

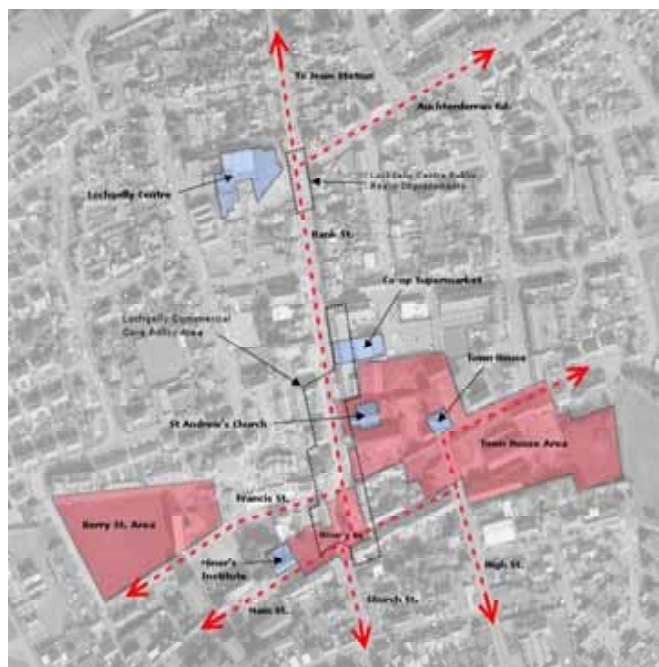
2 LOCHGELLY TOWN CENTRE Overview

Problems

1. Absence of a 'heart' or focus to Lochgelly's town centre – currently spread out over a large area.
2. Large areas of land which are vacant, underused, contain empty buildings, and do not look good.
3. Pedestrian connections between important town centre sites are not clear.

Opportunities

1. Create a new 'heart' to the town centre, based upon St. Andrews Church and its surroundings as a focal point.
2. Mixed use development to bring more activity into the town centre, regenerating the three identified town centre sites.
3. Development should be used to 'activate' underused sites by virtue of their location and orientation to streets and civic spaces.
4. Make it easier for people to move between the town centre sites, activities and facilities.



Town centre development areas



- Miner's Square area



- Town House area



- Berry Street area

Lochgelly Commercial Core Policy

(to be read in conjunction with Mid Fife Local Plan Policy R1):

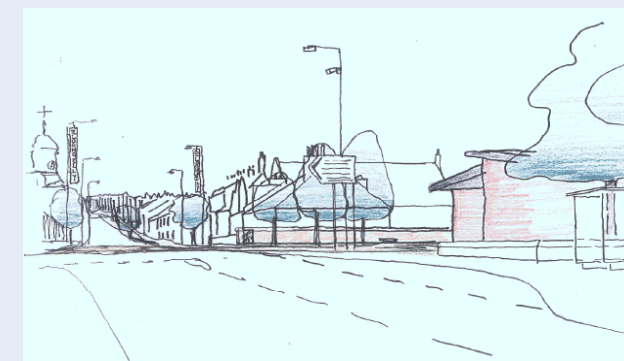
Within the area defined below as Lochgelly Commercial Core no changes of use to non commercial activities will be supported for ground floor premises.


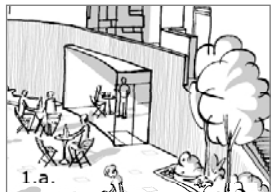


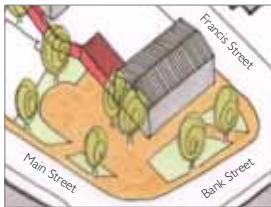

Reason: This area contains the highest concentration of commercial activity in Lochgelly and will be protected from any changes of use which would undermine or displace its role as the commercial core of Lochgelly.



