

**Milngavie Community Hub**

There are already four Community Hubs in East Dunbartonshire and Milngavie Community Hub will complete the network.

The Community Hub is intended to be the main focus for the delivery of public services in Milngavie by bringing together the existing East Dunbartonshire Council Library and Council Customer Services.

The objectives for the building are that it should:

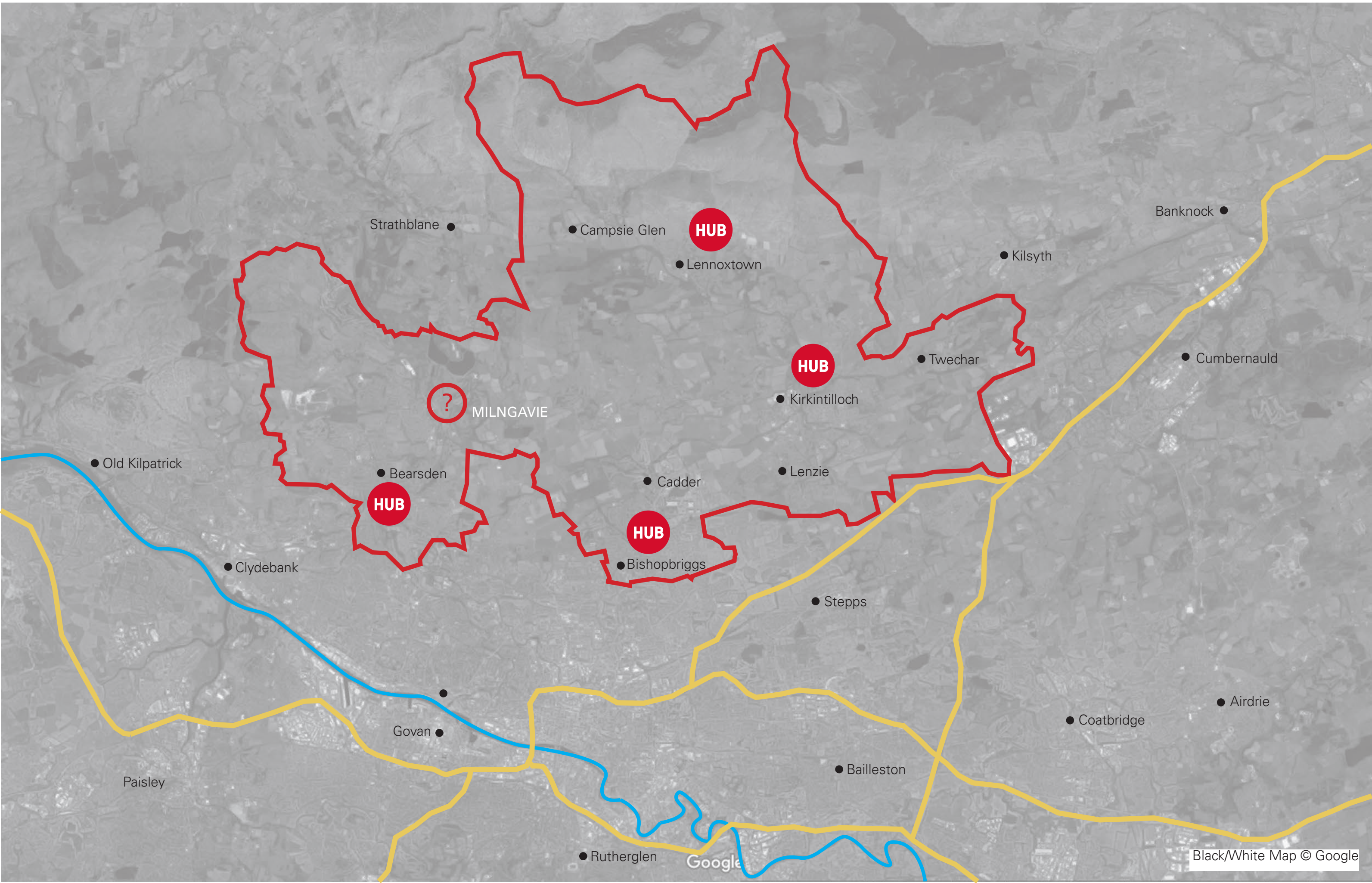
- Be accessible and inclusive
- Adopt a customer-first approach
- Co-locate services to allow joined-up delivery
- Be a single gateway to all services
- Integrate management and back-office functions
- Be a landmark of regeneration
- Increase footfall to Library and Council Customer Services

The building will accommodate services currently provided in separate facilities and the objective is to integrate them.

Location legend

- East Dunbartonshire Council
- HUB

EDC Community Hub locations
- River Clyde
- Motorways



Site Consideration

Seven sites for the location of a new Community Hub were considered;

1. Milngavie Town Hall and Lillie Art Gallery
2. Fraser Centre
3. Milngavie Youth Cafe and Mugdock Rd Car Park
4. Douglas Street Car Park
5. Woodburn Way / Station Rd Car Park
6. Milngavie Library & Community Education Centre
7. St Joseph's Primary School Site

The Local Development Plan (LDP) for the area identifies Milngavie Town Centre as a "Gateway to Loch Lomond and the Trossachs and a focal point for local communities. Also provides a mix of retail, commercial, leisure, civic and community uses which are important to the strength of the network". Five sites under consideration fell within Milngavie's Town Centre boundary.

The town centre is subject to a variety of designations such as Town Centre Area, Conservation Area, Prime Shopping Area, Core Paths, Parks and Open Spaces, Important Wildlife Corridors and a Flood Risk Area.

