



INVERKEITHING HERITAGE REGENERATION

DESIGN STATEMENT: PUBLIC REALM & STREETSCAPE



5 year regeneration project funded by:



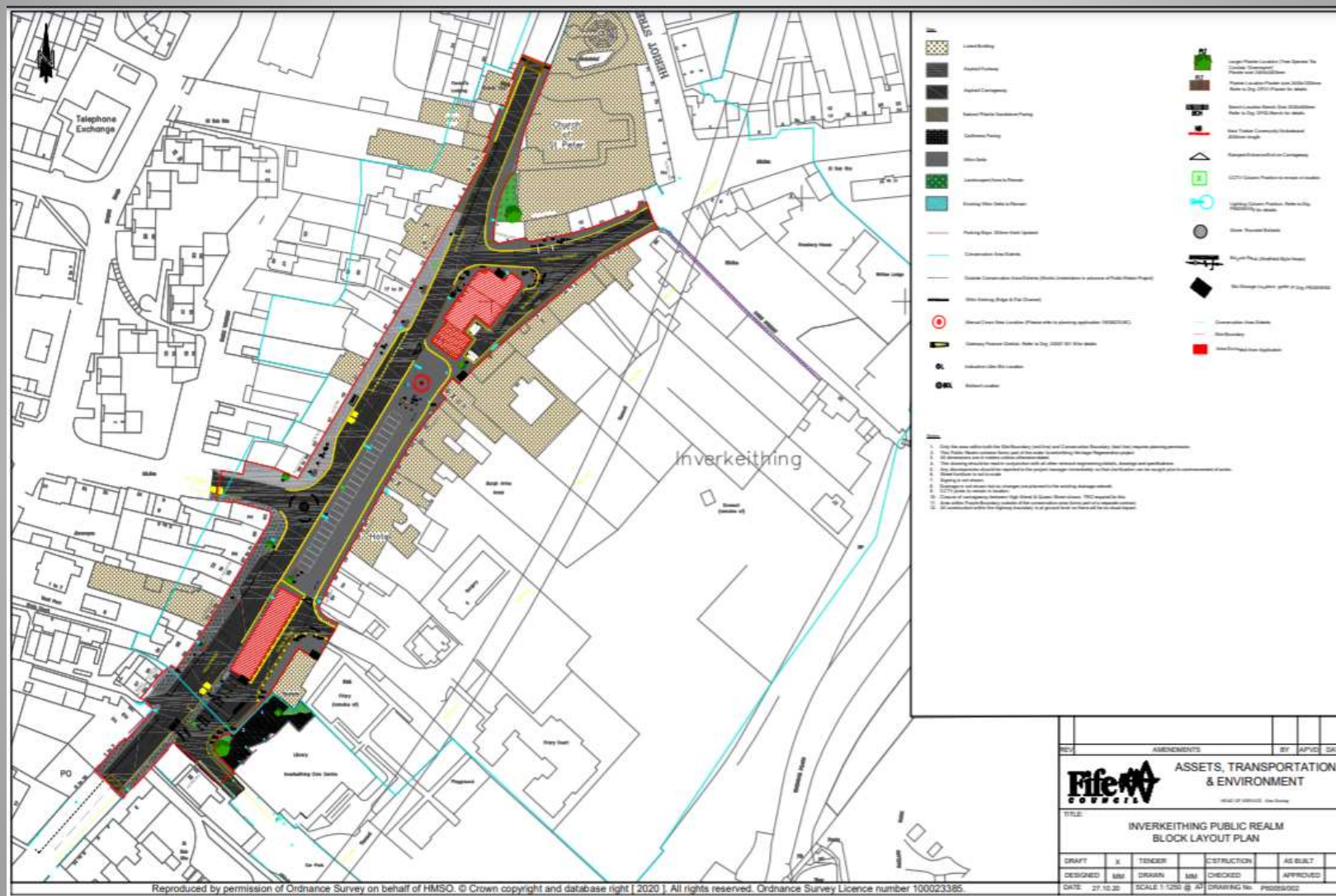
Delivered by:



Managing overall project and:
Townhouse regeneration
Third Party Grant
Training & Activity programmes



Managing Public Realm programme
Fiona Fisher, Built Heritage Officer
Chris Wragg, Economic Adviser
Mark Methven, Civil Engineer
Plus stakeholders,
including Inverkeithing CC



Layout and surfacing improvements

The historic market square and conservation area will be less dominated by vehicles. The carriageway of the main N-S road will be moved West to widen the historic square. Parking will be re-aligned there to take up less space and a small road at the South end closed. The taxi rank will be moved too to allow the market square, listed buildings and Mercat Cross to be more clearly seen and recognised as an impressive architectural and historic place.

Surfacing will be upgraded and enhanced to aid functionality and to reinforce the historic character of the town.

A survey was undertaken of traditional surviving features and research undertaken into historic paving and flooring at the outset.

A recent stone audit has also been undertaken as part of the project (by the Scottish Lime Centre Trust).

A Fife Council sustainable stone procurement initiative is in operation (with the Stone Federation of the UK and Historic Environment Scotland) for the procurement of natural stone elements. Where existing stonework or evidence survives it can then be matched, including paving next to listed buildings in the High St, Townhall St, Bank St and Queen St. Natural stone paving will also be used around the Mercat Cross together with a surrounding low boundary wall which will reinstate a modern take on a historic feature.

A paved area in natural stone was noted and has been petrographically-matched to Pitairlie Stone from Angus, a flagstone historically used extensively in the East of Scotland.

Whinstone kerbs (Quartz Dolerite) will be reinstated throughout the scheme

The central area, which historically may never have been paved, will have a sympathetic but more contemporary treatment in new whinstone blocks.

Uneven surfaces will be ironed out to avoid trip hazards and where possible steps and other barriers to accessibility, re-designed making it safer and easier for pedestrians to get around.



<https://canmore.org.uk/collection/1460284>

Surfacing Material Palette

1.



HRA Surfacing

2.



Pitalrie Paving Flagstones

3.



New Whin Sett Paving

4.



Whin Kerbs

5.

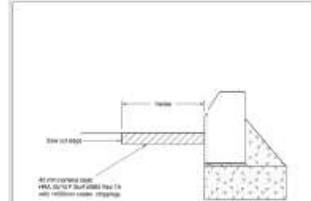


F1 Asphalt Footway

Notes

- All areas of carriageway within the site boundary will be milled to a depth of 45mm and Hot Rolled Asphalt (HRA) will be installed.
- Pitalrie paving flagstones will be laid on footways only in a random pattern. Pitalrie sandstone was specified as part of the 'Building Stone Survey for Inverkeithing Conservation Area' which was undertaken by the Scottish Lime Centre Trust. Defined laying areas are shown in plan P6009/002.
- Whin sett paving will be laid through the existing parking area to the east of the High Street.
- Whin kerbs will be used throughout the site. Existing whin kerbs will be utilized and supplemented by additional whin kerbs where required.
- Existing asphalt footway surfaces to the western side of High Street will be renewed as per section no.5.

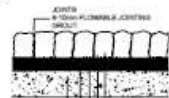
1.



NOTE:
(1) Refer to Volume 1 - Specification for Highway Works of the Manual of Contract Documents for Highway Works (MCHW) for details of HRA.

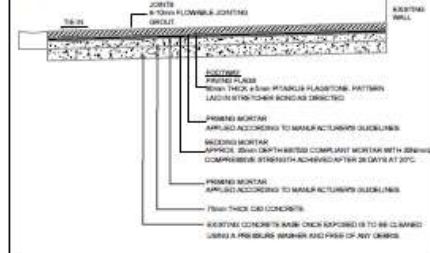
NO.	REVISION	DATE	BY	APPROVED
1	ISSUED FOR TENDER	10/10/20	MM	MM
2	ISSUED FOR CONSTRUCTION	10/10/20	MM	MM

3.

