



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 consultation event to allow local people and interested parties to view the final plans for the development. You can view the plans online from Friday 13 March 2026 until Friday 10 April 2026.

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

Date: Thursday 2 April 2026

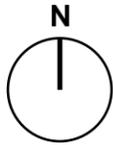
To book your place at the event please telephone 01294 324031 or email developmentandstrategy@north-ayrshire.gov.uk.

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. The Council will obtain a 'Certificate of Lawfulness' from the Council's Planning Service to certify that the site has been considered against the full terms of the adopted Local Development Plan.



EXISTING SITE PLAN.



Site Area(s):

— Site Boundary.



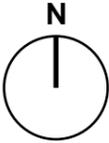
View of Site: Nursery Place - Pre Demolition.



View of Site: Nursery Place - Post Demolition.



PROPOSED SITE PLAN.



Site Area:
— Site Boundary.

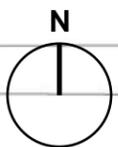
Site Mix Details:				
HOUSE MIX	GIFA (m2)	BEDROOMS	No. Units	Parking per plot
General Needs				
A 2 Bed / GNeeds	88.3m2	2	4	2
Wheelchair - Liveable				
K Wheelchair	93.1m2	2	1	2
Amenity Bungalow				
P 2 Bed / Amenity	63.9m2	2	1	1
Total			6	11
Parking Provision				
Visitor parking			Total	5



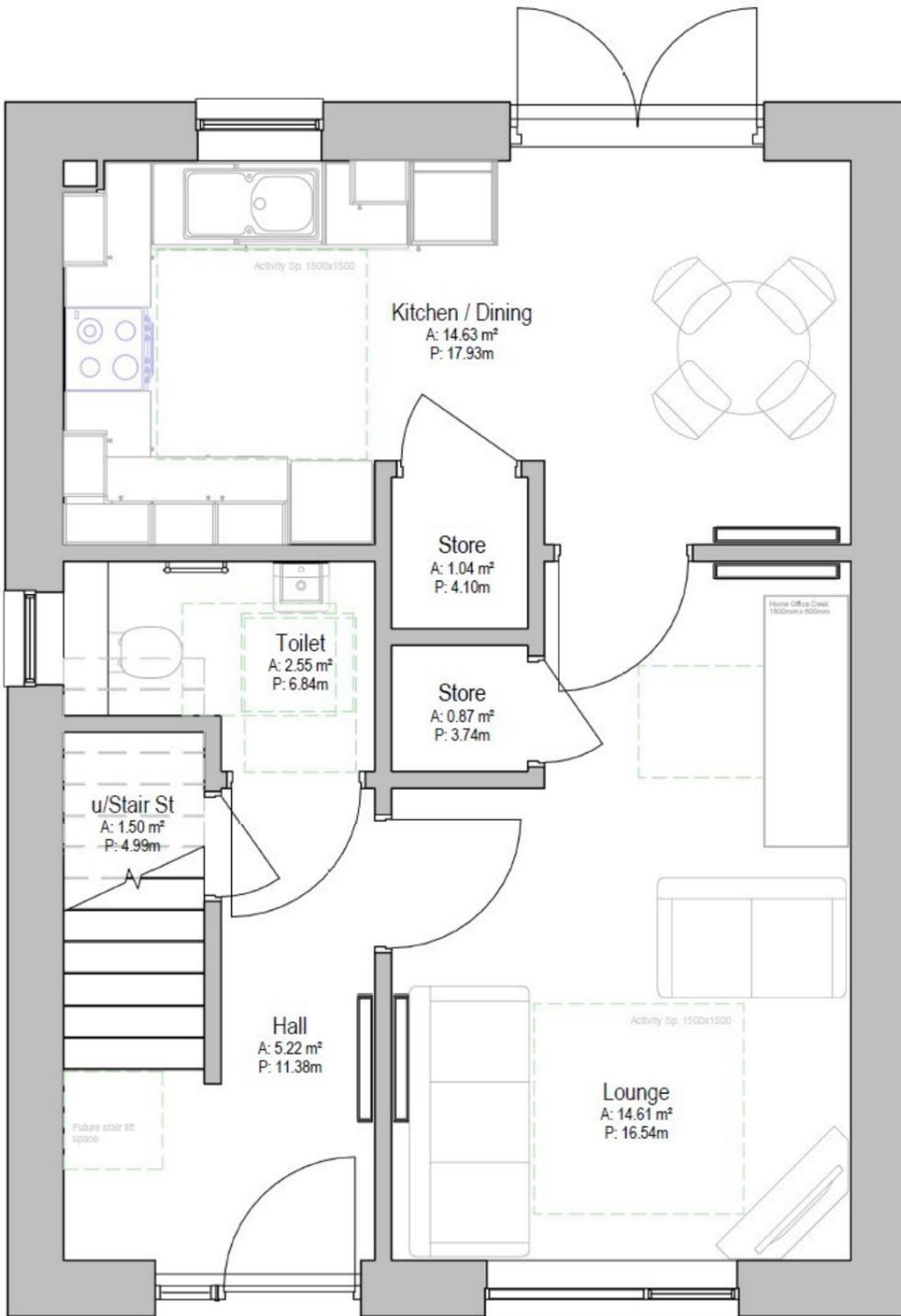
SITE LAYOUT DESIGN PRINCIPLES.