Lochgelly Centre

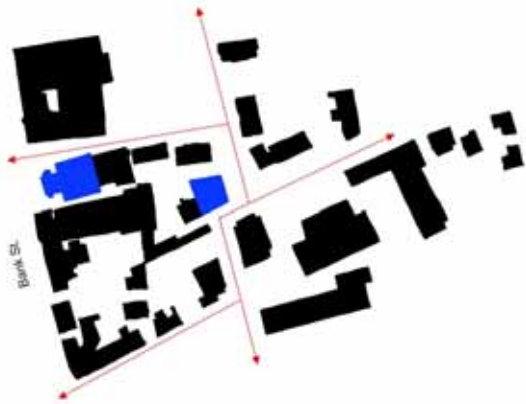
Current proposal – public realm improvement to the front of the Lochgelly Centre, with associated surface enhancements to the adjacent Bank St. These works mark the entrance to Lochgelly Town Centre from the north



Miner's Square Development Area	Design Principles	Supporting details
	1. Building front facing the square	<p>a. A café would enhance town centre activity at this important location. A building front facing the Square would add life and activity.</p> 
	2. Integrate the Square – remove visual and movement barriers	<p>b. Remove pedestrian barrier at the road junction. Amend boundary treatment to the car park and use appropriate palette of materials to integrate this area (including the gable elevation of the Miner's Institute) into the Square environment. Consider reduction in shrubs and possible relocation of sculpture.</p>
	3. Make pedestrian movement easier from Bank St./Main St	<p>c. Slow traffic down. Create a mixed priority area. Use an appropriate palette of materials to clearly mark entrance/exit to this area. Lower kerb to reinforce concept of shared priority.</p>  
	4. Seal poor quality edge to the Square.	<p>d. Screen wall/feature used to draw the eye away from unsympathetic building behind, to the Square and its environment. The wall would also enclose the space and prevent it 'leaking' into substandard areas nearby.</p> 
	5. Gable treatment – improve appearance and function of inactive/blank gable.	<p>e. Opportunity to improve the visual quality of the very prominent building gable – through rendering/painting and/or installation of window openings to provide activity and overlooking to this blank gable.</p> 

Town House development area

Context



- Existing pedestrian routes to Bank St are limited (as shown in red routes)
- St Andrews Church and Town House (shown in blue) 'hemmed in' by surrounding unsympathetic buildings.
- The solid red line indicates a current poor quality pedestrian link that should be improved as part of any development proposal.



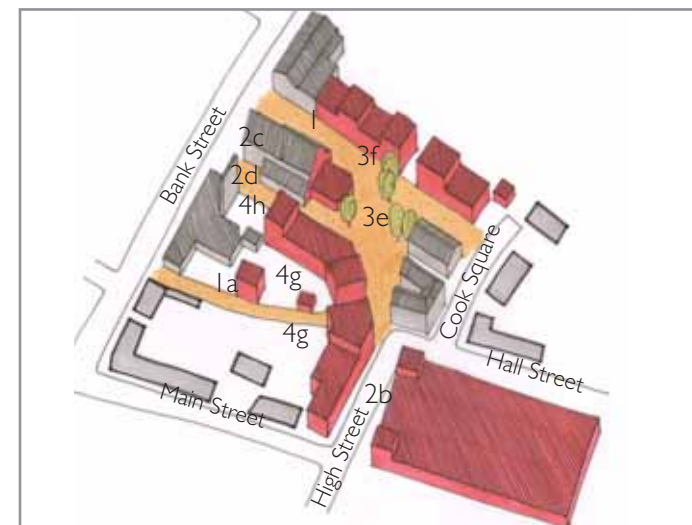
- Removal of selected buildings (grey) would enable development to be achieved that meets the urban design strategy within this document.











