

Victoria Road, Kirkcaldy

Part 1: Charrette Consultation Report



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Report by Ironside Farrar Ltd

March 2014/ 8148

www.ironsidefarrar.com



What is a Planning Charrette?
A charrette is an event where a series of intensive design workshops are held over multiple days.

Section 1: Introduction & Background

The 'Victoria Road Regeneration Corridor' is an area of Kirkcaldy which has been identified by Fife Council as an area requiring particular attention to realise its potential and prevent further decline. The Council commissioned Ironside Farrar Ltd to facilitate a series of intensive and collaborative consultation workshops, known as a **charrette**, as a means of informing the preparation of a **Land Use Regeneration Strategy** for the area.

The Victoria Road Charrette was held over three and a half days, from 26th February to 1st March 2014, at Pathhead Halls, Commercial Street, Kirkcaldy. This report documents the charrette consultation process and outputs, including all the consultation responses. It provides an overview of the preparation process (publicity etc.), the pre-charrette consultations and a day-by-day record of the charrette proceedings/discussions. The concluding section outlines the key points arising from the charrette and around which a general consensus was formed.





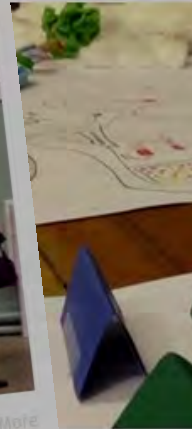
Fife Dev Planning @FifeDevPlan · Mar 1
 #kirkcaldycharrette Well done to the classes of St Marie's Primary School for their great comptn entries [@FifeCouncil pic.twitter.com/aTviCE...](#)



Expand



Fife Dev Planning @FifeDevPlan · Feb 26
 school models of ho...
[pic.twitter.com/5V...](#)



Reply Retweet Favourite More

Facebook and Twitter accounts were set up to raise interest in the charrette. These were updated throughout the event.



Fife Dev Planning @FifeDevPlan · Feb 26
 First visitors looking at the Kirkcaldy Charrette before an introduction from Cllr @LesleyLaird [pic.twitter.com/i3HHJWTEG](#)

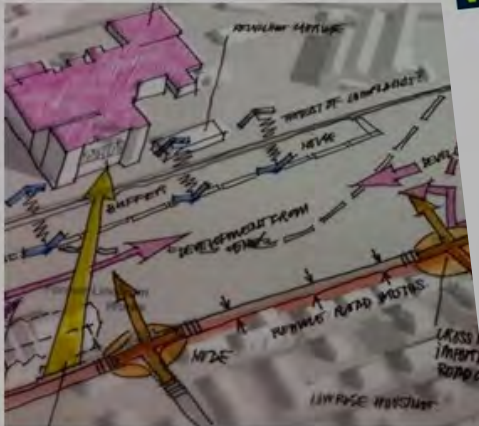


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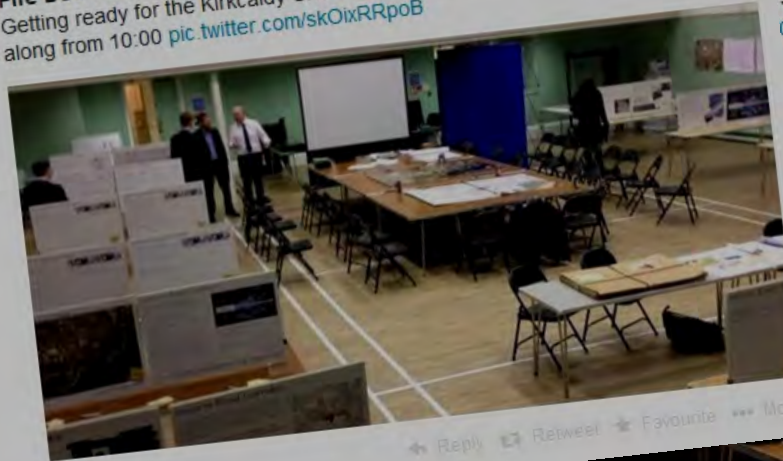
Fife Dev Planning @FifeDevPlan · Mar 1
 An example of some of the ideas from #k FIFEplan LDP? [pic.twitter.com/V2YLoNYE](#)



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Fife Dev Planning @FifeDevPlan · Feb 26
 Getting ready for the Kirkcaldy Charrette at Pathhead Hall, Kirkcaldy. Come along from 10:00 [pic.twitter.com/skOixRRp0B](#)



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Plan · Feb 26

rs to the opening session at #kirkcaldycharrette [c.twitter.com/ghiDH9q0pr](#)



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Section 2: Event Publicity

Charrette Launch - 17th December 2013, 7-8pm, St Bryce Kirk, St Brycedale Ave.

A launch event for the Kirkcaldy Charrette was organised by Fife Council, with short presentations by Derek MacKay, Local Government and Planning Minister for Scotland, Julian Farrar of Ironside Farrar and Councillors Lesley Laird (Fife Council Executive spokesperson for Business, Enterprise, Economy & Planning) and Neil Crooks (Kirkcaldy Area Chair). Invitations to the launch event were sent out to all stakeholders and notices put in the local press (Appendix A).

Charrette Invitations

Invitations letters, together with questionnaires, were sent out to all businesses within and surrounding the study area. Email invitations were also sent out to all stakeholders held on the Development Plans contact list, including local groups, community councils, residents groups, known landowners, Fife Council Officers and representatives from local schools, the NHS and the Police service. Local Councillors, MSPs, MPs and MEPs were also emailed invitations to attend. See Appendix B.

Advertising

Fife Council distributed posters and postcards advertising the charrette in and around the local area aiming to raise interest for the event in the local communities.

Local Press / Websites

Articles with photographs of parts of the site, were printed in the local press (See Appendix B) prior to the event. A Fife Council webpage, Facebook and Twitter accounts also set up to raise interest in the charrette. These were updated throughout the event, the Charrette webpage having over 700 hits and the facebook posts receiving more than six thousand views.



The poster features a dark blue background. At the top left, it says 'HAVE YOUR SAY' in yellow and white, with the tagline 'On the future shape of communities' below it. The word 'Kirkcaldy' is written in large white letters at the top right. Below the text are three images: a stone building, a hillside with houses, and a modern building under construction. The main text in the center reads 'VICTORIA ROAD REGENERATION CORRIDOR' in orange, followed by 'Charrette Event' in white, '26 February - 1 March 2014' in orange, and 'Workshops held in Pathhead Hall' in white.

Are you:

- A Local business?
- A Community group?
- A member of the community?
- A Local landowner?

Then get involved! We would like to hear your views....

A series of design workshops will be held where you can discuss issues affecting this area. Assisted by a professional design team you can help to create a realistic and achievable land-use strategy for the area allowing it to develop or change in the future.

**A DETAILED PROGRAMME OF THE CHARRETTE,
ALONG WITH START FINISH TIMES IS AVAILABLE**

TO VIEW AT:

www.fifedirect.org.uk/kdycharrette

Follow us on twitter: [@FifeDevPlan](https://twitter.com/FifeDevPlan) Join our LinkedIn* group: [FifeDevPlan](https://www.linkedin.com/groups/FifeDevPlan) [www.Facebook.com/OurKirkcaldy](https://www.facebook.com/OurKirkcaldy)



IronsideFarrar
Environmental Consultants



Secondary school pupils from local high schools took part in a one-day workshop exploring the issues relating to the regeneration of the study



Section 3: Pre-Charrette Consultation

In recognition that not all stakeholders would be able to attend the charrette, steps were taken to consult with a range of interested parties in advance. This allowed their views to be reflected during the charrette.

1. Telephone Interviews

Derek Thomson, Scotia Homes Ltd:

Scotia Homes Ltd have built a number of homes on the north-western outskirts of the study area, continuing to develop until 2008/9. They were granted planning permission in 2009 for a further ?? homes on sites either side of Maltings Road/Beatty Crescent, known as Dunnikier Maltings. This site has remained undeveloped due to the unfavourable market conditions.

