

KILDONAN STREET

DESIGN & ACCESS STATEMENT LANDSCAPE

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Prepared for North Lanarkshire Council

UrbanPioneers
Landscape Architects 



An artist's impression of the courtyard
by Collective Architecture

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INTRODUCTION

This report, prepared by UrbanPioneers, presents and outlines the landscape proposals for the improvements of the external areas of the Municipal Buildings at Kildonan Street, Coatbridge.

The building is located in a prominent position on the corner of Dunbeth Road and Kildonan Street, Coatbridge. The main building was constructed circa 1894 for use as a Municipal Building and has had a varied life covered in our Heritage Report. The principle elevations to Dunbeth Road and Muirhall Street are 3/4 storeys.

As a result of a fire in 1967 a portion of the building was subsequently demolished and rebuilt circa 1992. This more modern building is 4 storeys along the elevation fronting on to Kildonan Street and 5 storeys to the rear.

The building, boundary walls, railings, gate piers and gates are Grade B listed which means that the building is of regional and local significance.

The external areas consist of

- An east facing courtyard with an adjacent existing car park area, forming the largest area of the externals
- Footpaths to three sides of the building
- The elevation facing Dunbeth Road includes hard and soft landscaped areas adjacent to the building with boundary walls and railings along the footpath



Dunbeth Road frontage with external spaces adjacent to building

POLICY - NPF4

Policy 2, Climate Mitigation and Adaptation, requires development to minimise greenhouse gas emissions and incorporate climate change adaptation.

The development is located outwith any river and coastal flood zones, however the courtyard area has a high risk of surface water flooding. To mitigate this risk, soft landscaping areas have been increased and direct falls and gradients towards the building reduced through retaining walls, steps and ramp with shallower gradient than existing. As well as reducing the area of hardstanding we will be also upgrading the drainage with the courtyard with a new drainage system that will be designed to cope with the appropriate surface water demands.

Policy 3, Biodiversity, requires proposals to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.

An aim of the landscape proposals is to enhance the biodiversity value on site.

Currently none of the habitats recorded on the Site are highlighted in the Local Biodiversity Action Plan as being of conservation value. The habitats are simple, common and species poor, providing little value to the biodiversity of the surrounding area.*

The amenity grassland and tall ruderal habitats are composed of a small number of common and widespread plant species, none of which are of conservation importance.*

An increase in biodiversity will be achieved by introducing

a wider range of habitats through increasing the number of trees, shrubs and low planting. The proposals increase the number of species on site. (Refer to 'Planting', p.20)

Policy 4, Natural Places, requires the protection, restoration and enhancement of natural assets making best use of nature-based solutions.

There were no statutory or non-statutory sites within 1km of the Site. The proposed development of the site is unlikely to affect designated sites.

The site is currently of limited value as a natural asset* and the planting proposal aim to enhance the overall species as well as habitat diversity. (Refer to 'Planting', p.20)

Policy 5, Soils, seeks the protection of important assets, in particular carbon-rich soils.

The majority of the existing site is dominated by tarmac surfacing.

The proposals aim to increase the overall area of soft landscaping. New top and subsoils will have to be imported to site due to the limited existing soils on site.

Policy 6, Forestry, Woodland and Trees, seeks to protect and expand forests, woodland and trees.

Currently there are only 4no small trees on site which are proposed being retained. 16nr new trees are currently proposed. (Refer to 'Planting', p.20)

(* refer to 'Preliminary Ecological Appraisal', LUC, June '21)



View into East facing courtyard

PROJECT BRIEF

Overall Project Brief

North Lanarkshire Council appointed Collective Architecture to lead a combined consultancy team to deliver the design and contract management of the proposed conversion of Kildonan Street Council offices, incorporating part demolition, façade retention, part conversion, some new build properties and some new interventions. As part of the project brief the upgrading of the external areas to suit its new use has been included.

The majority of the building area will be re-purposed to social housing but the former council chambers will house an area of business space where conversion to social housing is not practical or economically viable. This area will be retained under Council management.

The proposals by Collective Architecture include a total number of 43 flats with approximately 1150m² of commercial space.

The improvements to the external areas include the following areas within the site:

External Areas

Design of resident's courtyard space:

- Provide amenity & social spaces with soft landscaping for residents
- Barrier-free access to lower courtyard area
- Accessible routes from accessible car parking spaces to two entrances from Kildonan St (one located within courtyard)
- Provide fire tender access
- Retain existing outbuilding
- Provide visitor bike parking for flats
- Provide bin store for flats & commercial spaces

Along Kildonan Street

- Provide accessible route from car parking area & to main entrance
- Provide privacy to ground floor flats through planting

Along Dunbeth Street

- Improve external soft and hard landscaping spaces adjacent to building
- Provide bike parking for commercial spaces

Along Muiryhall Street

- Provide bike parking for commercial spaces



East facing courtyard

SITE + CONTEXT | OVERVIEW

The Municipal Building is situated to the north-east of Coatbridge town centre, surrounded by a number of residential buildings of varying height and density and in close proximity to Coatbridge High School and the Quadrant Shopping Centre.

