



ARBROATH charrette





CONTENTS

1. INTRODUCTION: ENGAGEMENT & ISSUES	5
2. ARBROATH: VISION + DESIGN CHARRETTE OUTCOMES	12
3. ANALYSING ARBROATH KEY ISSUES & OBSERVATIONS	15
4. ARBROATH: DEVELOPMENT FRAMEWORK & ACTION PLAN	27
PROGRAMME 1: CONNECTIONS & DESTINATIONS	30
PROGRAMME 2: PLACE MENDING SITES/ OPPORTUNITIES	36
PROGRAMME 3: DEVELOPING THE VISITOR ECONOMY	57
PROGRAMME 4: SUSTAINABLE ECONOMIC INVESTMENT	60
PROGRAMME 5: HEALTH + WELL-BEING	62
5. OVERALL CONCLUSIONS & NEXT STEPS	65
APPENDIX B: DESIGN CHARRETTE: DESIGN PROCESS	97
APPENDIX C: SIGN-IN SHEETS	109



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'Arbroath Courthouse Community Trust was formed in 2014 with a view to bringing the prominent High Street building back into use.'

The Charrette highlighted the importance to townspeople and visitors of securing the future of key buildings that are an invaluable part of Arbroath's heritage for the benefit of all'.

Angus Roberts: Interim Chairman, Arbroath Courthouse Community Trust

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1. INTRODUCTION:
ENGAGEMENT & ISSUES



PURPOSE AND CONTENT OF THIS REPORT

This report is a record of the Arbroath Town Centre Design Charrette that occurred over four days in

February 2016. The report summarises survey and analysis of Arbroath, outlines the Vision + agreed at the Charrette and sets out an Action Plan and Development Framework of mutually supportive priority projects. In the spirit of 'whole place planning' the Action Plan sets out non-physical initiatives supported by, and supportive of, a Development Framework of physical interventions.

The report makes recommendations and suggests ways in which, through partnership working local authorities, agencies, communities, business and individuals may work together to improve Arbroath, in line with the Vision.

ARBROATH ARISES

At the Charrette Angus Roberts of the Arbroath Courthouse Community Trust reminded participants of the 1947 report, 'Arbroath Arises - being a Survey and Plan for the Future Development of the Royal Burgh of Arbroath'.

Extracts were shared at the charrette and the introduction to the document resonates with the findings of the 2016 Charrette process. In the Introduction the author of Arbroath Arises states;

"As the realisation of a redevelopment plan for a town such as Arbroath entails not only a considerable amount of capital expense but also the expenditure of much time and energy, it is essential that the preparation of the plan itself should not be undertaken lightly nor based on facts and conclusions which have not been thoroughly tested."

It may be (many) years, before the redevelopment proposals contained in the plan are finally completed. The aim, therefore, has been, firstly, to make a thorough survey of existing conditions, and a reasonably accurate forecast of future trends, and, secondly, planning on broad but comprehensive lines so that the plan is flexible enough to allow for minor changes as conditions alter, but sufficiently detailed to prevent major deviations which might upset the balance of the plan and thus impair the final result.

.....The fact that these changes will be carried out in relation to a well-thought-out plan will do much to ensure an orderly and satisfactory process of redevelopment for the town as a whole."

Interestingly, whilst aspects of the 1947 report echo current circumstance other recommendations of the 1947 report are the origin of several significant planning problems that the charrette process highlighted.



1. INTRODUCTION: ENGAGEMENT & ISSUES

ANGUS COUNCIL CONTEXT

In late 2015, Angus Council selected Arbroath as the focus for a major locally driven design charrette to actively involve local people, businesses and agencies in planning the future of the town centre. Arbroath town centre is the latest area in Angus to have a **design charrette** - a consultation and design programme that gathers local opinions, ideas and aspirations, with a view to delivering a vision of what communities want over the short, medium and long term. Brechin, Carnoustie and Forfar have recently taken part in these creative conversations, activities and events.

A charrette is an **intensive consultation that engages local people in shaping the future of their community**. Charrettes are **collaborative events** that bring together local people of all ages with experienced design and planning professionals. Together they seek **to find solutions that will benefit the area over the short, medium and long term**. In parallel and the Scottish Government Planning and Architecture Division has extended the Charrette Mainstreaming Programme for a fifth year and into 2015/16 and provided some funding assistance.

Angus Council commissioned a Design Team led by Austin-Smith: Lord LLP (urban designers & architects) & Douglas Wheeler Associates Ltd (local regeneration specialists) with Ryden (property consultants), Transport Planning Ltd and *Waveparticle* (artists/engagement specialists) in November 2015 to facilitate the Arbroath Town Centre Design Charrette.

Planning and design workshops were held from **Tuesday 2 – Thursday 4 February** at St Andrew's Church, 21 Hamilton Green. Over the three day period the public, designers and specialists worked together, 'hands on', to prepare a long term vision, development framework and action plan for Arbroath Town Centre, with the ideas translated into plans and drawings. A Final Presentation was held on 18 February. This Final Report summarises the background, outcomes and the development framework and action plan that emerged. The design team acknowledge and thank all the organisations, community groups and individual who contributed to the success of the Arbroath Town Centre Design Charrette.

ARBROATH TOWN CENTRE: CHARRETTE AIMS & OBJECTIVES

Angus Council's aims and objectives were to:

- Confirm **boundaries, focus, challenges and priorities** for Arbroath's centre through dialogue with local people.
- Develop a **shared long-term vision and strategy for the future of Arbroath's centre** set within context of the town hinterland.
- Take full account of the **agreed assets and strengths of Arbroath's centre & challenges /opportunities** it currently faces.
- Establish a **commitment from the local community, businesses and stakeholders** to deliver the changes required to achieve the vision.
- Establish a clear, agreed ten year **development framework and action plan** to turn outputs from the charrette into a longer term delivery strategy.
- Charrette outputs should **influence future Angus Locality Outcome Improvement, Local Development & Housing Plans** and other significant local policies and investment proposals.

DESIGN CHARRETTE: APPROACH: EVENTS & ATTENDANCE

A summary of and day by day review of the various main Design Charrette events is presented in Appendix B. Early discussions and briefings with Angus Council officers were undertaken during December/January in preparation for the Charrette Events that were held between Tuesday 2 and Thursday 4 February at St Andrew's Church. The Charrette engaged more than **400 individuals** and was structured around the following eighteen events with attendance shown:

Pre-Charrette	Attendance
• Pre-Charrette Workshops	15
• Pre-Charrette Schools Workshops	60
• Pre-Charrette College Workshops	25
• Town Centre in-situ	25
Tuesday 2 February	
• Pre-Launch Event	9
• Traffic + Transport Walk + Talk:	10
• Pride in Place: Launch Events:	25
Wednesday 3 February	
• Public Sector Agencies	23
• Futurewalk	11
• Drop-in	15
• On-street – Abbeygate	25
• Business + Community	20
Thursday 4 February	
• Invest in Arbroath	12
• Drop-In	32
• Sense-check	7
• Pin Up	38
Thursday 18 February	
• Final Presentation 1	40
• Final Presentation 2	36

By the end of the Charrette @ArbroathTalks had 119 followers on Twitter and 231 Facebook likes. The Design Team formally acknowledge and thank the individuals who took time to get involved in the Charrette. (Scanned Sign-In Sheets are presented in Appendix C: Participants)

EARLY LISTENING & WHAT WAS SAID?

The main issues that were identified in the pre-charrette and early events were as follows in summary:

Regeneration / Physical Issues: Issues

- A good size of town – ‘the right size’
- Need to improve links between key destinations
- Difficult to orientate – ‘some folk think West Port is the High Street!’
- Underwhelming 1st Impression – A92 / stations
- Under appreciate the town’s amazing history (built and social heritage, historic value)
- A92 is a barrier – cuts the town in half
- High Street is hidden + looking tired: lacks vitality
- Increased rate of vacancy – ground floors and upper floors
- Think about the town from different perspective – not family friendly
- No natural ‘gathering space’ / town square
- *‘Is this (charrette) a PR exercise’*
- **Community Pride in Place: Issues**

- Attitude confidence and need to reassert identity:
 - place to live work visit
 - ‘doorstepitis’: need to make people more aware of local attractions & facilities
 - Build consensus: energy & momentum
- First impressions: vacant & underused sites and buildings
- Health & wellbeing: exercise & health eating: infrastructure is important
- Community events: promote regional/national/international events
- Mapping: social network & community assets: joined up approach is essential

Business & Investment: Issues

- Potential of the visitor economy:
 - Collaboration and promote destinations
 - choice of accommodation: hotel +
 - Arts & creatives: Hospitalfeld & Arbroath Courthouse Community Trust
 - evening/night economy
- Business start-up & growth: new ideas are needed
- College: enterprise: entrepreneurs and social enterprise opportunities
- Opportunity for a business incubator: space, terms mentoring
- Focus on quality & niche markets
- Using internet & social media: promote
- Challenging sites and buildings: identify local owners



ARBROATH TOWN CENTRE DESIGN CHARRETTE: FINAL REPORT

The rest of the Final Report is presented in the following three chapters:

- Arbroath: Vision + Design Charrette Outcomes
- Arbroath: Development Framework & Action Plan
- Overall Conclusions & Next Steps







**UNLOCK ARBROATH'S POTENTIAL!
KEY TO THE ABBEY KEEP**

2. ARBROATH: VISION + DESIGN CHARRETTE OUTCOMES

Postcard From the Future: Arbroath 2026

“Well ten years have passed and it is now 2026 and how Arbroath has changed, I am older (some say very old) and I have seen the town change for the better. What a buzz in the town, with a hotel on the old Seafront site, more visitor, the High Street what a change with a whole range of shops selling lots of things and the High Street looks so bright the clean-up really worked. We get tour buses and cars have parking.

This has brought fun our Youngsters’ have purpose. Here is a wide range of activities. Arbroath with its Abbey visitors, signal former visitors, visitors to our Marina all our hidden gems are on show our fishing heritage on show. Arbroath Rocks. I played my past with all the other to change things. Arbroath stands proud. Community working together can do anything!! ”

Mrs Patricia S.Millar B.E.M

2. ARBROATH: VISION + DESIGN CHARRETTE OUTCOMES



CONTEXT & ASSUMPTIONS

The key socio-economic assumptions that were used in the Arbroath Town Centre Design Charrette are highlighted in the PowerPoint summaries from the Design Charrette and presented in Appendix A: Socio-Economic Profile, Economic & Community Development and Planning Policy Context and Property Market Context.

VISION OBJECTIVES & PROGRAMMES

A **five 'A's vision** to respond to the issues highlighted in Chapter 1, emerged over the three days of the Charrette and this was presented for discussion on 18 February. The five 'A's vision for Arbroath in 2026 is :

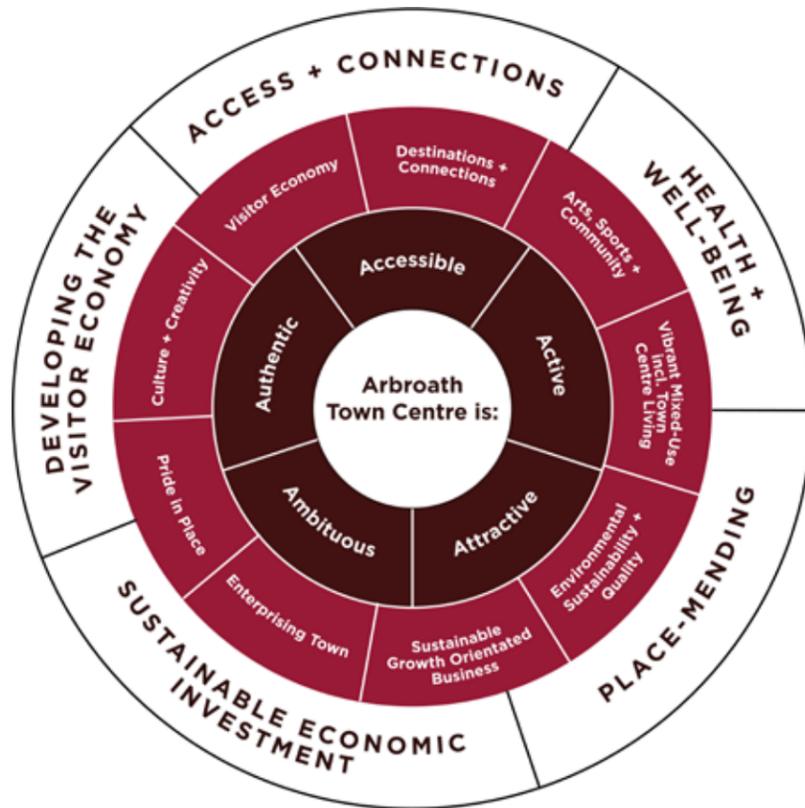
- i. Ambitious** Arbroath
 - change of mind set – positivity
 - promote assets (inward and outward)
- ii. Active** Arbroath
 - convivial High Street / Town Centre
 - health + wellbeing
- iii. Accessible** Arbroath
 - well connected – destinations
 - welcoming / inclusive for all
- iv. Authentic** Arbroath
 - 'doesn't have to fake it'
 - provenance
- v. Attractive** Arbroath
 - environment, quality, lifestyle

The **values** that underpin the 5 'A's vision are to recognise the importance of:

- The distinctive setting, built and natural environment of Arbroath.
- Creativity, innovation and celebrating enterprise.
- Collaboration and a 'can do' attitude.
- Economic growth from within Arbroath and the wider area as a means to create wealth and well-being for existing and new residents and businesses.
- Hospitality: Arbroath welcomes those from outside who may be visitors/tourists or new businesses.

The **objectives** that flow from this vision are summarised in the diagrams and include more and better:

- Destinations + Connections
- Visitor Economy
- Culture + Creativity
- Pride in Place
- Enterprising Town
- Sustainable Growth Orientated Business
- Environmental Sustainability + Quality
- Vibrant Mixed-Use + Town Centre Living
- Arts, Sports + Community



DEVELOPMENT FRAMEWORK & ACTION PLAN

The 2026 five ‘A’s vision for Arbroath aims to inspire, shape and direct the identification of projects and priorities across the overarching themes of place, business and community. The vision has helped shape the integrated Development Framework and Action Plan that were the main outputs from the charrette and are summarised in the next Chapters 3.

The five main **Action Plan themed programmes** are:

- Connections & Destinations
- Place Mending
- Developing The Visitor Economy
- Sustainable Economic Investment
- Health + Wellbeing

The diagram above illustrates the integrated structure and ‘joined up’ approach.

KEY MOVES

Emerging from the charrette process were several ‘key moves’ – strategic physical interventions to help to set the framework for incremental, step-by-step regeneration of the historic core in tandem with socio-economic and community regeneration.

THE HEART OF THE MATTER

Arbroath is a medium sized town. Therefore the town centre is still physically and psychologically still the heart of the place; the place were folk feel a sense of collective belonging and where things should come together.

A COMMON PURPOSE

The charrette demonstrated a strong consensus around the pressing need to restore pride in place by revitalising the town centre; renewing its purpose to redefine the historic town in the 21st century. There was widespread recognition that the town centre is failing and an overwhelming desire amongst participants to make positive change to restore the town centre to a vibrant and high quality destination. The charrette Development Framework and Action Plan should help direct that energy and initiative towards lasting change.

A TOWN CENTRE FOR ALL

Placing the town centre in the heart of the town’s wider recovery demands that the town centre is a common and shared asset for all. Underscoring the entire charrette was the ambition that Arbroath strives to become an exemplar town for inclusive and accessible placemaking, planning and service provision.

STITCHING THE TOWN TOGETHER

The most significant physical issue emerging from the charrette was the need to repair the physical split in the town created by the Brothwick Burn, the industries that clustered along the valley (and have since disappeared), the introduction of the train line and latterly the imposition of the A92 dual carriageway.

This layering of north-south barriers in the Brothwick valley has resulted in a very fractured townscape with West Port, the train station and the bus station being physically disconnected from the historic core. Taming the A92 and creating better pedestrian connections between West Port and the High Street was the most significant issue arising from the charrette.

HISTORY BY THE SEA

Arbroath is blessed with a remarkable and internationally renowned heritage. It also enjoys a wonderful coast setting, with an historic Royal Burgh townscape and High Street that culminates in the Abbey at one end and the North Sea and harbour at the other. Binding this long town centre together is essential. Revitalising the closes and pends, the High Street and the seafront is a challenge and one that was discussed throughout the charrette.



3. ANALYSING ARBROATH KEY ISSUES & OBSERVATIONS

'I was extremely pleased that the Charrette recognised the vital importance of further developing the visitor economy in Arbroath and the surrounding area.'

Now there is a real opportunity to start to promote Arbroath as a destination with very authentic heritage, arts, culture and marine tourism visitor offer and to encourage more locals and visitors to use the town centre.'

Guthrie Batchelor: Joint Owner, Fleming Butchers, West Port

STRATEGIC + REGIONAL CONTEXT

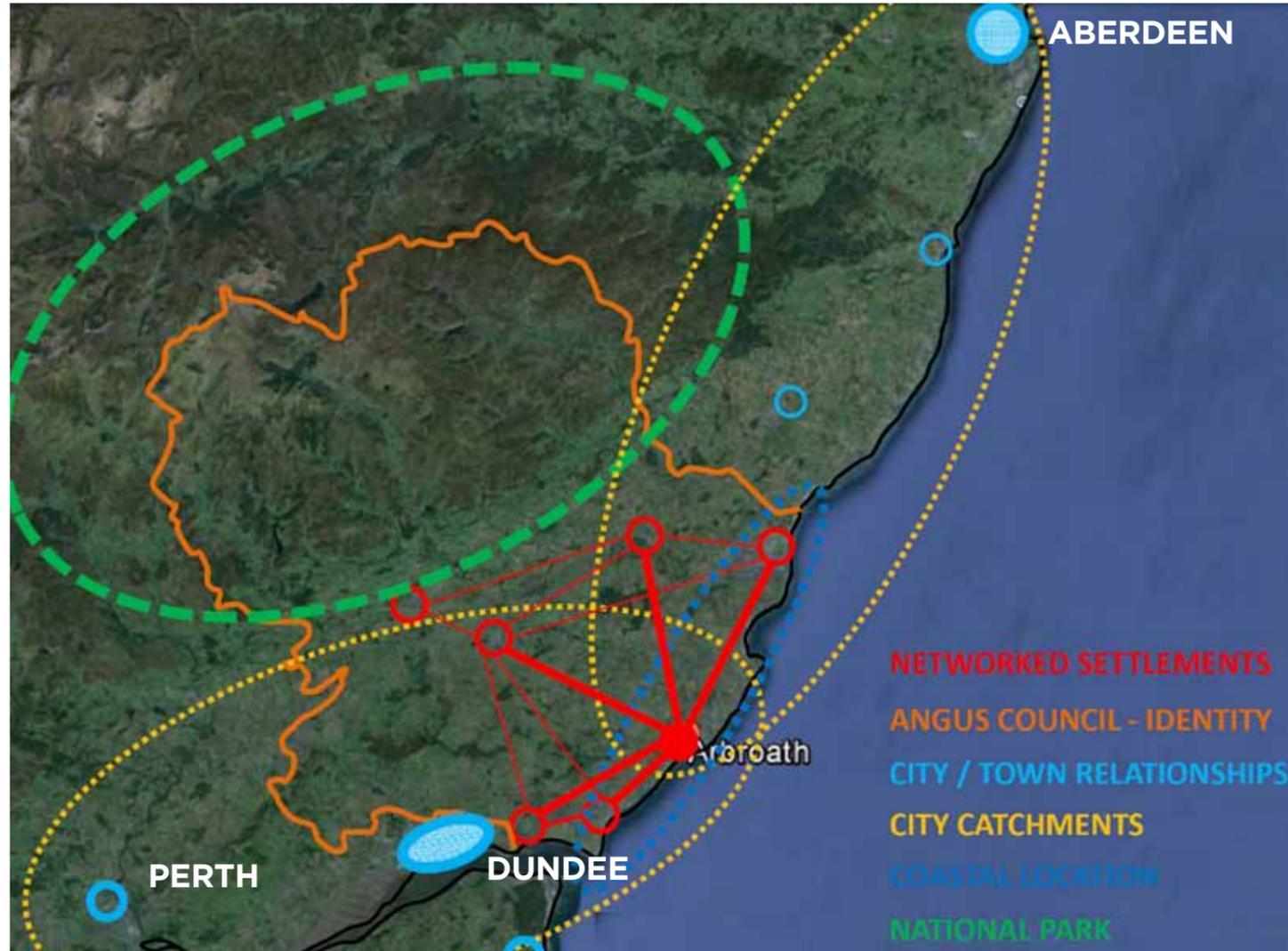


Image Courtesy of A+DS Place Challenge

Arbroath is the largest settlement in Angus and continues to have a significant role to play in the county and as a significant settlement within the context of the Dundee city region and the emerging plans for the Tayside City Deal.