Scotia Homes information/concerns/advice:

- Scotia are now renting the units that they were unable to sell. These are renting well (no vacancies) typically to single working people in 20s/30s. Originally sold these at average of £150k, now can only achieve around £90k. Affordability is the key issue.
- Apparent lack of investment in jobs locally.
- Need to address barriers to investment.
- Developers need greater support to deliver housing. This includes reducing burdens in terms of Section 75 developer obligations, affordable housing provisions/contributions etc.
- Developers less likely to invest in place quality aspects of development than previously.
- Strong leadership is required by Councils:
 - Clarity of objective
 - Capacity

- Outcome oriented
- Phasing/innovation
- Commitment to "making it happen"

Alex Mitchell MRTPI Director, GVA James Barr, on behalf of Forbo Nairn Ltd:

... **JMF**

Jim Dargavel, Scottish Enterprise:

Scottish Enterprise currently own the Nairn Street site which included the recently demolished former listed linoleum works building. They have entered in to a joint venture with Fife Council to find a use/user for the site... **JMF**

2. Meeting with Fife Council Officers

The Design Team arranged a pre-charrette meeting with relevant Council Officers in order to build a more accurate picture of both the known technical issues within the study area and the range of past, current and planned Council interventions and wider strategies. This was held in Glenrothes on 20th February and attended by over twenty Officers, including Service and Departmental heads.

The key issues were discussed within three groups:

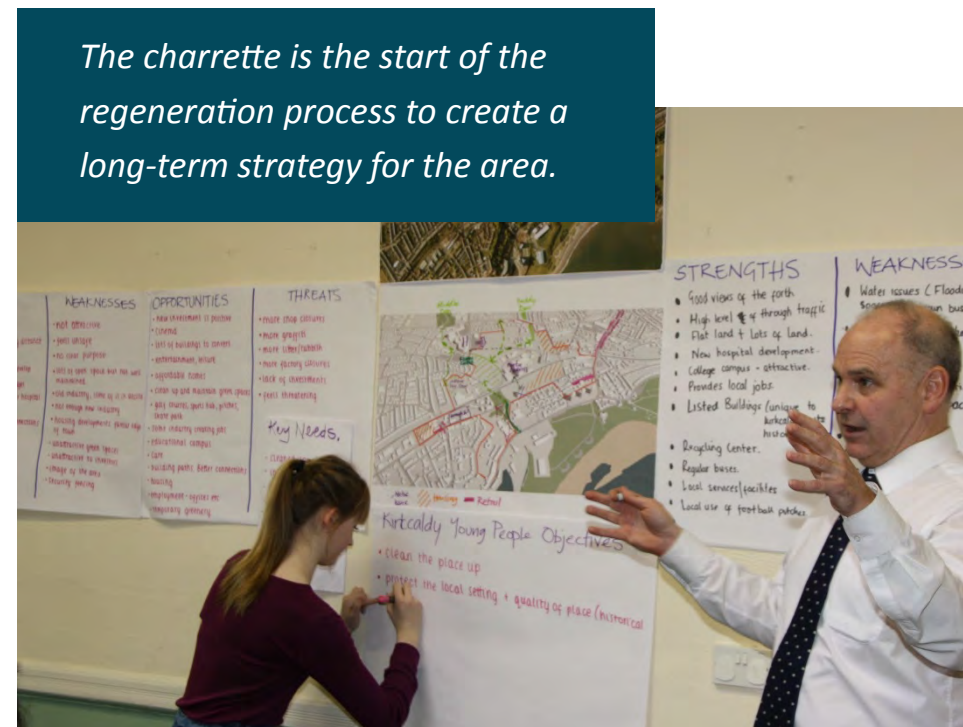
- Group 1 Current Initiatives and Policy
- Group 2 Community Infrastructure and Issues
- Group 3 Economic Regeneration

There was broad accord on the issues:

- Major industrial restructuring over post war years, accelerating in 1970's and 1980's
- Loss of function and role with the transition to new activity limited by important residual industry
- Lack of economic demand for industrial /commercial/employment based activity and housing land releases offering more favourable peripheral sites (urban edges)
- Extensive low grade vacant, derelict and under-utilised land
- Lack of value to support investment
- Increasingly restricted mechanism / agencies to support intervention at the scale required

There was less clarity around the mechanisms that could be used to address these issues:

- Mixed use – diversification of land use to capture extant demand and secure some momentum.
- Identification of niches – opportunity sites (as above)
- Address local points of blight /local dereliction / enhance amenity / improve functionality.



The charrette is the start of the regeneration process to create a long-term strategy for the area.

3. Secondary Schools Workshop

Fourteen secondary school pupils (14 to 17 year olds) from local high schools: Kirkcaldy, Viewforth and St. Andrews RC, took part in a one-day workshop exploring the issues relating to the regeneration of the study area. This was held at Pathhead Halls on Monday 24th February.

The purpose of the day was to engage with local young people by discussing the history of the site, explaining the background to planning interventions, visiting various parts of the site and discussing their perceptions and aspirations for the area.

The pupils were split in two groups and, following a site visit, each group carried out a SWOT analysis for the area. Pupils from each group presented their team's findings on the area strengths, weaknesses, opportunities and threats to the rest of the group. From this they were able to agree a priority list of 'Five Key Regeneration Objectives' which they felt represented the Kirkcaldy young people agenda. These objectives together with all issues raised were presented to the main Charrette in order to inform discussion and the resulting strategy.

Information and outputs from the Secondary Schools Workshop is recorded in Appendix C.

Kirkcaldy Young People Objectives:

- Clean the place up
- Protect the local setting & quality of place (including local heritage)
- Better quality and safer connections
- Affordable flats and family homes / Good places to live
- Investment must be maintained



*The Charrette was held in the Pathhead Halls,
Commercial Street, from 26th February to 1st
March 2014*



Section 4: Event Programme and Venue

The charrette programme and format was designed to be as inclusive as possible, bearing in mind time commitments and accessibility.

Pathhead Halls on Commercial Street provided an ideal and fully accessible venue within the study area. A flexible layout was set up consisting of:

- a central bank of tables for presentation and debate
- one or two rows of chairs around it depending on participant numbers
- a large exhibition arranged around the edges enabling people to drop in and view the exhibition boards and leave written comments, to listen in or contribute to the debate or to do both .

The exhibition boards were designed to inform, question and stimulate feedback in relation to the regeneration of the study area.

The programme (overleaf) was advertised to allow potential participants to select the time/discussion topic most relevant or interesting to them. This needed to be flexible to follow the course of the charrette and adapt to changing numbers and interests.



	Day 1 Wednesday am	Day 2 Thursday am	Day 3 Friday am		
10:00	<p>What's it all about? Welcome Introductions What we want to achieve Q&A</p>	<p>What was achieved on Day 1? Building a Vision What will Kirkcaldy be like 20 years from now? How does this area fit into the town? What are the aspirations? What should this area look like 20 years in the future?</p>	<p>What was achieved on Day 2? What are emerging issues?</p>		
10:30	<p>Attendees: Project Team / IFL/FC Core Team / Stakeholders / Public</p>	<p>Attendees: Project Team / IFL/FC Core Team / Specialist Officers / Stakeholders / Public</p>	<p>Focus workshops What did we learn from the Dragons? What needs more work? How can we meet objectives set on Day 1? How do we achieve the vision from Day 2?</p> <p>Attendees: Project Team / IFL/FC Core Team / Strategic Planners / Stakeholders / Public</p>		
11:00	<p>Regeneration What is it? How do we go about it? What are good examples? Challenges Attendees: Project Team / IFL/FC Core Team / Stakeholders / Public</p>	<p>Tea / Coffee Networking & Discussion</p>	<p>Tea / Coffee Networking & Discussion</p> <p>Attendees: Project Team / IFL/FC Core Team / Stakeholders / Public</p>		
11:30	<p>Tea / Coffee Networking & Discussion</p>	<p>Workshops Land-use; whats already here, what could go here? Movement; getting around</p>	<p>Open session How can we plan to make good quality places? What is good practice in planning? What is good practice in urban design? Masterplanning principles.</p>		
12:00	<table border="0"> <tr> <td> <p>Site Challenges What are the constraints? Are there opportunities? Where are these? Attendees: Project Team / IFL/FC Core Team / Strategic Planners / Stakeholders /Public</p> </td> <td> <p>Objectives What do we want to achieve? What steps do we take? How can we get there?</p> </td> </tr> </table>	<p>Site Challenges What are the constraints? Are there opportunities? Where are these? Attendees: Project Team / IFL/FC Core Team / Strategic Planners / Stakeholders /Public</p>	<p>Objectives What do we want to achieve? What steps do we take? How can we get there?</p>	<p>Attendees: Project Team / IFL/FC Core Team / Specialist Officers / Stakeholders / Public</p>	<p>Focus urban design workshops</p> <ul style="list-style-type: none"> Improving how we move around the area Developing neighbourhoods and local centres Creating good quality streets and spaces Creating a pleasant built environment <p>Attendees: Project Team / IFL/FC Core Team / Urban Design / Stakeholders / Public</p>
<p>Site Challenges What are the constraints? Are there opportunities? Where are these? Attendees: Project Team / IFL/FC Core Team / Strategic Planners / Stakeholders /Public</p>	<p>Objectives What do we want to achieve? What steps do we take? How can we get there?</p>				
12:30	<p>Lunch Networking & Discussion</p>	<p>Lunch Networking & Discussion</p>	<p>Lunch Networking & Discussion</p>		
13:00	<p>Attendees: Project Team / IFL/FC Core Team / Strategic Planners / Stakeholders /Public</p>	<p>Attendees: Project Team / IFL/FC Core Team / Specialist Officers / Stakeholders Public</p>	<p>Attendees: Project Team / IFL/FC Core Team /Urban Design / Stakeholders /Public</p>		

