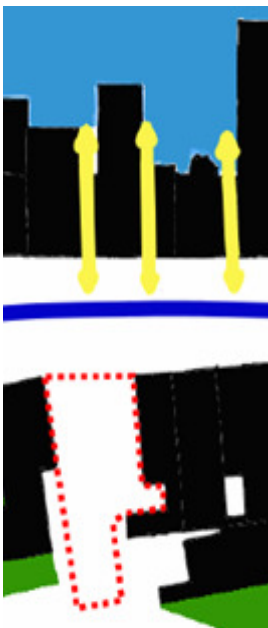




Development Brief: Gap Site, Bonnygate, Cupar

November 2012



Contents

1. Introduction
2. Site Location and Context
3. Site Constraints – Policy & Physical
4. Site Assessment – Buildings, Movement, Spaces
5. Streetscape Analysis
6. Design Principles
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Part 1 - INTRODUCTION

PURPOSE

The purpose of this document is to identify the key design/development issues deriving from an analysis of the gap site and its immediate surroundings. It does not identify how a new building should look, but sets some principles that a designer/architect should use as part of a design philosophy for the site.

CONTENT

Parts 2 and 3 of the brief examines where the site is located in relation to Cupar and the town centre. It then examines potential constraints to any development from both a physical perspective (i.e. what is on the ground that could shape elements of future development) and a policy perspective (i.e. what national or local planning policies, for example, restrict or promote aspects of future land use and/or development).

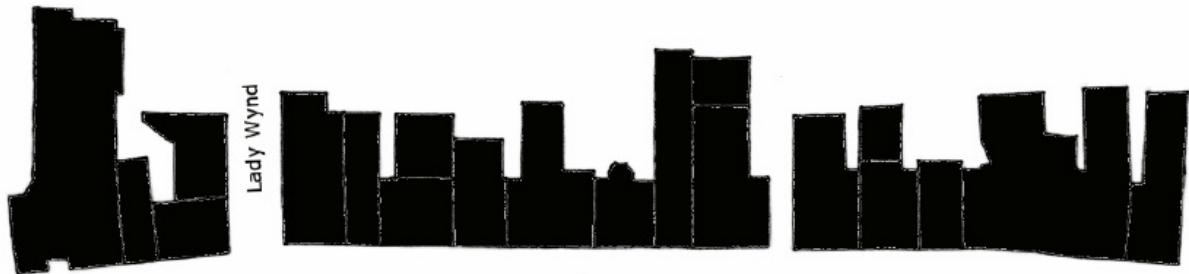
The next part of the brief (Part 4) provides an assessment of the site in relation to Buildings, Spaces and Movement. It examines surrounding building heights, building frontage widths and building uses, alongside pedestrian and vehicle movement routes and the use of adjacent spaces. This provides a context for what size/use of building could be appropriate in this location.

Part 5 provides an analysis of the streetscape context within which the site sits. This identifies building/street features and/or architectural detailing along adjacent streets which can be used as references for a future detailed design of building on the gap site.

Part 6 identifies the concepts and design principles on which future detailed designs should be based. Whilst taking account of the identified constraints, it sets out key detailing such as building lines, eaves lines, window patterns and their shape/orientation, and illustrates how this should influence future detailed design.

Parts 7 and 8 then summarises the issues emerging out of this development brief and identifies key references for any future developer to consider.