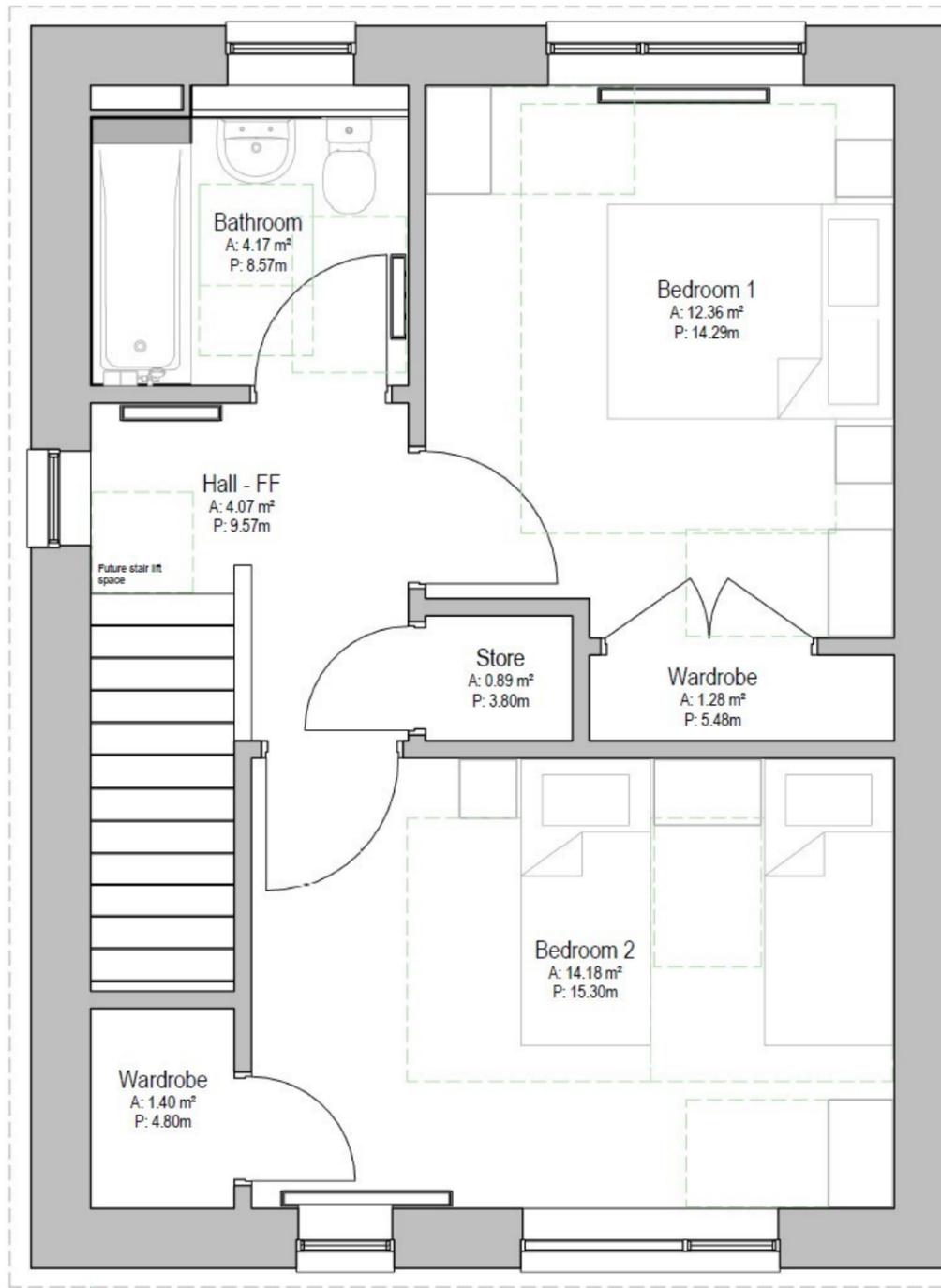
- Site Area(s):**
- Site Boundary.**
- 1 Existing road access into the site retained.
 - 2 Ensured access to all existing neighbouring plots / driveways still available.
 - 3 In-curtilage parking to the front of each plot provided, 2no. Spaces to General Needs Plots, 1no. To Bungalow Plots.
 - 4 5no. Visitor parking bays provided to the rear of site.
 - 5 Turning head provided to ensure plenty of manoeuvring space for vehicles.
 - 6 Footpath / Bin Lane provided through middle of site to provide access between front and rear of plots.
 - 7 Shared access to allow for rear access to Block 01 plots.
 - 8 Communal Green space located to the rear of site - area to be maintained by NAC.
 - 9 Car Port provided to side of Plot 06, K House Type (Bungalow).