	Day 1 Wednesday pm	Day 2 Thursday pm	Day 3 Friday pm
13:30	Exploring Place Site visit preparation	Workshops <ul style="list-style-type: none"> Open spaces, landscape, paths and cycleways Community uses Business uses 	Focus design workshops- Place making and strategy 1.Creating a land-use strategy 2.Improving local access and connections 3.Landscaping, green spaces, paths & cycleways 4.Community uses 5.Business uses
14:00	Focus workshops What are the strengths, weaknesses, opportunities and threats facing the site?		
14:30		Attendees: Project Team IFL/FC Core Team / Specialist Officers / Stakeholders / Public	Attendees: Project Team IFL/FC Core Team / Stakeholders / Public
15:00	Attendees: Project Team IFL/FC Core Team / Stakeholders / Public	Tea / Coffee Networking & Discussion	Tea / Coffee Networking & Discussion
15:30	Tea / Coffee Networking & Discussion	Testing our thoughts -Options for the area -Dragons Den panel session -Discuss and review workshop outcomes	Delivering the strategy and vision -Who needs to do what? -The role of FIFEplan -The role of the community plan -Role of land owners & the private sector -Other ways to deliver -Estimating timescales for delivery (phasing)
16:00	What have we learned? What are the major issues? Strengths, weaknesses, opportunities, threats?		
16:30	Present findings from site visit. Attendees: Project Team IFL/FC Core Team / Stakeholders / Public	Attendees: Project Team IFL/FC Core Team / Specialist Officers / Stakeholders / Public	Attendees: Project Team IFL/FC Core Team / Stakeholders / Public
17:00	Summing Up	Summing Up	Summing Up Next Steps / Thank You
17:30			
18:00			
18:30	Meet the Project Team Visit the Exhibition / Drop –In Meet the Team	Explore Emerging Ideas Visit the Exhibition / Drop –In Complete Interactive Boards / Make Comment / Meet Team	
19:00	Attendees: Project Team / Public	Attendees: Project Team / Public	

Saturday Public Exhibition 2-5pm
 Visit the Exhibition / Drop –In
 View Final Output from the Charrette Plus, Announcement of winning entries of the Primary Schools Art Competition
 Attendees: Public



Section 5: Charrette Consultation Summary

The following provides a summary record of the charrette event. Appendix E provides discussion notes recorded during the three full charrette days, together with a register of those attending.

Day 1: Setting the Brief

10am to 7.30pm Wednesday 26th February

Morning...

Introductory Presentations

The Victoria Road Charrette was introduced by **Clr Lesley Laird**, Fife Council Executive Spokesperson for Business, Enterprise, Economy & Planning. **Bill Lindsay**, Development Plan Manager at Fife Council, presented the planning policy context, explaining how the land use regeneration strategy for the Victoria Road Corridor would fit directly into the emerging Local Development Plan, 'FifePlan'.

Julian Farrar, of Ironside Farrar Ltd. and lead facilitator for the Charrette, provided a short presentation (see Appendix F) setting the context for the charrette, including:

- The history of the area within the wider Kirkcaldy context
- Some of the background to the existing site conditions and challenges
- The purpose of the charrette - to bring all parties to the table and focus minds to develop a positive and realistic way forward which can also be incorporated within statutory LDP.



CHARRETTE UPDATES...

DAY 1 (Morning)

REGENERATION OBJECTIVES

- Create employment – Promote & Support
- Improve impression of place – Place image
- Create a place with a distinctive role – not competing with the Town Centre.
- Improved greenspace
- Mixed Uses
- Improved connections
- Retaining local heritage and character
- Increase rate of investment
- Remove barriers to investment
- Involve the local community
- Meeting identified local needs
- Aspirational Place
- Build in adaptability and resilience.

(3)



Site Challenges and Objectives of Regeneration

The day was attended by local residents, business owners from and representatives of Greener Kirkcaldy. Local residents ranged from those who had been born and bred in this part of Kirkcaldy to those who had chosen to relocate more recently, attracted by the coastal location and historic fabric of the town. Fife Council officers attended from various departments, including transportation, urban design, planning, locality support and property services.

Discussion focussed on perceptions of the area and identifying the key challenges associated with its regeneration. Some differences of opinion became apparent between residents in terms of priorities for regeneration - for example some saw the remaining local historic buildings as key assets which should be preserved as part of any long term regeneration vision, while others saw these vacant buildings as part of the blight and placed more importance on attracting new modern uses to attract jobs and residents to the area.

Attendees were then asked to draft a list of key regeneration objectives that any strategy for the area should follow - effectively setting a brief for the Regeneration Strategy. These, together with the key challenges, are listed below.

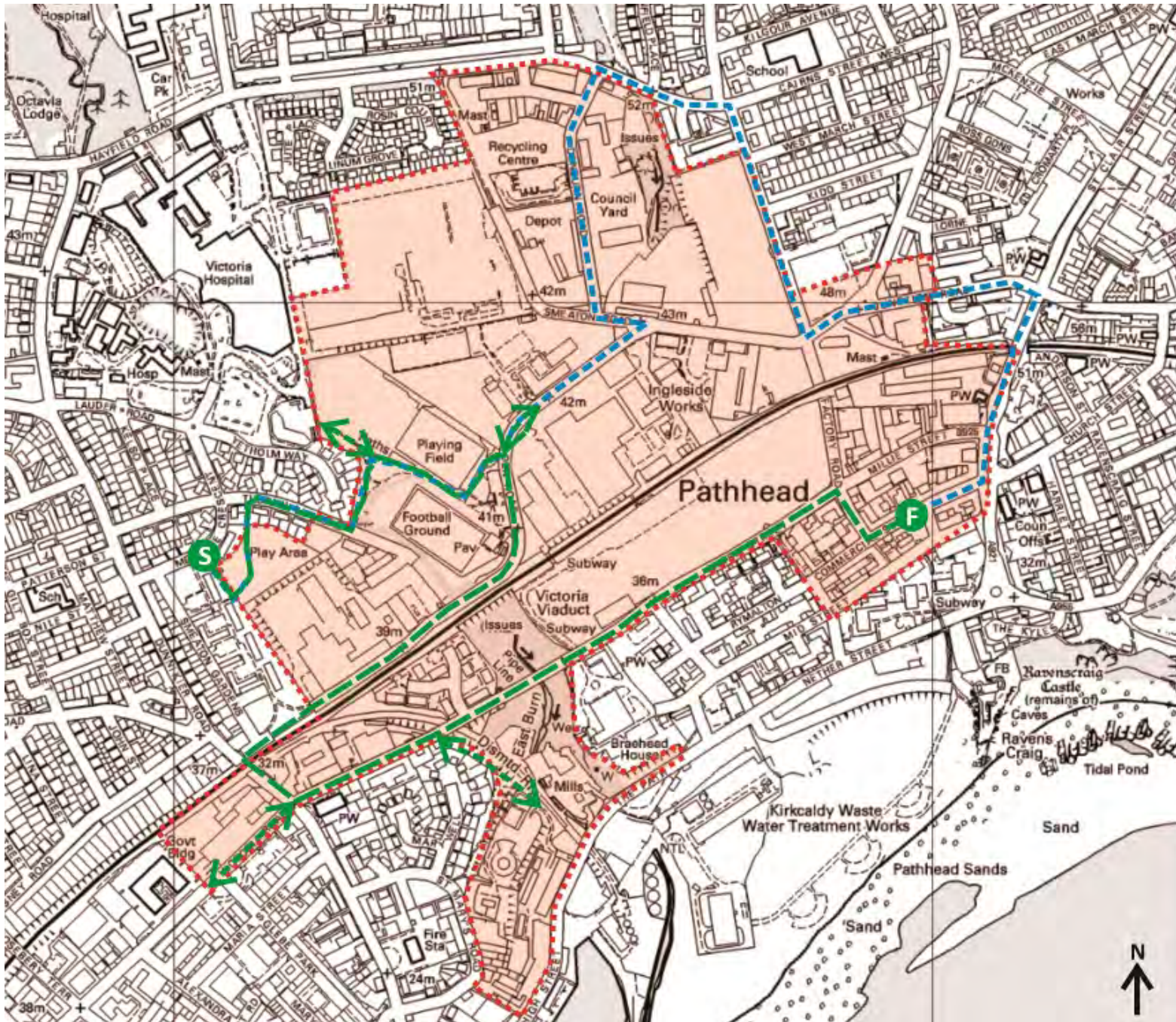
Afternoon...

