

Ravenscraig Walled Garden



CONDITION REPORT & DEVELOPMENT MASTERPLAN

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This report was prepared by Arc Architects Ltd. on behalf of Greener Kirkcaldy

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SUMMARY

This is an ambitious project to improve the health and wellbeing of the people of Kirkcaldy by enabling the community to have the space, skills and facilities to grow food. Building on a proven partnership of community groups with the local authority, the Ravenscraig Walled Garden project targets improving opportunities for a wide range of the community including families, schoolchildren, people with disabilities and people who would like to gain skills or work experience. An evolution of established community activity, it is linked to a range of other initiatives in Kirkcaldy, including a town centre hub for cooking skills.

Background

The story of Ravenscraig Walled Garden began as a fine horticultural garden created for the luxury of one family in an exclusive landscape of pleasure gardens, now listed as a historic site. Gifted for the common good of local people, the garden served for decades as a growing centre for the local authority, before becoming surplus to requirements and falling into disuse. The community fought to prevent the Garden being developed for housing and, through Kirkcaldy Community Gardens & Allotments Community Interest Company (KCGA), worked with Fife Council to take over management of most of the site as allotments for local people to grow food.

After five years, community management of part of the garden has delivered a robust and effective collaboration of two community groups, supported by Fife Council. KCGA is a community interest company run by its members on a voluntary basis, who are responsible for the lease and manage the allotments. Greener Kirkcaldy (GK) is a charity with paid staff and a large number of community volunteers. It has a wider environmental and social purpose and delivers a wider range of activities including skills training and managing the community orchard.

Purpose of the Masterplan

These groups have demonstrated community capacity to manage the gardens, they have ambition to achieve more and recognise that the current arrangements cannot be sustained in the long term. This masterplan was commissioned by a Steering Group of all three organisations to develop an agreed strategy for the future of the whole garden site as a thriving and sustainable facility for the common good of the people of Kirkcaldy. It coincides with a 5-year review of the lease from Fife Council and the wider policy context of the Community Empowerment Act.

Current Conditions

Ravenscraig Walled Garden is a 6-acre site enclosed by high stone walls that is subdivided into one main walled garden, a smaller courtyard, and entrance area and a service yard for management of the adjacent public park. The site contains a range of buildings, all in poor condition, and some in danger of collapse. The masonry walls are Grade 'B' listed and the site forms part of a statutory designated Designed Landscape.

Currently, about three quarters of the site is thriving as community gardens and allotments, while around a quarter remains derelict and unsafe to use. A detailed inspection has been made of the site by a Conservation Architect and a programme of recommended repairs, demolitions and improvements is included in this report. This includes urgent works which are being addressed by Fife Council to ensure the site remains safe for public access until the long-term improvements can be implemented.

Community Consultation

A masterplan for the site has been developed through an inclusive community-led process, with key stakeholders consulted in detail. It is informed by the precedent of other successful community growing projects elsewhere in Scotland and by the guidance of local partners and views of the community.

The Vision

This report sets out a vision for the future of the gardens as a community growing centre, continuing the existing thriving 50 allotments and orchard and adding new capacity to deliver training to people in growing skills and providing information and inspiration to the public. It will deliver a flexible site that provides safe and secure facilities for dedicated growers and an open accessible point of contact for garden novices.

Phased Delivery

The report sets out a target 4-year programme of phased improvements, with an overall indicative budget of £2.5m. This includes:

- a phase of priority works led by Fife Council to ensure the site remains safe for public access until the long-term improvements can be implemented
- works to secure and safeguard the site's heritage significance, by repairing the historic walls and buildings and making the historic landscape accessible to all, through physical access improvements and interpretation
- demolition of derelict buildings that are beyond re-use, and repair and redevelopment of those that can be rehabilitated to provide support facilities
- improved pedestrian and cycle access, safer car parking and access for school minibuses
- a new training building with classroom and support facilities, allowing the site to be used all year round, whatever the weather
- a restored courtyard for public access, demonstrations and training delivery
- a reorganised service yard for park management

Greener Kirkcaldy is currently delivering a first phase of Initial Facilities providing a training room, facilities for volunteer welfare, an accessible toilet, and restoring the site's electricity supply and drainage connections. This will allow activities to happen in the gardens throughout the year, testing out opportunities and ideas, and fostering a network of partnerships with other organisations, such as schools, mental health groups and other community organisations.

Creating a New Trust

A new organisation should be established in order to deliver this project, as it is beyond the capacity of any one group. This will bring together all stakeholders into one focused body, establishing a stable long-term basis for management of the gardens.

It would be a charitable body, dedicated to the management of the Ravenscraig Gardens for community benefit. The existing 3 organisations – Fife Council, Kirkcaldy Community Gardens & Allotments and Greener Kirkcaldy – would be founding members, strengthened by a participation of wider stakeholders.

The new Ravenscraig Gardens Trust would probably take ownership of the site through asset transfer from Fife Council, subject to the requirements of Common Good ownership, and including the perimeter walls and other areas that are excluded from the current lease.

The Next Steps

The project will be delivered through several stages of financial planning, organisational development, physical repairs and redevelopment, community activity, and stakeholder engagement. Funding is likely to be phased, with development stages coming before delivery.

The project partnership that has developed over the last 5 years, is now ready to complete the transition to full community-led redevelopment of the Ravenscraig Gardens to create an enduring place of health and wellbeing that will improve the lives of generations of local people. This report defines an agreed vision and sets out a roadmap for its delivery with a robust long-term management strategy to ensure long-term viability.



Fig. 2: Open Day at the Gardens

Table 1a: Indicative Programme																
<i>year</i>	2017				2018				2019				2020			
<i>quarter</i>	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Initial Facilities Phase																
Enabling Works – design & consents																
Enabling Works (Health & Safety) – works																
Business Plan Development																
Conservation Repairs & Heritage Interpretation – design & consents																
Conservation Repairs & Heritage Interpretation – works																
Entrance, Garden & New Training Facilities – design & consents																
Entrance, Garden & New Training Facilities – works																

Table 1b: Indicative Cost Summary		
<i>Phase</i>	<i>Description</i>	<i>Net Cost</i>
Initial Facilities	New training building & landscape area	74,400
Enabling Works (Health & Safety)	Removing derelict structures & enabling safe access to the whole site.	97,402
Historic Fabric Repairs	Repairs to historic walls & structures	539,226
Heritage Interpretation	Research & installation of external heritage displays, with community heritage event	72,688
New G.K. Training Facility	New building, courtyard learning space, fittings & displays.	917,280
New KCGA Base	Fit-out of derelict building.	161,280
Reception Space	Re-surfacing, signage, screening, bike shelter, etc.	238,560
New Fife Council Yard	Replace existing facility	80,640
Contingency	Contingency @ 10%	223,551
	Total Estimated Cost	£2,459,068
Exclusions	VAT, legal fees, staff costs	



Fig: 3: Aerial view, Ravenscraig Park, 2006



Fig: 4: Aerial view of the Walled Garden, around 2012

2 INTRODUCTION

2.1 Project Background

Ravenscraig Walled Garden is part of the historic landscape of Ravenscraig Park, formerly the grounds of a large private house, which became a large and popular public park managed by Fife Council.

The Walled Garden was used by the local authority as a plant nursery between 1937 and 2005, when it was annually producing 500,000 plants for Central and East Fife. It then became surplus to Council requirements. Following positive community pressure, in 2007 Fife Council developed a strategy to use the site to address a modern demand for allotments and community gardening, while retaining the Garden's historic significance and links with the wider Ravenscraig Park.

Since 2012, most of the Walled Garden has been leased to Kirkcaldy Community Gardens & Allotments (KCGA) for use as allotments, community gardens and orchard and training for the local community to develop skills in gardening and food production (*Fig. 4*). Greener Kirkcaldy, an established local charity and development trust, sublet part of the site and their activities contribute to these community outcomes.

Having established a new use of the Walled Garden as a community growing space, and demonstrated the delivery of beneficial activities and effective management structures, the local authority, community groups and other stakeholders now wish to further improve the site, extending the facilities available while ensuring that historic features are protected. This report was commissioned to establish an appropriate masterplan for this future.

2.2 Site Overview

The 2.6 hectare Ravenscraig Walled Garden is part of the historic landscape of Dysart House and Ravenscraig Park, which is described by Historic Environment Scotland as '*a remarkably intact core of an 18th century designed landscape, incorporating a 16th century Christian pilgrimage site, a public park which opened in 1929, picturesque private and public sea walks. The 18th century parkland included a pre-enclosure landscape associated with Ravenscraig Castle and the town of Dysart*'¹

The walled gardens are enclosed by masonry walls and contain a variety of structures, dating from the 18th, 19th and 20th centuries. The perimeter walls are in reasonable condition, but require extensive repairs. Most of the buildings are in a very dilapidated condition and a few are hazardous. Some dangerous modern buildings were previously removed by Fife Council to enable partial use of the site. The current condition of the buildings and walls is a significant constraint on public use of the site.

¹ Listing Description, Historic Environment Scotland, see Appendix A

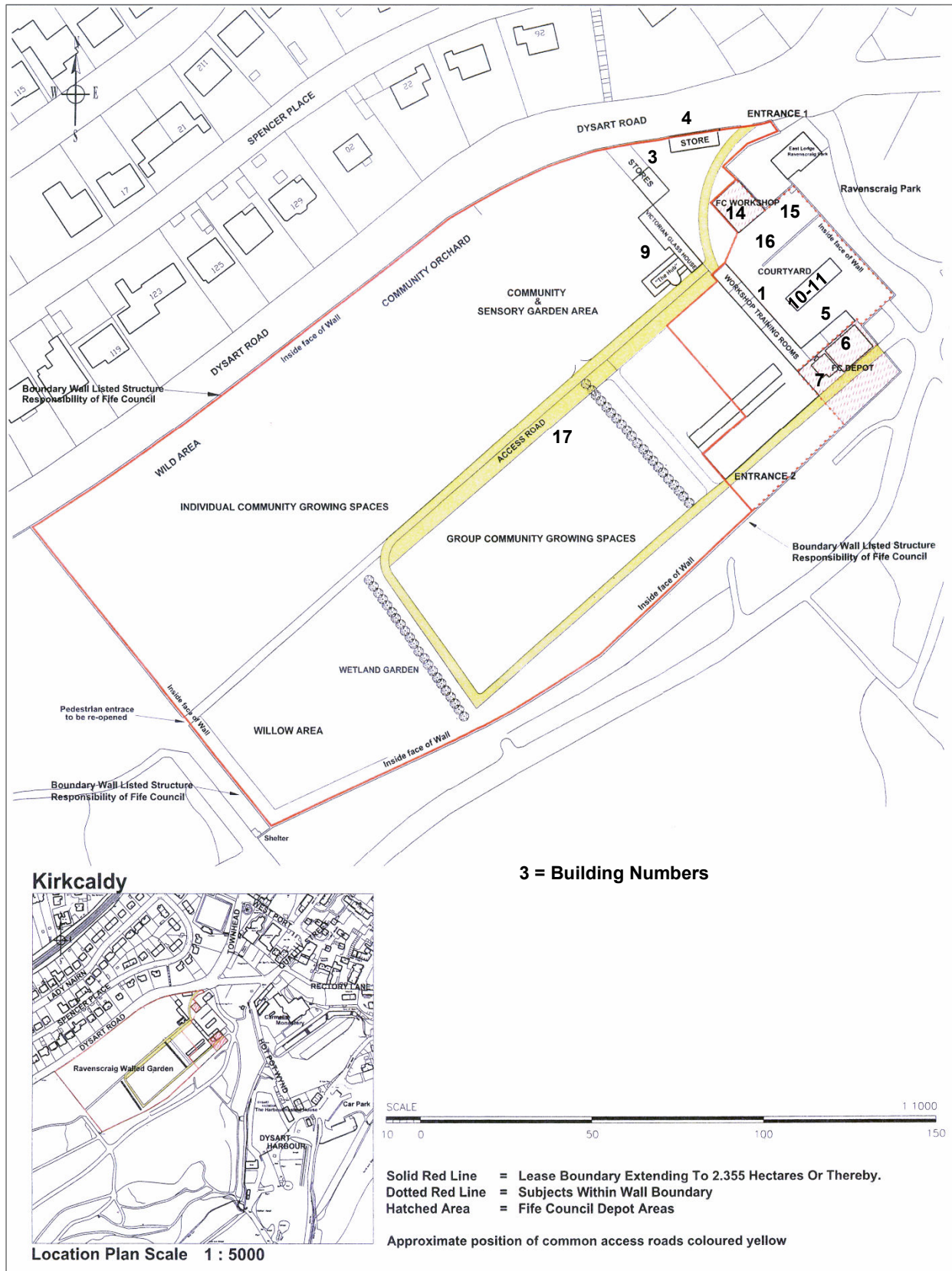


Fig. 5: Plan of garden showing currently leased area boundary in red.

There is one main rectangular walled garden, with an area of access, parking, buildings and smaller walled enclosures to the east, some of which are not accessible on grounds of safety.

There is a water supply, but electrical power and gas supplies have been disconnected.

The site is included in the Inventory of Gardens and Designed Landscapes held by Historic Environment Scotland as part of Ravenscraig Park. The boundary walls are a Category B Listed Building, as are two derelict stores, Buildings 3 and 4. The site is adjacent to an area of Regional Archaeological Importance and the Dysart Conservation Area.

2.3 Current Activities & Responsibilities

2.3.1 Fife Council (FC)

The whole site is Common Good land, managed by Fife Council, with Parks, Streets and Open Spaces the responsible department.

The Council retain full responsibility for part of the site, including most, but not all, of the walls and buildings. In the southeast corner of the site, the Council maintains a service yard used occasionally to support maintenance activities in the Park.