Milngavie legend

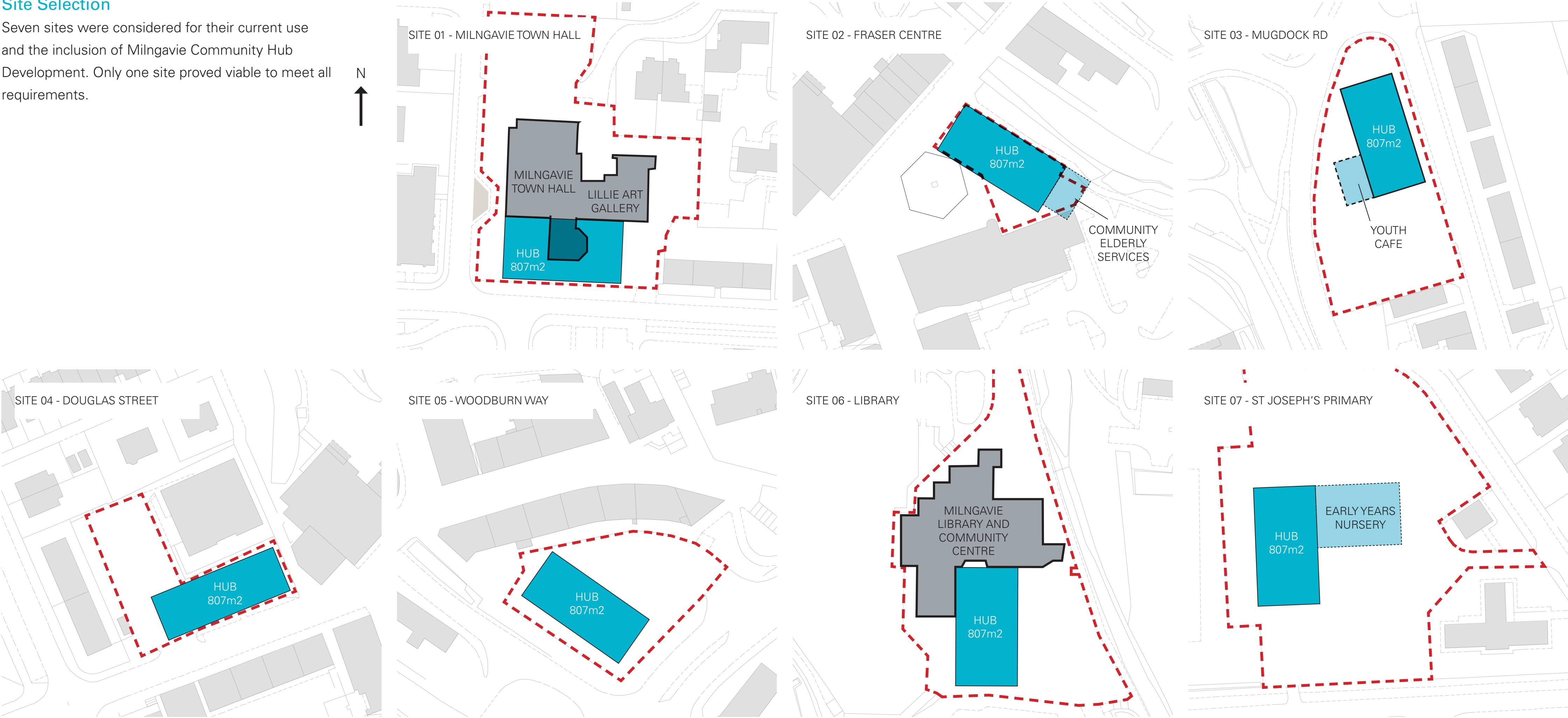
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Sites previously under consideration
- Milngavie Town Centre (EDC LDP)

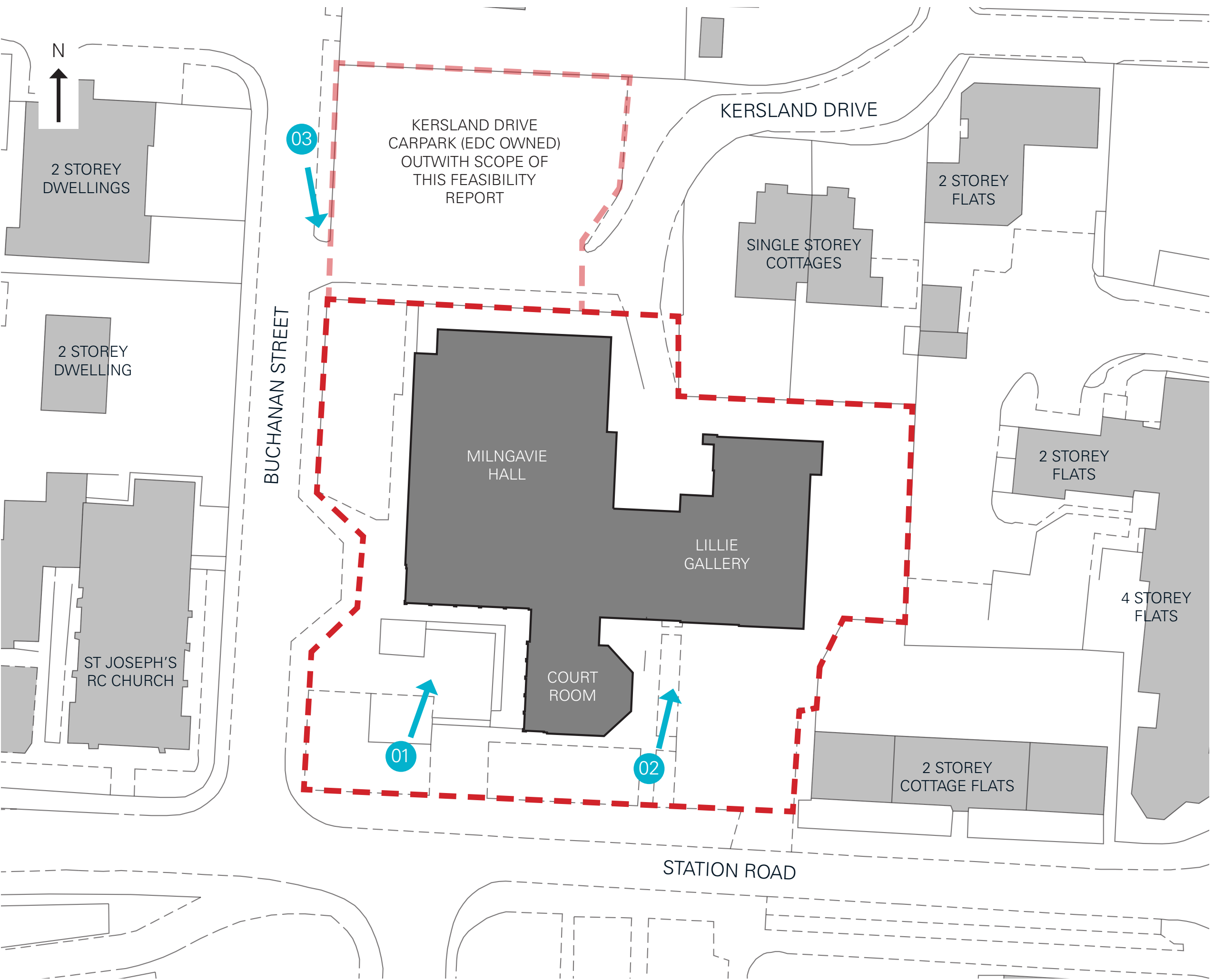


Site Selection

Seven sites were considered for their current use and the inclusion of Milngavie Community Hub Development. Only one site proved viable to meet all requirements.