Site Visit

Following lunch two groups visited the study area - see plan of routes below - focussing on identifying potential opportunities.

Challenges:

- Making a better connected place
- Trend is downward - stop the decline
- Build on the local centres - Commercial St/St Clair Street and Victoria Rd/Dunnikier Rd jnct.
- Create new employment opportunities and build on existing businesses
- Affordable/social housing and build new housing → Housing choice
- Building a stronger local economy
- Addressing dereliction
- Build on existing assets and unique character
- Integrating existing users with new users
- Identifying key interventions
- What leverage can be used to deliver change?
- Making the area safe and pleasant
- Don't lose sight of the long-term vision
- Challenges of land ownership



- - - Victoria Road
Regeneration Corridor
Study Area
- - - Walking Route 1
- - - Walking Route 2

Focus Workshops

Following the visit discussions focussed on identifying the strengths, weaknesses, opportunities and threats to draft a simple SWOT analysis. These were categorised as either macro- or micro-scale points, with some spanning the two levels. Opportunities and constraints identified by the group were also mapped as shown below.



Macro-scale SWOT

Strengths:

- Location - on Forth between Edinburgh & Dundee; Coastal views and routes
- Good road & rail access (arterial route)
- Good local greenspace and access to countryside
- Heritage / History
- Regional catchments e.g. Hospital, College
- International profile of Adam Smith
- Building on local clusters e.g. Energy, Food & Drink
- Proximity to St Andrew's University
- Potential grants through regional funds - Tier 2 area status
- Large population
- Proximity of study area to Town Centre

Weaknesses:

- Low growth area - static population
- Demography - less productive older population
- High dependence on public sector
- Development around periphery of town → leakage (retail and housing)
- Lack of identity/purpose for Kirkcaldy
- Vacant, derelict and under-used sites
- Lack of collaborative groups championing change → lack of corporate responsibility
- Edinburgh draws high value jobs
- Barriers to access

Opportunities:

- Exploring new/existing vehicles for leveraging investment - some form of special area status/initiative → Fife-wide strategic issue
- Invest in Fife Team (co-own Victoria Rd site with Scottish Enterprise)
- Build upon hospital 'hub' - potential for supply chain
- Build upon Fife College/St Andrews Uni
- Bringing together community, other stakeholders/interested groups.
- Affordable housing
- New role/purpose for the area/town
- Change perception of place
- Improve visual appearance by tackling derelict land
- Big players present e.g. Fife Council, Hospital, Forbo Nairn

Threats:

- Peripheral greenfield sites easier to develop
- Lack of market for new development
- Fragility of local economy
- The 'retreat from the public realm' is difficult to reverse
- Perception of the area
- Potential closure of major employers → over-reliance on key sectors
- Abnormal costs - Level of land contamination unknown - higher-risk factor.

Micro-scale SWOT

<p>Strengths:</p> <ul style="list-style-type: none"> ▪ Close to great park (Ravenscraig) ▪ Heritage , history ▪ Close to town centre ▪ Close to coastal path ▪ Victoria is Fife's main hospital ▪ Kirkcaldy harbour now operational ▪ Community building - Pathhead Halls ▪ Maltings housing development 	<p>Weaknesses:</p> <ul style="list-style-type: none"> ▪ Fragmentation: dead ends/lack of connectivity ▪ Possible conflict: existing uses versus potential future uses ▪ Under-used, vacant, derelict land ▪ Many businesses are low value ▪ Lack of engagement from some businesses ▪ Lack of access over railway line
<p>Opportunities:</p> <ul style="list-style-type: none"> ▪ Nairn building demolition ▪ Link to coastal path via Priory ▪ Community growing: gardens/allotments ▪ Plenty of vacant plots ▪ Input from key business/organisations e.g. Forbo Nairn, NHS, Fife Council, Fife College, nearby universities ▪ Clean-up of gateway sites ▪ Potential for new high density housing? ▪ Special area for regeneration? ▪ Improved greenspace ▪ Energy development - heat, electricity? 	<p>Threats:</p> <ul style="list-style-type: none"> ▪ Green Belt land may be cheaper/easier to develop ▪ Available investment players ▪ (Local) perceptions of the area: stigma ▪ Public realm: traffic!/lack of amenity for pedestrians ▪ Impact of further industrial closures ▪ Flood risk at sports fields/ culverts ▪ Contaminated land?

Evening...

The hall was open in the evening for those not able to attend any of the day sessions. A number of people, largely local residents, dropped in to see the exhibition, make comments and discuss issues with members of the Project Team .





Day 2: Exploring the Opportunities

10am to 7.30pm Thursday 27th February

Morning...

Continuity was provided on Day 2 by returning attendees from Greener Kirkcaldy and from the Planning, Regeneration, Urban Design and Transportation Officers from Fife Council. Other Council services were represented, namely Environmental Strategy/Contaminated Land, Greenspace and School Estates.

Adding to the mix was a representative from Miller Developments who have recently acquired the large vacant site immediately adjacent to the eastern edge of the hospital as an ad hoc part of another purchase. Also the agent for the owners of the former power station site along Victoria Road attended, providing the group with copies of the applications for the proposed small supermarket ("Co-op Store"), demolition of the B listed building and its replacement with a care home.

Key points discussed:

Former Victoria Power Station site, Victoria Rd

- Current planning application to demolish B listed building and build a care home in its place. Also an application for proposed Co-op store on part of site currently occupied by a derelict warehouse.
- Site marketed by current owners since the mid 1990s with interest

being expressed for both residential and commercial. Costs of preserving the listed building have rendered schemes unviable.

- Site owner would not rule out residential use if demand.
- Challenge of balancing local economic needs with that of preserving historic buildings which can make a valuable contribution to the local sense of identity and perhaps longer-term place quality.

The Miller Developments' site - former industrial land adjacent to the hospital

- Recently acquired as part of a wider package of sites so no plans/decisions made as yet as to preferred land use.
- Concrete slab surface covering entire site will have to be broken up, and any issues revealed beneath dealt with. Development proposal will have to be for whole site, not piecemeal.

Land contamination issues

- Phase 1 site investigations carried out for most of study area north of the railway. More detailed investigations on a couple of sites - neither have revealed anything insurmountable.
- Culverted watercourses and water storage within the area. Some issues of waterlogged playing fields.

Barriers to Residential Development

- Fife as a whole is generally one of the first to go and last to bounce back in terms of residential demand, so is perhaps not yet

displaying the signs of recovery seen elsewhere in Scotland. However there are examples of housing developers capitalising on pent-up demands, where at the right scale and site location residential development can work

- Section 75 obligations can be a barrier, certainly a cost and sometimes need to fight to make a scheme viable. But what developers want most is certainty that planning permission is achievable - accords with local plan/LDP.

Opportunities for solar energy generation

- Greener Kirkcaldy interested in sites within study area for a solar photovoltaic array or "solar meadow". Would require cheap rent and land contamination would not be an issue.
- Important to look at possibilities where there is no demand for other uses.

Place quality

- Area is littered with examples of poor planning and street design, e.g. housing along Victoria Street with back walls to the street; over-wide streets and junctions street railings and deterrent paving along unnecessary central reservations (Saint Clair St). These contribute to the general decline of the public realm.
- Lessons need to be learned from poor quality place making at Dunfermline Eastern Expansion area.
- Reassurance from Fife Council that different approach taken today largely in light of Scottish Government policy "Designing Streets".

- Clear guidance on design quality required from both local and national government.

The group were asked to identify development principles reflecting areas of broad consensus emerging from discussions :

Development Principles:

- Improve Connections - create walkable, safe and attractive streets
- Support **Local** Economic Activity
- Build around Local Centres
- Take advantage of Coastal Location/Views
- Reconnect Greenspaces - linking in with the wider network
- Remediation of Contaminated Land - Asbestos issue/
Tax credits
- Promote Sustainable Neighbourhoods - functional, adaptable and resilient

Lunch...

Over lunch charrette attendees were invited to participate in break-out sessions/presentations led by **Ben Hamilton Bailie - Quality Place-Making/ Street Design Case Studies** and **Chris Kelly (EKOS) - Regeneration Economics**.