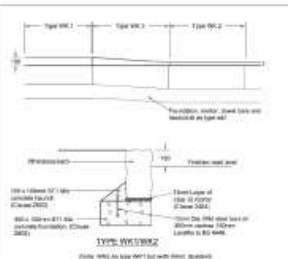


JOINTS
8-10mm FLOWABLE JOINTING
SAND
10-15mm THICK 50mm SPAN BITTS PATTERNS
Laid in 10-15mm FLOWABLE JOINTING SAND
PRIMED MORTAR
APPLIED ACCORDING TO MANUFACTURERS GUIDELINES
BEDDED MORTAR
APPLIED ACCORDING TO MANUFACTURERS GUIDELINES
PRIMED MORTAR
APPLIED ACCORDING TO MANUFACTURERS GUIDELINES
10-15mm THICK 50mm SPAN BITTS PATTERNS
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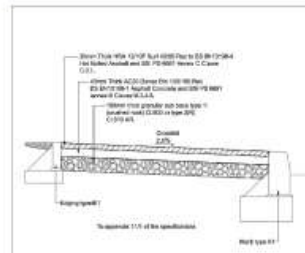
2.



4.



5.



NO.	REVISION	DATE	BY	APPROVED
1	ISSUED FOR TENDER	10/10/20	MM	MM
2	ISSUED FOR CONSTRUCTION	10/10/20	MM	MM

Example Surfacing Construction Sections

REV	AMENDMENTS	BY	APPROVED	DATE
1	ISSUED FOR TENDER	MM	MM	10/10/20
2	ISSUED FOR CONSTRUCTION	MM	MM	10/10/20

Fife		ASSETS, TRANSPORTATION & ENVIRONMENT	
COUNCIL		HEAD OF SERVICE: Ian Duffell	
TITLE: INVERKEITHING PUBLIC REALM SURFACING PALETTE & SECTIONS			
DRAFT	X	TENDER	CONSTRUCTION
DESIGNED	MM	DRAWN	MM
DATE	27/10/20	SCALE	NTS @ A3
		DRAWING No.	P6009/002



INVERKEITHING HERITAGE REGENERATION

PUBLIC REALM & STREETScape



How did we get here?

The proposals have been informed by the views of statutory and community stakeholders.

Consultation has been an intrinsic part of a number of studies undertaken 2016-2019

Design Framework by Fife Council Planning (Urban Design) 2016

Feasibility Study by Parson's Brinkerhoff 2016

Imagine Inverkeithing Community Master-plan 2018, applying urban design principles and community aspirations.

Funding bids to the National Lottery Heritage Fund and Historic Environment Scotland (£ granted 2019).

What guidelines are we following?

The general street layout and the surface materials (shaped by policy guidance, consensus views & traffic and health and safety regulations). The heritage regeneration is designed to comply with Historic Environment Scotland guidelines and the Scottish Historic Environment policy and to meet funding criteria of the National Lottery Heritage Fund and Historic Environment Scotland.

What are we changing?

Upgrade of the public realm in the conservation area (along the axis of the high St), including the provision of improved layout, heritage based surfacing upgrade and the provision of new street furniture and other features:

- Moving the Meract Cross to a more central position (applications granted consent in Mar '20 - 19/03628/FULL & 19/03627/LBC)
- New Gateway Features marking the approximate position of the North and south "Ports" – both designed by Arc Architects Ltd
- Layout improvements prioritising cyclists and pedestrians, but retaining parking spaces in a more economical layout because consents are in place for some conversion to residential
- New Benches- contemporary sustainable design in solid oak relating to Inverkeithing's shipping history
- New Cycle racks
- New Planters and trees – contemporary sustainable design solid oak design to be managed in conjunction with Fife Council Parks and Inverflora – Bespoke benches and planters were designed by Landscape Architects Erz Ltd
- New Waste Collection/ Bin stores – where unsightly bins have no other place to be stored (ie no back area)
- Four New Interpretation panels
- Replacement plain contemporary lighting- the "period" lighting has been identified as incongruous to the historic town
- Motif/Interpretation designs for various street furniture features
- Community Notice board

