

Development Brief Former ATS depot, Cupar

Amended March 2019



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Figure 1 – Aerial view - before building demolished and road junction realigned

INTRODUCTION

PURPOSE OF THE DEVELOPMENT BRIEF

This document covers the redevelopment of the former ATS site at the junction of St Catherine Street and East Bridge Street, Cupar, shown in *Figure 1*.

Its purpose is to provide design principles for redeveloping the site.

PLANNING & BACKGROUND

In the St Andrews and East Fife Local Plan [adopted 2012] this site fell under proposal CUP 13: Town Centre traffic management, environmental improvements to upgrade roads and pedestrian areas from the Cross to East Burnside. The site was subject to a proposal for road widening and associated works to improve traffic flow following demolition of the former ATS depot and associated offices, leaving an area of approximately 900sq metres as the balance of the site for redevelopment.

In March 2011 the Development Brief ATS depot, Cupar was approved at North East Fife Area Committee. This provided interim proposals for a temporary landscape treatment and design principles for long term redevelopment of the site after road improvement works. It proposed a

curved building of similar height to the former Royal Hotel, following the new road line but stepping down and back to provide adequate daylighting, privacy and amenity to adjacent properties.

In 2014 demolition and road improvement works were completed. In spring 2015 temporary landscape works were carried out by Fife Council Parks & Countryside Service in association with Cupar in Bloom.

In the Fife Local Development Plan [adopted 2017] the site falls under proposal CUP 006 that identifies it as a “Town centre development opportunity including a range of commercial and/or residential uses.”

Subsequently, some of the local community expressed a preference for a civic space as part of redevelopment, with a building set back from the road frontage; issues around flexibility and viability were also acknowledged. It was agreed that officers in Local Development Plan team would revisit the content of the development brief.

The sections that follow set out revised design principles for redevelopment.

