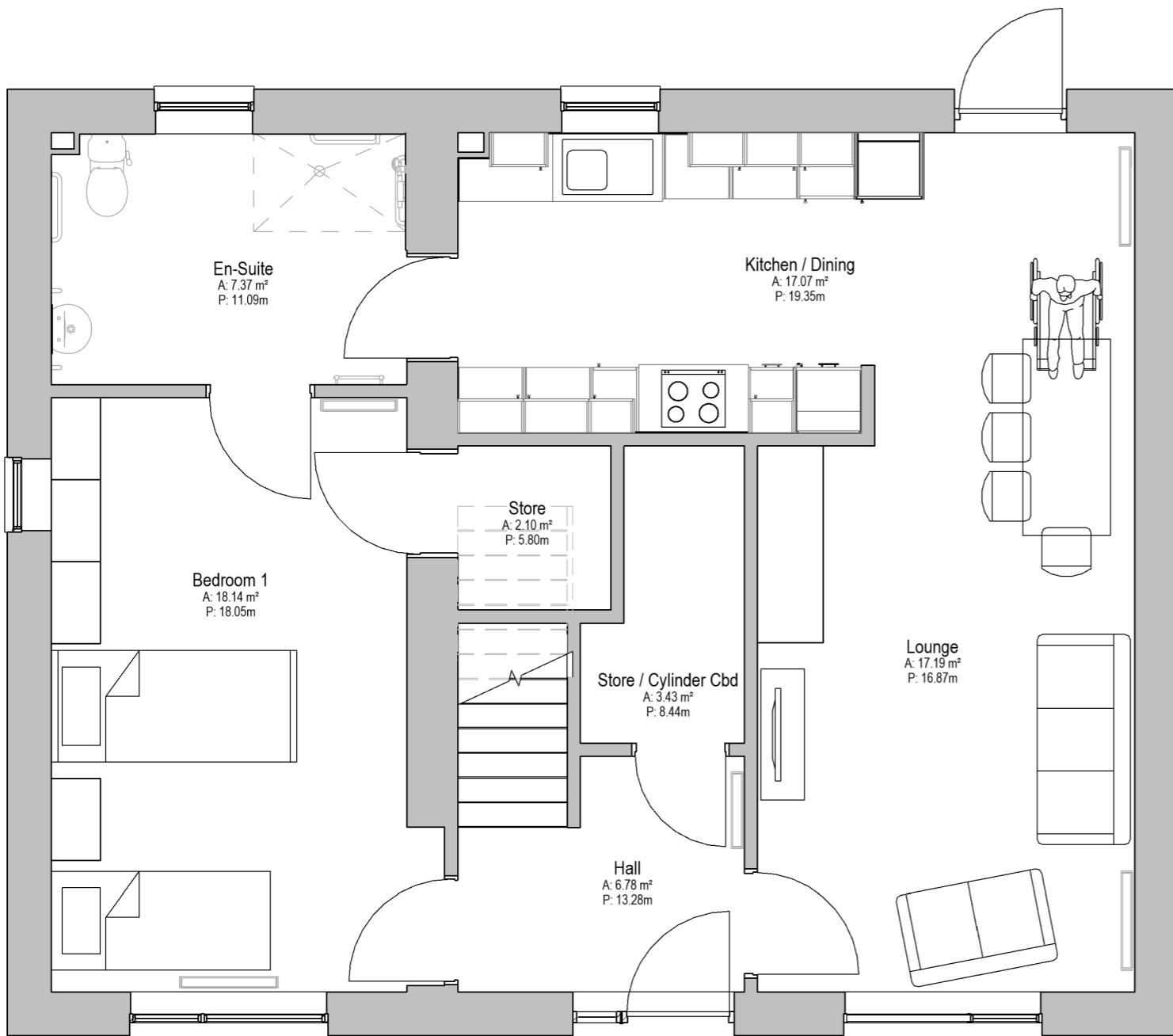
HOUSE TYPE Q

2 BED / 3 PERSON

WHEELCHAIR BUNGALOW