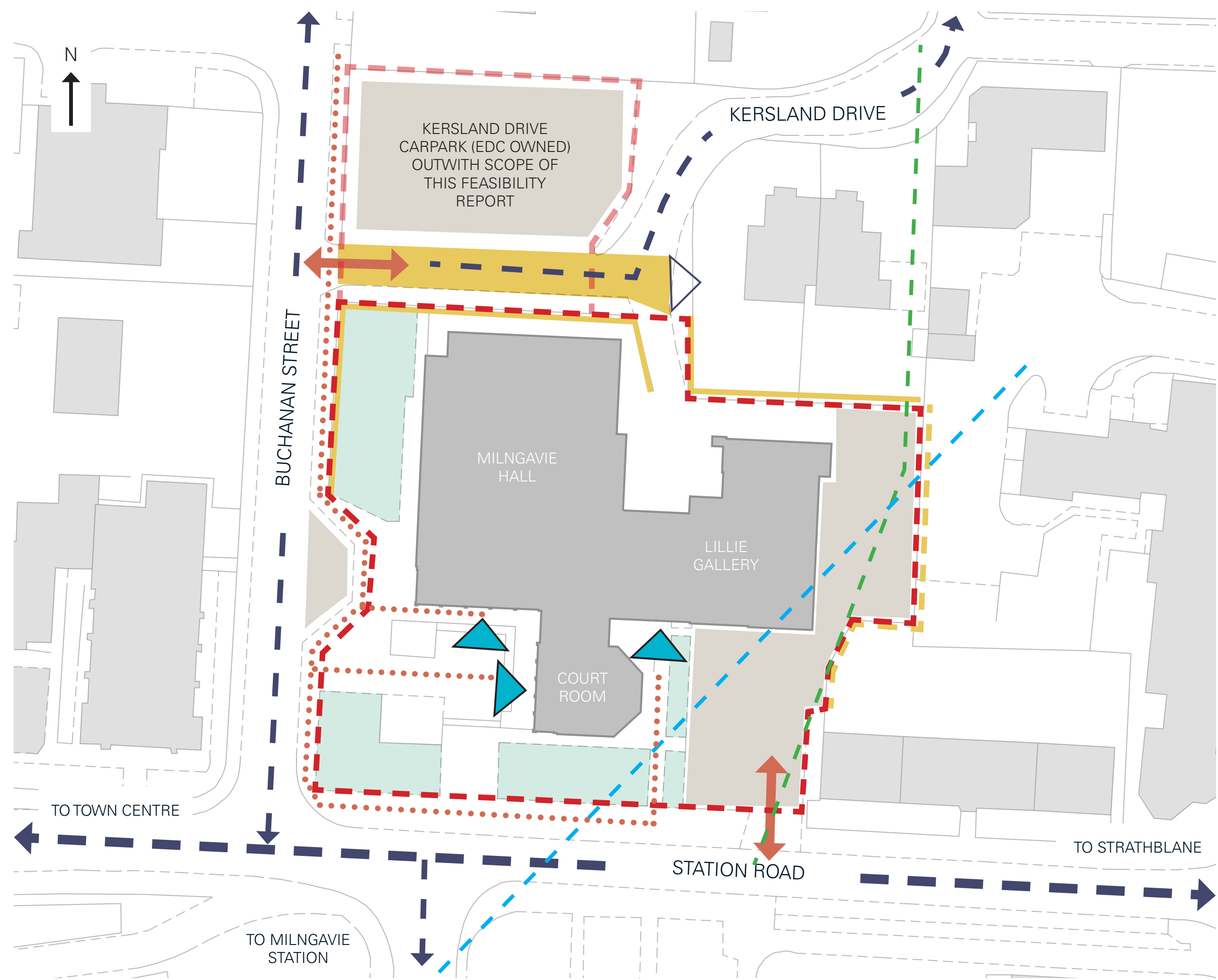






Site Analysis Legend

- Ownership Boundary
- Main Building Entrance or Access (EDC property)
- Main Building Entrance or Access (Neighbouring property)
- Access routes to be clarified
- Pedestrian Footway or Path
- Green Space / Planting / Shrubs
- Car Parking
- Retaining Wall
- Neighbouring wall/fence
- Main Road
- Secondary Road
- Main vehicle access
- Approx location of surface water drainage (tbc)
- Approx location of combined sewer line (tbc)