A number of Council services have supported the development of community activities at the Walled Garden. The enhancement of facilities, especially for training, could support the Council's wider policy of enabling community growing across Fife, and in providing employment training.

2.3.2 Kirkcaldy Community Gardens & Allotments (KCGA)

KGCA is a community interest company run by its members on a voluntary basis. KGCA lease 2.355 Ha, or 90%, of the walled gardens from Fife Council (*Fig. 5*) and manage the whole of the growing area within the main walled garden.

Alongside 58 individual allotments, there are several plots and an area of raised beds provided for use by community groups and schools, a community orchard with 80 fruit trees (established and maintained by GK), a managed willow area, various flower beds and grassed areas.

2.3.3 Greener Kirkcaldy (GK)

Greener Kirkcaldy is a charity and company limited by guarantee, which employs staff to work alongside a larger number of local volunteers on a range of environmental and social projects in the town.

GK works with KCGA in Ravenscraig Walled Garden, together with the Council and stakeholders to deliver cultural, environmental, social and economic benefits for people of Kirkcaldy and Dysart.

GK has a focus on providing horticultural training, managing the orchard and running events to engage the local community in the Garden, including annual Apple Day and Wassailing events. These activities are currently delivered with minimal facilities at the Gardens, which restricts their amount, range and timing. The charity is already running a popular pilot employability project, offering volunteering, work experience and accredited training. With improved facilities, they would be able to extend this, and also to offer a wide range of courses and workshops to the public, community and school groups.

Greener Kirkcaldy is developing a Food Hub project in Kirkcaldy, aiming to deliver skills and knowledge in food growing, cooking and health to a disadvantaged community.

“The Food Hub idea is to create a place where folk can come together to grow, cook, eat and learn; with the aim of reconnecting people to where food comes from and increasing access to local food.”²

The Food Hub project comprises two elements – a training and outreach facility in the town centre focusing on cooking skills, and a centre focusing on growing skills at the Walled Garden. The organisation is in the process of purchasing a town centre property from Fife Council for the cooking hub, while the corresponding development of training in growing at Ravenscraig requires significant improvements in facilities there.

2.3.4 Stakeholders

The three principal project partners engage with a variety of other community organisations in developing and delivering activities, especially in those concerned with the community, social and health benefits of gardening and horticulture.

2.4 Previous Reports and Works

There have been a number of reports commissioned by Fife Council to enable the partial community use of the gardens, which informed enabling works by them.

In October 2009, Fife Council carried out a Condition Survey and in November 2009 an Asbestos Register.

In 2009–10 Fife Council carried out clearance and preparation works using trainee labour. The heritage greenhouse was safely enclosed and 1,500m² of industrial glasshouses were demolished. Mature trees were thinned, buddleia cleared and litter gathered from across the site. Sixty allotment plots were created, covering around two-thirds of the site.

In 2010, Fife Council commissioned a Feasibility Study and Condition Survey³ of the

² Greener Kirkcaldy Annual Gathering 2014

³ Ravenscraig Walled Gardens, Kirkcaldy Feasibility Study and Condition Survey, City Design Cooperative, 2010, can be downloaded from http://greenerkirkcaldy.org.uk/stuff/CDC_Walled Garden_May2010.pdf

Ravenscraig Walled Garden, which provided the following:

- Review of Condition Survey provided by Fife Council dated October 2009
- Condition survey of boundary wall of the walled garden
- Condition survey of utility services
- Proposed building strategy
- Estimated costs for proposals

The 2010 report provided a planned basis for the use of the Walled Garden by the community to become established in the short-term, as well as setting out a long-term strategy. For clarity and continuity, in this 2016 report we use the numbering system to identify buildings that was established in the 2010 report by City Design Cooperative. Since that study, buildings 2, 8, 10 and 11 have been substantially demolished.

In 2015 a Business Plan for the Greener Kirkcaldy Food Hub⁴ was prepared, which included a training site at Ravenscraig Walled Garden.

2.5 Purpose of the Report & Methodology

This report was commissioned by Greener Kirkcaldy, in partnership with Kirkcaldy Community Gardens & Allotments and Fife Council, to give an up-to-date assessment of the condition of the site and create a masterplan, through stakeholder consultation, for its full redevelopment as a community growing facility.

In commissioning the report, it was recognised that:

- the establishment of community growing over the last five years has proven to be a success
- the partnership of organisations was an effective management framework
- the site has considerable potential to deliver more benefits for the community by reclamation of areas that remain derelict, and other improvements
- the condition of the buildings, walls and unmanaged areas is progressively deteriorating, with consequential loss of heritage value, increased hazard, and that the costs of any repairs and re-use would as a result only increase over time.

The aims of the project are:

- to conserve the historic significance of the site
- to enhance public appreciation of the site's heritage
- to improve physical access to the gardens
- to be of benefit to a wider public, by broadening the opportunities for engagement in growing activities
- to sustain the current allotment use, recognising the needs of security, while providing safe and appropriate storage and administration facilities for KCGA
- to bring the whole site into a safe and functioning condition through repairs, demolitions and enhancements

⁴ Business Plan for the Greener Kirkcaldy Food Hub, Alan Caldwell Associates, January 2015

- to provide facilities for training and outreach activities
- to sustain the FC maintenance yard and enhance the relationship between the Walled Garden and the Public Park

The consultant team includes RIAS accredited Conservation Architects, Landscape Architects, Engineers and Quantity Surveyors, with experience in community partnership projects, historic sites and growing spaces.

This masterplan was developed through a participatory process, guided by the 3-partner Steering Group, informed by technical site inspections, stakeholder consultations and precedent community growing projects, and validated through public consultation. It includes a delivery plan with costed proposals and a suggested new legal tenure arrangement and organisational structure.

This report builds on the original 2010 Feasibility Study, updating it to reflect 6 years of experience of partial community use, and in the current context of conditions on site and the organisations involved.

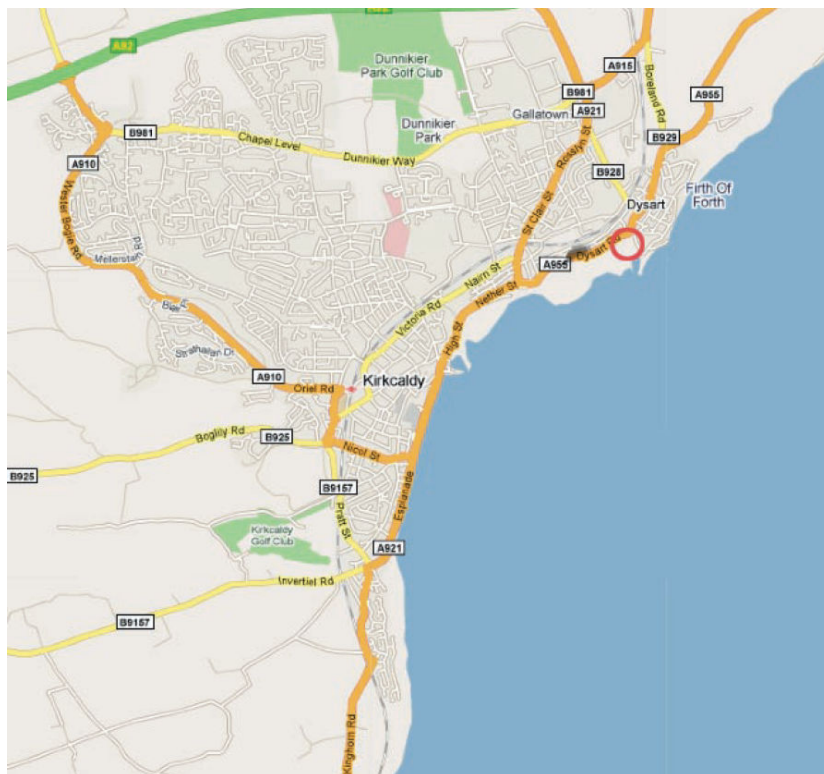


Fig.6: Project location in Kirkcaldy.

3. CURRENT CONDITIONS

3.1 Site Description

3.1.1 Location

The site is defined by the external boundary wall of the Walled Garden complex.

Address:

Ravenscraig Park, Dysart Road, Kirkcaldy, Fife, KY1 2TA

The Gardens are at NGR: NT301929

3.1.2 Size

The site comprises approximately 260,000m², currently including:

Leased Area:

- 6000m² individual growing areas
- 2800m² community growing areas
- 1200m² community orchard
- 9000m² wild and other garden areas
- 200m² historic greenhouse 009, unsafe and fenced off
- 150m² derelict and unused historic ancillary buildings (3 & 4)
- 800m² access & parking areas
- 820m length of masonry garden wall

Unleased Area:

- 1800m² derelict ground with remnants of former greenhouses, 2, 8, 10 & 11
- 120m² Fife Council workshop building, unused & inaccessible
- 200m² derelict ancillary buildings, unsafe, some heritage interest
- 600m² Fife Council Yard
- 50m² converted shipping containers, providing temporary accessible toilet & storage for the community

3.1.3 Ownership & Tenancy

Ravenscraig Walled Garden is Common Good property, in the care of Fife Council Parks, Streets and Open Spaces Service, Main Gate Lodge, Beveridge Park, Kirkcaldy, Fife KY2 5PQ.

The part of the site indicated on *Fig. 5* is leased by KCGA. This excludes the boundary walls.

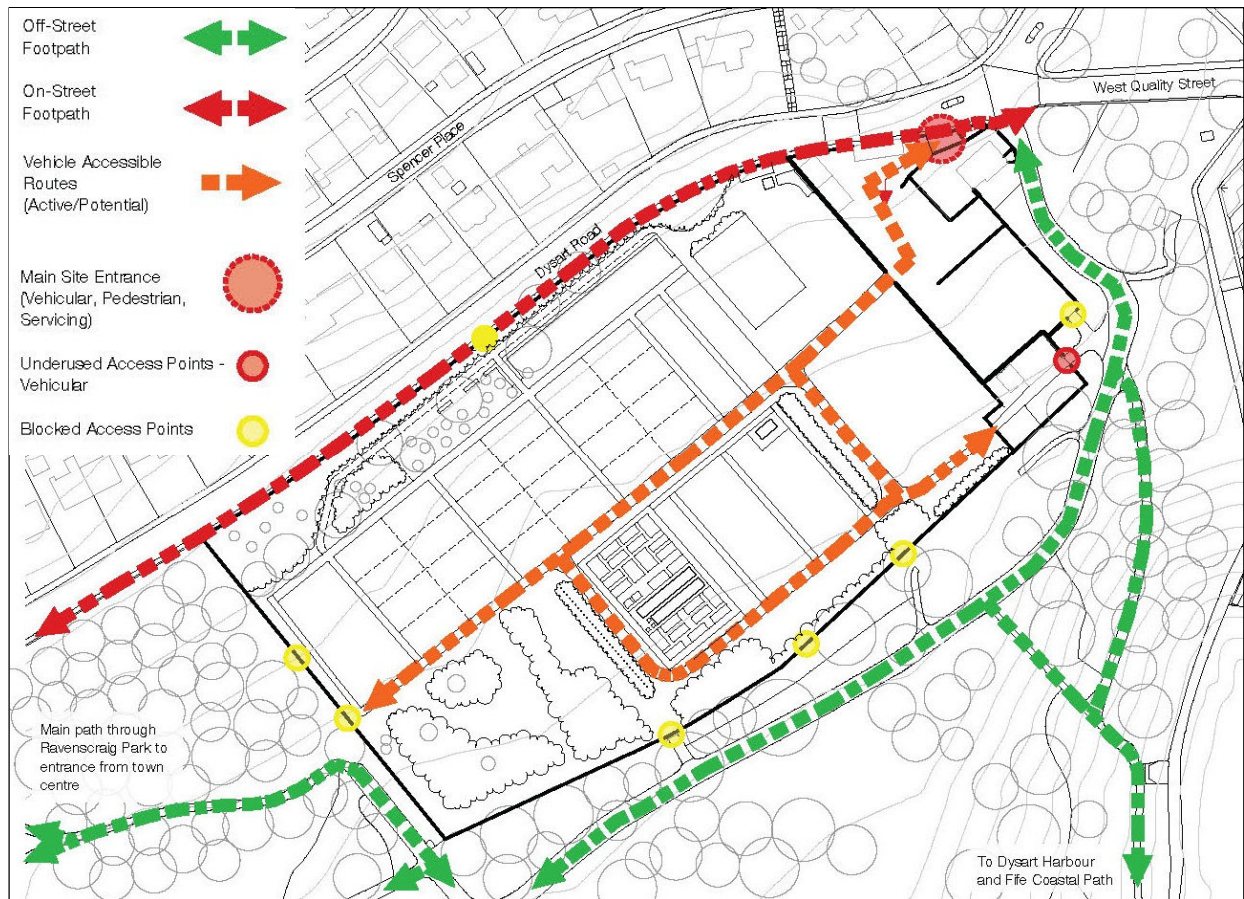


Fig. 7: Existing Access Analysis



Fig. 8: Under-used Area

3.1.4 Neighbouring Uses

To the north the site is bounded by a public road, Dysart Road.

To the south, west, and half of the east, the site is bounded by the Ravenscraig Park, a public park maintained by Fife Council.

To the north east, the site is bounded by a private house, East Lodge, which is a tenanted property, owned by Fife Council. The boundary condition could be improved to enhance mutual privacy.

3.1.5 Access

a) Current Site Access

There are two entrances currently in use at the site.

The main entrance for vehicles and pedestrians is from Dysart Road, where the junction is awkward due to the road geometry, changes in level and proximity of the East Lodge. The historic entrance has been increased in width to ease ingress and the road speed will soon be reduced to 20mph, which will also improve safety.

Dysart Road has a bus stop located near this entrance, which facilitates access by public transport.

