



View from Kilwinning Road entrance



MEET THE BUILDER EVENT OCTOBER 2024**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.

MEET THE BUILDER

The Council is holding an event to allow local people and interested parties to 'Meet the Builder' for the development.

Ashleigh (Scotland) Limited have been appointed as the main contractor for the project.

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.



Aerial view of site

The event will take place on **Monday 21 October 2024**

in Castlepark Community Centre, Irvine KA12 9LQ

Time slots available from **1pm-3pm** and **4pm-6pm**

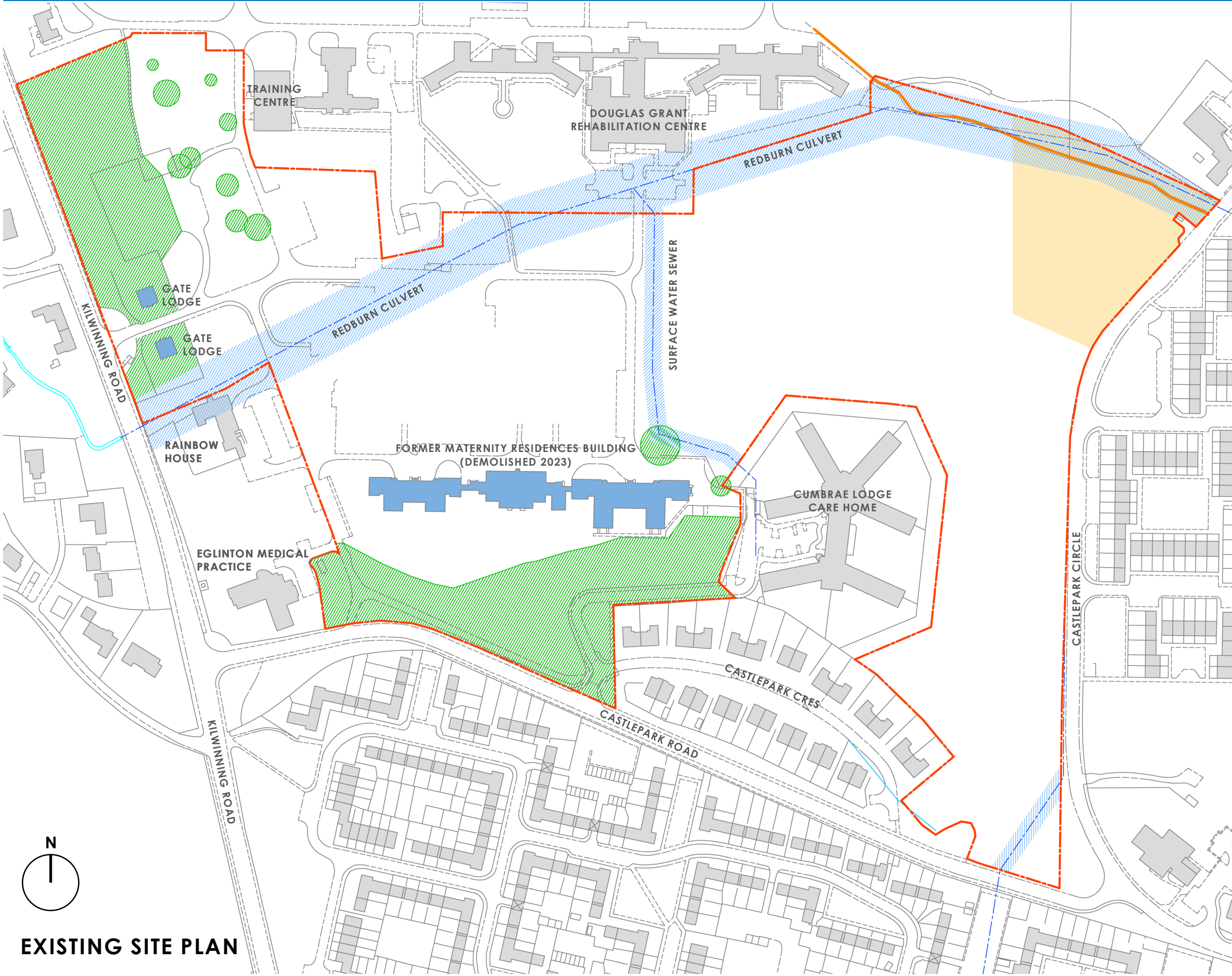
To book your place at the event please email:

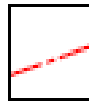

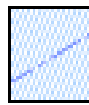


developmentandstrategy@north-ayrshire.gov.uk or telephone **01294 324031**



MEET THE BUILDER EVENT

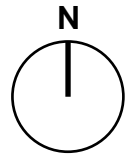
OCTOBER 2024



-  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 have obtained a **'Certificate of Lawful Use or Development'** from the Council's Planning Service, ensuring the proposals conform with the Local Development Plan.

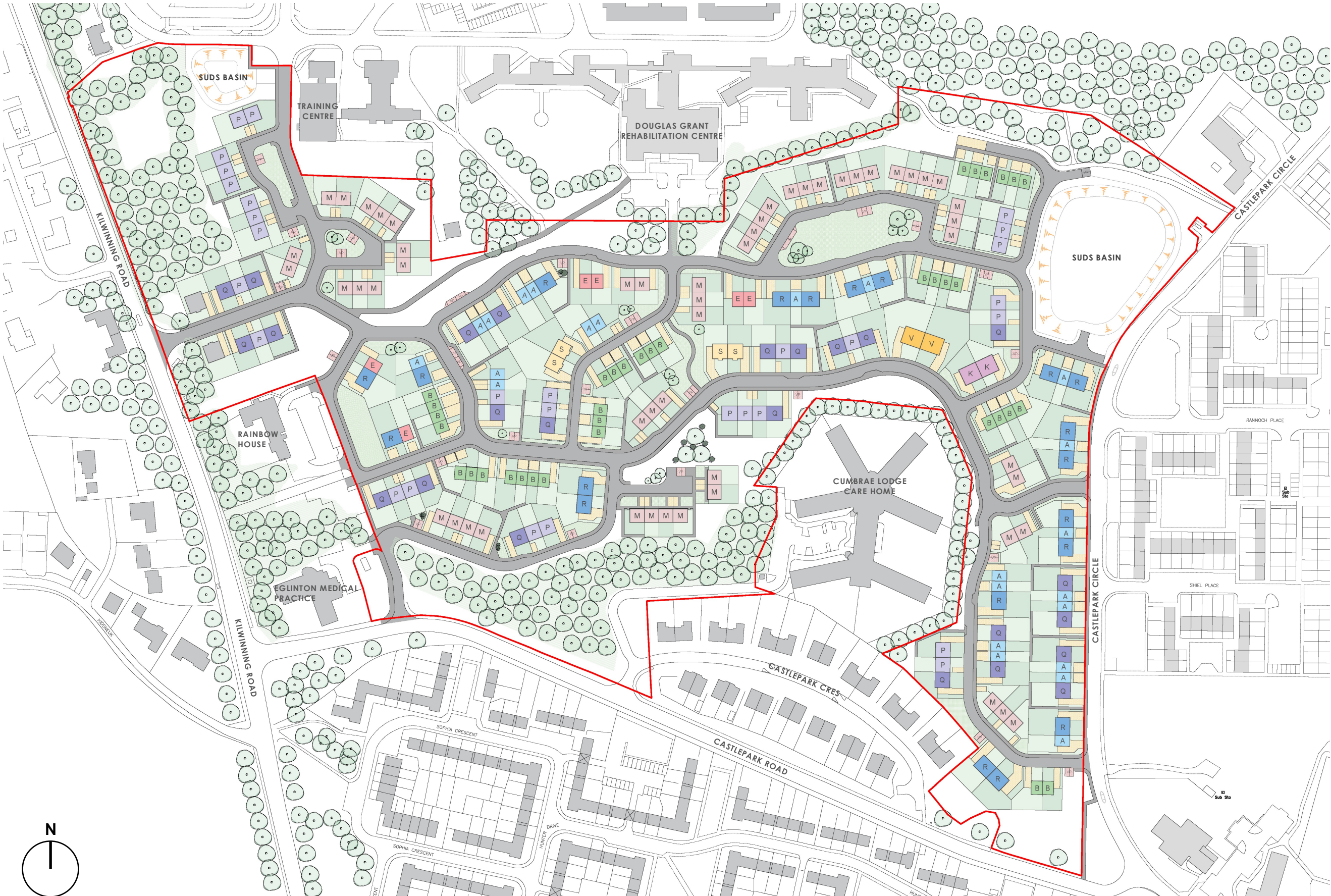


EXISTING SITE PLAN



MEET THE BUILDER EVENT OCTOBER 2024

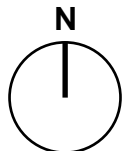
PROPOSED SITE PLAN



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 / 6 PERSON	20
S	GENERAL NEEDS GF LIVING 4 BEDROOM / 7 PERSON	4
V	WHEELCHAIR LIVEABLE 4 BEDROOM / 7 PERSON	2
K	WHCHR LIVEABLE BUNGALOW 2 BEDROOM / 4 PERSON	2
GATE LODGE	AMENITY BUNGALOW 2 BEDROOM / 4 PERSON	2
TOTAL UNITS		202