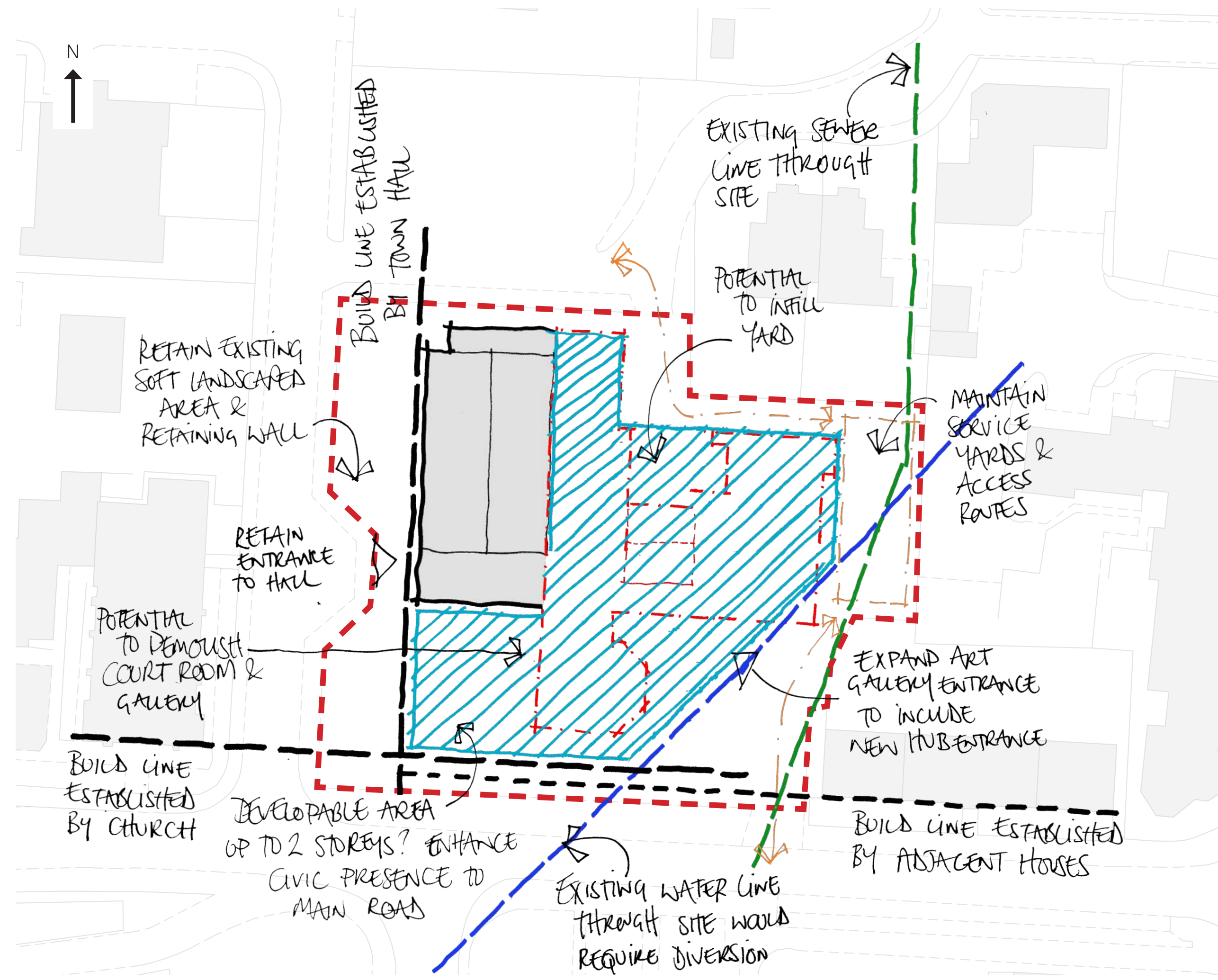
Development Considerations

The retention of the Town Hall and Lillie Art Gallery for this site are essential, with the incorporation of Council Customer Services, Milngavie Library and facilities currently in Milngavie Community Education Centre.

Housing adjacent to and opposite the site is two storey in height, therefore a two storey proposal is appropriate.

Two outline design proposals have been considered;

- Demolish all except Hall - New wedge shaped (part wrap around) two storey new build avoids the water drainage route.
- Demolish only the Courtroom, two storey new build wedge to the front, avoid demolition works to Gallery & Store and minimise work required to existing buildings.





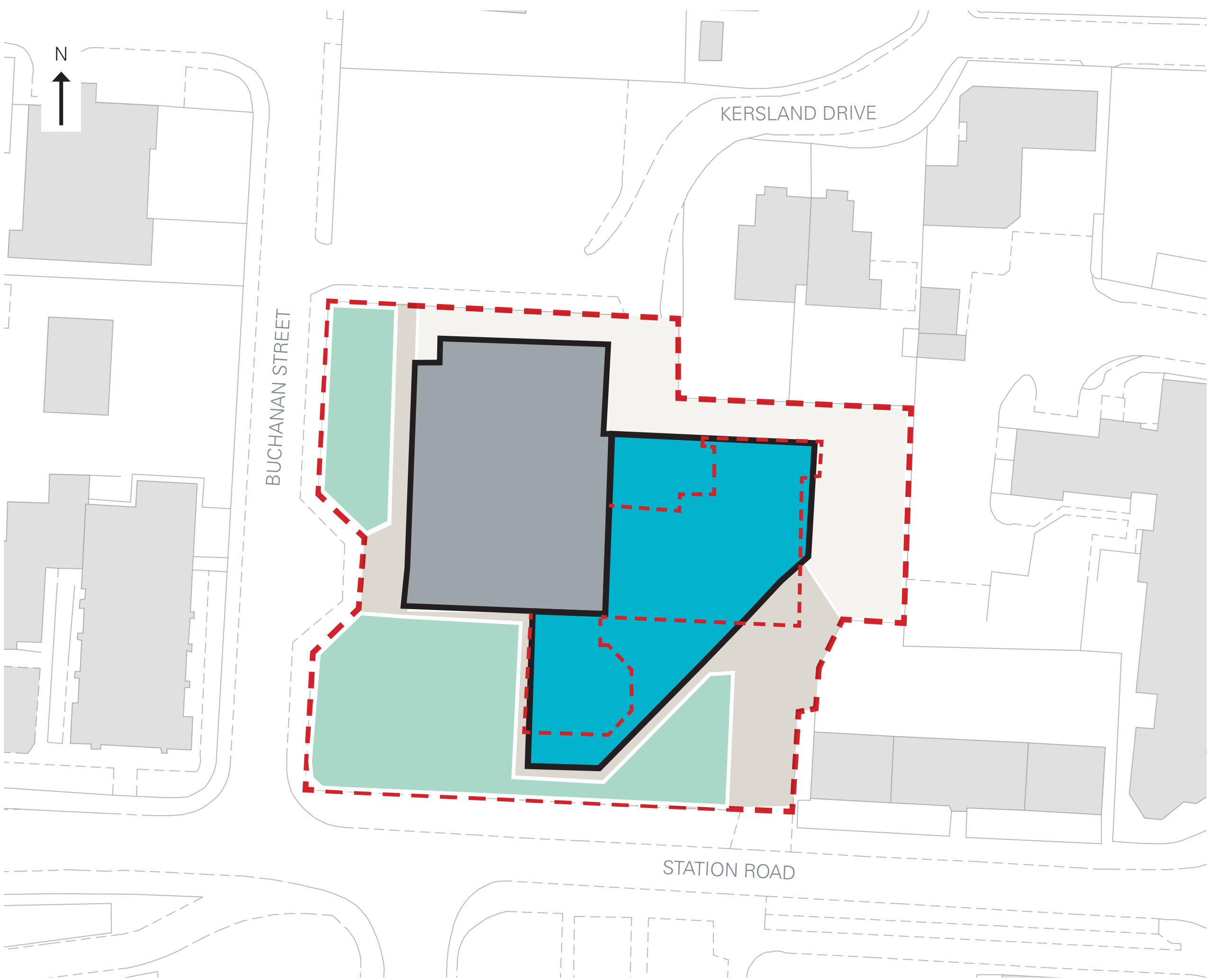


Option 1 Summary

Town Hall	Floor area reduced slightly to accommodate Bar, Cloakroom and Storage areas.
Gallery	Demolished and rebuilt with increased storage capacity.
Library and Hub	Located centrally at Ground Floor Level.
CEC functions	Mainly located at Upper Floor Level.
Entrance points	One central entrance point leading to foyer shared by all services. Additional restricted access to Police area from north stair.
Additional notes	Diversion of surface water and combined sewer drainage lines potentially avoided by new build elements.