Adjacent to the east of this entrance, there is a public entrance to Ravenscraig Park through a historic gateway. This route provides restricted vehicular access to the park for Fife Council, and off this route there is an entrance into the site where Fife Council have their maintenance yard.

b) Disused Site Access

There are numerous disused entrances to the site (Fig. 8), including:

- 3 blocked wide historic gateways to the east, north and south
- 5 blocked pedestrian gateways to the west and south, of mixed age

3.2 Heritage

An understanding and appreciation of the heritage character and value of the Ravenscraig Walled Garden site is a strong influence on its future development.

3.2.1 Site History

The history of the park is linked to the histories of Ravenscraig Castle and Dysart House, of which the park originally formed pleasure grounds and the walled garden provided food. A date-stone, 1588, in the Walled Garden may be a re-used fragment from an early house.

Many of the current walks and rides were established by 1828 when a plan clearly shows

a series of spaces still recognisable today, cut out of a woodland structure. These include the Walled Garden, Arboretum and an open field (later called Three Trees Park) which now contains the Bowling Club. The area around Ravenscraig Castle is also clear of woodland planting, the castle thus appearing as an object or folly within the designed landscape.

In 1929 the pleasure grounds and walled garden were given to the parish of Kirkcaldy, for use as a public park. In the same year, Dysart House and garden were sold to the Carmelite Order and remain in their possession today. Public park use has inevitably changed the nature of the former policies since that time.

It is unclear exactly when the walled garden was constructed. A map from 1832 (*Fig. 9*) shows some of the buildings and the old pond, but no perimeter wall is recognisable, while a map of 1828 indicates the Walled Garden is surrounded by pathways or possibly a wall.

Building 003 is clearly recognisable on the plan. It is believed to date back to the 1750's and is the oldest still remaining building. The 1828 map also shows a second building to the south of building 003 but this seems to have disappeared again 4 years later. However current block No 005 seems to have replaced this original building. It is not shown on the 1832 map but appears again on a map of 1854. Another notable feature shown in the 1832 map is a pond to the west of the present Walled Garden.

The garden changed dramatically between 1832 and 1854 (*Fig. 10*). Building 003 was extended to the south. Buildings 001, 004, 005, some smaller ancillary buildings and perimeter wall, defining the Walled Garden to this day, were built. The Garden itself was split into two clearly defined sections.

A formal layout with a roundel at its centre was chosen for the area adjacent to the new buildings. While the area further back, and separated by a row of trees, was more informal and contained the pond and presumably an orchard. The Garden could be entered either from Dysart Road, through a gate east to Building 005 or through 2 gates within the Garden Wall.

A small shed located in the centre of the garden to southern boundary was also added in those years.

By 1894 (*Fig. 11*) the extension to building 003 had been demolished again. Glasshouses were added to the back of Buildings 001 and 005 and in the centre of the L-shape. The roundel had moved from the east part of the garden to western half and pond had completely disappeared. Even though the pond has disappeared, its location can be identified, with the area still quite damp.

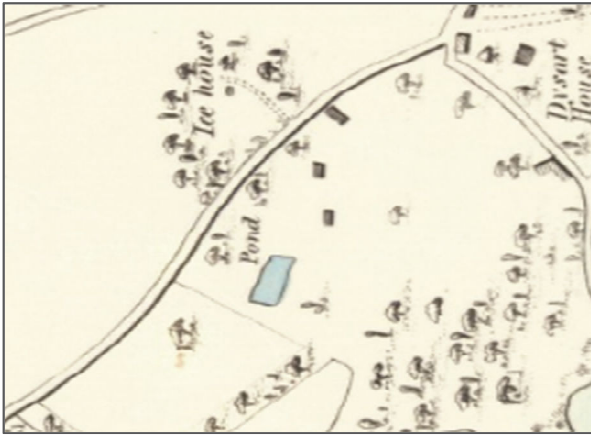


Fig. 9: 1832



Fig. 10: 1854

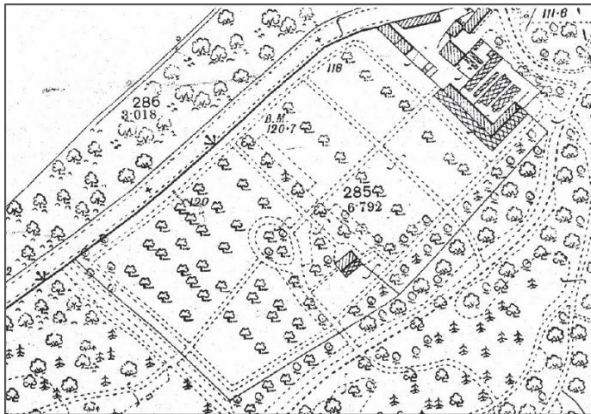


Fig. 11: 1894



Fig. 12: 2009

All entry points were still open and the little shed in the centre of the garden was added to with a glasshouse.

Around 1932 the buildings and its garden were acquired by the Council and turned into a Plant Nursery providing spring and summer bedding plants for Central and East Fife (Fig. 12). In 2005 it still produced 500,000 plants employing four staff. It closed due to the high operational costs, including increases in gas and repair costs.

Some of the glasshouses and buildings deemed in a dangerous condition were demolished.

3.2.2 Heritage Designations

a) Designed Landscape

Ravenscraig Walled Garden is included in the Inventory of Gardens and Designed Landscapes held by Historic Environment Scotland, as part of Ravenscraig Park. The reason for Inclusion is recorded as:

*'A remarkably intact core of an 18th century designed landscape, incorporating a 16th century Christian pilgrimage site, a public park which opened in 1929, picturesque private and public sea walks. The 18th century parkland included a pre-enclosure landscape associated with Ravenscraig Castle and the town of Dysart.'*⁵

Formerly the policies of Dysart House, built to replace Ravenscraig Castle, the Park boasted a large walled garden and was connected with Dysart House by two bridges over Hot Pot Wynd. Dysart House and policies were purchased from the 5th Earl of Rosslyn in 1896 when he was bankrupted, the new owner donated the policies to the town in 1929, at which time the W (and probably the E) gates were reconstructed.

Historic Environment Scotland's description of the landscape components refers to the walled garden:

'Dysart House's Walled Garden lies to the west of Hot Pot Wynd, in the north-east corner of Ravenscraig Park. It is roughly rectangular with rubble walls and contains a range of post-1914 glass-houses.'

b) Listed Buildings

The Ravenscraig Park Boundary Walls, Railings and Gates, including Buildings 3 and 4, are a Category B Listed Building (Ref:45545), described as:

19th century enclosure walls incorporating earlier (possibly 16th century) sections. Random and coursed rubble with flat and semicircular ashlar coping.

NW GATE: reconstructed 1929 (see Notes). Quadrant walls with pyramidal-coped, square-section ashlar gatepiers.

NE GATE: probably reconstructed 1929. As above but with low wall and inset decorative cast-iron railings to W, and gas lamp bracket retained on W pier.

⁵ An Inventory of Gardens and Designed Landscape, Supplementary Volume 3. Fife

SE (RAVENS CRAIG NURSERY) GATE: older sandstone ashlar gatepiers with tall pyramidal-cope. Nearby blocked pedestrian gateway with carved stone over lintel, shield flanked by initials 'IF' and 'SI', and dated 15(?)88.

c) Other Designations

The site is adjacent to, but not within, an area of Regional Archaeological Importance and the Dysart Conservation Area.

3.2.3 Heritage Significance

The Ravenscraig walled garden is typical of its type – a large area of south-sloping ground enclosed by high masonry walls, with some ornamentation of the entrances and containing a range of structures associated with horticultural use. There are no features that are of unusual quality or design, and some typical features of more complex sites, such as greenhouses with wall-heating systems or picturesque design elements, are not found at Ravenscraig.

The history of changing patterns of use of the gardens has influenced this character:

- originally a highly staffed private garden providing produce for the aristocracy in an adjacent dwelling
- then a regional horticultural centre providing municipal amenity planting distributed to a wide area
- now a growing area and environmental space for the well-being of the local community.

While this has added social significance, the associated physical changes have eroded some of its architectural authenticity. The main heritage significance of the site, as noted in the statutory descriptions, is in the role the walled gardens have as part of a wider designed landscape within the social context of the local area.

In this respect, the current situation can be assessed in terms of attributes that reinforce or degrade this significance and this has been used to inform the Masterplan strategy.

The significance of the site has been assessed based on the following criteria;

- A *of exceptional significance*
- B *of considerable significance*
- C *of some significance*
- D *of little significance*
- E *detrimental to significance*

Table 3a: Significance Matrix		
<i>Category</i>	<i>Level</i>	<i>Description</i>
Landscape	B	The site forms an important formative constituent of a wider designed landscape that is popularly appreciated by the public. The value of this is reduced by the low visual presence of the gardens from the public realm and the lack of interpretation.
Architectural	C	The site retains considerable original fabric and some features of typical historic character, though this value is reduced by poor physical condition and previous inappropriate repairs and alterations.
Townscape	B	The north wall forms a significant townscape element on Dysart Road, defining the townscape break between the towns of Kirkcaldy and Dysart. This is reduced by the poor quality of the current main entrance off this road.
Historical	C	There are no special historical events associated with the site, but its creation and subsequent change in ownership is of local historical significance.
Social	C	The site is valued by the community as a common good property, and there are enduring individual associations of former staff from its time as a Council horticultural centre.
Archaeological	D	The site has no recorded archaeological interest.
Artistic	D	The site has little artistic interest.

3.3 Current Conditions

The site comprises a diversity of spaces, walls and structures in a range of conditions. Most of these were assessed and described in detail in the 2010 condition report. This report does not repeat that detail, but provides an update to that assessment in an overview condition description below and estimates the cost of recommended works which are described in detail in Appendix 2.

The condition classifications given below (good, moderate and poor) are broad terms to give a general assessment, but it should be recognised that all areas will include local parts of different condition.

The majority of the outside spaces are used and managed by the community and are accessible and in good, productive use, though improvements could be made. There are significant areas, mainly outside community control, which are derelict and deteriorating.

The walls that enclose and divide the gardens and spaces are generally in poor condition having been poorly maintained and having had inappropriate alterations.

The buildings are mainly derelict, with some having been removed since 2010. The only buildings in use are a wooden garden shed and a metal container toilet, which were provided by the community themselves.

3.3.1 Condition of Spaces

Table 3b: Spaces Condition Summary					
Space	Size m ²	Description	Condition		
			Good	OK	Poor
Entrance	800	An irregular public space with buildings in hazardous condition. Not a safe & well-oriented reception space.			
Main Garden	25,000	Well-managed allotments & community growing and wildlife areas, but marred by some derelict areas.			
Courtyard	900	The courtyard is overgrown by plants and contains buildings that are derelict and dangerous.			
Fife Council Yard	120	This area is a functional but unattractive, with an industrial metal fence and several derelict buildings.			



Fig. 13: Entrance area, 2016



Fig. 14: Courtyard with former greenhouses, 2016



Fig. 15: Main Garden: community growing area, 2016

3.3.2 Condition of Walls

Table 3c: Walls Condition Summary					
Wall	Size, m. (L x H)	Summary description	Condition		
			Good	OK	Poor
North Boundary	240 x 1.7-3	Sandstone coped rubble wall retains 1-2m ground. 1 blocked archway, 1 large crack, largely cement pointed.			
West Boundary	108 x 3-4	Sheltered sandstone coped rubble wall. 2 blocked doorways, some defects, remnants of original harl.			
South Boundary	224 x 2	Low, unattractive rubble wall, concealed by planting. Minor defects, 2 blocked doorways & 1 gateway.			
East Boundary	105 x 0.7-3.5	Rubble in several sections, numerous defects & disused historic gateway. FC service yard entrance.			
Garden East	95 x 3-4	Rubble extended in brick. Derelict buildings abutting. A large section is engulfed in vegetation.			
Courtyard North	30 x 3	Rubble, partly retaining ground. Modern alterations in poor condition.			
FC Yard North Wall	24 x 4	Historic, buildings abutting both sides. Blocked historic gateway to the east.			



Fig. 16: West Wall from public park with blocked gateway into main garden, 2016



Fig. 17: East wall of the main garden, overgrown and derelict, 2016



Fig. 18: 16th C. armorial panel

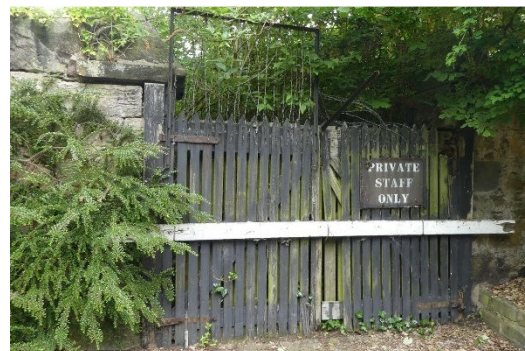


Fig. 19: Blocked 17th C. gateway

3.3.3 Condition of Buildings

Table 3d: Buildings Condition Summary					
Building	Size	Description	Condition		
			Good	OK	Poor
1 Potting Shed	150m ²	Now beyond economic repair. Should be demolished.			
2 Greenhouse	–	This building has been demolished since 2010.			
3 Stores	110m ²	Historic masonry, roof partially collapsed. Derelict & hazardous, should be restored to use.			
4 Open Store	60m ²	Historic building in derelict & hazardous condition, some temporary propping. Should be restored.			
5 Office	80m ²	This masonry structure has become derelict and hazardous since 2010, but could be reinstated to use.			
6 Tractor Shed	90m ²	This modern building is in fair condition, but is inappropriate to the site and should be replaced.			
7 Boiler House	20m ²	This modern brick building with sunken floor, is redundant, derelict and should be removed.			
8 Greenhouse	–	This building has been demolished since 2010.			
9 Victorian Greenhouse	150m ²	Deteriorated since 2010, now derelict and dangerous. The masonry base could be retained.			
10 Greenhouse	–	This building has been demolished since 2010.			
11 Greenhouse	–	This building has been demolished since 2010.			
13 Shed	10m ²	Derelict and should be removed.			
14 F.C. Store	100m ²	This building is inaccessible and unused.			
15 W.C.	5m ²	Converted container providing toilet facilities.			
16 Store	5m ²	Metal container currently disused.			
17 G.K. Shed	10m ²	Timber shed facilities for Greener Kirkcaldy			



Fig.20: Boiler House & FC Tractor Shed



Fig.21: Toilet and Store containers



Fig.22: Victorian Greenhouse



Fig.23: Building 3 – historic outbuilding

3.3.4 Condition of Services

a) Water

There is mains water supply to the site, with a toby off Dysart Road. This has been extended partly into the site by the community for use in the gardens.

b) Electricity

There is a disconnected electricity supply to the site, off Dysart Road into Building 3. None of the distribution within the site is in safe condition.

c) Gas

There is a disconnected gas supply to the site, off Dysart Road adjacent to Building 3. None of the distribution within the site is in safe condition.

d) Communications

There are no communications supplies to the site.

e) Drains

There are drains on site, though the distribution is not recorded. The temporary w.c. connects to drains via the neighbouring residential property, while the disused w.c. in derelict building 5 connects to drains running through the park to the south east.