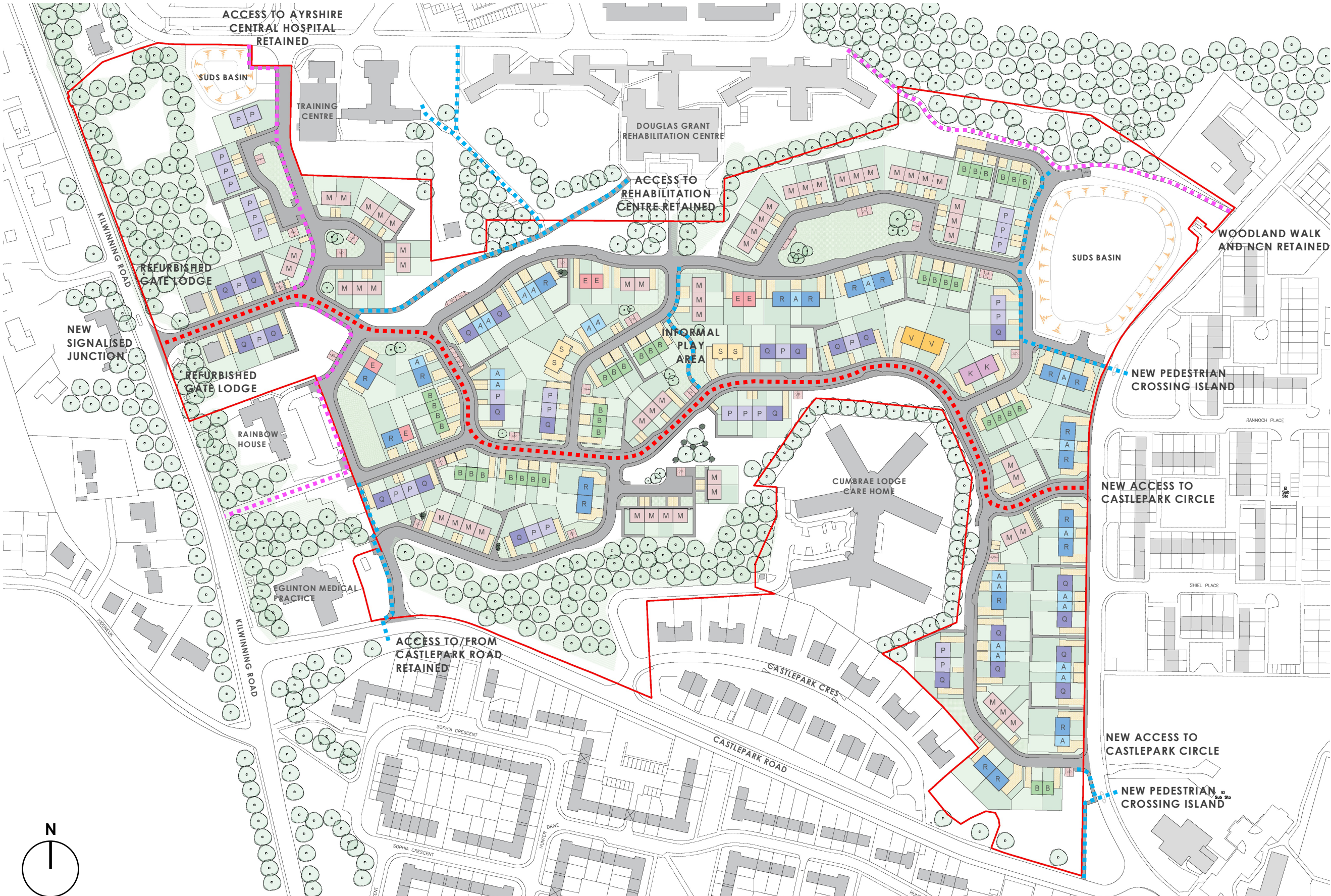
	ALLOCATED PARKING	361
	VISITOR PARKING BAYS	57

SITE BOUNDARY

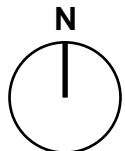


MEET THE BUILDER EVENT OCTOBER 2024

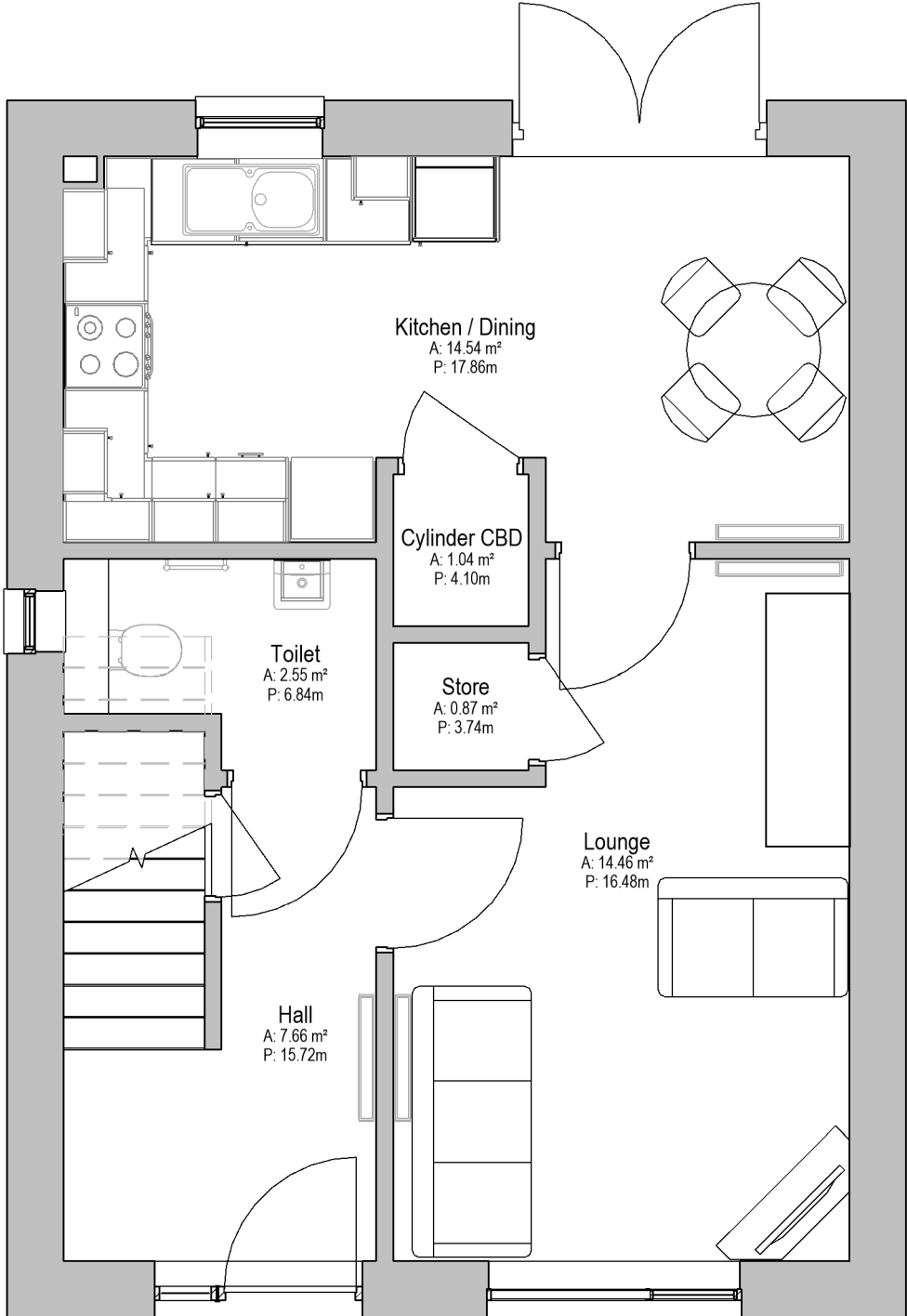
SITE LAYOUT DESIGN PRINCIPLES



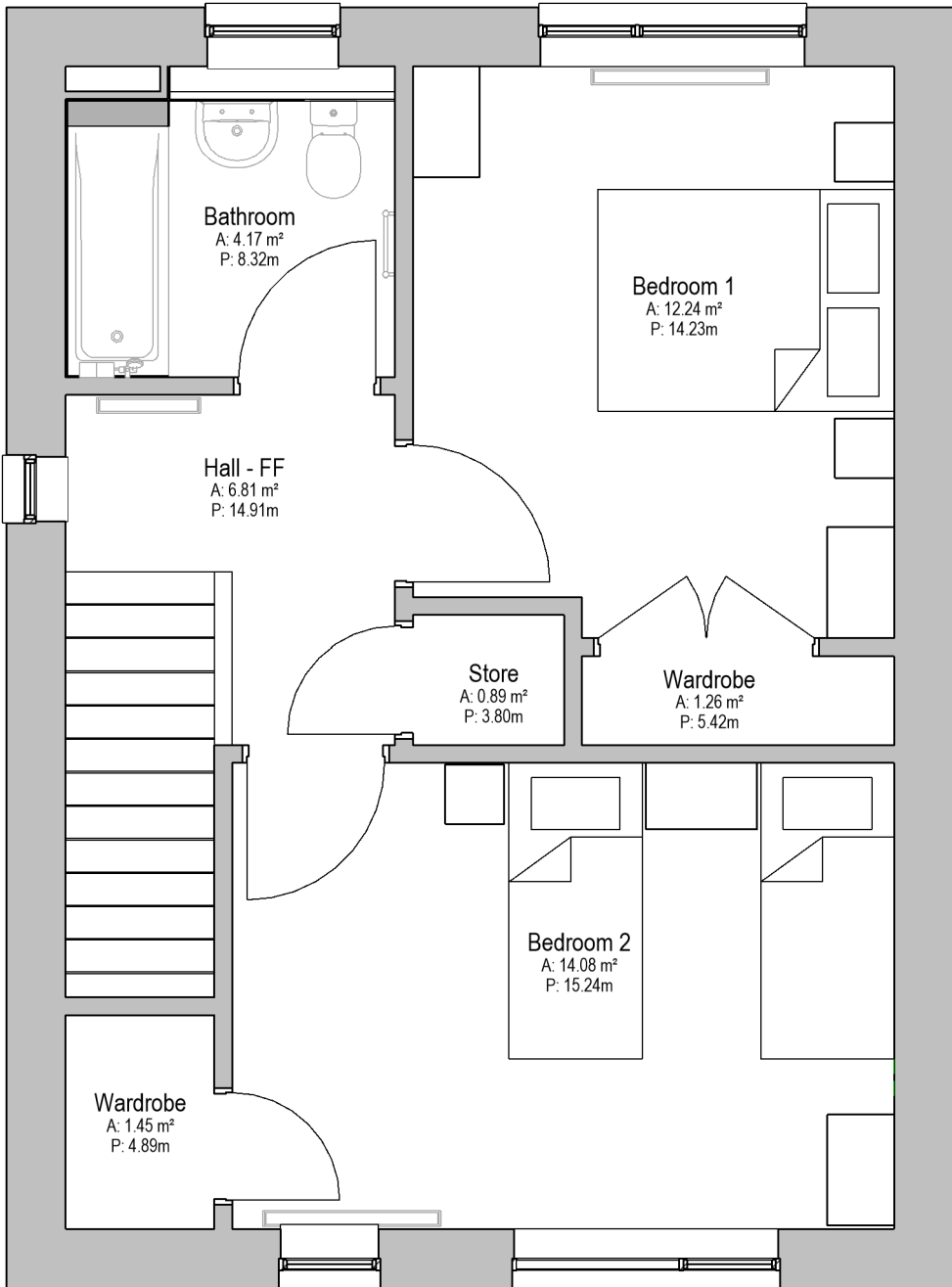
- SITE BOUNDARY —
- 6.5m PRIMARY ROAD ⋯
- PEDESTRIAN LINKS ⋯
- NATIONAL CYCLE NETWORK (NCN) ⋯