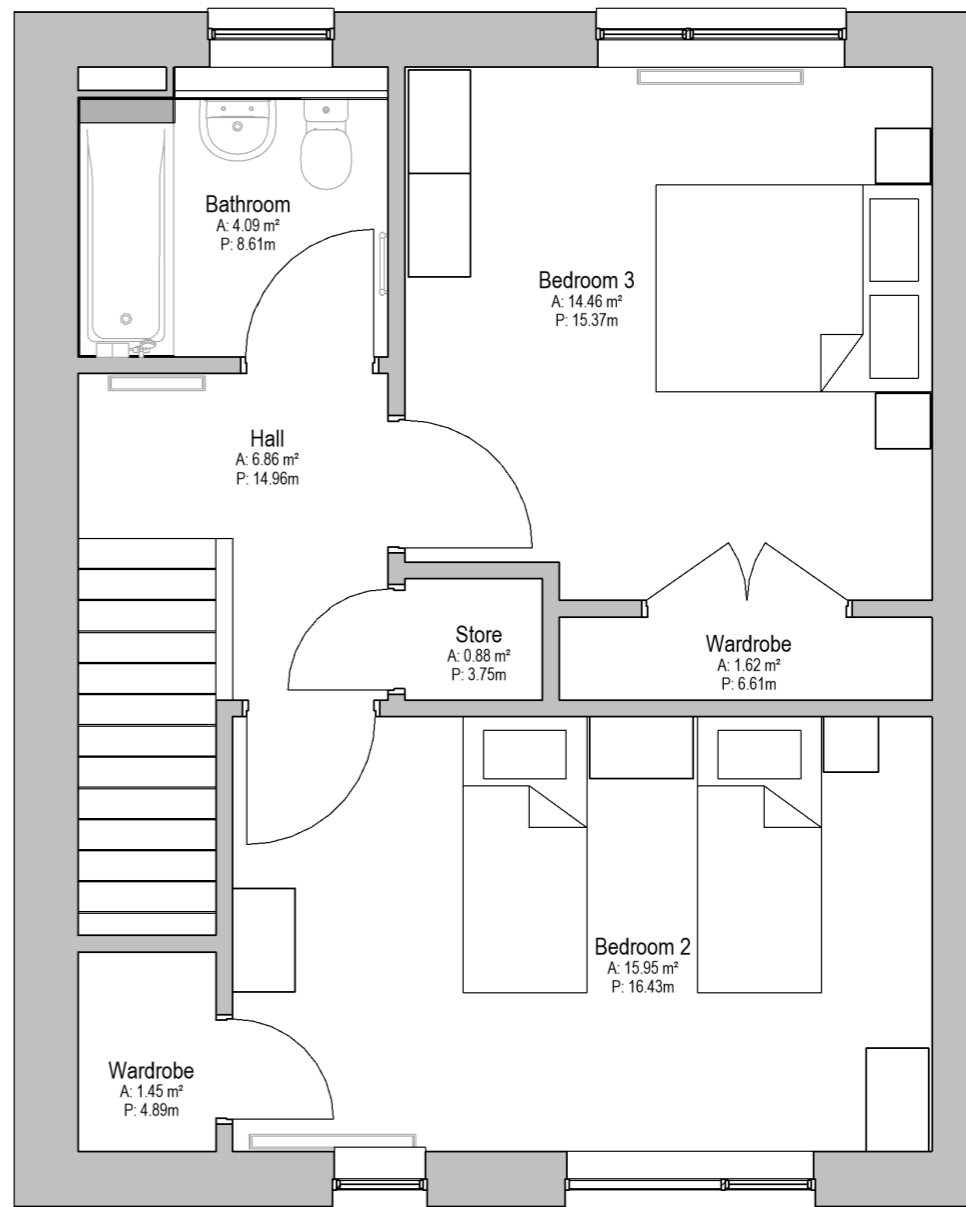
PROPOSED FLOOR PLANS — HOUSE TYPE R



GROUND FLOOR—HOUSE TYPE R

3 BED / 6 PERSON