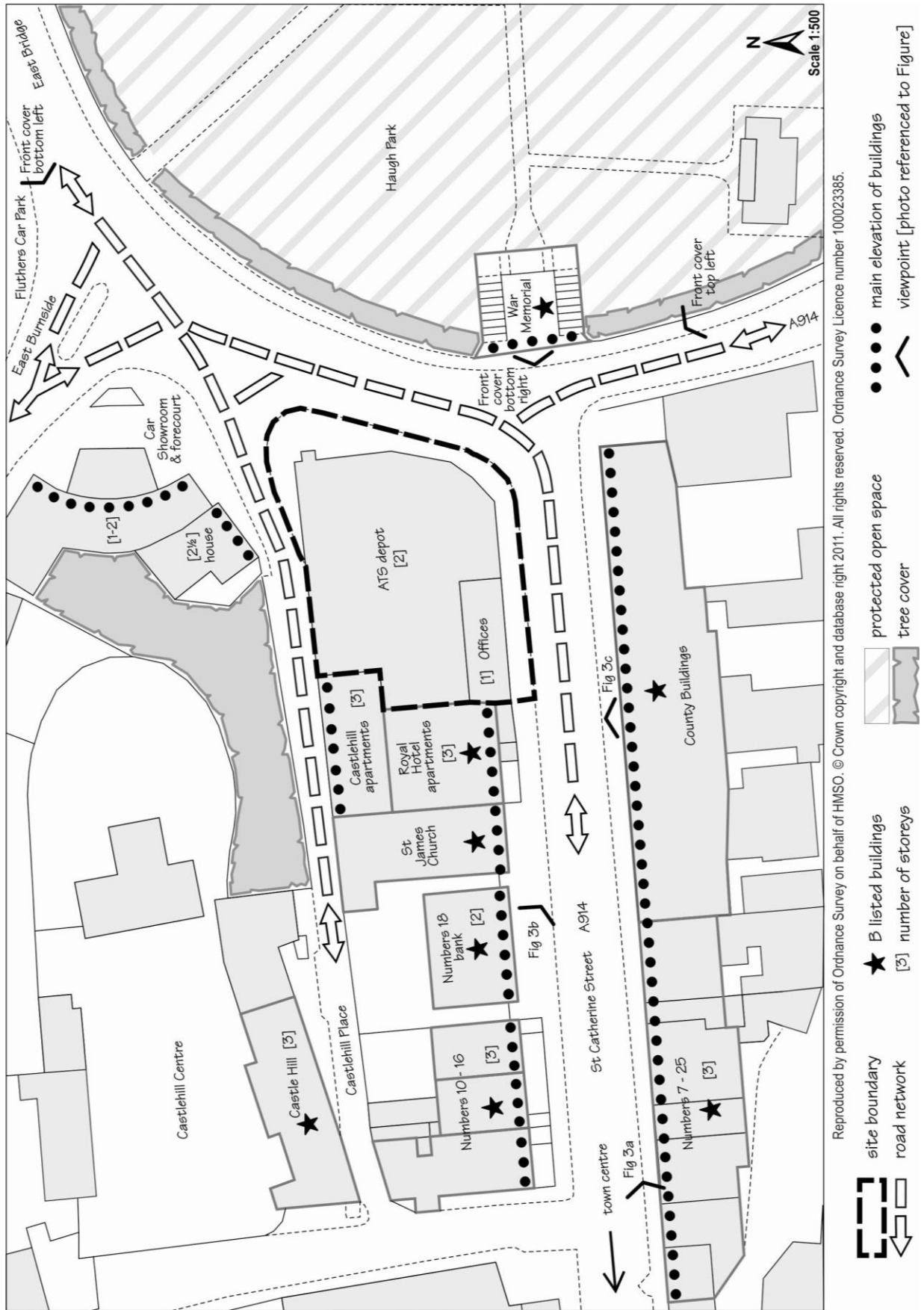


Figure 2 – Context [2011]

THE SITE

CONTEXT

The site context provides the following considerations:

- sitting on a key corner with extensive frontage to the A91 – the main approach road into Cupar from the east;
- within Cupar Town Centre boundary and close to commercial activities;
- within the Conservation Area boundary;
- at the termination of the grade B-listed Georgian facades along St Catherine Street, with their associated architectural qualities;
- at a transition from historic townscape [St Catherine Street] to modern [former car show room on East Burnside];
- overlooking a valued area of green space in the Haugh Park and the grade B-listed war memorial;
- close to the Fluthers public car park.

The Front Cover illustrates wide angle views of the site from the A91 – across the roundabout at the War Memorial showing Castlehill and the northern frontage to St Catherine Street [*above*], and from the pavement, across the site to the exposed gables of the Royal Hotel and Castlehill apartments [*below*].

Figure 2 shows the site prior to demolition of the ATS depot and offices, and the road realignment.

Figure 3 shows the main elevations of the buildings on St Catherine Street in close proximity to the site.

EXISTING SITE

The site is in Fife Council ownership.

Site is bounded:

- to west by gable ends of apartment buildings;
- to north by remnant wall/ retaining wall of ATS building onto Castlehill Place;
- to east by post and wire fence with access gate, turning area and pavement onto East Bridge with crossing point;
- to south by post and wire fence onto roundabout and St Catherine Street.

Adjacent owners may have rights of access to their properties along the western boundary.

The site has been given a temporary landscape treatment following demolition. This comprises earth embankments from surrounding streets down to basement level with a layer of red chip surfacing, trees in tubs, seating and community information boards; retaining wall offset from gable of Royal Hotel building to allow right of access to basement store room.

The extensive basement area, level changes, windows on the adjacent buildings, views across the site and aspiration for a civic space are key opportunities and constraints for redevelopment.

Figure 4 provides details of the existing site and *Figure 5* illustrates a section through it.

Figure 3: Main elevations of the buildings on St Catherine Street



The south side of the street - County Buildings opposite the site



The north side of the street - the site at the eastern end adjacent to the Park/ War Memorial prior to demolition of buildings on the site