The site area extends to 2,924 square metres (0.72 acres) or thereby with an additional dedicated parking area immediately to the east of the building extending to 1,007 square metres (0.25 acres) or thereby.

There are main public roads to the north, west and south, with road access to the courtyard of the building from entry points to the north-east and south-west of the site, with level access from the surrounding streets. The site generally slopes down from north-east to south-west.

There is limited planting (smaller trees, shrubs and amenity grass) within the courtyard area, isolated from the wider landscape context.

Refer to Collective Architecture Stage 3 Report for further information on:

SITE + CONTEXT | WIDER AREA

Site + CONTEXT | SURROUNDINGS

Site + CONTEXT | PARKING

HISTORIC ANALYSIS | HISTORIC MAPPING

MUNICIPAL BUILDING | HISTORIC LISTING

character ZONES OF Buildings



Kildonan Street Municipal Building and associated site indicated with solid white line



Site boundary indicated with solid white line

EXTERNAL CONDITION

Courtyard

The access through to the courtyard is via original masonry gateposts and wrought iron gates. Within the existing courtyard area there is a small outbuilding and boundary wall, staff car parking spaces, vehicular access to the lower courtyard area and an amenity area with grass and shrub planting.

Overall the area is dominated by hard landscaping with the access route to the lower area of the courtyard not to accessible standards.

External areas along Kildonan Street

Footpath up to the building giving no privacy to the internal users. Defensible pavers have been used along some of the building and in front of existing windows.

External areas along Dunbeth Road

Raised planting areas adjacent to the building appear to be waterlogged.

Hard landscaping adjacent to the building separated from the footpaths by walls and railings require upgrading in surfacing and drainage.

Damp survey

Damp survey (Hutton + Rostron Aug '21) highlighted damp issues within the building being caused by external levels located above the building's dpc. The survey recommendation: "A general reduction in external ground levels to a minimum of 150mm below the original dpc would ideally be pursued, in order to restore the function of the original physical damp-proof course."



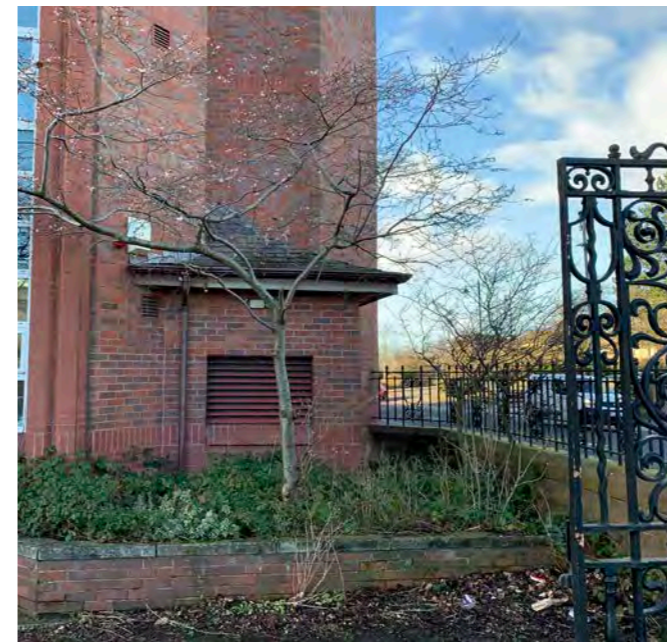
Footpath Kildonan St



Planting area along Dunbeth Rd



Footpath & external area with hard landscaping along Dunbeth Rd



Existing small tree within courtyard



Gateway to courtyard



Outbuilding



Access to lower courtyard



External grassy area


EXTERNAL STRATEGY

The Stage 3 landscape proposal are summarised in the points below and illustrated in detail on subsequent pages:

- Creation of a central resident's amenity space, a people priority zone, with restricted vehicle access (for emergency access only)
- Creating a safer environment within the residential courtyard for all residents especially children and families, elderly or vulnerable residents.
- Creating opportunities to provide different types of external spaces for the residents with seating and planting.
- Provide step free access to the lower courtyard
- Provide private & semi-private spaces to the lower flats
- Increase soft landscaping areas for amenity use, providing privacy & seasonal interest and increasing biodiversity
- Parking to be accessed from Kildonan St, a separate space with 50% car parking provision. 22 parking spaces are provided with EV charging provision and includes 5 accessible spaces.
- Provision of secure external bin to the south of the site within a new build structure.
- The out-buildings are re-purposed for secure cycle storage.
- Fire tender drop off is proposed adjacent to the Police Wing, but centrally within the courtyard.



Proposed Site Plan

 Drawing not to scale