3.3.5 Health & Safety

A detailed health and safety assessment was not undertaken as part of this report, but several risks are clearly apparent in the current arrangements and these have been notified to Fife Council. The table below summarises these, distinguishing between those in areas accessible to the public and those in restricted access areas.

Table 3d: Known Hazardous Conditions				
<i>No.</i>	<i>Risk</i>	<i>Description</i>	<i>High</i>	<i>Low</i>
1	Hazardous Buildings	Entrance Buildings 3 & 4 present a significant danger of falling material and are currently publicly accessible. There is significant risk of damage heritage value.		
2	Hazardous Buildings	Building 9, the Victorian Greenhouse, presents a danger of falling material, but is largely inaccessible to the public. There is some risk of damage heritage value.		
3	Hazardous Buildings	Buildings 1 and 5 are derelict and dangerous, but are largely inaccessible to the public. There is some risk of damage to heritage value.		
4	Hazardous walls	All the walls present a minor risk of falling material, both within and outside the public realm.		
5	Hazardous Services	The condition of the exposed electrical and gas services is poor, though these supplies are understood to be disconnected. These are in public areas.		
6	Debris	There are areas of debris, including broken glass from former greenhouses, within the public areas.		
7	Access	The entrance area is poorly designed with shared vehicular and pedestrian access. The surfaces are uneven and unlit, with no signage. Vision at the road junction is restricted.		

4 DEVELOPMENT STRATEGY

The 2010 report set out a strategy for the community use of the gardens which proved a successful basis for the lease and management of part of the site by KCGA. Much of the approach set out in that report has been validated by the subsequent 5 years of practical experience, but some circumstances have changed, the capacity of the community partnership has broadened with the introduction of Greener Kirkcaldy and the objectives of what community benefits can be delivered on the site have grown with that experience and the changing local needs.

4.1 Increasing Community Outcomes

Currently there are 58 allotments on the site and 6 community groups providing opportunities for an estimated 200+ people to gain skills and produce food through activities on the site, and around 300 visitors from the general public on open days.

Beneficial outcomes can be increased and made available to a larger part of the community by bringing the whole site into productive use and by developing activities targeted to four themes:

Growing

- *a broader range of growing activities and experiences for the whole community*
- *working in partnership with the town centre Food Hub to signpost opportunities*

Learning

- *inter-generational learning opportunities*
- *structured learning for groups with special support needs*
- *employment-enabling skills training*
- *working with schools*
- *supporting other community growing projects in Fife*

Health & Wellbeing

- *nutritional value of fresh and varied food*
- *physiological benefit of the fresh air and physical activity involved in growing*
- *psychological benefit of physical activity, natural environments, social interaction and skills development*
- *financial benefit of reducing dependency on buying food, and the opportunity to exchange and sell excess produce.*

Community Resilience

- *increasing the number of people involved in community activity*
- *deepening the network of public and third sector bodies*
- *removing the uncertainty of the current unsustainable site condition*



Fig: 24: Site Masterplan

- | | |
|--|--|
| ① Existing Buildings / Structures to be retained and refurbished | ● Heritage Display / 'Window' Locations |
| ② Proposed New Building | ⚙ Proposed Vehicle Entry Points |
| ③ Visitor Parking Area | ⚙ Proposed (Managed) Pedestrian Entry Points |
| ④ New 'Greenwall' Edge / Screen | ● Proposed Tree Planting |
| ⑤ 'Reception Zone' : (Pedestrian Space) | ● Existing Mature Trees |
| ⑥ 'Public Courtyard' : (Pedestrian Space) | ● Existing Communal Orchard Area |
| ⑦ Vehicle Service Access & Plot Holder Access (As required) | ■ Allotment Areas (Individual plots) |
| ⑧ Flexible Events Space | ■ Grass Areas (Existing / Proposed) |
| ⑨ Quiet Communal Space | ■ Communally managed shrub/herbaceous/habitat planting |
| ⑩ Proposed New Communal Growing Area | ■ Gravel Surfaced (Paths / tracks) |
| ⑪ Storage, Composting etc. (Focused along north facing wall) | ■ Hard Surfaced Area (Vehicular / Shared / Pedestrian areas) |
| ⑫ Pond, Wetland, Willow Coppice: Improved Habitat Area | ■ Public Realm / Pedestrian Surfaces |
| ⑬ Destination Shelters | — Proposed Hedge |
| ⑭ Existing Communal Growing Area | — Existing Hedge |
| ⑮ Disabled Parking Spaces | — Proposed Green Wall |
| ⑯ Growing Area | |

4.2 Sustaining Heritage

Consideration of heritage must be an integral element in a strategy for the use and development of this site. Equally, an appropriate approach to heritage will ensure that the site's heritage significance is sustained for future generation through the active and economically viable use of the full site.

4.2.1 *Conservation Strategy Principles*

The heritage strategy is based on the following four principles:

1. The site's distinctive form and role within the wider designed landscape should not be diminished, and its presence within the Park enhanced.
2. The site's main sequence of spaces should be sustained and their individual character heightened.
3. The individual buildings and walls have a history of physical change to suit varying needs through time, and this pattern can be carried through in the redevelopment with appropriate sensitivity.
4. Use of the site by the community is part of the social heritage narrative of the site and changes to accommodate their needs are part of the site's living history, while sustaining the marks of past use.

4.2.2 *Heritage Delivery Plan*

The strategy will be delivered through the following 7 actions:

1. ***Repairing key historic elements:*** The listed boundary walls, Buildings 3 and 4 should be repaired with appropriate materials and brought into good order.
2. ***Improving access:*** Former gateways should be reinstated where appropriate for security. Signage should be improved. Hazards and barriers should be removed.
3. ***Enhancing appreciation.*** Surrounding planting should be trimmed back to enhance the Gardens visual presence in the public park. Blocked openings should be used to create 'windows' into the Gardens. There should be a public display of the site's heritage interest.
4. ***Removing the inappropriate.*** Derelict and inappropriate modern elements within the site should be removed.
5. ***Ensuring maintenance.*** A cyclical maintenance plan should be developed for the site to ensure it is maintained in good order.
6. ***Enabling use.*** The spaces and buildings should be adapted sensitively to ensure that viable new use of the site is sustained. New buildings, where required for this purpose, should be designed appropriately for the site and contemporary use.

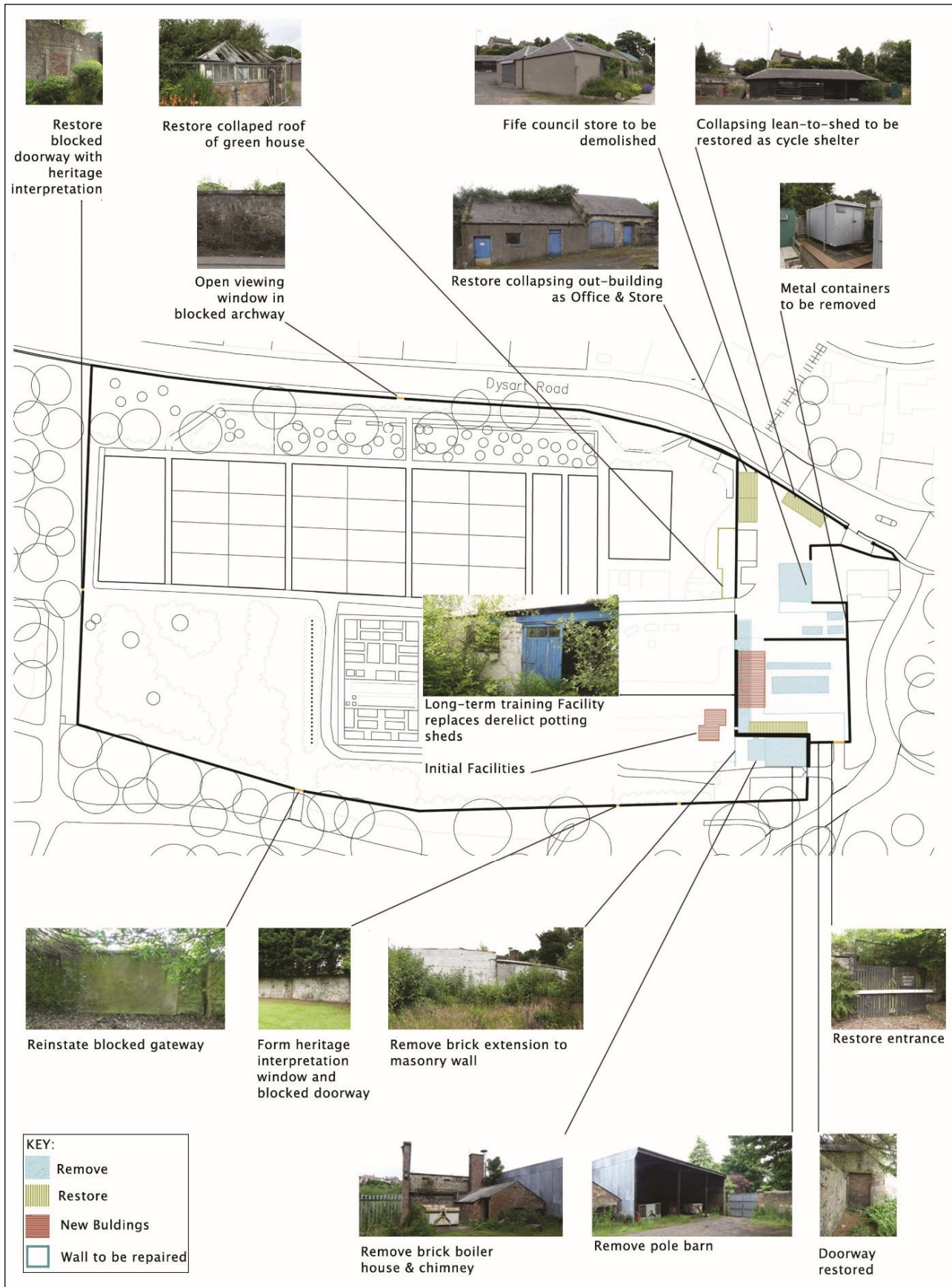


Fig: 25: Heritage Strategy

4.3 An Inspiring & Functional Landscape

The site will have many different kinds of users – long-term allotment tenants, regular community group staff and volunteers, Fife Council parks maintenance staff, organised groups on training courses, and general members of the public. Enabling the site to be used successfully requires a clear series of differentiated spaces, suited to their individual purpose and linked in a coherent and efficient manner.

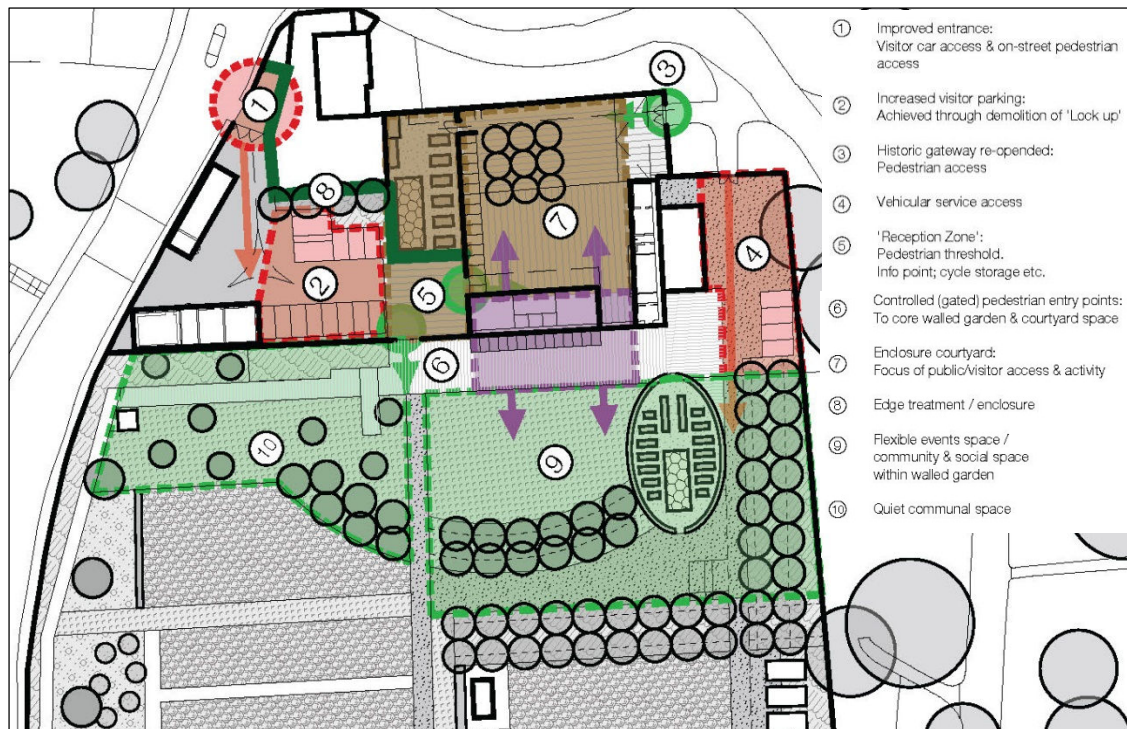


Fig. 26: Space & Circulation Strategy

4.3.1 Entrance

The entrance sequence should be different for different users:

- **Allotment users** should be able to visit their allotments easily without disturbing learning groups. There should be car access into the main garden for people with disabilities and controlled access into the gardens for deliveries.
- **Fife Council staff** should be able to access their yard without engaging with or conflicting with access by the public or allotment users.
- **Training Groups** should have a clear entry point and route that is separate from that used by FC staff and allotment users.
- **Service vehicles** and deliveries to the allotments should be controlled and be separate from public access.
- **The public** should have controlled entry to areas of public display, separate from allotment and service access.

