

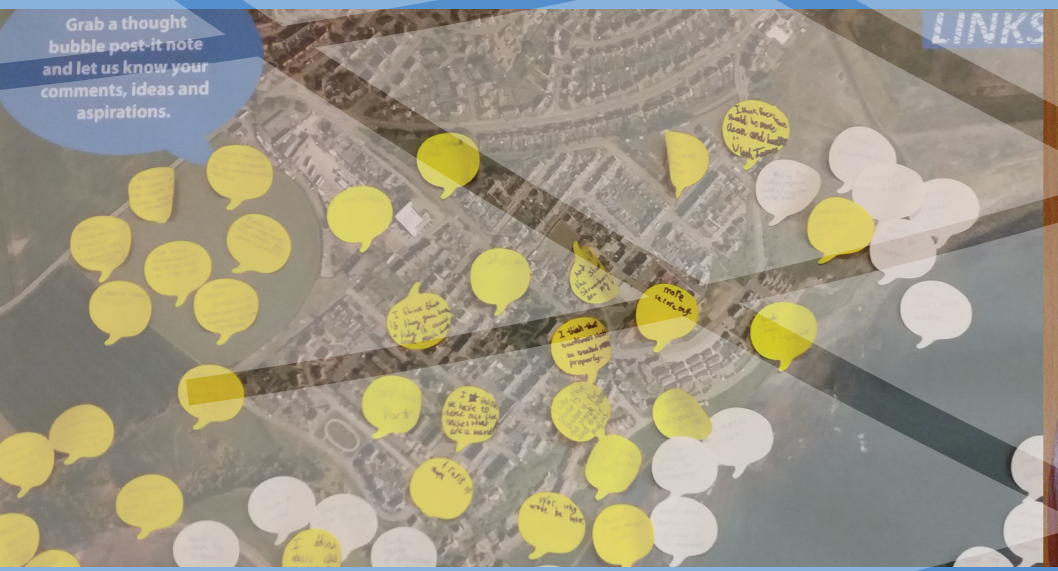
# ‘Recreating Buckheaven’ Spatial Masterplan

BUCKHAVEN

LINKS

2018-2023







# 'Recreating Buckheaven'

The aim is to breathe life and energy back into Buckhaven and create a greener, brighter, sustainable future for the Town Centre, Foreshore and Links within and beyond.

**VISION**

Buckhaven is a more welcoming & accessible, cleaner & safer, active & dynamic, colourful & attractive, inspiring & educational, adventurous & usable, integrated & interconnected place.

**OBJECTIVES**



## IDENTITY

To enhance the town centre and foreshore and promote a more attractive and distinctive identity for Buckhaven for those who live and visit there.



## MOVEMENT

To improve access and use of the town centre, to and along the foreshore, and around and beyond Buckhaven.



## ENVIRONMENT & SUSTAINABILITY

To enhance Buckhaven's environmental and visual appeal, especially the town centre and foreshore and create a varied biodiverse green environment and network which is people-friendly.



## ACTIVITY

To facilitate and encourage community interaction and energy.

**PRIORITIES**

- Integrate, enliven and open up the foreshore and town centre.
- Create internal and external gateway features.
- Promote existing historical and architectural features, and improve the built environment.

- Improve local connectivity for residents throughout Buckhaven, particularly between the foreshore and town centre.
- Improve accessibility and ease of use across all active travel paths.
  - Improve road safety and street settings.
    - Improve public transport.
  - Support physical and recreational activity.
    - Support sustainable travel

- Improve cleanliness, maintenance and visual appeal and safety.
  - Provide better public facilities.
- Develop the emerging Buckhaven green network.
  - Promote greenspace use.
  - Promote local food and natural produce.

- Create social spaces to promote interaction.
  - Improve and create opportunity for social interaction.
- Promote community recreation and leisure groups.
  - Build community capacity / skills / resilience.
    - Improve Housing Offer.
  - Foster relationships between business and community.
    - Improve employment access.



# Spatial Masterplan

The Masterplan is the result of a comprehensive PAS Charretteplus® programme commissioned by local community group CLEAR. The charrette process was named ‘Buckhaven Links!’ by the community and this masterplan describes and illustrates the physical proposals which have emerged.