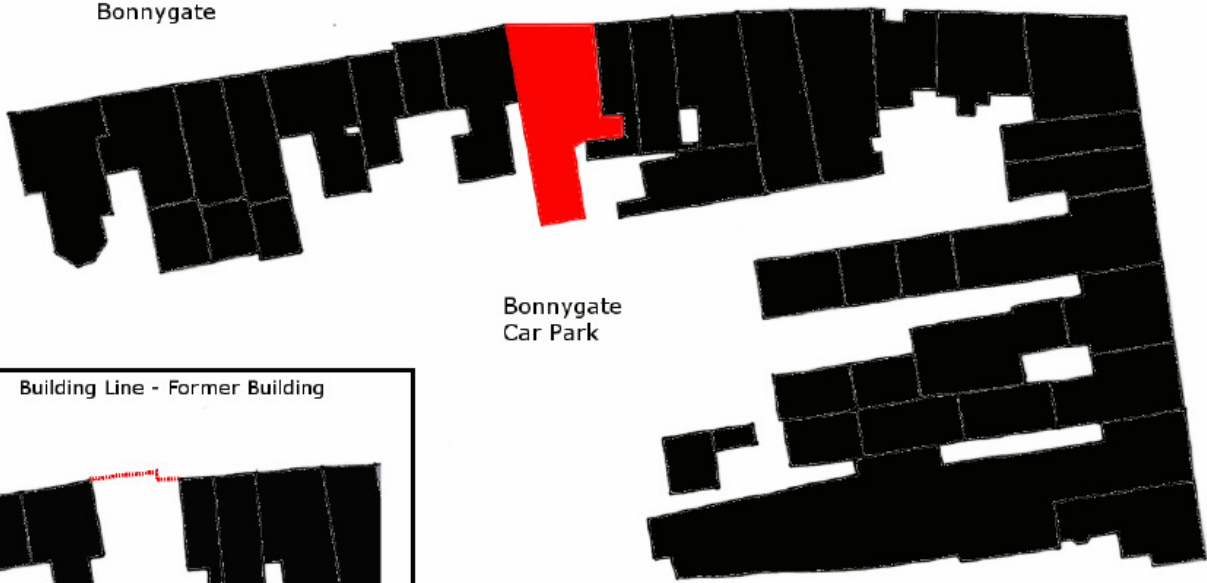
Part 2 - SITE LOCATION AND CONTEXT



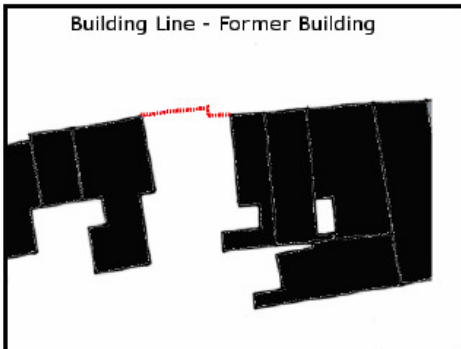
Bonnygate

Balmerino Pl

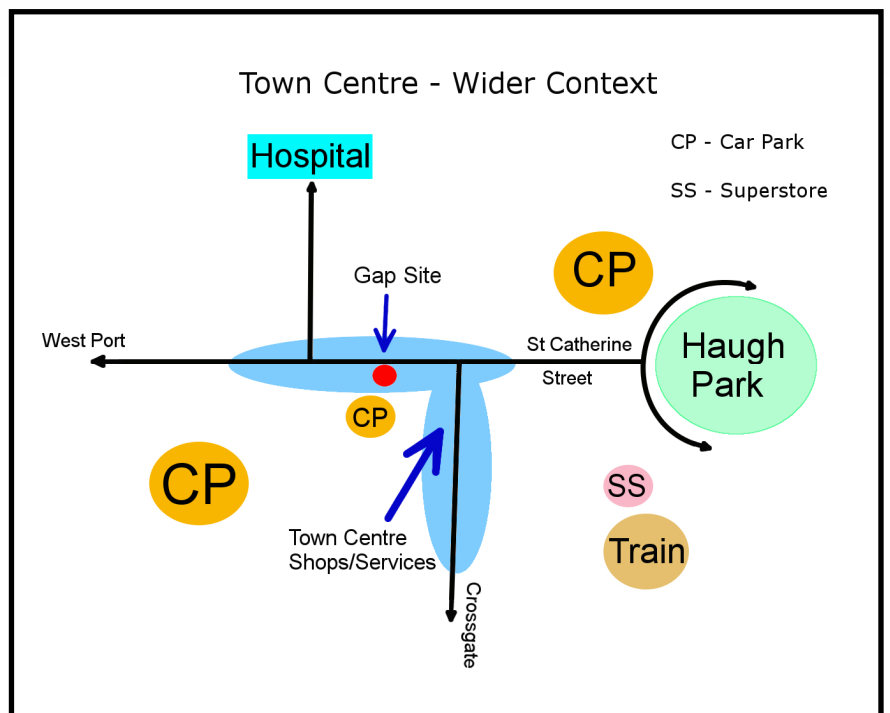
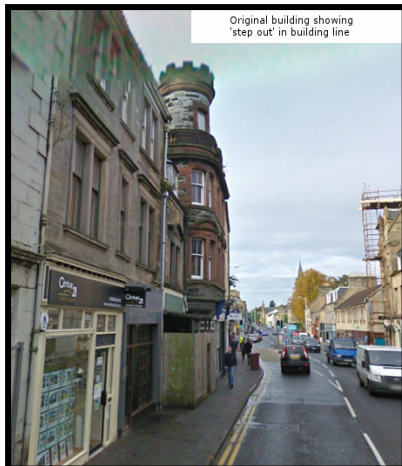
Mercat Cross



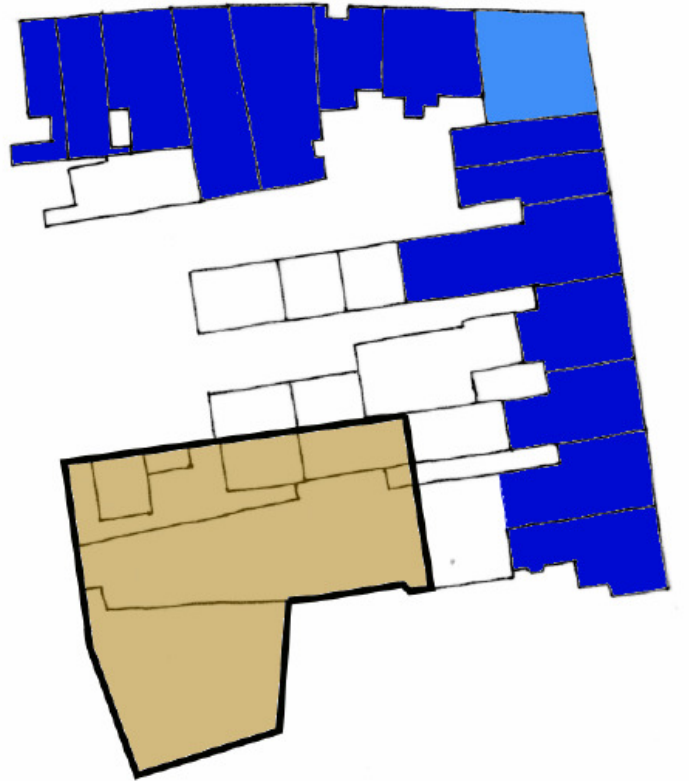
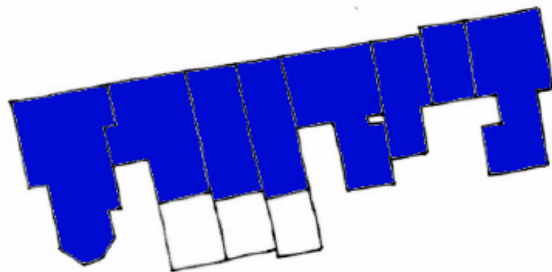
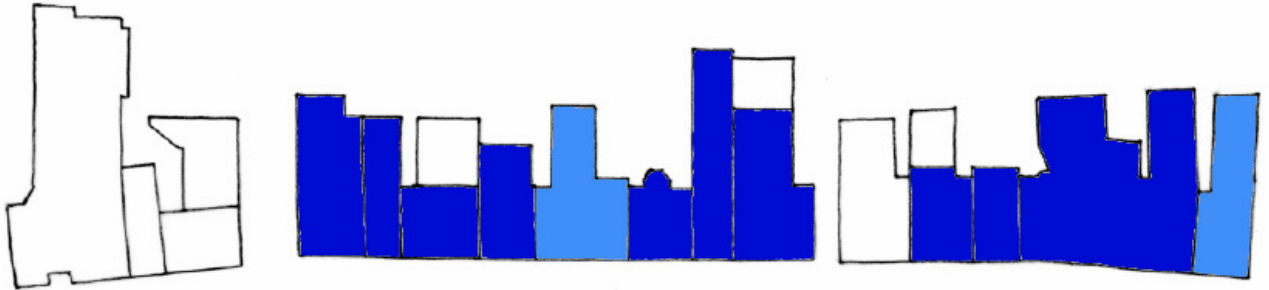
Bonnygate Car Park