Example of award-winning street design in Poynton, Cheshire

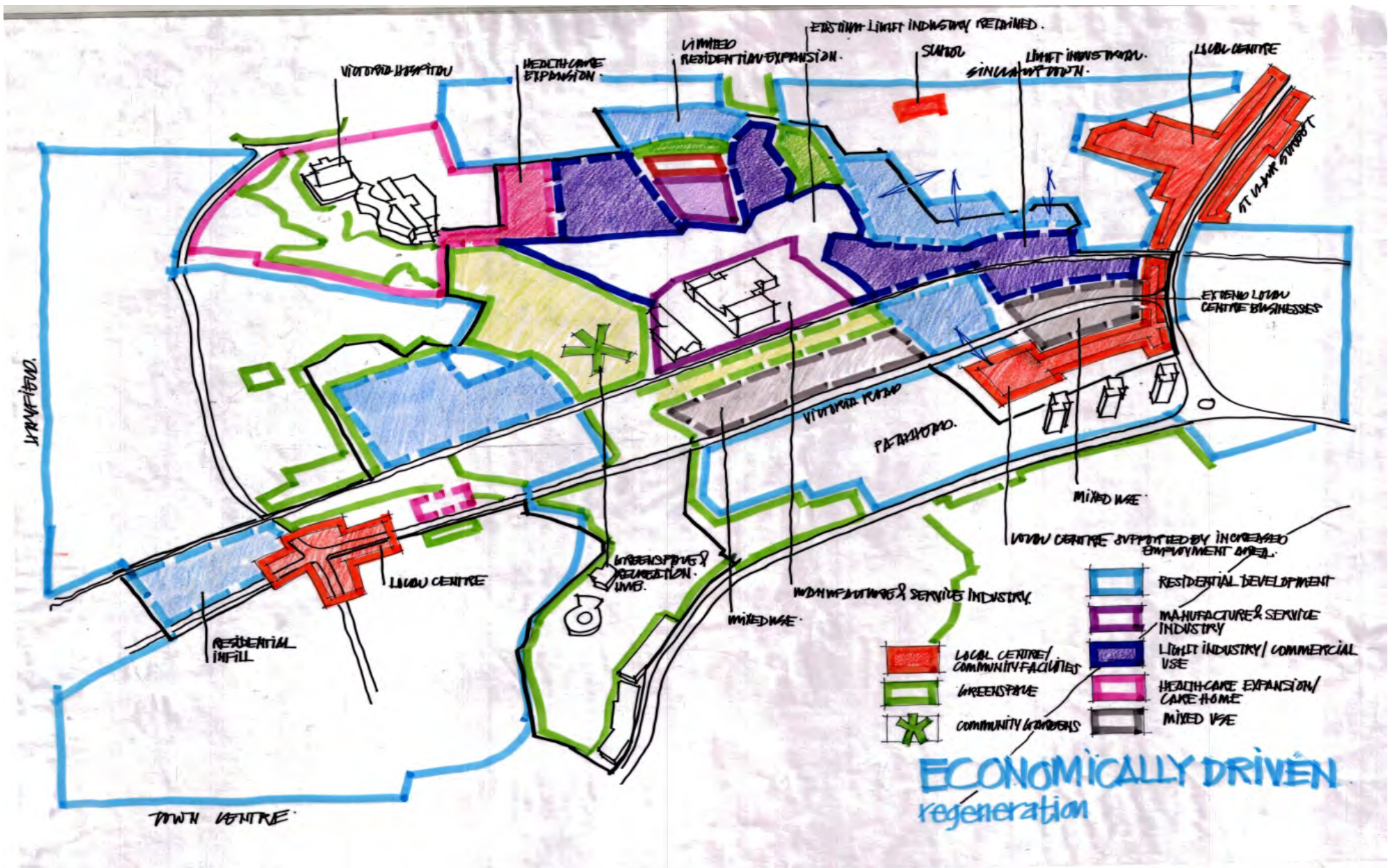
Afternoon...

Discussions continued in the afternoon in relation to various approaches and aspects of regeneration. These included:

- Greenspace network
- Community infrastructure
- ...TBC



'Painting the town red' in St Gallen, Switzerland





Dragon's Den

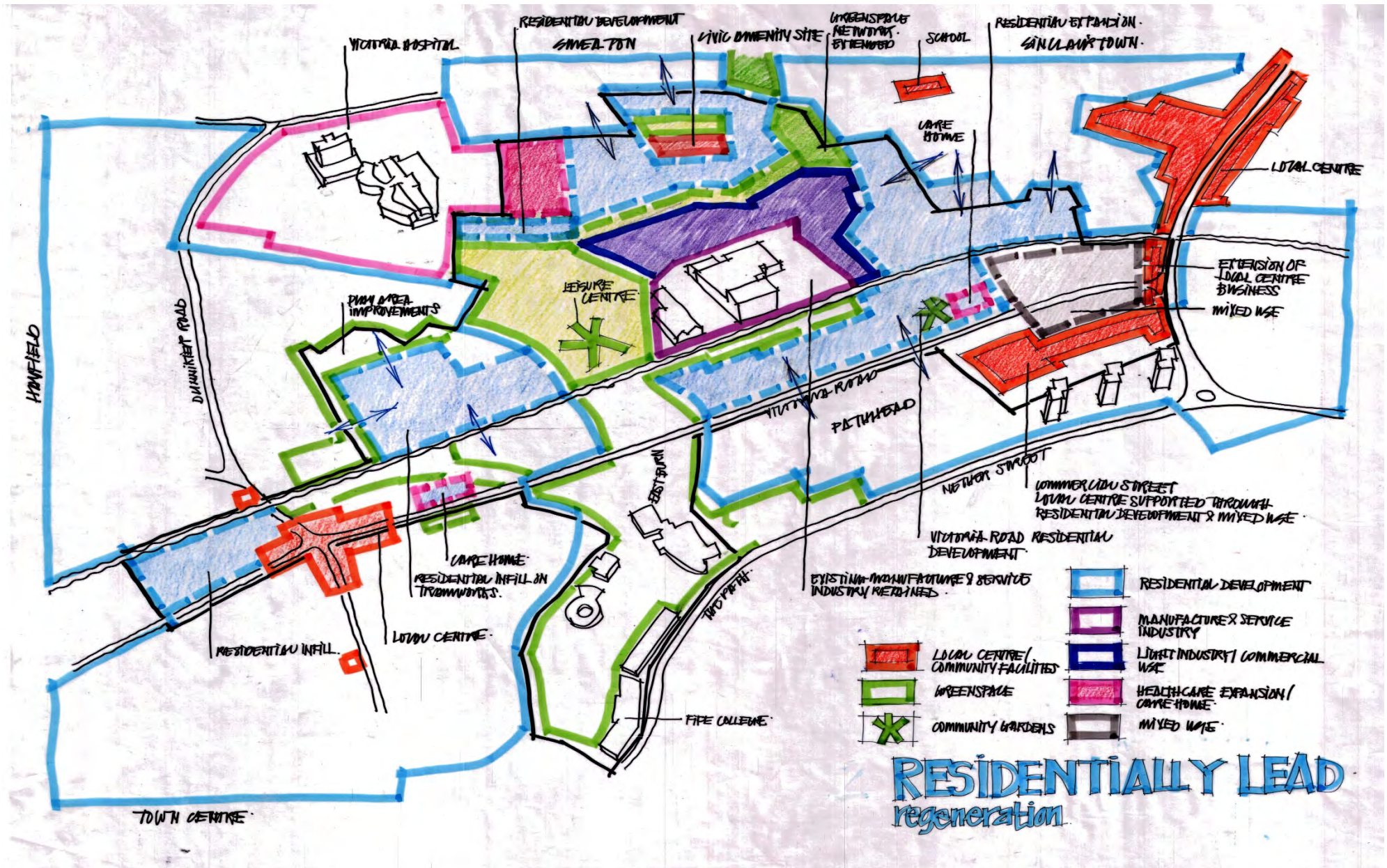
Three broad land-use options were drawn up and put to the test following the critique format used in the television programme "Dragon's Den".

The 'Dragon' Panel consisted of developer, planner and community representative. Playing these roles were: John Kelly (Economic Director, EKOS) as developer, Julie Dickson (Fife Council Community Learning & Development Team Leader - Kirkcaldy Area) as Community Representative and Ben Hamilton-Bailie (Urban/Street Designer) as planning professional.

Economically-Driven Regeneration Option:

This proposed land use scenario looked to encourage employment uses as the principal means of regenerating the area. This included taking advantage of its "excellent transport links", building upon existing employment and introducing new schemes such as the Food Hub, championed by Greener Kirkcaldy.