PROPOSED FLOOR PLANS - HOUSE TYPE A



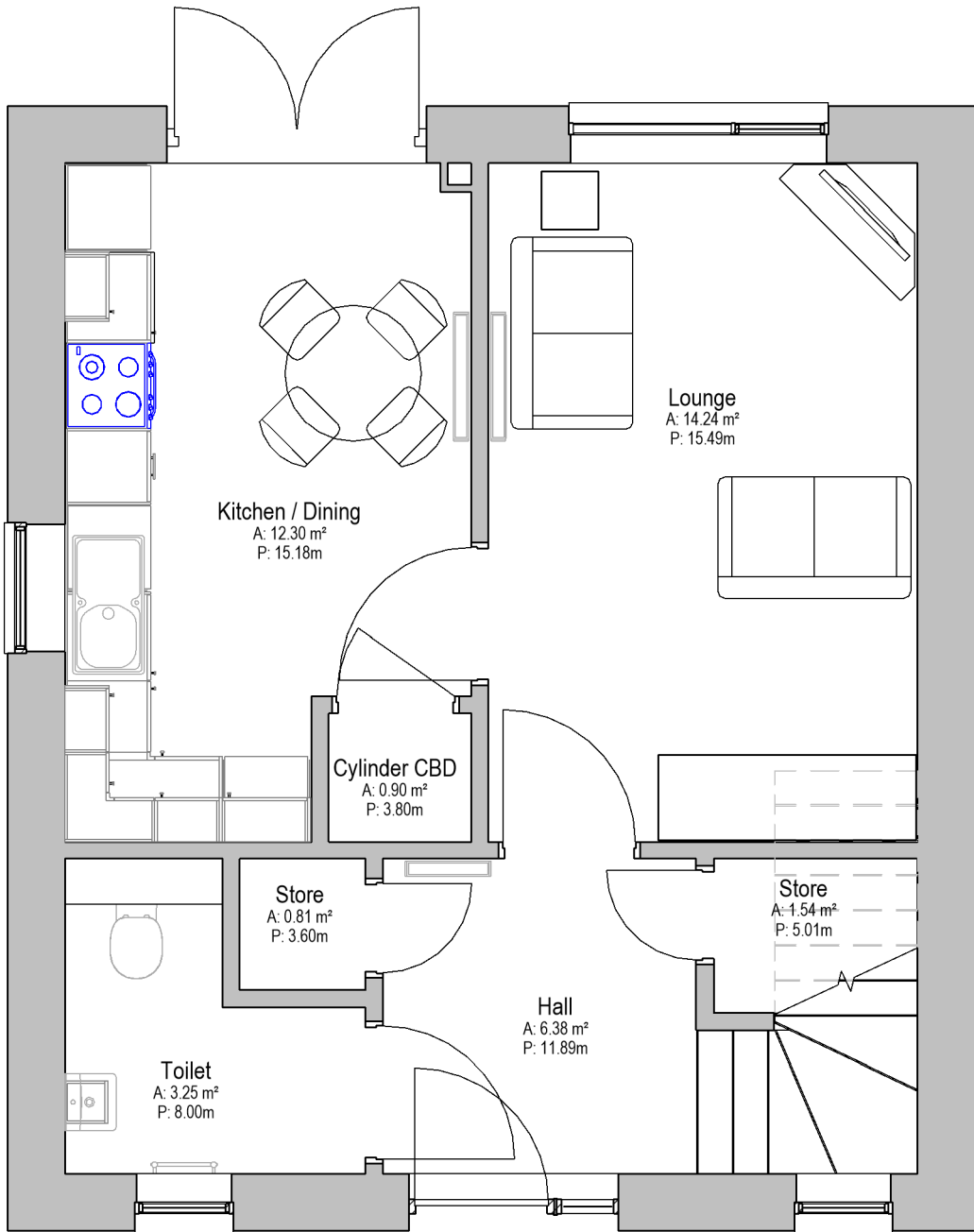
GROUND FLOOR
2 BED / 4 PERSON
GENERAL NEEDS



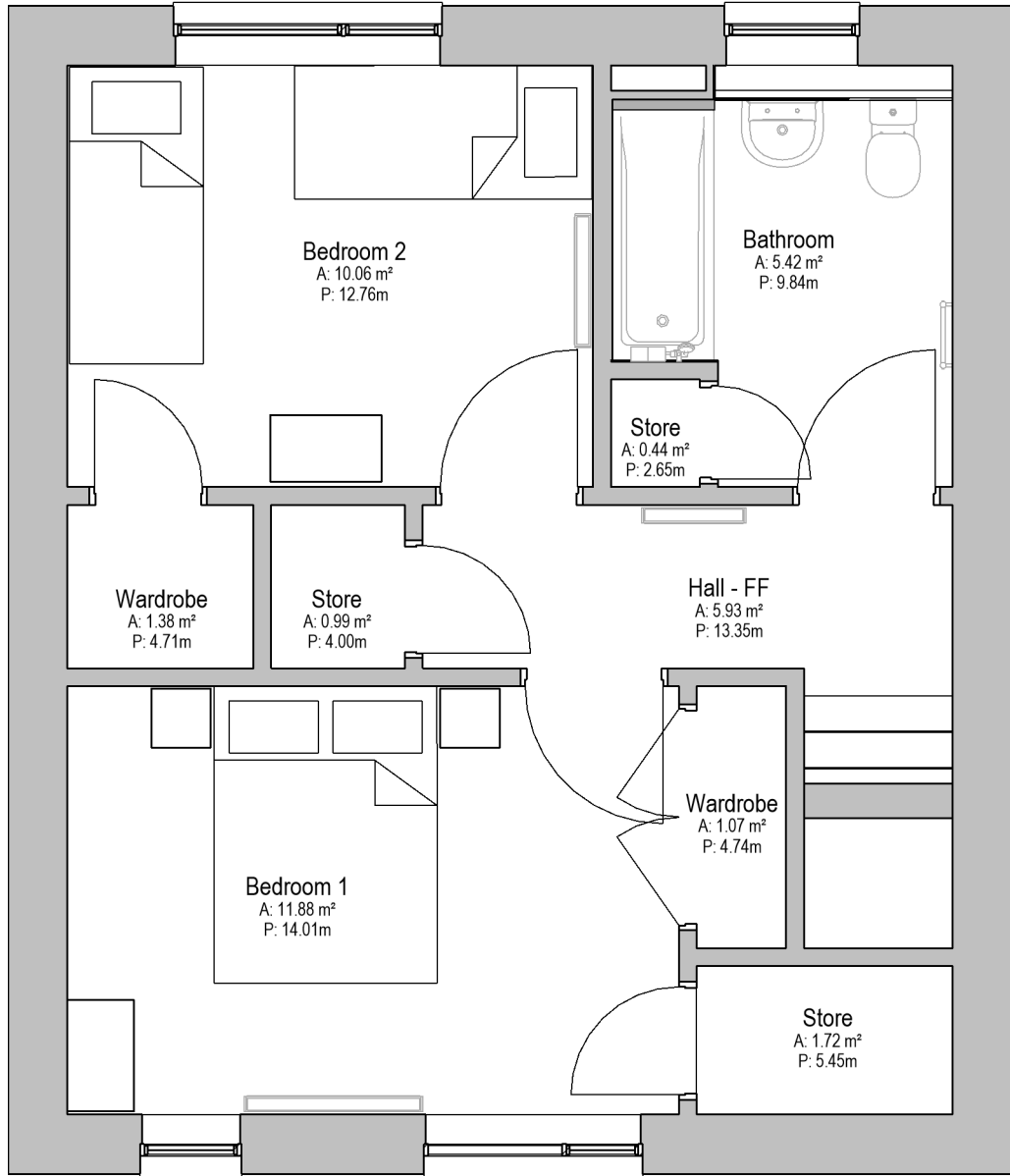
FIRST FLOOR
2 BED / 4 PERSON
GENERAL NEEDS



PROPOSED FLOOR PLANS - HOUSE TYPE B



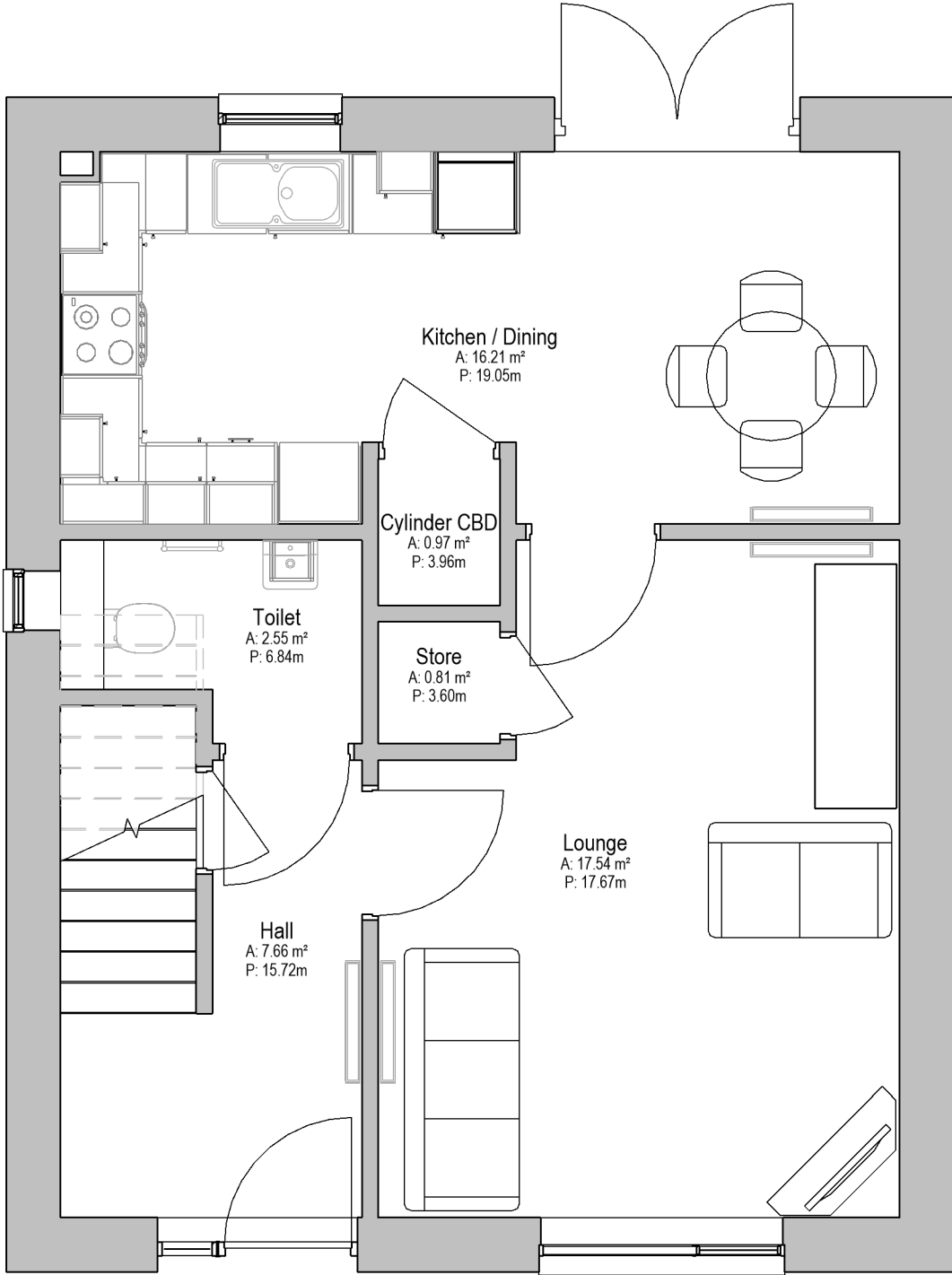
GROUND FLOOR
2 BED / 4 PERSON
GENERAL NEEDS



