

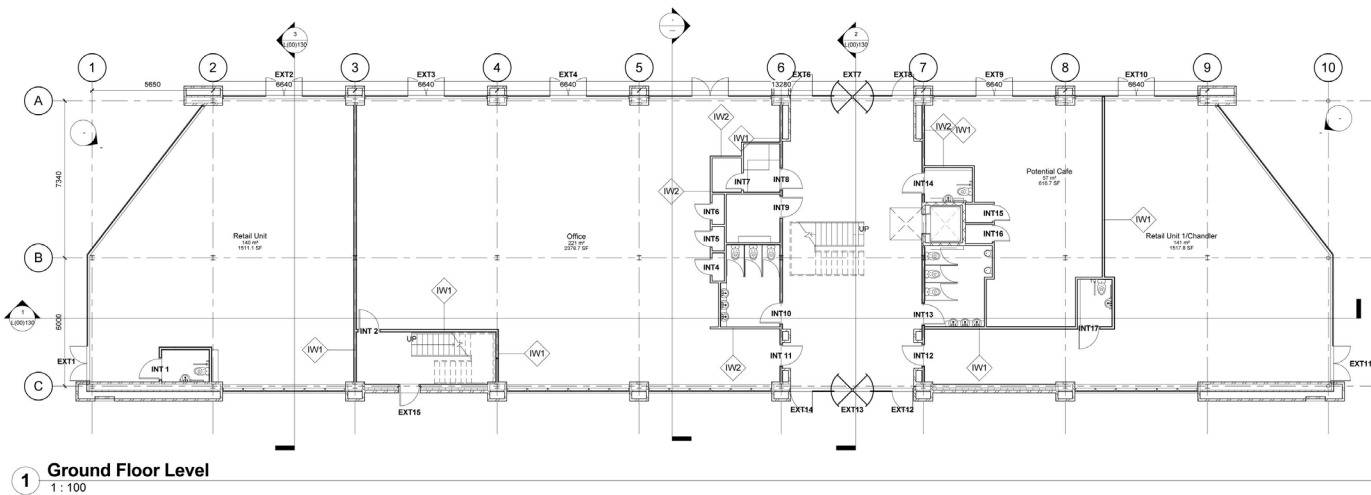
ARDROSSAN QUAYSIDE COMMERCIAL COMPLEX



LOCATION:	ARDROSSAN
CLIENT:	IRVINE BAY REGENERATION CO
VALUE:	£3M
SIZE:	2175M2 (PHASE 1 OFFICE DEVELOPMENT)
COMPLETION:	2015
SERVICE:	ARCHITECTURE
SECTOR:	COMMERCIAL
CONTRACTOR:	ASHLEIGH
STRUCTURES:	WILL RUDD DAVIDSON
SERVICES:	RSP CONSULTING ENGINEERS
COST CONSULTANT:	FAITHFUL & GOULD

Irvine Bay Regeneration Company appointed Austin-Smith:Lord to masterplan and design a new mixed-use commercial complex on Ardrossan Quayside. This forms part of the national regeneration priority to transform the North Ayrshire towns of Irvine, Kilwinning, Saltcoats, Ardrossan and Stevenston.

The new facility aims to enhance the existing sense of place at a key gateway to Ayrshire, Arran and the Firth of Clyde. It also provides a convivial place for work and leisure where synergies between the marina, offices, boatyard, chandlery, and the (future) hotel, aim to create a thriving destination catering for visitors arriving by land and sea. The development has been designed to be implemented in phases, as an integral mixed-use complex, comprising offices, retail, café/restaurant/bar and a hotel; the hotel building will be developed separately.



The completed building has been designed to maximise the wonderful setting with stunning views across the Firth, whilst offering dry and wet weather facilities which will be attractive to sailors, day-trippers, tourists, businesses and, critically, residents of the town and local area. The development also addresses the client's aspirations for the Commercial Complex to incorporate cost effective innovation, sustainability and where relevant, green technology.

The offices are naturally ventilated with views to and from the harbour exploited by the clear floor plates and continuous glazed façades. A simple palette of materials have been used (brick and curtain walling) carefully chosen to acknowledges the adjacent historical power house, recently converted into an Italian Restaurant, and to provide a striking and robust modern building within its quayside context.