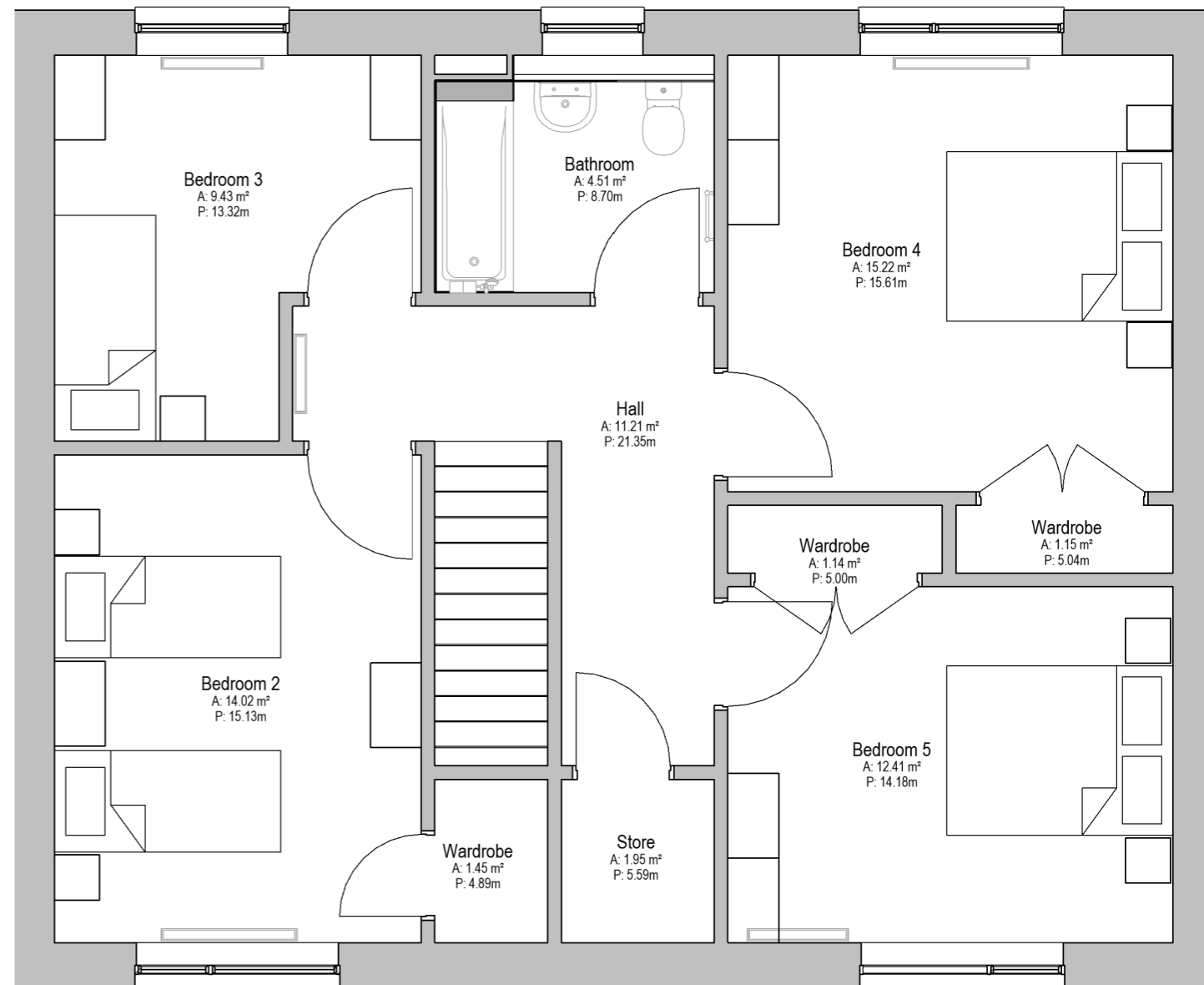
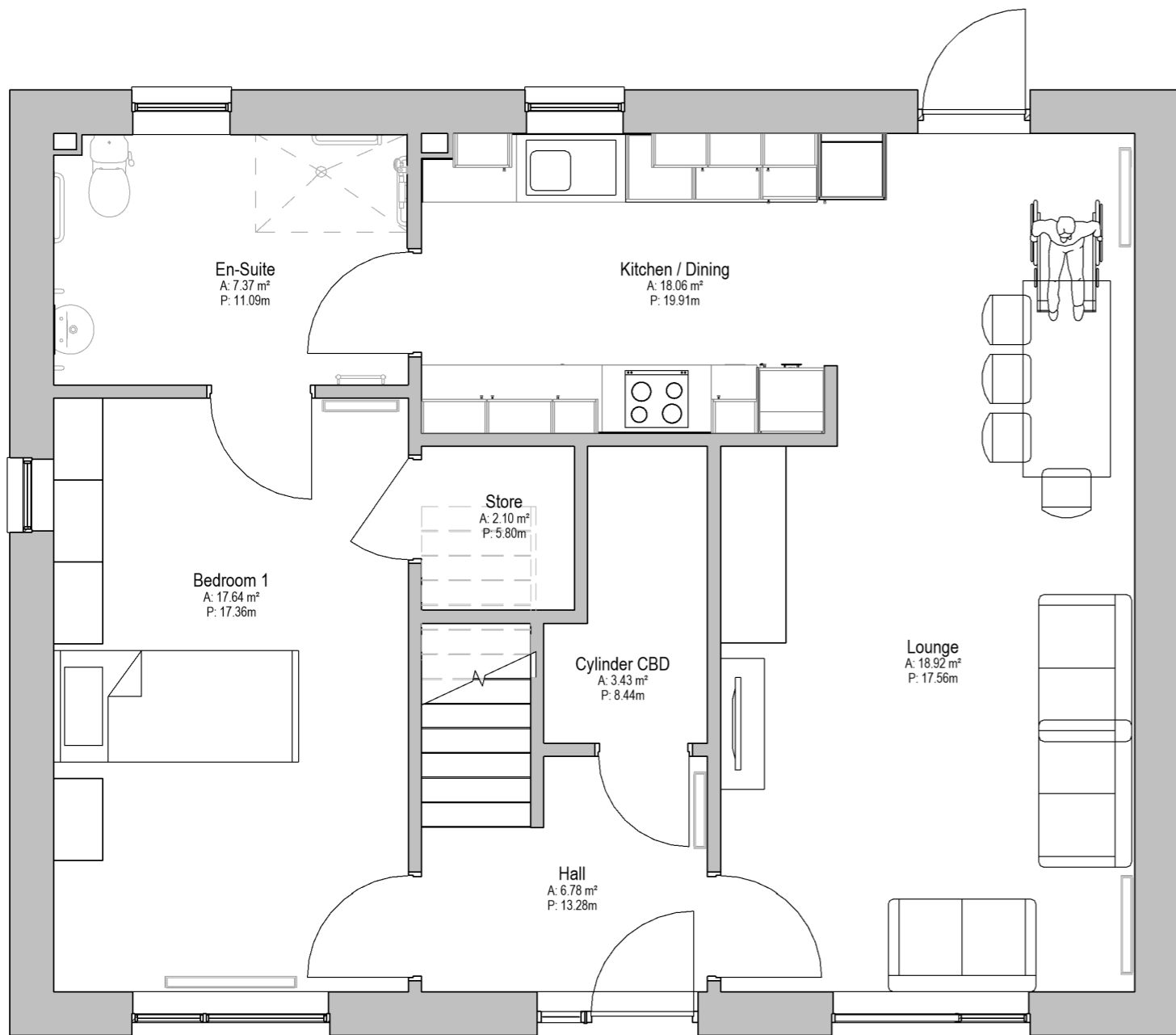
GROUND FLOOR LIVING