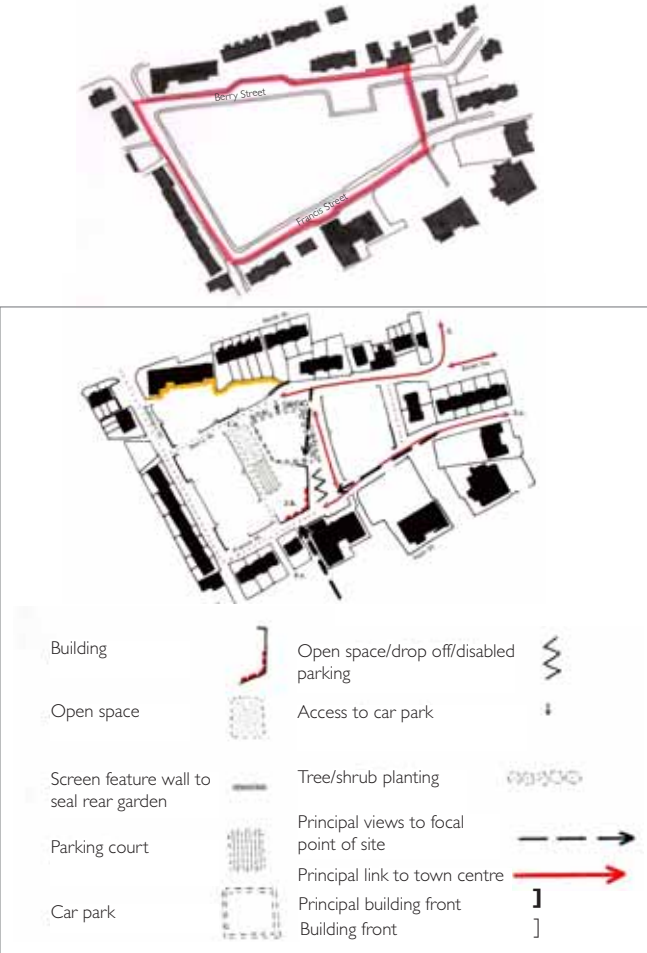
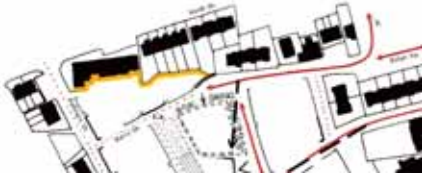

- New buildings shown in red.
- Layout creates much greater pedestrian permeability to Bank St, with a network of overlooked streets and spaces.
- St Andrews Church and the Town House are released from the existing confinement, giving them more prominence within the town centre as befits their previous civic role.
- The solid red line indicates the potential long term opportunity to create a continuous new building frontage to Bank St, enhancing the activity onto the new pedestrian routes and avoiding service areas being presented onto these public spaces.

Note: All footprints of new buildings shown above are indicative.

Town House Development Area



Design Principles	Supporting details
1. Improve pedestrian links between the town centre and Town House area.	<p>a. Removal of some buildings allows routes to be created to provide choice of movement and better integration between new retail opportunity (at Hall St/High St.) and other town centre locations/uses.</p> 
2. Enhance the setting of prominent historic buildings within the streetscape.	<p>b. A new retail building facing onto the High St – alongside development of houses/offices on the west side of High St will help frame views to the Town House from the south and help use this important building as a local landmark</p> <p>c. St Andrews Church will be freed from its claustrophobic relationship to adjacent buildings and perform an important civic role as the ‘heart’ of a rejuvenated town centre</p> <p>d. The retention of the Art Deco frontage facing Bank St is encouraged this is a landmark feature within streetscape of the town centre which provides character and definition to Bank St. Proposals should address the parking/service areas and building treatment to the rear, ensuring this area and the adjacent pedestrian route is attractive and safe.</p>   
3. Create new civic space to: - Provide a visual link between Bank St and Hall St, and a ‘natural’ movement route; - Provide space for outdoor activity and increase the liveliness of the town centre .	<p>e. New civic space around St Andrews Church could accommodate a range of uses (meeting place, music venue, market location, café), set within a mixed priority area to accommodate vehicular access movements without compromising pedestrian accessibility or comfort</p> <p>f. There is an opportunity for a new building adjacent to the rear of St Andrews Church. This could help activate the civic space by providing an active building front onto the space and provide a link with any new activity within the main body of the Church. To maintain the original buildings’ importance and setting, any new building: Must be subservient to the main church in size and architectural detailing. Be of simple design and proportions, with flexibility embedded in the design to allow for it to be used either as a stand alone unit or as an extension of uses associated with the Church.</p>   
4. New development should enclose and overlook new streets and spaces with building fronts	<p>g. New development will be expected to hide lower quality and private areas such as back gardens, service yards etc. from public view through the appropriate location of buildings. Within the illustrative concepts offered in this section, the principal streets and spaces all have building fronts facing them.</p> <p>h. There is a potential opportunity to extend the building line to enclose the rear of the Art Deco building on Bank St. This would provide building fronts and activity facing the adjacent pedestrian route to the civic square and beyond.</p> 