Arbroath's location on the North Sea coast, on the East Coast mainline railway line between Dundee and Aberdeen, provides it with an attractive and accessible location. The upgrade of the A90 trunk road between the major cities has bypassed Angus's principal towns thereby diminishing the national significance of the A92.

LANDSCAPE, TOPOGRAPHY + SETTING

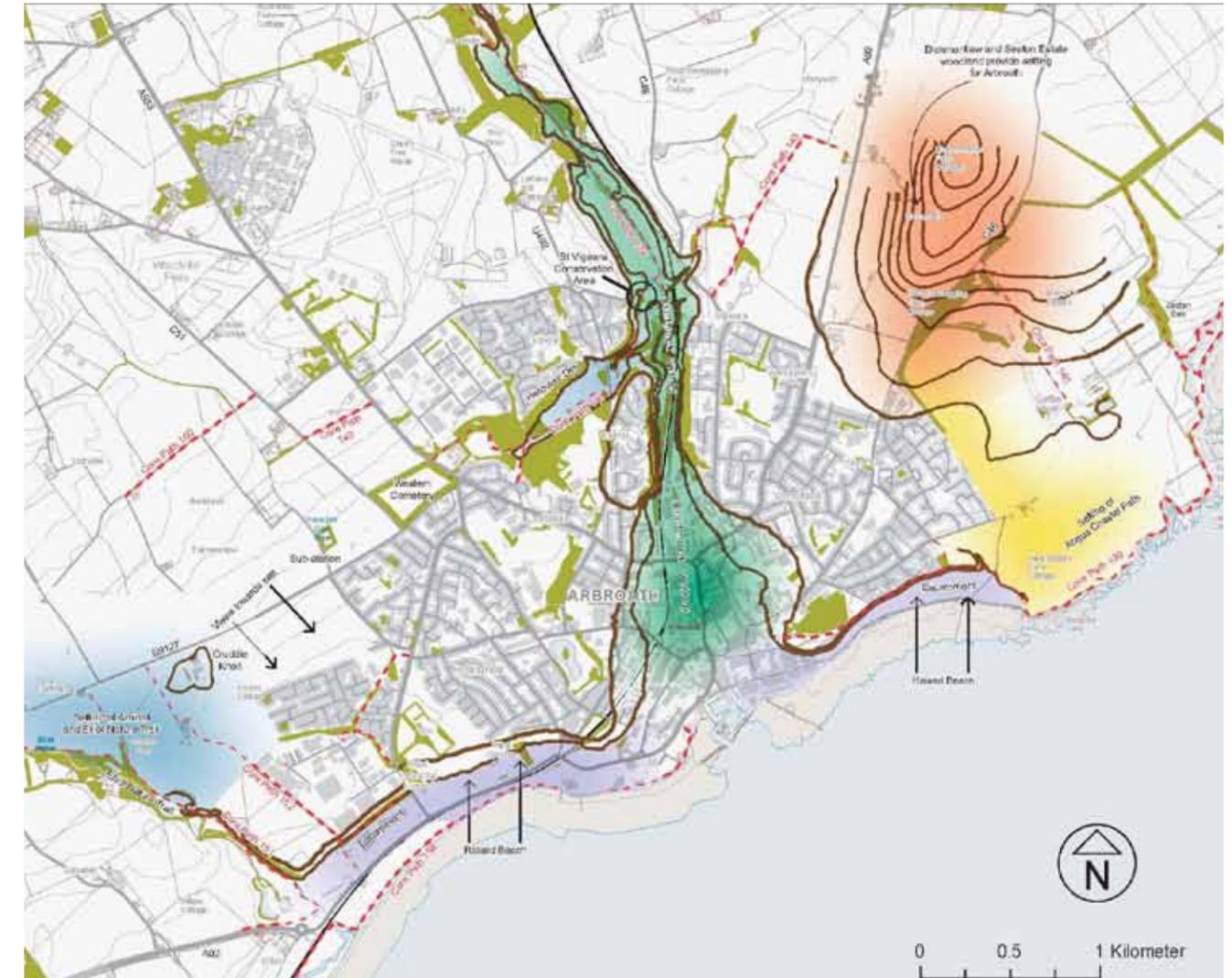


Image Courtesy of Angus Council: Angus Settlements Landscape Capacity Study

The town's topography is distinctive; with raised beaches flanking the valley of the Brothock Burn that runs south to the North Sea. To the east of the Burn the historic burgh thrived. The town expended westwards to straddle the Brothock Burn, with industry cluster along the burn, and the West Port becoming a focus for the neighbourhoods west of the Burn.

Capitalising on the coastal setting, the cherished coastal paths and the opportunities to extend green infrastructure links inland along the Brothock Burn to St Vigeans and the rural hinterland emerged as key landscape themes in analysis and discussion during the charrette.

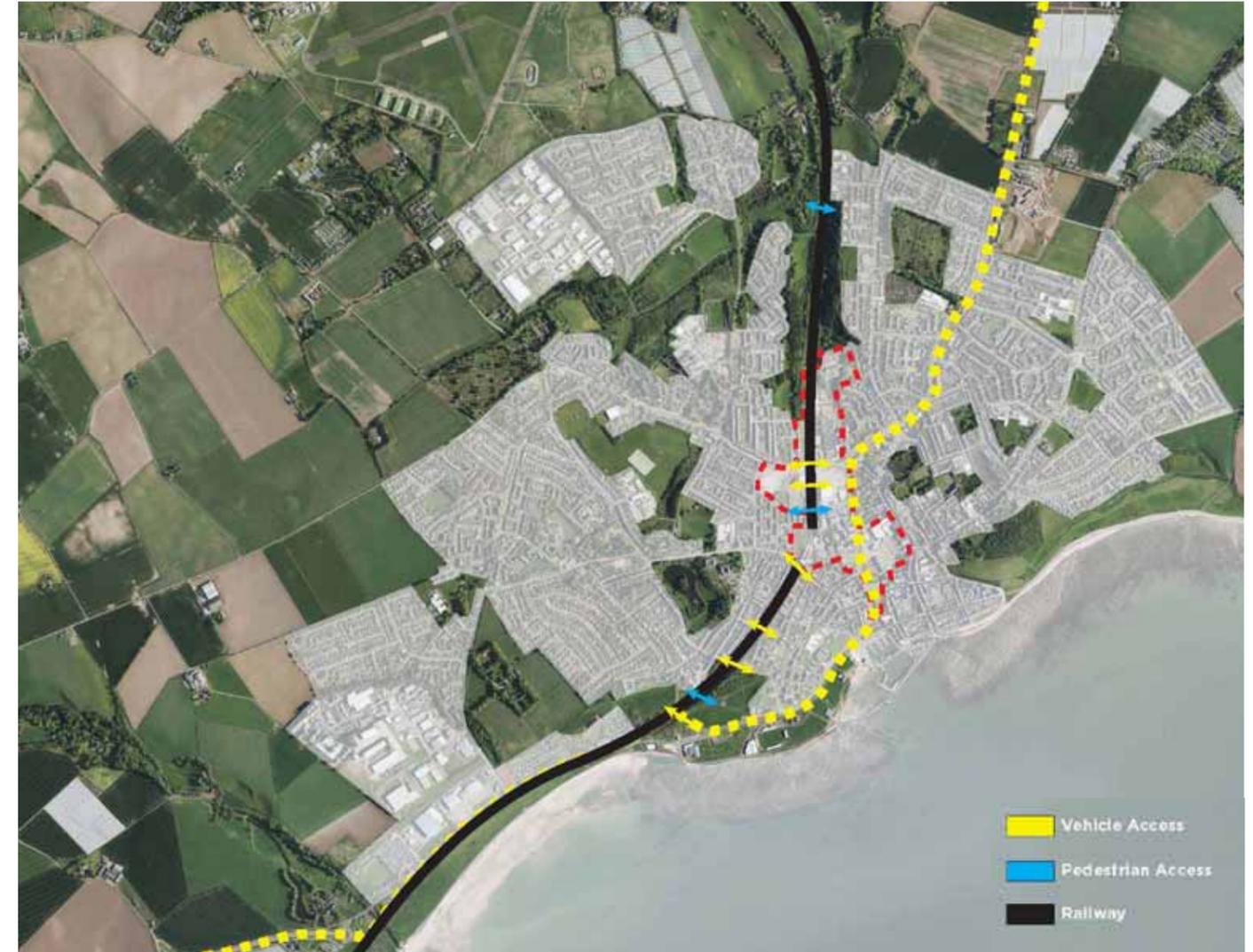
SETTLEMENT PATTERN



Initial analysis of Arbroath's settlement pattern of residential neighbourhood clearly demonstrates the two halves of the town, separated by the Brothock Burn valley. This pronounced split between east and west of the town is clearly visible when assessing maps and many charrette participants detected in comments about the A92 corridor and the lack of suitable east-west connection to bind the two sides of the town together.

There was no sense that the physical split manifested itself in a territorial split in the community.

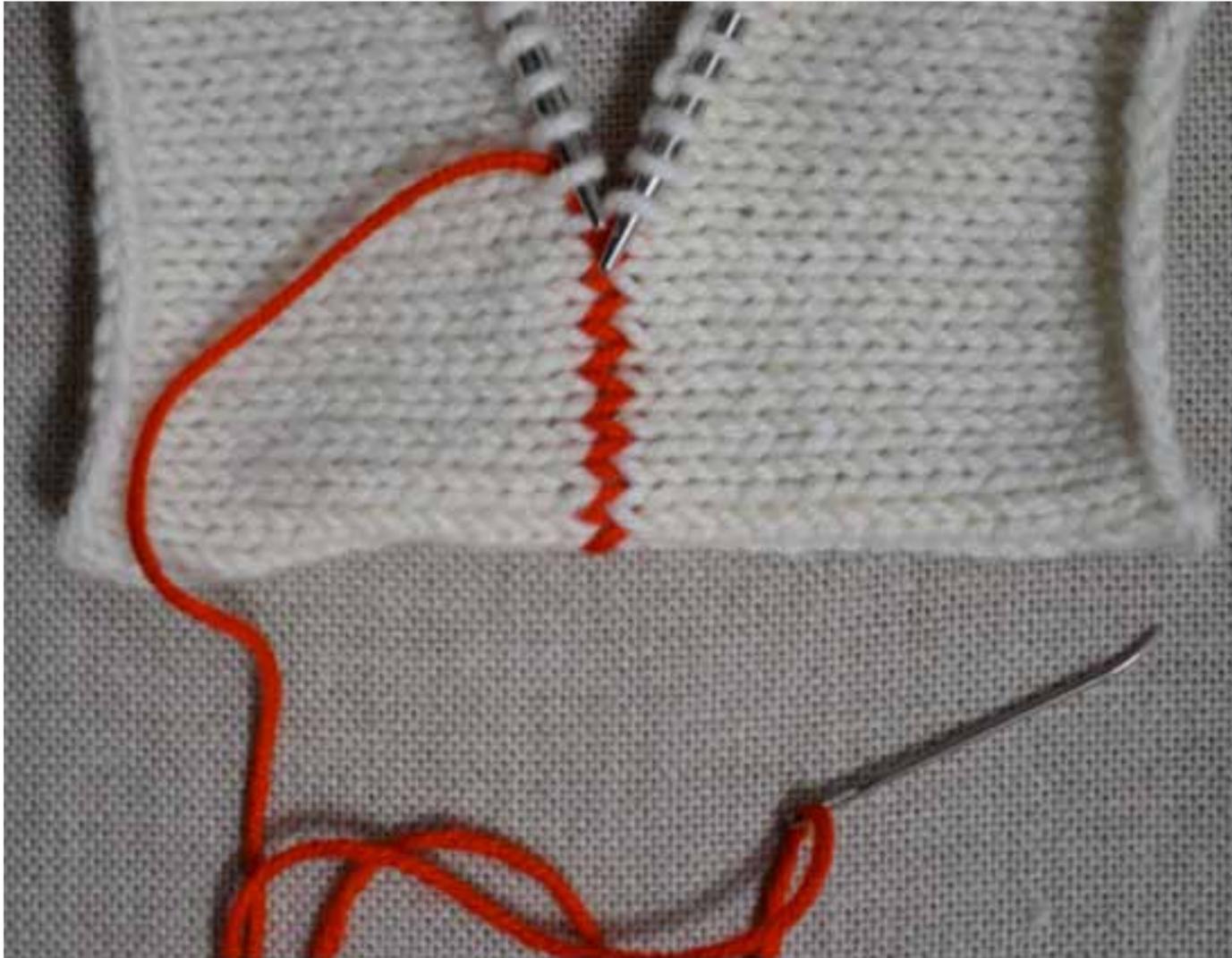
MIND THE GAP



When considering the same settlement pattern analysis from the perspective of the spaces between the neighbourhoods there are some significant greenspaces in Arbroath, notably the foreshore, the East and West Links, Victoria Park, Keptie Park and Pond, High and Low Common and Brothock Burn valley north of the town to St Vigean's.

Whilst these are positive spaces of green infrastructure providing good access to an array of natural open space the zone between the western edge of the historic core and the West port leaves a gap in the townscape which is characterised by road and rail infrastructure, vacant and derelict land, a mix of light industrial uses and car parking. This exacerbates the sense of a negative gap within the heart of Arbroath's townscape.

STITCHING ARBROATH TOGETHER



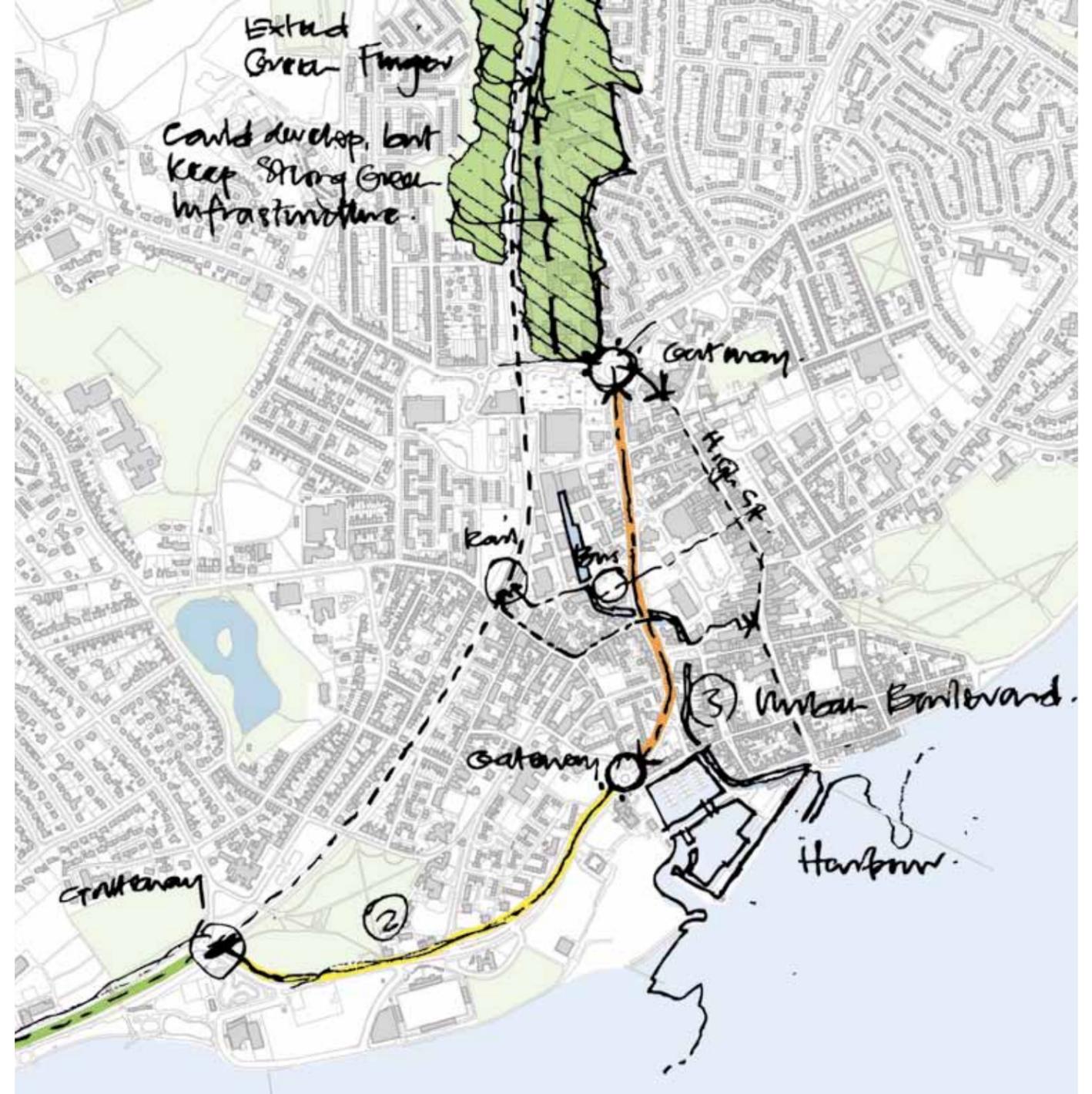
As noted previously Arbroath is physically a town of two halves; split by the Borthwick valley. Within the valley the burn, railway and A92 create severance and limit east-west connections. Further analysis of land use demonstrates that the residential neighbourhoods in Arbroath are separated by the valley and a zone of non-residential activity along the road and rail corridors which further diminishes east-west connections.



It is imperative that enhanced east-west connections are made to increase accessibility to and from the town centre. In addition it is vital that Arbroath's coastal paths are maintain and celebrated as one of the town's great assets and attractions.

Overlaying these east-west connections with a revitalised north-south connections on the High Street axis and the potential for a landscape corridor up the Borthwick valley would create a network of routes to bring the town together.

EXTENDING CONNECTIONS



The desire to extend connections from the town centre to the neighbourhoods throughout Arbroath underpinned discussions about how best to ensure the historic core continues to be the shared heart of the town. Improving the landscape setting of valley and seafront, augmented with enhanced paths

linking the component parts of the town to the centre would encourage increased footfall in the town and support regeneration.

ASSETS + DESTINATIONS



Charrette Participants identified and mapped out assets and key destinations in the town centre and beyond.

The Vernacular Map

In parallel with creating the Assets (and Key Destinations) map with charrette participants the WAVEparticle led an initiative to develop a Vernacular Map. The map started to chart are record the local nicknames, phrases and colloquialisms that help local Arbroathians orientate themselves with their place. This initial map is reproduced here but it is hoped that it is a live document and that others continue to populate it with tales and place names.