## INTRODUCTION

The PAS Charretteplus® engagement model is an interactive design process where the public and stakeholders work directly with a specialised design team to generate a community vision, masterplan and action plan. Buckhaven Links! involved school engagement activities, pre-engagement meetings, workshops, street conversations, drop-in surgeries, and a community survey, all conducted over the months of January to April 2017. A wide selection of community groups, representatives, local students, and residents were involved in the process.

The aim of the Masterplan is to breathe Life and Energy back into Buckhaven and create a Greener, Brighter, Sustainable Future for the Town Centre, Foreshore and Links within and beyond. The details may change as proposals are worked up collaboratively over the coming months and years; the graphics and plan on the project sheets are not intended to fix the details of every proposal, but to guide and indicate what each project could look like and allow discussions to take place. Proposals should be expected to flex as circumstances and stakeholders change, provided that they contribute to the charrette vision, objectives and priorities.









## Project Sheets

- 1 Town Circuit Paths- Fife Coastal Path and Wayfinding strategy
- 2 Arrival and Town Centre
- 3 Estate Space
- 4 School
- 5 Murals and Art
- 6 Community Growing Spaces
- 7 Stairs and Connections
- 8 Red Cliffs
- 9 Foreshore
- 10 Harbour
- 11 Braes
- 12 Rising Sun Reserve and Trails



# BUCKHAVEN LINKS!



-  Foreshore Green Accessible Corridor
-  Braes Natural Recreational Corridor
-  Town and Coastal Path
-  Potential Closure of Path
-  Primary play / sports equipment area within public open space
-  Key Landmark Building / Feature
-  Key Focus for Street Improvements
-  Fife Coastal Route



# Spatial Masterplan



To provide improved pedestrian and cycling routes / circuits around the town, and better connections with the Fife Coastal Path, Pilgrim's Way and the Core Path Network.

## PROJECT SHEET 1

Town Circuit Paths- Fife Coastal Path and Wayfinding strategy

**BUCKHAVEN**  
**LINKS!**



Wayfinding routes and signage to include local references - 'Try a Stuart's Pie' - 'Pick an apple and marvel at the coastal views' - 'Wander along an unspoilt coast untroubled by other visitors with great views out to sea' - 'Buy an award winning pie or Irn Bru sausages' at our 3 butchers' - or 'Look for the Secret Orchards'.

### This could include:

- Create a series of circular pathways / routes around the town for pedestrians and cyclists.
- Improve connections with Fife Coastal Path, Pilgrim's Way, and the Core Path Network.
- Improve wayfinding around the town and provision of signage, creating a legible and dementia friendly place.
- Improve lighting and seating along routes to encourage use and opportunities to sit and meet.
- Explore scope for developing more off-road and road-separated walking / cycle paths to link key areas (eg A955, trail from Foreshore to Swan Brae).
- Enhancement of pathways through further planting and artwork installation.

NOTE: Signage could include local references / quotations raised at charrette workshops.

### Potential Impact:

- To create a pedestrian friendly environment that presents the town's assets in a creative and accessible way.
- To enable local people to walk and cycle more safely, meet and chat.
- To improve way finding and create a dementia friendly environment.

### Opportunities / Key Players:

Fife Council / CLEAR / Tourist Board



Before and after images showing improved signage at junction with Fife Coastal Path identifying links to Town Centre, Foreshore, and Braes. Signage to include local references as identified above.







Before and after images showing improvements to the junction of College Street, Randolph Street and Church Street

Photos showing examples of potential streetscape, public art, lighting and community interventions for the junction



To reinforce approaches into town, rationalise town centre public realm and improve pedestrian / traffic management at the key junction of Church Street and College Street.