Several points of entry to the site will manage these entrance sequences to ensure flexibility, clarity, safety and security. There should be clear and attractive signage.

4.3.2 Growing Spaces

The main garden should be enhanced by:

- removing inappropriate trees and hedges
- relocating storage bays and structures to along the south boundary wall, which is shady and accessible to vehicles
- managing the cyclical cropping of willow for craft use
- removing vegetation that is damaging walls
- removal of derelict buildings and relocation of the FC yard fence

This will make available around 25% more space for growing, enabling increased activity by user groups.

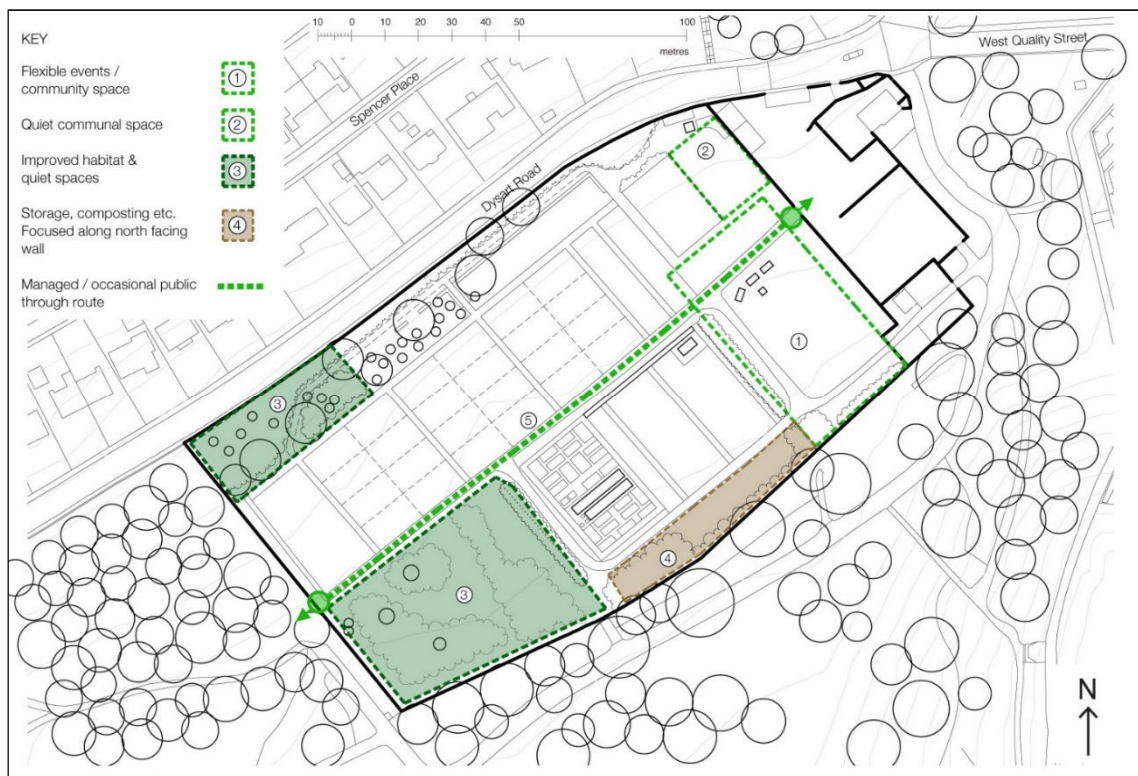


Fig: 28: Habitat & Storage Strategy

4.3.4 Biodiversity

The areas of the main garden that are currently actively managed wilderness for wildlife habitat value should be sustained and augmented by new planting in areas cleared of dereliction. A new wetland habitat should be created on the site of the former pond to enhance biodiversity, with a suitably safe perimeter for toddlers.

There should be new bird and bat boxes, and 'bug hotels' for invertebrates, delivered as volunteer and educational activities. The new buildings should be used as opportunities to enhance habitat.

Enhancing habitat can contribute to sustainable strategies for pest control in the growing areas, while providing opportunities for training and education.

4.4 Better, Safer Facilities

At the moment only the temporary buildings are in a safe and useable condition. Development of the site will see all structures and services brought to a safe and functional condition.

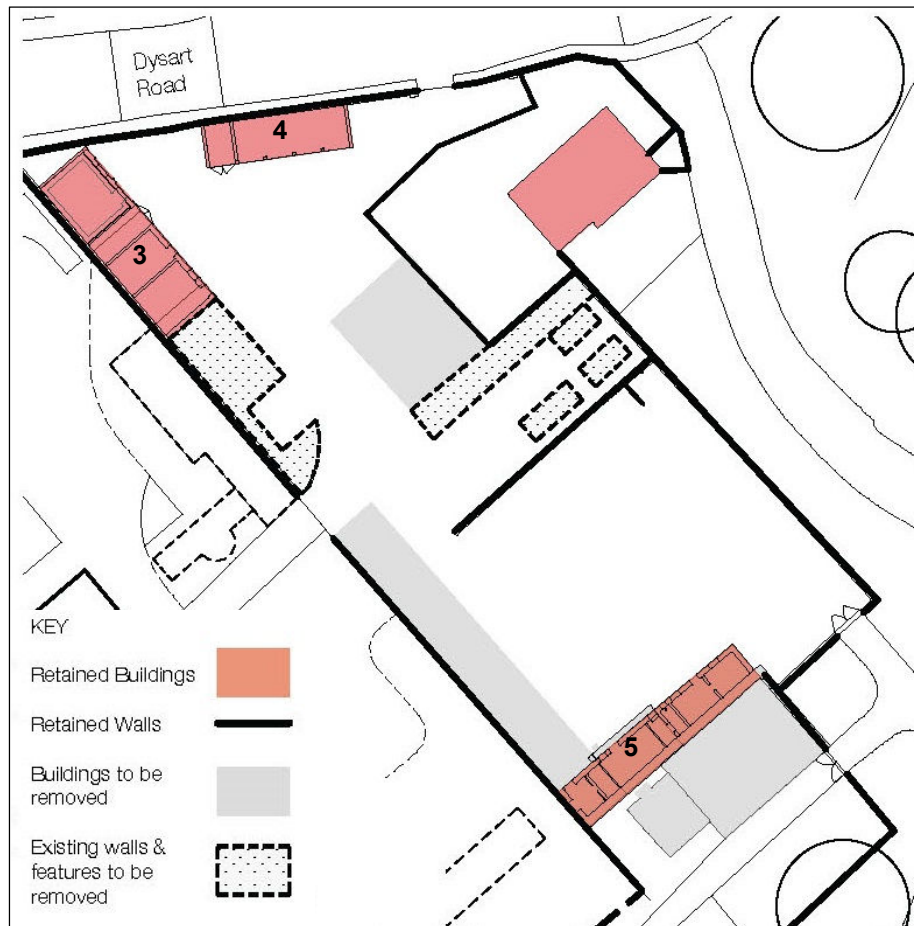


Fig: 39: Buildings Demolition Strategy

4.4.1 Existing Buildings

Buildings 1, 6, 7, 14, 15 & 16 are derelict and/or inappropriate or beyond economic repair and will be demolished. The masonry base to Building 1 could be retained to form a semi-enclosed area, while the upper derelict timber structure is removed.

Building 3, a derelict historic arched masonry structure, should have its historic fabric restored and the interior re-fitted to form new administration and storage facilities for Kirkcaldy Community Gardens and Allotments. This will enable the group to have a secure presence on site for management of the allotments, and for meetings of members and other stakeholders. Located adjacent to the entrance parking area, it will be a 'front-of-house' public face for the group, enabling them to improve and expand their activities.

Building 4, a derelict historic open-sided store, should be restored to use as a cycle parking area. This covered space is within the entrance parking area and would be well-suited to improving facilities supporting active travel by visitors.

Building 5, is a historic lean-to masonry structure on the south side of the Learning Courtyard. The building is currently derelict but not beyond re-use. It should be restored and fitted out to provide storage and support facilities for the training activities in the courtyard. The limited size and basic construction of this row of rooms does not lend them to use as learning or administration spaces, but they will work well as storage and preparation facilities in support of outside activities.

4.4.2 Existing Walls

All the walls should be comprehensively repaired. The brick extensions to the main garden east wall should be removed and its masonry head reinstated. Infilled brick doorways should be reinstated to use, where this would conform with access and security strategies.

The walls are a dominant feature which defines the walled gardens. Having safe and attractive garden walls is a key element of restoring the gardens to full use.

4.4.3 New Buildings

New buildings are needed to create appropriate environments for learning, to support activities of the staff and volunteers and to manage the site in a safe and legal manner.

The entrance courtyard should have buildings around its perimeter to support learning, including:

- storage for gardening activities and for maintenance
- a teaching room large enough to accommodate a school class with teachers
- staff & volunteer facilities
- public toilets
- drying room
- educational display areas
- covered outside activity areas for wet weather.

The refurbished Building 5 will provide storage and maintenance facilities. A new building along the west wall will provide the main public facilities, including training room and staff facilities. This will link through to the main garden area. A covered space on the north wall will provide shelter for training during inclement weather.

Fife Council also need a new covered space for maintenance to replace their current one, which is to be demolished. This would be located in a similar discrete location on the south side of the south courtyard wall, but its height should not protrude above the historic walls in order to minimise its visual impact.

4.4.4 Services

All services will be upgraded to a sound condition.

- The electricity supply will be reinstated to a new protected distribution board with new underground distribution around the site.

- The mains water distribution around the site will be renewed. Building design will include rainwater harvesting and storage for use in gardening.
- The mains gas supply may be reinstated for use as a heating fuel, though it may be preferred to avoid fossil fuels and use a mixture of renewable energy systems and electricity. The site is well situated to take advantage of solar thermal and photovoltaic energy on the roofs of new and existing buildings. This will be confirmed at detailed design stage.
- A new telephone/digital line will be provided to the new building for communications.

4.5 Stakeholder Endorsement

This masterplan for the development of Ravenscraig Walled Garden has been developed through a participatory design process with representatives of the partners Fife Council, Greener Kirkcaldy and KCGA.



Fig. 30: A team design meeting in the Gardens.

Key stakeholders were consulted during the development of the masterplan, including

- Fife Council Built Heritage Officer
- Fife Council Parks Area Manager
- Fife Council Allotments Officer
- Fife Council Transportation Service
- Historic Environment Scotland (Designed Landscapes)
- Fife Historic Buildings Trust

During the development of the masterplan stakeholders and members of the partner

organisations and the public were kept informed of progress and invited to contribute through periodic newsletters.

Members of the Steering Group visited four community-led growing space projects in Glasgow, meeting representatives of each of the community groups on location. This precedent informed the masterplan and a summary is provided in Appendix 1.

When draft proposals were ready, they were presented to the public at an open day at the gardens (Fig 24). More than 300 people attended, including local people, GK volunteers and allotment holders. Many spoke personally to the lead Architect and Landscape Architect.



Fig: 31: Community consultation event.

97% of people who completed feedback forms supported the project, with many making useful suggestions which were incorporated into the masterplan, including:

- disabled car access needs to be maintained into the gardens for allotment users
- the disused Fife Council store as temporary facilities until the new building is complete.
- 3 people suggested restoring the Victorian greenhouses. This is not felt to be a cost-effective priority but the team will look to sustain its heritage contribution in some way.
- willow coppice cropping rotation to be planned
- heritage of the gardens should be displayed and celebrated
- pond safety for toddlers to be considered.

5 THE DELIVERY PLAN

5.1 A Regeneration Partnership

At present there is a hierarchical leasing relationship between the three organisations, with unequal roles and responsibilities. For regeneration to succeed, there has to be a long-term relationship agreed, pooling interests and capacities in a balanced structure.

The project will be delivered in partnership by the three organisations, representing the key stakeholders in the site, one public and two third sector. Each organisation has a local community benefit at the heart of its purposes, ensuring that the Common Good benefit of the site is sustained.

This partnership has proven itself to be robust and flexible, effective in transferring the project's management into the third sector, while sustaining the public interest and organisational support of the public sector.

5.1.1 *Management Structure*

It is recommended that a new umbrella charitable organisation be formed to manage the Gardens. This will allow focused collaborative management in a structure distinct from the three organisations' other activities.

The new organisation would include the three principal partners, but allow representation for other stakeholders such as local community councils, local councillors, health & training partners.

A process of establishing the new organisation should be taken forward as an early stage in delivery of this masterplan. The new organisation should lead on business planning for the development and overall delivery of the Masterplan.

5.1.2 *Ownership & Leasing*

It is recommended that the new organisation should lease or take ownership of the whole site through asset transfer from Fife Council. If leased, this should be a minimum 25-year lease. If owned, this would be subject to the processes required for Common Good Property.