Street Furniture Palette



'Sheffield' Style Cycle Hoops



'Edinburgh' Style Cast Bollards



'Eros' Style Stainless Steel Bin



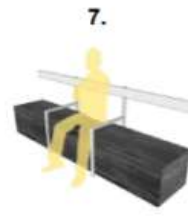
Green Oak Planter
Refer to Drg. P60059-1200-DF01-Planter



A - Bench Only.
Refer to Drg. P60059-1200-DF02-Bench



B - Bench with Arm Rests.
Refer to Drg. P60059-1200-DF02-Bench



C - Bench with Arm & Back Rests.
Refer to Drg. P60059-1200-DF02-Bench



10m Aluminum Lighting Column

Notes

- 'Sheffield Style Cycle Hoops' to be galvanized to reduce maintenance requirements.
- 'Edinburgh Style Cast Iron Bollards' will match existing Inverkeithing Town Centre bollards. These are to be embossed with a motif prior to installation.
- 'Eros Style Stainless Steel Bin' are to be installed in the similar positions as current litter bins. This style is becoming a standard throughout most towns in Fife and is of a style which satisfies Fife Council Waste Collectors.
- 'Green Oak Planters'. Please refer to Drg. P60059-1200-DF01-Planter for further information. This style will be used in 2nd planter options 2400mm by 2400mm planters will hold larger vegetation species as specified in Drg. P60059-002 Plan. 2400mm by 1200mm will be used for smaller vegetation species.
- 'Green Oak Benches' please refer to Drg. P60059-1200-DF02-Bench for further information. A mixture of each bench type will be used in the locations shown in Drg. P60059-002 Plan.
- '10m Aluminum Style Lighting Column' will replace existing columns. These will be in and match the existing columns to the north and south of the site boundary and will standardize the column and head style. This will aid in future maintenance.

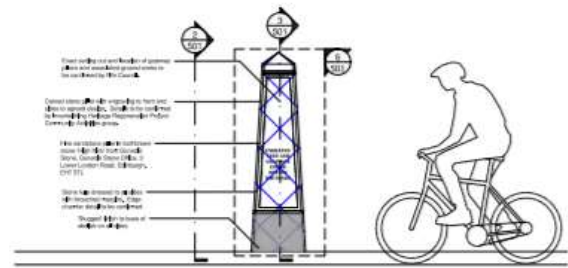
REV	AMENDMENTS	BY	APPROVED	DATE
<p>Fife COUNCIL</p> <p>ASSETS, TRANSPORTATION & ENVIRONMENT</p> <p>HEAD OF SERVICE: Alan Denny</p> <p>TITLE: INVERKEITHING PUBLIC REALM STREET FURNITURE PALETTE</p>				
DRAFT	X	TENDER	CONSTRUCTION	AS BUILT
DESIGNED	MM	DRAWN	MM	CHECKED
DATE	27.10.20	SCALE	N/A	APPROVED
DRAWING No. P60059-005				



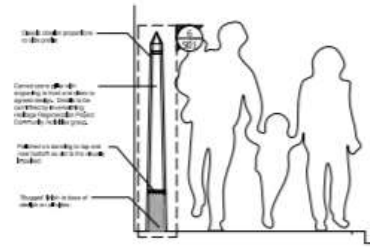
INVERKEITHING
HERITAGE REGENERATION
TOWNSCAPE HERITAGE AND
CONSERVATION AREA
REGENERATION SCHEME

