

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.



Kildonan Street Municipal Building and associated site indicated with solid white line
8



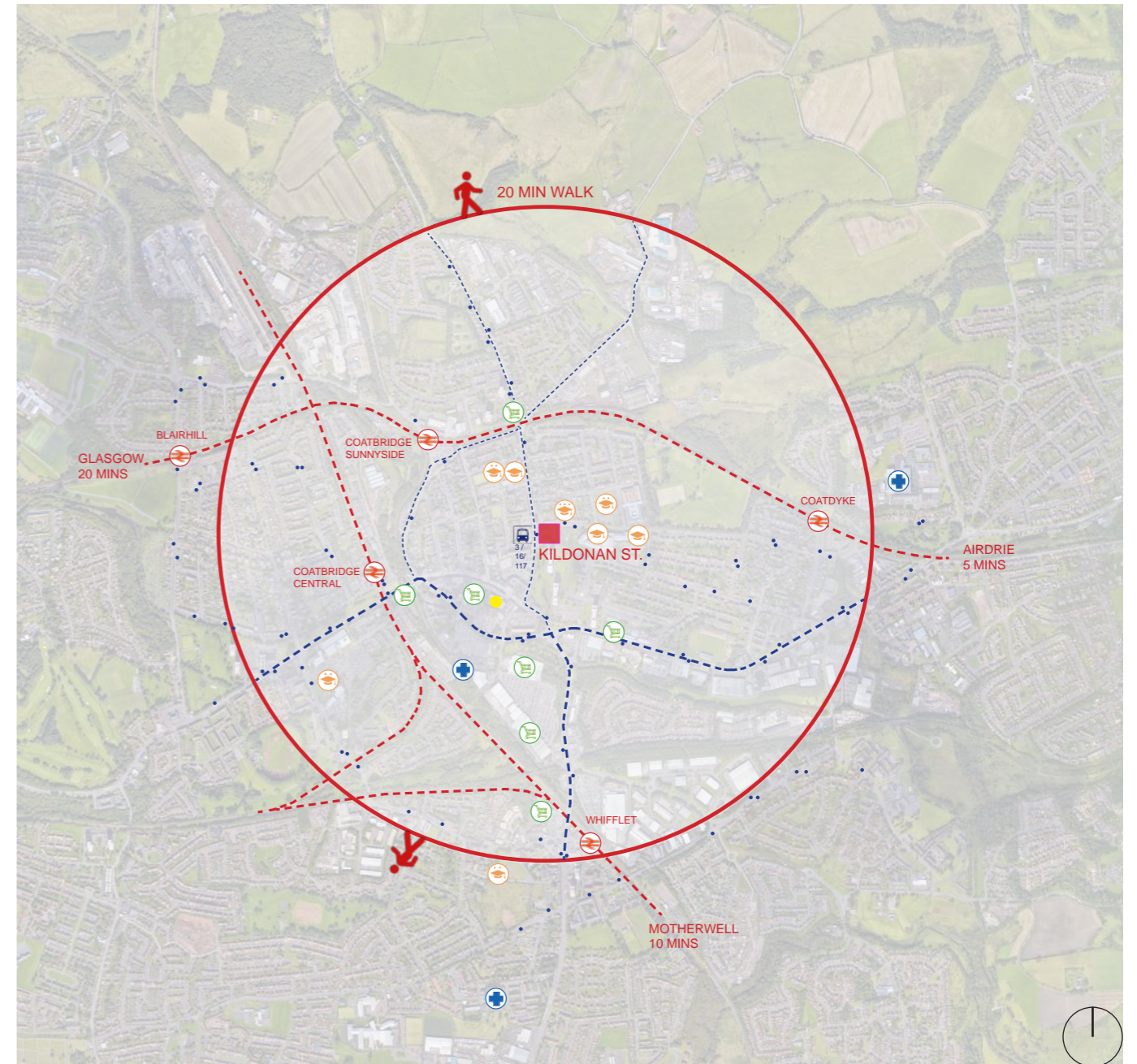
Site boundary indicated with solid white line

SITE + CONTEXT | WIDER AREA

Coatbridge, located within North Lanarkshire, is known for its industrial past, and is home to the popular Scottish Museum of Industrial Heritage. At the turn of the last century Coatbridge was the eight largest town in Scotland.












Coatbridge is on the road from Airdrie to Glasgow, and the Monkland canal runs through the town. The diagram opposite demonstrates how the town is well connected by road and rail to its neighbours Airdrie and Motherwell, as well as the nearest city centre, Glasgow.