In either event the new organisation should only take responsibility for the whole site when it has the financial ability to maintain it.

5.1.3 *Indicative Organisation Roles*

a) The New Organisation

- will lease or own the whole site
- will be responsible for maintenance

- will be responsible for financial planning and management
- will be responsible for legal administration
- will develop partnerships with other groups

b) Fife Council

- The local authority will retain ownership of the site as part of the Common Good estate, unless clear benefit in transferring ownership to the new organisation becomes apparent.
- FC will have a maintenance yard on site, used periodically
- FC will liaise on access via the public park, pedestrian, cycle and service vehicles
- FC will maintain the park planting adjacent to the Gardens appropriately
- FC will assist on operational matters, as appropriate
- FC will provide guidance on heritage management
- FC will promote training opportunities at the Gardens

c) Kirkcaldy Community Gardens & Allotments

- KCGA will lead on management of the allotments, community growing and willow
- KCGA will promote learning opportunities through its members
- KCGA will liaise on day-to-day operational matters
- KCGA will contribute to the financial management of the site in proportion to its activities

d) Greener Kirkcaldy

- GK will manage the Learning Courtyard, community orchard and public access
- GK will deliver learning through staff, volunteers and partners
- KCGA will liaise on day-to-day operational matters
- KCGA will contribute to the financial management of the site in proportion to its activities

5.2 7 Phase Delivery Plan

This is a large and complex project to deliver, that would be best delivered in a series of phases, balancing the following requirements:

- securing capital funding
- maintaining current activities through periods of disruption
- improving health & safety
- developing delivery of learning projects
- increasing volunteer and staff numbers
- managing project administration
- establishing a new management structure
- leases & other legal administration
- developing detailed business plans

The following description of phases is indicative of potentially discrete elements of work and the order or content of each phase could vary, and delivery of phases could be combined.

5.2.1 Phase 1: Initial Facilities

The first phase will establish initial facilities for delivering training at Ravenscraig, piloting the activities that are at the core of the full development. The Initial Facilities comprise:

- a new building housing a training room, staff/volunteer room, disabled toilet and storage. This building will be constructed from up-cycled shipping containers, designed to be relocated on site, or re-used by other community groups, after completion of the permanent facilities.
- reinstatement of electricity supply to the site, extension of the water supply and reconnection of mains drainage
- a landscaped training space for community growing, with raised beds and polytunnel

The 1st Phase will provide the following outcomes:

- increase of training opportunities for the public and community groups, irrespective of weather conditions
- increased volunteer and staff activities on site, with year-round presence, enabled by welfare and support facilities
- testing ways of delivering training, so that the larger scale of training in the 2nd phase is well-targeted
- testing practical resources and building needs to inform the design of the permanent facilities
- testing costs and income to inform the business plan
- developing relationships with partner groups in delivery of training
- increased buy-in and enthusiasm for stakeholders and the community through delivery of quick practical improvements

Funding for the first phase has been secured through a grant from Fife Environment Trust and other sources. The site works are programmed to happen in the winter 2016–2017, in time for the spring planting season.

The 1st phase will be an important milestone in the project, a precursor enabling successful follow on phases, and demonstrating from the start the partnerships commitment to enabling people to make practical improvements to their lives.

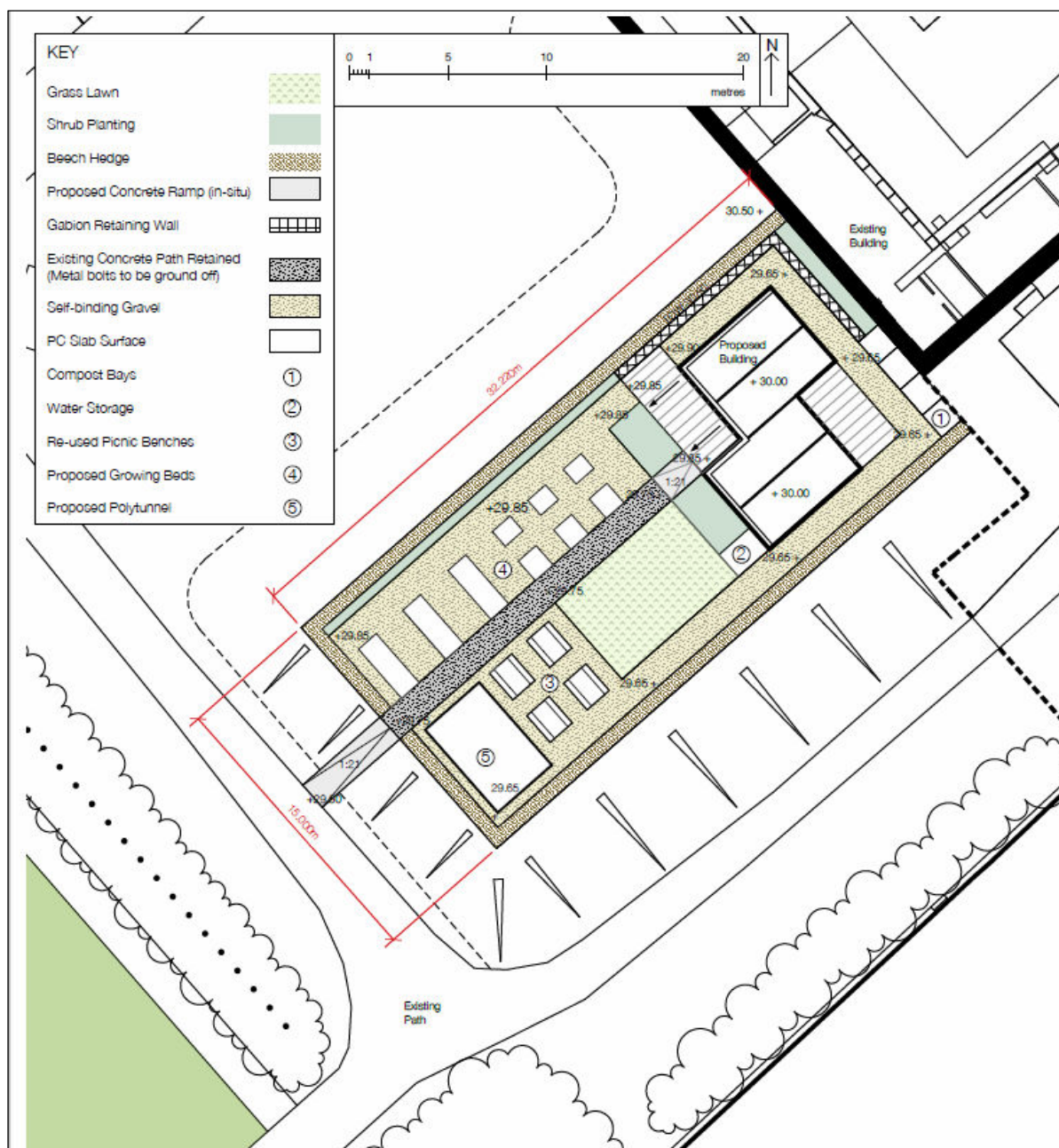


Fig: 31: Phase 1: Initial Facilities

5.2.2 Phase 2: Health & Safety Intervention

This phase will remove all the buildings that are dangerous and not allocated for re-use, and provide temporary stabilisation of derelict buildings that are identified for re-use. This would reduce the risk of loss of heritage or injury to people.

Areas of the site that contain broken glass, asbestos, uncontrolled plant growth and other hazards should be cleaned up so that the site is fully safe to access, enabling detailed surveys and temporary uses.

5.2.3 Phase 3: Historic Fabric Repairs

This phase will see the repair of the walls and historic buildings, which would deliver some improvement in facilities and safeguard the long-term improvement of the site and its heritage value. This phase could include reinstating some of the historic entrances that are currently blocked (Fig. 26). Delivery of this phase could involve skills training in conservation masonry.

5.2.4 Phase 4: Heritage Interpretation

There will be permanent displays around the outside walls of the gardens, including graphics, text and objects associated with the long and varied history of the site. These would be clustered around windows into the garden and the public entrances, helping to foster appreciation of the site heritage without impeding contemporary use. (Fig. 26). There will be a programme of community engagement associated with the site's heritage to augment the installations.

5.2.5 New Welcome Space

The entrance area would be renewed with upgraded ground surfaces to create clear and safe circulation, a 'green wall' screen to the neighbouring residence, good orientation and an inviting entrance to Dysart Road. User access to the Garden would be through the FC Yard during these works. This phase would create a safe and inviting welcome area for users and the public.

5.2.6 New Learning Courtyard

The courtyard space, defined by the existing walls will be reconfigured as a focus for public and group activity (Fig. 28). In physical terms, the space will be renewed with high quality public realm surfaces, shelters, furniture, tree planting and raised planting display beds. Accessed from the main courtyard, a secondary discrete growing area is proposed, as a space for longer-term training.

5.2.7 Main Garden Upgrade

This phase would see reorganisation of the main garden, with relocation of storage to the south edge, changes in planting, creation of the pond and new paths. It would also include reorganisation of the Fife Council yard with a new perimeter fence to a smaller area and new shelter building.

Delivery of this phase would increase and improve the primary growing activities on site.

5.3 Indicative Programme

This project will be delivered in several phases, depending on a range of issues that are difficult to predict accurately including:

- funding availability
- organisational capacity
- stakeholder interests
- other partnership activities
- cash flow management
- health & safety

An indicative programme is given below.

Table 5b: Indicative Programme																				
year	2017				2018				2019				2020				2021			
quarter	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Initial Facilities Phase																				
Establish New Organisation																				
Enabling Works – design & consents																				
Enabling Works (Health & Safety) – works																				
Business Plan Development																				
Conservation Repairs & Heritage Interpretation – design & consents																				
Conservation Repairs & Heritage Interpretation – works																				
Entrance, Garden & New Training Facilities – design & consents																				
Entrance, Garden & New Training Facilities – works																				

5.4 Estimated Costs

The estimated cost of the development are summarised in the table below, and shown in more detail in Appendix 2.

These figures are based on costs from comparable projects and the design information contained in this report. They contain a 10% contingency and take into account the known risks associated with the site conditions.

Table 5c: Indicative Cost Summary		
<i>Phase</i>	<i>Description</i>	<i>Net Cost</i>
Initial Facilities	New training building & landscape area	74,400
Enabling Works (Health & Safety)	Removing derelict structures & enabling safe access to the whole site.	97,402
Historic Fabric Repairs	Repairs to historic walls & structures	539,226
Heritage Interpretation	Research & installation of external heritage displays, with community heritage event	72,688
New G.K. Training Facility	New building, courtyard learning space, fittings & displays.	917,280
New KCGA Base	Fit-out of derelict building.	161,280
Reception Space	Re-surfacing, signage, screening, bike shelter, etc.	238,560
New Fife Council Yard	Replace existing facility	80,640
Contingency	Contingency @ 10%	223,551
	Total Estimated Cost	£2,459,068
Exclusions	VAT, legal fees, staff costs	

APPENDIX 1: PRECEDENT PROJECTS

During the masterplan development process, the Steering Group visited four community-led growing space projects in Glasgow, in a tour led by Erz and meeting representatives of each of the community groups on location.

The projects were different in scale, location and community context, and none were exact parallels to Ravenscraig, but the team found it a valuable experience in informing their understanding of what was possible in Kirkcaldy and some of the likely challenges and opportunities.

Key findings included:

- opportunities for including art projects to broaden outcomes, especially during winter when there is less growing activity, e.g. the poetry project at Greyfriars
- opportunities for causal public interaction, e.g. entrance by bus stop at Bellsmyre
- opportunities to encourage physical activity for health, e.g. at Possil
- opportunities to take staff and volunteer skills into the community, e.g. at Bellsmyre & Hidden Gardens
- ensure rooms for groups and admin are big enough, e.g. at Hidden Gardens
- opportunities for spin-off well-being projects, e.g. men's shed at Hidden Gardens
- resilient management Trust structure at Hidden Gardens
- inclusion of play space, to facilitate family allotments, e.g. at Possil
- site heritage displays incorporated into fencing, as at Greyfriars
- many small practical things

1. Greyfriars Gardens

- Temporary city centre growing space, about 5 years old.
- Thriving
- Rainwater harvesting into whisky barrels
- Nice clubhouse feel to covered space
- Bound gravel a good surface
- Low winter sun angle can cause shade from perimeter fencing
- Group cohesion has allowed other activities to develop – e.g. a poetry group
- Perimeter enclosure includes local heritage displays



2 Possil Health Centre Growing Space

- Permanent growing space, associated with new-build health centre
- Users live in tenements in immediate vicinity
- Natural play space currently being installed
- Polycarbonate sheet enclosures
- Fitness wall installation adjacent to site



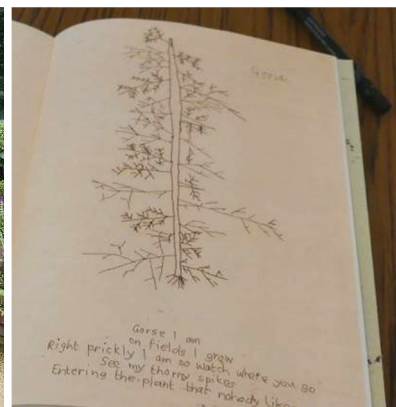
3 Bellsmyre Growing Space

- permanent community growing space
- acts as stepping stone for people to larger allotments
- original commercial horticulture aspirations not realised, but now deliver gardening services in local area, raising funds
- produce and plant sales (May) also raise funds
- communal and individual raised beds
- seats at end of beds
- large 2.4 x 1.2m beds make it hard to reach centre
- also outreach work in 2 local Primary Schools
- felt less thriving in terms of community growing, but provides base for other activities
- location of entrance by bus stop is good for capturing public attention



4 Hidden Gardens

- 13 years old peace and wellbeing garden, beside Tramway Arts Centre
- owned by Council, run by Trust (may be model)
- funding reduced by 40% resulted in reduced activities
- indoor space sized for class of 30, now larger would be better
- office now too small
- rental of space, indoor and outdoor, is the best earner
- staff earn money through external horticultural consultancy
- a range of targeted social inclusion outcomes are delivered
- artistic activities have been successful in raising profile
- music hut where records are played
- men's group developing
- one internal space difficult to share between hiring groups and volunteer base
- need wet weather fall-back for hiring outside space– marquee expensive to hire.



