

baywatch

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www.irvinebayurc.co.uk

Coming soon

the vision for our towns

The regeneration plans for the five towns of Ardrossan, Saltcoats, Stevenston, Kilwinning and Irvine will be launched at the end of the year.

The plans for each of Irvine Bay's towns will set the vision for developing the area in coming years. The aspirations, hopes and concerns of the people and businesses who live and work here will all be reflected in the final versions of the plans.

Understanding the plans – the big picture

The towns' plans are the culmination of planning and consultation work with the communities of Irvine Bay over the last year. The plans will help shape the development of each of the town centres with the hope of attracting new business and employment into the area. The particular needs of each town are being tackled in order to bring vitality back into the town centres and shopping streets. The plans will also make the most of harbours, beaches, historic buildings and other local resources.

We've been overwhelmed by your response

To date hundreds of people have been involved in the consultation process. We have even needed to extend the period of consultation to make sure that everyone with a stake in delivering the future of Irvine Bay is fully involved. We've been working hard to crystallise the many ideas that have been put forward and the plans are taking shape.

Patrick Wiggins, Chief Executive at Irvine Bay:
"We've been delighted at the level of local involvement. Residents and business people have been quick to share ideas and have engaged with the real issues. As the plans are finalised we hope to see people really getting behind the regeneration of their area and benefiting as a result."



Information events

Come along and see the plans and comment on the spot...

Town	Date	Time	Venue
Ardrossan	24th November 2008	6.30pm – 8.30pm	Civic Centre, Ardrossan
Saltcoats	25th November 2008	6.30pm – 8.30pm	Town Hall, Saltcoats
Kilwinning	26th November 2008	6.30pm – 8.30pm	Erskine Hall, Kilwinning
Irvine	27th November 2008	12noon – 5.00pm	Venue to be confirmed*
Stevenston	28th November 2008	6.30pm – 8.30pm	Ardeer Neighbourhood Centre

*see local press for more details.

Public displays

Town	Date	Venue
Ardrossan	24th November – 5th December 2008	Ardrossan library
Saltcoats	24th November – 5th December 2008	Saltcoats library
Kilwinning	24th November – 5th December 2008	Kilwinning library
Irvine	24th November – 5th December 2008	Irvine library
Stevenston	24th November – 5th December 2008	Stevenston library



Site of new office pavilions

Annickbank heading for green ticket



The new office pavilions at Annickbank, Irvine are being designed to set the highest possible standards for sustainability.

We are working with developer Speyroc to achieve an 'A' rated Energy Performance Certificate and to raise the buildings' proposed environmental rating from BREEAM Very Good to BREEAM Excellent. Annickbank will be the first speculative office development in Ayrshire to achieve such a standard which shows our commitment to lead by example for future buildings in the Irvine Bay area.

The Energy Performance Certificate defines the energy efficiency of a building, its fabric and services. An 'A' rating will be the most energy efficient and therefore the least expensive in heat and light. The BREEAM standard seeks to minimise energy consumption and reduce waste in construction. On site works are scheduled to start in January 2009 with the two first phase buildings ready in late 2009.

Lyric Theatre makes a comeback



The Lyric Theatre façade in Ardrossan is to be restored to provide a dramatic frontage for a new building development.

Starting life in 1914 as a cinema, the Grade B Listed building is now no more than a shell with its once elegant façade in a dilapidated condition. With Irvine Bay Regeneration Company's help, it is about to be saved by local developer and investor Hovepark Properties with a bold and substantial investment to give the building a new lease of life.

Barry Hill, Hovepark: "We are committed to restoring this well known Ardrossan landmark to its former glory and delighted with the support from Irvine Bay Regeneration Company.

"Work will involve restoring the frontage on Princes Street and Hill Street to incorporate a new ground floor shop and two first floor flats. The rear section of the existing structure will be demolished to make way for six high-quality new build flats with an exterior design in keeping with the retained frontage."

Work will start later this year and the building will be completed in around 12 - 14 months.

Splash in the harbour



Since Urban Splash was appointed as preferred developers for the major development at Irvine Harbourside, the legal processes have been continuing and are currently on track. Discussions with the planning authority are also taking place and further community consultation is planned.

Around 300 homes, shops, leisure facilities and commercial workspaces will be included in the development plans.

Tom Bloxham, Chairman of Urban Splash: "We think the site has amazing potential given its location on the harbourside. The views out to the island of Arran are stunning and the beaches running north and south from the tip of the site add to the attraction.

"By focussing on quality architecture, creating a strong sense of place and by working in partnership with Irvine Bay Regeneration Company and North Ayrshire Council, we can deliver a mixed-use scheme that will help transform Irvine into a great place where people will want to live and work."

Golf resort will be world-class

The Ayrshire will be an internationally renowned 18-hole links course complete with an adjoining hotel and holiday homes. The complex at Marine Drive, Irvine is expected to generate hundreds of jobs and add millions of pounds to our local economy.

As part of a tourism initiative complementing the world famous local courses, the new course has been designed by acclaimed golf architect David McLay Kidd. His previous creations include The Castle course in St Andrews, Machrihanish Dunes at Kintyre and the celebrated Bandon Dunes in Oregon.

Construction of the course will be overseen by Euan Grant, the former head green keeper of the old course at St Andrews.