Berry Street Development Area	Design Principles	Supporting details
	1. Seal prominent back gardens and rear elevations facing Berry St.	a. Berry Street realignment and infill development – allow building fronts to face the street. 
	2. Create a focal point which captures key views into and through the site	b. Development of a flagship community facility (health centre). Principal frontage to Francis St with open space setting. Minimum 3 storeys from existing ground level to Francis St elevation – massing and building importance to be greater than adjacent care home building to reinforce flagship concept. 
	3. Enhance the potential for pedestrian links to the town centre – supporting the integration of uses on this site with other town centre activities	c. Streetscape enhancements along Berry St/Bolan Sq, Francis St/Bank St and Francis St/Main St to make routes safe, attractive and easy to find. To include – hard/soft landscaping and a public art strategy to define each route
	4. Development to provide building fronts facing adjacent streets and spaces	d. New development should present active building fronts to all streets and public spaces. Principal fronts should be located at junctions across the site and where buildings would terminate important views.

3 KEY STREETS, BUILDINGS AND OPEN SPACES

Key streets

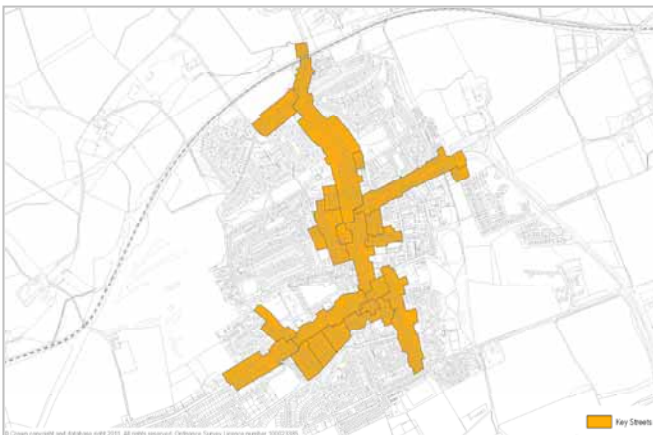
Understanding the significance of the place and movement functions of key streets in Lochgelly allows design objectives to be set that can best enhance their role within the public realm of Lochgelly. This context will also allow new streets within Lochgelly's growth areas to be designed to reflect their role within the place / movement model

The place / movement matrix below can be used to help classify different routes and parts of routes in Lochgelly based on their characteristics.

		← Place function		
		District (1)	Neighbourhood (2)	Local (3)
↑ Movement function	District (A)	A1 Bank Street Main Street (west of Bank Street)	A2 Station Road Lumphinnans Road Auchterderran Road	
	Neighbourhood (B)	B1 Main Street (short stretch east of Bank Street)	B2 Streets with a fairly constant flow of vehicular traffic adjacent to public space of neighbourhood or town wide importance e.g. Carlmore Road South Street High Street	B3 Other streets with a fairly constant flow of vehicular traffic e.g. Grainger Street (north of Union Street) Main Street (far east)
	Local (C)	C1 Streets with negligible through vehicular traffic with a key civic role in Lochgelly. There are no streets in Lochgelly that can be categorised as C1 streets, however the development area around the Town House will create C1 streets around St Andrews Church.	C2 Streets with negligible through vehicular traffic adjacent to public space of neighbourhood or town wide importance e.g. Hall Street Union Street McGregor Avenue	C3 Other streets with negligible through vehicular traffic e.g. Gardiner Street Watters Crescent Stewart Crescent Westwater Street

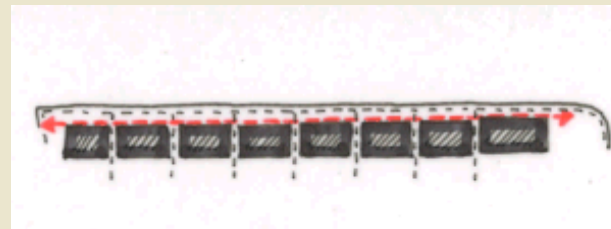
Key streets

Appendix B contains guidance for each street classification and there is specific urban design guidance in the appendix for the streets that are highlighted on the plan below. These streets have a quality to their built environment which needs to be protected and enhanced.