The former Royal Hotel - converted to apartments, adjacent to the site

Figure 4 : Existing Site

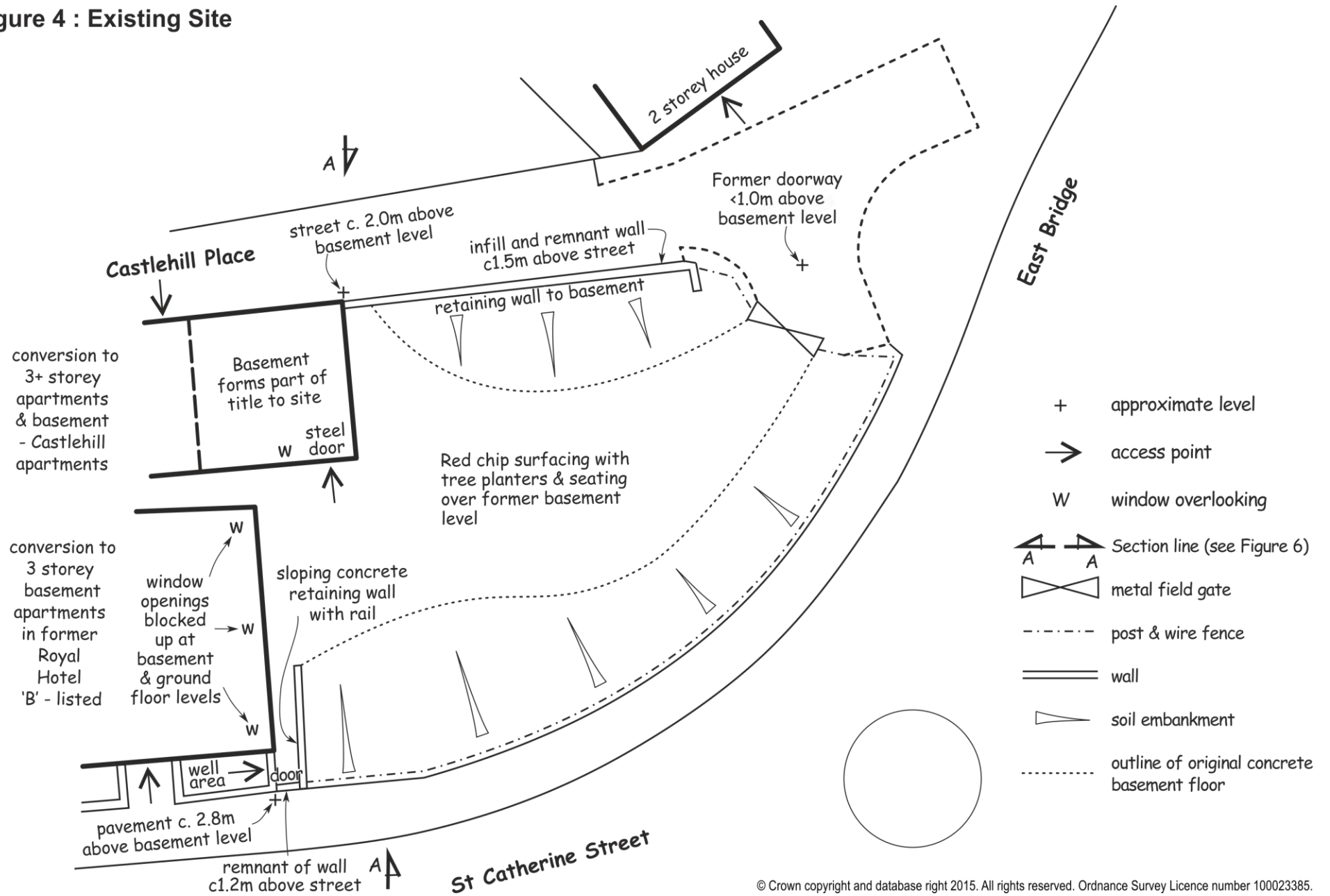
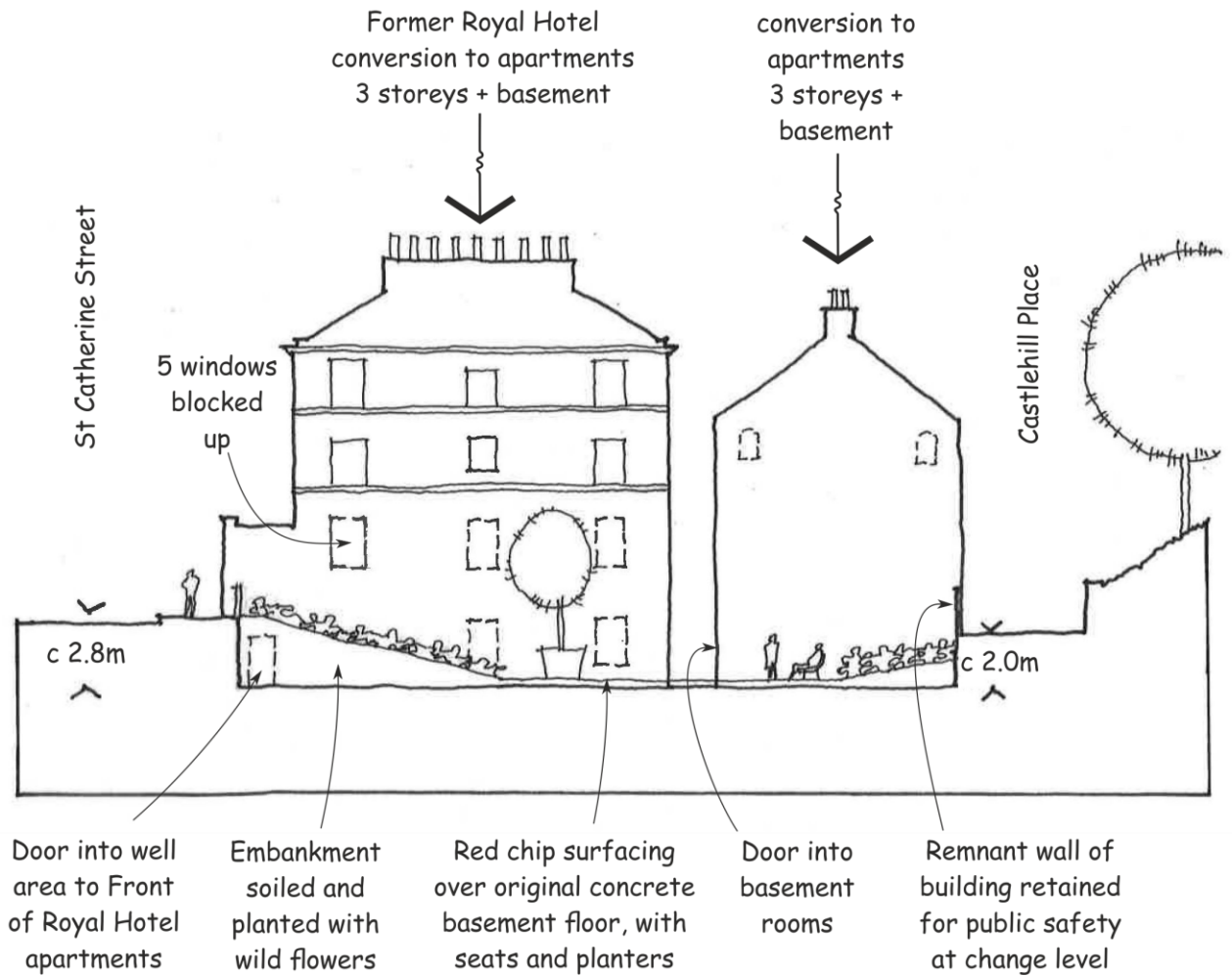