Berry Tunnels



St. Vigians

Caravan Park

Dark Cave

Kirkton

Heres

The Dammy

Stewart Miln Estate

The Three Sisters

Cove Haven

Maiden Castle

Bruce Road

Porte

Mayf Shams



Deil's Heid



Astro

The Bathery

Angus Young Canons

Strange Factory

Sports Centre



The Common

Faces on

Rabnoath Abbey

High Street

Springfield Park

Seafest

The 15



Reptie Scout Hall

The Wall

Cafe Project

Seaside Spectacular

Timmers

Spider Park



Westport



The Pendie

Boulzie Hill

Reptie Park

De Vita



The Smokies

Fat's the toon



32 Steps

Webster Lion

The Harbour

Danger Point



Hospitalfield



Declaration



Signal Tower

Chalmers

Castle Greyskull

Pleasure Land

Gayfield



Rival Punch

Westlinks

Pissy Tunnel

Jumping Joes

Kenn's Miniature Railway

Meds Skatepark



Cannon Common



Beach



Elliot

The Buan



Bellrock Tower

Yikki



St. Ninian's Well

Whiting Ness



The Mermaid's Kirk

The Needle E'e



Dickmont's Den

The Blowhole

The Crusie

Seaman's Grave

The Mermaid's Kirk

The Needle E'e



U Boat



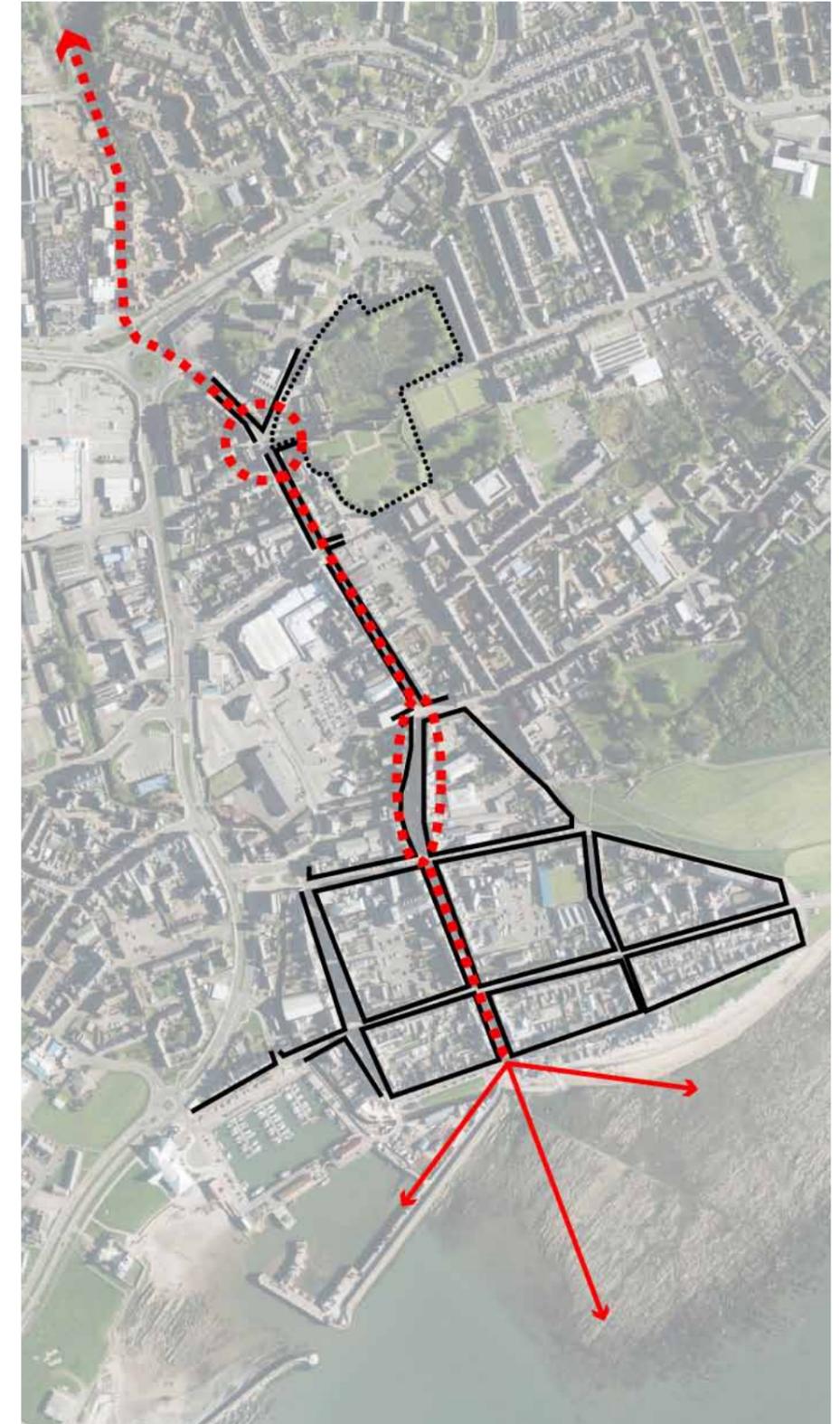
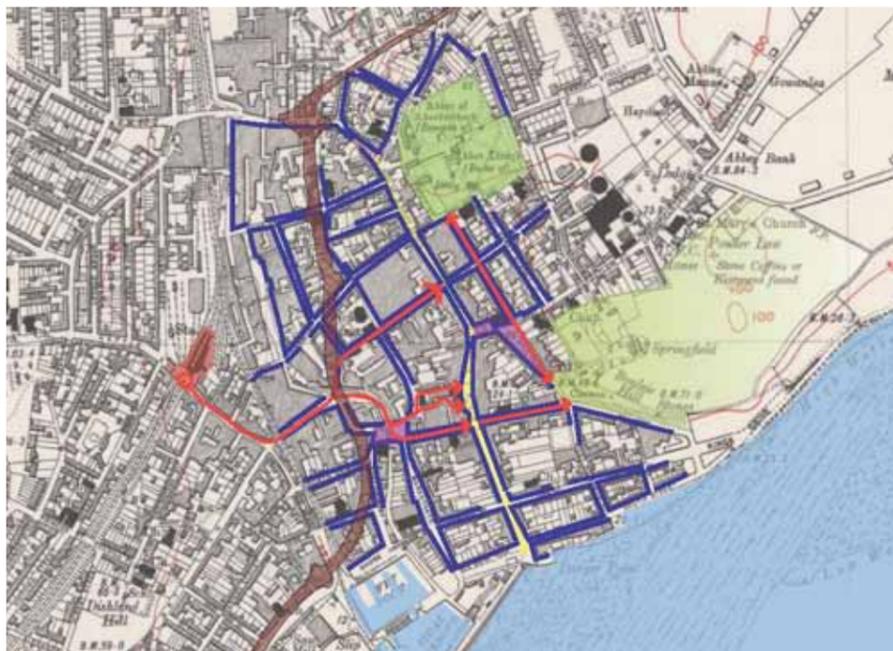
RETRACING HISTORIC ROUTES

Arbroath is one of Scotland's most historically significant Royal Burghs; and one of a collection of notably historic towns in Angus. At its best it is a wonderful example of Scottish townscape, with the spine of the town linking the Abbey to the Harbour.

The long High Street runs downhill and culminates in a wonderful vista across the North Sea. The High Street is largely intact in townscape terms with slight deviations in its alignment heightening the dramatic effect of progress from Abbey to Sea (or vice versa).

Beyond the High Street the main routes in the Fit 'o the Toon, and to the immediate east of the High Street retain much of their historic character. However the area to the west of the High Street has suffered significant disruption to the urban layout and street pattern. Nevertheless the desire lines across the car parks and A92 in this area almost naturally retrace the historic street pattern. Analysis and designs naturally tended to repair these broken routes.

When overlaid on the intricate network of streets depicted in historic maps these desire lines confirm the natural inclination to restore the natural good fit of the historic street pattern, and mend the damage created by driving the A92 road corridor through central Arbroath.

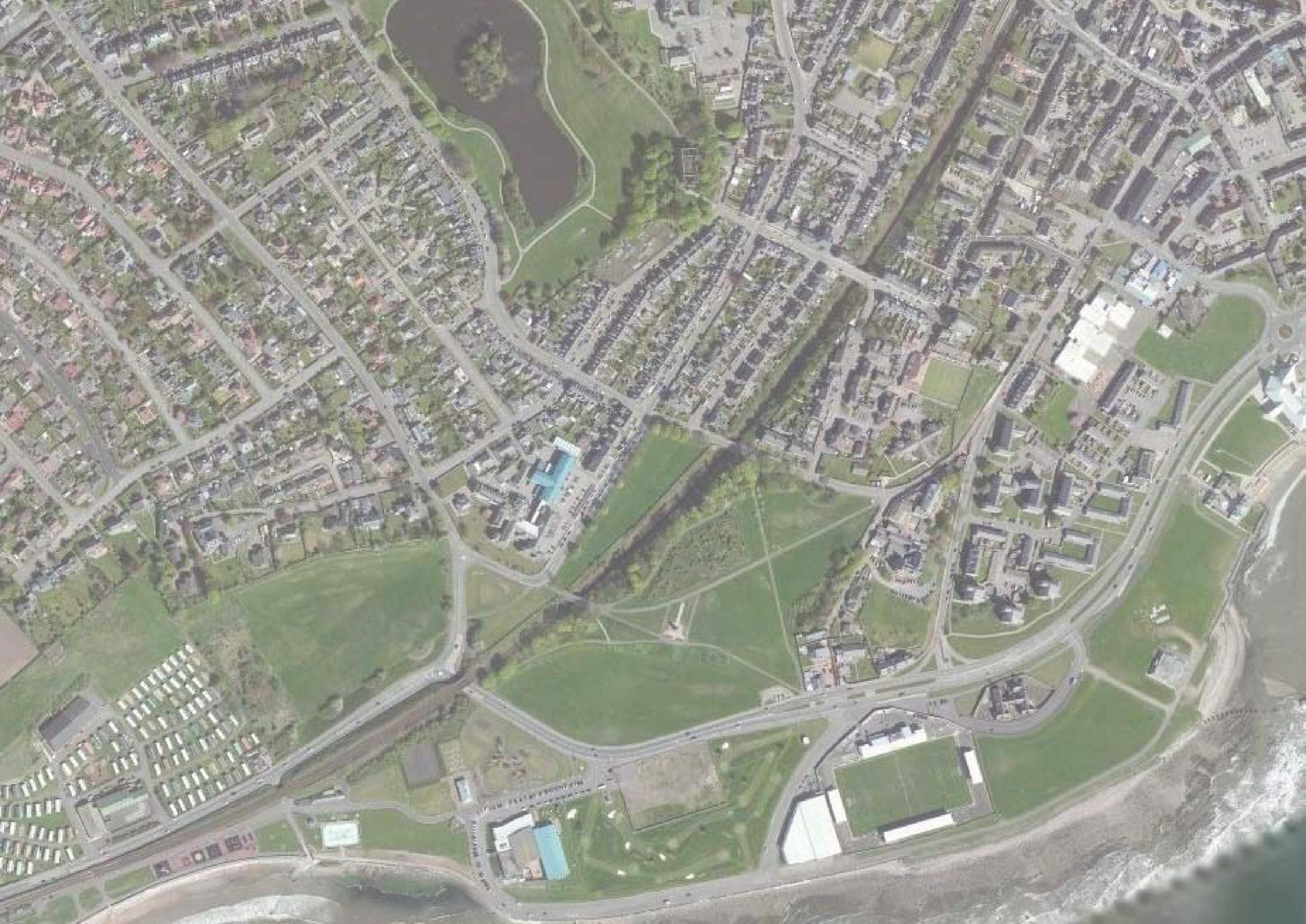




CONNECTING DESTINATIONS

The desire to extend connections from the town centre to the neighbourhoods throughout Arbroath underpinned discussions about how best to ensure the historic core continues to be the shared heart of the town. Improving the landscape setting of valley and seafront, augmented with enhanced paths linking the component parts of the town to the centre would encourage increased footfall in the town and support regeneration.







4. ARBROATH: DEVELOPMENT FRAMEWORK & ACTION PLAN

'Dundee and Angus College seized the opportunity to get involved in the Charrette. The experience was very worthwhile. We have an important campus in Arbroath that includes the Creative Studies Workshops.'

Looking to the future the College can and should play a more important role in the wider regeneration of Arbroath Town Centre.'

Lol Scragg: International Project Lead, Dundee and Angus College

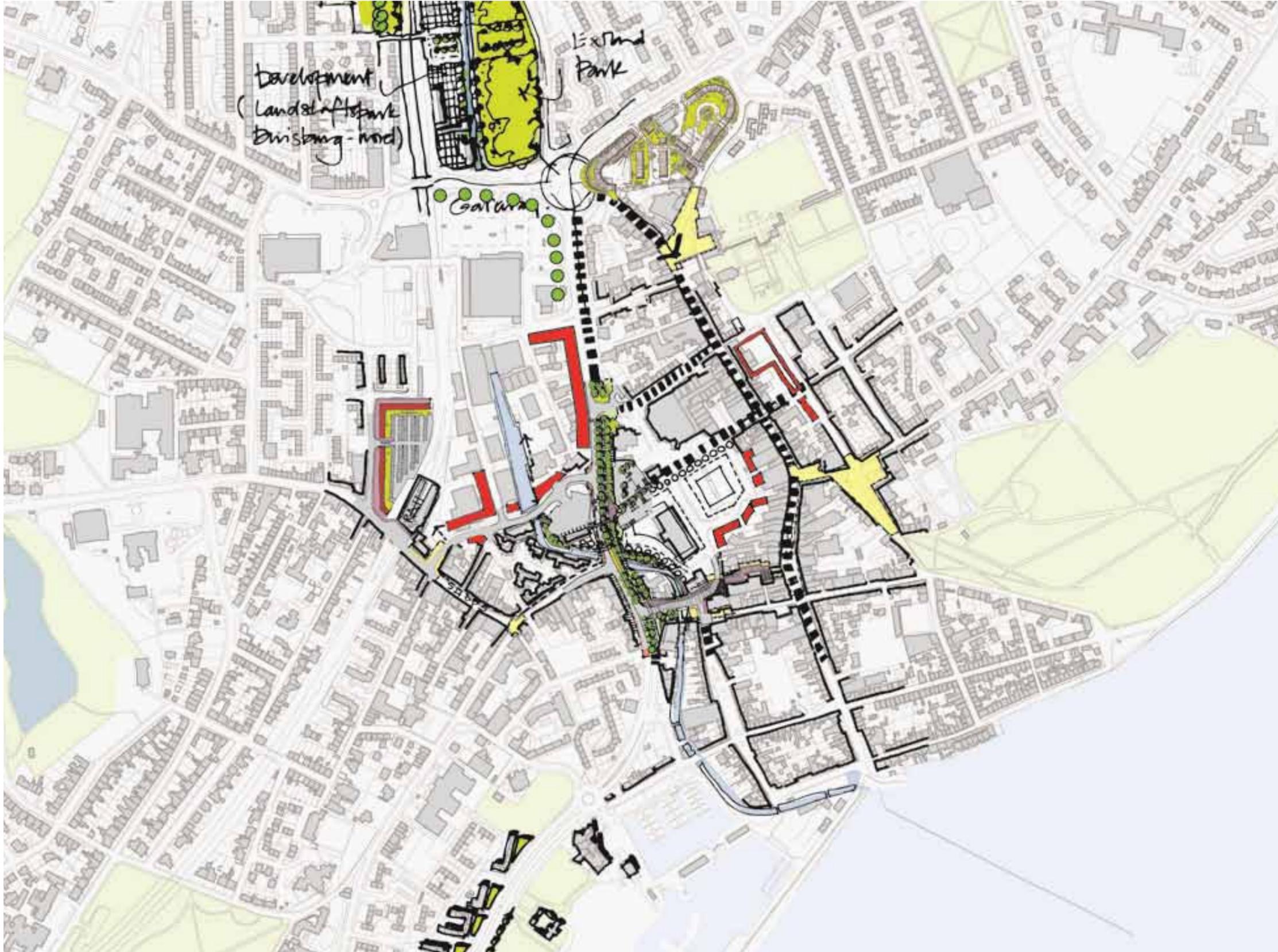
BACKGROUND

The Development Framework and Action Plan focus is on physical place making/mending, local economic and community regeneration projects. The Action Plan provides clear guidance in relation to prioritisation of initiatives, timescale and likely impact, who should lead/support delivery and funding, sources.

The Action Plan includes **twenty-eight projects** organised in four **integrated programmes**:

- Programme 1: Connections & Destinations
- Programme 2: Place Mending
- Programme 3: Developing The Visitor Economy
- Programme 4 Sustainable Economic Investment
- Programme 5: Health + Well-Being





PROGRAMME 1: CONNECTIONS & DESTINATIONS

ACCESSIBLE ARBROATH

Arbroath is well connected locally, regionally and nationally by road and rail network. The town benefits from having a railway station on the East Coast mainline. The A92 provides good road connectivity to Dundee.

Arbroath is on national cycle routes and there is a local network of core paths that serve many of the main destinations on the town's periphery (notably the coast routes) but fail to adequately link in to the historic heart of the town.

ISSUES EMERGING FROM THE CHARRETTE

A Traffic + Transport Walk + Talk session on Day 01 of the charrette reinforced and added to issues flagged up in pre-charrette discussions and survey work. A group led by Transport Planning Limited and including members of the Council's Roads Department toured the town and observed issues relating to getting to, and through, the town centre.

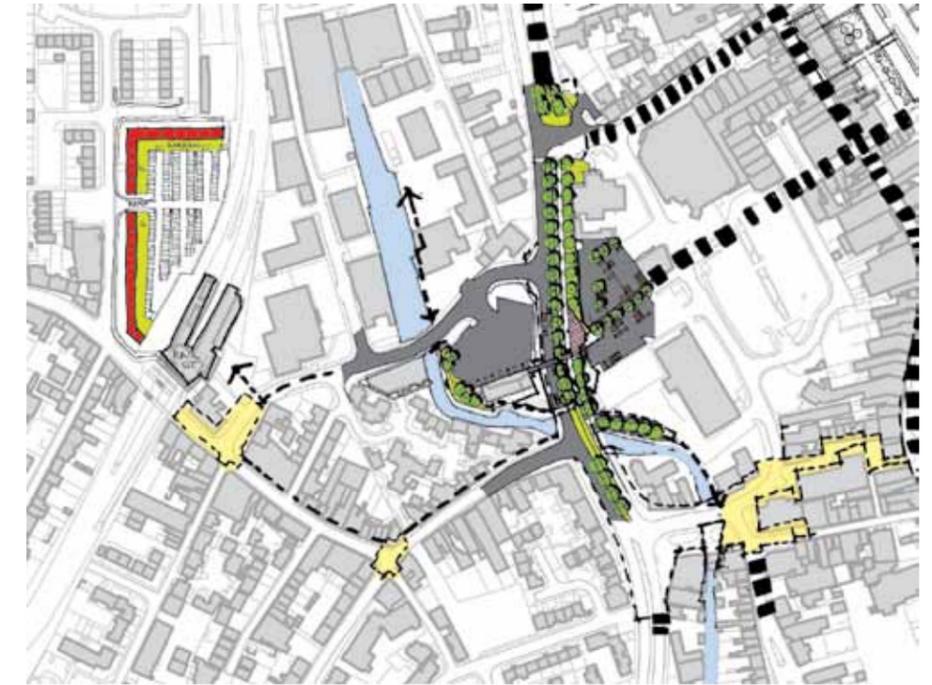
In considering this the team reminded charrette participants of the national hierarchy of transport modes, as defined in Scottish Government policy, and the need to consider, in order of;

- Pedestrians,
- Cyclists,
- Public Transport,
- Private Vehicles.

Participants were also reminded of *Designing Streets* and salient references outlined in the *Scottish Towns Toolkit* (see below)

The **main issues** flagged up in the early stages of the charrette included;

- Connections (East / West and North / South)
 - Eg. from West Port / railway station and bus station to town;
 - from town to Harbour and Abbey and,
 - between Core Path links.
- Inadequate Bus Station drop-off
- Catherine Street to Applegate = vitally important East / West link .
- Town Centre one way system - fit for purpose?
- The rail station - adequate quality?
- Coach parking - adequate provision at key destinations, eg. Abbey?
- Definition of town entry - poor sense of arrival by road and rail. Poor first impressions.
- A92 as a modern road corridor - does it need to be dualled through Arbroath?
- Inclusive design and accessibility : fully accessible, integrated solutions good for all
- Accessible tourism: could this become Arbroath's Unique Selling Point? Needs enhance and integrated infrastructure, facilities and info



**Catherine Street between Westport and Burnside Drive (A92)
Example of Potential Improvements**

A92 REIMAGINED - MAKING THE CASE

The most recurring topic of discussion throughout the charrette was the impact the A92 corridor has on Arbroath. The majority of charrette participants felt the A92 cuts central Arbroath in two. It not only is a barrier to movement between the High Street and West Port but between both train and bus stations and the principal visitor destinations of the Abbey, Harbourside and coastal paths.

Many felt that the A92 discourages pedestrians and cyclists from accessing the town and that the road presents an over-engineered and unattractive first impression of the town.

Charrette participants were reminded of the definition of ‘severance’ with respect to roads as defined in the Design Manual for Roads and Bridges Vol 11 section 3, namely;

“The separation of residents from facilities and services they use within their community caused by new or improved roads or by changes in traffic flows.”