### This could include:

- Creating a gateway feature at junction of Wellesley Road and Station Road.
- Improving the approach along Station Road through tree and seasonal planting.
- Improving the junction of Church Street, Randolph Street and College Street through a series of measures including narrowing of junctions, changes to pavement radii, raised table, changes to road surface and colour.
- Opening up of park, removing boundary brick wall and hedge, planting lines of trees to north and west boundaries to create a plaza-type effect.
- Improving relationship between shops and park by changes to road surfaces, rationalisation of parking and paving.
- Provide flexible outdoor space for meeting, pop-up cinema, market space.
- Re-develop derelict buildings at southern end of Church Street / Stuart's bakery site.
- Improve shop frontages and colour palette for Randolph Street / College Street.
- Introduce community / tourist information notice board.
- Introduce art into street spaces and murals on buildings and un-used shop fronts, shuttered shop fronts and empty premises.
- Further planting of shrubs, flowers and spring bulbs along the entrance roadside verges into town; additional tree planting in parks and along roadsides, including reinstating or introducing avenues of road side trees.
- Artwork installed in terms of themed 'Welcome to Buckhaven' signs at town entrances.

### Potential Impact:

- To create a pedestrian friendly environment that presents the towns assets in a creative and accessible way.
- To enable local people to walk and cycle more safely, meet and sit outside along College Street.
- To improve way finding and create dementia friendly environment.

### Opportunities / Key Players:

Fife Council / CLEAR / Buckhaven Beehive



# Spatial Masterplan

## PROJECT SHEET 3

Estate Space (Lawrence Court/  
Victoria Road/Factory Road)

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To re-purpose and re-energise an existing public space within the Council estate at Lawrence Court / Victoria Road / Factory Road.



Before and after images showing improvements to the parking area within the housing estate to the west of the town centre

### This could include:

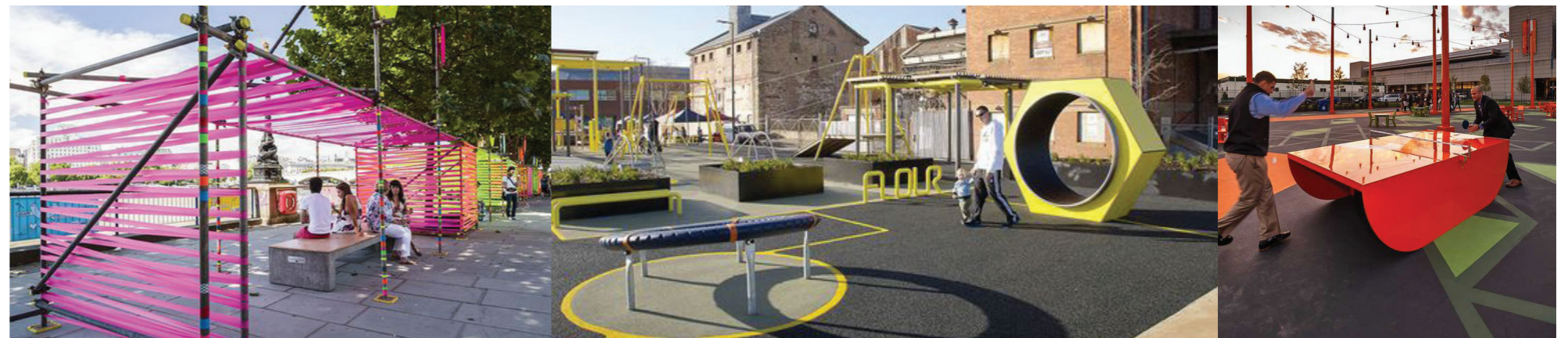
- Creating a flexible space within the heart of the estate that provides for play and activity for a wide range of children and age groups. Current proposal is for a 'Parkour' focused space that utilises and re-purposes industrial elements such as concrete rings, walls and moveable elements for free play activities.
- Group seating for people to meet and greet.
- The introduction of colour in the play equipment that may be painted and animated by local community groups and schools, and through the introduction of temporary installations and art pieces.
- Change to floor surface for safety reasons that can add colour to the space.
- Planting of trees, orchard, bulbs along grassed verges and other presently grassed areas.
- Consider selective removal of wooden fencing around flats or alternative boundary marking.

### Potential Impact:

- To create a space that adds to the activity and facilities within the town.
- To activate the centre of the estate and bring natural surveillance and improved security.
- To visually enliven the heart of the estate in terms of colour, activity and help to change the perception of the place.