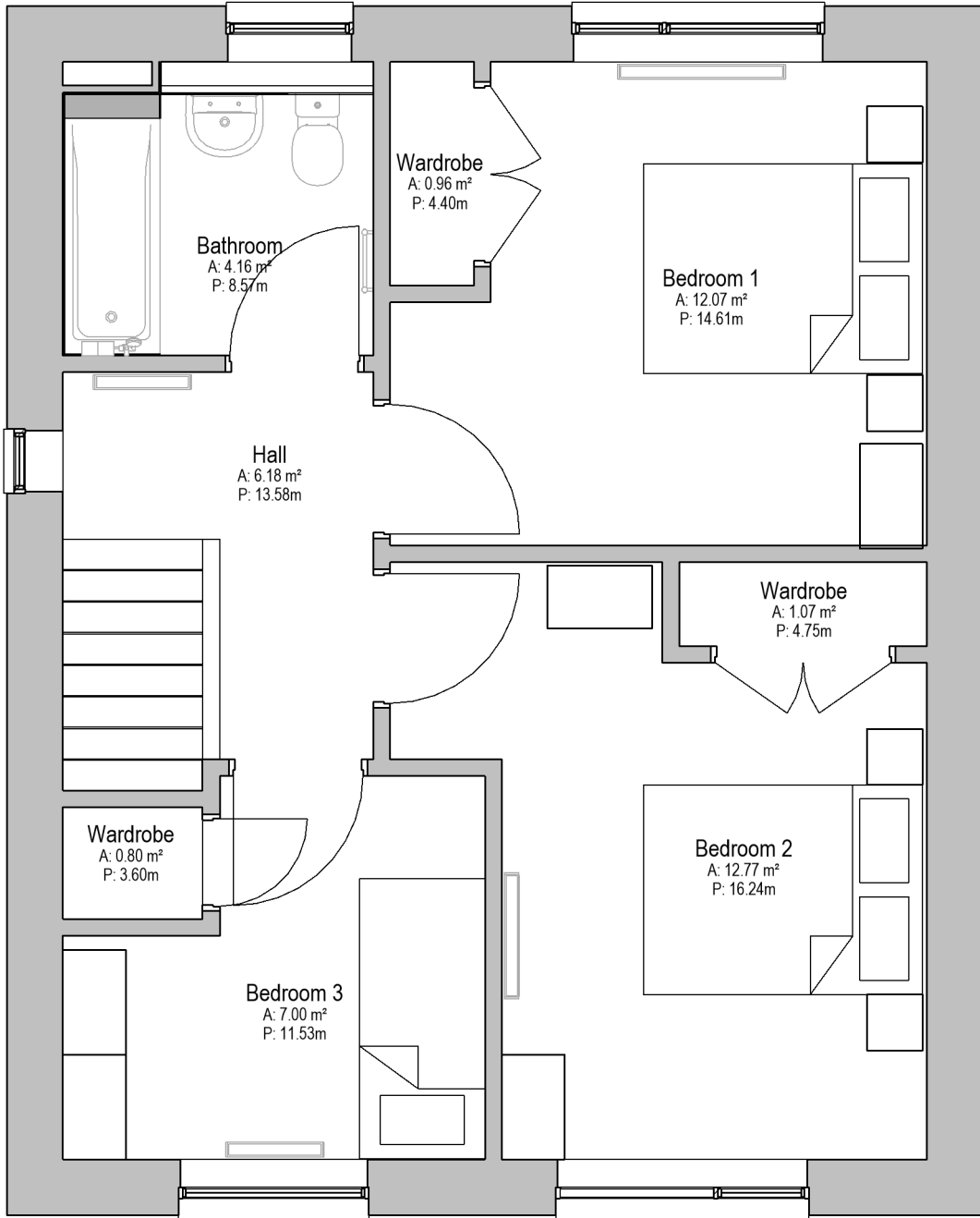
FIRST FLOOR
2 BED / 4 PERSON
GENERAL NEEDS



PROPOSED FLOOR PLANS - HOUSE TYPE E



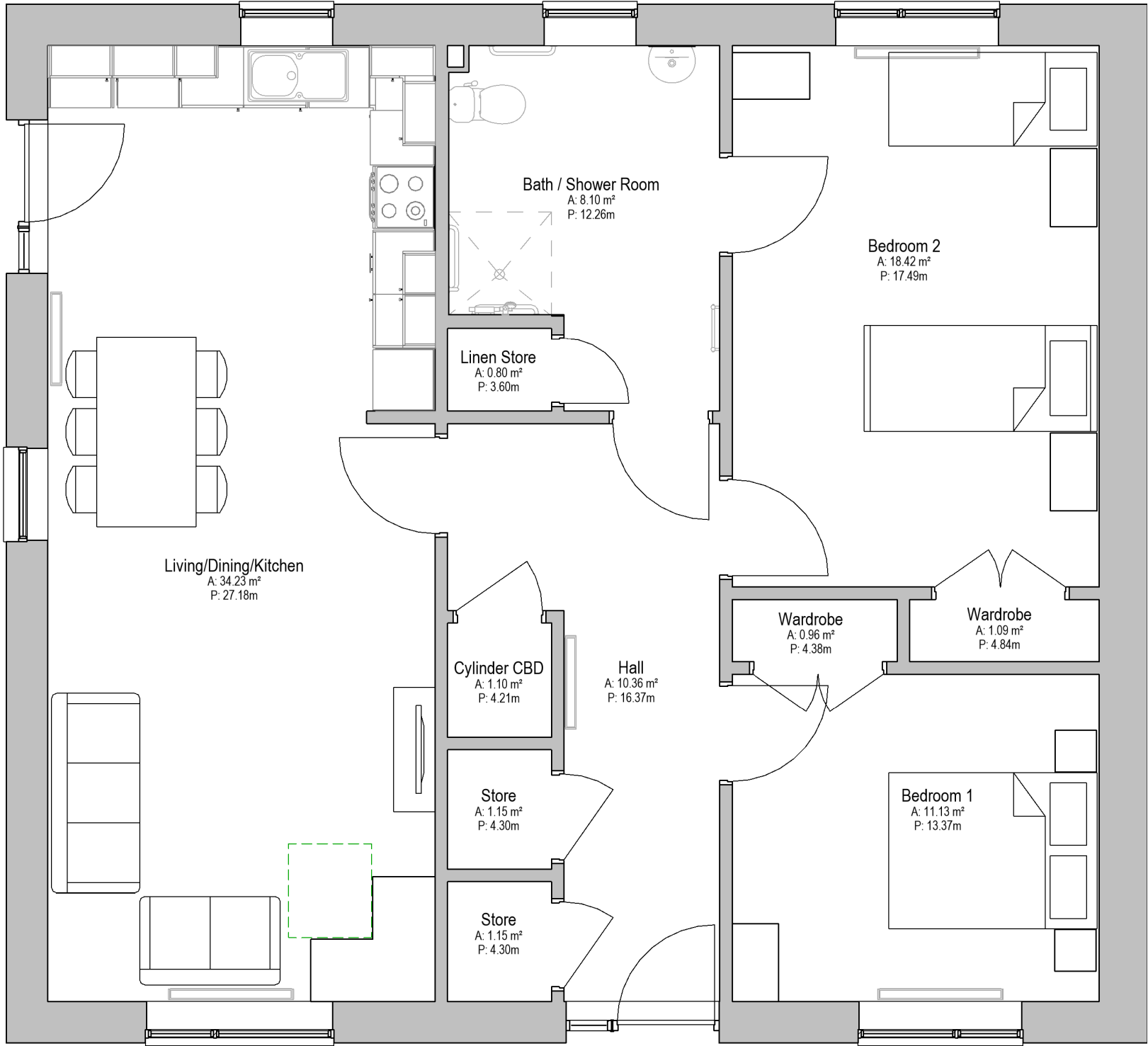
GROUND FLOOR
3 BED / 5 PERSON
GENERAL NEEDS