PROPOSED FLOOR PLAN - HOUSE TYPE A.



GROUND FLOOR PLAN
2 BED / 4 PERSON
GENERAL NEEDS



FIRST FLOOR PLAN
2 BED / 4 PERSON
GENERAL NEEDS

House Type A - 2 Bed General Needs.

House Types A General Needs homes contain:

- Lounge
- Dining kitchen
- Ground floor WC
- Two double/twin bedrooms
- Bathroom
- Built-in storage/wardrobes



PROPOSED FLOOR PLAN - HOUSE TYPE K.



House Type K - 2 Bed Wheelchair Liveable Bungalow.

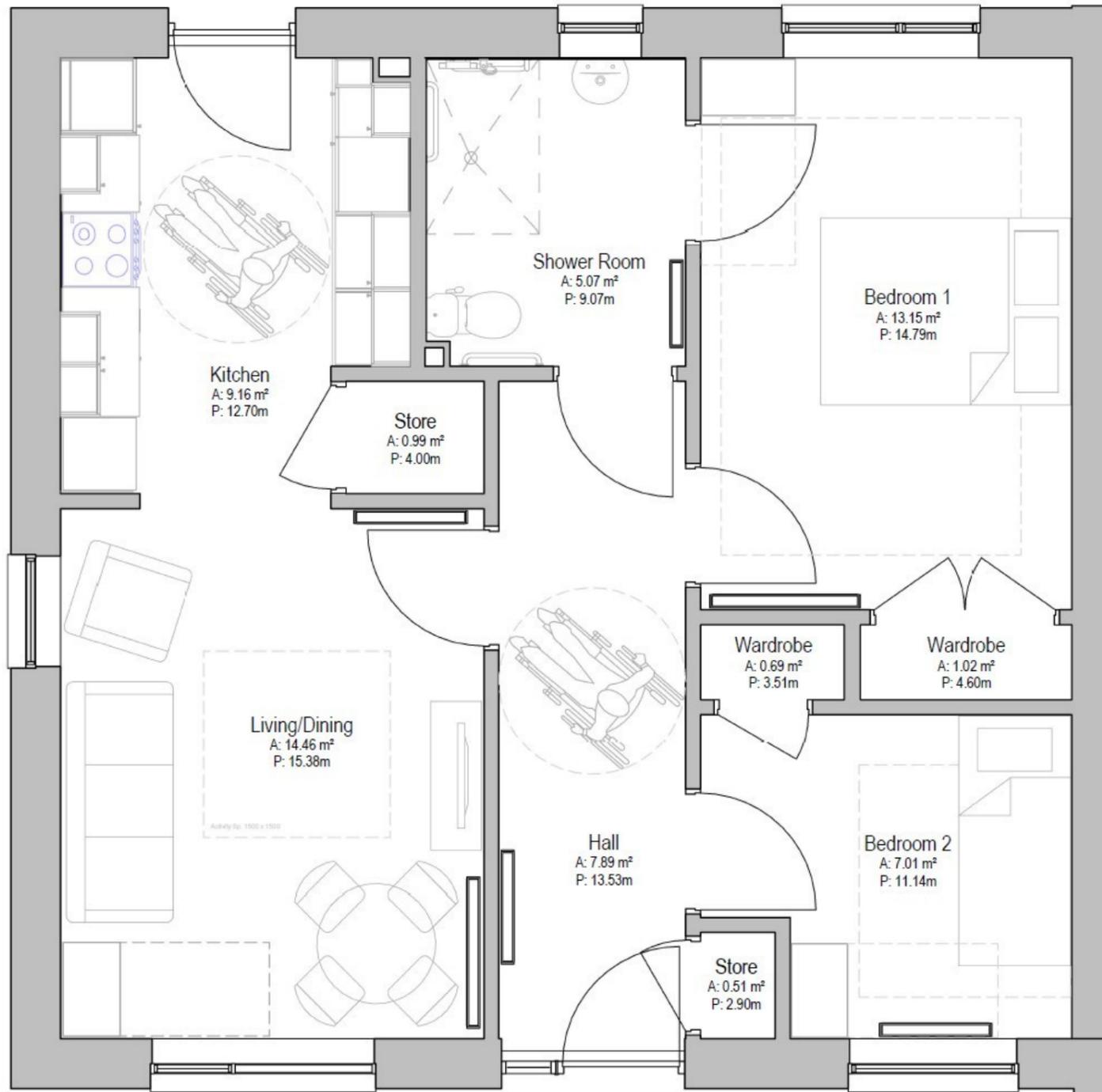
All 2 bed wheelchair bungalows contain:

- Through Lounge / Dining / Kitchen
- Dual access wet floor shower room
- Double/twin bedroom with space for profiling bed
- Second Double bedroom
- Built-in storage/wardrobes
- Garden access at rear of driveway
- Car Port Canopy over side entrance to property

GROUND FLOOR PLAN
2 BED / 4 PERSON
WHEELCHAIR BUNGALOW



PROPOSED FLOOR PLAN - HOUSE TYPE P.



House Type P - 2 Bed Amenity Bungalow.