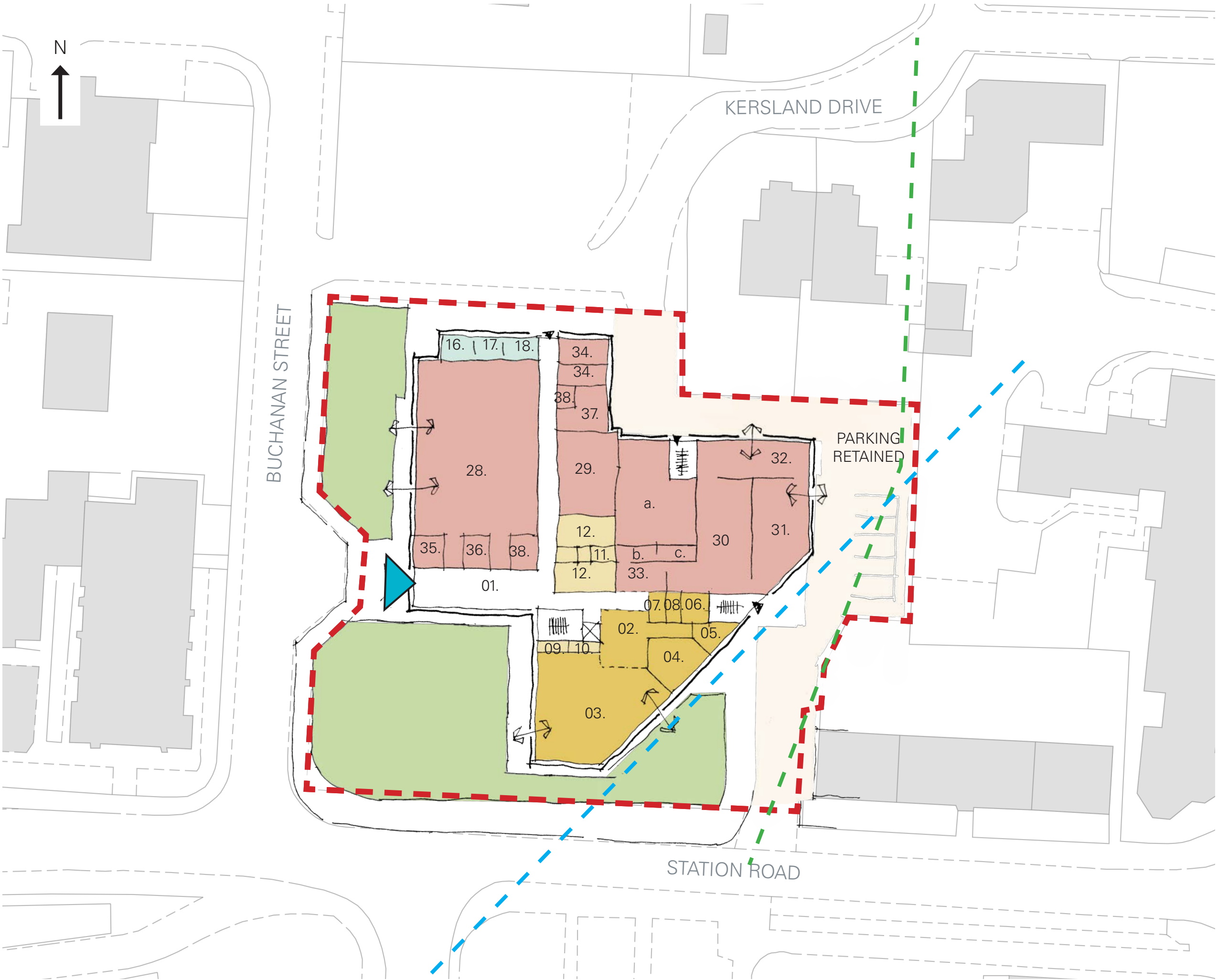
Option 1 - Strategy legend

	Development / Ownership Boundary
	Demolished Areas
	Existing Building to be refurbished/replanned (801sqm)
	Proposed Extension to Building Envelope (1557sqm)
	Proposed Hard Landscaping (536sqm)
	Resurfaced Hard Landscaping (540sqm)
	Proposed Soft Landscaping (974sqm)



Public Areas	Site-Specific Requirements (public)
01. Waiting/Foyer/Vestibule (148sqm)	28. Hall 1 incl stage (318sqm)
02. Reception (49sqm)	29. Hall 2 (778sqm)
03. Main Library (225sqm)	30. Gallery 1 (136sqm)
04. Multi Purpose Room (40sqm)	31. Gallery 2 (53sqm)
05. Registration Services (16sqm)	32. Gallery 3 (27sqm)
06. Meeting Room (25sqm)	33. Gallery Shop (25sqm)
07. Interview Room 1 (10sqm)	a. Gallery Store 1 (130sqm)
08. Interview Room 2(10sqm)	b. Gallery Office (13sqm)
	c. Gallery Staff (13sqm)
Public Service Areas	34. Changing rooms (20sqm)
09. Library Store (10sqm)	35. Cloak Room (5sqm)
10. Council Services Store (5sqm)	36. Bar (10sqm)
11. Changing Places WVC/Shower (12sqm)	37. Kitchen (15sqm)
12. WCs (20sqm)	38. General Storage (50sqm)
Private Areas	16. Server/Comms (12sqm)
13. Touchdown Space (30sqm)	17. Electrical/Services Store (5sqm)
14. Employee Breakout (20sqm)	18. Boiler/Plant Room (30sqm)
15. Manager's Room (10sqm)	
Private Service Areas	39. Community Room 1 (100sqm)
19. Staff Shower (5sqm)	40. Community Room 2 / 3, 2 x 25sqm (50sqm)
20. Cleaner Store/FM Touchdown (10sqm)	41. Community Room 4 (20sqm)
21. General Store (5sqm)	42. Community Room 5 (25sqm)
22. Staff WC (6sqm)	43. Community Room 6 / Office (35sqm)
Council Accommodation	44. Community Room 7 / 8, 2 x 50sqm (100sqm)
23. Touchdown - 6 person (25sqm)	x. Office / Resource Room (76.4sqm)
24. Meeting Room 1 (10sqm)	
25. Meeting Room 2 (10sqm)	
26. Staff Shower (6sqm)	
27. Kitchenette (15sqm)	

Total GIFA = 2358sqm  
(incl circulation at 14%)