INVERKEITHING HERITAGE REGENERATION

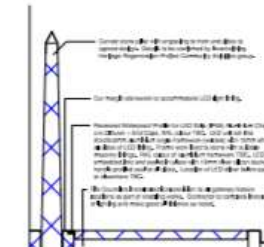
PUBLIC REALM & STREETSCAPE



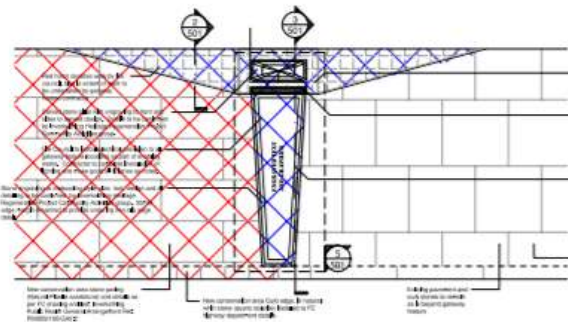
1 FRONT ELEVATION
SCALE 1:20 @ A1



2 SIDE ELEVATION
SCALE 1:20 @ A1

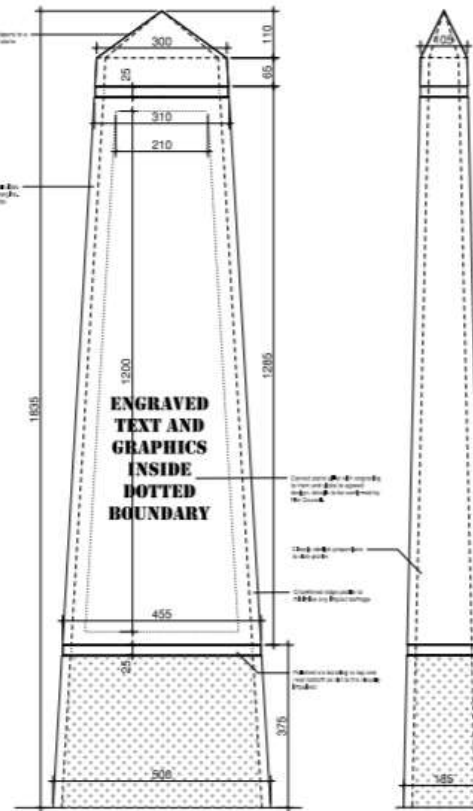
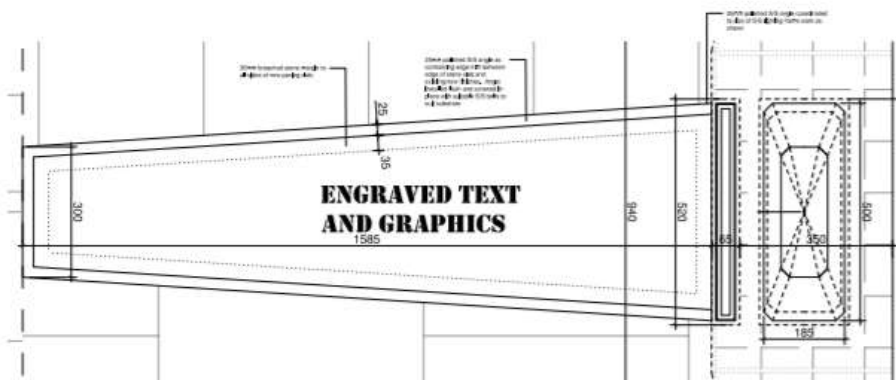


3 SECTION
SCALE 1:20 @ A1



4 TYPICAL NORTHERN GATEWAY FEATURE PLAN
SCALE 1:20 @ A1

Gateway Features



- Notes:
1. The design is for a new gateway pillar to be installed in the public realm.
 2. The design is for a new gateway pillar to be installed in the public realm.
 3. The design is for a new gateway pillar to be installed in the public realm.

