

# NEWSLETTER

## 99 Nelson St., Largs



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99 NELSON ST., LARGS - PROJECT NEWSLETTER



### MINIMISING DISRUPTION:

While the works will inevitably cause some disruption locally, every effort will be made by the project team to minimise inconvenience wherever reasonably possible, and to maintain safe access to neighbouring homes and businesses throughout the duration of the contract.

Wherever possible, residents and neighbouring businesses will be provided with advance notice of particularly disruptive activities or changes to access arrangements.

**The development is scheduled to be completed by spring / summer 2027.**

### START UP

McLaughlin Construction is pleased to be commencing works at 99 Nelson Street, Largs on behalf of North Ayrshire Council, with an expected start date of 1st June 2026.

Working alongside North Ayrshire Council and the wider design team, including LMA Architects, the project will see the complete refurbishment and reconfiguration of the existing three-storey traditional tenement building to create three modern, energy-efficient homes for social rent; two two-bedroom maisonettes and one attic flat.

As part of the works, the building will undergo extensive structural repair and upgrading works including:

- Full internal strip-out back to the original stone structure
- Removal of existing partitions, finishes and services
- Demolition of the structurally compromised rear extension
- Structural timber repairs and treatment works
- New heating, plumbing and electrical systems
- Replacement roofing, windows and external repairs
- Full internal fit-out including insulation, kitchens and finishes ■

The refurbishment project will be supported by Scottish Government grant.



The Nelson Street elevation prior to works beginning.  
< left upper: Same, looking other way.





Image structurally compromised extension to be removed  
Below: garden to rear of property will be cleared



Scaffold/Hoarding at our King's Arms site in Irvine - arrangement likely to be less extensive at Nelson, but safety is always paramount



Some areas within the properties are already partially stripped.

## WHAT TO EXPECT IN THE EARLY STAGES

The first phase of the project will largely involve site setup, scaffolding erection, internal strip-out and demolition works to the rear extension.

These works are likely to be the noisiest and most disruptive stages of the project. We fully appreciate that construction activity in a residential area can be frustrating at times and would like to reassure neighbours that we will take all reasonably practicable steps to reduce disturbance.

We will endeavour to keep you informed through these newsletters as to what work is coming up and what has been completed.



## Noise

Some increase in noise levels should be expected during the initial months of the project, particularly during:

- Scaffold erection
- Internal strip-out works
- Removal of plaster and structural elements
- Demolition works to the rear extension
- Roofing works later in programme

Wherever possible:

- Noisy works will be restricted to normal daytime working hours
- Use of radios and unnecessary noise on site will not be permitted
- Equipment and tools will be fitted with appropriate silencers and suppression measures where applicable
- Deliveries and particularly disruptive operations will be planned carefully to minimise impact

Standard working hours will generally be:

**Mon-Fri: 8:00am – 5:00pm**  
**Sat/Sun: No planned working**

Any requirement for exceptional

out-of-hours works would be communicated in advance wherever possible.

## Dust, Dirt & Cleanliness

We recognise that dust and dirt are among the biggest concerns for neighbouring residents during refurbishment and demolition projects of this nature.

The early strip-out and demolition phases are likely to generate periods of dust, particularly while removing plaster, masonry and the rear extension structure.

To minimise this:

- Demolition and down-taking works will be dampened down with water suppression where appropriate
- Waste materials will be removed regularly from site
- The surrounding footpaths and road surfaces will be monitored and cleaned as required
- Waste skips will be managed carefully to prevent debris escaping
- Vehicles leaving site will be checked to minimise mud and dirt on surrounding streets ■

## TRAFFIC, DELIVERIES & SITE COMPOUND

Due to the constrained nature of the site and surrounding streets and in order to significantly reduce disruption, McLaughlin Construction has taken on rental of an adjacent property for use as site accommodation, thereby avoiding the need to place site cabins/welfare units on street.

Deliveries and waste collections will be carefully managed throughout the project.

We appreciate that construction traffic can cause inconvenience and would like to reassure neighbours that:

- Deliveries will be kept to the minimum reasonably necessary
- Large deliveries will avoid peak traffic periods wherever possible
- Vehicle movements will be marshalled by trained operatives/banksmen
- Lorries will only remain on-street for the minimum time required to safely unload
- Safe pedestrian access will be maintained at all times

Given the restricted access

arrangements at the property, some short-duration obstruction or inconvenience may occasionally be unavoidable, but the site team will work pro-actively to minimise disruption. ■

## COMMUNITY BENEFITS

Whilst mandated on some of our projects McLaughlin Construction views community benefit more holistically, not as a simple project-by-project obligation. We believe construction projects should leave a positive and lasting legacy in the communities in which we work; supporting local employment, apprenticeships, training, schools, charities, community groups and local supply chains wherever possible.

Through ongoing engagement, communication and partnership working, we aim to deliver meaningful, sustainable benefits that extend well beyond the construction period itself and contribute positively to the wider local community.

Some examples of McLaughlin Construction's previously delivered community benefit are outlined in the next column.

In August McLaughlin Construction sponsored one of the holes at the annual Ayrshire Hospice Golf Day.

In November, we supplied materials to CEIS Ayrshire's brand-new Construction Training Workshop. This was followed up with a Business Introduction Session, where we met potential candidates who may come and have a work trial with us.

December was well and truly a month for selection boxes, as McLaughlin Construction supported two significant initiatives: Equal Supported Employment North Ayrshire selection box appeal and Caledonia Primary School, Saltcoats, Christmas Fayre.



## CONSIDERATE CONSTRUCTORS

McLaughlin Construction are proud members of the Considerate Constructors Scheme and are committed to operating safe, respectful and well-managed construction sites.

Regular project updates will be issued throughout the works, including information on upcoming activities which may

affect neighbouring residents or businesses.

Updates will also be available via our Online Site Noticeboard, accessible via QR codes displayed on site signage and overleaf, in the section of repeating information on our newsletters.

You can also get in touch with us with any feedback or queries via email, using the form on our

website, or by phone. Details are noted at the foot of the page ■



SCHEME MEMBERSHIP NO:  
**C 0 4 1 9**

# McLAUGHLIN CONSTRUCTION

www.mclaughlinconstruction.co.uk



info@mclaughlinconstruction.co.uk

+44 (0) 1294 322 800

13 Ailsa Road, Kyle Estate,  
Irvine KA12 8LR



## 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. They hold accreditations in ISO 9001/14001/45001, and became accredited Living Wage employers, underlining their commitment to developing their local workforce through training, monitoring, and apprentice opportunities.



**Left:** One of our vans with our distinctive double leaf insignia.

**Above:** Detail of street elevation showing weathering and invasion of vegetative growth to stonework

## CONTRIBUTIONS:

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



**North Ayrshire Council**  
Comhairle Siorrachd Àir a Tuath

## 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.

