

NEWSLETTER KING'S ARMS



ISSUE NO 2 | AUG 2025

FORMER KING'S ARMS - PROJECT NEWSLETTER



SUMMERTIME PROGRESS

Welcome to the summer issue of our newsletter for neighbours and interested parties around the Former King's Arms Site. Following on from our Spring issue which ran up to March, this edition provides updates about what has happened on-site since then and what will be happening over the next few months.

Installation of the roof trusses was completed in early summer and the roof has been sheeted and covered with its waterproof membrane. Leadwork is starting this week and the natural slate that will complete the build-up is all on-site ready to go, once the brickwork is done.

The windows are now installed

throughout, with their type dependent on location within the building; within the preserved stonework elevations to the front (Main St.) and side (Chapel Ln.) of the building, there are traditional sash and case timber windows, made by a well-respected Scottish manufacturer, and compliant with Listed Building Consent requirements. The new-build portion benefits from high performance, Scandinavian fenestration - again, manufactured with a timber frame, but then over-clad with an aluminium layer for extended durability and to minimise future maintenance requirements.

The old, non-traditional render has been painstakingly removed from the stonework with extensive surveys following, undertaken to study the condition of the stone below

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 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 during the Winter of 2025.



The High Street elevation just prior to works beginning.





Stonework repairs are underway, utilising a range of specified techniques to restore the historic fabric
BELOW: the Sparrow Terrace



Nearing completion, brick and blockwork are completed in "lifts" of a number of rows per day, to avoid excessive compression of fresh mortar - hence the colour difference visible here.
BELOW: Internal fit-out moving along.



The rear elevation is taking shape with the roofs sheeted, the blockwork almost complete and the chimneys being installed. BELOW: Natural slate on-site and ready for installation in the next few weeks.

and confirm the final scope of the job to preserve and restore what is there. Meticulously detailed schedules have been produced by the council's architects, setting out exactly what repairs need to be made and where. This work, being undertaken by our specialist sub-contractor, can range from carefully filling where material has been lost, to the complete removal and replacement of very badly damaged/eroded stones.

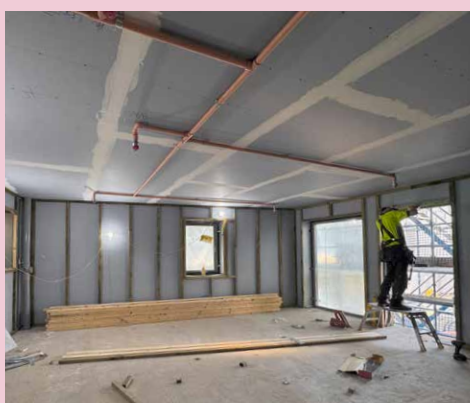
The brick and blockwork making up the outer skin of the new-build portion of the project are very close to completion and should be concluding this week. This includes the installation of a "sparrow terrace", a "swift block" and some bat-boxes,



specified in the design for this refurbishment and underlining the council's commitment to conservation.

Inside the building, the floors have been laid and the first-fix of ceilings and external walls has been completed - basically meaning the upper/outer layers of the ceilings and walls have been installed. The services (plumbing and wiring) can now be fitted into what will be a service void, before the finished surfaces are applied over those.

Partitions are going up inside the flats and the mechanical and electrical installations are getting under way too, with a sprinkler system almost completed already.



COMING NEXT

Once the brick and blockwork are complete, the roof covering works can start in earnest over the next few weeks, and the slates will start to go on.

When stonework repairs are completed a traditional, breathable lime render will be applied to those elevations, with a modern equivalent being applied to the new-build elements behind.

Gutters and rainwater goods will follow, again with heritage specification materials used on the conserved elevations.

Fitting out of internal services will continue, followed by second fix joinery/plasterboard and final finishes.



COMMUNITY BENEFITS

At the end of **May**, working in conjunction with **DYW Ayrshire**, McLaughlin Construction hosted Irvine Royal S3 pupils Skye and Mason for a week long work



experience placement. Both pupils gained valuable insight into construction industry processes with their programme including learning the tendering process, detailed quantifying tasks with the QS team, administrative work on plant returns and quotations, and a research exercise into the history of the former Magnum Leisure Centre site.

They completed a creative playpark design exercise originally developed for schools, then judged entries for the same exercise from Dalry Primary pupils following a recent STEAM (Science, Technology,



Engineering, Art & Maths) session. Visits to live sites at the Irvine Coastal Hub and the King's Arms provided real-world context.

It's fantastic to see North Ayrshire Council projects creating opportunities for us to offer work experience to our local young people in Irvine.

Following on, in **June**, Bid / Marketing Manager Niall returned to **Dalry Primary School** to present prizes to their P2 to P5 class winners, for their fab play park design competition entries.



Copybara Park design - one of the winning entries from the Dalry PS Design Challenge. Winners in each class were presented with STEM based prizes, such as Build Your Own Bee Hotel or a Potato Powered Clock Kit.

CHAPEL LANE

Before we are able to reinstate access via Chapel Lane, all work requiring scaffold access has to be completed and the scaffold removed. Furthermore, following that, the remaining granite sets require to be lifted, ground levels reconfigured and the sets, along with the original, carved stone paving (in safe storage already) need to be re-laid.

This will necessarily happen

towards the end of construction, meaning the lane is likely to re-open towards the end of the year.

We appreciate this causes issues with access to the buildings, clubs etc. on West Road – unfortunately, there is no alternative as the lane is so tight and the scaffold required, but it will be reopened as soon as possible.

McLAUGHLIN CONSTRUCTION



One of our vans with our distinctive double leaf insignia.

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.



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SCHEME**