Building Lines

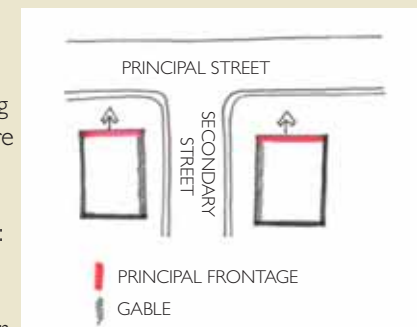
In much of the historic core of Lochgelly the buildings are located at a consistent distance from the street creating a well-defined character. However, in many places this consistency has been ignored by later development, resulting in a reduction of the overall quality of the street. To ensure that consistent building lines in the centre of Lochgelly along key streets are not eroded by further inappropriate development, the principle frontage of all future development must be located along the street's building line.



Building lines along streets

Building lines at corners

Historic areas of Lochgelly have a clear pattern of development when two streets meet. At this point the buildings face the more prominent of the two streets whilst the gables of these buildings are generally hard or close to the secondary street. Therefore if development proposals front onto more than one street, the building line must reflect the established building lines for both streets, with the main frontage and principal entrance to the building being taken from the more important street in terms of place/ movement function: alternatively the entrance could be placed at the corner



Building lines at corners

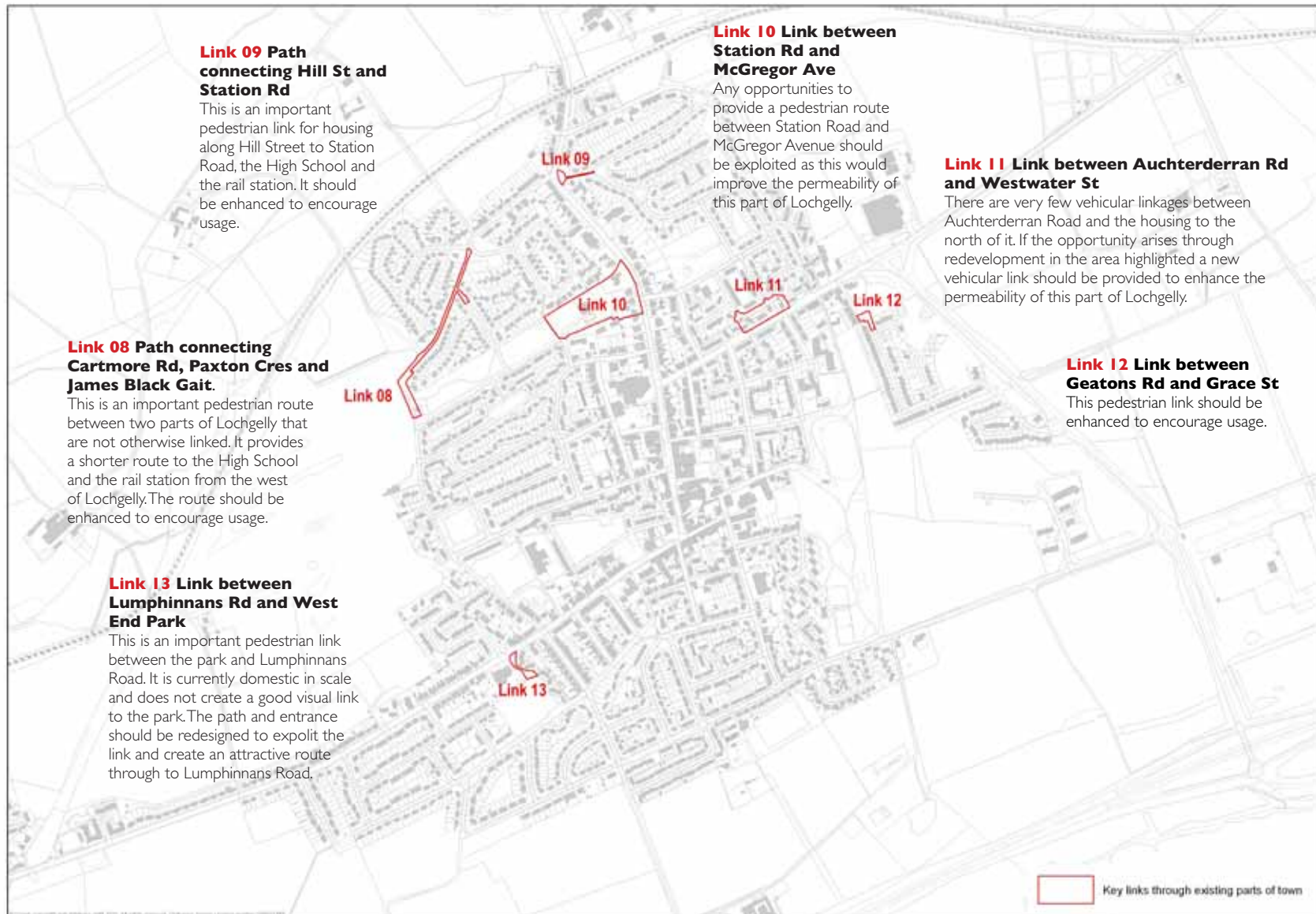
Key linkages - growth areas

To ensure Lochgelly's future development supports the principles of walkable neighbourhoods a number of key movement connections have been identified. These fall into two categories:

- connections to growth areas around the town (this page); and
- connections within the town's urban area (overleaf).



If a development site includes an area which has been identified as having the potential to provide a key linkage your development should provide this connection as a priority.



Active frontages

All buildings must present active frontages to streets and public spaces.