FIRST FLOOR—HOUSE TYPE R



PROPOSED FLOOR PLANS — HOUSE TYPE T



GROUND FLOOR—HOUSE TYPE T

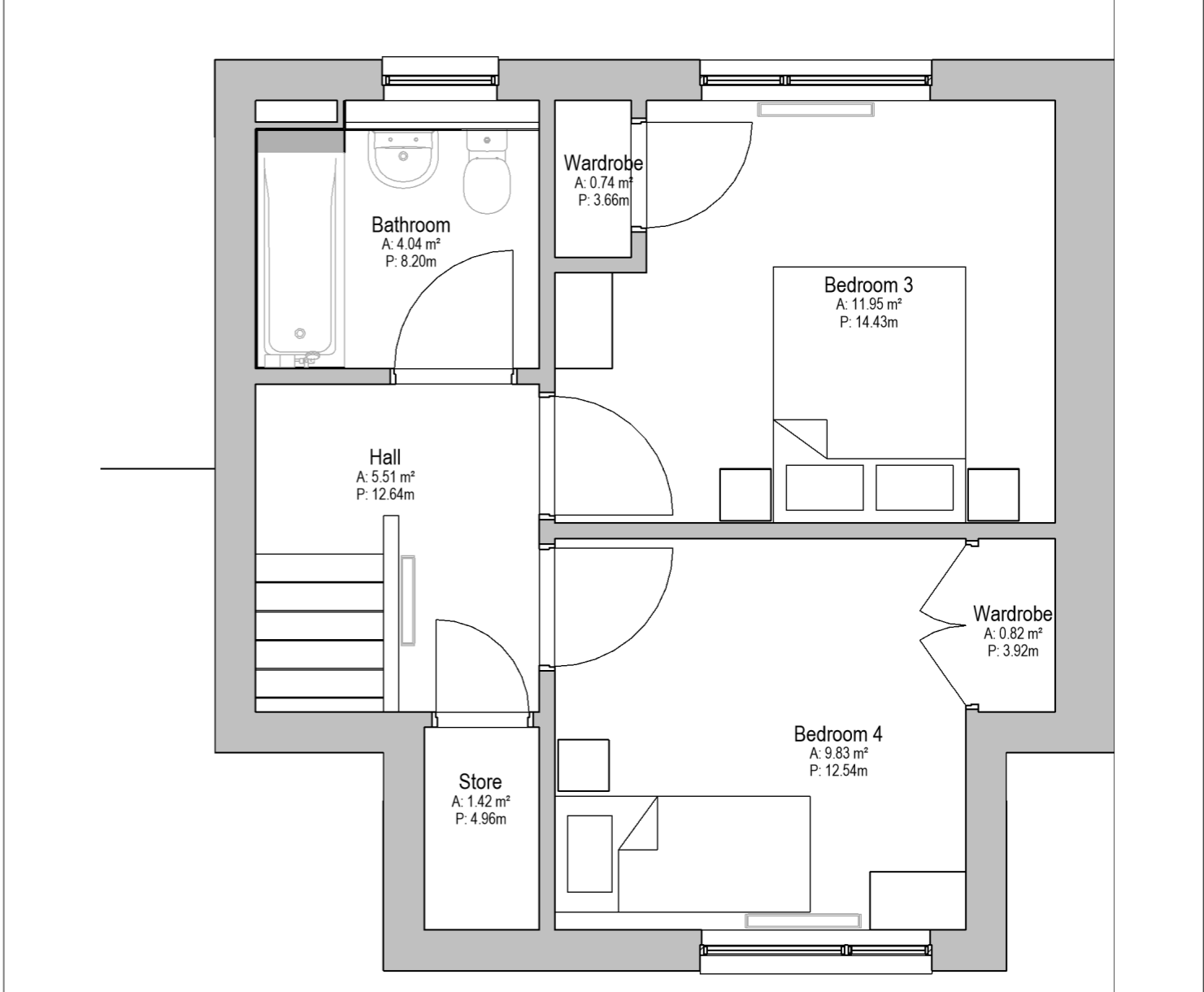
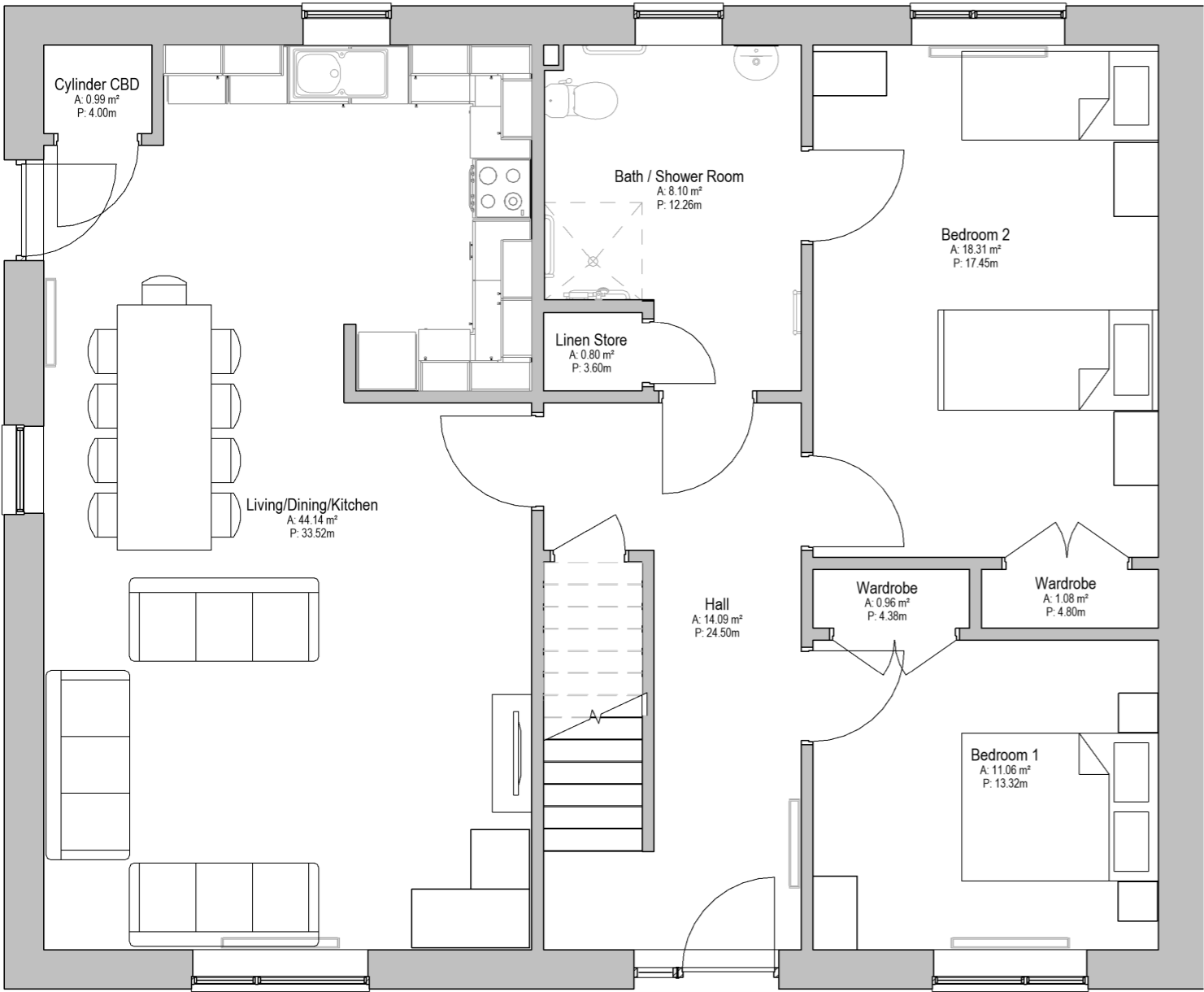
5 BED / 9 PERSON

