

## DRAFT PLAN CONSULTATION

JUNE / JULY 2025



Aerial view of site

**INTRODUCTION**

Nursery Place, Ardrossan will provide new, affordable, sustainable, social rented housing on the former flatted site demolished through the Council's Estate Based Regeneration Programme.

The proposed residential development comprises of general needs houses, an amenity bungalow and a home suitable for wheelchair users.

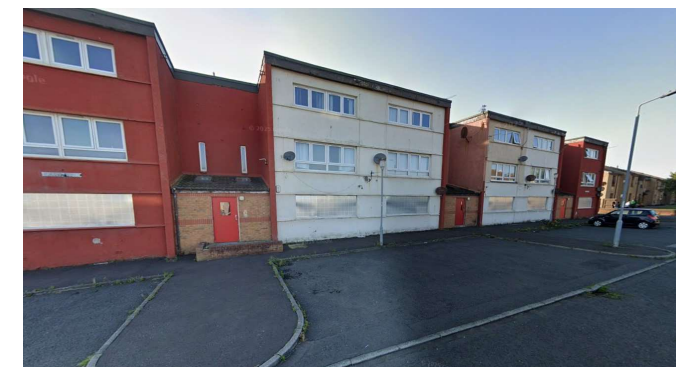
**CONSULTATION**

The Council is holding a Draft Plans consultation event to allow local people and interested parties to view and comment on the draft plans for the development. You can view the plans from Tuesday 10 June 2025 until Tuesday 8 July 2025.

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

**Date:** Tuesday 24 June 2025

To book your place at the event please telephone 01294 324031 or email [developmentandstrategy@north-ayrshire.gov.uk](mailto:developmentandstrategy@north-ayrshire.gov.uk).



View of Site: Front Elevation, Nursery Place





## EXISTING SITE PLAN



SITE AREA

0.272ha

SITE BOUNDARY

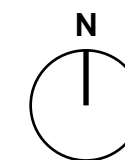


vehicular access point

existing loop road

existing parking provisions

vehicular access point





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## PROPOSED SITE PLAN



SITE AREA 0.272ha

SITE BOUNDARY

Site House Mix:	
Block 1	
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
Block 2	
P	End Terrace - Amenity Bungalow, 2 Bedroom / 3 Person
K	End Terrace - Wheelchair Livable Bungalow, 2 Bedroom / 4 Person