Despite certain merits in the proposal the Dragons were not wholly convinced and all "decided not to invest" in this approach. The following points were raised:



- Scale of employment shown here is not realistic... Perhaps better to take "small is beautiful" approach.
- Community-based cinema projects , e.g. at Pathhead Halls, but not a good location for a multiplex cinema operator.
- There are not enough service sector jobs - 1 in 5 children in poverty in this area.
- Not enough for the community in this approach - although training/employment opportunities through the proposed Food Hub initiative.

Residential-Led Regeneration Option:

The case was then made for a residential-led land-use solution providing a range of housing including affordable and homes for elderly. This scheme sought to re-establish the area's north-south greenspace links.

The Dragons preferred this approach but still did not find it wholly realistic given that there is currently very little demand from the housing market. The following points were raised through the discussion.

- Some interest from Registered Social Landlords and Fife Council Housing in providing affordable homes in the area.
- Scale of housing competition with new Strategic Land Allocation areas on both East and West edges of Kirkcaldy.
- Need to retain greenspaces and improve connections to the waterfront in order to attract residents.
- Explore opportunities for different housing delivery models, such as self-build, community living etc.

Mixed Use Regeneration Option:

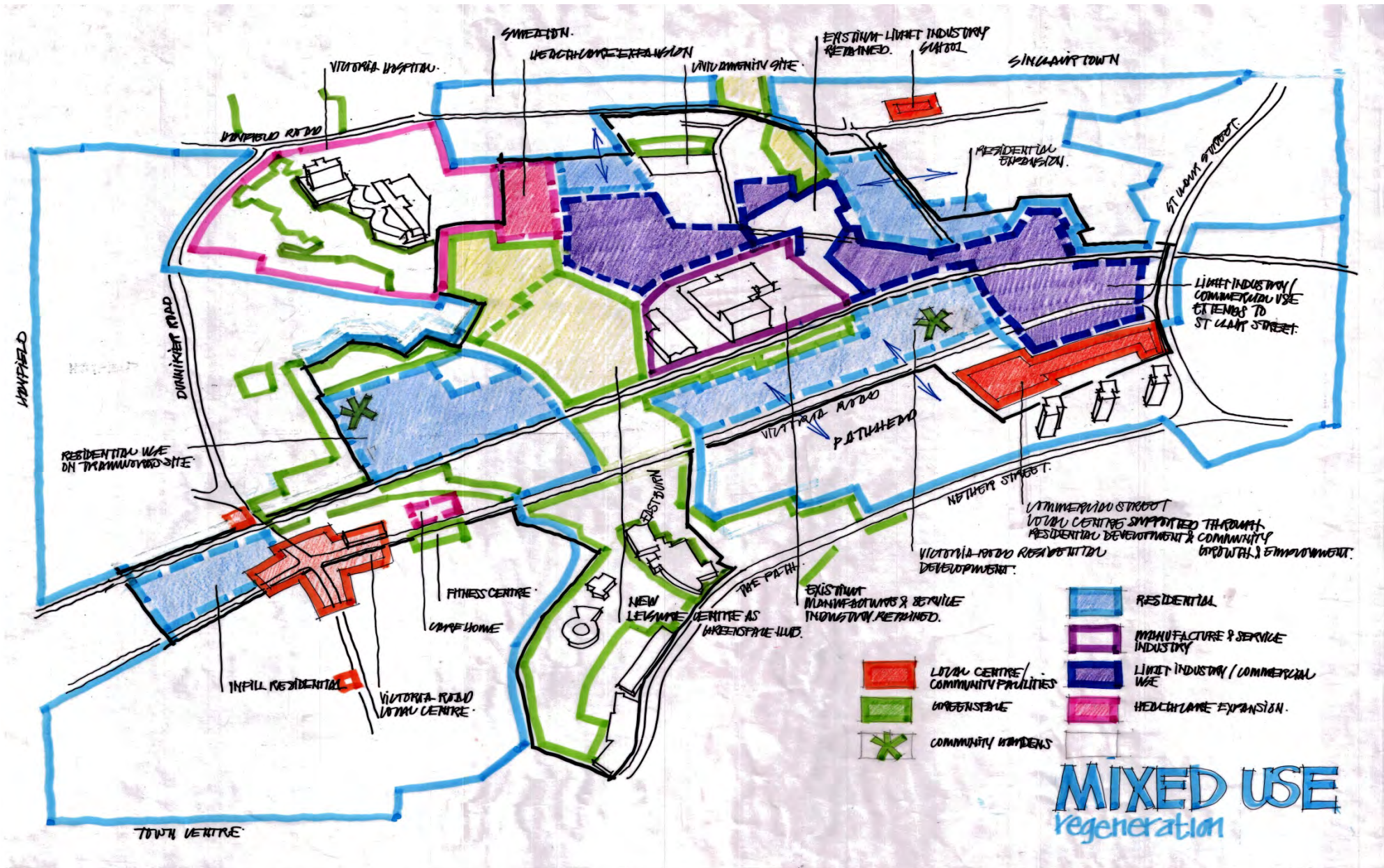
Allan Levack (Greener Kirkcaldy) presented the case for a mixed-use approach to regeneration. His emphasis was on taking steps to ameliorate people's perceptions of the area. This including the opportunity to use the greenspace of the Nairn St/Factory Rd site and setting up a community garden at the Melrose Crescent greenspace.

The mixed use scenario was favoured by all the Dragons as a flexible and realistic way of taking advantage of opportunities to reverse the decline of the area. The following points were raised through the discussion.

- Demand for modern small industrial units
- Encourage diversity along Commercial Street
- Encourage synergy; potential food hub; community garden; artist/craft centre; small scale projects
- Explore opportunity for an indoor skate park to help meet young people's requests for more leisure uses.

Final messages from the Dragons:

- Very important to be able to make strong and early visible wins. **Small scale change in prominent locations can help to lift the area**, and kick-start further positive change
- Keep a **dialogue with communities** - a clear long-term communication strategy is required.
- Allow **local people to reclaim the streets and public spaces**. Make space for grass-roots cultural renaissance.





Evening...

The hall was open in the evening for those not able to attend any of the day sessions. A number of people, largely local residents, dropped in to see the exhibition, make comments and talk with members of the Project Team who were available to relay the events/ outcomes of the first two days.

Day 3: Delivering the Strategy & Vision

10am to 5.30pm Friday 28th February

Morning...

Building Conditions and Statutory Nuisance

Discussion focussed on the condition of existing buildings within the study area. Fife Council Officers dealing with Building Standards and Public Safety and also Private Housing Standards and Dilapidated Buildings explained what councils do and do not have the powers/means to do. A planning representative for Forbo Nairn Ltd also contributed to the morning's discussions.

The key points raised:

- Dilapidated buildings on corner site of Factory Road/Smeaton Road are seen as an eyesore blighting land around them - FC have never investigated these buildings/they have not been reported to the council.
- Buildings investigated and on the 'Defective List' are usually those reported by members of the public.
- Demolition orders are only used in very extreme situations. Under the Dangerous Building powers FC would request owner to **make the building safe** and would monitor to ensure that it doesn't deteriorate to unsafe standards.
- Issue of building owners not maintaining their properties - FC have a 'Scheme of Assistance' for home owners and private tenants providing practical support and advice.

- Cases where FC have to take ownership of certain properties, e.g. burnt-out terraced building on Commercial Street, to ensure structurally sound and safe.
- Forbo Nairn (FN)- a large employer can help regeneration of the area, but needs a balance of uses that can co-exist. FN seeking to protect and grow their operations on this site, particularly in terms of their recycling activity which are 24 hour operations. As such they would not like to see sensitive receptors /residential development adjacent to their site due to risk of being classed a statutory nuisance due to noise and emissions.
- FN were asked to share their plans with FC as there are important land use planning implications and a need to ascertain the degree of noise buffer zones /attenuation required.
- FN energy requirements - on-site generation may be required in the future. Are FN a surplus heat producer?
- FN forms an important part of the local identity, but what is their level of involvement in the local community? What are its diversity of jobs and ancillary services?



Afternoon...

Focus on Place Quality

Ben Hamilton Bailie presented a short streetscape critique using photographs taken along Victoria Road . He identified a number of issues and gave examples of measures which could be taken to address these:

- Straight uninterrupted carriageway encourages excessive traffic speeds.