GROUND FLOOR LIVING

FIRST FLOOR—HOUSE TYPE T



PROPOSED FLOOR PLANS — HOUSE TYPE V



GROUND FLOOR—HOUSE TYPE V

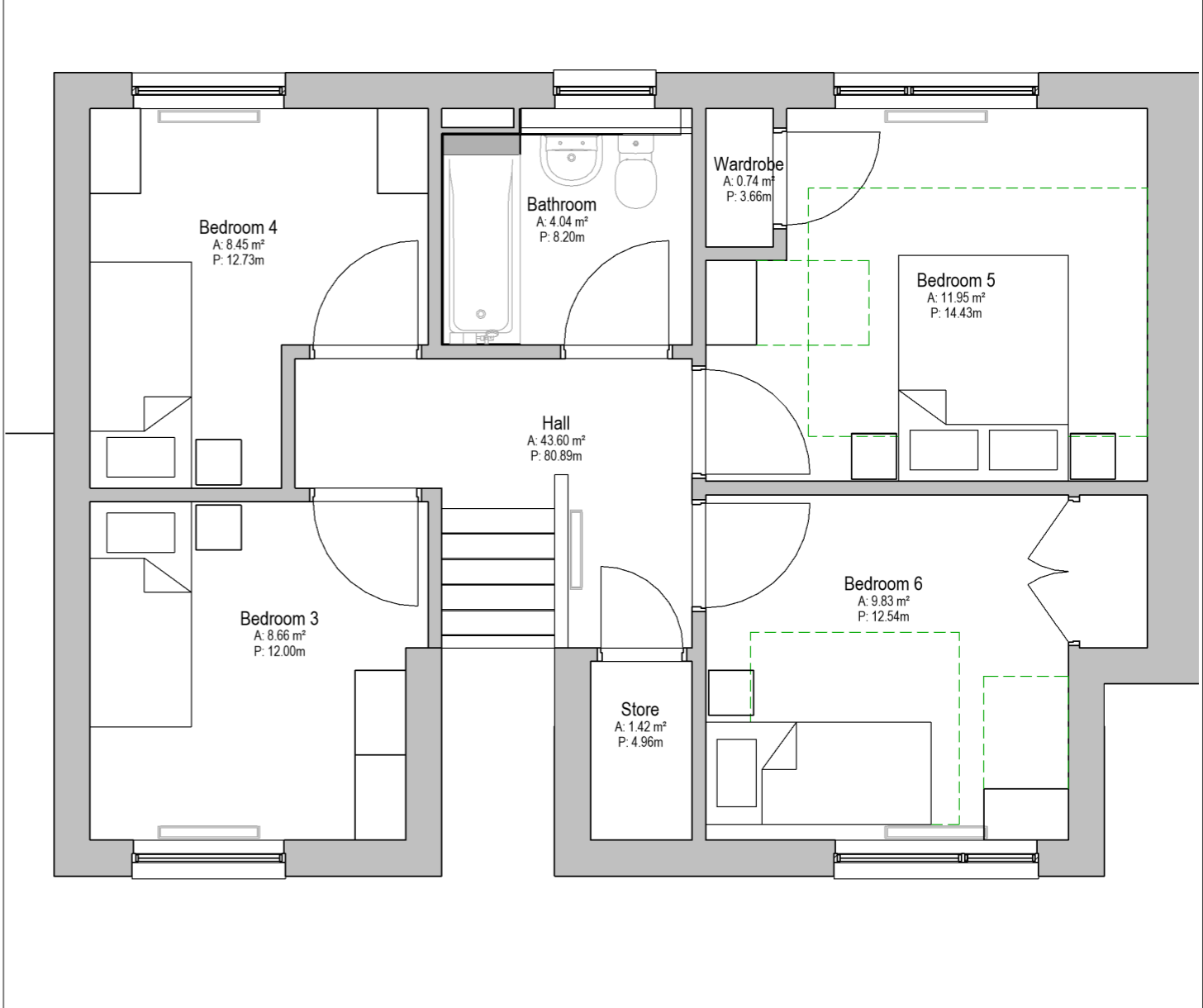
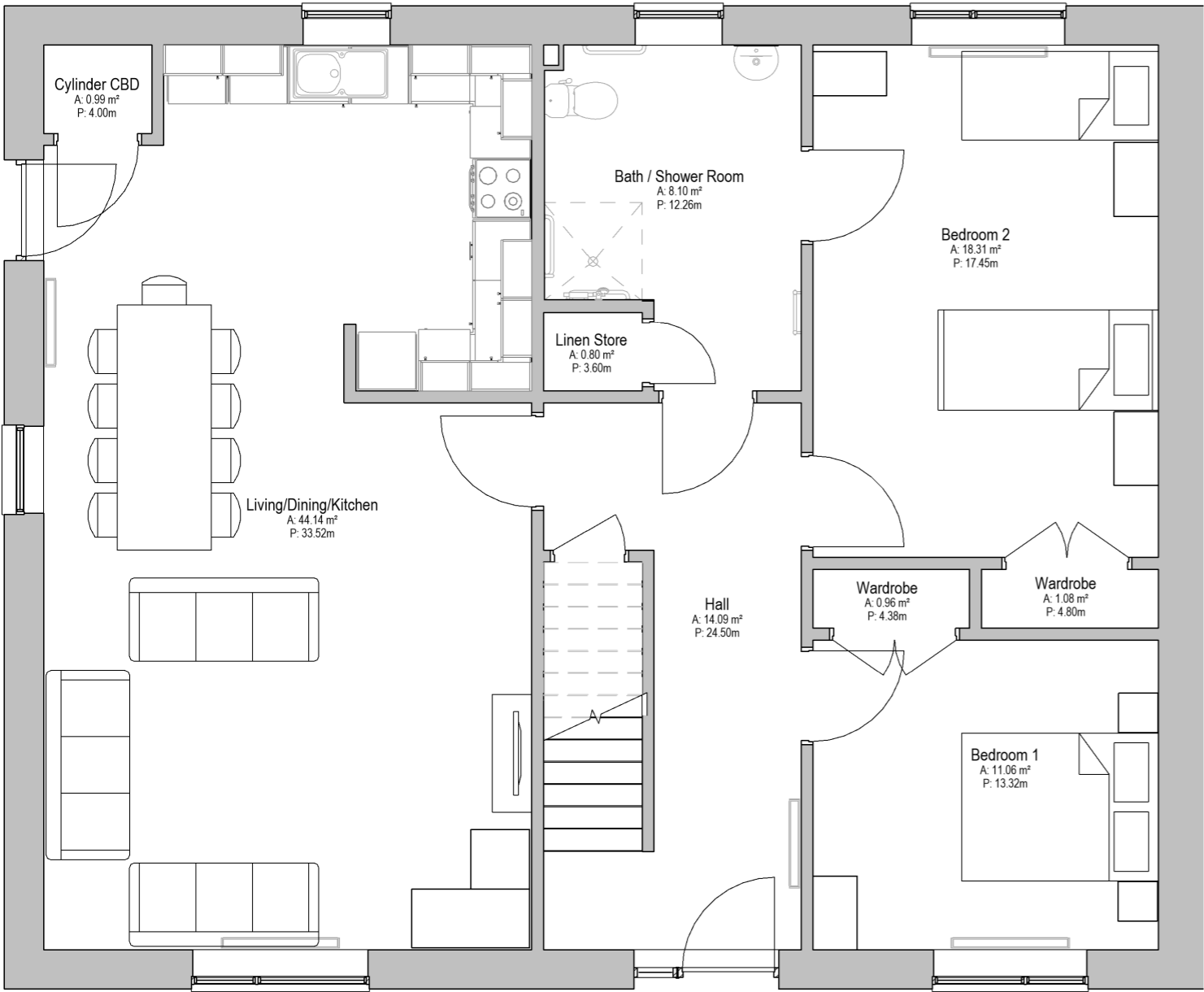
4 BED / 7 PERSON