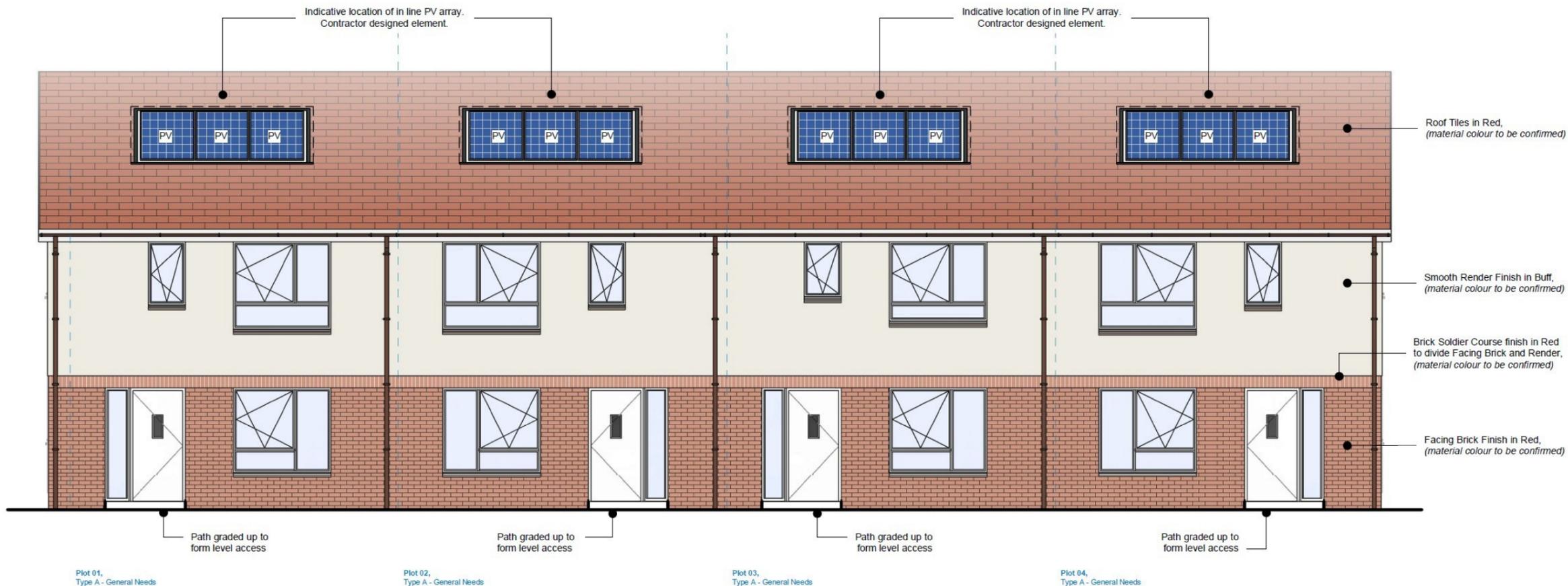
All 2 bed amenity bungalows contain:

- Through Lounge / Dining / Kitchen
- Dual access wet floor shower room
- Double/twin bedroom with space for profiling bed
- Single bedroom
- Built-in storage/wardrobes
- Garden access at rear

GROUND FLOOR PLAN
2 BED / 3 PERSON
AMENITY BUNGALOW



EXAMPLES OF PROPOSED BUILT FORM + MATERIALS.



Front Elevation - Proposed Terrace of General Needs Houses.



Neighbouring Building - Key Housing Association (Park View).



Neighbouring Flats - Parkhouse Road.



Proposed Materials.



EXAMPLES OF PROPOSED BUILT FORM + MATERIALS.



Front Elevation - Proposed Semi Detached Bungalows.



Neighbouring Bungalows - Park View.



Neighbouring Plots - Park View.



Proposed Materials.



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.

2. When will the construction works start?

It is currently anticipated that new build construction works will commence in autumn 2026 and complete in autumn 2027. Exact timescales will be confirmed to local residents when they are invited to 'Meet the Builder'

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 additional visitor spaces are 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.

Please return comments by Friday 10 April 2026 to:

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

3rd Floor Cunninghame House

Irvine