### Opportunities / Key Players:

Fife Council / CLEAR



Precedent images of the type of potential temporary installation and play equipment that could be introduced within the estate space, adding colour, diversity of use and a much needed alternative activity area for the town



# Spatial Masterplan



Exemplar images of safer routes to school markings, alternative graphics for road crossings and possible artworks from historical reference

Illustrative images of College Street approach in to Buckhaven and potential to create alternative crossings and enhancement of the school setting



To activate the school, inside and outside, improve connections with the town centre and create CLEAR safer routes to school. Proposed measures will also identify and reinforce approach in to town along College Street.



### This could include:

- Introducing colourful and fun streetscape elements to the school railing, footway and crossing.
- Potential to improve school crossings, perhaps based on ideas by the children.
- Potential to incorporate possible themes and motifs that evoke the history and industry of Buckhaven, including dinosaurs, fishing and mining
- Improve lighting and school frontage at crossing to illuminate and signify its importance.
- Improve visual appearance by installing an avenue of fruit trees along the fence, and expand planted area to rear of school; paint grey security fencing in other colours.

### Potential Impact

- To create a safer environment for the school children to access the town and the school.
- To reinforce the history and identity of the town.
- To enable the next generation of Buckhaven to start to take ownership of the town.
- To improve way finding and create a dementia friendly environment.

### Opportunities / Key Players

Fife Council / CLEAR / Buckhaven Primary School



# Spatial Masterplan

## PROJECT SHEET 5 Murals and Artworks



To enhance and activate the streetscape of Buckhaven through the introduction of artworks and murals. Particular attention is given to Randolph Street

### This could include:

- Introduce murals to underused shop frontages along Randolph Street, on the shutters and suitable gable ends.
- Improve shop frontages along Randolph Street including the potential for a new colour palette.
- Introduce a tourist art trail and guide similar to Cupar, Livingstone or Glenrothes.
- Introduce art into street spaces such as the front of the Co-op building, reinforcing local history and character.
- Closes and gaps between buildings along Randolph Street to be unified through the introduction of identifying artworks.
- Picture windows - exhibitions within vacant shop windows.

### Potential Impact

- To enhance and improve street / public realm.
- To enable local people to be expressive and creative, and learn new skills.
- To improve way-finding and create dementia friendly environment.

### Opportunities / Key Players

Fife Council / CLEAR / Buckhaven Primary School / Local artists and residents



Illustrative images of suggested upgrades to Randolph Street shop frontages



Image of potential local / cultural artwork



Illustrative images of potential artworks to the front of the Co-op building





To create Community Growing Spaces / productive landscapes



Precedent images of community gardens and activities

Before and after images of showing community garden improvements on waste ground next to Bert's Bar



#### This could include

- Re-purpose and activate derelict and unused left-over spaces across the town including the space adjacent to Burt's Bar, the grassed area opposite former Railway Tavern and near the Community Centre at the junction of Kinnear Street and Victoria Road.
- Create green-walls on or adjacent to dis-used spaces ('Green-Gable installations).
- Enlarge and extend the existing programme of community orchard planting within back spaces between buildings, at the Braes and within the central park.
- Improve and open up College Street Gardens and provide connections to the Beehive.
- Plant more seasonal plants and edible plants within parks, planter boxes, and in derelict and un-used spaces, and encourage local people, groups and businesses to tend and develop them; encourage more planters and hanging baskets.
- Further develop through planting, benches and signs the network of 'hidden spaces' in or near the town centre (Globe, Library, Braehead, East High St, Toll Park) and explore extending this concept to other sites.
- Consider use of College St gardens for modest events such as regular farmers / growers market.

#### Potential Impact

- To create a productive environment for local people.
- To engage and bring together local people with a central purpose of feeding the community.
- To enhance and improve the visual appearance of the local environment without large investment but in a short timescale.
- To create interest and a sense of pride in the town by local people.
- To draw in local people and new visitors to the region.

#### Opportunities / Key Players

Fife Council / CLEAR / Local residents



# Spatial Masterplan

## PROJECT SHEET 7 Stairs and Connections

# BUCKHAVEN LINKS!



Improve existing connections between the town centre and foreshore and link in to the creation of a town circuit and coastline orbital path.