- The main entrance to a building should face onto the street.
- All public spaces (including streets) should be faced by building entrances and windows;

Active frontages in Lochgelly are expected to have:

- Very few blind or passive facades;
- Frequent doors and windows;
- Depth and modelling to the building surface;
- Good quality materials and refined detailing.



Active shop front along Bank Street

Reduction in visual clutter

All new development and redevelopment proposals should seek to reduce the need for street markings and signage, street lights should be discreet and street furniture should be selected and placed with care.

- Any proposed redevelopment of existing public realm in Lochgelly should begin by assuming that all street elements are removed. Only those street elements that are considered absolutely necessary should be retained in the final design.

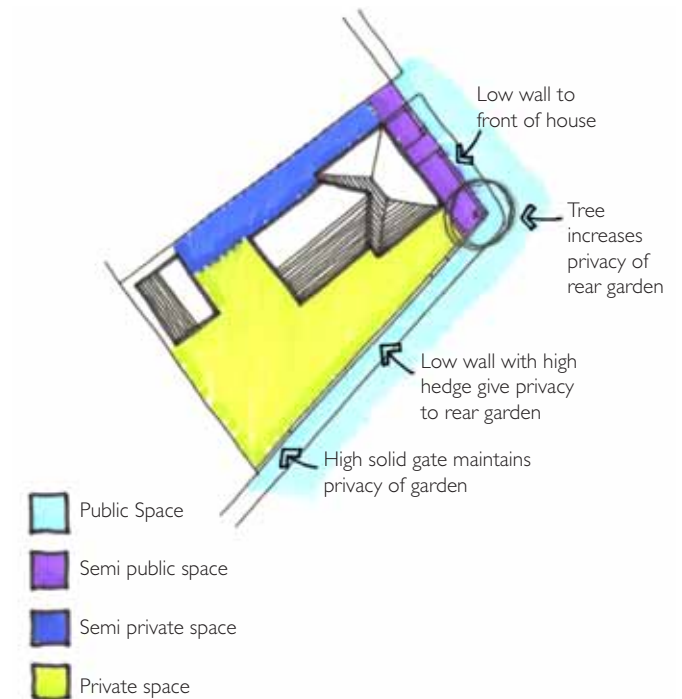
Materials

- Materials should be durable and environmentally sustainable;
- Materials must be detailed appropriately to avoid future maintenance and staining problems;
- Roofs should be dark;
- Light grey, silver and beige materials should be used sparingly, and should not be used for whole elevations or roofs;
- Dry dash should not be used;
- The creative use of colour is encouraged as part of the design of new buildings and public space.

Private/public space

There must be a clear distinction between public and private spaces

- The transition between private and public areas should be carefully considered in the design of new development.



Front Walls

Front boundary walls are a key feature of the built environment in Lochgelly. These are generally low stone or brick walls which may be associated with a higher hedge and help to give definition to many streets in the town. They also serve as an important transition between the public space of the street and the private space of the house and rear gardens.