Building Line - Former Building



Part 3 - SITE CONSTRAINTS - Policy



Built Heritage Designations:

 B Listed

 C(s) Listed

Whole area within **Cupar Conservation Area**

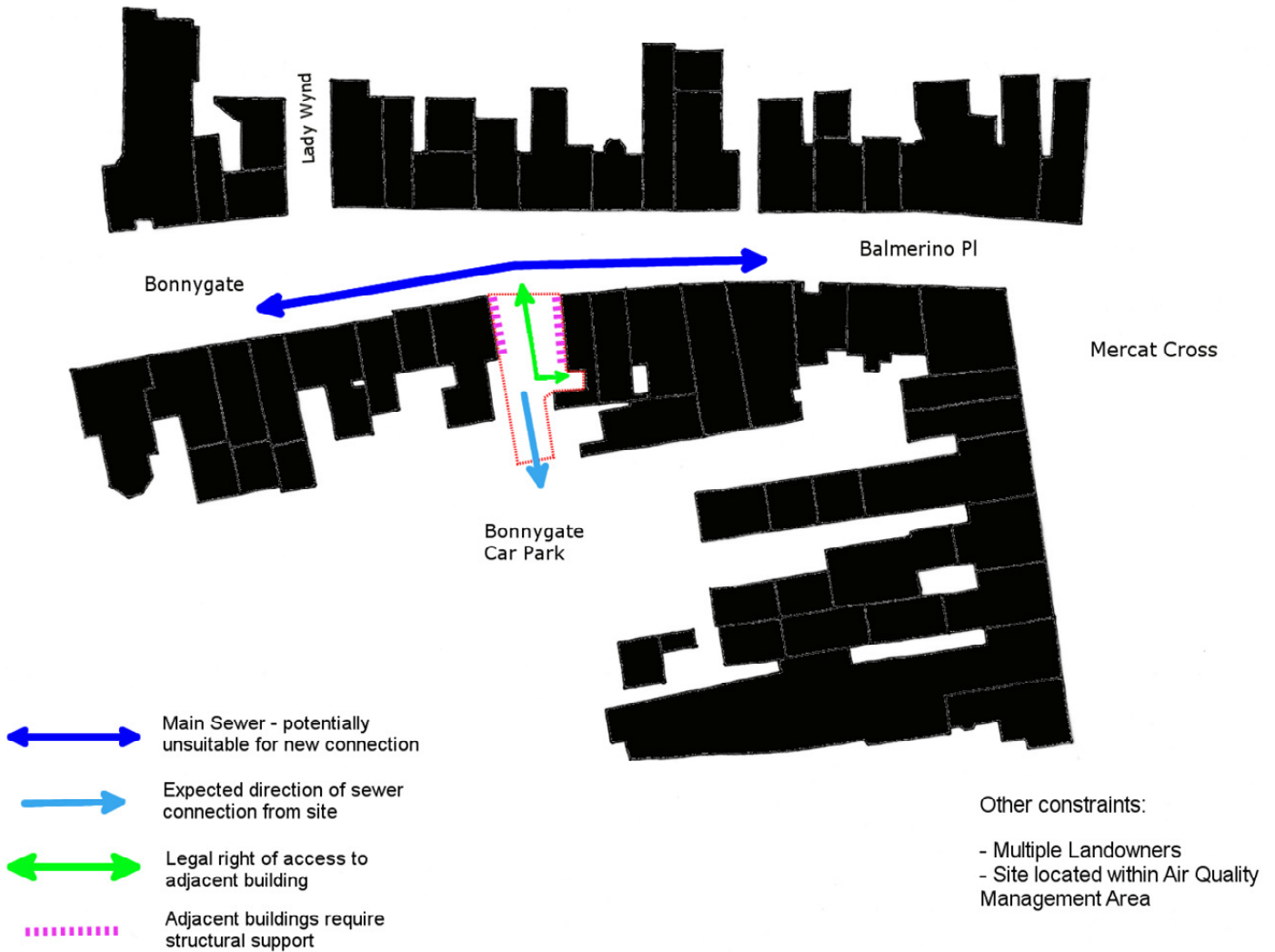
St Andrews & East Fife Local Plan Designations:

 Brownfield Opportunity Site, CUP07

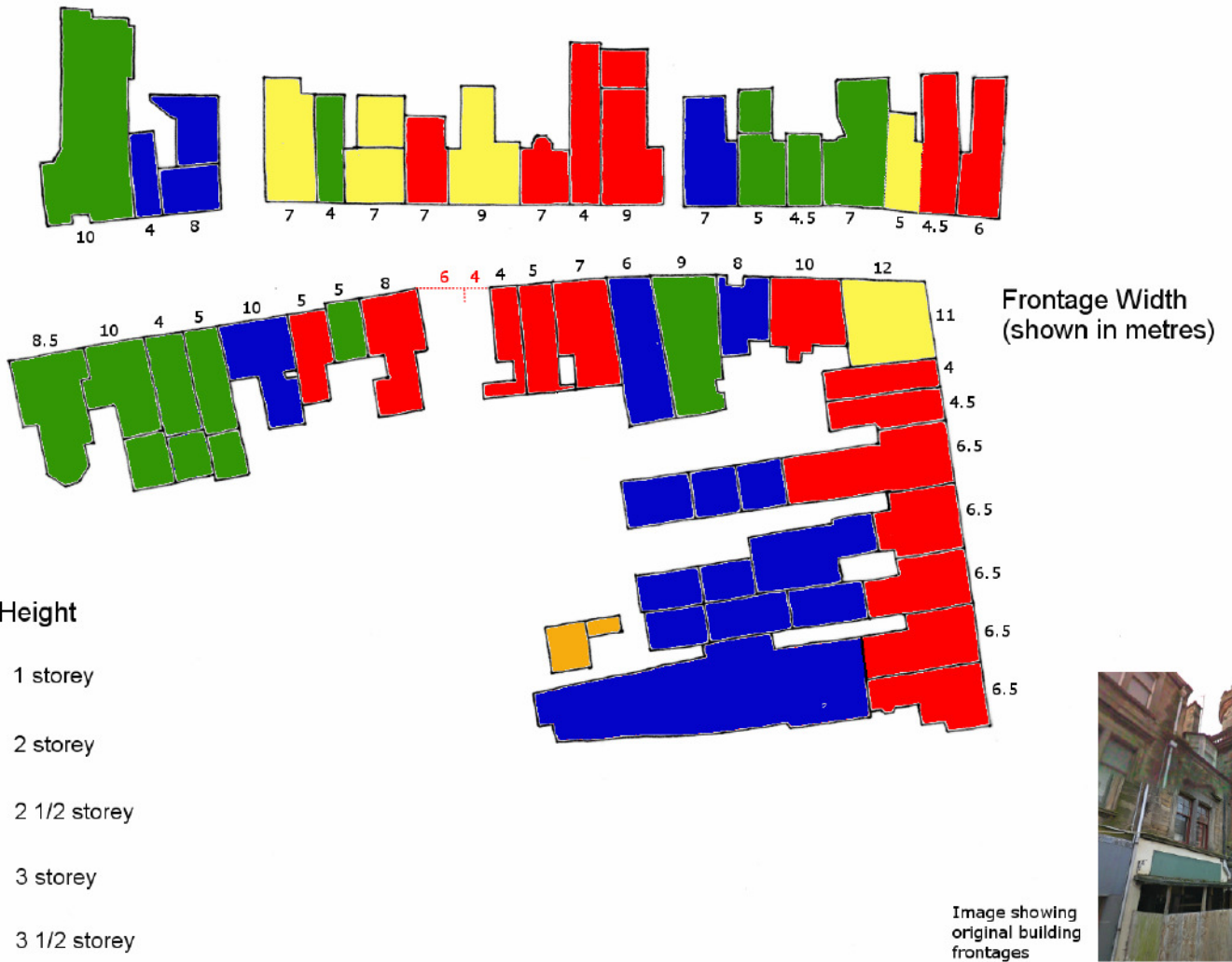
Whole area within **Town Centre** and covered by associated policies

Whole area covered by **Other Proposal, CUP13** - Traffic Management and Environmental Improvements