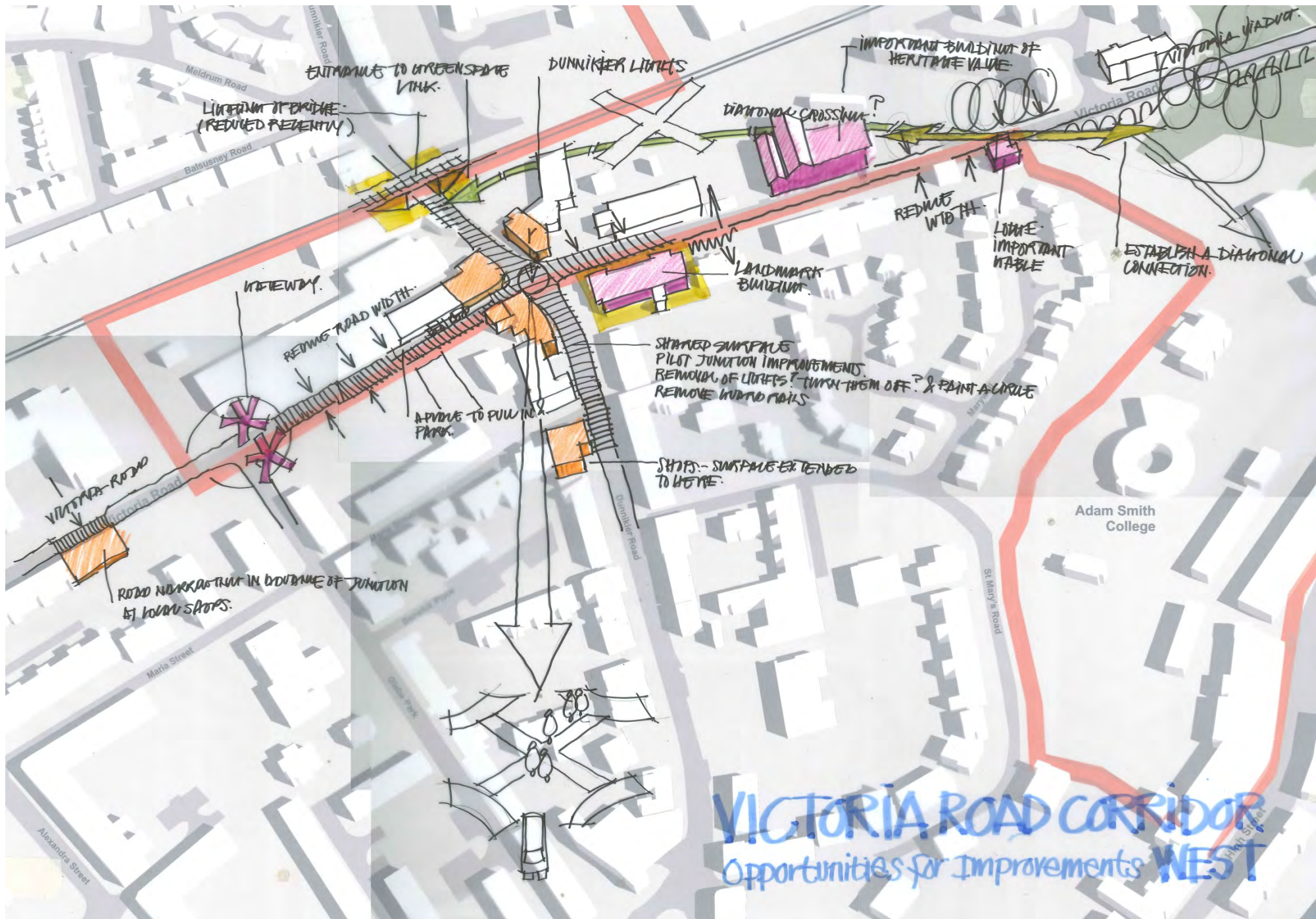
- Street is seen as a 'quick' alternative to main A road along the esplanade.
- Traffic speeds together with large vacant sites and walls/hoardings and narrow pavements make the street feel fairly hostile from a pedestrian perspective.
- Perceptual design methods together with rethinking the share of pedestrian / vehicular space can be very effective in curbing traffic speeds and creating a more pedestrian-friendly experience.

The group identified specific development and environmental enhancement proposals - which were captured through the illustrations overleaf - along the length of Victoria Street. These included :

- **Downgrading Victoria Road** - is not an A road
- **Removing unnecessary yellow lines** which visually reinforce uninterrupted straightness
- **Reducing carriageway** width to 6m (currently over 8m)
- Creating **visual narrowing** up to the Dunnikier Rd junction, with vertical elements such as street trees to tie both sides of the street together.
- Converting **old railway line from Dunnikier Road to a cycle path** passing under Victoria Road to link down to the waterfront. - entrance clearly signposted from Dunnikier /Victoria Rd junction.
- **Lighting up St. Mairie's Church** - important local landmark.
- Preparing a **clear development brief** for proposed "Co-op" store site to relate positively to the street.
- Tying the former **Victoria Power Station building to the local centre** - it is an important anchor.

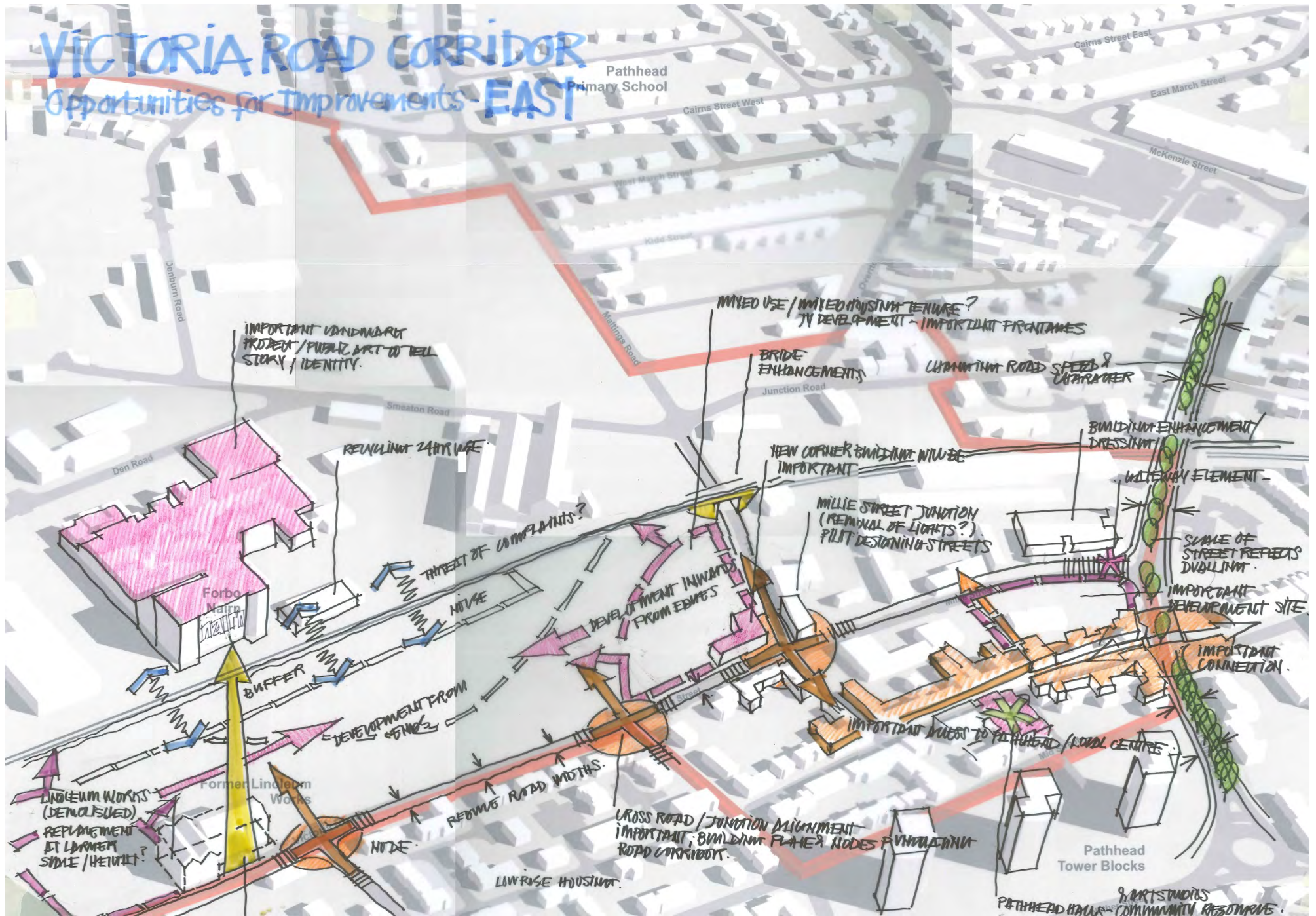
- **Drawing attention to where the street becomes a bridge:** Potentially mark out with small LED lights? Name the bridges? Carriageway narrowing ?
- Drawing attention to **view of the Forbo Nairn** building
- **Bringing down hoardings** around the Nairn Street site.
- Opportunity to create **new crossroads** for access in to Nairn Street site.
- **Tightening existing junctions** on south side of the street and remove bollards
- **Addressing corners** of Factory Rd/Victoria Rd crossroads
- Former Renault site on corner with St Clair Street is a **key gateway site** and requires careful consideration in terms of use and design.
- Former bingo, now 'Wonderworld', building - explore possibilities in terms of **public art, signage, promotional banners** welcoming people to the Victoria Road area.
- Millie Street/St Clair Street junction is too wide and would benefit from some vertical object to **break up the space** - needs strong corner treatment.
- **Reinstating connection** between Commercial Street and community on west side of St Clair Street.