FIRST FLOOR
3 BED / 5 PERSON
GENERAL NEEDS



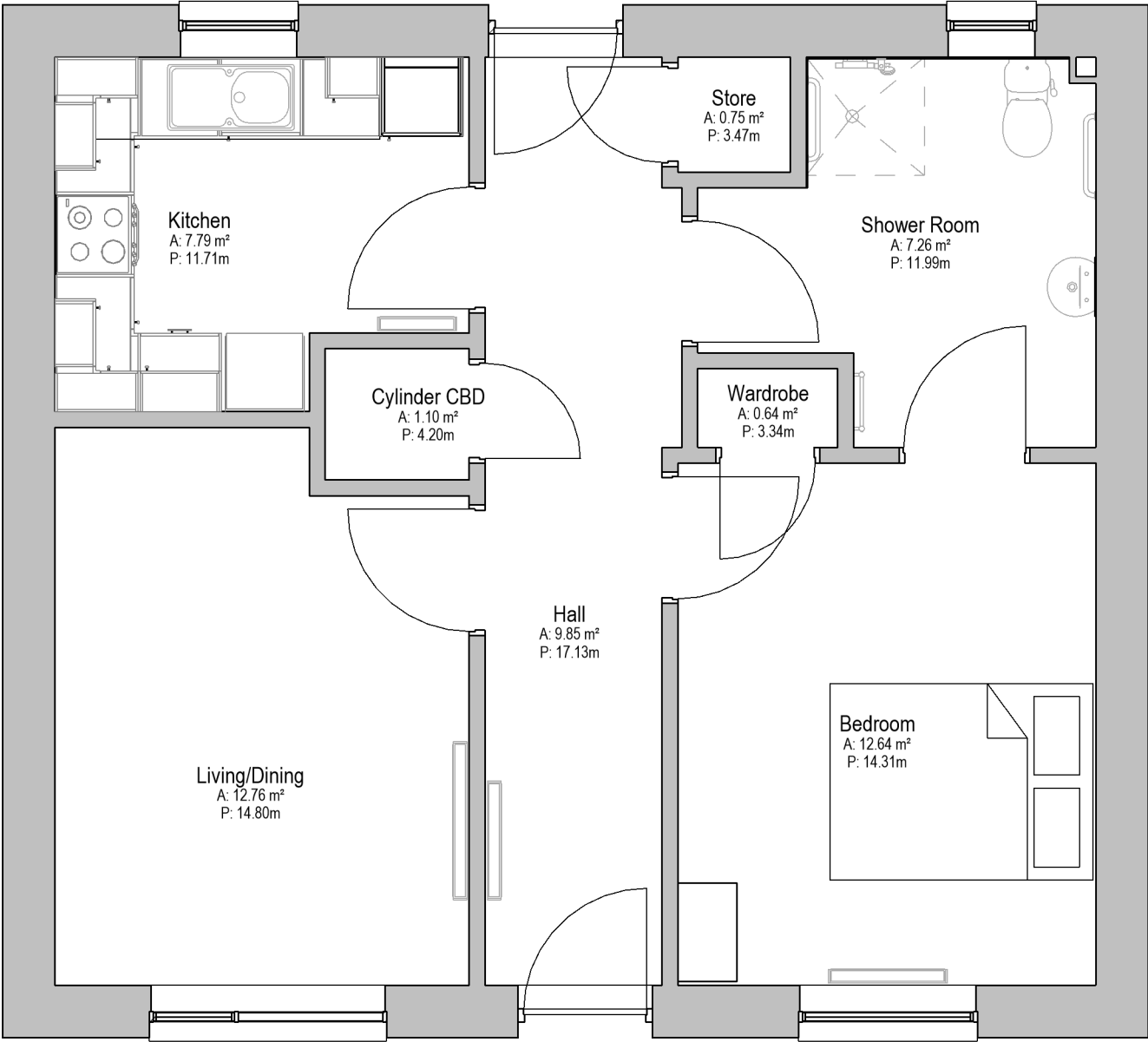
PROPOSED FLOOR PLAN - HOUSE TYPE K



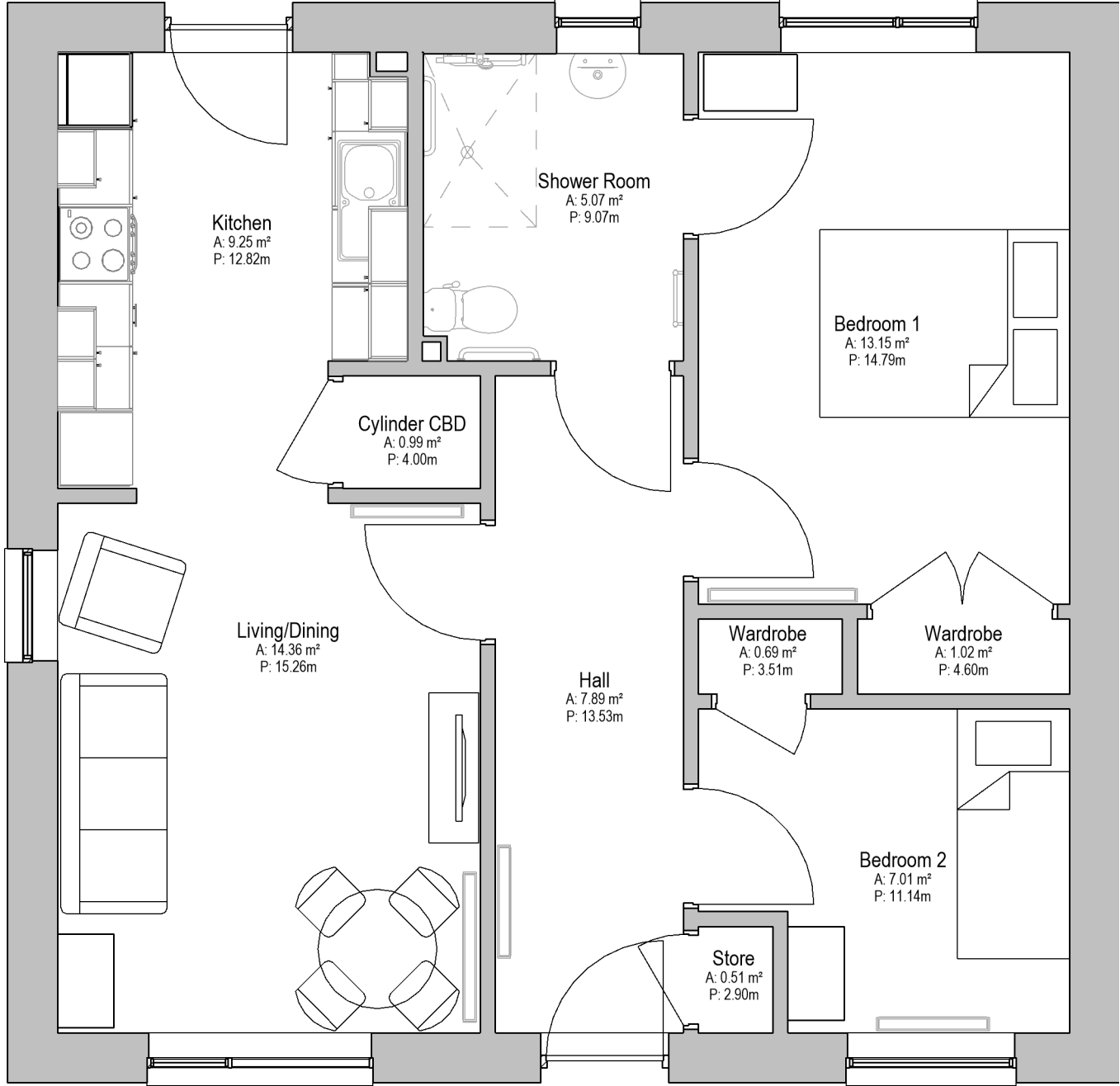
2 BED / 4 PERSON
WHEELCHAIR USER BUNGALOW



PROPOSED FLOOR PLANS - HOUSE TYPES M & P



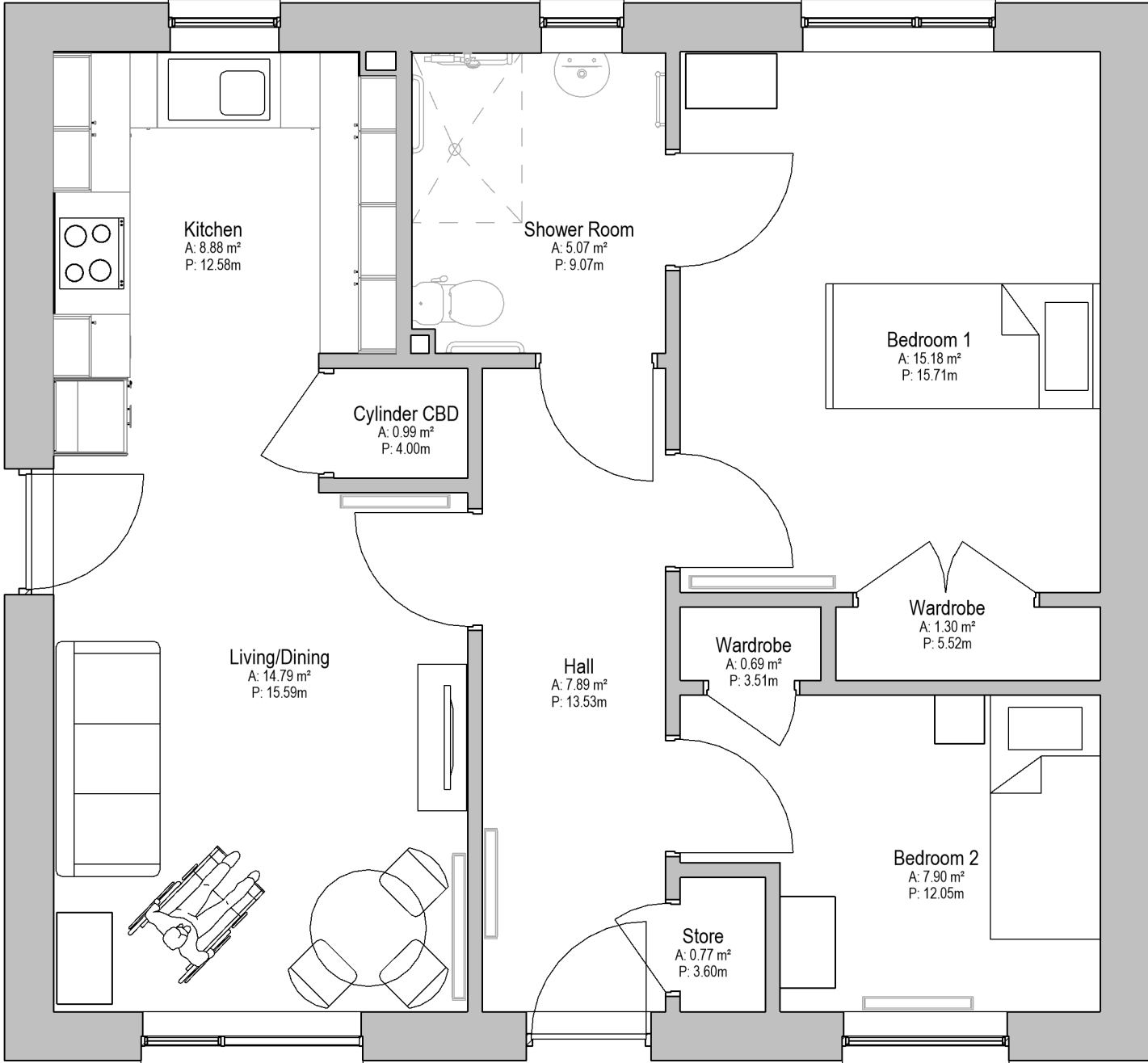
HOUSE TYPE M
1 BED / 2 PERSON
AMENITY BUNGALOW