Figure 5 : Existing Site Section A-A



PLACE MAKING AND URBAN DESIGN

VISION:

The vision for redevelopment of the site is to create a high quality mixed use scheme with a strong frontage that marks the approach to Cupar town centre and forms an appropriate end to the classical townscape on St Catherine Street.

URBAN DESIGN PRINCIPLES:

Mixed use redevelopment

A commercial / residential mix - commercial at ground/ first floor level and residential above ground floor. 100% residential – apartments or town houses - will be considered as an alternative provided that design provides flexibility to convert ground floor to future commercial use.

Parking and access

Parking standards will be applied appropriately considering site constraints and proximity to town centre & public parking in the Fluthers car park;

Vehicular access is from west along Castlehill Place serving:

- turning head off Castlehill Place suitable for bin lorries. Detailing to coordinate with public realm of civic square and entrance to new build off East Bridge;
- possible secure undercroft parking taking advantage of basement level.

Pedestrian/ maintenance access required to basement level at gable end of Royal Hotel/ rear and end/ gable of Castlehill apartments;

Main door access to ground and upper floors from new building frontage off St Catherine Street/ East Bridge via steps/ ramp where there is a change in level from the street.

Building line

Should be set to provide:

- civic space as frontage onto St Catherine Street/ East Bridge;
- an offset from adjacent buildings to allow access at basement level;
- a new building extending east of Castlehill apartments and possibly east of Royal Hotel apartments with an active frontage towards St Catherine Street/ East Bridge & onto the civic space;
- adequate daylighting/ privacy/ amenity to adjacent apartments and to property at nr 1 East Bridge;
- vistas to County Buildings & possibly Castle Hill.