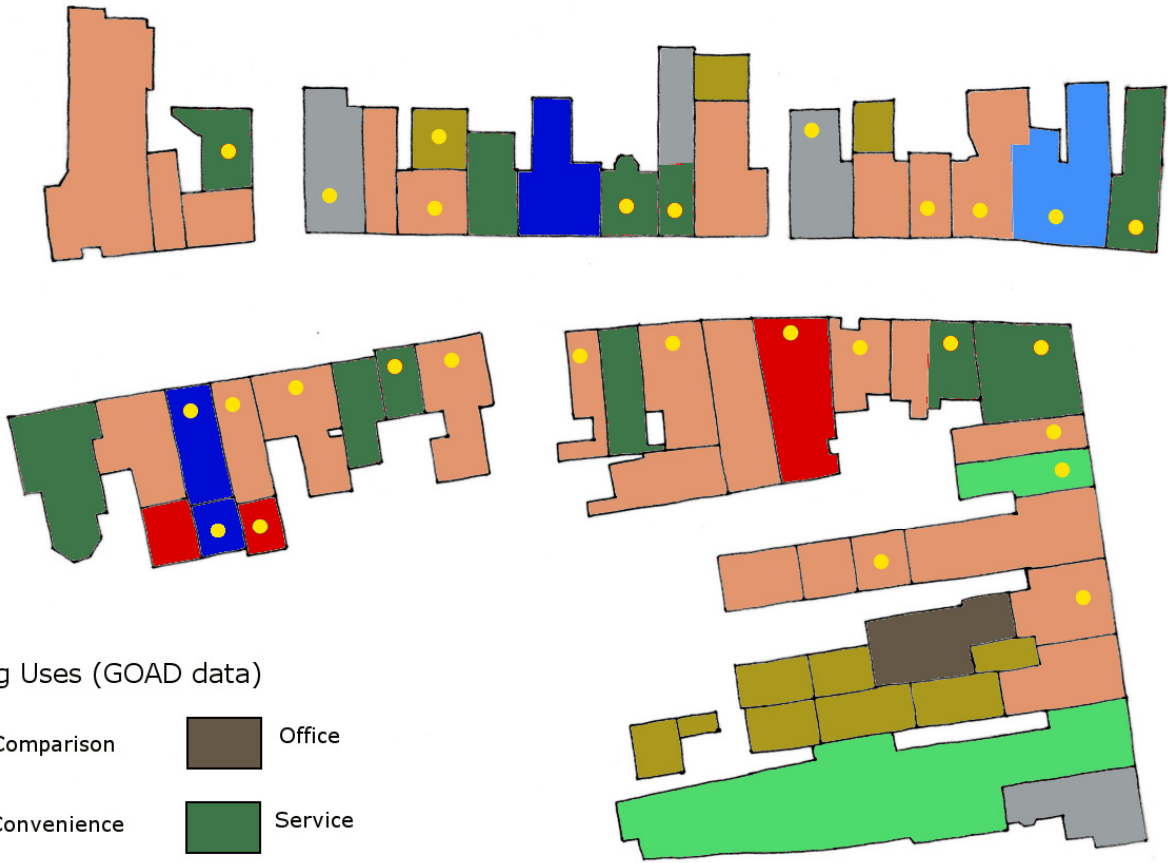
SITE CONSTRAINTS – Physical













Part 4 - SITE ASSESSMENT - BUILDINGS



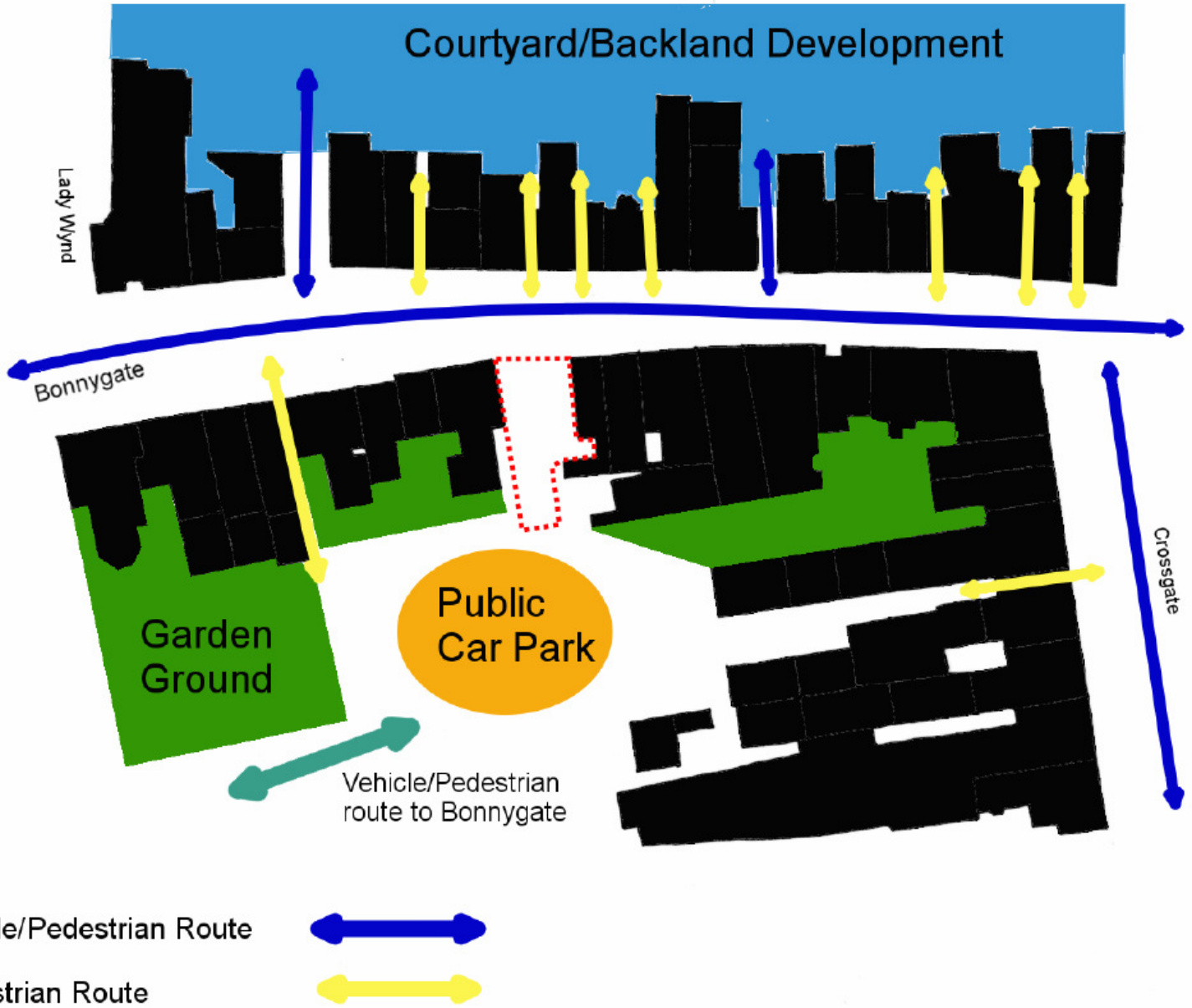
SITE ASSESSMENT – Buildings (Uses)



