

KILDONAN STREET

DESIGN AND ACCESS STATEMENT

DECEMBER 2023

Prepared for North Lanarkshire Council

COLLECTIVE
ARCHITECTURE



DESIGN TEAM

This report has been compiled for North Lanarkshire Council by Collective Architecture incorporating contributions from Client and Design Team.

Client
North Lanarkshire Council



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Services Engineers
Acoustics Engineers
Atkins Realis



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CONTENTS

Introduction	4
Project Brief	6
Site and Context	8
Historic Analysis	18
Character Zones	28
Retrofit Approach	46
Design Proposals	50
External Strategy	88
Energy Strategy	92

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INTRODUCTION

This report, prepared by Collective Architecture, presents and outlines the RIBA Stage 3 proposals for the conversion of the Municipal Buildings at Kildonan Street, Coatbridge.

Collective Architecture was appointed by North Lanarkshire Council to consider the conversion of the existing Kildonan Street council offices into a residential development, with a supplementary area of touch down office space making use of the grand spaces at first floor level.

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 Muiryhall 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 local significance.



Aerial image of existing Kildonan Street Municipal Building

PROJECT BRIEF

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 and some new interventions.

As a starting point the brief was to build on a previous residential-led feasibility study, undertaken by other architects, to develop into a mixed-use scheme incorporating some commercial space. The majority of the building area will be re-purposed to social housing whilst the grander spaces in the historic wing of the building (unsuitable for housing) will be re-purposed as office space and retained under council management.



Kildonan Street Municipal Building street view