It was observed that the A92 exemplifies this definition in central Arbroath and that if it was proposed now it would be contrary to current guidance and policy.

It was suggested that traffic capacity requires dualling through Arbroath however traffic count figures would suggest that the road could be single carriageway. The follow statistics were presented to charrette participants;

- Two permanent traffic counters on the A92 at this location
- Annual Average Daily Traffic at north counter 13000 to 14000 vehicles per day.
- Annual Average Daily Traffic at south counter approx. 9500 vehicles per day.
- ‘Wide Single’ 2 lane carriageway flow range = 6000 to 21000 vehicles per day.

Therefore can a case be made to reimagine the A92.

It was suggested that trialling an alternative, single carriageway layout by allowing parking on the A92 could provide evidence of the proof of concept of reduced carriageways. This approach of, ‘try before you buy’ trialling of road network adjustments in in line with the Scottish Government’s guidance in the *Scottish Town Centre Toolkit*.



A92 As existing



A92 As existing



A92 Example of Potential Improvements



A92 Example of Potential Improvements

**ACCESS, TRAFFIC + TRANSPORT
(SHORT, MEDIUM, LONG TERM PROPOSALS)**

Short Term

- Signage review and updating.
- Plug Core Path network.
- Consider Development Plan allocations along the key 'missing link' on Catherine Street.
- Use this to develop a business case for streetscape.
- 'Health Check' – cycle prohibitions / one way system. / Accessibility Audit.
- Parking decriminalisation.
- Coach parking location(s).
- A92 trial.
- Improve railway underpass Spink St / Hume St.

Medium Term

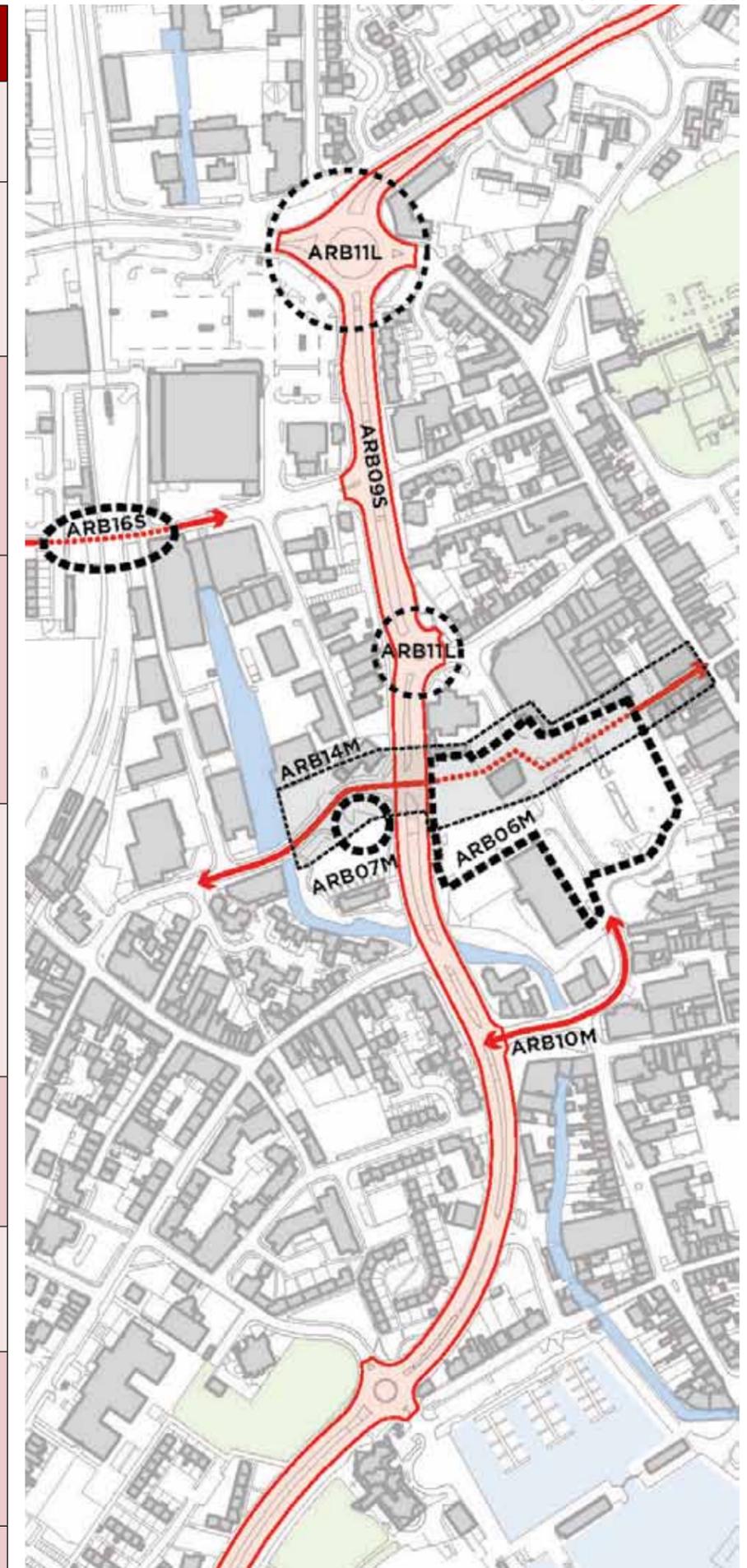
- Streetscape works.
- Creation of the key 'Missing Link'.
- Bus station drop off.
- Brothock Bridge town entry.

Long Term

- A92 reimagined

Reference	Name / Site	Existing Situation	Masterplan Proposal	Justification / Additional Comments	Priority
ARB1S (S = Short Term / M = Med / L = Long)	Accessibility Audit required of town centre area	Some missing dropped kerbs / footway obstructions / difficult underfoot conditions	Illustrate area to be assessed.	Audit should be carried out including local access groups. Should encompass the entire town centre in the first instance and extend thereafter in consultation with those with impaired mobility or sensory impairments. Could also include tactile wayfinding and involve discussions about enhancements to public transport etc.	High
ARB2S	Signage review to include directional signage for those on foot / parking locations / rail station connectivity / sign continuity / co-ordinate with station / bus station / West Port / High Street / Abbey and Harbour as the 'spine' and also links to core and coastal path network - join everything up.	Signage in town aged and poor. Parking signage disjointed. Core pathing gaps	Carry out local signage review and replace signage to help wayfinding to and between town attractions including names / distances / times. Review parking directional signage to give better definition of town car parks.		High
ARB3S	Review cycle routing in town and prohibition in town centre pedestrianised area	Cycle paths in town but poor signage to link e.g. rail station to these and the pathing to the town. Parking provision exists in town in area where cycling is prohibited.	Identify cycle links in town as existing (and proposed)	Associated with ARB2S	High
ARB4S	Parking Decriminalisation	Parking Decriminalisation - AC are taking this forwards - enforcement is a recurring issue	N/A	AC are considering this in the context of the County.	N/A
ARB5S	Streetscape business case	Part of High Street has had (aged) works carried out	Develop business case to examine further works in historic centre and on Catherine Street. TPL Figures 7 and 8 refer.	Streetscape business case could be developed around creation of linkage between the public transport nodes / West Port and the town centre (leading to Abbey / Harbour)	High
ARB6M	Streetscape works	Part of High Street has had (aged) works carried out - short term (ARB5S) business case can be worked up with a view to works being carried out in medium term.	Illustrate streetscape intervention locations.	Any scheme is related to ARB5S	High
ARB7M	Creation of 'missing link'	LIDL car park obstructs linkage between Catherine Street and the town	Illustrate linkages as a protected aspiration	Engage with landowner / operator to discuss possible interventions to create this linkage. Possibility exists to allocate car park to a planning use.	High

Reference	Name / Site	Existing Situation	Masterplan Proposal	Justification / Additional Comments	Priority
ARB8M	Provide drop off at bus station	No drop off provided	Could be part of Catherine Street or A92 works (see ARB6M and ARB12L)		Medium
ARB9M	Development of information / attraction in town linked with public transport	Event revealed some issues around advertising Arbroath as a multi-use destination.	Examine opportunities to co-locate a (tourism?) information resource with a public transport node?		Medium
ARB10S	A92 'reimagined'	Event revealed concerns regarding the scale of the A92 in the town and questioned whether it was fit for purpose in its current guise as a dual carriageway separating two halves of the town.	Indicate possible downgrading of the route (dualled section). TPL Figures 2, 3A, 4A, 5A and 6A refer.	Possible to run a trial period of parking on the nearside lanes to determine how traffic flow behaves with reduced carriageway space.	High
ARB11M	A92 access / egress to town at Brothock Bridge could be altered to allow entrance to the town (currently one way 'out')	This junction (and the Harbour) offer the attractive entry points to the town, but the junction is currently arranged outbound only from the town centre.	Convert junction to two way operation OR one way inbound (See ARB 13S). TPL Figure 9 refers.	Has been looked at previously by Angus Council and ruled out - costs and benefits and operation of Marketgate / Ladybridge St junction owing to poor sightlines. NB that Designing Streets and Town Centre Toolkit publications would support the existing layout at Marketgate / Ladybridge St.	High
ARB12L	Other A92 interventions could include conversion of roundabouts to signals (offering additional crossings) and linked signals. Signal appear to operate on aged fixed time plans - could be upgraded to 'smart' control.	Roundabouts do not offer crossing opportunity - some crossings that do exist are off desire lines.	Indicate possible downgrading of the route (dualled section).	Possible closure of a carriageway offers a linear park opportunity or additional development land.	Medium
ARB13S	Review operation of one way system	One way system appears to have developed historically in patches - review required with respect to current Policy (especially Designing Streets)	Indicate one way review	Would possibly help facilitate ARB11M	High
ARB14S	Identify location(s) for coach parking / lay over for visitors	Event revealed concern around the ability to accommodate coach provision particularly at the Abbey.	May also be possible to admit coach drop off / pick up to North Port		Medium
ARB15M	Active planning required to consider possible use identification for Catherine Street properties and area of Lidl Car Park	Employment (mainly) and car park uses in these areas	Review allocation status of key frontages.	Requires consideration in Main Issues Report / LDP processes. (see also ARB7M).	High
ARB16S	Railway underpass at foot of Hume Street	Requires works to improve environment / enhance security	Illustrate as an improvement requirement.		High



PROGRAMME 2: PLACE MENDING

SITES/ OPPORTUNITIES



Throughout the charrette participants worked with the charrette team to identify priority opportunity sites. Some participants, notably Angus Council Housing, the Arbroath Courthouse Community Trust and West Links Leisure presented their ideas and proposals.

All of these contributions helped inform the following list that considers emerging areas of focus and outlines suggested next steps to seek to take these initiatives forward. Whilst Angus Council have a role to play (at the very least as Planning Authority) taking development opportunities forward at this scale requires attracting investment from private sector, and securing funding from public agencies and 3rd sector sources.

The table indicates suggested priorities and timescales. If opportunity to accelerate opportunities arises these should be progressed towards delivering of the overall aims and objectives of the Development Framework.



Scale 1:5000 @ A3

Projects

Sites/ Opportunities:

- S1a:** Guthrie Hill/ Abbey Quarter
- S1b:** Guthrie Hill
- S2a:** High St/ Abbey Path
- S2b:** High St/ Abbey Path Car Park
- S3:** Court House
- S4:** Applegate/ Catherine St
- S5:** Elgin Pl Site
- S6:** Brothock Valley
- S7:** Dens Rd/ Wardmill Rd
- S8:** Seaforth
- S9:** West Links Leisure

Objectives									Delivery		
Project Sites / Opportunities	Destinations + Connections	Arts, Sports + Community	Vibrant Mixed-Use incl. Town Centre	Environmental Sustainability + Quality	Sustainable Growth Orientated Business	Enterprising Town	Pride In Place	Culture + Creativity	Priority + Timescale	Partners	Next Steps
S1a : Guthrie Hill/ Abbey Quarter	?	?	✓	✓	?	?	✓	?	High Priority Short Term	Angus Council	<p>Short Term Angus Council presented a scheme during the charrette. ‘Skinnies’ demolished soon after the charrette. Angus Council recommended to adjust proposed layout to integrate better with potential (and desirable) future redevelopment of site S1b.</p> <p>Medium Term Complete construction of new mixed use development</p>
S1b : Guthrie Port	?	?	✓	✓	✓	✓	?	?	Medium Priority Medium to Long Term	Angus Council Housing Associations / Developers Non-residential users	<p>Short Term Contact landowner to clarify plans for the site. Undertake proactive planning to test site layouts and capacities for residential and mixed uses. Prepare Development Briefs.</p> <p>Medium Term Encourage design and development to progress. Identify potential development partners.</p>
S2a : High St/ Abbey Path	✓	✓	✓	✓	✓	✓	?	✓	High Priority Medium to Long Term	Landowners Property Agents Angus Council Developers	<p>Short Term Contact landowner to clarify plans for the site. Undertake proactive planning to test site layouts and capacities for residential and mixed uses. Prepare Development Briefs.</p> <p>Medium Term Encourage design and development to progress. Identify potential development partners. Develop site.</p>
S2b : High St/ Abbey Path Car Park	✓	✓	✓	✓	✓	✓	?	✓	Medium Priority (though could help enable S2a) Medium to Long Term	Landowners Property Agents Angus Council Developers	As S2a – should be considered in tandem.
S3 : Court House	✓	✓	✓	✓	✓	✓	✓	✓	High Priority Short to Medium Term	Arbroath Courthouse Community Trust Angus Council Community Groups / Organisations	<p>Short Term Community Trust to be supported in developing proposals and making funding applications. Advice on grant and crowd source funding. Develop business case and make applications for funding and statutory approvals.</p> <p>Medium Term Progress to adapt and occupy the former courthouse on (potentially phased basis).</p>

Project Sites / Opportunities	Objectives								Delivery		
	Destinations + Connections	Arts, Sports + Community	Vibrant Mixed-Use incl. Town Centre	Environmental Sustainability + Quality	Sustainable Growth Orientated Business	Enterprising Town	Pride In Place	Culture + Creativity	Priority + Timescale	Partners	Next Steps
									Short Term = by end 2017 Medium Term = by 2020 Long Term = after 2020		
S4 : Applegate / Catherine Street	✓	?	✓	✓	?	✓	?	?	High Priority Short to Long Term	Angus Council Landowners	Short Term Establish landownership boundaries and any engineering / infrastructure / utilities constraints. In tandem with 'reimagining the A92' initiative. In line with proactive planning initiative meet landowners to establish future plans and needs. Seek to develop an enhanced pedestrian and cycle route between train station and High Street to increase footfall. Make plans and business case accordingly. Medium Term Seek funding to implement early measures. If development sites framing route / desire-line emerge seek to enable development to repair townscape.
S5 : Elgin PI Site	✓	?	✓	✓	?	?	?	✓	Medium Priority Medium to Long Term	Angus Council Landowners	Short Term Establish landownership boundaries and any engineering / infrastructure / utilities constraints. In line with proactive planning initiative meet landowners to establish future plans and needs. Establish scope to prepare Development Briefs. Medium Term Promote / enables sites for potential development.
S6 : Brothock Valley	✓	?	?	✓	✓	✓	?	?	Low / Medium Priority Medium to Long Term	Angus Council Landowners	Short Term Establish landownership boundaries and any engineering / infrastructure / utilities constraints. In line with proactive planning initiative meet landowners to establish future plans and needs. Establish scope to prepare Area Masterplan and / or Development Briefs. Medium Term Prepare Masterplan and implement phased enhancements to repair townscape / extend green landscape infrastructure along valley.
S7 : Dens Rd/ Wardmill Rd	?	?	?	✓	✓	✓	?	?	Medium Priority Medium to Long Term	Angus Council Landowners	Short Term Adaptation of former mill on site during charrette. Apply proactive planning initiatives to establish landownership / constraints. Establish scope to prepare Area Masterplan and / or Development Briefs – in line with S6. Medium Term Prepare Masterplan and implement phased enhancements to repair townscape / extend green landscape infrastructure along valley.

Project Sites / Opportunities	Objectives								Delivery		
	Destinations + Connections	Arts, Sports + Community	Vibrant Mixed-Use incl. Town Centre	Environmental Sustainability + Quality	Sustainable Growth Orientated Business	Enterprising Town	Pride In Place	Culture + Creativity	Priority + Timescale	Partners	Next Steps
									Short Term = by end 2017 Medium Term = by 2020 Long Term = after 2020		
S8 : Seaforth	✓	✓	✓	✓	✓	✓	?	✓	High Priority Medium Term	Angus Council Landowners	<p>Short Term Contact landowner to clarify plans for the site. Undertake proactive planning to test site layouts and capacities for hotel and associated leisure uses. Prepare Development Brief. Consider applying measures to progress appropriate development on site (including CPO)</p> <p>Medium Term Encourage design and development to progress. Identify potential development partners.</p>
S9 : West Links Leisure	✓	✓	?	✓	✓	✓	?	?	Low / Medium Priority (opportunity) Short to Long Term	Angus Council Landowners / Operator	<p>Short Term Liaise with current operator (who presented plans for the site during the charrette) to establish scope to develop a business plan and development plan for the site. Provide pre-application assistance and business support.</p> <p>Medium Term Continue to work with operator to develop quality leisure destination appropriate to the visually high profile site at gateway to the town.</p>
S10 : Helen St Site	✗	?	?	✓	?	?	✗	✗	Medium Priority Medium Term	Angus Council Network Rail / Abellio Scotrail	<p>Short Term Seek early meeting with Network Rail and Abellio Scotrail to establish their requirements / plans. Prepare Development Brief for the site if available for non-rail infrastructure redevelopment.</p> <p>Medium Term Encourage design and development to progress. Identify potential development partners.</p>

S1A: GUTHRIE HILL/ ABBEY QUARTER

Current Situation

At the time of the charrette the site was dominated by the vacated 'Skinnies' post war tenements. The 'Skinnies' were located at the western and central portion of the site, with eastern apex of the site being green open space. This layout, typical of post-war housing, failed to 'address the street' on the A92 or Barngreen or create continuous street frontage on the historic North Port. At the time of the charrette the 'Skinnies' were scheduled for demolition and pre-Planning application plans for 42 new dwellings were tabled by Angus Council.

Context / Opportunity

The site is a critical site in the urban setting of Arbroath town centre and particularly Arbroath Abbey. The site's prominent visual presence creates the potential that it announces a northern gateway into the town on approaches along the A92 from the north. The site slopes down (in places steeply) to the A92 to the north.

