

<b>Market Yard Multi-Use Event Space</b>	<b>14<sup>th</sup> March 2017</b>
<b>To: The Leisure and Development Committee For Decision</b>	

<b>Linkage to Council Strategy (2015-19)</b>	
<b>Strategic Theme</b>	Resilient, Healthy and Engaged Communities
<b>Outcome</b>	Citizens will have access to Council facilities
<b>Lead Officer</b>	Funding Unit Manager Head of Capital Works, Energy & Infrastructure
<b>Cost:</b> (If applicable)	£150,000 capital investment

**The purpose of this report is to present the enhanced design for the multi-use event space at the Market Yard site and to seek approval from Council to submit a funding application and a planning application for the Market Yard multi-use event space.**

### **Background**

In September 2016 Council agreed to convert Waterside car park to free parking and develop Market Yard as a multi-use space including a pay & display car park. It was agreed that Environmental Services would progress preparatory work within an estimated budget of £190,000 for the pay and display car park. It was further agreed that Leisure & Development Services would develop a proposal for the multi-use element of the site and bring a proposal with possible funding options back to Council for approval.

During the scheme design phase and following input from the town centre team, events team, museum service and cultural services, a multi-use space providing more flexibility in the layout to accommodate a wider range of small to medium scale events as well as the originally envisaged larger scale events emerged.

### **Revised Scheme Design**

An enhanced scheme, attached at Annex A, has been produced to reflect the aspirations of the space and includes the following;

- Provision of a central “civic square” within the large East Yard. The square is clear of any parking and can be programmed independently.
- Upgrade the standard of the finishes to create aesthetics more in line with a civic square and also more sympathetic to the listed structures of the historic Market Yard.
- Retain and reinforce the past function of the Market Yard by presenting the existing industrial heritage to tell the story of its role in the development of Coleraine.
- Enhance the design of the external lighting, revising it from functional flood lighting to integrated perimeter lighting to the listed walls and the civic square, along with recessed uplighters to the main architectural features of the gate lodge and the arched gates onto New Market Street.

This enhanced scheme has an estimated Capital Investment of £300,000

Benefits include:

- A safe, shared space in Coleraine.
- Social and economic regeneration of the area.
- Transformation of a local neighbourhood.
- Community pride and ownership.
- Increased footfall.

### **Funding**

There is an opportunity to seek funding from the Arts Council NI Local Government Challenge fund for the extra cost of the enhancement works. Funding would also include public engagement to procure public art for the space.

The application for the funding is to be lodged by 31<sup>st</sup> March 2017 with a decision within 3 months. The maximum fund available is £150,000.

### **Planning**

To enable the project to maintain progress to procurement, it is proposed to submit a planning application based on the enhanced scheme in tandem with the funding application.

The risk associated with this is, should the funding application be unsuccessful, then the following two scenarios prevail;

1. Request Council to provide the additional funding to proceed with the enhanced scheme (although the income from car park charges would offset this within a relatively short return period).
2. Revert to the original scheme design, attached at Annex B, and submit an amended planning application.

### **Recommended**

It is recommended that Council consider the following;

1. Progress with the funding application to the Arts Council NI Local Government Challenge Fund for an enhanced scheme for the Market Yard Multi Use Event Space.
2. Lodge a planning application on the basis of the enhanced scheme.

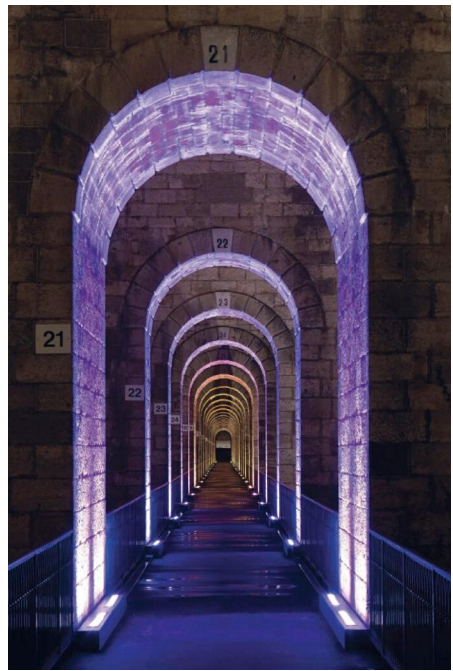


# Market Yard Coleraine

## multi-purpose space



PROPOSED OUTDOOR LUMINAIRES TO YARDS: Guzzini Waw BU75 WITH DIRECT LIGHT WIDE STREET OPTIC FOR HIGH LEVEL OF VISUAL COMFORT DESIGNATED TO USE LED LAMPS, LOCATIONS AS PER ELECTRICAL CONSULTANTS DRAWINGS.