APPENDIX 2: ESTIMATED COSTS

Table A.2.a: Indicative Cost: Initial Facilities		
Item	Description	Cost
New G.K. Training Building	New training building in garden – flexible training room, staff room, store, w.c. 120m2 Includes site prep, new drains and electric connection.	40,000
Fittings	Fittings, furnishings & equipment.	2,000
Training Area	Gravel surface, raised beds, etc.	20,000
subtotal		62,000
Contingencies (10%)		6,200
Net Works Total		68,200
Professional Fees, Surveys, Consents & Other Expenses (20%)		13,640
Net Project Total		81,840
VAT		16,368
Total Cost		98,208

Table A.2.b: Indicative Cost: Enabling Works (Health & Safety)		
Item	Action	Cost
North Wall Outside		
2 no. vertical cracks, nom 10mm wide x 2m	Rake out and consolidate in lime mortar. Remove tree, stitch and rebed copes.	2,000
East Wall Outside		
2 gate piers, , 4m x 0.7 x 0.7m, sandstone ashlar.	Re-set dislodged capstone.	500
Building 4 – open store, propped		
Hipped slate roof, collapsing	Take down propped hipped roof and set aside slates for re-use, nom 4 x 14m	4,000
Gas House		
A small brick structure abutting the north wall containing a gas installation.	Replace doors with metal doors 1.2m tall x 1.5m wide.	800
Building 9 Victorian Greenhouse		
Victorian Greenhouse is derelict and in dangerous condition. Nom 21m x 5m plan.	Remove all timber and glass structure retain brick base wall.	3,200
4m tall rubble wall with flat sandstone copes, largely obscured by greenhouse and buddleia.	Remove all plants, 50% repoint, nom 80m2	7,000

East face of crosswall rear of greenhouse, rubble with a brick cope in poor condition.	Top 500mm requires consolidation and local taking down and rebuilding. Extensive rooty shrubs to be removed by hand.	6,000
	Full repoint in lime mortar, 88m2	7,000
Building 3: Historic Outbuildings		
South gable, cement rendered rubble masonry, small buttress, vertical crack, brick copes.	Consolidate and stitch corner crack.	300
There are 2 cracks either side of the south doorway which indicate a rotten timber lintol on the inside.	Allow for 1no. new concrete lintol and some masonry consolidation.	600
Partially collapsed slated roof which requires reinstated.	Take down half collapsed roof and set aside slates for –re–use, fit temp protection to wallheads.	4,000
North interior accessible.	Remove pigeon guano.	Incl
Building 1: Potting Shed		
Monopitch roof off main garden wall, with lower masonry wall to east, nom 5 x 36m in plan.	Demolish, apart from north gable wall.	7,200
	Remove concrete slab and reinstate ground level.	Incl
Corner small brick building	Remove brick shed.	1,500
Buildings 10 & 11 Former greenhouses		
2 brick bases and concrete slabs	Demolish, nom 2no. 18 x 4m	6,000
Clear vegetation and debris from courtyard, nom 30 x 30m		2,000
Building 13 – timber shed		
Timber shed 2.5m x 5m which is badly decayed.	Remove timber shed.	100
Building 5 Stores, interior derelict		
Strip slated roof, incl c.i rainwater goods and set aside for re–use.	nom 16 x 5m	4,000
Other		
Cur back vegetation from Courtyard to enable access & remove broken glass & other debris, nom 30 x 30m		2,500
Full demolitions, contamination and asbestos surveys.		5,000
Allowance for removal of asbestos		10,000
	subtotal	73,700
	Preliminaries (12%)	8,844
	subtotal	82,544
	Contingencies (10%)	8,254
	Net Works Total	90,798
	Professional Fees & Expenses (18%)	16,344
	Total Net Cost	107,142

Table A.2.c: Indicative Cost: Historic Fabric Repairs			
No.	Item	Action	Cost
1	North Wall Outside		
1.2	2 Gatepeirs, rough sandstone ashlar, 2m x 600x 800, 1 cement pointed	Remove cement pointing from 1 gateway and repoint in lime	400
1.4	Rubble masonry wall, external face, with half round copes, nom 2m x 100m	80% rake out defective pointing and repoint in lime mortar, nom 320m ²	28,800
1.6	Rubble masonry wall, external face, with flat copes, nom 2.2m x 140m	100% rake out defective pointing and repoint in lime mortar, nom 308m ²	27,700
1.7	Replace defective copes	New sandstone copes, nom. 2 x 0.6 x 0.1m	700
1.8	Remove vegetation from wallhead	Cut back rooty shrubs, poison stumps and remove roots by hand, allow 10. Includes repointing cope 140m	8,400
2	West Wall Outside		
2.1	Rubble masonry wall with remnants of lime harl, upper section raised. 3m high and has a flat cope. Nom 4 x 108m	20% repoint in lime mortar in north half, nom 43m ² , 5% in south half, nom 20m ²	6,000
2.2	Flat sandstone copes, 0.1 x 0.5 x 108m	Replace 10%, nom 0.1 x 0.5 x 10m. Includes repointing cope 108m	8,000
2.3	3 no. vertical cracks, nom 10mm wide x 2.5m	Rake out and consolidate in lime mortar. Includes stitching and rebuilding head of large crack.	3,000
2.5	Blocked doorway, 2.2m high x 1m wide with sandstone dressings. The masonry requires some consolidation and above it is infilled with brick. 12m centre on centre.	Remove brick infill and replace nom 4 sandstone dressings, total 1 x 0.6 x 0.12mm.	2,000
2.6	Blocked doorway	New quality painted timber door, with open panel.	1,600
3	South Wall Outside		
3.1	Numerous small dim trees abut wall, causing damage.	Trees to be cut back clear of wall, assume at no cost by Fife Council	
3.2	Rubble masonry wall varied cope conditions. Nom 2 x 224m	10% repoint in lime mortar, nom 50m ²	4,500
3.3	Rubble cope	Consolidate pointing all wallheads in lime mortar, nom 0.4 x 224m	8,000
3.4	Rusted steel brackets with barbed wire, nom 250m length	Remove?	1,200
3.5	Large gateway with 1 stone and 1 brick peir, infilled with brick, half round cope. Cement faced.	Remove brick infill 2.6m x 2.2m	300
3.6	Pier	Remove cement facing from brick pier and consolidate in lime mortar	600

3.7	Gates	Fit new double painted timber gates, 2.6 x 2.2m	2,500
3.8	Gateway blocked with rubble in cement mortar, 1.8m x 0.9m, sandstone dressings to either side. The copes all cemented. Walls are all limewashed adjacent.	Remove infill and consolidate sides	1,400
3.9	Gate	Fit new painted timber gate, 1.8 x 0.9m	800
3.10	Gateway blocked with rubble in cement mortar, 1.8m x 0.9m.	Remove infill and consolidate sides	1,400
4	East Wall Outside		
4.1	2 gate piers, 4m x 0.7 x 0.7m, sandstone ashlar	Rake out cement, repoint in lime mortar	1,700
4.2	Gates, pair galv stl , 3m wide x 3.5m tall	Replace with new painted timber gates	3,000
4.3	Flat sandstone copes	Lift and re-bed 4m length of copes, cutting out trees roots.	400
4.4	Rubble wall, 1.5m high lime mortar pointing and patches of cement.	50% rake and repoint, 14m2	1,300
4.5	3 square blocks with metal posts between half round copes	remove blocks and posts and reinstate 3 half round copes, total 1.2m length	1,400
4.6	2 gate piers with dressed sandstone pyramidal caps . 2 blocks split by ferrous fixings.	Consolidate in lime mortar, 2 s.s. dowel and resin repairs to split quoins.	1,500
4.7	Timber gate badly decayed	Replace with new timber gate. 2.2m high x 3m wide in 2 leafs.	1,600
4.8	Low slit window, 0.1 x 0.3m	Consolidate with mortar.	100
4.9	Rubble wall, 1.3m high, cement pointing , obscured by vegetation	Rake and repoint 100% in lime, nom 100m2	9,000
5	North Wall Inside		
5.1	Entrance area, pointing in poor condition, 80 x 3m	Pick and point 100%, nom 240m2	22,000
	Building 4 – open store, propped		
		Reinstate roof with new timber structure to match and new lead rear gutter detail.	28,000
	Rainwater goods	new c.i. rhones, 22m and down pipe 2.5m	1,600
	Front timber posts and stone bases	Retain and repair	1,200
	2 rubble side walls, 2.5m high	repoint in lime mortar, nom 40m2	4,000
		1m2 sandstone indents	2,000
	Rear wall brick piers, 4 no.	Repair and repoint	800
	Gas House		
5.2	Garden side north wall, nom 5m x 200m, cement pointed, minor inward lean, pointing poor in west half.	Pick and repoint 75%, nom 750m2	68,000

5.3	Defective stones	2m2 of sandstone rubble repairs.	600
5.4	Crack to LHS blocked archway	Remove elder bush adjacent, consolidate crack	500
5.5	Nom 6 trees growing too close to the wall	Fell 6 trees	600
6.0	West Wall Inside		
6.1	Rubble stone wall, lime pointed, 5m tall. There are a number of vertical iron rods which presumably were for growing plants up and look ok and would be retained.	50% repoint, nom 265m2	24,000
6.2	Large blocked gateway, damaged stone dressings	1 new sandstone dressings to one side 1.5m x 0.3 x 0.2 and s.s. pin and resin repairs to lintol.	700
7.0	South Wall Inside Face		
7.1	Rubble masonry wall 1.2–2m high, 220m long, mainly cement pointed, vegetation impedes inspection	Pick & repoint, 330m2.	30,000
8.0	East Wall Inside Face		
8.1	Rubble wall to north of gate piers	Allow 50% repoint, 25m2	2,300
8.2	Brick blocked doorway 2.4m high x 1.1m wide, no lintol, damaged quoins	New stone lintol 1.5m x 0.3 x 0.2.	400
8.3	Quoins	New sandstone indents to quoins 6no. 300mm x 200mm x 300mm	1,800
8.4	Door	Remove brick infill and fit new timber door, 2.4m x 1.1	1,900
9	North FC Yard Wall		
9.1	East section is sandstone ashlar rubble with high level corbels and a vertical crack at high level	10% repoint, nom 5m2	500
9.2	West (exposed) section	50% repoint, nom 25m2	2,000
9.3		Remove surface mounted gas/heating pipes	2,000
10	Main Garden East Wall		
10	South west facing of party wall at south end has been plastered on the inside (modern gypsum plaster). Wall is 3m high in masonry with 1m brick extension x 36m long.	Remove brick top extension, nom 1 x 36m	1,000
		remove plaster from rubble, 108m2	3,000
		repoint in lime 50m2	3,800

10	1 opening 1.5m wide x 1.8m high and is infilled with a timber panel, galv lintol over. Inside that is an electrical switchgear which should be removed and some sort of galvanised heating pipe at high level approx 10m.	Remove timber panel, switchgear and pipe work.	400
	Building 9 Victorian Greenhouse		
11	Gateway at entrance to gardens. There is some damage by ferrous fixings to the quoins.	Replace 2no. Quoins 400mm x 400mm x 300mm	600
11	Building 3: Historic Outbuildings		
11	South gable, cement rendered rubble masonry, small buttress, vertical crack, brick copes.	Remove brick copes and redo in sandstone copes. Approx 10m linear x 0.1m deep x 0.25m wide.	2,000
		Remove external gas pipe	200
		Remove cement render and reharl in lime. Nom 28m2	5,000
11	South section of east wall, sandstone dressings ok but the cement rendered 3m tall x 8m. with 2no. doors and 1. window.	Remove cement render and harl in lime, 20m2	4,000
		Replace 2no. doors 2.4m x 1m and 1no. Window 1m x 900mm.	2,800
		Strip and reslate roof, timber repairs. Including abutments, ridges, etc	15,000
11	North section east wall, 3 masonry arches partly infilled. 1 full gates, 1 door, 1 window. Cement render	Masonry repairs – allow for replacement of 7 sandstone quoins 300mm x 450mm x 250mm.	2,100
		Lime harl 18m2	3,600
	Partially collapsed slated roof which requires reinstated	Rebuild to match , timber structure scots slate	16,000
		New cast iron rhones, 16m and pipes 4m.	1,300
		Replace window and doors	5,000
	Building 12: FC Store		
	Boundary wall	Allow for repairs, 10 x 3m	6,000
	Building 1: Potting Shed		
	North gable wall, rubble masonry white paint	Remove synthetic white paint, nom 15m2, minor repairs	800
12	Boundary wall to neighbour sandstone rubble, poor condition at its head, altered in various ways.	Allow for consolidation and repointing 100%, nom 25m2	3,800
14	West face if east wall, rubble masonry	50% repoint, nom 10m2	900