Building heights

Should be set to provide:

- Strong frontage consistent with Georgian facades on St Catherine Street – maximum heights of eaves and ridge line set between those of Royal Hotel and Castlehill apartments;
- adequate daylighting/ privacy/ amenity to adjacent apartments and to property at nr1 East Bridge;

- accommodation within roof spaces – provided it is designed to minimise visual impact, eg by using a set back from the eaves/ subtle glazing;
- possible undercroft parking using former basement level;
- Flood Free Finished Floor Levels for habitable/commercial areas 600 mm above the 1 in 200 year predicted flood levels including an allowance for climate change and demonstrated through the provision of a Flood Risk Assessment, given the site’s proximity to a flood-sensitive watercourse.

Architectural design

To be informed by existing context which provides a richness of features and detailing associated with the Georgian townscape, illustrated in *figure 7*. Elevations facing towards St Catherine Street façade should compliment the Georgian architecture of the existing elevations.

The façade may interpret the adjacent architecture in a more contemporary manner provided it respects key proportions [generous floor to ceiling heights and vertical emphasis to window/ door openings]. *Figure 8* illustrates examples of contemporary architectural responses to similar contexts.

A strong architectural feature should terminate the eastern end of the building through the use of building line/ detailing/ materials; possibly curved to mirror the form of the burgh chambers building, creating bookends at either end of St Catherine Street.

Building materials

On all public elevations to be of a quality consistent with the Conservation Area status/ setting for listed buildings, and to reflect the local context illustrated in *Figure 8*.

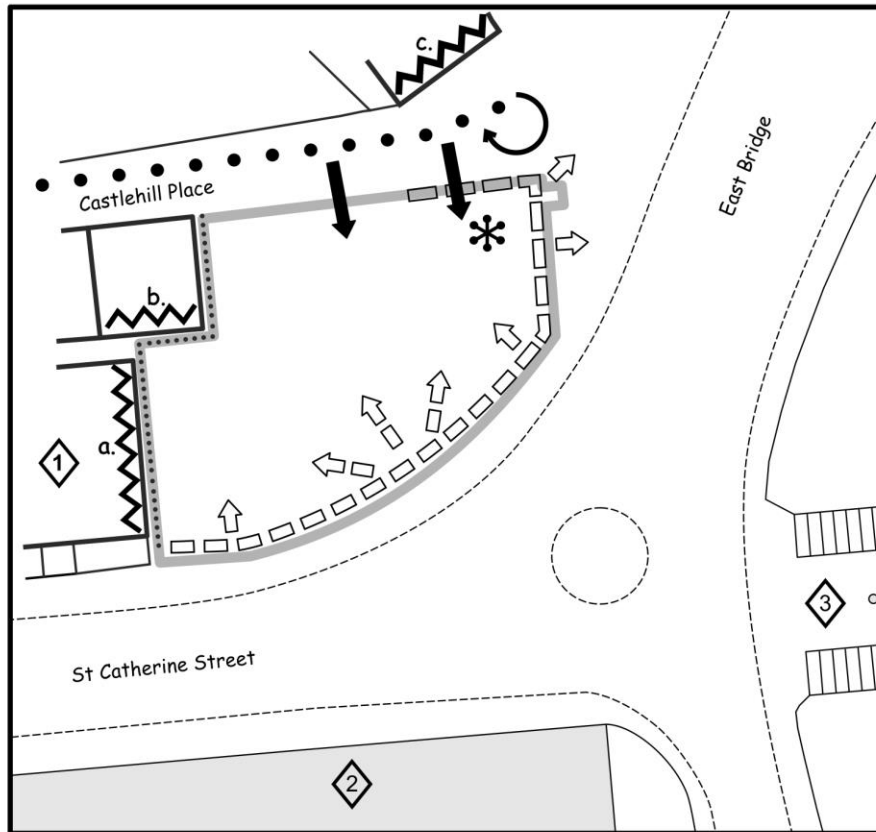
Civic Space

Should provide:

- a level area of public realm forming site frontage and public access to new building at street level; it could extend beyond the site on East Bridge to create an appropriate setting for this corner;
- predominantly hard landscaping incorporating access to front entrances of building, sitting out area, tree planting, lighting and possible public art;
- level access off pavement on St Catherine Street beside Royal Hotel building; low retaining wall on curved frontage to accommodate level changes between civic space and St Catherine St/ East Bridge, with access provided via steps/ ramped path onto pavement on East Bridge;
- retaining structures to allow access at basement level along gable end of Royal Hotel and end frontage of Castlehill apartments if space extends to these lines;
- design of space, detailing and specification of materials appropriate to the Conservation Area status/ setting for listed buildings and adjacent uses.

