

# Lochgelly Charrette

Have your say about the development of Lochgelly  
8-13 March 2010

Lochgelly has been selected to host a design Charrette as part of a major, national public engagement exercise. A 'Charrette' is a form of intensive consultation which engages local people in the design process for their community. This is a great opportunity to come along and voice your ideas, views and concerns about how Lochgelly will change over the next twenty years. Working with a renowned team of international designers, the event will offer a hands-on approach where ideas are translated into plans and drawings. The Charrette is sponsored by the Scottish Government through the Scottish Sustainable Communities Initiative.

Considerable areas of new development are planned for Lochgelly. Although the areas proposed for development have already been the subject of a number of consultations to inform the development of the Mid Fife Local Plan, the Charrette will offer the opportunity to explore the opportunities in a dynamic environment, with the process led by internationally celebrated design firm Duany Plater-Zyberk & Company. Members of the public will participate throughout the event, and discussions will centre on the design of the Lochgelly Town Centre and the Strategic Land Allocations. Specialists will also gather to discuss key infrastructural issues.

The Lochgelly Charrette is scheduled to run for six days, from the 8th to the 13th of March. The studio, which will be located at the Lochgelly Miners' Institute, will be open to the public, with the design team working to progress new options each day. Other key opportunities for you to get involved include:

- **An opening presentation, on Monday 8th March, at 7pm, at Lochgelly Town Hall**
- **An interim 'pin-up' presentation, on Thursday 11th March, at 7pm, at Lochgelly Town Hall**
- **A closing presentation, on Saturday 13th of March, at 7pm, at the Lochgelly Town Hall**

You will find more details about the structure and format of the Charrette inside this paper. We very much hope you will participate and look forward to seeing you at the Miners' Institute or Town Hall.



Keith Winter  
Head of Development Services  
Fife Council



# The Lochgelly Strategic Land Allocation

The Lochgelly Strategic Land Allocation was identified in the Fife Structure Plan to aid the regeneration of the town, creating employment opportunities and enhancing the profile of Lochgelly.

This new development will include 1,750 new houses, 25 hectares of employment land and provisions for open space. A number of sites around Lochgelly have been identified for this new development in the draft Local Plan. The vision is that the new development will form a natural extension to the existing town and will help to support the town centre by providing good connections and easy access. This

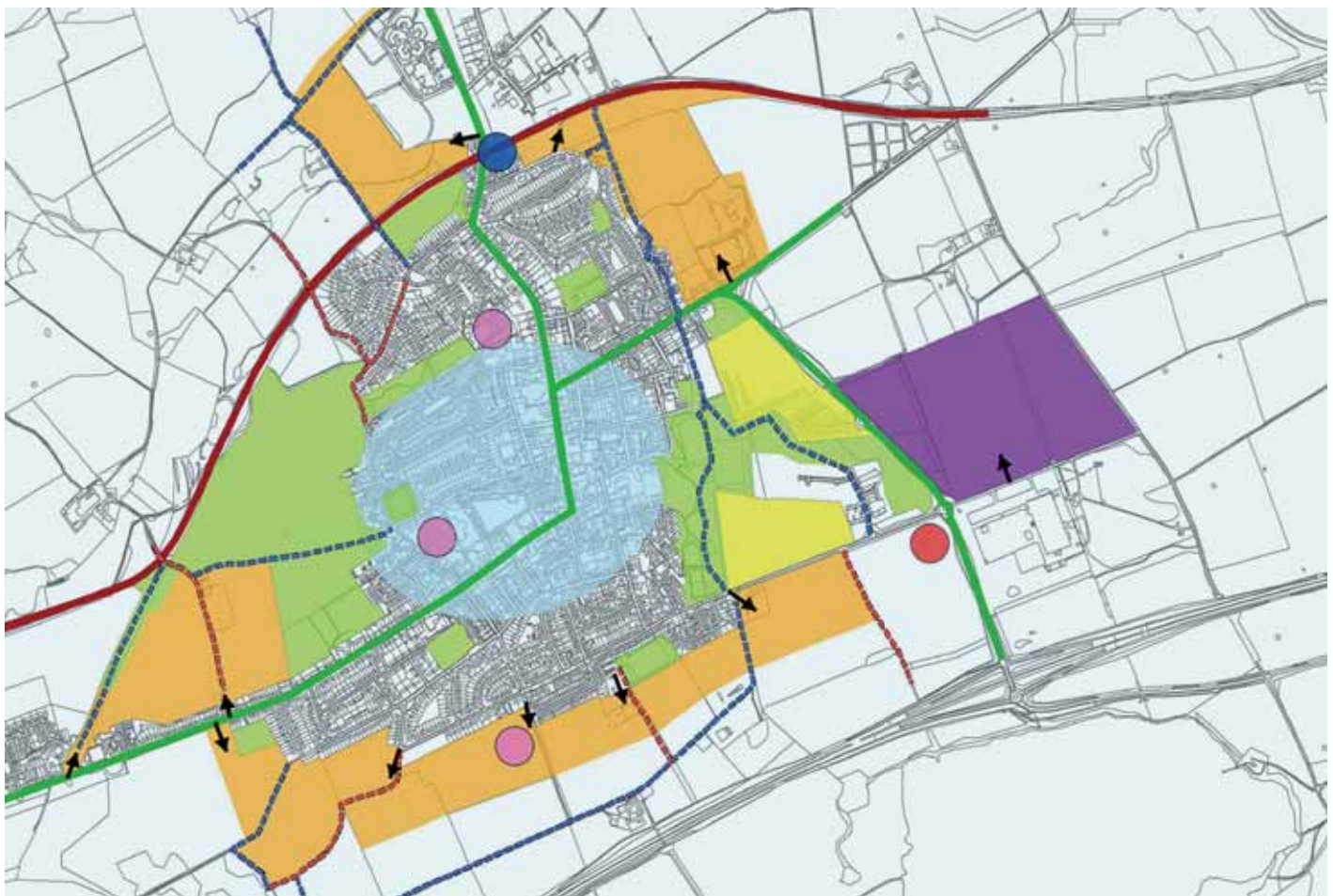
will provide a range of housing options so that people can choose to remain living and working in Lochgelly through different stages of their lives.