15	Wall to new courtyard, 1 door way, pointed in cement. Remnants of lime harling and has consolidated rubble walhead. Wall Height 2.5m width 500mm. Doorway is 2.1m high x 900m wide.	north side 100% repoint lime mortar. Nom 40m2	3,600
	South side part cement plastered, 3m high	Remove, nom cement plaster, repoint in lime, nom 30m2	3,000
16	West face of courtyard east wall 1.5m high.	50% repoint in lime mortar.	3,000
	1 corner detail partially collapsed needs rebuilt – a section 1.5m high x 900 wide.	Rebuild wall section 1.5m x 900mm.	1,000
	Building 13 – timber shed		
17	Courtyard south wall with nice historic gates	1m2 of sandstone rubble.	300
		80% repoint, nom 15m2	1,400
	Building 5 Stores, interior derelict		
	Renew slated roof, incl c.i rainwater goods (stripped & set aside in other phase)	nom 16 x 5m	36,000
	Repoint front wall	repoint nom. 5m2	500
	East gable		
	Adjacent doorway blocked with brick.	Replace 2no. Sandstone quoins 300 x 300 x 400mm	600
		subtotal	448,900
		Preliminaries (12%)	53,868
		subtotal	502,768
		Contingencies (10%)	50,277
		Net Works Total	553,045
		Professional Fees & Expenses (18%)	99,548
		Total Cost	652,593

Table A.2.d: Indicative Cost: Heritage Interpretation		
Item	Action	Interpret
Heritage Interpretation	Research heritage of site, assemble artefacts and sources, prepare permanent external displays.	50,000
	Community Heritage Event	5,000
	subtotal	55,000
	Preliminaries (12%)	6,600
	subtotal	61,600
	Contingencies (10%)	6,160
	Net Works Total	67,760
	Professional Fees & Expenses (18%)	12,197
	Total Cost	79,957

Table A.2.d: Indicative Cost: New Training Facility		
Item	Description	Cost
Support Building	Fully refurbish Building 5 as storage, w.c, etc, nom. 75m2. External fabric repair costs excluded.	20,000
New G.K. Training Building	New training building on site of Building 1, with office, flexible training suite, staff room, kitchen, stores, etc, nom 200m2	400,000
Fittings	Fittings, furnishings & equipment	50,000
Displays	Signage, environmental displays	25,000
External Spaces	Pedestrian hard surfaced areas: mid spec: – circa 500m2	50,000
	Freestanding shelters / canopies (north wall)	60,000
	Raised beds / growing space features	50,000
	Furniture, signage etc.	15,000
	Shrub planting	3,000
	New tree planting (semi-mature) hard & soft details	12,000
	External lighting	5,000
	subtotal	682,500
	Preliminaries (12%)	81,900
	subtotal	764,400
	Contingencies (10%)	76,440
	Net Works Total	840,840
	Professional Fees, Surveys, Consents & Other Expenses (20%)	168,168
	Total Cost	1,009,008

Table A.2.e: Indicative Cost: New KCGA Allotments Base		
Item	Description	Cost
KCGA Office & Store	Fully refurbish Building 3 as office, storage & accessible w.c., nom 100m2	115,000
	Furnishing, fittings & equipment	5,000
	subtotal	120,000
	Preliminaries (12%)	14,400
	subtotal	134,400
	Contingencies (10%)	13,440
	Net Works Total	147,840
	Professional Fees, Surveys, Consents & Other Expenses (20%)	29,568
	Total Cost	177,408

Table A.2.f: Indicative Cost: New Reception Space		
Item	Description	Cost
Cycle Shelter	Fully refurbish Building 4 as covered secure cycle store, with bike racks, timber front, etc. External fabric repairs costs excluded.	20,000
Landscape Works	Car park improvement works – circa 750m2	60,000
	Greenwall – circa 65 linear metres	20,000
	New gates: main gate & 4 others	30,000
	Pedestrian hard surfaced areas: mid spec: – circa 300m2	37,500
	Furniture, signage etc.	5,000
	External lighting	5,000
	subtotal	177,500
	Preliminaries (12%)	21,300
	subtotal	198,800
	Contingencies (10%)	19,880
	Net Works Total	218,680
	Professional Fees, Surveys, Consents & Other Expenses (20%)	43,736
	Total Cost	262,416

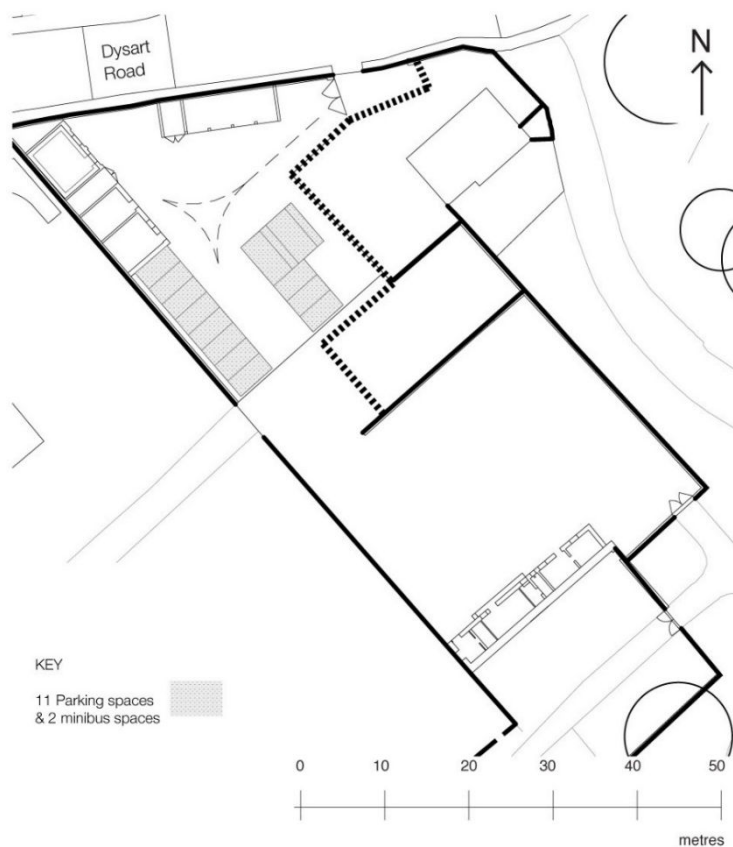
Table A.2.g: Indicative Cost: New Fife Council Base		
Item	Description	Cost
Fife Council Store	Replace building 6 with better, smaller structure, monopitch roof to earlier greenhouse line, gated front, nom 70m2. Relocate fence	60,000
	subtotal	60,000
	Preliminaries (12%)	7,200
	subtotal	67,200
	Contingencies (10%)	6,720
	Net Works Total	73,920
	Professional Fees, Surveys, Consents & Other Expenses (20%)	14,784
	Total Cost	88,704

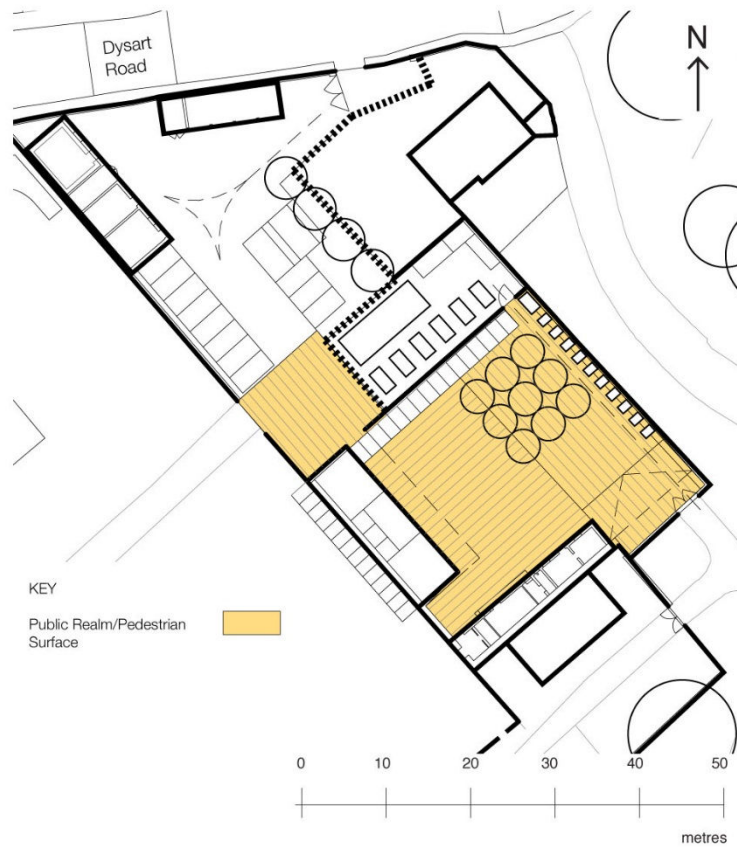
APPENDIX 3: LANDSCAPE DESIGN



Above: Proposed buildings & green wall

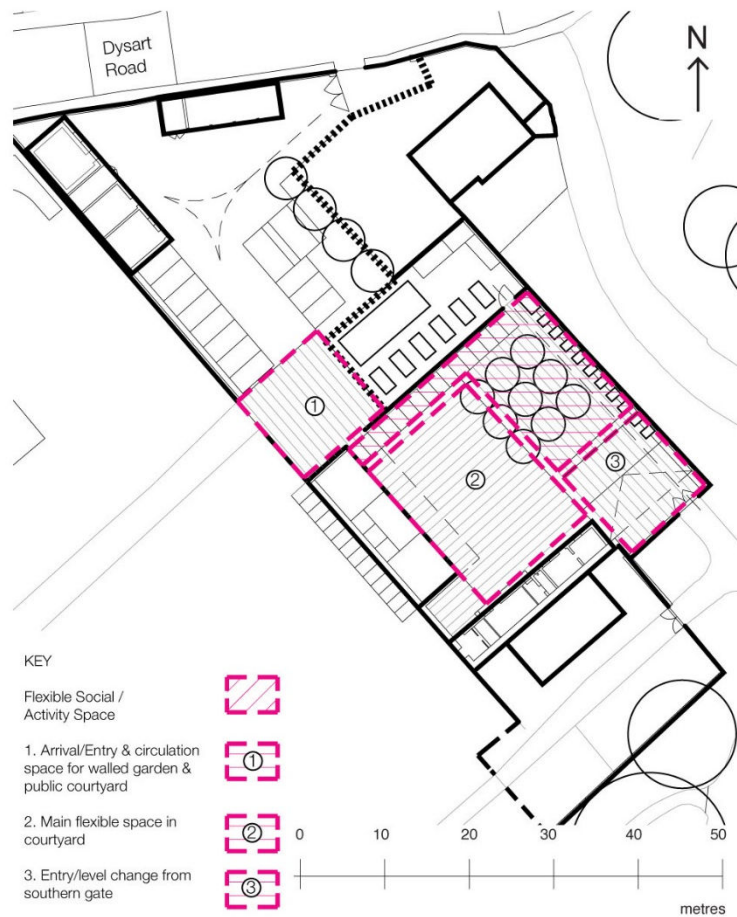
Below: Proposed parking





Above: Proposed public realm/pedestrian surfaces

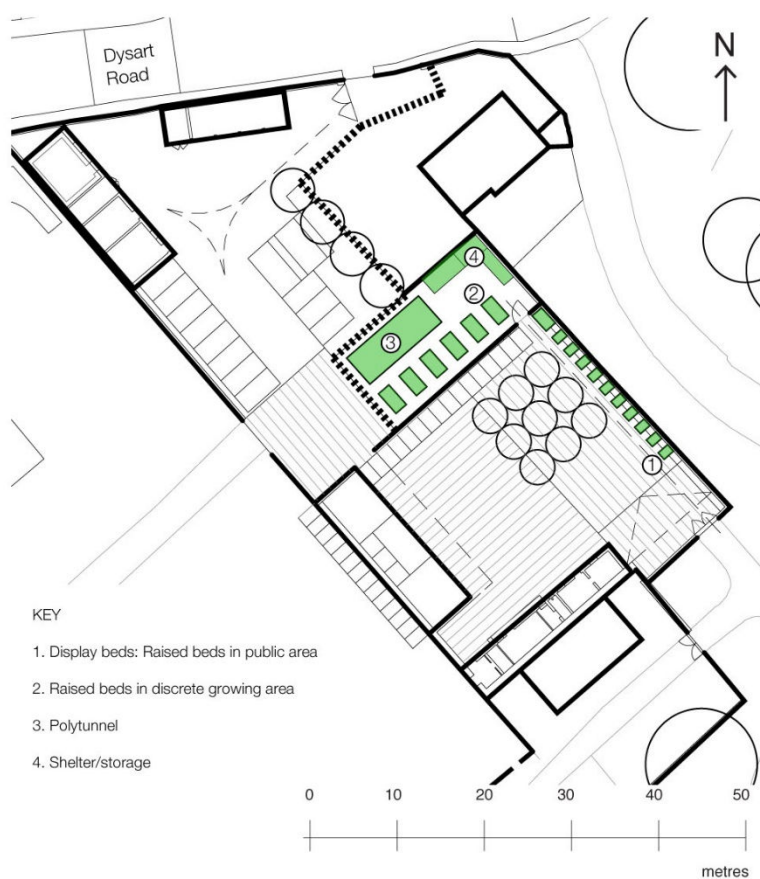
Below: Public pedestrian spaces





Above: Landscape structure

Below: Growing activity



Comparator Images



Left: The Tannahill Centre,
Paisley.
Flexible Events Space



Right: The Hidden Gardens,
Glasgow. Flexible Events
Space



Left: Partick Growing Space,
Glasgow. Communal Growing
Space (Permanent)



Right: Greyfriars Garden
Growing Space, Glasgow.
Communal Growing Space
(Temporary)



Left: Raveningham Gardens,
Norfolk. Walled Garden Stall



Right: The Hidden Gardens,
Glasgow. Fresh produce stall



Left: New Dutch Waterline,
Holland. Wetland and Habitat
Area



Right: Qiaoyuan Park, China.
Wetland and Habitat



Left: Beautiful Bellsmyre,
Dunbartonshire
Communal seating space



Right: Thames Barrier Park,
London. Green Wall