Building Uses (GOAD data)

	Comparison		Office
	Convenience		Service
	Food & Drink		Vacant Retail/Service
	Leisure		Other use
	Medical		Residential Use (upper floors)

SITE ASSESSMENT – Movement/Spaces



Part 5 – STREETSCAPE ANALYSIS – Ground Floor

Architectural Context
Ground Floor Features 1



Arched window and door openings are occasional, and not common, features on the streetscape (being Georgian additions to building facades)

Vertically proportioned window openings

Door openings central to shopfront

Closes punctuate the building line

Architectural Context
Ground Floor Features 2

Character of the street level is defined by the simplicity of design rather than complex, ornate, architectural detailing

Proportionally large window openings subdivided to retain a vertical emphasis to the shopfront.



Windows above door, in line with window openings.

Smaller building frontages allows doorway to be situated to the side of the shopfront

STREETSCAPE ANALYSIS – Upper Floors



Architectural Context
Upper Floor Features

Clear vertical alignment of windows

Roof Pitch generally at c.40 degrees or above

Gable dormers punctuate the roofscape, which can include bay fronted windows.

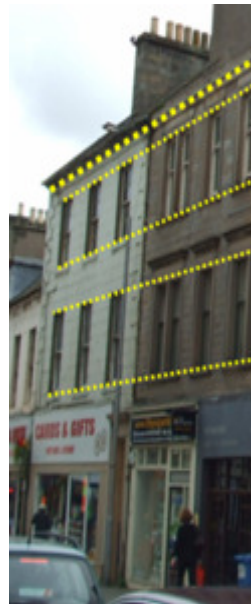
Eaves line varies in height along the street

Windows have a clear vertical emphasis to their proportions

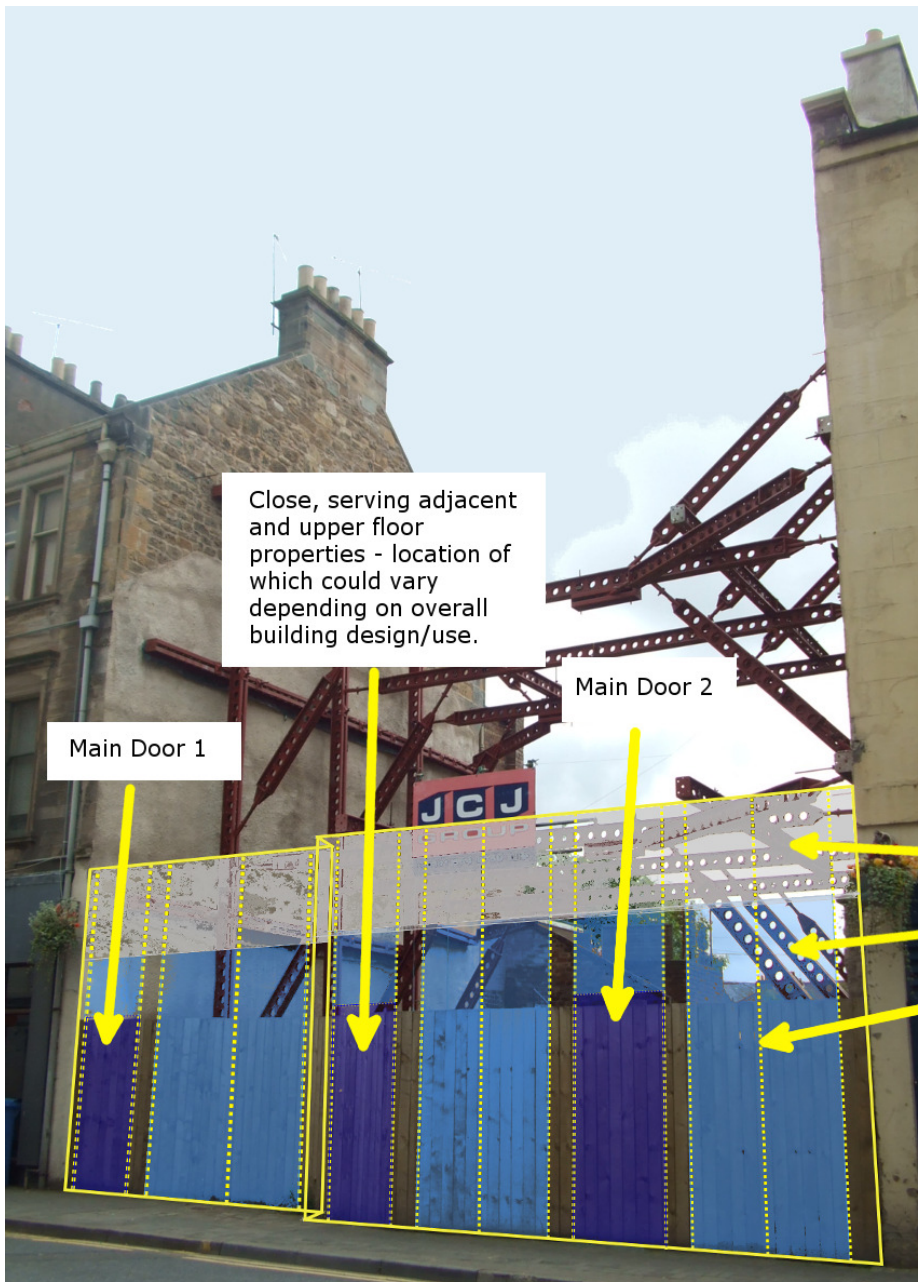
Windows reduce in height towards upper floors but still retain a vertical proportion