- New development within Lochgelly should incorporate a low front wall where this is a feature of its location. These walls should reflect the height of the existing walls along the street. Where the heights of walls along the street vary the wall should match adjacent walls or if there are no adjacent walls match the most consistent wall height found in the street.
- The inclusion of low front walls is also encouraged in the areas of urban expansion around Lochgelly.



Low boundary walls combined with hedges along Station Road



Mix of boundary wall heights and materials along Zetland Place



Boundary walls along Reid Street with cast iron gates and railings

Block Sizes

In Lochgelly block sizes are generally much bigger than those which have been found to create the best network to serve both vehicular and pedestrian needs. These large block sizes effectively reduce the permeability of many parts of Lochgelly giving pedestrians less choice of route and encouraging higher traffic speeds.

- New development should ideally be designed with block widths of no greater than 100m (although lengths of up to a maximum of 110m could be allowed along one side of a block.)
- In areas where more pedestrian activity is being promoted the spacing between junctions should be reduced to 70m.

Energy Efficient Design

New development in Lochgelly will need to demonstrate that energy efficiency is a key consideration in the design of the proposal as required by Mid Fife Local Plan policy E3.

All new development should incorporate passive design measures to maximise the energy efficiency of new development, these include measures such as:

- Walkable neighbourhoods
- Responding to microclimate, topography and landscape
- Building orientation
- Internal room layout
- Materials specification
- Thermal mass in walls and floor
- Landscaping

4 Built heritage guidance

There are many existing buildings in Lochgelly which form an important part of the town's inherited urban fabric. These buildings may be considered of little merit individually (and hence they are not listed) but collectively they reflect the history of the town, help give it a distinctive character and form an important backdrop to Lochgelly's public spaces.

This plan identifies the buildings and built structures that are considered to be of value to Lochgelly, these have been assessed against three main values, Architectural Value, Heritage Value and Streetscape Value. This assessment has identified a number of distinctive characteristics that define Lochgelly's built form and which have informed the urban form guidance in this document. Specific guidance has been produced for these in Appendix C.

If your development site includes buildings and built structures that have been identified as of importance to the built heritage of Lochgelly; then you will be expected to preserve and enhance the character of the building and the surrounding area in line with the specific guidance provided in the Appendix.



Cottage on Main Street with plastered doorpiece.



Art Deco detailing along Church Street



Traditional shop fronts with flats above, Main Street

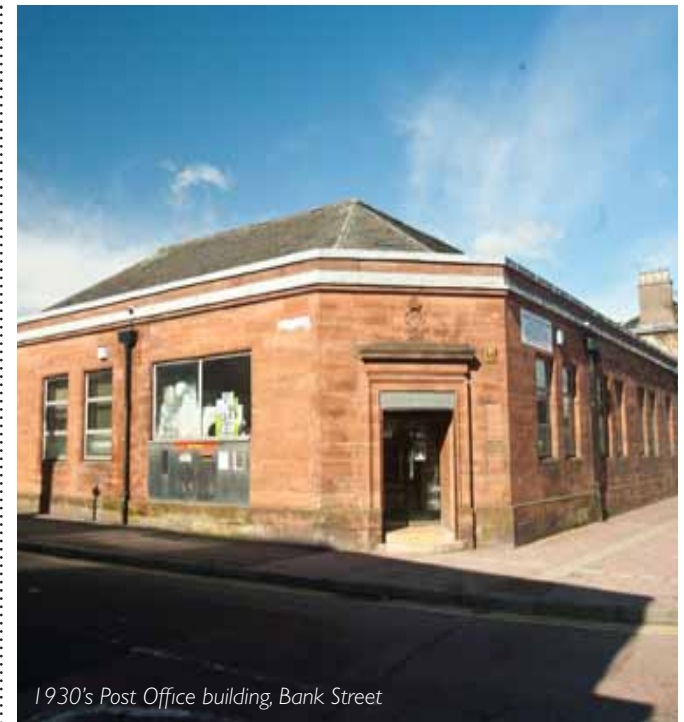
Lochgelly Built Heritage Policy

Development affecting any of the buildings highlighted as of value to the townscape and character of Lochgelly must preserve and enhance the character of the building and the surrounding area in line with the guidance provided.