GROUND FLOOR LIVING

FIRST FLOOR—HOUSE TYPE V



PROPOSED FLOOR PLANS — HOUSE TYPE W



GROUND FLOOR—HOUSE TYPE W

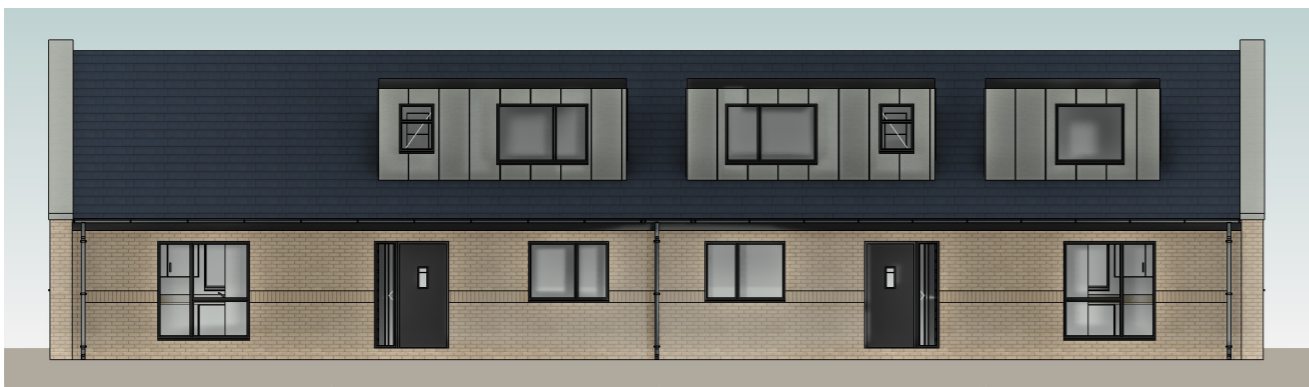
6 BED / 9 PERSON

GROUND FLOOR LIVING

FIRST FLOOR—HOUSE TYPE W



PROPOSED ELEVATIONS



BLOCK 1 — FRONT ELEVATION



BLOCK 1 — REAR ELEVATION



BLOCK 2 — FRONT ELEVATION



BLOCK 2 — REAR ELEVATION



BLOCK 3 — FRONT ELEVATION



BLOCK 3 — REAR ELEVATION



PROPOSED ELEVATIONS



BLOCK 5 — FRONT ELEVATION



BLOCK 5 — REAR ELEVATION



BLOCK 17 — FRONT ELEVATION

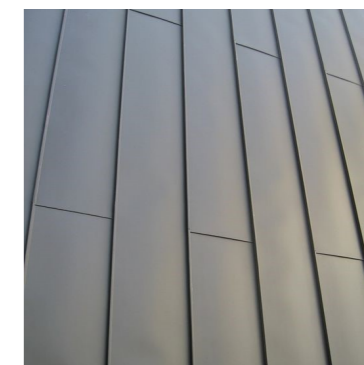


BLOCK 17 — REAR ELEVATION

MATERIAL SWATCHES



FACING BRICK



ZINC CLADDING



FREQUENTLY ASKED QUESTIONS

1. What is the purpose of the consultation?

The consultation is being held to allow local residents and interested parties to have the opportunity to meet the builder for the former Garnock Academy site.

2. When will the construction works start?

Works are expected to commence in June 2024 and be complete by 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.

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 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; all properties have in-curtilage parking. A total of 15 visitor parking spaces have also been provided.

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.

If you require any further information please contact the Affordable Housing Team by email:

developmentandstrategy@north-ayrshire.gov.uk

or by calling 01294 324031