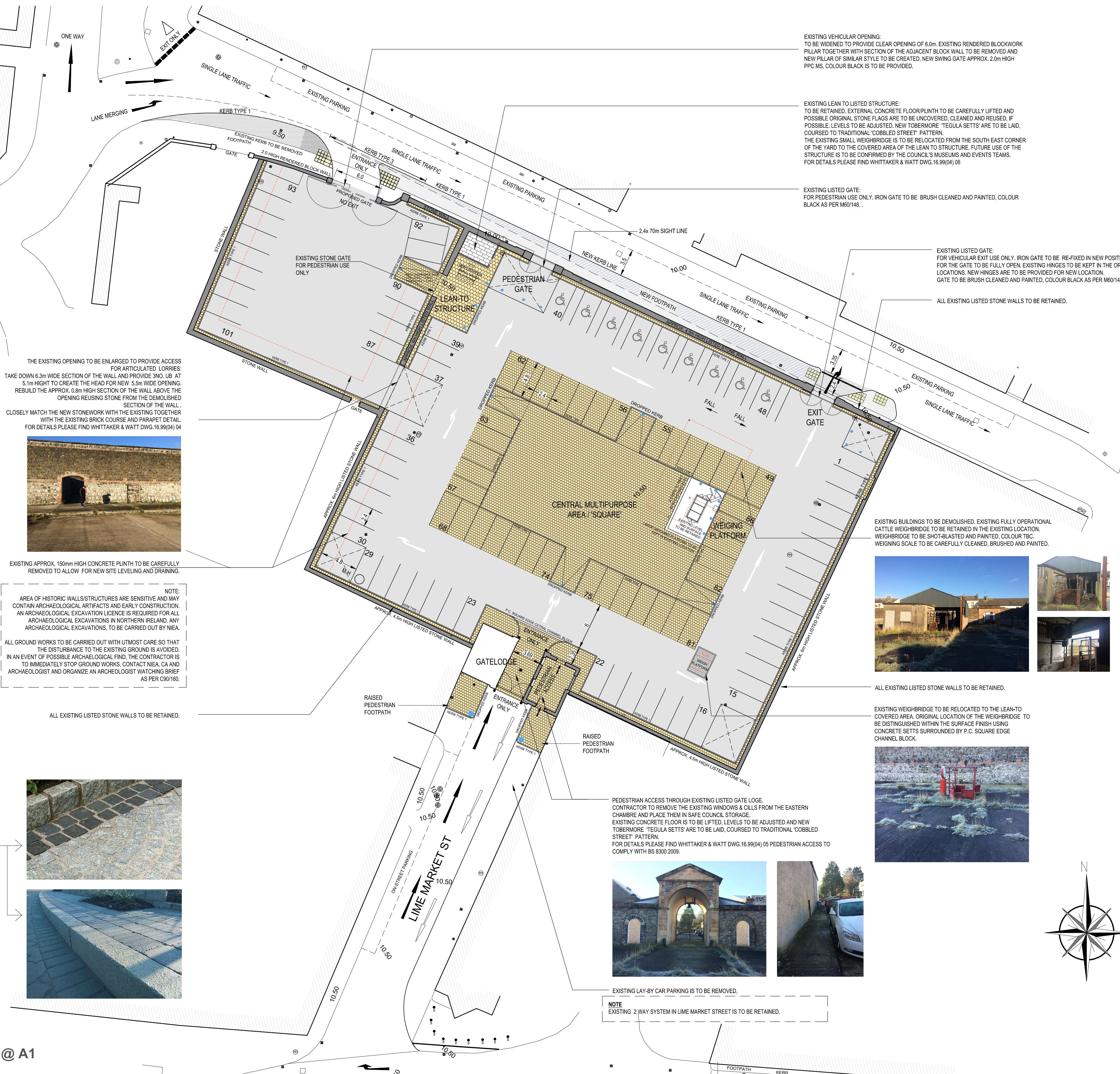


PROPOSED OUTDOOR GROUND RECESSED LUMINAIRES TO GATEHOUSE, LEAN-TO STRUCTURE AND GATES: Guzzini Light Up BB42 WITH LED LIGHT SOURCES. LOCATIONS AS PER ELECTRICAL CONSULTANTS DRAWINGS.

### LEGEND :

- = NEW ASPHALT CONCRETE FOOTPATH
- = NEW CONCRETE COBBLES TO CENTRAL PEDESTRIAN AREA AND 500MM WIDE STONE WALL PROTECTION STRIP  
Tobermore 'Tegula Setts', Natural colour, Various 100x50mm or s/a  
Coursed to traditional 'cobble street' pattern, 4 rows of the setts laid parallel to the walls behind the 100mm wide kerb.
- = NEW CONCRETE COBBLES TO CAR PARKING SPACES  
Tobermore 'Tegula Setts', Charcoal colour, Various 100x60mm or s/a  
Coursed to traditional 'cobble street' pattern.
- = NEW SURFACING COMPRISING OF 40mm WEARING HRA COURSE ON 60MM ASPHALT CONCRETE
- = 1600 x 1200 TACTILE PAVING (400 x 400 BLISTER) BUFF COLOUR
- = NEW STEEL BOLLARDS

**CAPACITY:**  
9 DISABLED PARKING BAYS  
101 CAR PARKING BAYS (15 WEST CAR PARK - 86 EAST CAR PARK)



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All dimensions and setting out coordinates to be checked on the project site before work is commenced or making any shop drawings.  
Where boundaries are shown these are as advised by the client and are for general guidance only. Whilst plotted with reference to latest registry data, where available and interpreted as physical features on site where possible, they are not intended to represent definitive site extents or legal ownership.

**DRAFT FOR DISCUSSION**

B	Updated as per Client.	03.02.2017/hs
A	Updated as per changes by Civil Engineers.	24.01.2017/hs
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project **MARKET YARD, COLERAINE MULTI-PURPOSE SPACE**  
client **CAUSEWAY COAST AND GLENS B.C.**  
design name **PRELIMINARY PROPOSAL**  
scale **1:250 @ A1** date **12.2016** drawn **hs** checked **kw**  
dwg. no.

**16.99(04).03B**

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PROPOSED SITE LAYOUT 1:250 @ A1