Charrette Proposal

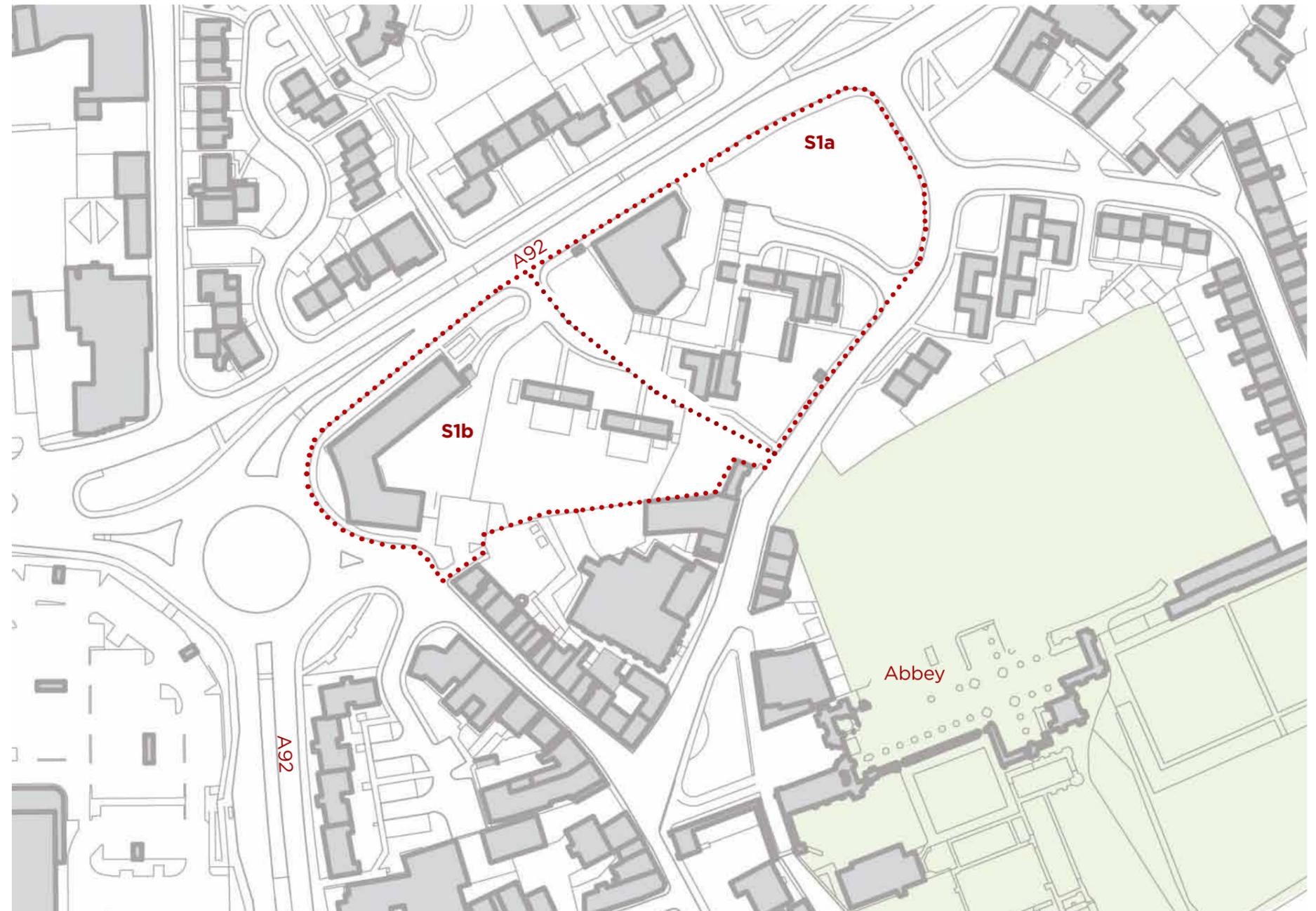
It was welcome that the 'Skinnies' were being demolished and that the site was becoming available for redevelopment. This provides an excellent opportunity to significantly transform physical setting of the northern edge of the historic core. The proposals tabled sought to reinstate street frontage, which is in line with sound urban design principles. However there was concern that the proposals were not mixed use, that the layout may prejudice future development of the adjacent site (S1b).

The charrette recommended that adjustment be made to proposals so that they;

- better integrate the replacement housing with the historic buildings on North Port,
- reinstate historic pedestrian routes through the site from North Port to A92
- achieve a high standard of architectural and urban design required of such an important site and,
- provide a better fit with the future development on the adjacent Guthrie Port site (S1b) currently occupied by 1960s concrete office block.

It is deemed vital that an urban design framework considering the full extent of sites S1a and S1b be prepared to ensure that redevelopment maximises the potential for these sites to regenerate the northern gateway into Arbroath's historic core. Any scope to introduce non-residential uses to reinforce a mixed use town centre would be in line with charrette outcomes.

Abbey Quarter, as existing



S1B: GUTHRIE PORT

Current Situation

The site, to the west of the 'Abbey Quarter' site (S1a), is lower lying and fronts on to the A92 corridor. The site is dominated by a 2 storey 1960s office block which sits at the apex of the site on the large roundabout at the junction of the A92 and the historic Guthrie Port. To the rear of the offices there are car parks and stepped footpaths leading up to the site of the 'Skinnies' and North Port. It is understood that there have been proposals to redevelop this site in the past but there are no active plans to take forward plans in this area at present.

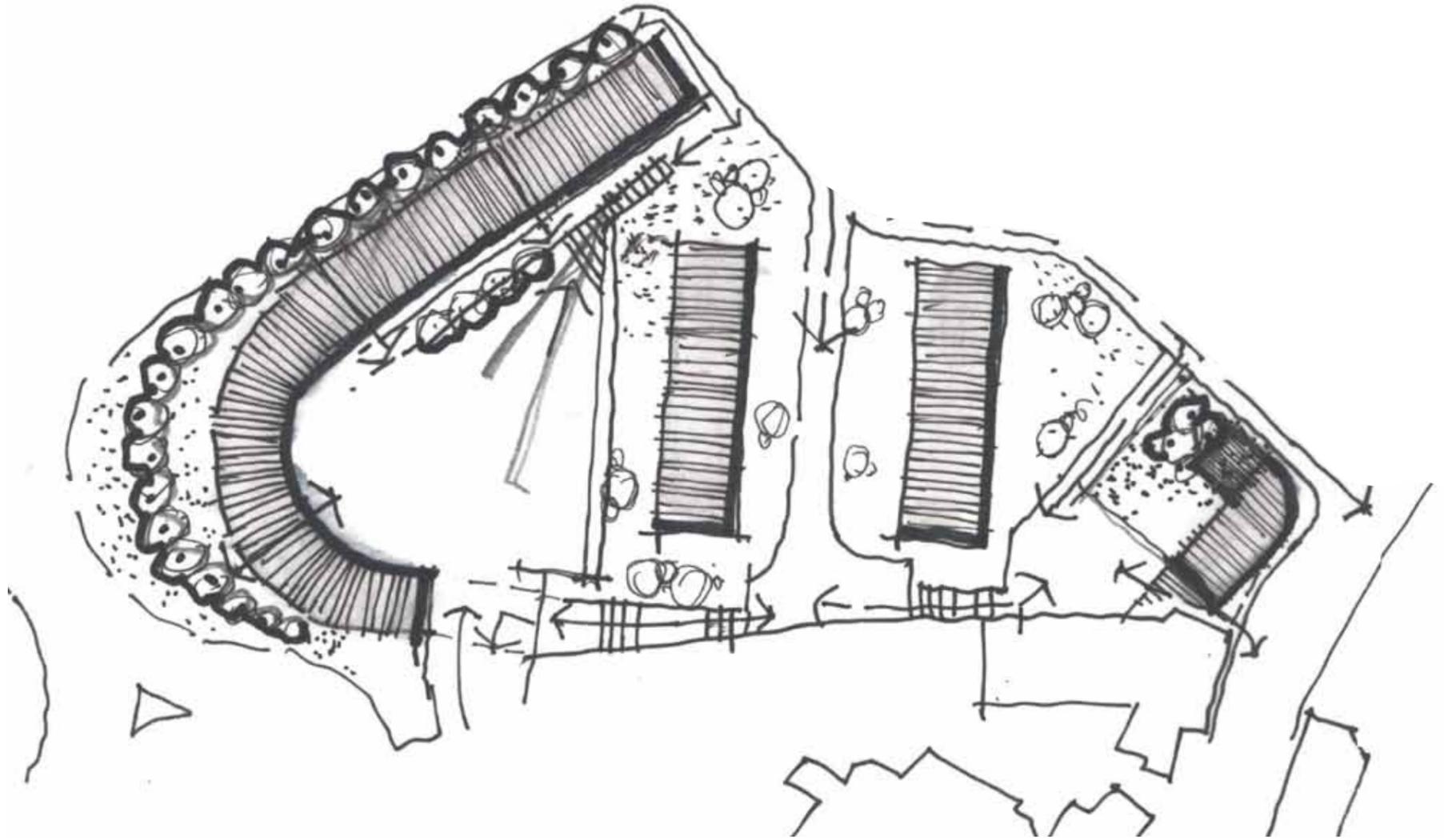
Context / Opportunity

In tandem with the adjacent 'Abbey Quarter' site this site is crucial to the setting of the northern edge of the historic town centre. It fronts on to the main thoroughfare through Arbroath. It also commands a highly visible location on the Guthrie Port roundabout which is the principal northern gateway in to the town centre. Redevelopment here should repair the urban setting and help redefine the A92 as a street, rather than a road.

Charrette Proposal

The charrette strongly recommends preparing a urban design framework to guide development on this site when it comes forward. It is felt critical that any redevelopment be considered in parallel with the adjacent 'Abbey Quarter' site. It is imperative that high standards of urban design and architecture befitting such an important site are achieved.

Together these sites could re-form the northern edge of Arbroath town centre and present a very significant opportunity to physically regenerate with town centre housing and other mixed uses to revitalise and redefine the northern gateways in to historic Arbroath. It is hoped that proposals for 'Abbey Quarter' take cognisance of the potential of the Guthrie Port to work towards an holistic solution that repairs the urban fabric damaged by post-war planning and road engineering.





Charrette Sketch for Guthrie Hill Redevelopment

S2A + S2B HIGH STREET/ ABBEY PATH/ CAR PARK

Current Situation

Site S2a on the High Street is currently occupied by a parade of 1960s retail units, many of them vacant. The majority of the buildings are single storey, with only the southern units featuring upper floors, presumed for storage and back office accommodation. Site S2b is a public car park accessed from the east off West Abbey Street.

Context / Opportunity

These sites are in a very significant location on the High Street and to the south of the Abbey. The topography of the area slopes down from the east to the west. The existing buildings are architecturally out of character and fail to retain the building line or height of the historic High Street. The car park fails to create an appropriate setting and spatial enclosure to the Abbey precinct. There is an opportunity to introduce high quality 21st Century urban design and architecture to repair the urban continuity of the High Street, redefine the Abbey precinct and introduce a mix of uses in the heart of the town.



Abbey Path/ High Street as Existing

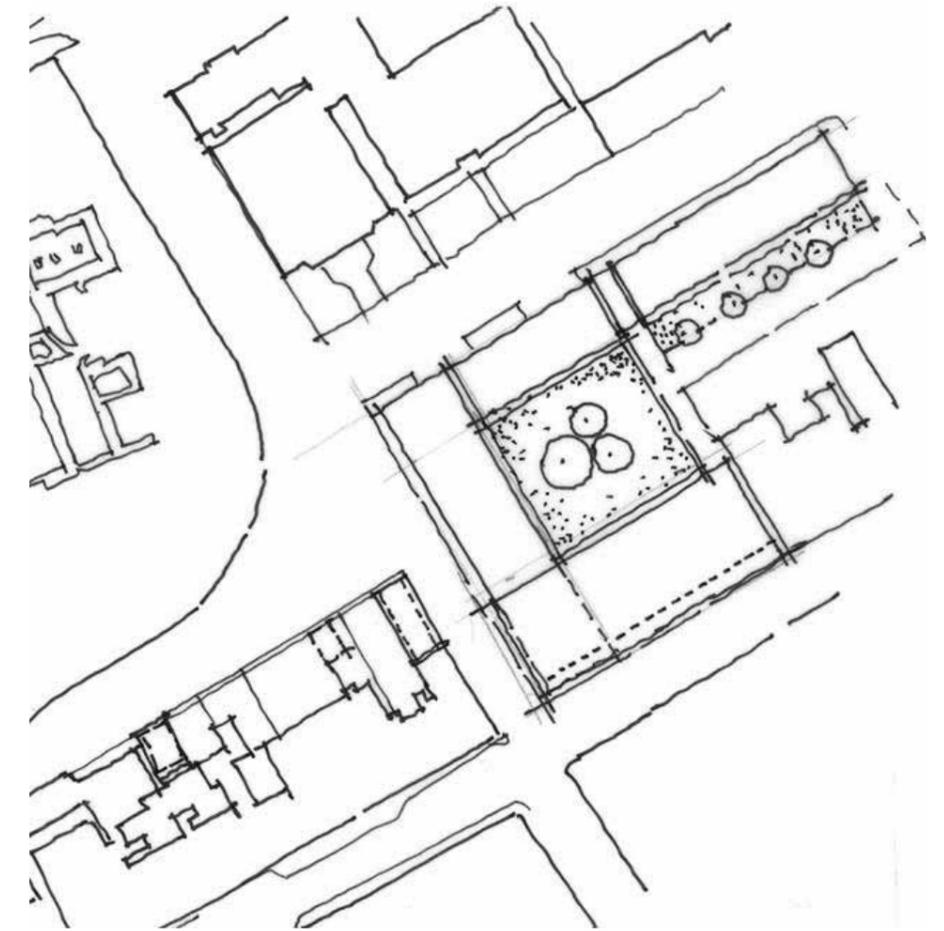
Charrette Proposal

In urban design and planning terms the charrette proposals investigated and advocated the opportunity to reinstate the building line and 3 storey height on High Street. Moreover there is potential to work with the site topography to create single aspect non-residential units with active frontage at High Street level (retail, café / leisure) with dual aspect upper floors facing on to a car park court. On Abbey Path it was demonstrated that developing along the northern edge of site S2b and perhaps on West Abbey Street would redefine the Abbey precinct. This would create a very desirable development sites for a small 'boutique' hotel and/or residential flatted development.

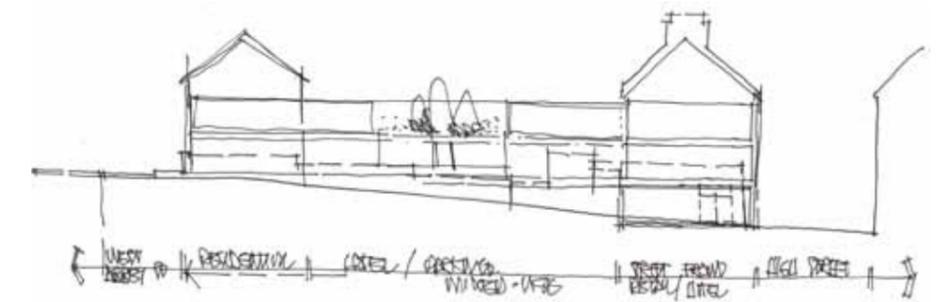
It is recommended that in the spirit of proactive planning and development brief be developed to outline guiding principles for redeveloping this site.



Sketch Proposal for Potential Abbey Street Improvements



Sketch Proposal for Potential Abbey Path/ High Street Redevelopment



S3 COURT HOUSE

Current Situation

The B Listed former Courthouse building is currently vacant. A Courthouse Development Trust has been formed to seek to secure a sustainable new use for the building. The Development Trust presented their current plans at the charrette.

Context / Opportunity

The Courthouse presents an opportunity to bring back to life one of the most important civic buildings in central Arbroath. It's location on the High Street is pivotal to the future vitality of the middle and lower parts of the High Street and the wider town centre. There is significant potential to accommodate a range of uses, albeit the listed structure may restrict adaptability for certain uses.

Charrette Proposal

The charrette findings should strongly support the revitalisation of the Courthouse as an important heritage and community asset in Arbroath town centre. The charrette would encourage the highest architectural standards in the execution of the refurbishment to ensure a high quality facility befitting the listed building.



S4 APPLGATE

Current Situation

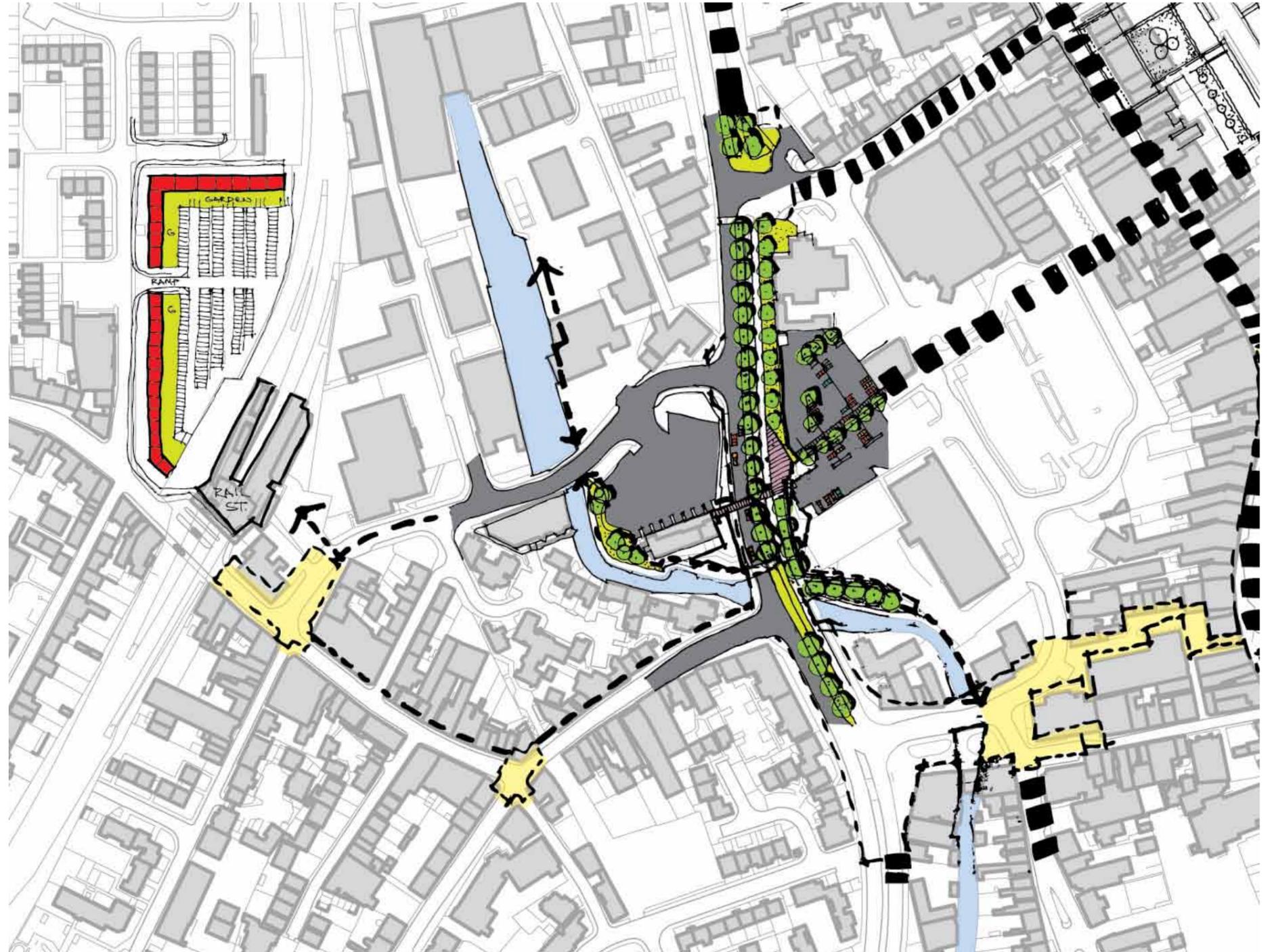
This site is dominated by surface car parks. These are understood to be owned and operated by several different parties.

Context / Opportunity

The replacement post-war of continuous, historic urban fabric linking West Port to the High Street with the A92 and extensive surface car parking has significantly diminished the cohesion of central Arbroath. There is an opportunity to seek to repair the connections between key destinations in Arbroath including the redefinition of principal routes to and from the town centre and public transport hubs and West Port. Moreover there is scope to significantly improve the aspect from the A92 and first impressions of Arbroath town centre when arriving by car, bus and train.

Charrette Proposal

The charrette investigated scope to reorganise car parking, service access and road alignments to create a pedestrian friendly, people first layout to delineate routes east-west from Catherine Street / West Port to the High Street by retracing the old Applegate route. This would involve pedestrian routes past the Abbeygate shopping centre and police station. It could also be reinforced by small pocket development sites to carefully introduce small buildings to help define these desire lines.