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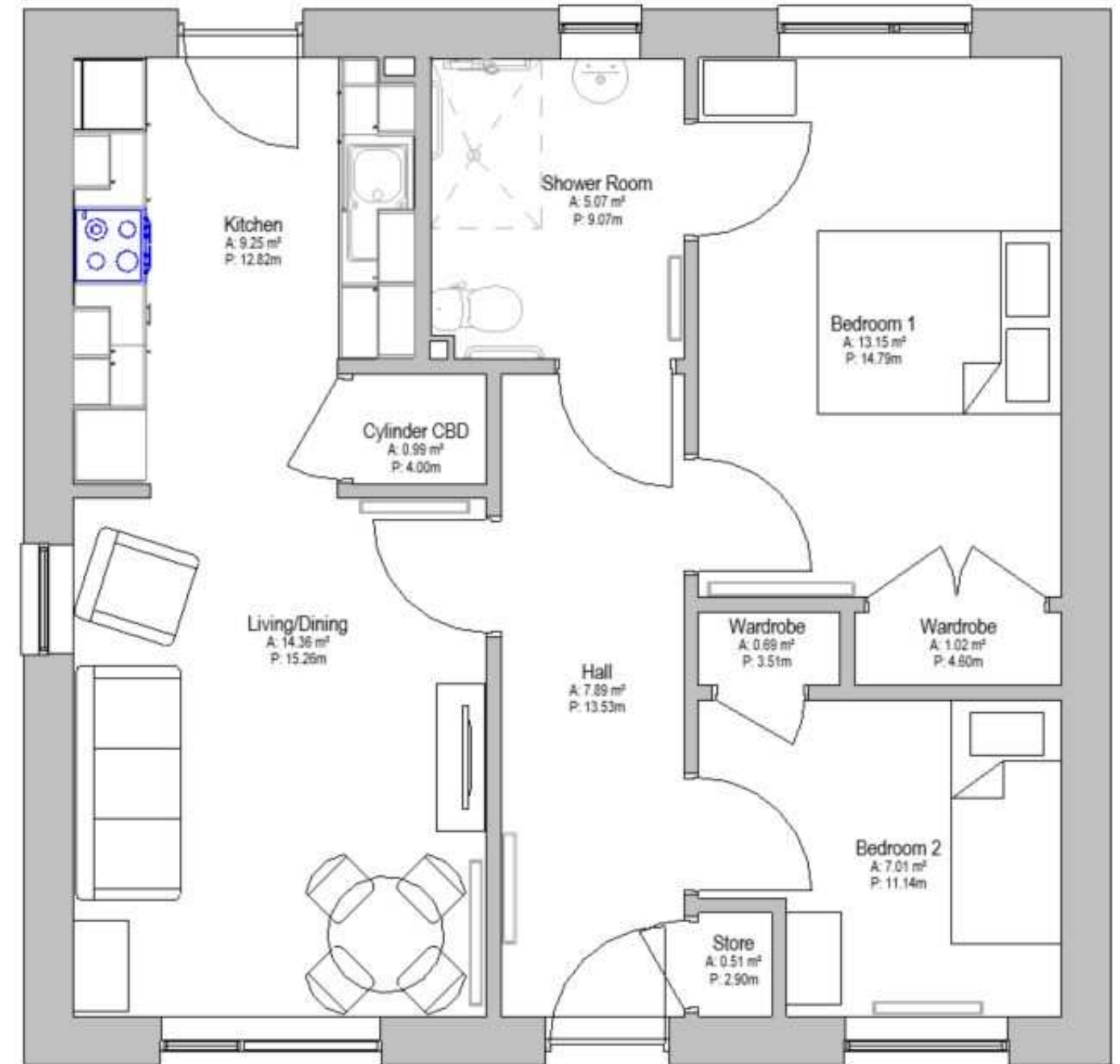
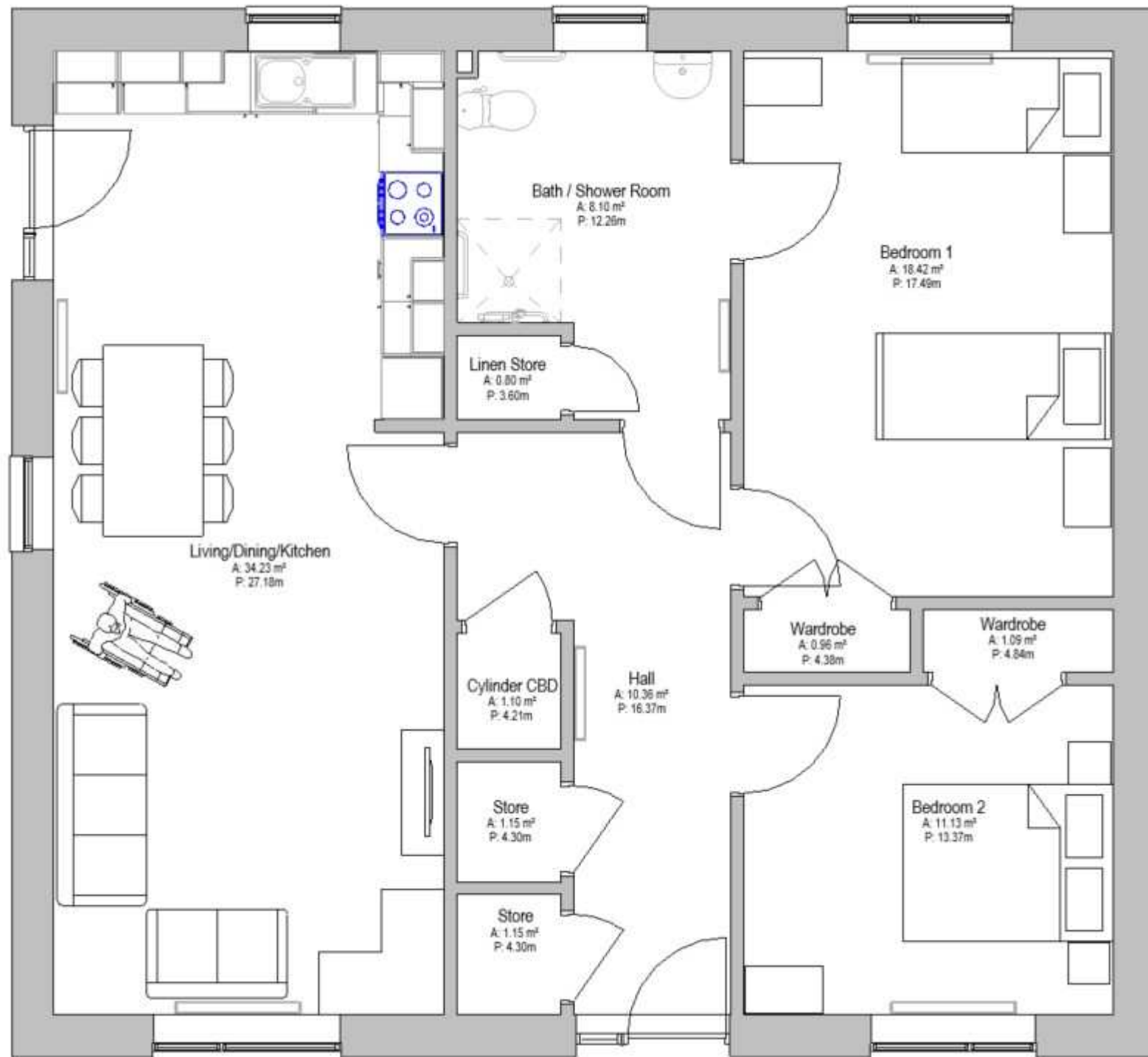
SITE LAYOUT DESIGN PRINCIPLES