1:20

© 2020, 10.20 - Revised design with client input from 2020, 10.19
© 2020, 10.20 - Client design input
REV A - 2020, 10.20 - Prepared for internal review

project
INVERKEITHING
PUBLIC REALM WORKS
GATEWAYS

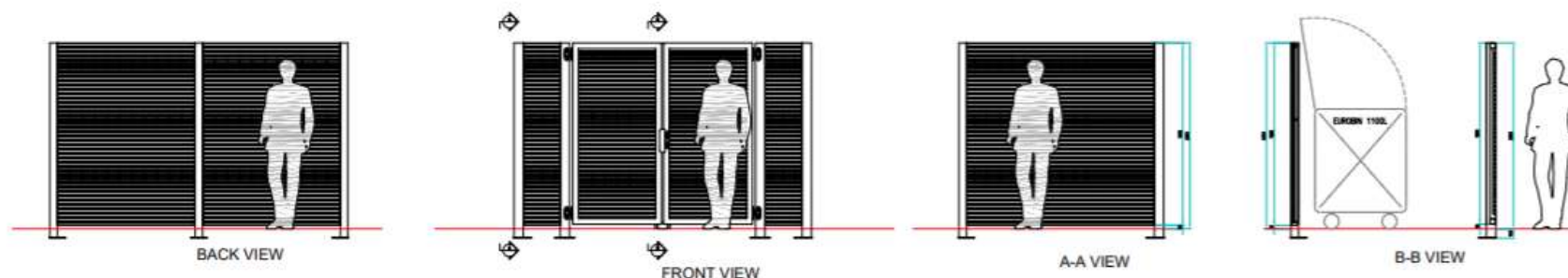
client:
FIFE COUNCIL

drawing:
PROPOSED
PILLARS & PAVING



scale: 1:20 @ A1, 1:40 @ A3
drawn: PH
date: 2020, 10.20
status:
TENDER

INVERKEITHING HERITAGE REGENERATION PUBLIC REALM & STREETSCAPE THE MERCAT CROSS



TYPICAL BIN STORE CONSTRUCTION:

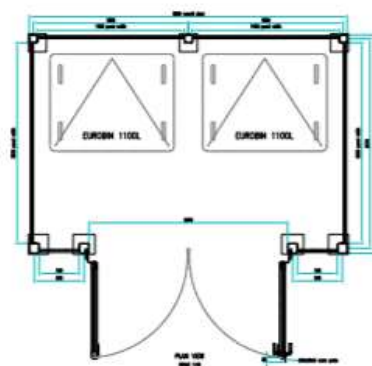
1. Supporting steel:

- a) Posts:
 - a1) SHS80x80 middle back
 - a2) SHS80x80 back corners
 - a3) SHS100x100 front corners
 - a4) SHS100x100 gate posts

2. Louvre panels: ITALIA-80. See Sample Image.

- 3. The gates:
 - a) Italia-80 infill panels
 - b) Locinox 3DM hinges
 - c) 2No. lockable drop bolt per gate
 - d) Locinox Hybrid lock
 - e) Stiles: SHS60x60