The Ayrshire will make a well needed addition to the many other links courses in the area - it will be open to the public as a pay and play course rather than for members only.

Our role at Irvine Bay Regeneration Company was to bring this exciting opportunity to the market in March 2007 and appoint the developers. Brian MacDonald, Regeneration Director: "We are delighted that the project has now reached the position where preferred

developers have been identified and their work on the project is imminent."

The £60million project will be developed by the Ayrshire Golf Company, a joint venture between property investment and development company Credential Holdings Limited and KPT Limited.

The creation of this outstanding links course with all its facilities will help in developing an exciting and sustainable new future for Irvine Bay. It will bring jobs, wealth and opportunity to the area.

Construction of the par 70 golf course and hotel, with clubhouse, professional's shop, spa, restaurant and conference facilities will take around 20 months and involve at least 250 construction jobs.

Once complete the development will require around 90 full time and 45 part time employees ranging from green keepers to bar tenders, caddies and hotel managers.

Painting the fence

Pupils from Ardrossan Academy have brought some life and colour to a derelict site at St Peters' Old School in Ardrossan. The vibrant images of local scenes have all now been put in place to create a fence for the site and brighten up a previously drab area in a very visible way. The paintings include scenes of the school itself taken from old postcards of the area.

The whole idea was the brain child of Principal Art Teacher at Ardrossan Academy, Harry Sutton. He has been the catalyst and energy behind the project, enthusing and engaging the pupils.

We were delighted to support this project in partnership with McLaughlin Construction. Discussions are currently underway with the Scottish Training Foundation about landscaping the area in front of the boards.



"We want as many local people to get involved as possible, so those with a neighbouring postcode will pay less to play on the course. We also intend to build a caddie academy to train local teenagers."

Derek Porter,
Group Managing Director of
Credential Holdings Limited.

The case for a coastal park

A new coastal park along the length of Irvine Bay would make the most of our amazing natural resources. The idea behind the park is to encourage regeneration, promote recreation and attract more visitors into the area.

After all, our 14 miles of coastline are incredibly attractive already, with stunning views over to Arran and great places to enjoy the outdoors. The vision is to provide better facilities for walking, cycling, riding and water sports so that we can promote Irvine Bay as a great coastal destination.

During 2008 we arranged a feasibility study to assess the boundaries of the coastal park, and to look at how recreation activities and facilities can be incorporated within the park. The study also looks at other successful coastal parks across northern Europe, considering what can be learnt from these for Irvine Bay.

One important idea is to develop coastal beacons and incorporate them as iconic landmarks in the park. The beacons would be designed to increase interest in the area and change perceptions – helping the economic and cultural renaissance of Irvine Bay.

The Coastal Park Framework is the name of the feasibility study, which is now nearing completion. We arranged the study in partnership with North Ayrshire Council. The work was undertaken by Land Use Consultants.



Personal profile: Brian MacDonald

In each edition of *baywatch* we introduce you to another member of the Irvine Bay team. This time it's Brian MacDonald. As Regeneration Director Brian's current role is to lead on the projects at Irvine Harbourside and The Ayrshire golf course at Marine Drive.

"It's exciting to be working on a project that has already attracted such interest"

"It's exciting to be involved in the development of The Ayrshire as golf is one of the icons of this coast. It is one of the features of our area which has world wide renown. I am committed to the idea that the creation of an outstanding Scottish links course with high quality supporting leisure developments – including a new hotel – is a vital piece of the regeneration jigsaw, bringing jobs and wealth to the area. We have the opportunity to create a world-class golfing asset which will bring visiting golfers to the area and, importantly, provide the facilities to encourage them to stay here longer."

"The development of Irvine Harbourside is another remarkable project to be leading on. The developers we appointed earlier in the year, Urban Splash, have a reputation for excellence and experience when it comes to waterfront regeneration...not to mention some very creative ideas. It's exciting to be working on a project that has already attracted such interest and which could set the tone for further regeneration in the area."

At present we are working through all the legal procedures associated with the development of these major projects. My role is to ensure that the projects stay on track - a challenge in these difficult economic times - and to make it possible for us to deliver on our ambition of bringing about transformational change.

Brian previously worked for North Ayrshire Council as Assistant Chief Executive with responsibility for planning, economic development, European affairs and estates.

Ready for the towns' plans?

Consultation has been the watchword right through this year, as we've worked steadily towards creating regeneration plans for each of the five towns. We are delighted that so many people have taken part in that process and we believe that this will have a huge positive impact on the quality and relevance of the plans. Residents, businesses and public agencies have all played an important part. By the time the towns' plans are published at the end of this year we will have spent many hundreds of hours on the community engagement process – I'm convinced it will prove to have been time well spent.

Publication of the plans is an important milestone in the whole regeneration process. Once the plans are published, much of the planned development work can move forward.

Alongside the work on the towns' plans there are a number of other important regeneration projects that have been firing ahead. I hope you've enjoyed catching up with some of what has been going on at Irvine Harbourside, Marine Drive and elsewhere in Irvine Bay through the pages of this edition of *baywatch*.

Don't miss the next edition. We'll bring you details of the towns' regeneration plans which marks a new phase of regeneration development for Irvine Bay.



Patrick Wiggins
CEO, Irvine Bay Regeneration Company

Get in touch!

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