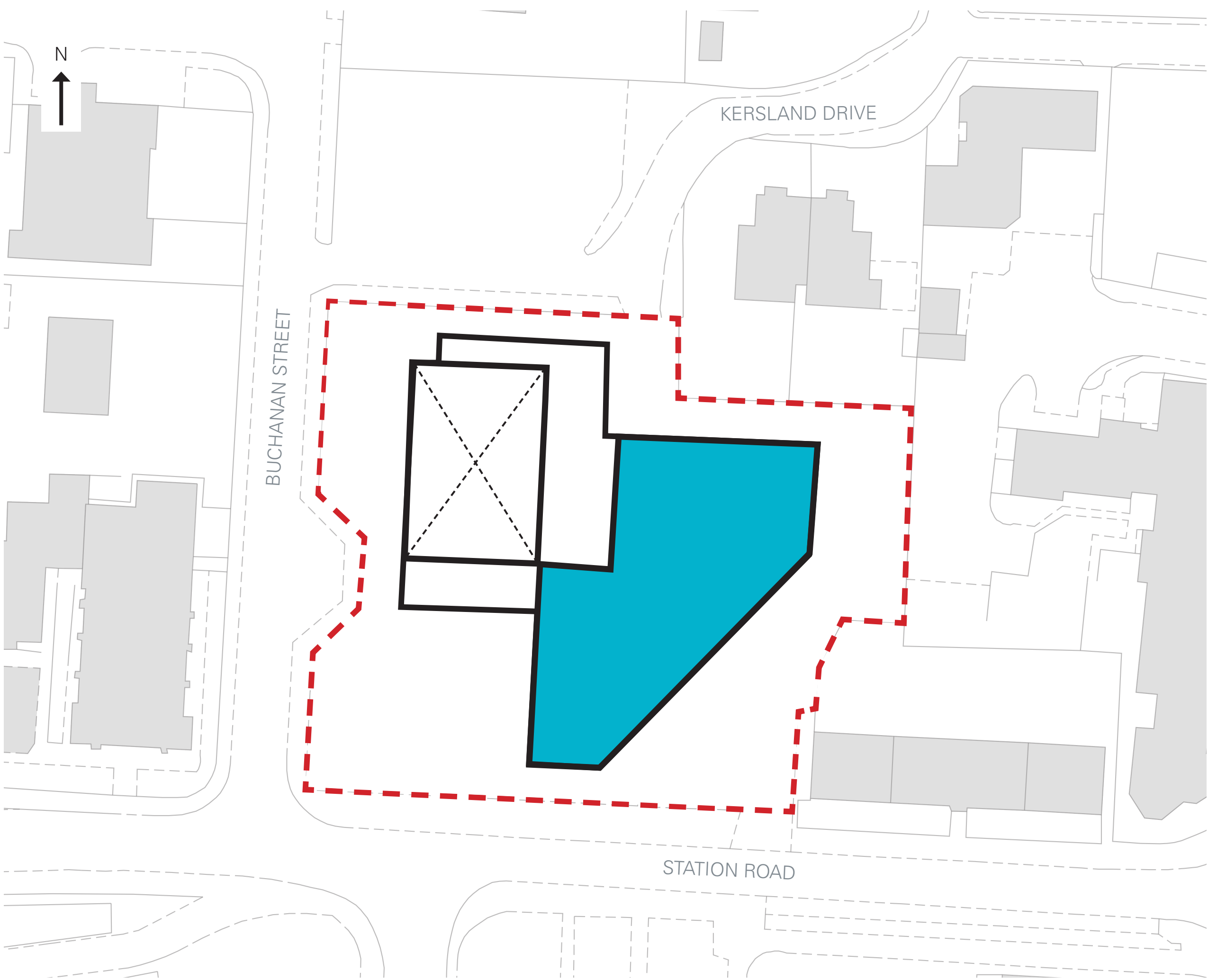


Option 1 Summary

Town Hall	Floor area reduced slightly to accommodate Bar, Cloakroom and Storage areas.
Gallery	Demolished and rebuilt with increased storage capacity.
Library and Hub	Located centrally at Ground Floor Level.
CEC functions	Mainly located at Upper Floor Level.
Entrance points	One central entrance point leading to foyer shared by all services. Additional restricted access to Police area from north stair.
Additional notes	Diversion of surface water and combined sewer drainage lines potentially avoided by new build elements.