S5: ELGIN PLACE**Current Situation**

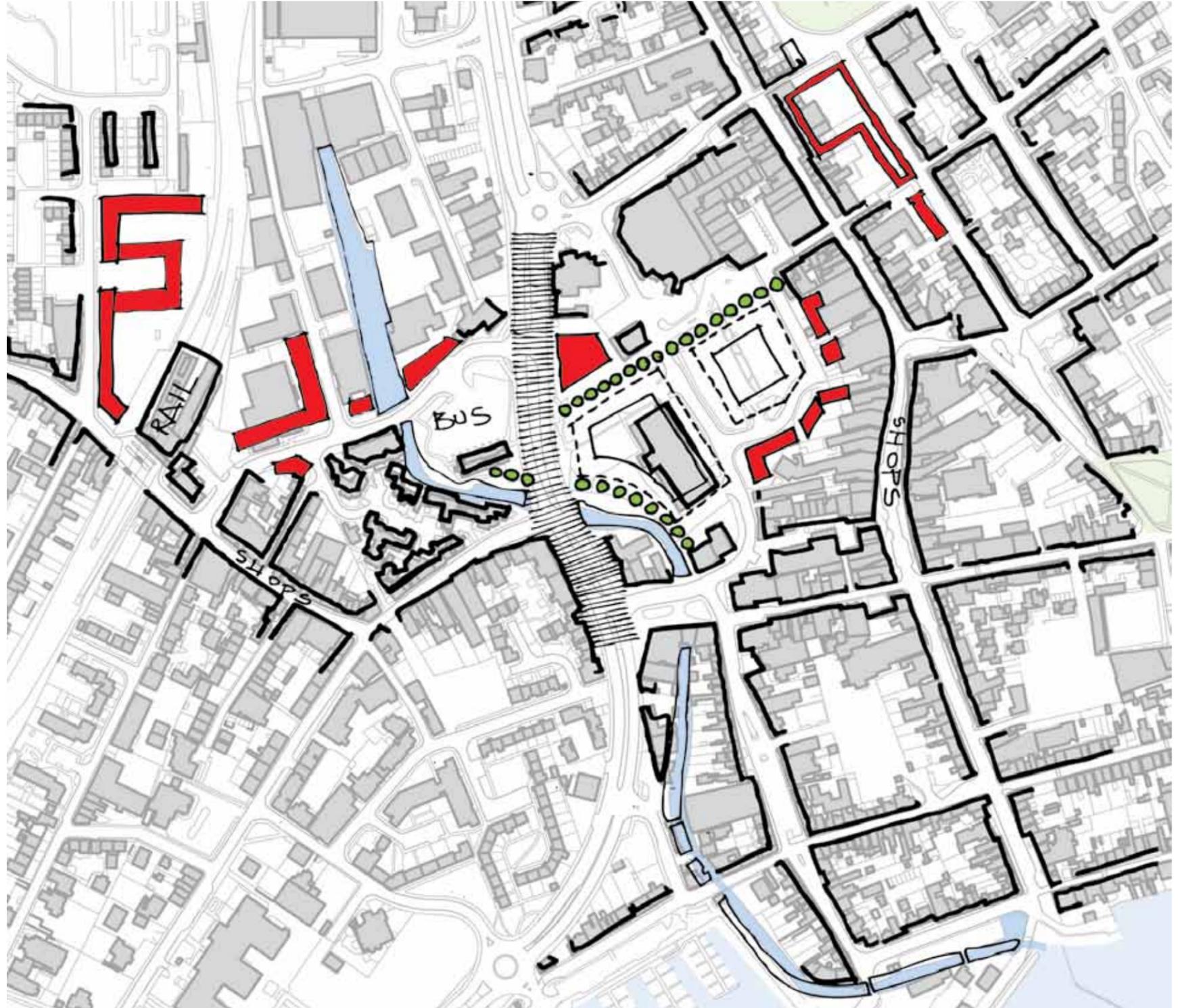
Running along the western edge of the historic core Elgin Place is essentially a service route providing access to the end of linear rigg / feus of the Royal Burgh. In common with many towns this route reveals the 'ragged' backlands of the historic core, though the historic pends and vennels have been lost or blocked up overtime.

Context / Opportunity

There may be scope, subject to landownership and taking a pragmatic approach to proactive planning and working with regulations, to accept Elgin Place as the new natural built boundary of the historic core at this location. On this basis there may be scope to redevelop sites along this western edge to provide a positive and attractive elevation overlooking the car park and enhancing first impressions of the town (in parallel with S4)

Charrette Proposal

The charrette investigated scope to develop along Elgin Place to create a new urban frontage along the street, and obscure the unprepossessing views of the backlands of the historic core. This could accommodate a range of uses, though it assumed to be principally flatted residential development.



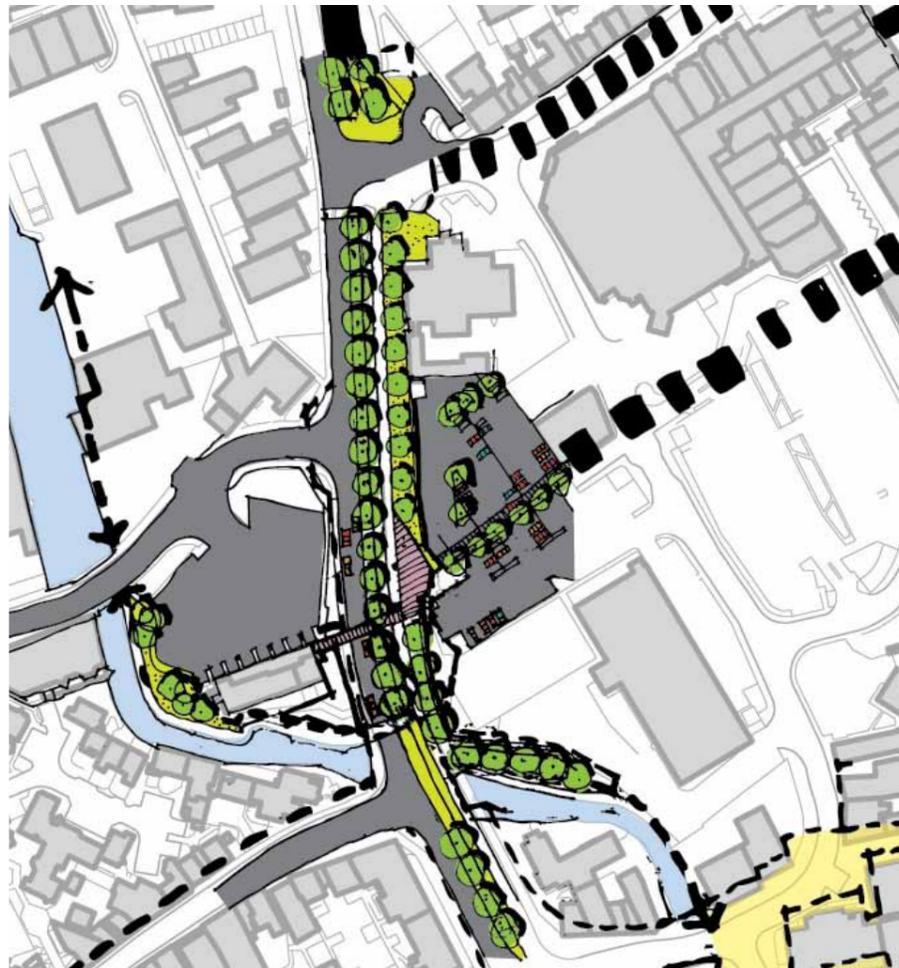
S6/ S7, BROTHOCK VALLEY, DENS ROAD

Current Situation

The Brothwick valley sits between the West Port / rail station and the historic centre. It is characterised by a disparate collection of industrial buildings and sheds in the zone between and along the railway and the A92. It does not present an appealing environment on the edge of the historic core and creates a sense of severance.

Context / Opportunity

Alongside reimagining the A92 corridor there is scope to redefine the area along the Brothwick valley. Mindful that it hosts employment and businesses a framework for physical interventions to transform the area is necessary. There is scope to improve principal routes to and from the train and bus stations, greatly improving the quality of routes to key destinations in the town centre. In addition 'greening' the valley along to the burn to create a path network from St Vigeans to the sea presents itself.



Charrette Proposal

The charrette findings recommended that, again, a proactive planning framework be instigated for the area north of Catherine Street to seek ways to integrate a series of pathways across the area to help define the area. Scope to redevelopment, piece by piece, the area should also be outlined in planning framework for the area.



S8 SEAFORTH

Current Situation

The former hotel site has been cleared following a fire that destroyed the vacated building. It enjoys a superb seafront location with a great aspect across the North Sea. Slightly remote from the town centre the issue of the Seaforth site came up frequently throughout the charrette, particularly in view of the widespread opinion that there is a chronic lack of hotel bed spaces in Arbroath.

Context / Opportunity

There was concern that failure to provide more beds will hamper Arbroath's efforts to capitalise on the visitor economy with the 700th anniversary of the Declaration of Arbroath and the opening of the V+A Dundee in coming years. The Seaforth site presents and excellent opportunity to meet perceived need and demand and bring back in to positive use a high profile site that should announce arrival in Arbroath when approaching the town on the A92 from the south.

Charrette Proposal

The charrette suggested redeveloping this site for a hotel and leisure use. It is entirely appropriate for the seafront / esplanade setting and should create a high quality destination for visitors and locals alike.



S9 WEST LINKS LEISURE FUN PARK

Current Situation

The West Links Fun Park currently operates on the seafront. In the course of the charrette the proprietor attended numerous charrette sessions and shared ideas for a full revamp of the leisure facilities and fun-park. Early exploratory discussions have occurred with Angus Council to establish ways to enhance the visitor offer.

Charrette Proposal

The illustrations below indicate some of the ideas the visualisation for ambitious redevelopment to create a destination on the seafront for residents and tourists. Given the visual prominence of the fun park there needs to be a high quality and standard. The current proprietor was keen to raise the variety and quality of family friendly leisure attractions in Arbroath integrated into the wider offer.



New Landscaped Entrance



Bridging the Angus Brand

S10 HELEN ST SITE

Current Situation

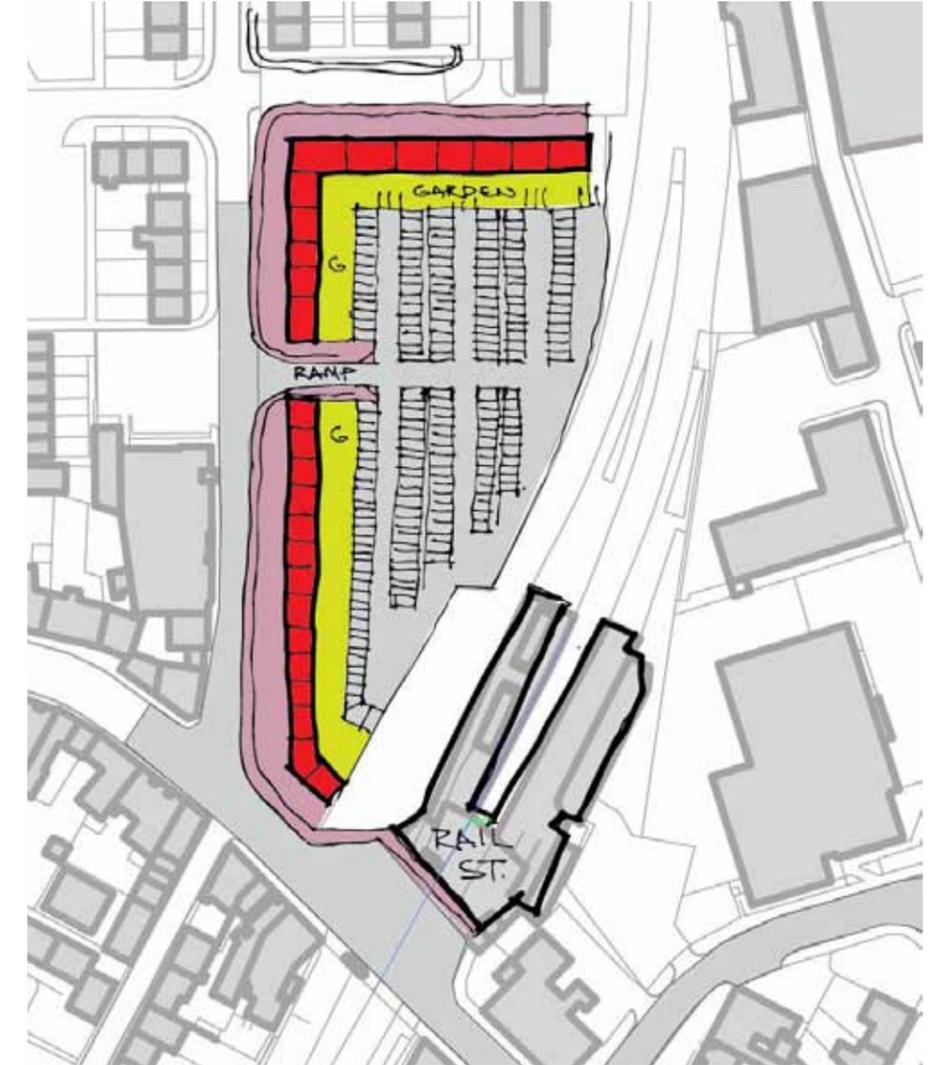
This site is immediately adjacent to Arbroath train station and was previously rail sidings. It is currently vacant and allocated in the Local Development Plan for redevelopment. The site is at rail track level, with large retaining walls along the west and southern boundaries to Helen Street and Keptie Street. The site is triangular with the apex of the site on Keptie Street to the south and at grade access possible from the north.

Context / Opportunity

Allocated in the Local Development Plan as an opportunity site. This site offers a possibility to improve the setting around the train station and create a more positive street design for Helen Street and Keptie Street. It also provides a site adjacent to the East Coast mainline (and in close proximity to the town's bus station) which could provide a development opportunity with excellent public transport links. It could also provide park + ride car parking for public transport facilities, especially the train station.

Charrette Proposal

The charrette investigated the possibility of providing approx. two decks of car parking (assumed to be principally park + ride) with development above. Market conditions would dictate viability but it was demonstrated through the charrette that a mix of housing and non-residential uses (retail, commercial, office) could be arranged to front on to both Helen Street and Keptie Street. As with other principal development sites it is felt prudent to prepare a development brief for the site and to instigate proactive planning to seek to encourage development which could increase public transport patronage and help revitalise the beleaguered West Port area.



ARCHITECTURE + DESIGN SCOTLAND - PLACE CHALLENGE 2015

In October 2015 A+DS, in partnership with Scottish Government, Angus Council, the Scottish Towns Partnership and others organised a 2 day 'Place Challenge' using Arbroath as a testbed for exploring ideas of town centre living and regeneration.

A+DS participated in the Arbroath Charrette, with Kate Givan presenting the outcome of the Place Challenge to charrette participants. The final report was published immediately after the Arbroath Charrette and is available online.

<http://www.ads.org.uk/wp-content/uploads/PC2015-Report-Summary-1.pdf>

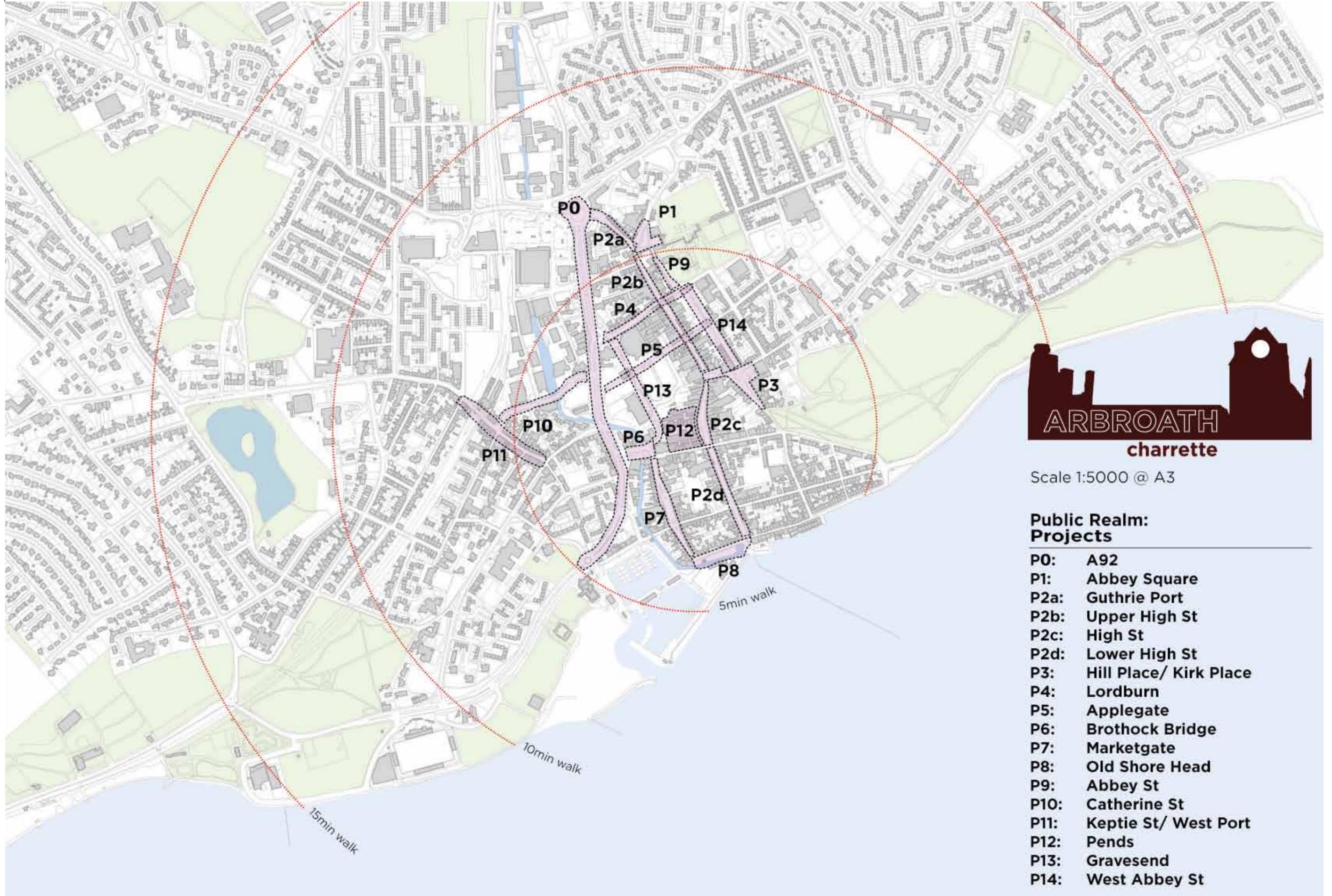
The overall findings of the Place Challenge report reinforce the outcomes from the Arbroath Charrette. The Place Challenge analysis of Arbroath found a need to;

- Strengthen east - west links
- Reconnect the Abbey to the sea via the High Street
- Reclaim the A92 as a gate-way / boulevard
- Connect strategic land to the town and waterfront
- Remake the urban 'grid' of streets to connect the town
- Manage the town centre as linked character areas

All of these findings were explored and elaborated on during the Charrette.



Town centre living



PUBLIC REALM - STREET HIERARCHY AND SPECIFICATION

There is an emphasis in the charrette findings in improved streets, routes and paths to provide better connections to and through the town centre. There is a natural hierarchy of significance for the streets and spaces being considered. This should be taken in to account when progress the business case and specification of redesigned streets and space.

The list below is indicative but would suggest a framework for streets of a high, intermediate or lower significance.

Higher significance (historic / townscape importance) – these streets / spaces feature the most historic buildings and monuments. A high specification should be applied in these locations.

P1 – Abbey Square

P2b – Upper High Street

P2c – High Street

P2d – Lower High Street

P3 – Hill Place / Kirk Place

P7 – Marketgate

P8 – Old Shore Head

P9 – Abbet Street

P11 – Keptie Street / West Port

P12 – Pends

Intermediate significance (primary routes of less townscape value) – of less significance than the most significant spaces listed above these streets are still important primary routes to and from the town centre.

Set-piece streetscape emphasis at significant locations (gateways, outside landmark buildings) in a high specification would be appropriate.

Otherwise a hybrid of high and low specification materials would be deemed appropriate, providing material consistency with the more significant spaces listed above.

P0 – A92 Corridor

P2a – Guthrie Port

P4 – Lordburn

P5 – Applegate

P6 – Brothock Bridge

P10 – Catherine Street

Lower significance (secondary spaces out-with principal streets / spaces) – these spaces are in lower profile locations, away from the main streets and spaces in the town. A lower specification) will provide a significant improvement on the existing situation.