Lochgelly should ultimately provide an example of a sustainable community, developed through a clear vision and implemented by both the public and private sectors, with extensive public consultation.

- |   |   |
|---|---|
|  Public rights of way                                   |  Housing development sites with existing consent |
|  Paths  |  Potential location for education facility       |
|  Main points of access (vehicular)                      |  Town centre regeneration study area             |
|  Primary routes  |  Employment land                                |
|  Railway  |  Green space                                   |
|  Railway station improvements                         |  Public art                                    |
|  Housing/with supporting mixed uses incl. green space |   |



Above: Photographs of the Lochgelly Strategic Land Allocation sites. Below: Development Concept Diagram for Lochgelly Strategic Land Allocation.



# The SSCI Charrette Series

Three sites have been selected for participation in the SSCI Charrette Series, all of which were recognised by the Scottish Sustainable Communities Initiative. Differing in size, location and context, the three sites will provide a wide range of challenges in terms of master planning, with the collaborative, design-led process applicable to a great variety of sites across Scotland. The sites include Lochgelly, a major urban extension in Aberdeen and an urban infill site in Dumfries.

The SSCI Charrette series will leave a significant legacy for development in Scotland, generating new approaches to place-making practice and community engagement, many of which may ultimately be embedded in planning policy. The event will perhaps most notably provide significant opportunities

for public participation and discussion of the design process. The public and private sector teams associated with each site will act as the lead participants throughout the Charrette process, working alongside the design teams and the local community participants.



A plan of the Ladyfield site, drawn in relation to notable local landmarks, including the Dumfries town centre.



An aerial of the Grandhome site, which will be a major urban extension in Aberdeen, located between the city centre and the airport.

***“The series of Charrettes offer a tremendous opportunity to demonstrate the collaborative approach that the modernised planning system in Scotland can deliver in a truly exemplary way. The process has the potential to focus professionals in the private and public sectors, as well as local communities. At a time when the economic climate presents an additional challenge, initiatives such as the charrettes series can improve quality and help to secure consensus in the planning and design process and act as a template for the successful future delivery of sustainable communities across the country.”***

Scottish National Director of the  
Royal Town Planning Institute,  
Veronica Burbridge



The Scottish Sustainable Communities Initiative (SSCI) is a Scottish-Government led development exemplar programme, for which eleven sites across Scotland have been recognised for their potential as leading sustainable communities. These sites have been recognised as having the potential to create communities which are sustainable, and which meet people’s needs and aspirations today, protect the unique natural and built heritage of our country and contribute to a more sustainable future.