## DRAFT PLAN CONSULTATION

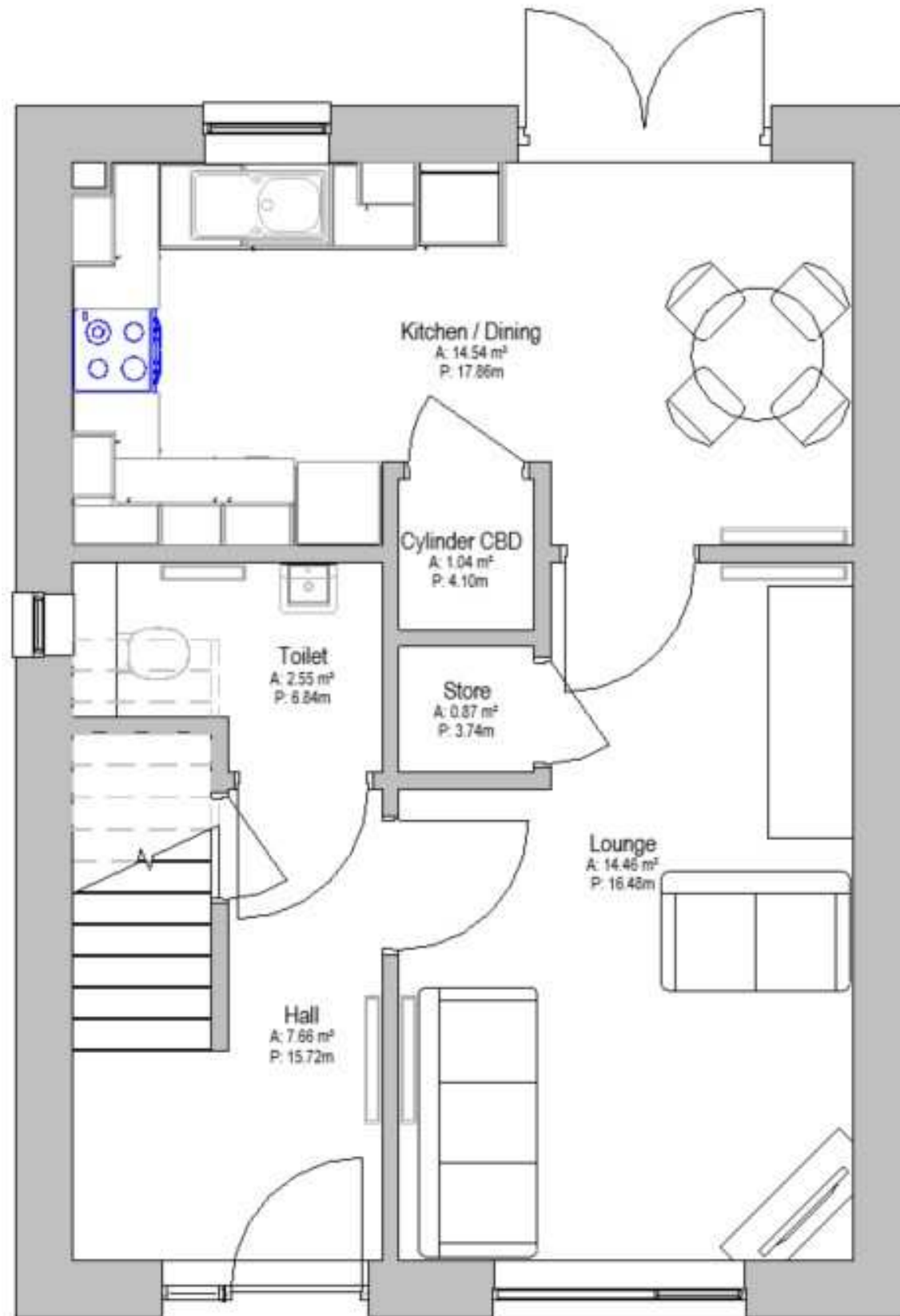
JUNE / JULY 2025

## PROPOSED FLOOR PLANS

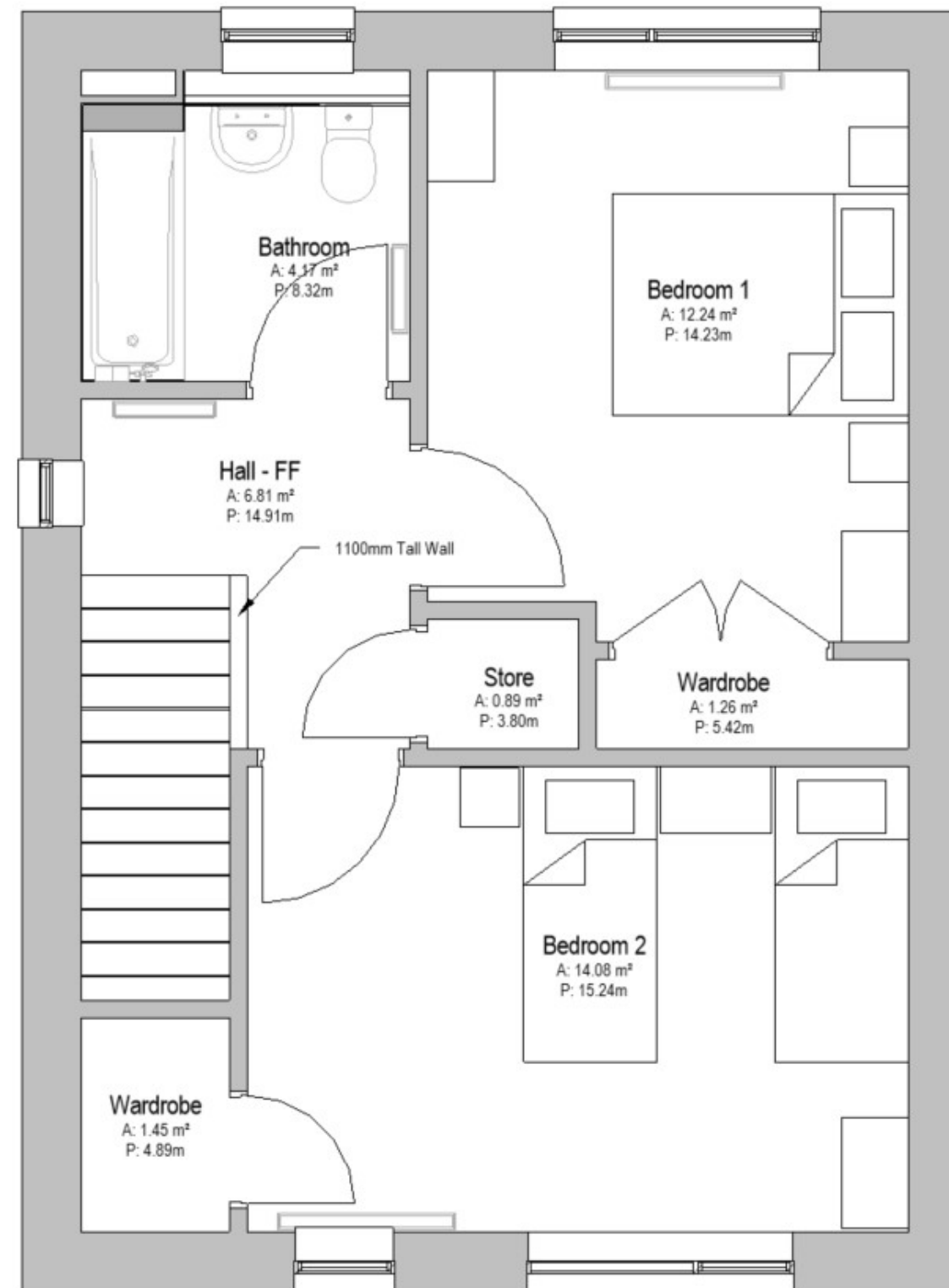




## PROPOSED FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

2 BED / 4 PERSON  
GENERAL NEEDS  
GFA = **44.1m<sup>2</sup>**



# DRAFT PLAN CONSULTATION

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## 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 draft plans for the development site at Nursery Place, Ardrossan.

All comments on the plans will be reviewed and changes will be made, if required, to the final plans which will be available for review during the final plans consultation.

### 2. When will the construction works start?

Exact timescales will be confirmed once the main contractor is appointed however, it is currently anticipated that works will commence in 2026 and complete in 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; all properties have in-curtilage parking and there will be additional visitor spaces on site.

### 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.

**Please return comments by Tuesday 8 July 2025 to:**

[developmentandstrategy@north-ayrshire.gov.uk](mailto:developmentandstrategy@north-ayrshire.gov.uk) or call 01294 324031

You can also post feedback to:

**Freepost RTJS-BGUH-XLCB**

**North Ayrshire Council, Housing Services**

**Affordable Housing Team**

**3<sup>rd</sup> Floor Cunninghame House**

**Irvine**

**KA12 8BR**