### This could include:

- Improve signage, lighting and visual markers at entrances / exits to stairs.
- Paint and or colourise steps in line with exemplars presented at workshop / conversations during public engagement - 'waterfall steps'.
- Colliewell Steps and steps connecting West High Street to Shore Street to be primary focus.
- Additional planting of trees, shrub, flowers along stairs where feasible; complete rehabilitation of shrub-bed at Anderson Lane and creation of feature of high level platform, embankments.
- Installation of artistic pieces, potentially linked to the idea of a sculpture trail along the foreshore. Scope for additional artwork, possible archways and benches in the adjoining East High Street and Anderson Lane areas.

### Potential Impact

- To enhance and lift existing public realm and encourage better use of existing connections.
- To create visual markers in the public realm and Improve way finding and dementia friendly environment.

### Opportunities / Key Players

Fife Council / CLEAR / local artists / Housing Associations



Photographs of alternative approaches to animating steps

Connections between the Foreshore and Town Centre to be the primary focus through the introduction of historic and cultural timelines in to the paving, signage and artworks

Two before and after images showing potential improvements to Anderson Lane and Colliewell Steps - key links between the Foreshore and Town Centre





Two before and after images showing potential improvements to Red Cliffs as an outdoor classroom and activity area, including a diorama, a climbing wall and a viewing platform



To enhance the red cliffs at the Foreshore through the introduction of a diorama and viewing platform



This could include:

- The creation of a diorama / mural visual applied on to the facade of the existing concrete retaining walls currently in-situ.
- Inclusion of interactive (augmented reality) and manual educational elements based on pre-historic timelines and data.
- Construction of a viewing platform at the top of the concrete wall accessed from West High Street stairwell.
- Installation of artistic pieces to provide visual markers along the foreshore.
- Inclusion of new access paths / routes cutting across the site.
- Low level climbing / grapple wall on the artwork as an interactive play feature.
- Develop / extend the recently planted orchard here; and carry out additional planting on the platform / embankments overlooking the site (possibly tropical-themed eg cordylines).

### Potential Impact

- To establish outdoor learning area, enhancing educational aspects of town and schooling.
- To re-use a currently derelict site for community benefit.

### Opportunities / Key Players

Fife Council / CLEAR / Local Primary Schools



# Spatial Masterplan



Development and evolution of foreshore as a destination place for locals and visitors

## PROJECT SHEET 9 Foreshore

BUCKHAVEN  
LINKS!



Photographs showing examples of play equipment, viewing platforms and moulded landform appropriate for the Foreshore

### This could include:

- Earth mounding to rock armour sea defence to provide a higher level walkway providing a physical connection with the coastal edge and visual connection to the sea and beyond.
- Planting and programming (maintenance regime) of soft landscape along foreshore to establish a landscape that emphasises seasonal changes, brings colour through wildflower and grasses and adds visual interest to journey and story along the waterfront.
- Intervention of formal and informal play areas with themes relevant to local history and identity.
- Provision of a cycleway along the foreshore on a hard construction base, textured and animated by universal graphic symbols.
- Insertion of viewing platforms / pontoons / piers from points where town centre and foreshore connect.
- At nodal points provision of seating / picnic areas.
- Inclusion of improved lighting, 'bird-resistant' litter bins.
- Construction of shells / shelters along foreshore to provide 'staying spots' and shelter to users of the place.
- Plant a maze in the former small playpark on Shore St; and replant or remove adjoining shrub beds.
- Install a fitness trim-track.

### Potential Impact

- To realise a real focus of interest and activity for Buckhaven and give the Foreshore a sense of place and of significance from an amenity and recreational view in place of its former fishing and mining history (or something similarly modest).

### Opportunities / Key Players

Fife Council / Wemyss Estate / Kingdom Housing Association / CLEAR

Before and after images of the Foreshore, showing improved cycle and foot access and grass mounds softening the impact of the rock armour





Photographs showing examples of lighting, augmented reality, shelters, modern bandstands, mobile cafes and noise sculptures



The realisation and development of the former harbour area as a focal point for community and visitor activities - with potential to include a bandstand, a tourist and visitor centre and information boards, a pop-up cafe and toilets, and art sculptures that will provide a notable edifice along the Fife Coast.