The site offers many of the opportunities required to represent a '20-minute neighbourhood,' with a number of schools located near the site and the town centre, hosting a number of amenities and facilities, only a short walk away.



Local connectivity diagram

KEY:

-  RAILWAY STATION
-  HEALTHCARE
-  SUPERMARKET/ GENERAL STORE
-  EDUCATION: NURSERY
-  EDUCATION: PRIMARY SCHOOL
-  EDUCATION: HIGH SCHOOL
-  TRAIN ROUTES
-  A - ROAD
-  B - ROAD
-  BUS STOPS
-  BUS ROUTES

SITE + CONTEXT | SURROUNDINGS

The site, as visible in the plans and OS maps contained within this report, sits within an area of somewhat low building density, with significant space given to roads and large parking areas- a condition which this be examined further in subsequent sections of this report.

Neighbouring residential properties vary significantly in height and density, from low-rise bungalows to the north and high-rise tower blocks to the south. The site is also overlooked by a church and Coatbridge High School, pictured opposite.



Low rise housing opposite Municipal Building



Coatbridge High School



Mid-rise housing on adjacent site



High rise housing on adjacent site

PLANNING POLICY

Local Development Plan

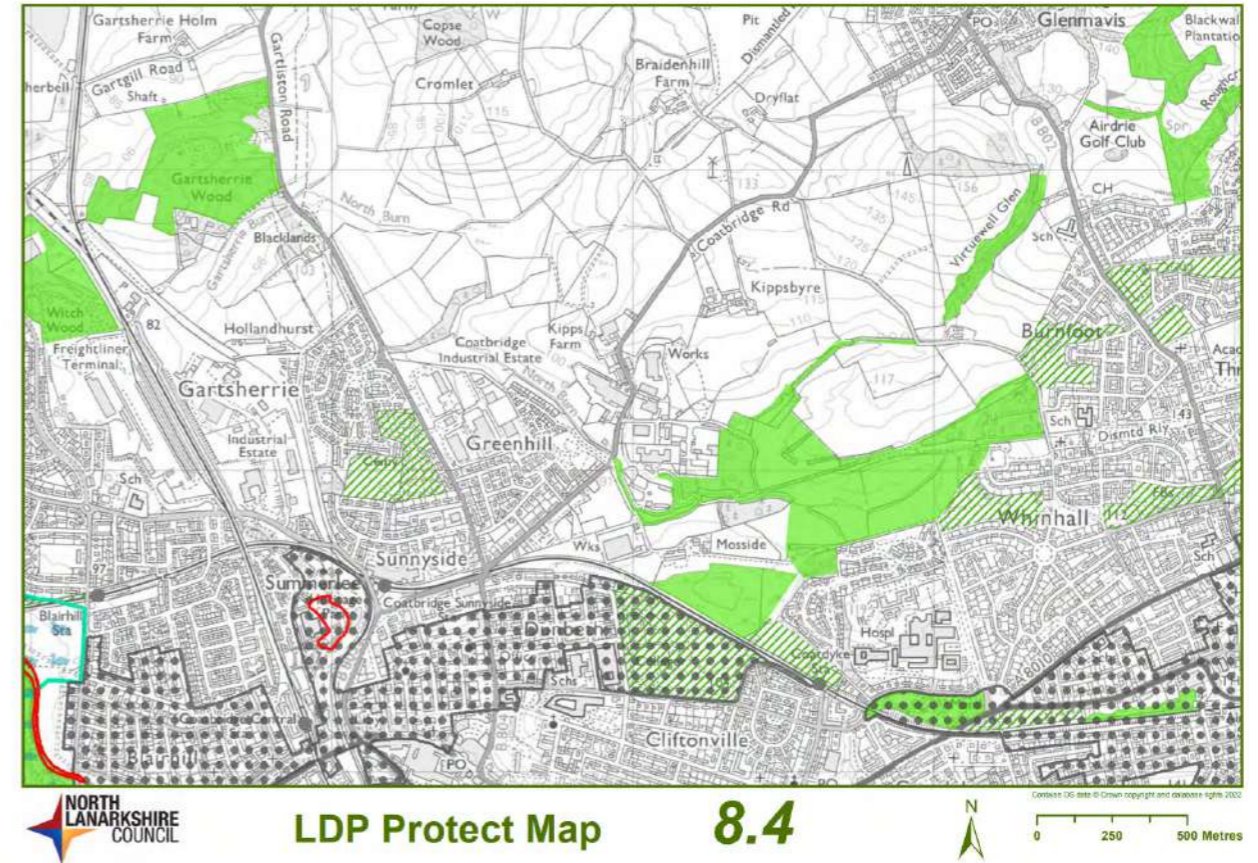
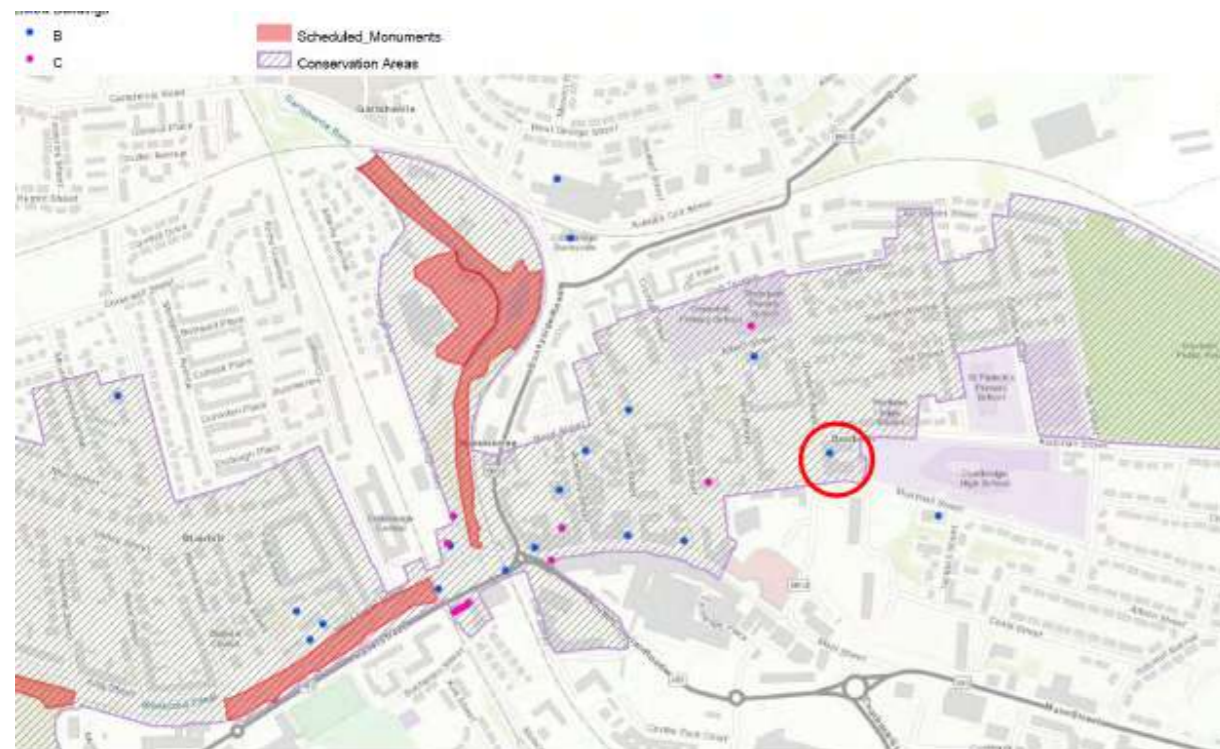
In terms of the council's Peacemaking Policies and Land-use character areas, the site is located within the 'General Urban Area' defined by either a predominantly residential use or have a combination of recognisable urban uses. PP3 Policy- Purpose of Place notes the following:

'North Lanarkshire Council seeks to maintain and improve the level of amenity in urban areas, by encouraging development that is in keeping with their residential character and encouraging diversity in more mixed-use areas.'

