

# NEWSLETTER

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# KING'S ARMS



ISSUE NO 1 | MAR 2025

FORMER KING'S ARMS - PROJECT NEWSLETTER



## SITE START TO STEEL FRAME

Welcome to this first issue of our newsletter for neighbours and interested parties around the Former King's Arms Site. This first edition is packed with updates about what has happened on-site since the beginning of our involvement in the project, back in the summer of 2024.

**Temporary works** – as soon as we took possession of the site and got into dismantling the building, it became clear it was in even worse condition than initial investigations had revealed. The requirements of the temporary propping works (scaffolding, temporary metal trusses/ beams and massive chunks of concrete) were far greater than anticipated, and the retention had to be redesigned.

Once that was safely in place we carefully removed the old fabric, with demolition completing in the **middle of August '24**, leaving behind only the important façades, held securely in place by our temporary structures.

Preparations continued with groundworks, including foundations and drainage, being undertaken, followed later in the autumn by the erection of the structural steel frame.

Going up very quickly (38 tons of steel, in only just over a week – concluded by **end October**) the 'skeleton' of the project rapidly started to appear, giving the first real representation of the form and scale of the finished building and possibly the only, momentary glimpse of its structural form.

## PROJECT INFO:

Working with North Ayrshire Council and their design team, including Wellwood Leslie Architects, we are redeveloping this category C listed building to create six modern, energy-efficient amenity flats for rent.

The structure had fallen into disrepair in the years after the closure of the long-standing bar and restaurant in 2015, with the council purchasing the site in response to the lack of investment and the serious decline in the condition of the building.

The project will see the careful retention of the historic façade of the building, as it remains a landmark in its own right, with the rest of the dilapidated structure being completely redeveloped from the ground up.

The new one and two bedroom flats will become the latest homes to be created as part of the council's ambitious housebuilding programme, which will see more than 1,600 new homes built across North Ayrshire.

**The development is currently scheduled to be completed in the Autumn/Winter of 2025.**





Temporary supports securing the historic façade



Steel frame nearing completion with temporary trusses showing/amongst



Provost Anthea Dickson at the King's Arms site with Irvine West Councillors Shaun Macaulay, Scott Gallacher and Chloe Robertson; Council officials and staff and representatives from McLaughlin Construction.

## OCT'24 TO MAR'25

After the steel frame was complete, our team undertook installation of the pre-cast stairs and landings. At that point a scaffold was erected around the perimeter, to enable installation of new roof trusses.

With the floors (a mix of concrete and timber in different locations) completed in **mid-February** and now taking over the job of

bracing the structure, holding up the old façades, the substantial temporary propping could be removed, returning a large portion of the pavement on High Street to its intended use.

A new timber hoarding has now been built in front of the High Street elevation and is freshly adorned in McLaughlin Construction's smart, classic deep-red brand colour.

## WORK UNDERWAY

With the frame in place the team on-site are busy preparing to complete the skin around it. Work on the roof is well underway and once the final roof trusses have been manoeuvred into place, the sheeted surface will be added, followed by the roofing membrane, essentially making it watertight.

Construction of the walls is about to get underway and once the SFS (Steel Framing System - a quick, strong method of building walls) is in place, the external brick skin can be constructed.

We have also started removing the old render from the historic walls, after which they will be surveyed again to establish the final scope of stonework repairs. This may be a little noisy from time to time but our teams are working only during sociable hours.

## CHAPEL LANE

The ground levels in Chapel Lane, leading from High Street through to West Road, are being reconfigured as part of the project. The carved stone paving has been carefully lifted and is being safely stored. Coupled with the requirement to install a scaffold and the lack of space at that side of the

## COMING NEXT

Once the SFS walls are in place the windows can be installed – likely to be around late April into May.

The roof works include lots of leadwork and other details, and a large portion of the external brickwork needs to be complete before the slates will finally go on.

Once the scope is agreed the job of carefully repairing the old stonework and chimneys will also be undertaken.

Thereafter it's on to the insides and getting ready for the finishes.

## COMMUNITY BENEFITS

Over the past few months, we've undertaken a number of activities in support of local communities.



In **December** we made a donation to the annual **selection box appeal**, an incredibly worthy campaign run by **Equal Supported Employment North Ayrshire**, who delivered a staggering total of over 3400 selection boxes to children across North Ayrshire, who may not otherwise have received a gift for Christmas.

The same month, we answered a call for help from **Beith Community Development** Trust placed in the NAC Community Benefits Newsletter, and donated enough block paviours for the organisation to complete a paved area at their centre in Geilsland Country Estate.

Jim, from NAC kindly came along to our yard to pick up the paviours.



In **February** our Quantity Surveyor, Ben along with Bid & Marketing Manager, Niall Iain were at **Largs Academy** for their **careers event**, helping pupils from S3 through to S6 navigate their future education and career choices.

Niall Iain was back out again in **March**, this time at **Dalry Primary School** accompanied by Senior Quantity Surveyor Fiona, delivering a morning of **STEAM talks to P2-P5 classes** on how Science Technology Engineering Art and Maths subjects are used in real-life jobs.



## WILLIE CORBETT SITE MANAGER



Willie Corbett - our Site Manager at the Former King's Arms Hotel project.

## ABOUT US

Established in 1946, **McLaughlin Construction** is a SME main contractor with a strong, proven track record in Ayrshire and the West of Scotland region. Through continuous project delivery over the past eight decades, they have gained valuable and extensive experience providing a variety of contract works in many sectors, including affordable housing, retail, leisure, industrial, commercial and healthcare sectors. Undertaking new build, refurbishment and renovation (including heritage and listed building) projects, they also provide small works and fit-out contract delivery for minor works frameworks.

McLaughlin Construction are proud company members of the Considerate Constructors Scheme, CHAS, the Federation of Master Builders (FMB), Constructionline, hold accreditations in ISO 9001/14001/45001, and most recently became accredited Living Wage employers, underlining their commitment to developing their local workforce through training, monitoring, and apprentice opportunities.

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## CONTRIBUTIONS:

This newsletter is produced in conjunction with our clients at North Ayrshire Council.



## CONSIDERATE CONSTRUCTORS

As part of our commitment to being Considerate Constructors, McLaughlin Construction publishes regular updates on activity across our live sites, wherever possible.

In a move to make these evermore accessible we have recently introduced our **Online Sites Noticeboard**, a web-based repository for all available updates. Our site signage carries the QR adjacent code, which will direct you to the relevant address when scanned with a smart phone camera.