The Scottish Sustainable Communities Initiative aims to promote these exemplars and encourage further innovation in sustainable design through special projects and initiatives, such as the Charrette Series. These projects, to be led by the developers, landowners and Local Authorities, should encourage the development of responses to climate change and to the need for high-quality development with reduced energy costs.

The Scottish Sustainable Communities Charrette Series will feature masterplanning Charrettes at three SSCI sites. The other sites recognised by SSCI include An Camas Mor, in Aviemore, which was submitted by the Rothiemurchus Estate; Craigmillar, Edinburgh, which was submitted by PARC Craigmillar; Knockroon, Cumnock, submitted by the Prince’s Foundation for the Built Environment; Maryhill Locks, Glasgow, submitted by the Glasgow Canal Regeneration Partnership; Raploch, Stirling, submitted by Raploch URC; Speirs Locks, Glasgow, submitted by Glasgow Canal Regeneration Partnership; Tornagrain, near Inverness, submitted by Moray Estates; Whitecross, Linlithgow, submitted by Morston Assets Ltd.

# The Design Process

The Lochgelly Charrette will offer the opportunity for members of the public to work directly with an international design team to help shape future development in and around the town, whilst working from previously established development policies. The event will feature both major public lectures and smaller gatherings for specialists to discuss the key infrastructural issues relevant to the site.

This team will generate selection of masterplans, and move them forward through public consultation and review, until a final plan is developed by the end of the six-day workshop.

## Parties participating will include:

### 1. Citizen and Community Groups, and Local Businesses:

The public are encouraged to participate in the Charrette. Local architects and designers will also be invited to participate in the exercise.

### 2. Local Planning Authorities:

The Local Planning Authority will have a leading role within the Charrette. Fife Council will provide guidance with regards to the process, advising on opportunity and feasibility of

new policies engendered by the Charrette process. Specific professionals involved will include planners, urban design officers, transportation specialists, sustainability professionals and others.

### 3. Landowners and Developers:

The site owners and developers will act as key participants throughout the process, working with both the Council and the design team to generate design concepts which will prove to be strategic for the individual sites and Lochgelly as a whole.

### 4. Scottish Government:

The Scottish Government will act as the facilitator of the entire process, generally promoting good practice and providing the framework of the Scottish Sustainable Communities Initiative. Team members from other SSCI sites may also join the process to observe.

### 5. Key Agencies:

Numerous Scottish national agencies will contribute to the process, largely participating in discussions relevant to Scotland-wide policy, as well as providing guidance in their areas of expertise with regards to the planning of the key sites. Specific agencies which may be invited to participate include Scottish Natural Heritage; the Scottish Environmental Protection Agency; Scottish Water and Scottish Enterprise.

### 6. Schools:

Local schools will also have the opportunity to learn about design and sustainability in the context of Lochgelly.

### 7. Universities:

Several universities throughout the UK engaged in both planning policy and urban design will be involved in the process. These Universities will aid the design process, maintain the process' academic legacy and action the intellectual benefits of the exercise through continued research.





Above: Designers from Duany Plater-Zyberk and Company develop neighbourhood master plans and regional master plans at Charrettes in Hertfordshire and Inverness.

## The Design Team

Duany Plater-Zyberk & Company (DPZ) is a world-renowned urban design firm known both for their sustainable design approach and for their approach to public engagement. Led by its principal, Andres Duany, the firm has designed over 300 communities internationally and traditionally completes their work alongside the public, in Charrettes, or urban design workshops.

The firm's method of integrating master plans with project-specific design codes is currently being applied to sites between 10 and 10,000 acres across the world, with major developments underway in the United States, Europe, the Middle East and South America. Within the UK, the firm has designed the new town of Tornagrain in Inverness, and has also led public engagement Charrettes for a regional planning study at the University of Hertfordshire, and a town centre regeneration project at Old Hatfield, also in Hertfordshire. These three exercises, although quite different, all proved to be extremely beneficial to their local communities by involving residents in the debates and thus heightening local awareness of sustainable development issues.