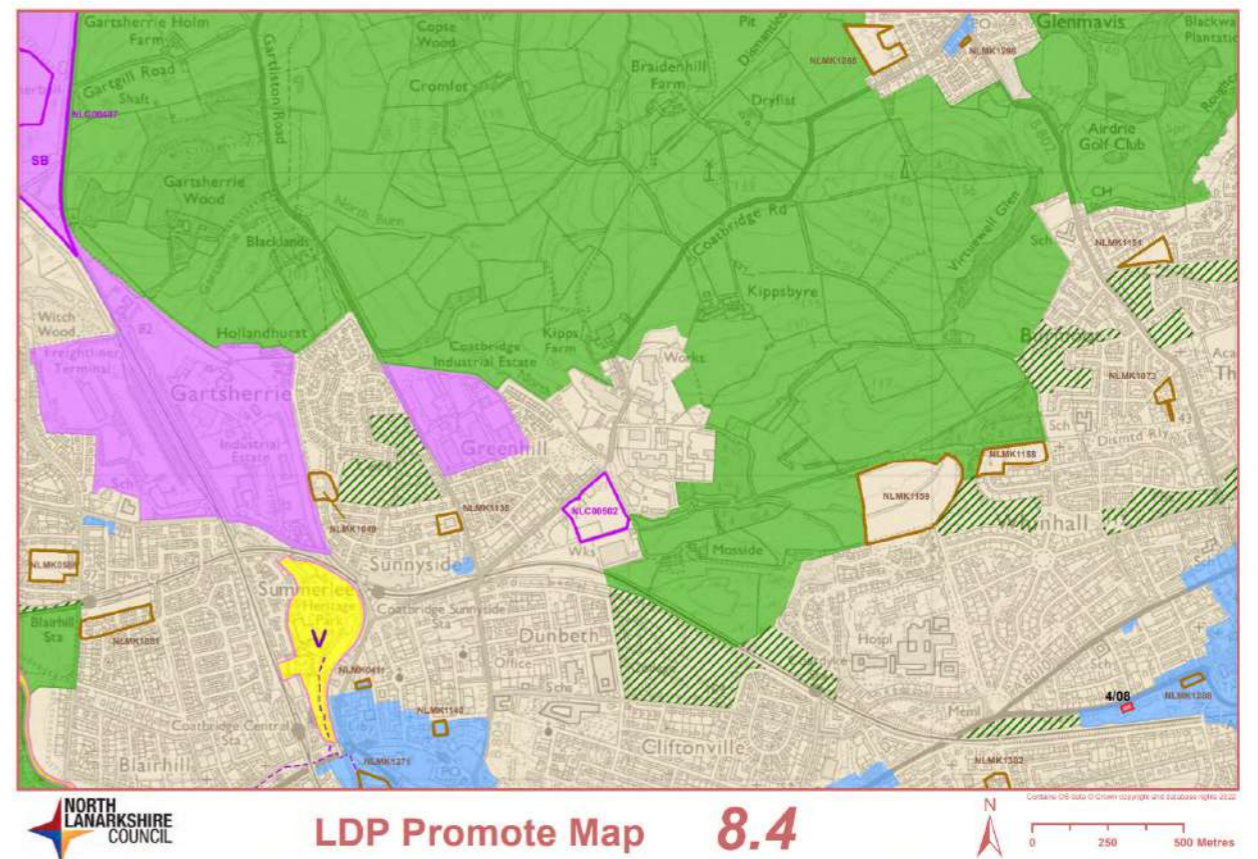
The site sits on the edge of a conservation area, as shown below, with the Municipal Building itself listed as a Category B building. Prot B Policy Historic Environmental Assets also notes the following:

'North Lanarkshire Council will protect and create resilient sustainable places by safeguarding historic environment assets....Development should avoid causing harm to the character or setting of sites protected for their historic environment value...Planning permission or any other relevant consent will only be granted for such sites where the character and appearance of the site and its setting, including any special interest or features of architectural or historic interest, is preserved and/or enhanced.'

In relation to both PP3 and Prot B, the Kildonan Street development positively supports these policies in utilising and enhancing a significant local historic asset that is currently vacant and no longer has a use for the council as office space. In converting to a largely residential, mixed-use development, it will give the building a new lease of life and a new community, whilst preserving most of the important aspects of the buildings fabric for future generations.



Conservation Area / Canal Corridor / Site of Archaeological Interest



General Urban Area

SITE + CONTEXT | PARKING

The Municipal Building is situated in an area of Coatbridge with generous parking provision. These adjacent areas of car parking are outlined in the diagram opposite, the most notable of which provides 128 spaces across the road from the site to the west, at Muirhall Street.

Collective have liaised with the council's road department who have agreed to 50% provision for the residential properties, given the site central location and limited space. The office space will still use Muirhall Street opposite.

It was agreed that a Transport Impact Assessment was not required because of the significant betterment on parking/travel levels the proposed scheme will offer.



Muirhall Street parking (128 spaces)



Kildonan Street parking (24 spaces)



Quadrant Shopping Centre car park (271 spaces)



Parking context

KEY:

- CAR PARKS: TOTAL SPACES -444
- BUS STOPS
- SUPERMARKET/ GENERAL STORE
- EDUCATION: NURSERY