P13 – Gravesend

P14 – West Abbey Street

Streets / Spaces	Proposal / Justification	Delivery		
		Priority	Specification	Next Steps
P0 : A92	<p>As outlined throughout the charrette and this report the A92 is a high priority project emerging from the charrette process.</p> <p>In streetscape design terms, in parallel with the traffic management and road engineering considerations there requires to be review of 'quick win' environmental improvements and adjustments that can be made in the short term whilst more significant matters (eg de-dualling the road to two way single carriageway) are considered in depth. Improved, inclusive accessible design for all pedestrians and cyclists should be the focus of any redesign, whilst maintaining adequate road capacity.</p>	High Priority	Intermediate	<p>Short Term Explore opportunities to enhance crossing points and make environmental improvements and enhance pedestrian accessibility. Commence review of road corridor from Seaforth to Guthrie's Port. Consider trialling options before finalising designs.</p> <p>Medium Term Phased implementation of road improvements.</p>
P1 : Abbey Square	<p>Abbey Square should be the most significant urban space in Arbroath. Its current format doesn't adequately fulfil that potential. The space should be re-designed to enhance the setting of the Abbey, enable public events and to announce the principal gateway into the Royal Burgh from the north. The imminence of the 700 Anniversary celebrations should provide focus to implement improvements.</p>	High Priority	High	<p>Short Term Liaise with Historic Environment Scotland and other stakeholders (incl 2020 organising group) and establish business case to develop brief and designs for set-piece public realm. Commence consultation and design work.</p> <p>Medium Term Implement works (hopefully in time for 202 Anniversary)</p>
P2a : Guthrie Port	<p>Guthrie Port is one of the main historic routes in to the centre from the north. There is scope to enhance the quality of the streetscape to present a higher standard of gateway in to the town and to encourage better connections to the north to St Vigeans / Dens Rd / Wardwill Rd.</p>	Medium Priority	Intermediate	
P2b : Upper High Street	<p>Upper High Street, from Abbey Square to Kirk Square, has declined with increased vacancies in ground retail units (and upper floors?) along this stretch of the High Street. In parallel with considering revised traffic management there should be scope to consider an incremental series of streetscape enhancements. The poor maintenance of street bollards was highlighted throughout the charrette and has been addressed as a 'quick win'. Other enhancements working towards a full refresh of the public realm (in parallel with reoccupying vacant units) should be explored.</p>	High Priority	High	<p>Short Term Start to develop a business case for prioritised streetscape enhancements and traffic management adjustments.</p> <p>Medium Term Subject to agreement implement new streetscape.</p>
P2c : High Street	<p>Between Kirk Square and Hill Street / Commerce Street the High Street broadens out. The centrepiece in this location is the Courthouse, a priority Community-led conservation and adaptation project. The High Street at this location could accommodate set piece events (subject to the one way road being closed). This area has had public realm enhancements and it is therefore not necessarily as high a priority as other locations. Nevertheless if funding was available scope to redefine the space in parallel with the redevelopment of the Courthouse should be considered.</p>	Low Priority	High	<p>Short Term Support Courthouse Trust in pursuing funding. Consider scope for minor enhancements in parallel with accessibility audit and review of traffic and parking (see Accessibility projects table)</p> <p>Medium Term Make the case for future refresh of public realm in principal street space in central Arbroath.</p>
P2d : Lower High Street	<p>As with the upper High Street this section has a different, quieter character to the core area at the Courthouse. Opportunities to enhance the route from Abbey to seafront should be explored however the current layout is adequate in the short term. Streetscape enhancements would, however, encourage greater exploration of Arbroath by visitors and improve the experience of going from Abbey to harbour.</p>	Medium Priority	High	<p>Short Term Start to develop a business case for prioritised streetscape enhancements and traffic management adjustments.</p> <p>Medium Term Subject to agreement implement new streetscape.</p>

Streets / Spaces	Proposal / Justification	Delivery		
		Priority	Specification	Next Steps
P3 : Hill Place / Kirk Place	Hill Place / Kirk Place in combination and individually are special urban spaces in the heart of Arbroath currently dominated by cars and traffic. Any scope to enhance the pedestrian experience and setting of the Library and Access Office in the old Kirk should be explored. Any quick wins or adjustment that could be made before any wholesale reorganisation of the streetscape should be investigated.	Medium Priority	High	<p>Short Term Start to develop a business case for prioritised streetscape enhancements and traffic management adjustments.</p> <p>Medium Term Subject to agreement implement new streetscape.</p>
P4 : Lordburn / Abbey Path	Lordburn is reasonably heavily trafficked, notably by some bus routes. There is clearly scope to enhance the approach to the high Street and specifically Abbey Path where the street continues up to the Abbey precinct. As a key route to the Abbey from the High Street and public transport locations there is clearly an opportunity to enhance the visitor experience with improved streetscape.	Medium Priority	Intermediate	<p>Short Term Start to develop a business case for streetscape enhancements and traffic management adjustments. Could present itself as an opportunity in parallel with the redevelopment of the adjacent vacant retail units.</p> <p>Medium Term Subject to agreement implement new streetscape.</p>
P5 : Applegate	In parallel with improvement to P10 Catherine Street, the enhancement and the restoration of a pedestrian priority route across the car parking areas on the alignment of the historic Applegate would significantly enhance the approach to the town centre from the west, and the bus and train stations. The route is currently very poor and step free pedestrian access very difficult. Whilst not dependent on A92 remodelling this project would, in parallel with P0 and P10 create, a greatly improved east-west link that is vital for the town centre.	High Priority	Intermediate	<p>Short Term Start to develop a business case for prioritised streetscape enhancements and traffic management adjustments.</p> <p>Medium Term Subject to agreement implement new streetscape.</p>
P6 : Brothock Bridge	Brothock Bridge should be one of the principal gateways in to the historic heart of Arbroath, and enable access along the Brothock Burn. It currently fails to fulfil either role adequately and should be remodelled to encourage access in to the town centre and along the burn.	Medium Priority	Intermediate	<p>Short Term Start to develop a business case for prioritised streetscape enhancements and traffic management adjustments.</p> <p>Medium Term Subject to agreement implement new streetscape.</p>
P7 : Marketgate	As the name, and tapering street layout, suggests this an historically important place at the interface between town and harbour. It is currently dominated by on street parking and a lack of definition. Along with improvements at Brothock Bridge the Marketgate could be redefined as an important public space in central Arbroath with a distinctive character that is different to the High Street, Kirk Place and Abbey Square.	Medium Priority	Intermediate	<p>Short Term Start to develop a business case for prioritised streetscape enhancements and traffic management adjustments.</p> <p>Medium Term Subject to agreement implement new streetscape.</p>
P8 : Old Shore Head	One sided street overlooking the Brothock Burn, the harbour and the North Sea. As part of the wider desire to improve links between the Abbey and the harbour Old Shore Street is at the culmination of the High Street route. The street works adequately at present but consideration of the greenspace at the burnside and integrating to the wider streetscape would be beneficial.	Low Priority	Intermediate	<p>Short Term Start to develop a business case for prioritised streetscape enhancements and traffic management adjustments.</p> <p>Medium Term Subject to agreement implement new streetscape.</p>

Streets / Spaces	Proposal / Justification	Delivery		
		Priority	Specification	Next Steps
P9 : Abbey Street	This pedestrian route through the Abbey precinct is clearly critical to the setting of the scheduled monument. The current layout is adequate but scope for further enhancement could be considered as part of works to Abbey Square.	Low Priority	High	<p>Short Term Liaise with Historic Environments Scotland. Start to develop a business case for prioritised streetscape enhancements and traffic management adjustments.</p> <p>Medium Term Subject to agreement implement new streetscape.</p>
P10 : Catherine Street	<p>Running between West Port / train Station and Bus Station and as the principal route to the town centre Catherine Street is a vital link that currently fails to present a pedestrian friendly, high quality connection to the town centre and the Abbey.</p> <p>Enhancements to Catherine Street, alongside West Port and Applegate would significantly improve the pedestrian / cycle links east-west to the town centre from train and bus stations.</p>	High Priority	Intermediate	<p>Short Term Start to develop a business case for prioritised streetscape enhancements and traffic management adjustments. Early liaison with Network Rail, Abellio Scotrail and bus companies recommended.</p> <p>Medium Term Subject to agreement implement new streetscape.</p>
P11 : Keptie Street / West Port	Keptie Street / West Port act as a 'high street' for the western portion of Arbroath. They also provide a forecourt to the rail station. This streetscape sets the first impression on arrival at the rail station. It has been adjusted over time but there is significant scope to enhance street layout, materials and lighting to create a suitable point of arrival in the town and as a focus for West Port.	(High) Medium Priority	High	<p>Short Term Start to develop a business case for prioritised streetscape enhancements and traffic management adjustments. Early liaison with Network Rail, and Abellio Scotrail recommended.</p> <p>Medium Term Subject to agreement implement new streetscape.</p>
P12 : Pends	Given the extent of historic townscape there are less publicly accessible closes and pends as other equivalent Royal Scottish Burghs. Those that there are cluster around the Corn Exchange / rear of the Courthouse. The spaces are attractive but the public realm fails to meet expected quality for such important routes in the heart of the historic core.	Medium Priority	High	<p>Short Term Support Courthouse Trust in pursuing funding. Consider scope for minor enhancements in parallel with accessibility audit (see Accessibility projects table)</p> <p>Medium Term Make the case for future refresh of public realm in principal pends / closes in central Arbroath.</p>
P13 : Gravesend	Running parallel to the A92 and High Street on the fringe of extensive car park any scope to enhance this street in tandem with other higher priority streets should be considered.	Low Priority	Low	<p>Medium Term Consider scope to add street enhancement alongside adjacent improvements in due course.</p>
P14 : West Abbey Street	Linking historic Abbey Street to Hill Place, West Abbey Street is an important route that, in parallel with improvements at those location, could benefit from general enhancements. Scope to dovetail improvements with adjacent development of key sites (see Project list).	Low Priority	Low	<p>Medium Term Consider scope to add street enhancement alongside adjacent improvements in due course.</p>

CASE STUDY

KILWINNING TOWN REGENERATION PLAN + MAIN STREET PUBLIC REALM WORKS

Like Arbroath, Kilwinning is an Abbey Town, located adjacent to a River valley, with a FE College near the town centre and a busy rail station west of the historic core. Recent town centre regeneration has helped transform the heart of Kilwinning through new public realm, attracting new uses into vacant retail units and capitalising on the town's heritage.

Like many such towns Kilwinning had suffered over the years. Empty, poorly maintained properties, together with a tired streetscape damaged the impression of the town centre.

Austin-Smith:Lord were commissioned by Irvine Bay Regeneration Company to develop a Town Centre Regeneration Plan for Kilwinning. The purpose of the plan was to guide the sustainable development of Kilwinning. This vision for the future Kilwinning was developed during Austin-Smith:Lord's consultations and action workshops with local residents and stakeholders in 2008.

Austin-Smith:Lord adopted an integrated approach to the Town Regeneration Plan to exploit the combination of challenges and opportunities that Kilwinning has to confront. Competitive towns need to provide a range of high quality local services including retail, leisure, health care and education and promote access to opportunity initiatives to combat social and economic exclusion, particularly for young people. The Kilwinning Town Regeneration Plan therefore had to identify the 'hard and soft' infrastructure to ensure sustainable investment.

The resultant plan displayed a clear vision for Kilwinning, which has the support of the local community and key stakeholders. It provided clear guidance to facilitate the sustainable and high quality urban regeneration of the central area of the town and the key development areas, and prepared a robust delivery strategy with projects that can be phased and realised within the overall vision.

In 2008 Austin-Smith:Lord were subsequently commissioned by Irvine Bay Regeneration Company to begin the implementation of the plan through the redevelopment of Kilwinning Main Street, one of the Key Development Areas identified in the plan. The work was undertaken in partnership with Land Engineering, David Neilson QS, Atkins, and North Ayrshire Council.

Design led public realm improvements have transformed the historic setting of the Town Centre and the Abbey encouraging wider regeneration. New

paving, seating, lighting and landscape contribute to make this a dynamic space attracting new business and jobs and increasing visitors.

Simplicity has been re-introduced in order to enhance the qualities of the medieval curved street and adjoining vennels. Gateways are picked out through materials, lighting and features which help to highlight the presence of the Main Street.

Traffic circulation has been rethought, and a defined central zone for vehicles introduced to create a safer environment for pedestrians, cyclists and local businesses. The western end of Main Street has been designed as an outdoor space for seating, cafes, markets and festivals.

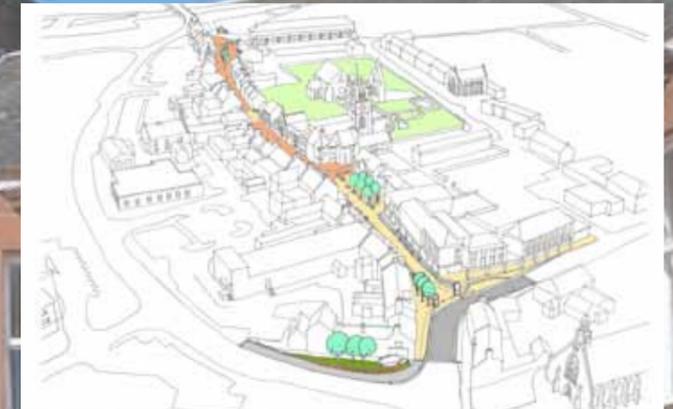
The high quality, durable materials include granite seats and paving slabs. Tree planting reinforces axial views and creates a focus at either end of the street with seasonal interest and colour.

An ornamental approach based on Mason's Marks, used historically in Kilwinning, has been incorporated into street furniture making it unique to Kilwinning.

The successful delivery of this project has already enhanced the identity and image of Kilwinning town centre as a commercial and community destination for residents, visitors and businesses. To date over a dozen new retailers having opened up. A regular farmers market has been introduced and the town's Christmas festival was attended by over 4,000 people.

In addition, in parallel with the streetscape work a recurring summer 'town dig' has taken place attracting young and old to participate in archaeological excavations in and around the Abbey, further attracting footfall in to the town centre.

Perhaps there are applicable lessons from Kilwinning that could apply in Arbroath?





PROGRAMME 3: DEVELOPING THE VISITOR ECONOMY

The Design Charrette discussions highlighted the opportunity to coordinate and promote Arbroath even more effectively as a destination with a very authentic heritage, arts, culture and marine tourism visitor offer. The **working harbour** of Arbroath is always a traditional attraction combined with the long sandy beaches and stunning sandstone cliffs on either side of the town. **The Webster Theatre** is also a popular destination. The visitor numbers to **Arbroath Abbey** in 2014-15 were modest at 17,232 (Source: Historic Environment Scotland) with the highest visitor number (5,841) during April's Tartan Day Event. Therefore with coordinated promotion there is scope to increase visitor numbers. In addition Arbroath's visitor offer should include, **Hospitalfield** and the contemporary arts programme which is anchored in the visual arts yet encourages an interdisciplinary approach with strong national and international working partnerships. Hospitalfield's ambitious 'Future Plan' aims is to make it an even more successful meeting place and cultural catalyst in the working lives of artists and creative professionals in Scotland and far beyond. Arbroath also has a recent history of events and festivals including: Seafest, Arbourfest, Blues Festival and the Abbey Pageant.

In addition, **marine tourism** is a priority sector in Scotland and the aim of the *Marine Tourism Strategy* (2015) is for Scotland to be recognised as a marine tourism destination of first choice for high quality, value for money and memorable customer experience delivered by skilled and passionate people. The *National Strategy: Tourism 2020* (June 2012) aims to develop the authentic memorable experiences that today's visitors seek and delivered to the consistently high quality they expect. **'Nature, Heritage & Activities'** and **'Destination Towns and Cities'** are confirmed as two of four specific market opportunities.

Therefore based on this evidence Arbroath can be promoted as a **destination** with a network of local attractions that encourages visitors to stay longer and spend more. The National Strategy defines a destination as 'where the visitor eats, sleeps, discovers and explores'. Arbroath needs to invest in the appropriate infrastructure, quality offer, facilities and programme of events. Local accommodation, food and drink, events, independent retail and transport sectors need to work even more closely together and to actively develop and promote the Arbroath visitor economy.

Clearly there is also an opportunity in Arbroath and the surrounding area to work even more closely with the existing tourist businesses, the local cultural and creative industries sector to drive the visitor economy. The aim is to build on Arbroath's reputation as an authentic visitor destination with exceptional built heritage, arts and creative industries, events, festivals and local food. Overall the aim would be to increase visitor numbers, length of stay, visitor spend, income generation and improve the resilience of tourism businesses.

P8: OLD SHORE HEAD

The opportunity to promote Arbroath as a centre for **disability tourism** was also championed at the Charrette and highlighted by the volunteer effort to ensure that a 'Changing Places' toilet opened at Arbroath Harbour in 2015 to enable anyone to use the facilities in comfort and safety, regardless of the difficulties they face. In the UK in 2009, 11% (13 million) of overnight trips were made by someone with a disability and these are 'tenacious people and ideal repeat customers'. The disability market is set for growth as population ages and prevalence of disability increases and Arbroath could be at the forefront of unlocking this potential. This is not about charity rather it is about a better return on investment, higher occupancy rates and improved sales.

The objective in the medium and longer term has to be to continue to increase income generation and improve the resilience of the town centre and tourism businesses. Therefore there may also be an opportunity in the medium term to explore establishing a **Business Improvement District** (BID) in Arbroath and the surrounding area to ensure town centre and local tourism business work even more closely together to continue to develop Arbroath as a destination through a series of agreed additional environmental, marketing activities, initiatives and services. The BID could provide a sustainable financial model to deliver the agreed key Action Plan programmes and medium/long term priority projects.