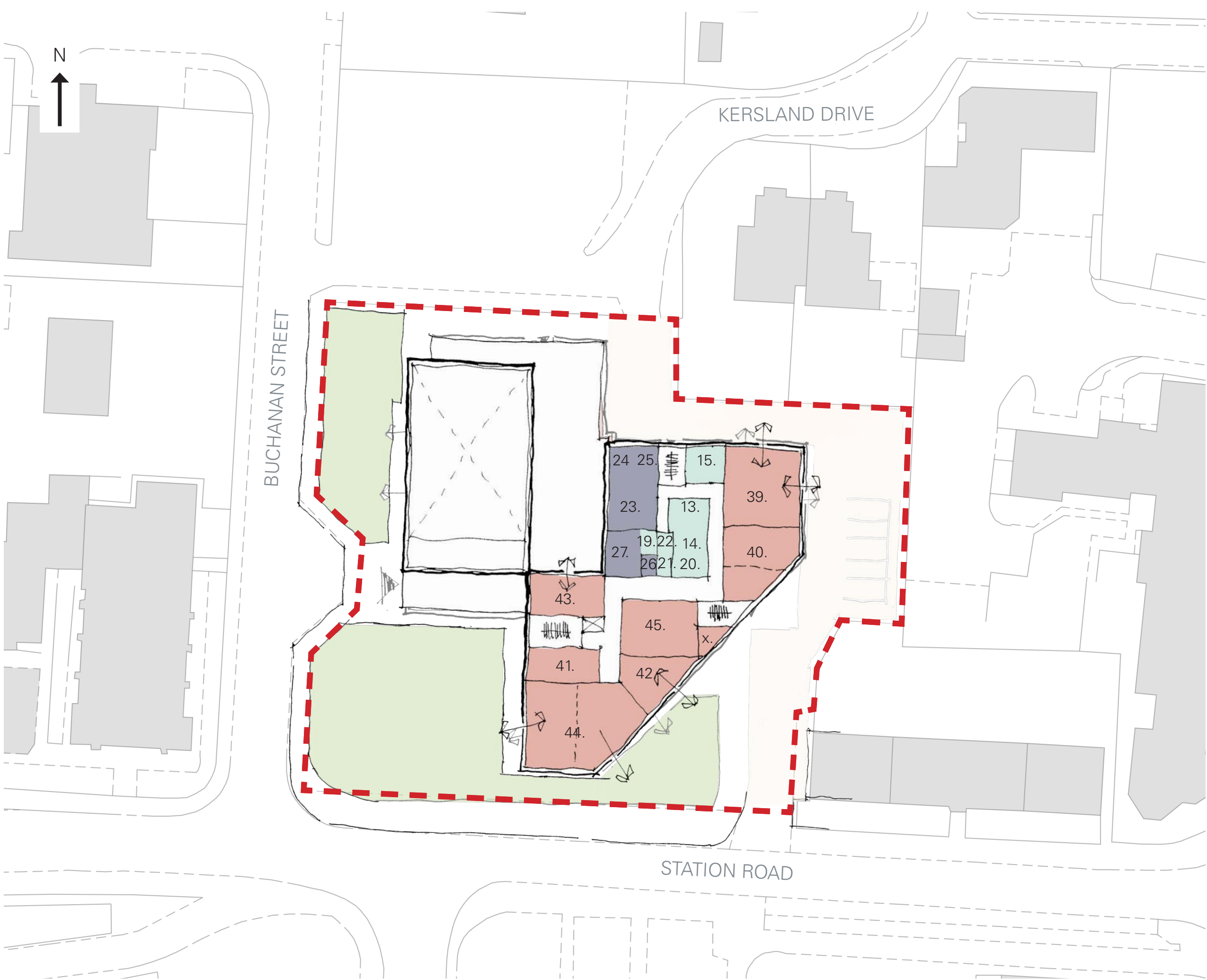
Option 1 - Strategy legend

	Development / Ownership Boundary
	Demolished Areas
	Existing Building to be refurbished/replanned (801sqm)
	Proposed Extension to Building Envelope (1557sqm)
	Proposed Hard Landscaping (536sqm)
	Resurfaced Hard Landscaping (540sqm)
	Proposed Soft Landscaping (974sqm)



<b>Public Areas</b>	<b>Site-Specific Requirements (public)</b>
01. Waiting/Foyer/Vestibule (148sqm)	28. Hall 1 incl stage (318sqm)
02. Reception (49sqm)	29. Hall 2 (77.8sqm)
03. Main Library (225sqm)	30. Gallery 1 (136sqm)
04. Multi Purpose Room (40sqm)	31. Gallery 2 (53sqm)
05. Registration Services (16sqm)	32. Gallery 3 (27sqm)
06. Meeting Room (25sqm)	33. Gallery Shop (25sqm)
07. Interview Room 1 (10sqm)	a. Gallery Store 1 (130sqm)
08. Interview Room 2(10sqm)	b. Gallery Office (13sqm)
	c. Gallery Staff (13sqm)
<b>Public Service Areas</b>	34. Changing rooms (20sqm)
09. Library Store (10sqm)	35. Cloak Room (5sqm)
10. Council Services Store (5sqm)	36. Bar (10sqm)
11. Changing Places WVC/Shower (12sqm)	37. Kitchen (15sqm)
12. WCs (20sqm)	38. General Storage (50sqm)
<b>Private Areas</b>	16. Server/Comms (12sqm)
13. Touchdown Space (30sqm)	17. Electrical/Services Store (5sqm)
14. Employee Breakout (20sqm)	18. Boiler/Plant Room (30sqm)
15. Manager's Room (10sqm)	39. Community Room 1 (100sqm)
<b>Private Service Areas</b>	40. Community Room 2 / 3, 2 x 25sqm (50sqm)
19. Staff Shower (5sqm)	41. Community Room 4 (20sqm)
20. Cleaner Store/FM Touchdown (10sqm)	42. Community Room 5 (25sqm)
21. General Store (5sqm)	43. Community Room 6 / Office (35sqm)
22. Staff WC (6sqm)	44. Community Room 7 / 8, 2 x 50sqm (100sqm)
<b>Council Accommodation</b>	x. Office / Resource Room (76.4sqm)
23. Touchdown - 6 person (25sqm)	
24. Meeting Room 1 (10sqm)	
25. Meeting Room 2 (10sqm)	
26. Staff Shower (6sqm)	
27. Kitchenette (15sqm)	

Total GIFA = 2358sqm  
(incl circulation at 14%)







### Option 2- Strategy legend

- | Public Areas                           | Site-Specific Requirements (public)                      |
|--|--|
| 01. Waiting/Foyer/Vestibule (148sqm)   | 28. Hall 1 incl stage (318sqm)                           |
| 02. Reception (49sqm)                  | 29. Hall 2 (778sqm)                                      |
| 03. Main Library (225sqm)              | 30. Gallery 1 (136sqm)                                   |
| 04. Multi Purpose Room (40sqm)         | 31. Gallery 2 (53sqm)                                    |
| 05. Registration Services (16sqm)      | 32. Gallery 3 (27sqm)                                    |
| 06. Meeting Room (25sqm)               | 33. Gallery Shop (25sqm)                                 |
| 07. Interview Room 1 (10sqm)           | a. Gallery Store 1 (92sqm)                               |
| 08. Interview Room 2(10sqm)            | b. Gallery Store 2 (44sqm)                               |
|  | c. Gallery Office (13sqm)                                |
|  | d. Gallery Staff (13sqm)                                 |
| <b>Public Service Areas</b>            |  |
| 09. Library Store (10sqm)              | 34. Changing rooms (20sqm)                               |
| 10. Council Services Store (5sqm)      | 35. Cloak Room (Mobile)                                  |
| 11. Changing Places WC/Shower (12sqm)  | 36. Bar (Mobile)   |
| 12. WCs (40sqm)                        | 37. Kitchen (25sqm)                                      |
|  | 38. General Storage (50sqm)                              |
| <b>Private Areas</b>                   |  |
| 13. Touchdown Space (30sqm)            | 16. Server/Comms (12sqm)                                 |
| 14. Employee Breakout (20sqm)          | 17. Electrical/Services Store (5sqm)                     |
| 15. Manager's Room (10sqm)             | 18. Boiler/Plant Room (30sqm)                            |
| <b>Private Service Areas</b>           |  |
| 19. Staff Shower (6sqm)                | 39. Community Room 1 (100sqm)                            |
| 20. Cleaner Store/FM Touchdown (10sqm) | 40. Community Room 2 / 3, 2 x 25sqm (50sqm)              |
| 21. General Store (5sqm)               | 41. Community Room 4 (20sqm)                             |
| 22. Staff WC (6sqm)                    | 42. Community Room 5 (25sqm)                             |
|  | 43. Community Room 6 / Office (35sqm)                    |
|  | 44. Community Room 7 / 8, 2 x 50sqm (100sqm)             |
|  | x. Office / Resource Room / Store (76.4sqm)              |
| <b>Council Accommodation</b>           |  |
| 23. Touchdown - 6 person (25sqm)       |  |
| 24. Meeting Room 1 (10sqm)             |  |
| 25. Meeting Room 2 (10sqm)             |  |
| 26. Staff Shower (6sqm)                |  |
| 27. Kitchenette (15sqm)                |  |
|  | <b>Total GIFA = 2488sqm</b><br>(incl circulation at 19%) |