4. Finish: All steelwork galvanised with polyester powder coat in standard RAL colour Black to panels and doors only.



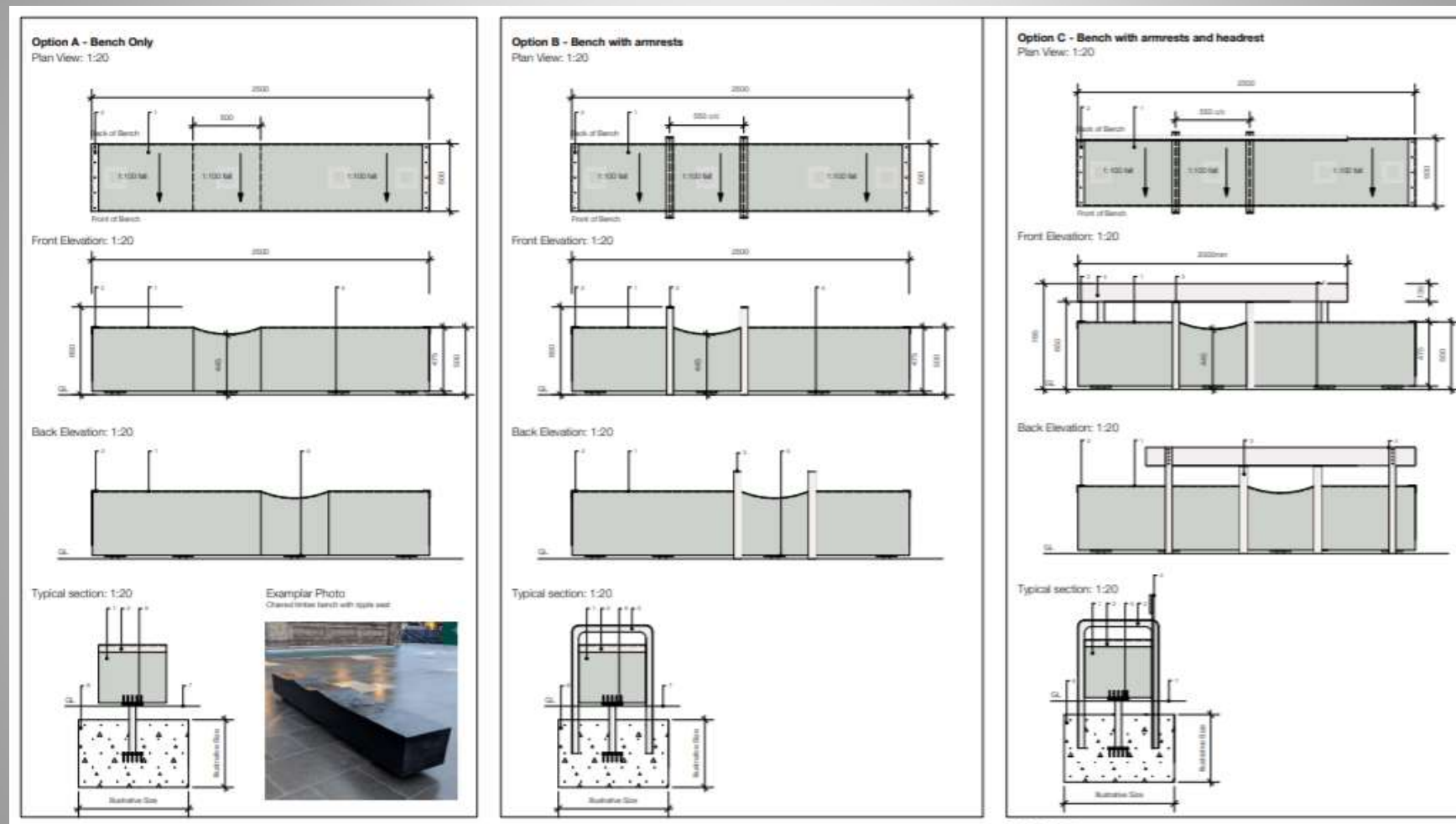
SAMPLE IMAGE †

RAL Colour Black
Green Walling Possible with these panels.