HOUSE TYPE P
2 BED / 3 PERSON
AMENITY BUNGALOW



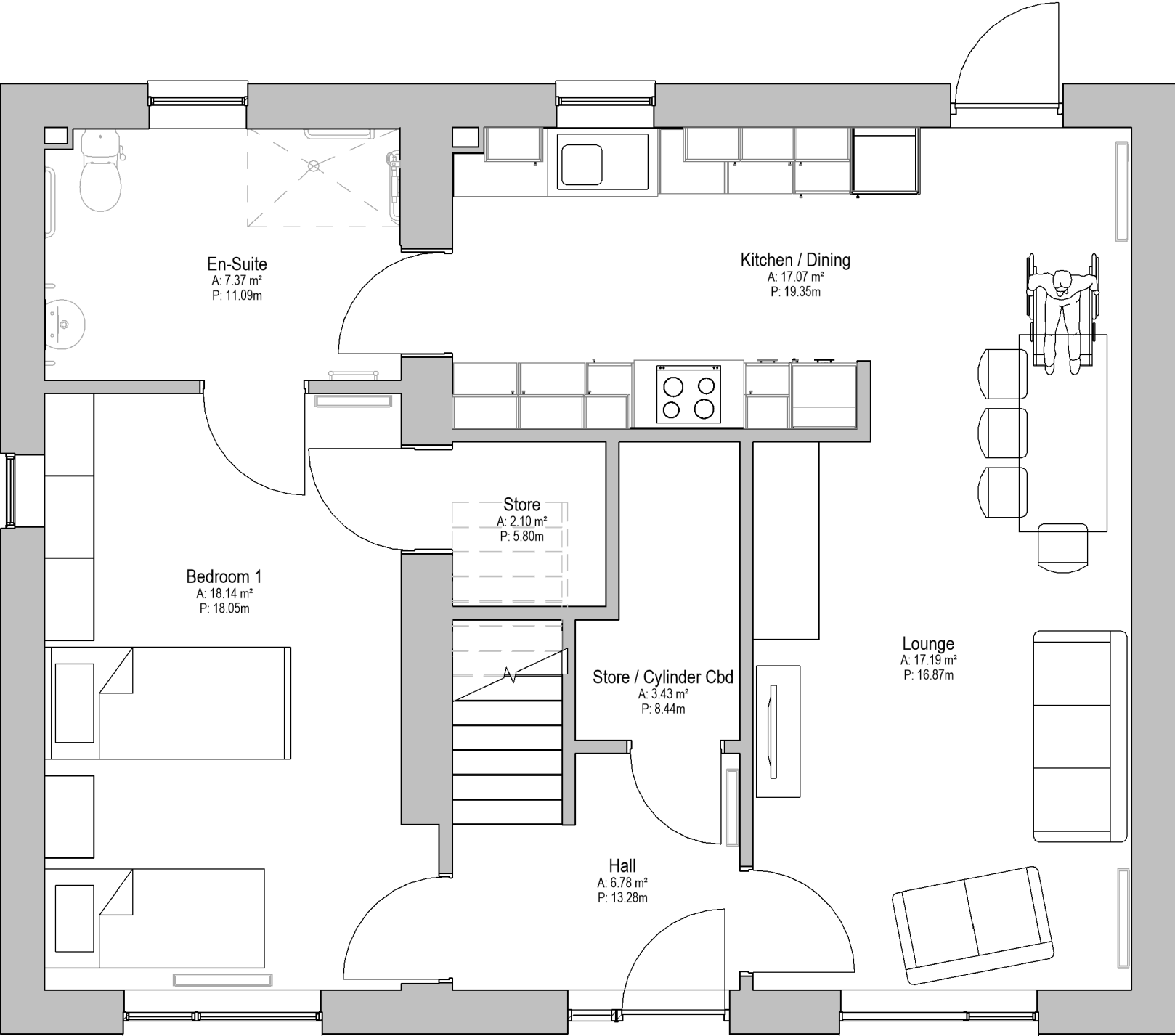
PROPOSED FLOOR PLANS - HOUSE TYPES Q



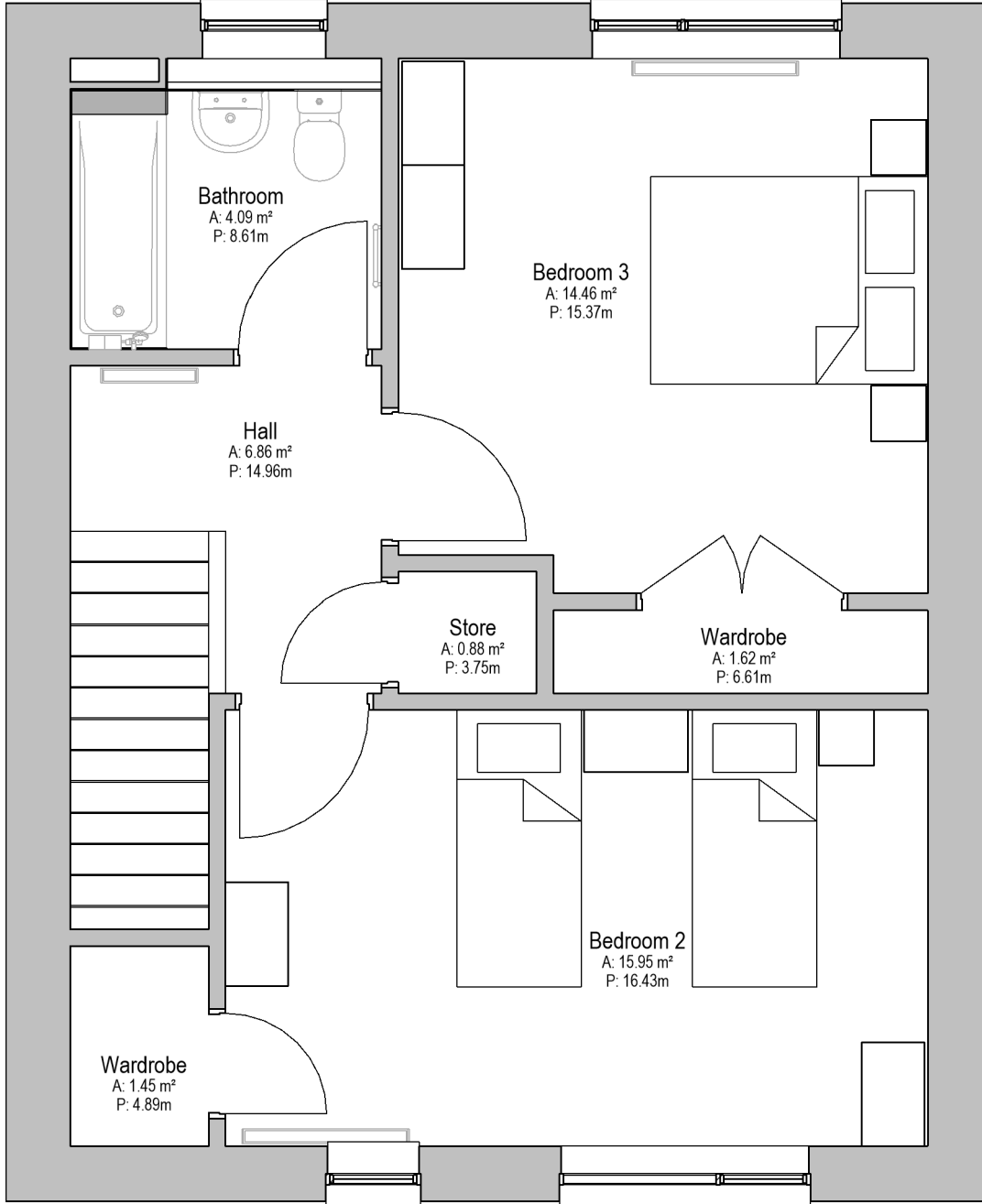
2 BED / 3 PERSON
WHEELCHAIR USER BUNGALOW



PROPOSED FLOOR PLANS - HOUSE TYPE R



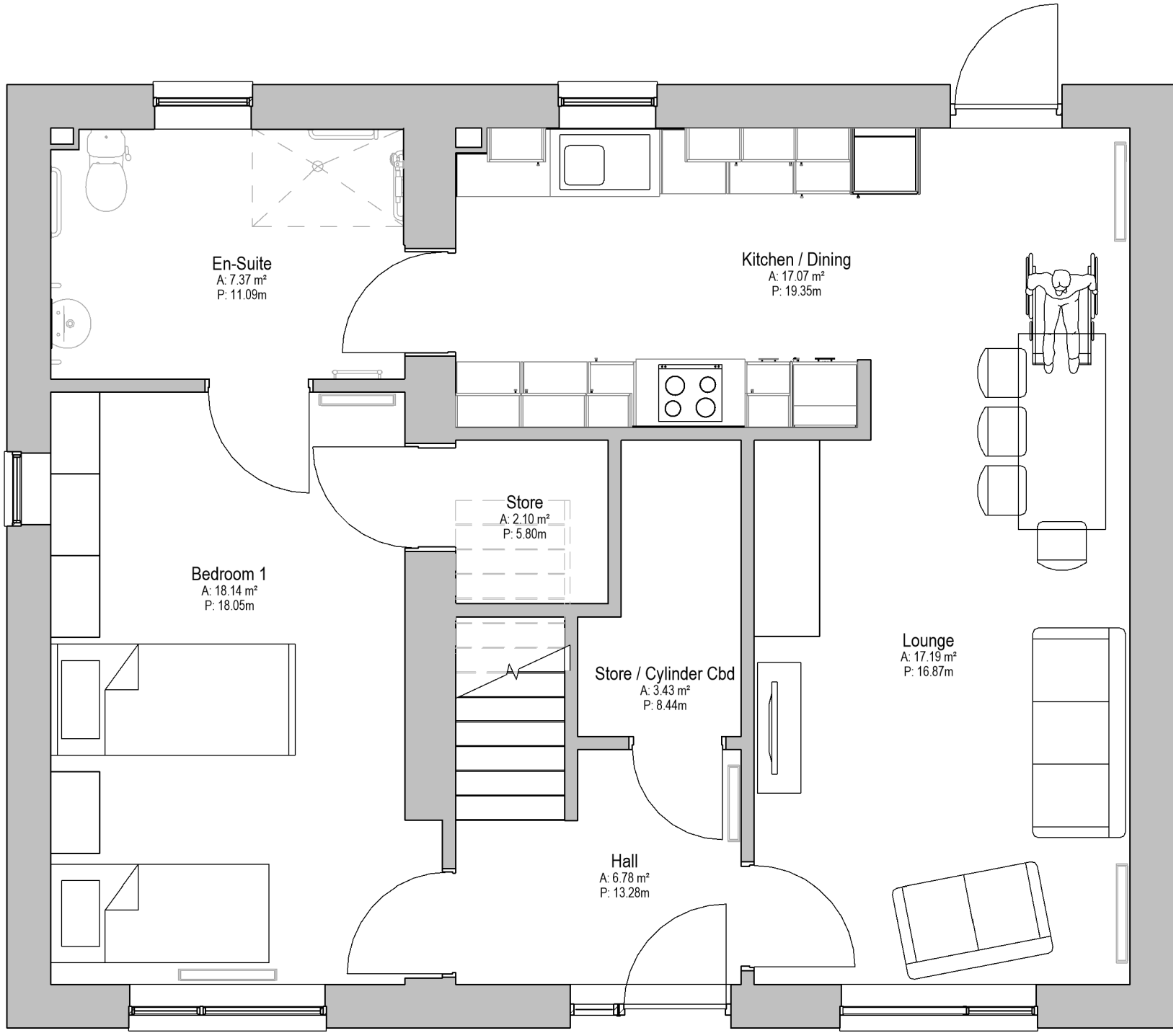
GROUND FLOOR
3 BED / 6 PERSON
GROUND FLOOR LIVING