### This could include:

- Improved access for visitor and service vehicles alike.
- Provision of spaces and foundations to accommodate seasonal facilities including pop-up cafe, toilets, visitor centre and bandstand.
- Installation of structures to enable water activities, including pontoons, piers and anchor points.
- Provision of pilot scheme using augmented reality to connect visitors with former fishing village and places of interest.

### Potential Impact

- To create a real focus for the Buckhaven and sense of purpose for the Foreshore area.
- To regain a sense of history and place through the potential for an augmented reality pilot scheme.
- To establish a place for community events and activities, a focus for gatherings, celebrations and getting to know each other.

### Opportunities / Key Players

Fife Council / CLEAR / Wemyss Estate



# Spatial Masterplan

## PROJECT SHEET 11 Braes



To utilise the natural assets of the Braes, (the slope, the wild landscape and direct access to the Fife Coastal Path, the sea, the Foreshore and Harbour and the town centre), to enhance the provision of active and passive recreation opportunities for Buckhaven

### This could include:

- creation of an outdoor 'Pop-up Hub' that could house a 'fold-out' cinema, a theatre and storytelling stage, an amphitheatre, community firepits, pop-up lab and a pop-up summer school.
- Provision of a pontooned water sports area tied in to the harbour area activities.
- Improved access and wayfinding from the Fife Coastal Path to the town centre and the foreshore.
- Provision of BMX and Mountain bike trails, Mountain Boarding slopes and running / walking routes, CLEARly identified and sign posted.
- Further expansion and consolidation of community orchards and woodlands, enhanced maintenance and creation of trails and artwork to promote interaction.
- On the lower grassed area, install an adventure playground, linked to the bike and walking trails. Consider extending totem pole as trails illustrating local themes (eg Wemyss Cave drawings).

### Potential Impact

- To establish a community activity hub that is well connected to Buckhaven and the wider setting of the Fife Coast
- To establish Buckhaven as a cultural and entertainment hub for Fife and Fife coast

### Opportunities / Key Players

Fife Council / CLEAR / Wemyss Estate / Sports Hub







Before and after images of proposed Rising Sun Trails park incorporating renewable energy structures in artistic and visually engaging forms, new entrance gateways and walls



To utilise the existing space and momentum in developing the Rising Sun Reserve as an education and community activity resource. Possible scope for developing community energy.



### This could include:

- Planting of native woodland and orchards to create a wilder but also more productive and biodiverse zone.
- Identify and set out key paths through the woodland for walking (including a mountain bike route).
- Add seating, nature interpretation and appropriate low key sculpture.
- Extend off-road cycle path from this site northwards between the Energy Park and the rear of Wellesley Rd house, as part of a wider integrated circuit and alternative Coastal Path route.
- Consider linking the Globe community garden to the new off-road cycle path.
- Explore scope for developing community energy (solar, wind) at adjoining Energy Park, and possible interpretation, artwork related to the Energy Park.
- Install art features at the entrances.

### Potential Impact

- To improve off-road connectivity by constructing new paths linking to other stretches of core path network.
- To create wilder stretches of biodiversity and nature at either end of the Foreshore through planting.

### Opportunities / Key Players

Fife Council / CLEAR



# BUCKHAVEN LINKS!

The challenge after any charrette is sustaining momentum by moving quickly to delivery. Since meaningful improvements are inevitably complicated and involve multiple partners, it is important to quickly get arrangements in place to agree and coordinate activity.

The organisation and establishment of an effective governance and delivery arrangement will therefore be a priority. A delivery programme should be used to agree who will do what, agree the lead and support partners for each project, and ensure that there is demonstrable progress in Buckhaven moving forward.



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- Foreshore Green Accessible Corridor
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- Primary play / sports equipment area within public open space
- Key Landmark Building / Feature
- Key Focus for Street Improvements







# BUCKHAVEN *LINKS!*