Figure 6 is a diagram illustrating redevelopment principles.

Figure 6: Redevelopment Principles



••• Vehicle access route beyond site along Castlehill Place – Note this will be in and out from west only; there will be no through-route onto East Bridge.

↻ Turning head – Provide paved turning head off Castlehill Place suitable for bin lorries; detailing to coordinate with public realm of civic space/ possible entrance into building off East Bridge.

↓ Vehicle access from street – Incorporate any parking/ servicing away from visually prominent locations; possibly as an undercroft level, taking advantage of the existing basement. Parking standards will be applied with appropriate consideration of site constraints and proximity to town centre plus public parking in the Fluthers car park.



Site Boundary – Meet the terms of New Design in Historic Settings for new development within boundary line. Demonstrate the 6 qualities of a Successful Place as set out in Making Fife's Places. Provide Contextual analysis, sections and visualisations that illustrate and justify built form and layout. Note that the Site lies within Cupar Conservation Area & adjacent to/opposite listed buildings. Work within the terms of HES guidance to protect the setting of these listed buildings.

Proposed building to have commercial/residential use. Set maximum heights of eaves and ridge line between those of Royal Hotel and Castlehill apartments. If accommodation is proposed within roof spaces minimise its visual impact. Set Flood Free Finished Floor Levels for habitable/ /commercial areas 600 mm above the 1 in 200 year predicted flood levels including an allowance for climate change; demonstrate this through a Flood Risk Assessment.

Provide active building frontage overlooking civic space and towards St Catherine Street/ East Bridge, with main door access points at ground level. Design elevations – particularly those towards St Catherine Street - to respect the Georgian architecture of the existing street in terms of proportions, window and door patterns, quality of materials etc. Note that a well-considered contemporary interpretation may be deemed appropriate for new building in this context.



Prominent corner – Provide strong architectural design/ a feature to terminate the eastern end of the building through the use of building line/ height/detailing/ materials.



Civic Space – Provide area of public realm forming site frontage onto St Catherine Street/ East Bridge; may extend beyond site boundary into closed off end of Castlehill Place to create setting for end of building if appropriate. Incorporate access to front entrances/ ground floor uses of building, sitting out areas, tree planting, lighting and possible public art. Design levels so that space is clearly visible from the street. Use predominantly hard landscaping with level access off St Catherine Street/ retaining structures to accommodate level changes off street – ensure the space is accessible to all.



Gable ends to adjacent properties with identified access points [doors] – provide pedestrian access/maintenance strip at basement level accessible to relevant property owners.

Adjacent properties with windows to habitable rooms – a. Royal Hotel apartments

b. Castlehill apartments

c. nr 1, East Bridge



– provide adequate daylighting/ privacy/ amenity for these neighbours through careful consideration of layout/built form of new building including height.



Category B-listed buildings adjacent to site - 1. Royal Hotel apartments.

2. County Buildings

3. War Memorial

Figure 7: Features of Georgian facades on St Catherine Street

Walls

Natural stone [a, e], Smooth render/ stonework painted [b,d], String course [a,f], Wallhead parapet [a], Wallhead balustrade, Column feature [d]

Windows

Height varies with storey level [b,e], window banding / no banding [f], standard painted sash and case [h], fanlight [d], arched [e], bay [g], dormer [a], balcony [d]

Entrances

Vehicle pend [b], Door canopy [c], Panelled door [e]

Roof features

Dome [b], clock tower/ weather vane [b], ornamentation to eaves line [f], eaves gutter [f], chimney stacks [f], slate work, lead work [b]

Level-related features

Basement well [h], steps [a,e], ornamental iron railings [c]

a



b



c



d



e





Figure 8: Examples of contemporary responses to historic context



Eaves, storey heights and string courses consistent with adjacent. Windows/ balconies sizes and proportions reflect adjacent, but style and materials are contemporary



Window verticality reflects traditional character, but materials and pattern of windows are contemporary



Regular pattern of windows, proportions and height of building are consistent with surrounding historic context but architectural response is contemporary



Materials and elements mirror Georgian context, but detailing of stonework, windows and roofline is contemporary