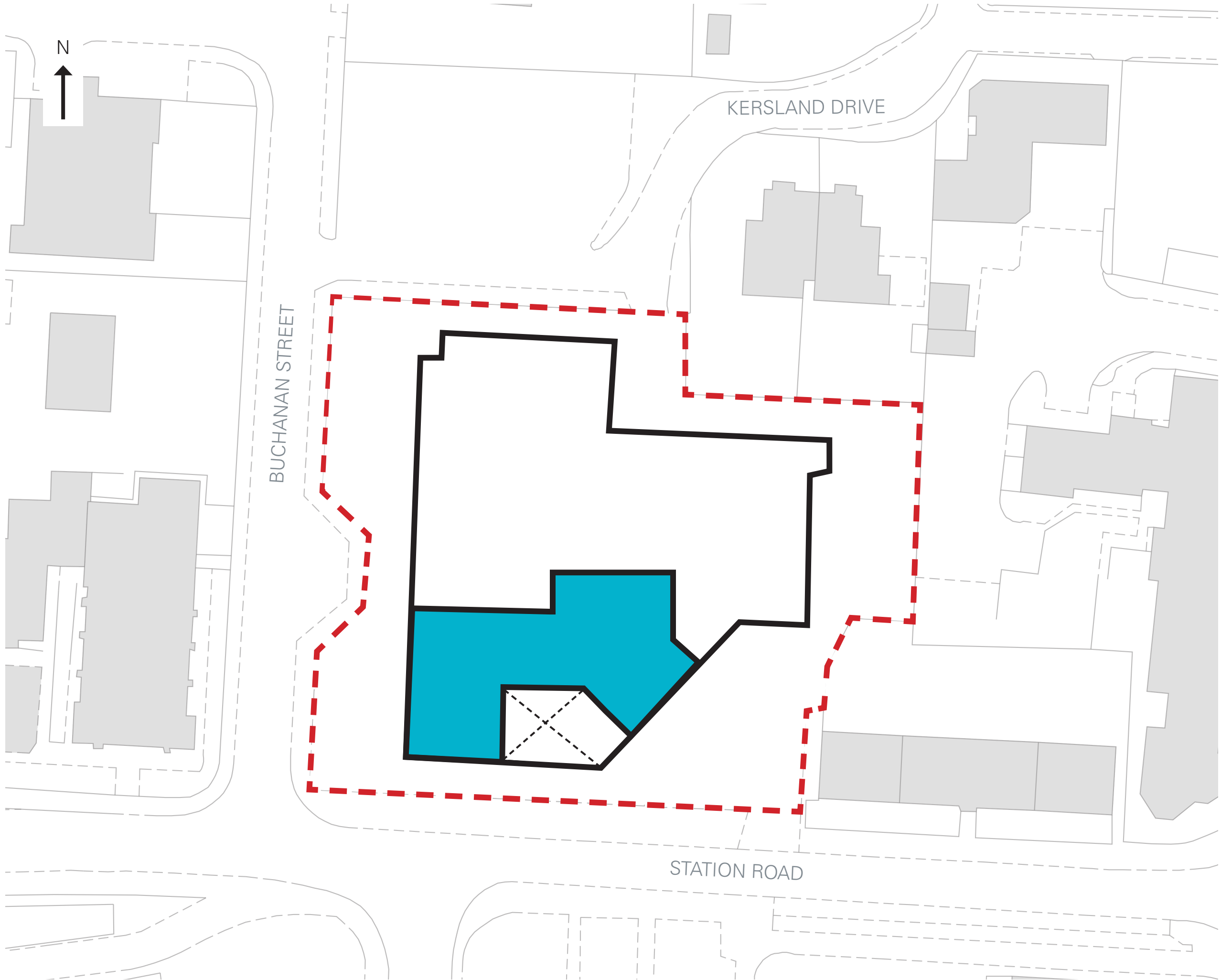


Option 2 Summary

Town Hall	Retained like-for-like
Gallery	Retained with increased storage capacity by extending into existing courtyard
Library and Hub	Located centrally at Ground Floor Level
CEC functions	Split over Lower and Upper Floor Levels
Entrance points	Two entrance points leading to foyer shared by all services. Additional restricted access to Police area from east stair
Additional notes	Diversion of surface water and combined sewer drainage lines potentially avoided by new build elements Largest GIFA of proposals in this study due to maximum retention of existing

Option 2- Strategy legend

- Development / Ownership Boundary
- Demolished Areas
- Existing Building to be refurbished/replanned (1222sqm)
- Proposed Extension to Building Envelope (1266sqm)
- Proposed Hard Landscaping (464sqm)
- Resurfaced Hard Landscaping (555sqm)
- Proposed Soft Landscaping (685sqm)



<b>Public Areas</b>	<b>Site-Specific Requirements (public)</b>
01. Waiting/Foyer/Vestibule (148sqm)	28. Hall 1 incl stage (318sqm)
02. Reception (49sqm)	29. Hall 2 (77.8sqm)
03. Main Library (225sqm)	30. Gallery 1 (136sqm)
04. Multi Purpose Room (40sqm)	31. Gallery 2 (53sqm)
05. Registration Services (16sqm)	32. Gallery 3 (27sqm)
06. Meeting Room (25sqm)	33. Gallery Shop (25sqm)
07. Interview Room 1 (10sqm)	a. Gallery Store 1 (92sqm)
08. Interview Room 2(10sqm)	b. Gallery Store 2 (44sqm)
	c. Gallery Office (13sqm)
	d. Gallery Staff (13sqm)
<b>Public Service Areas</b>	34. Changing rooms (20sqm)
09. Library Store (10sqm)	35. Cloak Room (Mobile)
10. Council Services Store (5sqm)	36. Bar (Mobile)
11. Changing Places WVC/Shower (12sqm)	37. Kitchen (25sqm)
12. WCs (40sqm)	38. General Storage (50sqm)
<b>Private Areas</b>	16. Server/Comms (12sqm)
13. Touchdown Space (30sqm)	17. Electrical/Services Store (5sqm)
14. Employee Breakout (20sqm)	18. Boiler/Plant Room (30sqm)
15. Manager's Room (10sqm)	
<b>Private Service Areas</b>	39. Community Room 1 (100sqm)
19. Staff Shower (5sqm)	40. Community Room 2 / 3, 2 x 25sqm (50sqm)
20. Cleaner Store/FM Touchdown (10sqm)	41. Community Room 4 (20sqm)
21. General Store (5sqm)	42. Community Room 5 (25sqm)
22. Staff WVC (6sqm)	43. Community Room 6 / Office (35sqm)
<b>Council Accommodation</b>	44. Community Room 7 / 8, 2 x 50sqm (100sqm)
23. Touchdown - 6 person (25sqm)	x. Office / Resource Room / Store (76.4sqm)
24. Meeting Room 1 (10sqm)	
25. Meeting Room 2 (10sqm)	
26. Staff Shower (6sqm)	
27. Kitchenette (15sqm)	

Total GIFA = 2488sqm  
(incl circulation at 19%)