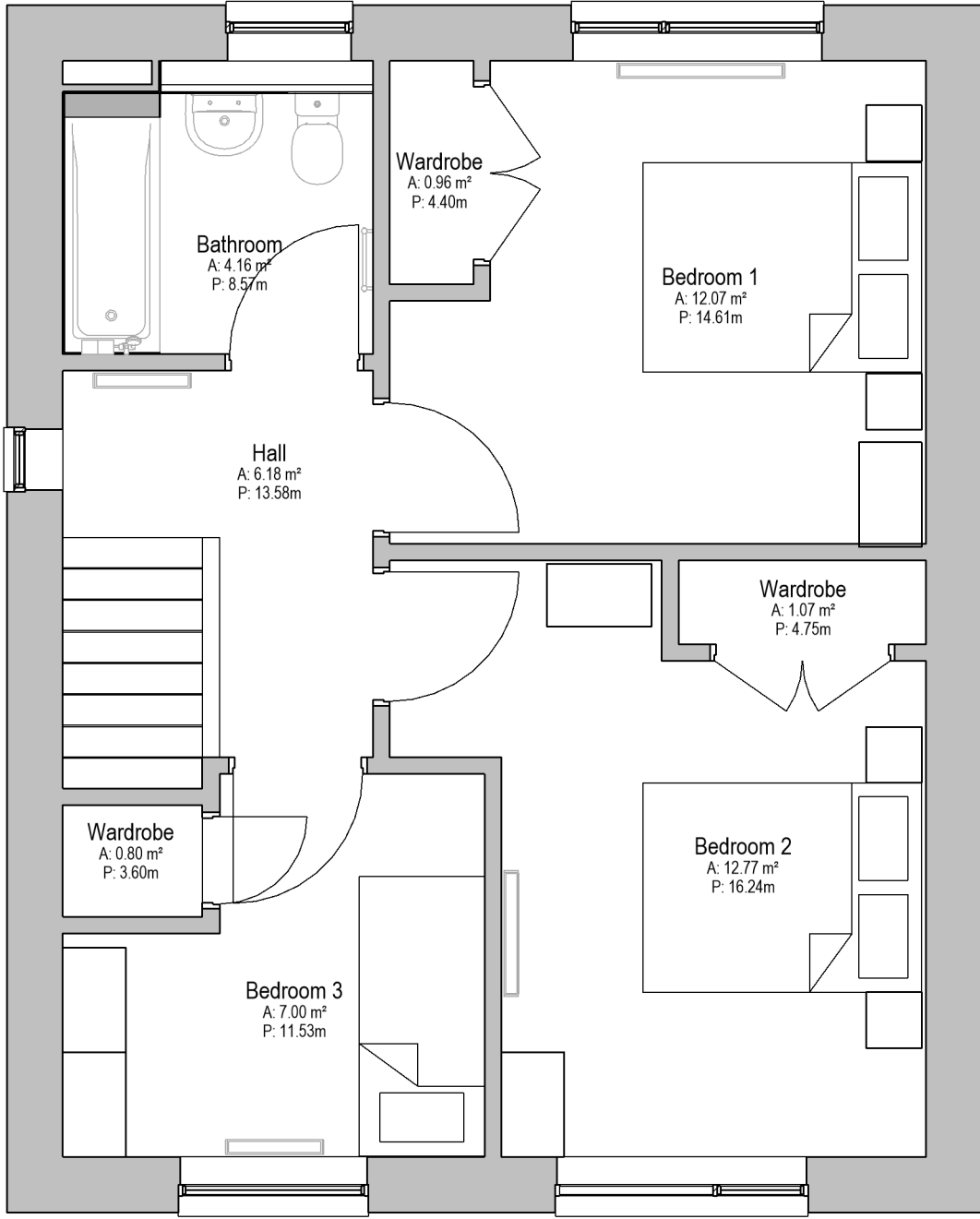
FIRST FLOOR
3 BED / 6 PERSON
GROUND FLOOR LIVING



PROPOSED FLOOR PLANS - HOUSE TYPE S



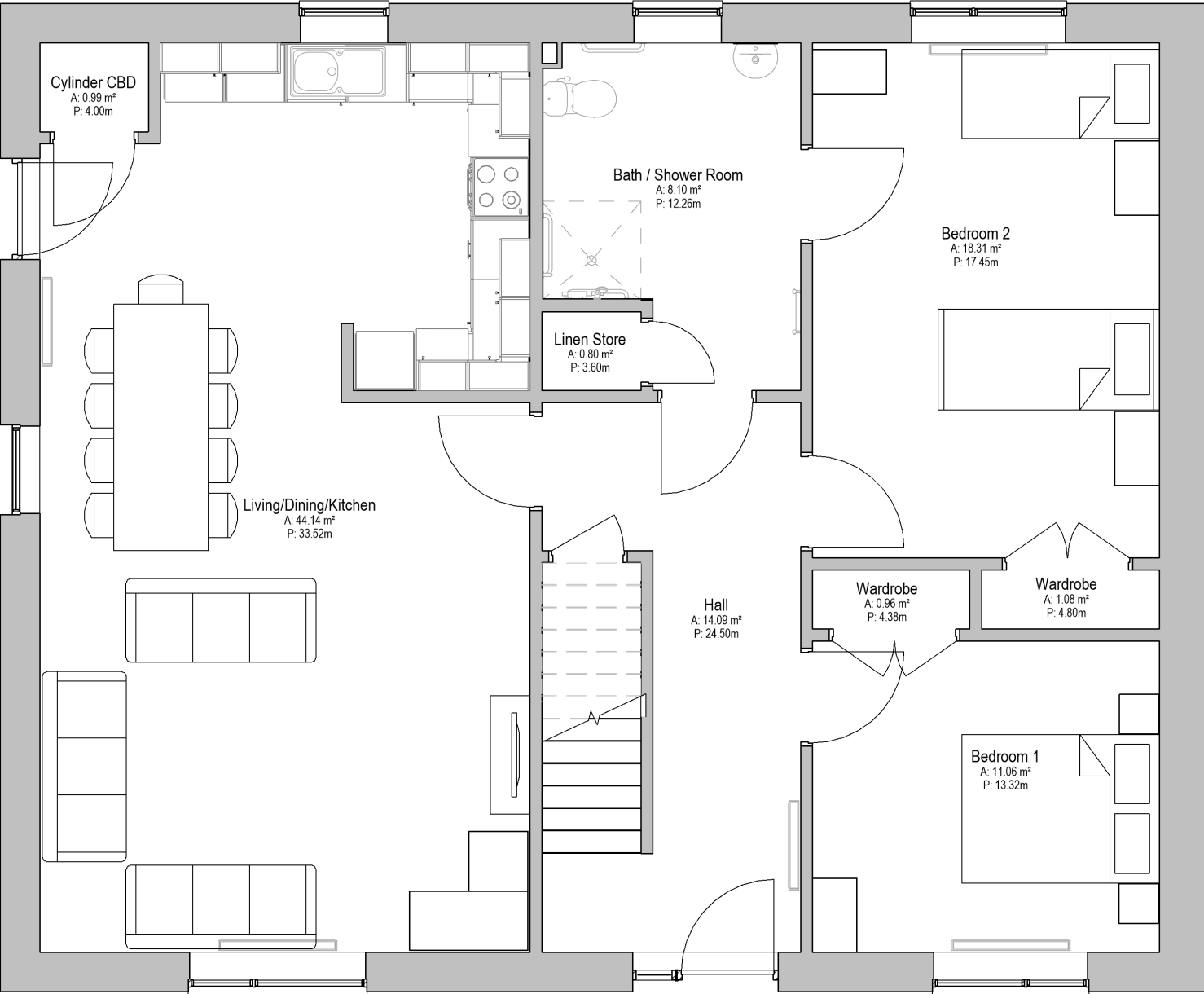
GROUND FLOOR
4 BED / 7 PERSON
GROUND FLOOR LIVING



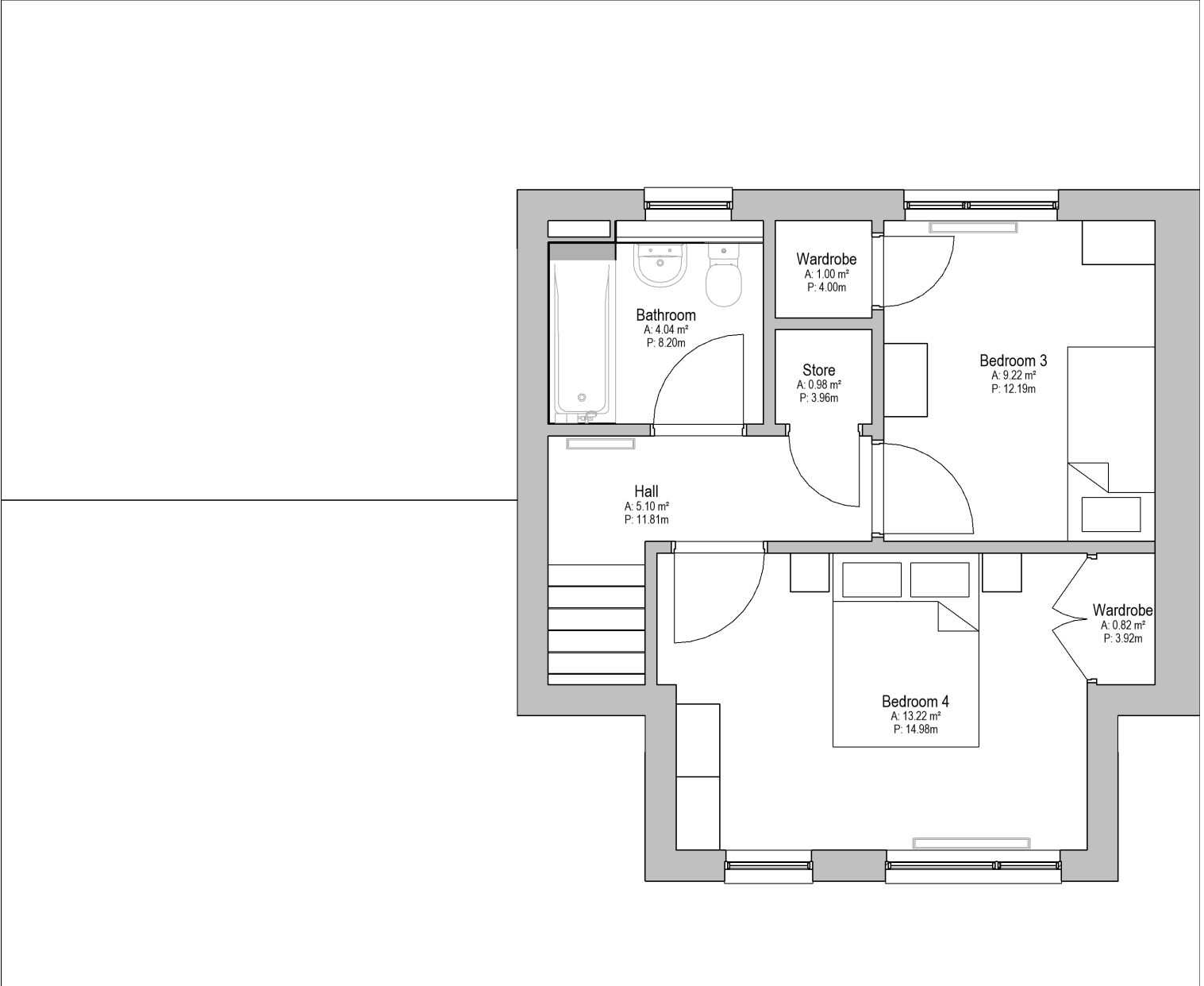
FIRST FLOOR
4 BED / 7 PERSON
GROUND FLOOR LIVING