The firm has won numerous awards including several national awards within the U.S. for architectural and urban design excellence. The firm principals are also widely recognised for having founded the Congress for the New Urbanism, an architectural movement which advocates the design of mixed-use, pedestrian-friendly communities as opposed to the suburban sprawl model popularised in the 1960s.

The DPZ design team will include masterplanners, illustrators, and architects, all of whom will work alongside a local team.



Above: Principal designer Andres Duany presents early versions of the Tornagrain master plan to the public at the Tornagrain Charrette in Inverness.

# The Charrette Programme

The Charrette will feature numerous opportunities for the public to get involved and have their say about the nature of future development at Lochgelly. Indeed, each day the design team will work with the community to discuss community vision and goals, and then rapidly progress the design assignment for review the next day.

The specific timetable is as detailed below, with opportunities provided for both the public to convene, and for specialist groups to gather and discuss technical aspects of Lochgelly's development.



	Monday 8 March	Tuesday 9 March	Wednesday 10 March	Thursday 11 March	
10am		<b>Meeting 1</b> Developers and landowners 10.00–11.30am	<b>Meeting 3</b> Transportation 10.00–11.30am		
11am					
12pm		<b>Design studio</b> Miners' Institute Open to the public from 10am–7pm Tues 9–Fri 12			
1pm					
2pm		<b>Meeting 2</b> Landscape and sustainability 2.00–3.30pm	<b>Meeting 4</b> Lochgelly town centre 2.00–3.30pm		
3pm					
4pm					
5pm					
6pm					
7pm					
8pm	<b>Opening Lecture</b> Lochgelly Town Hall 7.00–9.00pm			<b>Pin Up and Review</b> Lochgelly Town Hall 7.00–9.00pm	
9pm					

## Design Aspirations

Like all of the SSCI exemplar projects, Lochgelly has been identified by the Scottish Government for its potential to provide high-quality homes within a sustainable environment. The Charrette team will aim to achieve this vision whilst collecting community feedback and incorporating citizen opinions into the design process.

- Specific goals held by the SSCI team, Council and the design team include:
- contributing to meeting identified housing requirements in the area;
  - demonstrating a level of innovation and quality of design which will lead to the creation of successful places and serve as an inspiration to future development in Scotland;
  - making a significant contribution to reducing emissions of carbon dioxide both in construction and throughout the community's life;
  - minimising pollution;
  - creating opportunities for residents to live healthier, more active and environmentally responsible lifestyles
  - demonstrating that the delivery of high quality sustainable forms of new development is achievable within reasonable timescales
  - incorporating provision for evaluation of the success and benefits of the approach and outcomes, so that future developments can benefit by learning from innovation.



**Meetings** located at the Miners' Institute in Lochgelly. Aimed at specialist professionals but open to the public.

**Design studio**, located at the Miners' Institute in Lochgelly. Open to the public whilst the designers generate the community masterplan

**Presentations.** Open to the public



### Friday 12 March

### Saturday 13 March

<div style="background-color: #008080; color: white; border-radius: 50%; padding: 10px; text-align: center;"> <b>Meeting 5</b>                      Community and education                      10.00–11.30am                 </div>	
	<b>Closing Lecture</b> Lochgelly Town Hall 7.00–9.00pm

# Come along and have your say

Local professionals, community members and other members of the public are encouraged to attend the Charrette presentations, as well as visit the Charrette studio. Members of the design team will encourage public feedback and will work with the public to finesse the proposals.

Key presentation times are as follows:

- An opening presentation, on Monday 8th March, at 7pm, at Lochgelly Town Hall
- An interim 'pin-up' presentation, on Thursday 11th March, at 7pm, at Lochgelly Town Hall
- A closing presentation, on Saturday 13th of March, at 7pm, at the Lochgelly Town Hall

The Charrette Studio, which will be located at the Lochgelly Miners' Institute, will also be open for visits between 9th and 12th March.

*"I cannot stress enough how exciting an opportunity this is for Lochgelly and Fife. We have the world-leading designers coming to the town and an opportunity for everybody in Lochgelly to influence the way we plan our urban and green spaces in the future. This is a once in a lifetime opportunity and we should do all we can to encourage the local community and interested parties to get involved, work together and feed into the process."*

**Councillor John Beare,  
Chair of Fife Council's Planning Committee**