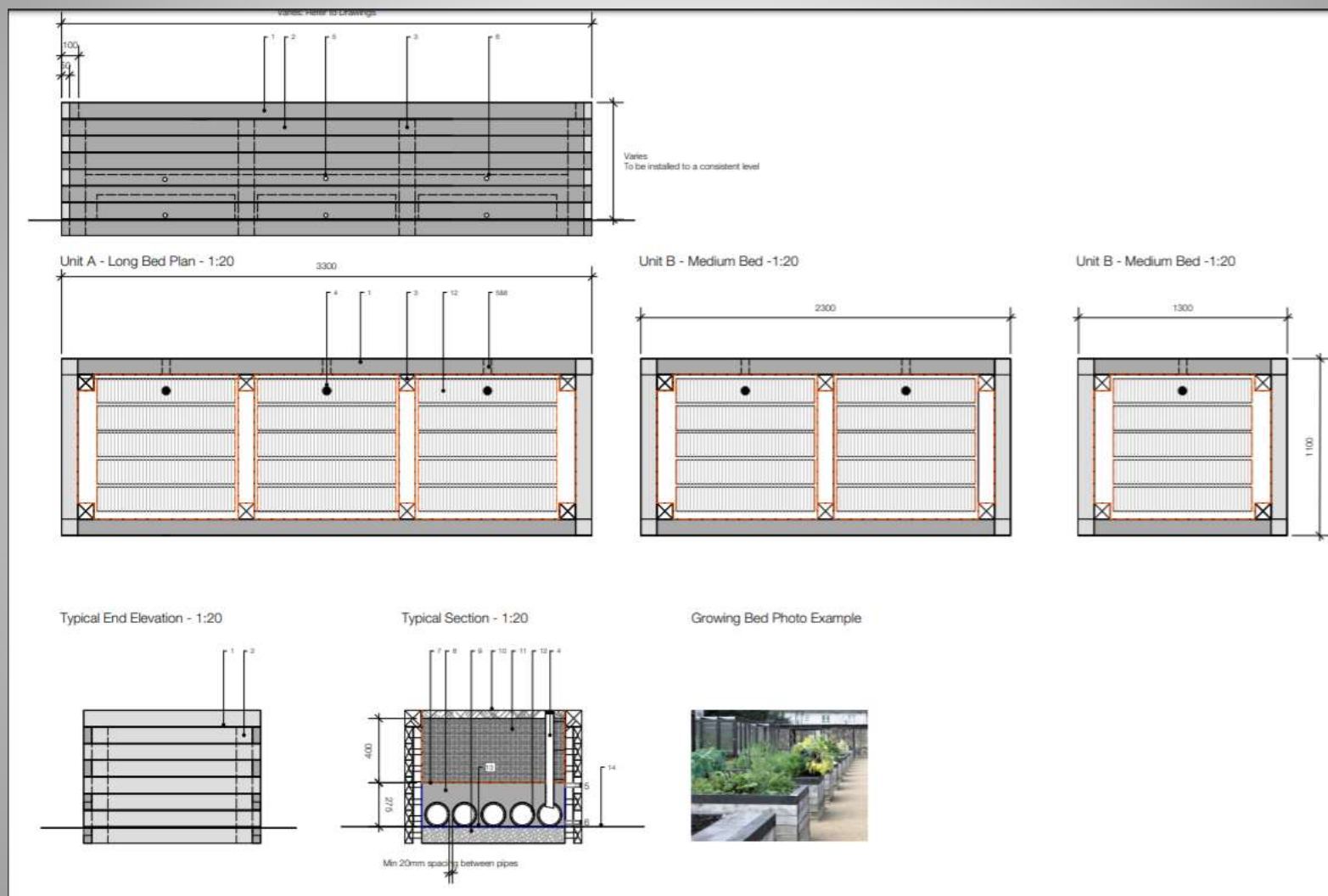
Bin Stores

REV		AMENDMENTS		BY	APPROVE	DATE
<p>Notes</p>						
<p>Fife COUNCIL</p>						
<p>ASSETS, TRANSPORTATION & ENVIRONMENT</p>						
<p>DESIGNED BY: INVERKEITHING Public Realm</p>						
<p>TITLE: INVERKEITHING PUBLIC REALM BIN STORE DETAILS</p>						
DRAFT	X	TENDER	CONSTRUCTION	AS BUILT		
DESIGNED	AM	DRAWN	AM	CHECKED	APPROVED	
DATE	27.10.20	SCALE	1:10	DRAWING NO.	P60025/004	

INVERKEITHING HERITAGE REGENERATION PUBLIC REALM & STREETScape BENCHES



Benches



Planters



Streetscape Features:

Trees

Project/Fife Council supply & plant
5X Betula jacquemontii Multi-stem
trees 2.4 X 2.4m planters
Gravel mulch layer – 20mm
Leadmore marble



Bedding & perennials

Project supply, Inverflora plant &
maintain
Up to 10 X 2.4 X 1.2m planters