Proposals for the total or substantial demolition of a building which has been identified as of value to Lochgelly will only be supported where it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of keeping it.

This will be demonstrated by inclusion of evidence to the planning authority that the building:

- has been actively marketed at a reasonable price and for a period reflecting its location, condition and possible viable issues without finding a purchaser; and
- is incapable of physical repair and re-use through the submission and verification of a thorough structural report.



1930's Post Office building, Bank Street

Connecting to existing open space

The plan below identifies the key areas of public space in Lochgelly (excluding streets). Appendix B includes specific guidance for each of these public spaces relating to their role within the urban environment and how the spaces could be redesigned to be more attractive and feel safer with the aim of encouraging better usage

Creating new open spaces

- The Lochgelly Greenspace Policy in Appendix B establishes the minimum amount of greenspace that new development is required to provide.
- Ensure that the size, location and design of new open spaces meet the principles for open space described in the Supplementary Planning Guidance - Green Infrastructure when published. Prior to that new open spaces should be overlooked by active frontages, designed to be attractive and appealing, able to support a range of different functions including biodiversity and well managed.
- Aim to include streets trees in public spaces and encourage tree planting in gardens. The planting of native trees is encouraged as much as possible but the choice of tree must be suitable for its location in terms of scale and growing habits. Existing mature trees must be preserved where possible with the benefit of providing an instant maturity to these areas. Guidance on locating and selecting street trees and detailed planting guidance is available in Trees for Cities document Best Practice

Guidelines and Communities and Local Government document Tree Roots in the Built Environment.

- New play spaces will be expected to contain play facilities for different age ranges and should incorporate seating areas. Existing features such as slopes, trees, rocks etc. must be integrated into the design of play spaces making them specific to their location and providing interest.



Beveridge Park, Kirkcaldy incorporates a range of different functions including this wetlands area beside the boating lake.



A well used and well overlooked play area in Upton, Northampton, incorporated with the Sustainable Urban Drainage System



Trees in gardens along Station Road increase the attractiveness of this route into Lochgelly

Rail station safeguarding at Launcherhead Park and pipeline consultation zone guidance

The existing rail station has minimal facilities and does not have disabled access to the northern platform. The Lochgelly Charrette identified the opportunity to enhance the rail station facilities to more fully exploit this important asset for Lochgelly through relocating the station slightly to the west. This could provide full disabled access, additional parking and become the commercial centre of new neighbourhoods to the north of Lochgelly. The relocation and improvement of the rail station is a future aspiration but land at Launcherhead Road must be safeguarded so that this important opportunity is not lost to Lochgelly.



Lochgelly Rail Station proposal

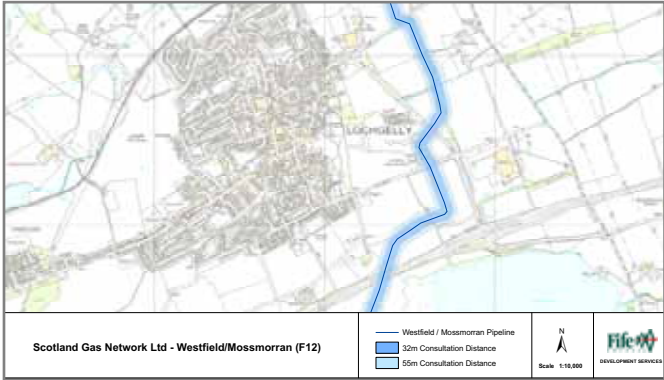
The land highlighted blue on the plan below is designated as Other Transportation Proposal, to be safeguarded for the potential relocation of the rail station as identified in the Charrette Series Report (2010).

A map of Lochgelly showing the rail station proposal area highlighted in blue. The map includes a scale bar and a north arrow. The blue area is located near the center of the town, adjacent to the railway line.



Pipeline consultation zone guidance
Development levels to the east of Lochgelly and the constraint posed by the pipeline's need to be considered collectively. Further advice will be sought from the HSE which will inform the development of the SLA masterplans and future planning decisions. This advice will be reflected in updates of this guidance when it is available.

Gas pipeline consultation distances



NGL pipeline consultation distances

