

NORTH LANARKSHIRE COUNCIL

REPORT

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

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, following a consultation event and finalisation of the design proposals by Merson Sign Design for the pedestrian wayfinding system and improved car park signage, the main focus for this project is now the identification of funding to take the proposals forward. It is envisaged that delivery of the entire scheme will be in a staged manner over a number of years, with the pedestrian and car park signage forming the first stage to be implemented. Funding has been earmarked next financial year within Planning and Development's capital programme for town centres for this project, although at present no funding has been obtained to commence any works this financial year. The Local Area Partnership will be kept informed accordingly on any developments relating to this situation.

Cumbernauld Vehicular Approaches

2.2 Implementation work for the Cumbernauld Vehicular Approaches project has commenced on site. Visible work to date include landscape remodelling work to the central areas within Braehead and Seafar Roundabout and the planting of new trees by main contractor Land Engineering Ltd. Work on the fabrication of the sculptural metal fins that will form the main feature of the project has been progressing simultaneously. Local company Highland Colour Coaters have been engaged to colour galvanize the fins. Following the Local Area Partnership in April, the decision has been taken to use a warm light orange colour on the Seafar approach and a light yellowy green colour on the Braehead approach. These colours are complementary, will add brightness and provide a good contrast against the grass and concrete on the embankments at each approach. The colours will also work well with the architectural lighting that will highlight the feature at night. The sculptural fins will produce a flowing effect as traffic travels through each approach to reinforce the project theme of the 'meeting of the waters'. Meetings have been held with the Cumbernauld Community Forum Environmental Sub-Group to discuss the proposals and other methods of publicity are being investigated by Planning and Development in order to ensure the Cumbernauld community are aware of the details of the project. The contract works are scheduled to be completed by September 2010.

Southern Boulevard project

- 2.3 Design work on the “Southern Boulevard” public realm enhancement project continues to be progressed by North Lanarkshire Council Landscape Services. The project area stretches from Tesco to the west and Asda to the east, taking in the public realm adjacent to key public facilities, Cumbernauld College and town centre amenities. Land ownership and the needs of individual spaces within the overall site area are varied and in recognition of this context, proposals have been divided into a series of seven ‘zones’. It is intended that these zones be linked through theme and design in order to create a cohesive scheme and to foster a sense of place within Cumbernauld Town Centre. It is currently proposed that two zones, one at western entrance to the Antonine Centre, and the other adjacent to Yule Way, be progressed to final detail and delivery in the first instance. The main focus of activity at present is on discussing the proposals with relevant landowners and stakeholders to obtain feedback on feasibility and acceptability prior to proposals then being circulated to a wider audience for comment. Discussions are also progressing with Campsies Centre (Cumbernauld) Ltd in relation to partnership funding opportunities. It is envisaged that progression of the whole scheme once agreed will be phased over a number of years as funding becomes available. Throughout the process, close working with land owners, businesses and facilities in the town centre and the local community will be vital in order to maximise the potential benefits of the project.

3 Kilsyth Town Centre Action Plan

- 3.1 Kilsyth Conservation Area Regeneration Scheme (CARS)
Work continues to progress 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 Following completion of phase one of the shopfront improvement programme, a further seven properties have been improved through the recently completed phase two programme of improvements. 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 commenced in March and refurbishment works in April, with completion due by early November 2010. The refurbishment scheme will create flats on the upper floors of both the White House and 44/48 Main Street, with retail units 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. Refurbishment works at 56-62 Main Street also commenced in April 2010 with completion again due by early November 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. The completion of these projects will provide a major boost to the vitality of Kilsyth Town Centre in conjunction with recent public realm improvements, the shopfront improvement programme and enhancement works at Burngreen Park.

4. Cumbernauld Village Conservation Area Regeneration Scheme

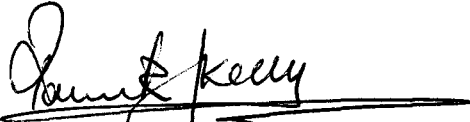
- 4.1 The Cumbernauld Village CARS scheme has been approved to run from April 2009 to March 2013. Development work has progressed on improvements to the Lang Riggs open space and on street furniture improvements, in consultation with local community representatives. The local community have also carried out a consultation exercise on the former Primary School, as an input to the Council commissioning design work on future options for the school in 2010. A draft brief for the former school site is currently being developed. 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 re-plastering work is undertaken. Officers have worked with the liquidators and agents of Cumbernauld House to progress repairs to the property.
- 5.2 The Category A listed house continues to be marketed to try to find a new owner. Officers continue to respond to any enquiries. It is understood that offers to purchase the House have been declined, and that the agents are seeking "un-conditional 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 have been encouraged to 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 Kirsty Gray on 01236 616251 or Richard Cartwright on 01236 616537(28 June 2010)