The character of the upper floor facades is defined by simplicity of design and a variety of window patterns/lines. Building features are not overly uniform across a whole street, reflecting the variety of building heights and plot widths

Design Principles



Part 6 – DESIGN PRINCIPLES – Ground Floor



Ground Floor Design Principles

Detailed design proposals should conform to the principles established within Fife Council's Shopfront Design Guidelines

Flexible uses - Any appropriate town centre use

Ground floor - single unit, or subdivided into 2 separate units

Car Parking - limited provision to the rear of any new building is supported in principle. Servicing should be from Bonnygate Car Park.

Any proposals over the previous site density (i.e. 2 shops/9 flats) will be expected to provide a commuted sum in lieu of car parking that cannot be provided on site.

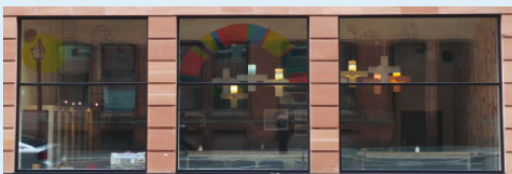
Signage Zone

Fenestration 'zone'.

These lines show the vertical emphasis that should be placed upon the fenestration proportions



Examples of appropriate shopfront designs and features. Non-retail uses should present 'shopfront' proportions to their design





Ground Floor Design Principles

1. Access to rear flats maintained - i.e. provision of Close
2. Flexibility - designed to be easily converted - eg between retail/office and/or other appropriate uses.
3. Can be read as 2 separate, or 1 single unit
4. Rear garden or service area enclosure shall be formed using appropriate and robust material - eg natural stone. Timber fencing will not be supported.



5. Ground floor facias should tie in with adjacent buildings.

Shopfront (above) - Illustrative Principles:

- c. 6m width
- Double frontage
- Centrally positioned entrance
- Vertical emphasis to windows
- Can introduce variation in window shapes (eg arched top)
- Signage can be more prominent but remaining in proportion with whole shopfront.

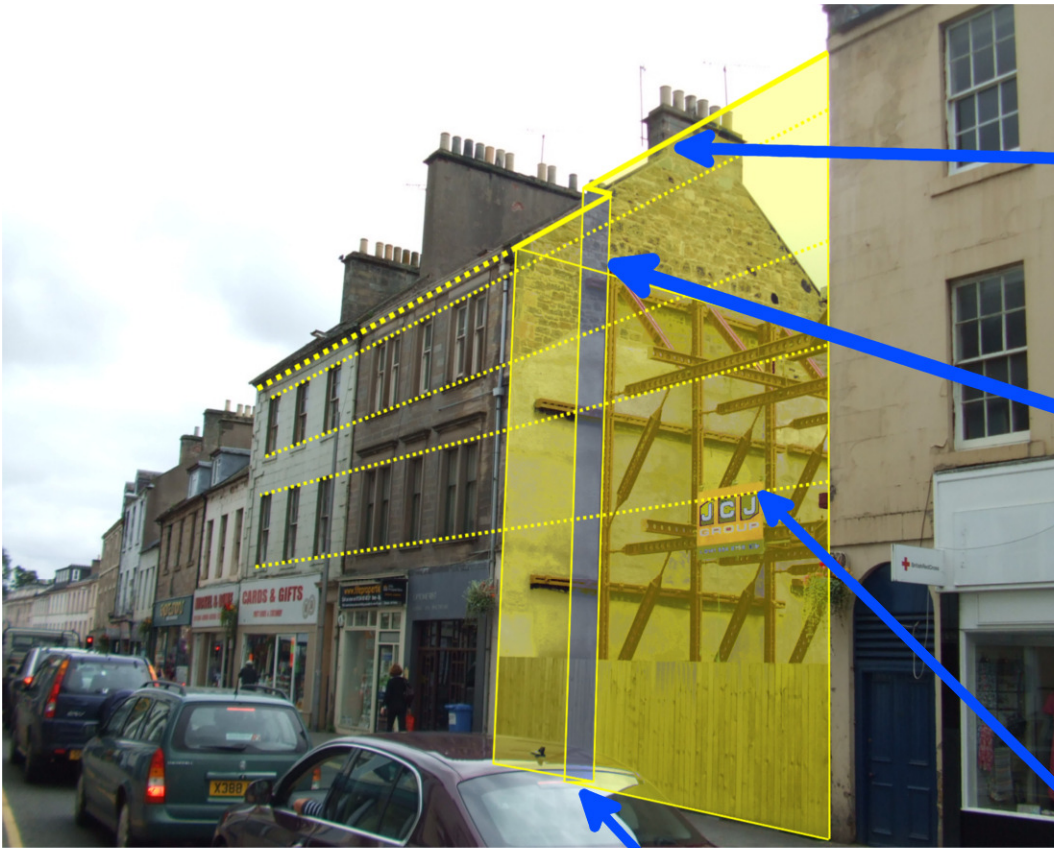


Shopfront (left) - Illustrative Principles:

- c.4m width
- Single frontage
- Vertical emphasis to windows
- Signage not overdominant within frontage

Detailed design proposals should refer to principles set out in Historic Scotland's "New Design in Historic Setting" and in Fife Council's Cupar Conservation Area Appraisal & Management Plan 20120

DESIGN PRINCIPLES – Upper Floors



Building Mass Design Principles

Minimum eaves height

Eaves height in relation to adjacent buildings can vary to reflect existing streetscape principles.