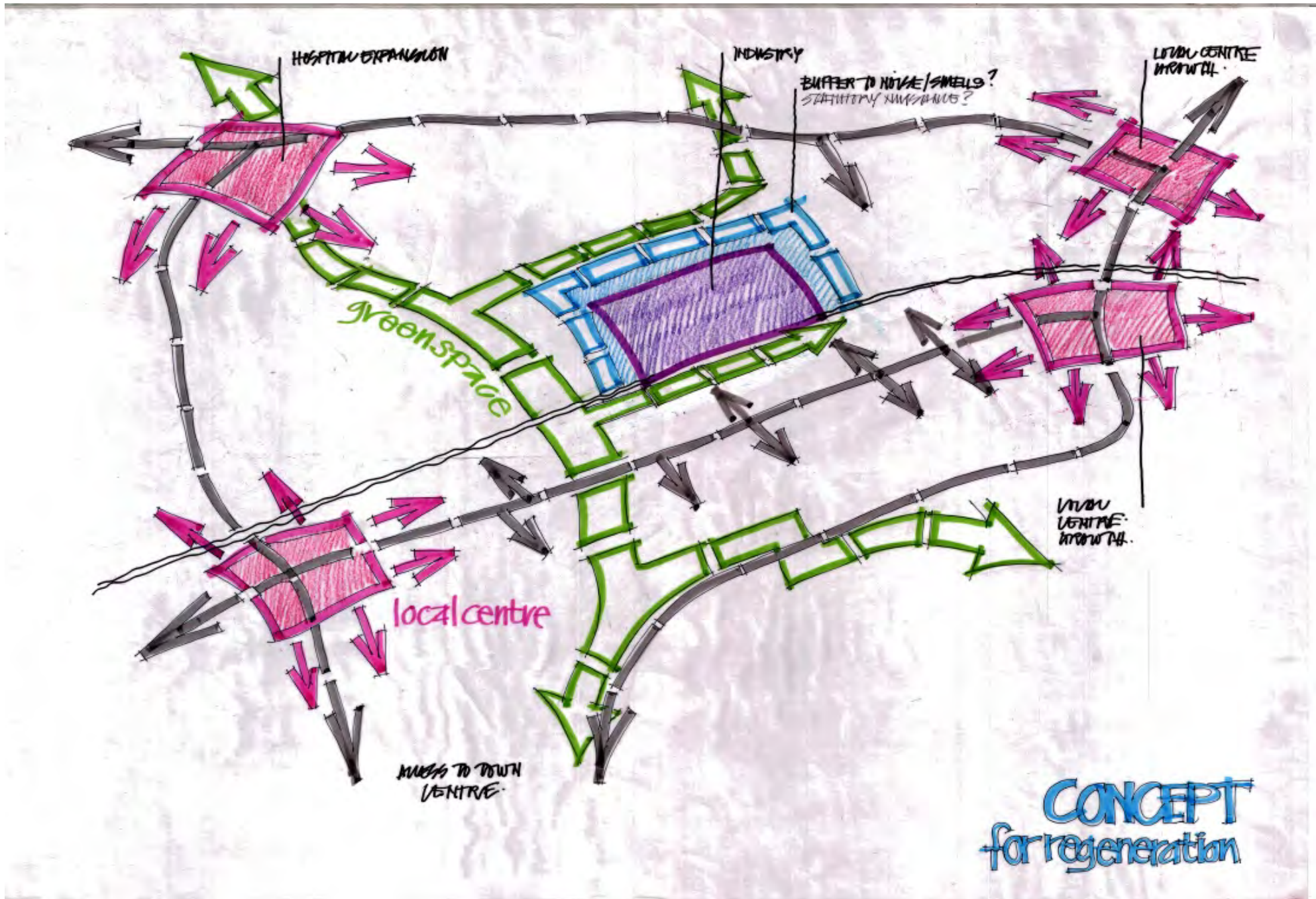




VICTORIA ROAD CORRIDOR

Opportunities for Improvements - EAST





CONCEPT
for regeneration

Final words of advice...

Chris Kelly (EKOS) "**Establish a formal working group** representing all actors - it's the only way to successful long-term regeneration. Quick wins are also important in helping to **build momentum.**"

Allan Levack (Greener Kirkcaldy) "**Community capacity building.** Have to get everyone who lives around here to join together... **Get people doing things,** don't preach at them."

Day 4: Presentation of Charrette Outputs

2pm to 5pm Saturday 1st March

The Saturday afternoon session allowed those who had been unable to drop in during the week to come and see what had been said and produced at the charrette.

Local Cllr Neil Crookes, Robin Presswood (Fife Council Head of Enterprise, Planning and Protective Services) and Julian Farrar all spoke about the need for continued commitment to the regeneration of the area and thanked all those who had participated in the charrette process.



KEY OUTCOMES DAY 3

- Land Use - Broad consensus that a mixed use solution required.
- Need to strengthen Local Centres
 - ↳ Commercial Street
 - ↳ Durnikier / Victoria Road junction
- Important to retain links with the past
 - ↳ Local buildings / heritage
incl. Forbo Nairn
- Supporting Private Sector Investment
 - ↳ Promoting sites
 - ↳ Promoting local enterprise
- Encouraging Local Community Action
 - ↳ Local group initiatives
 - ↳ Greener Kirkcaldy
- Promoting a mix of housing
 - ↳ Private sector
 - ↳ Housing Associations
 - ↳ Fife Council

Section 7: Key Themes

Reflecting the nature of regeneration the charrette addressed a number of complex issues and conflicts. Reaching agreement on how to deal with these issues was not always possible. However a broad consensus was established on the regeneration objectives and some positive steps towards meeting them.

The **key themes emerging from the charrette** were:

Place Identity and Perceptions:

- Role of this area and its relationship to the Town Centre and wider Kirkcaldy.
- Perceptions need to be changed - focus on visible 'early-win' projects to build confidence in/improve perceptions of the future of the area.
- Building upon unique character and positive assets such as coastal location/sea views, historic built fabric, existing local centres and proximity to town centre.

Community Involvement:

- Bottom-up regeneration is the most likely source of change given the lack of large scale investment or funding available in the short to medium term. Fife Council need to facilitate local community initiatives and work jointly towards a common vision.
- Greener Kirkcaldy looking for land for initiatives such as food hub, community gardens and solar energy generation.

Land Use:

- Mix of uses - vibrant inner urban areas are typically made up of a mix of uses which adapt over time to changing economies and other circumstances. Therefore a flexible and fine-grained approach to land use planning is required here.
- Land ownership interests - seeking compatibility between neighbouring uses

Urban Structure:

- Strengthening existing local centres
- Creating better connections (vehicular/pedestrian/cycle) and overcoming barriers to movement.
- Historic fabric is fine grained and if maintained offers good accommodation opportunities for small business/enterprise.
- Larger vacant sites also available
- Dilapidated / eyesore buildings

Supporting New and Existing Enterprise:

- Closer liaising /working with Forbo Nairn Ltd. required to allow regeneration of area, including housing development, without jeopardising future operations.
- Encourage expansion of small/medium-sized local businesses.

Strengthening the greenspace network:

- Reconnect broken greenspace links running north-south through the study area.
- Incorporating recreational routes, such as conversion of the former railway line under Victoria Road bridge to a cycleway connection to the waterfront. Arranging access through former main gates at Priory Campus.

These key themes form the basis of the proposed land use regeneration strategy detailed in the Land-use Regeneration Strategy Report.



Section 8: Feedback & Lessons Learned

The lessons learned from the charrette process take account of comments received by attendees through either the comment forms or the VoxBox questionnaire process (Appendix G), together with the experiences of the project team members themselves. These should inform future consultation exercises carried out by Fife Council.

Key Lessons:

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