

## NORTH LANARKSHIRE COUNCIL

## REPORT

To: NORTHERN LOCAL AREA PARTNERSHIP		Subject: CUMBERNAULD & KILSYTH TOWN CENTRES REPORT
From: HEAD OF PLANNING & DEVELOPMENT		
Date: 22 APRIL 2010	Ref: DPT/01/05/02/DOK	

**1. Purpose Of Report**

- 1.1 This report seeks to update the Partnership and Committee on the progress made in delivering the Regeneration of Cumbernauld and Kilsyth Town Centres.

**2. Cumbernauld Town Centre Action Plan**

- 2.1 Regarding the Cumbernauld Town Centre Signage Strategy, Merson Sign Design have progressed designs and costs for the main elements of the commission, the pedestrian wayfinding system and improved signing for the town centre car parks. A consultation event on the basis of these proposals took place on Monday 1<sup>st</sup> February. Design proposals and locations were displayed throughout the day for local members and community group representatives to view and comment on. Comments were overwhelmingly in support of proposals with some additional suggestions to enhance signage, which were taken on board and amendments made. Appropriate funding is now being investigated to allow delivery of this scheme. It is envisaged delivery of the entire scheme will be in a staged manner over a number of years.
- 2.2 Regarding the "Southern Boulevard" public realm enhancement project, detailed designs are currently being developed. The scheme looks to create a welcoming environment within the town centre, creating a sense of place. Proposals have been divided into a series of seven 'zones', each with a specific focus. It is currently proposed that two zones, one at western entrance to Antonine Centre, and the other adjacent to Yule Way, be progressed to final detail and delivery in the first instance. Discussions will take place with relevant stakeholders in due course and a consultation event is envisaged for local members and community group representatives in early course, which members will be notified of separately. Funding has been identified for financial year (2010/2011) to allow initial elements of the project to proceed at that time, with additional funding streams being investigated.
- 2.3 Land Engineering have been appointed contractor for the Cumbernauld Town Centre Vehicular Approaches project. Project designs are based on the theme of the "meeting of the waters" and are focussed on improving the main approaches to the town centre from Glasgow Road to the West and Wilderness Brae to the East. Land Engineering have taken possession of the sites week beginning 22nd March with an estimated completion date of August 2010. Further publicity will be organised as projects develop to keep local members and members of the public updated on project progress.

### **3 Kilsyth Town Centre Action Plan**

#### **3.1 Kilsyth Conservation Area Regeneration Scheme (CARS)**

Work has progressed on the priority projects included in the CARS scheme which secured £325,000 of funding from Historic Scotland, comprising the rebuilding of the White House, a shopfront improvement grants programme and some further public realm improvement work.

3.2 Works have been completed on Phase 1 of the shopfront improvement programme, which involved 14 separate premises. With Historic Scotland support the Council was able to offer 90% grants to encourage a significant package of environmental improvements. A further 7 properties will be improved in a Phase 2 programme of improvements. A contractor was appointed for the Phase 2 works on 8<sup>th</sup> March and a works timetable is being developed with a view to most works being done in April/ May 2010.

3.3 Following the award of Heritage Lottery funding for the enhancement of Burngreen Park, detailed design work was carried out by Ironside Farrar Environmental Consultants and the significant enhancement works currently underway are due to be mostly completed by the end of April and finished in time for a centenary opening event in June 2010.

3.4 A small extension to Kilsyth Conservation Area was made last year, to include small additional areas of open space at the junction of Burnbank Terrace and Kingston Road, and at Miners Memorial Park, together with Duntreath Cottage. The former open space area, known as Innsbridge (formerly Old Man's) Rest is currently undergoing enhancement, which has involved the Kilsyth Community Council and Rotary Club sponsorship, with new planting and a walk routes sign already in place and additional enhancement including seats and further signage being planned.

3.5 Concerning the Category B listed White House, officers within Planning and Development continue to work towards the redevelopment of both the White House and the adjoining Council owned 44/48 Main Street building. The sale of 44/48 Main Street to the owner of the White House was concluded early in 2010, to facilitate the scheme of refurbishment. Site preparation works were well underway by mid March with actual refurbishment works due to commence late March and be completed by the end of October 2010. The refurbishment scheme will create flats on the upper floors of both the White House and 44/48 Main Street, with retail unit or rentable space on the ground floor. The use of CARS funding and the Town Centre Regeneration Fund is providing the gap funding necessary to assist this redevelopment.

3.6 The Government's Town Centre Regeneration Fund award announced in August 2009 includes gap funding to assist the refurbishment of both the White House (36-42) together with 44-48 Main Street, Kilsyth, and also the refurbishment and redevelopment of the former Co-operative and More Stores buildings at 56-62 Main Street. Partners in the Kilsyth element of the bid include Rock DCM, Clyde Valley Housing Association and Kilsyth Community Council. Formal grant offers were made and legal agreements concluded in February 2010 for the two sites, following receipt and review of tender costs for the refurbishment works and overall cost information for both sites, and the submission of other required information. Site preparation works are well underway at both sites and completion is due by the end of October 2010. The 56-62 Main Street site will provide a gymnasium, café bar and retail units on the ground floor and 11 flats at first floor level.

#### **4. Cumbernauld Village Conservation Area Regeneration Scheme**

4.1 The Cumbernauld Village CARS scheme has been approved to run from April 2009 to March 2013. Most of the approved projects will commence on the ground after April 2010, although development work has progressed on improvements to the Lang Riggs open space and on street furniture improvements, in consultation with local community representatives. The local community have also carried out a consultation exercise on the former Primary School, as an input to the Council commissioning design work on future options for the school, this financial year. A draft brief for the former school site is currently being prepared. Further updates on projects contained within the Cumbernauld Village CARS will be provided to the Local Area Partnership as these develop further.

#### **5. Cumbernauld House**

5.1 The buildings adjacent to the main house are now weatherproof and being allowed to fully dry out before any replastering work is undertaken. Officers have continued to work with the liquidators and agents of Cumbernauld House to progress repairs to the property.

5.2 Officers continue to respond to enquiries from prospective purchasers. It is understood that offers to purchase the House have been declined, and that the agents are seeking "unconditional offers". This has also led to a request from the agent to clarify the rights of access around the building. Given the complicated history on this aspect, the agents will be likely to submit a formal application. They are being encouraged to initially meet with the local community interests to seek to find an appropriate balance between providing privacy to any future user of the house, and the public parking and use of the grounds

#### **6. Recommendation**

6.1 It is recommended that the Local Area Partnership note progress made on the projects and initiatives that have progressed recently within Cumbernauld and Kilsyth Town Centres.



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Local Government Access to Information Act: for further information about this report, please contact Denis O'Kane on 01236 616239 or Richard Cartwright on 01236 616537(18<sup>th</sup> March 2010)