Opportunity to build between 3-4 storeys in height - in line with building height typology of area.

Building line step out - to retain historic building line and provide streetscape feature.

Fenestration lines to reflect general pattern and proportions of adjacent buildings whilst recognising the variety that is present across the wider streetscape.

Upper Floors - Design Principles

- Eaves/ridge height to be no higher than building typologies identified in analysis
- Vertical proportion to all window openings
- Roof pitch for traditional design to be around 40 degrees, matching adjacent roofscapes
- Gable dormers are an acceptable means to enhance internal floorspace
- Expected residential density: c.9 flatted units on upper floors

Building line step out - this should be a distinctive feature and integral part of the design philosophy.

The 'facing' element of the step out should be activated by windows and not left blank.



Part 7 - Summary of Issues and Design Principles

Site Location:

- Town centre environment, public car parking located to the south of the site

Policy Constraints:

- Site within Cupar Conservation Area
- Buildings adjacent and along immediate street are all Listed Buildings – predominantly C(S) status, with several B Listed.
- St Andrews and North East Fife Local Plan – town centre policies should be applied to any proposal.

Physical Constraints:

- Multiple landowners
- Air Quality Management Area – the effect of proposals on the AQMA shall be a material planning consideration.
- Main sewer on Bonnygate is potentially unsuitable for use – further investigation is required to ascertain the potential for additional connection(s).
- Potential sewer connection to the rear of the site.
- Legal right of access to adjacent building from Bonnygate.

Site Assessment – Buildings:

- Previous buildings on site contained 2 ground floor retail units and 9 flatted units on the upper floors.
- Range of 2-3 ½ storey buildings along Bonnygate in no particular pattern
- Within immediate context of site, 3-3 ½ storey buildings predominate
- Plot widths – range of plot widths from 4 – 12m. Previous buildings presented 2 plots on site at c.4m and c.6m in width

Site Assessment – Buildings (Uses):

- Wide range of town centre uses within Bonnygate – e.g. comparison, service, food & drink.
- Limited no. of vacant units.
- Significant level of residential uses on upper floors.

Site Assessment – Movement:

- Site is in highly accessible location
- Highly permeable street structure to north of Bonnygate, slightly less so to the south

Streetscape analysis – Key Features:

Ground Floor

- Vertically proportioned windows
- Closes punctuate the building line
- Door opening central to shopfront
- Smaller building frontages allow doorways to be situated to the side of the shopfront
- Arched window and door openings are occasional, and not common, features
- Windows above doorways in line with shopfront window
- Overall character of the street level buildings is defined by the simplicity of design rather than complex or ornate architectural detailing

Upper Floors

- Vertical alignment of windows
- Windows have clear vertical proportions
- Window sizes reduce towards upper floors
- Roof pitch generally 40 degrees or above
- Gable dormers punctuate roofscape
- Eaves line varies in height along Bonnygate – no clear pattern to heights
- Overall character of upper floor streetscape is defined by the simplicity of design, including a variety of window patterns/lines. Building features are not overly uniform across the whole street, reflecting the variety of building heights, plot widths and historic incremental growth of the street.

Design Principles:

Ground Floor

- Detailed designs should refer to Fife Councils Shopfront Design Guidelines
- Flexible uses – any appropriate town centre use
- Flexible building – designed to be adapted easily to a variety of town centre uses
- Ground floor – options – single unit, or subdivided into 2 separate units
- Incorporation of a close to facilitate rear access and access to adjacent building.
- Vertical emphasis to fenestration
- Rear garden/service area enclosure – shall be formed using a robust material, appropriate for use in the conservation area – for example, natural stone. For clarity, the use of timber will not be supported.
- Car Parking - limited provision to the rear of any new building is supported in principle. Any proposals over the previous site density (i.e. 2 shops/9 flats) will be expected to provide a commuted sum in lieu of car parking that cannot be provided on site.
- Servicing is expected to be from the rear, via Bonnygate Car Park, wherever possible.
- Ground floor facias should tie in with adjacent buildings in proportion and location within the building front.
- Previous building line should be retained to provide continuity of street and provide opportunity for accommodating a distinctive architectural feature via the building line 'step-out'.

Upper Floor

- Expected residential density – c.9 flatted units.
- Minimum eaves height to allow three storey building.
- Opportunity to build higher in line with the building typology of the area.
- Building line step out – this should be a distinctive feature and integral to the design philosophy of the whole building.
- 'Facing' element of the step out should be activated by glazing and not left blank.
- Fenestration lines and general pattern to match adjacent buildings.
- Roof pitch for traditional design to be around 40 degrees, matching adjacent roofscapes.
- Gable dormers are acceptable feature in roofscape to enhance internal floorspace.

Part 8 - Key References:

St Andrews and East Fife Local Plan, August 2012, Fife Council
Fife Council Shopfront Design Guidelines
Fife Council Urban Design Guide
New Design in Historic Settings, Historic Scotland
Cupar Conservation Area Appraisal & Management Plan, Fife Council 2010
Designing Places, Scottish Government
Designing Streets, Scottish Government

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