PROPOSED FLOOR PLANS - HOUSE TYPE V



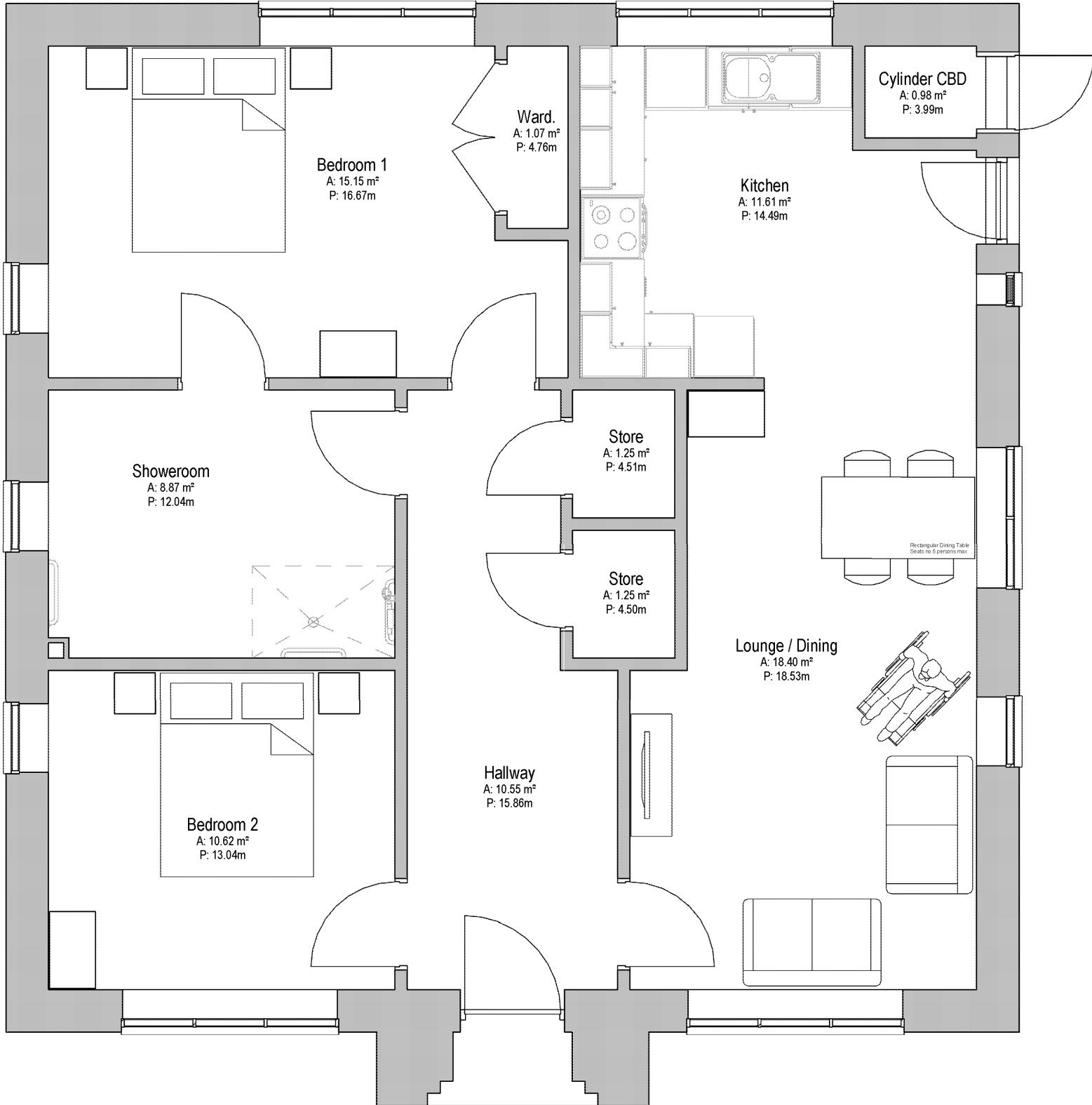
GROUND FLOOR
4 BED / 7 PERSON
GROUND FLOOR LIVING



FIRST FLOOR
4 BED / 7 PERSON
GROUND FLOOR LIVING



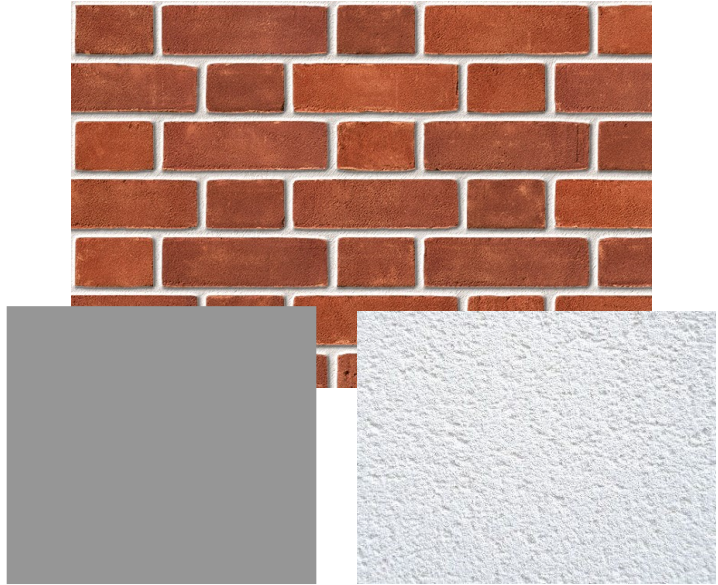
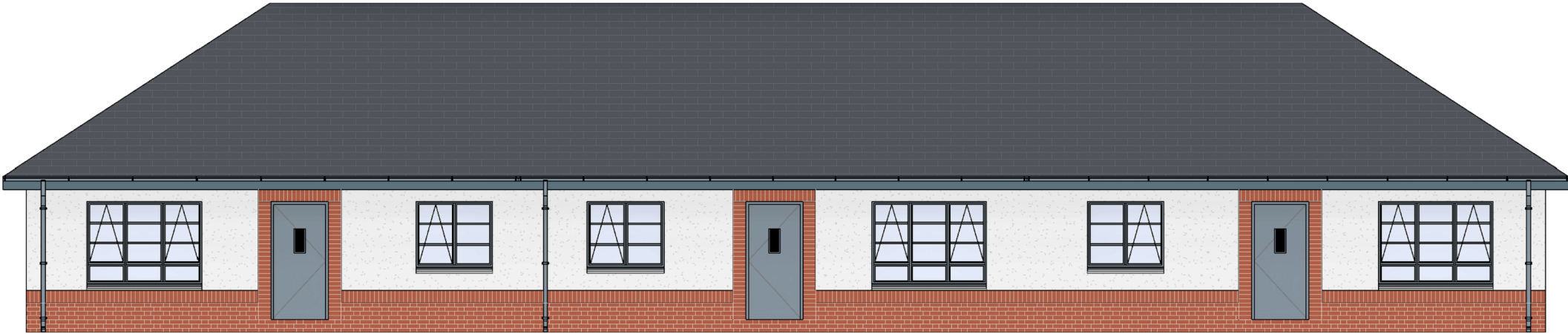
PROPOSED FLOOR PLAN - EXISTING GATE LODGES



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



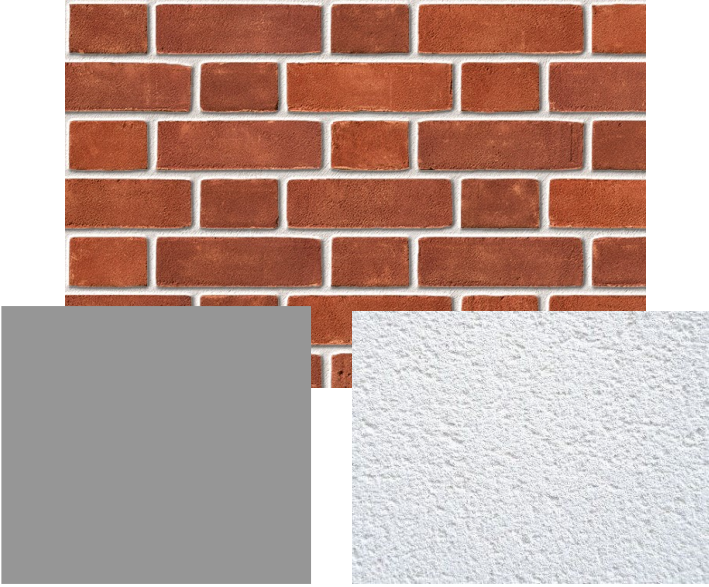
EXISTING GATE LODGE



EXAMPLES OF PROPOSED BUILT FORM AND MATERIALS



PROPOSED 3-BED HOME AND 3-BED WHEELCHAIR LIVEABLE 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



FREQUENTLY ASKED QUESTIONS

1. What is the purpose of the event?

The event is being held to allow local residents and interested parties the opportunity to meet the builder for the new housing development on the former Ayrshire Central site.

2. When will the construction works start?

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

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 57 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 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