Figure 3.3 - Developing The Visitor Economy: Priority Projects

Project	Actions	Lead Agency/ Key Partners	Timescale/ Priority Impact	Next Steps
<p>3.1 Joint & Coordinated Development & Promotion: Attractions & Arts/Culture & Creative Industries Offer: Cultural Destination Initiative</p>	<ul style="list-style-type: none"> - Co-ordinated initiative delivered locally to strengthen Arbroath’s arts/culture, creative industries and heritage offer involving Arbroath Abbey, Hospitalfield, Webster Theatre, Dundee and Angus College and early initiatives could include: - Confirm existing programming & activity: capital & revenue implications - Identify added value of joint investment: economic & community benefits - Development of ‘creative industries’ as a key added value employment sector in Arbroath & with business start-up opportunities - Provide specialist coordinated business planning & support - Provide skills development by linking creative businesses & higher education - Promote and facilitate more coordinated creative industries events (link to cultural offer) - Actively promote creative industries/cultural assets, events and built heritage as part of the ‘Arbroath cultural destination marketing’ - In due course promote ‘on line information’ & streamline booking. 	<p>Arbroath Abbey/Historic Environment Scotland</p> <p>Webster Theatre/Angus Council</p> <p>Hospitalfield Trust</p> <p>Creative Scotland</p> <p>VisitScotland</p>	<p>Short/ Medium</p> <p>High</p>	<p>Initiate discussions to establish principles</p>
<p>3.2. Invest in Skills & WorldHost™ Programme: Businesses in Retail, Hospitality, Leisure & Transport</p>	<p>Aim is to help businesses gain an even more competitive edge: Skills Development Scotland/ Visit Scotland is working in close partnership with People 1st to provide WorldHost customer service training in Scotland. Funding is available to individual businesses/employees from Flexible Training Opportunities and ILA Scotland. Aim for Arbroath businesses to be WorldHost™ accredited. WorldHost™ recognised business status is awarded to businesses which have trained 50% or more of their front-line staff using any of the WorldHost training programmes and signed a commitment to delivering excellent customer service.</p>	<p>Dundee and Angus College</p> <p>Skills Development Scotland</p> <p>Angus Council</p> <p>VisitScotland</p> <p>Business Gateway</p> <p>VisitAngus.com</p>	<p>Medium term</p> <p>Moderate</p>	<p>Assess initial interest</p> <p>Initiate discussions with Dundee and Angus College</p>
<p>3.3: Arbroath: Accessible Tourism Destination</p>	<p>Arbroath already has a ‘Changing Places’ toilet and the accessibility tourism market is set for growth. The top two barriers identified by VistScotland are attitudes/training and information provision.</p> <p>Aim is to make Arbroath Scotland’s most accessible tourism destination with a coordinated effort to:</p> <ul style="list-style-type: none"> - improve/provide facilities - training & positive staff attitude - information provision: web site/pages 	<p>Tourism businesses</p> <p>VisitScotland</p> <p>Business Gateway</p> <p>VisitAngus.com</p>	<p>Medium term</p> <p>Moderate</p>	<p>Assess initial interest</p> <p>Agree principles, priorities and business case.</p> <p>Identify a demonstration tourism business</p>

Project	Actions	Lead Agency/ Key Partners	Timescale/ Priority Impact	Next Steps
3.4 Arbroath Festivals & Events: Strategic Development & Coordination	<p>Work to unlock support to establish a stronger festivals co-ordinating 'organisation' to lead on joint strategic development, jointly develop existing and new experiences unlock longer term corporate sponsorship and maintain the festivals/events competitive edge. Key objectives would include to:</p> <ul style="list-style-type: none"> - Act on behalf of and represent the collective strengths of the different events/festivals - Explore the possibilities for longer term corporate sponsorship and more secure funding - Develop and deliver collaborative projects and initiatives which support creative industries growth, evening economy, product development, leadership and audiences - Help sustain events/festivals in Arbroath and its role as an 'events' destination in identified and approved 'green tape' locations. 	<p>Town Centre Retailers Association Community Council EventScotland VisitScotland Creative Scotland Big Lottery Fund Angus Council VisitAngus.com</p>	<p>Short term High</p>	<p>Agree principles, priorities and business case</p>
3.5 Improving Choice of Visitor Accommodation & High Value Visitor Packages: International Markets	<p>Opportunity to review the existing provision of visitor accommodation in Arbroath to ensure sufficient choice of accommodation (e.g. self-catering, Airbnb 'bolt hole', bunk house, camping/glamping, budget/boutique hotel) of the right quality appropriate for today's markets. Depending on the outcome of the review actively promote specific opportunities in Arbroath (Link to Place Mending Programme.)</p> <p>Promote higher value visitor packages and tasters targeted at international markets: e.g.</p> <ul style="list-style-type: none"> - marina & food/drink - accommodation, arts tasters, restaurants, venues & local guides <p>Work with tourism & cultural organisations, local accommodation providers, restaurants and key local venues to develop co-ordinated, high value visitor packages and to increase the value of tourism and culture to the local Arbroath economy. e.g. targeting the growth markets identified in <i>Tourism Scotland 2020</i> namely 'home turf, near neighbours, distant cousins & emerging markets'.</p>	<p>Angus Council Local Property Owners Accommodation providers, restaurants & key local venues. Dundee and Angus College VisitScotland Hospitalfield Trust</p>	<p>Short/ Medium term High</p>	<p>Agree principles Develop a business case and identify priority demonstration project</p>
3.6. Investing Collectively: Developing & Delivering Arbroath Business Improvement District	<p>The BID would deliver:</p> <ul style="list-style-type: none"> - Increase town centre footfall - Increase visitor numbers - Increase length of stay - Increase visitor spend - Help sustainability of tourism businesses - Create jobs - Improve the visitor experience <p>BID would be coordinated, developed and managed by businesses to provide additional services activities and projects to make Arbroath and the surrounding area more of year round destination and to benefit the local economy. Projects could include destination development, marketing, branding and promotion would be partly funded through a compulsory levy. Levy calculated on non-domestic rates or agreed fee.</p>	<p>In 2017/18 Establish BID Steering Group Town Centre Retailers Association BIDS Scotland Businesses Angus Council VisitScotland</p>	<p>Medium term High</p>	<p>Businesses would vote to invest collectively in local improvement. BID voting governed by legislation: can go ahead: - if minimum turnout of 25% of eligible voters -more than 50% of businesses vote in favour -must represent more than 50% of the rateable value of businesses that vote.</p>

PROGRAMME 4: SUSTAINABLE ECONOMIC INVESTMENT

Arbroath town centre needs to evolve as a more distinctive and compelling destination where enterprise, commercial, retail, public, arts/cultural and social functions overlap with a diverse range of uses. A more diverse range of uses is fundamental to appeal to local residents, young people, professionals, families and visitors. In addition a **stronger entrepreneurial business base in Arbroath**, promoting new uses in vacant and underused sites and buildings and a much more active town centre are essential components in strengthening resilience and sustaining economic growth. Growth oriented businesses are not confined to particular sectors, but they need the right business accommodation in the right locations and high quality, up-to-date digital and physical infrastructure. Investment in economic infrastructure including continued investment in **high speed broadband** will also be crucial for Arbroath.

In this context projects that diversify uses in Arbroath town centre and promote enterprise, business /start up/incubation/ acceleration, creativity, culture, arts/music and appeal to young people will be crucial. The Charrette identified the scope to work with **Dundee and Angus College** to provide a 'prototype' ladder of accommodation to include gallery/exhibition space and in due course space for start-ups and growing local businesses and targeted particularly at the creative industries. All partners need to work together to ensure local businesses, including new start-ups, have access to the wealth of expertise and financial support available.

Arbroath town centre also needs to evolve to meet the broader needs of the communities that it will serve for the next 50 years and visitors, with something for everybody: young, families, older people and with a focus on people and how they interact with and use places in Arbroath. This could mean a smaller retail core, supplemented by the introduction of a wider range of uses, as well as a greater number of small business and improved community and visitor facilities at the refurbished. The **Arbroath Courthouse Community Trust** was formed with a view to bringing the prominent former sheriff court building in High Street back into use. The Trust has been investigating how to acquire and use the building as a community asset and a business plan is being prepared. In this way town centres of the future need to move beyond retail and be proactive centres for the civic economy, enterprise, living, culture, entertainment, leisure, shopping, business and civic activity.

The Scottish Government's Town Centre Empty Homes Fund also aims to **regenerate empty commercial spaces** and convert them into affordable residential accommodation either for rent or sale. The fund is a mix of £2m grant and a £2m no interest loan and targets 'problem' empty commercial spaces. Initial eligible criteria stated are: town centre commercial properties must have been vacant for six months or more be in a state of repair not suitable for letting, with an expectation that the space would remain empty long-term if support not available

Figure 3.4 - Sustainable Economic Investment: Priority Projects

Project	Actions	Lead Agency/ Key Partners	Timescale/ Priority Impact	Next Steps
4.1 Dundee & Angus College: Creative Workspace & Informal Uses	<p>Exhibition/gallery and workspace targeted at the creative industries to include low rentals, fast broadband/WiFi, flexible rental terms, supportive shared services, rooms with good natural light. Town Centre Retailers Association to play a supporting role with appropriate awards or similar.</p> <p>As a result of the Charrette initial discussions were initiated with Dundee-based property agents who are marketing vacant retail units in Arbroath town centre on behalf of landlords. The initiative is being facilitated / brokered by Angus Council and the A-S:L charrette team. The main principles which are being established are:</p> <ol style="list-style-type: none"> 1. The willingness of landlords who own vacant property to grant short term use to the College. 2. The basis for that use in terms of duration, running costs, insurances, rates mitigation and so on. <p>A different model that could also be explored is Art Village Scotland in Shawlands Arcade in Glasgow. The project showcases the best local, Scottish and International contemporary artists, designers and makers. Art Village present visual art in the broadest sense possible and the galleries are always family friendly, exciting and accessible for young people and the local community. The focus is on artistic excellence, education & community engagement. http://www.artvillagescotland.com/</p>	<p>Community Planning Partnership</p> <p>Property agents /private property owners</p> <p>Dundee and Angus College</p> <p>Town Centre Retailers Association</p> <p>College or similar to ART Village to explore the possibilities of a partnership to deliver a network of affordable space to support artists in Arbroath.</p> <p>Private owners</p>	<p>Short Moderate</p>	<p>Continue discussions with D & A College and agents to confirm potential buildings in Arbroath town centre.</p>
4.2 Young Enterprise Incubator: Housed In Existing Vacant Space	<p>Depending on the outcome of Project 4.1 above, explore how to establish a visible town centre enterprise incubator aiming to enthuse, motivate, educate, support and above all raise enterprise aspirations in Arbroath. The 'enterprise incubator' would provide ready-to-move-into space in an existing vacant unit in Arbroath town centre. The aim would be to offer opportunities to a 3/4 retail/service businesses for up to a twelve-month period as an opportunity for start-up businesses to test-trade their business idea in a supportive environment with appropriate mentoring.</p> <p>This will enhance the potential for entrepreneurship in Arbroath town centre and encourage new innovative entrants to the retail/service mix.</p>	<p>Community Planning Partnership</p> <p>Business Gateway</p> <p>Dundee and Angus College</p> <p>Arbroath Academy</p> <p>Arbroath High School</p> <p>SG Regeneration Capital Grant Fund</p>	<p>Medium High</p>	<p>Work up a project plan with key agencies; identify potential sites/ building.</p>
4.3 Proactive Planning Initiative	<p>In Arbroath this could involve:</p> <ul style="list-style-type: none"> - Contacting landowners and encouraging them to bring their property back into use - Helping them to source grants/loans and to navigate through the consents that they need, particularly for historic buildings. - If landlords and leaseholders do not behave responsibly, using statutory powers such as Planning Section 179 notices, the Power to Advance Well-Being, repairs notices and Compulsory Purchase Orders. - An 'enforcement action list' of high priority owners should be drawn up. - Angus Council can also submit planning applications for key sites to gain planning consents for speculative proposals which can then be used to market sites. - Review of the Local Development Plan to actively identify additional areas/land for housing development and start negotiations with land owners to release sites. 	<p>Community Planning Partnership</p> <p>Angus Council</p> <p>Private Owners</p>	<p>Short Medium</p>	<p>Agree principles</p>

PROGRAMME 5: HEALTH + WELL-BEING

The Design Charrette highlighted that there are some clear gaps between the health and wellbeing of people living in different wards in Arbroath and other areas of Angus. Analysis of **Scottish Index Multiple Deprivation 2012 data** shows three datazones in the 15% most deprived in Scotland. In Arbroath there is a need to continue to improve local access to health services, better co-ordinate existing services and improve awareness/provision of information. Good health in mind, body and spirit and well-being are fundamental.

The Charrette heard about the **Royal Voluntary Service (RVS)** project that is looking to use innovative funding from the People's Health Trust to address health inequalities with the Arbroath area. The aim is to work with older people (50 years and above!) in the area of Central Arbroath selected by the funder and highlighted on the Map below. A-S:L to insert RVS Map from PPT

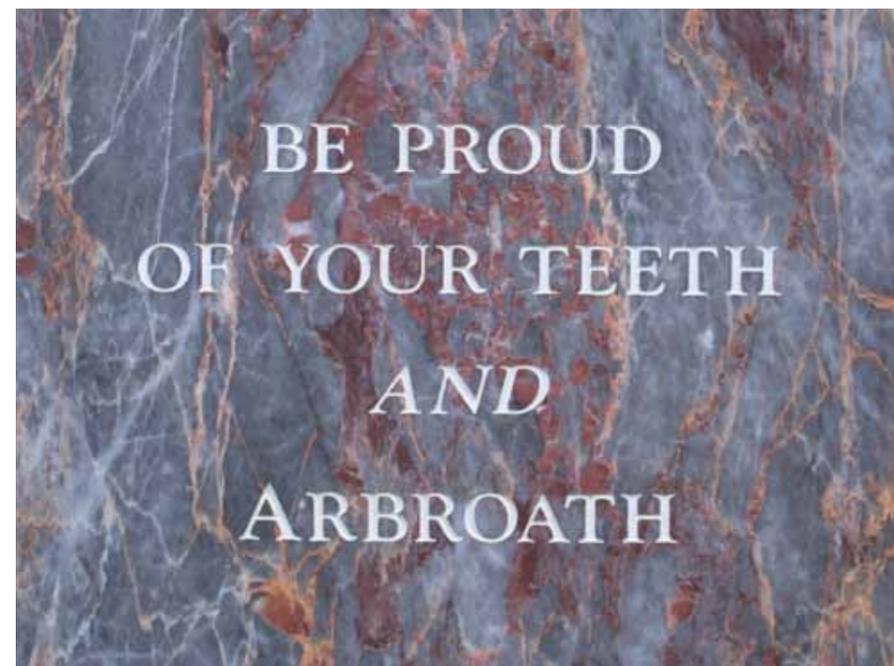
RVS want to listen to the local community, understand any issues, bring people together and make things happen based on the views of local people. By the end of the project Arbroath will benefit and this could be people with new confidence, skills, friendships and/ or it could be improvement of activities for people. A Local People's Pot consisting of £60,000 has been established to be spent on the project in Arbroath. How the money will be spent will be decided by a local steering group (made up of local residents aged 50 and over). and some pre steering group activities are already underway.

This Health + Well Being programme is also designed to build more awareness of and celebrate, the skills, creativity and rich heritage and 'backstory' of the people of Arbroath. There are also barriers to engagement that need to be tackled including promoting local venues in the town centre which local people feel comfortable attending and are financially affordable. As well engaging children and young people in participative arts and sports activity will be essential.

In this context the **Community Empowerment (Scotland) Act** that was passed in June 2015 is designed to: strengthen community participation, unlock enterprising community development and renew communities, including the opportunity to buy abandoned or neglected land. In Angus there is already a commitment to devolution of delivery to communities, and third sector organisations. The current public sector financial constraints place significant responsibility on local authorities to find new, more innovative ways of working; to be clear about what they can and cannot do; and to develop strong partnerships with communities, and third sector organisations, so that effective local interventions are made by the right organisations.

There are already more than 75 community, youth, arts and sports groups in Arbroath and the surrounding area. Therefore Arbroath's extensive social capital means that third sector organisations could be well placed to develop innovative approaches to providing local services and facilities. This will require a focus on empowering and building further capacity within communities in Arbroath to enable them to do more themselves and by working in partnership with each other. This new context raises a number of opportunities for third sector organisations in Arbroath to actively contribute to the local economy and unlock funding from sources like the Big Lottery (Investing in Ideas/Awards for All) and Heritage Lottery Fund (Heritage Enterprise).

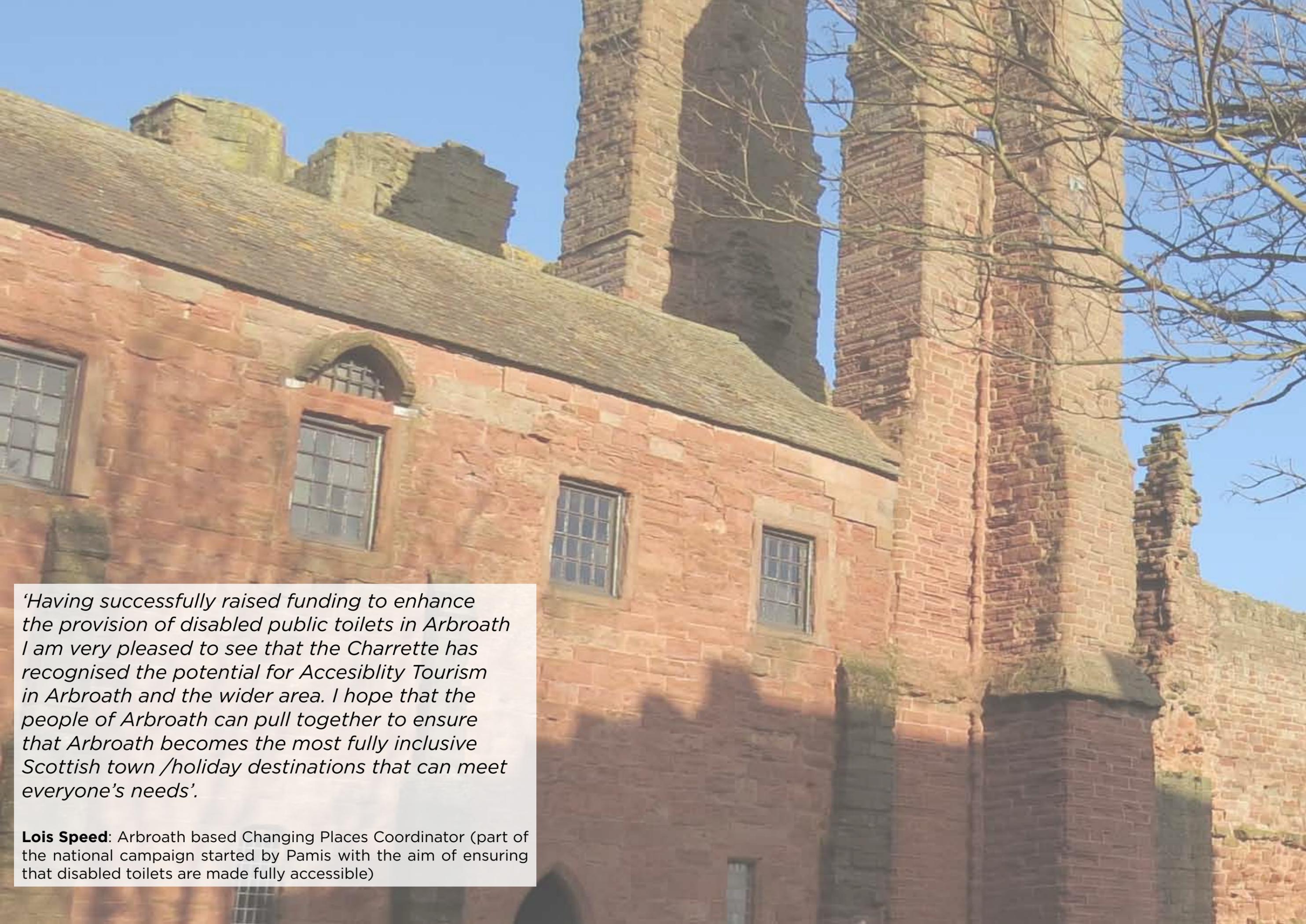
The Health & Well Being programme is also based on an inclusive and accessible Arbroath and the concept of hospitality - that Arbroath welcomes those from outside who may be visitors/ tourists or new businesses. Engaging local children and young people in participative arts and sports activity in Arbroath will be essential. Overall the aims are to promote successful health and wellbeing outcomes by increasing physical activity levels to increase life expectancy and decreasing health inequalities. Growing sports and arts participation with wider and deepen engagement in the local community will promoting community leadership, strengthen individual clubs/groups, widen membership and provide clear pathways that offer more opportunities to participate.



Pride in Place (+YOURSELF!)

Figure 3.5 - Health + Wellbeing Priority Projects.
The priority projects in the Action Plan under this programme are:

Project	Principles & Justification	Funding & Enabling Agencies	Timescale Likely Impact	Next Steps
5.1 Inclusive & Accessible Arbroath: Tackle 'doorstepitis': not aware of/had access to Arbroath's assets.	Aim to promote local access to Arbroath's heritage and arts/cultural assets so that local people and specifically younger people know and have first-hand experience of what is 'on their doorstep' using taster and open days. Venues include: Abbey, Webster Theatre, Hospitalfield	Community Planning Partnership Venues Angus Council Community Organisations	Short Medium	Facilitate a discussion with venues, agree principles and a programme.
5.2 Health & Wellbeing: Key Component Of Economic Growth	Health and well-being are fundamental components in a competitive Arbroath economic growth offer for existing and new business, residents and visitors. Actions include: - Using arts & sports development to promote pathways & hubs - Promote successful health and wellbeing outcomes including increasing physical activity levels to increase life expectancy and decreasing health inequalities - Support further investment and improved facilities at for example: Courthouse Community Development Trust, Showcase the Street: Mayfield, High School: all weather athletics facilities and Keptie Pond environmental improvements.	Community Planning Partnership Angus Council Community Organisations	Medium High	Agree principles
5.3. Arts & Heritage: Social Enterprises & Third Sector Opportunities	Promote establishing social economy organisations and increase the level of social entrepreneurship in Arbroath and the surrounding area and support individuals to adopt an enterprising approach to social opportunities. E.g. Childcare: bicycle hire/maintenance: locally sourced food: energy reduction/tackling fuel poverty. The initiative could include the following components: - Interpretation: signage & trail; - Activities Events & Festivals; - Digital infrastructure to make industrial/cultural heritage more accessible; - Activities to ensure wider community involvement & engagement and more volunteering.	Angus Council Community Organisations SG Strengthening Communities Programme BLF Investing in Communities Just Enterprise	Medium Medium	Identify specific opportunities Provide start-up and business support advice through the SG Just Enterprise initiative with potential to access Enterprise Growth Fund Aim to retain income and spending in the very local economy
5.4 Over 50's: RVS Local Peoples Programme	Innovative funding from the People's Health Trust to address health inequalities. Initiatives could include - Community engagement: Befriending - Walking/cycling network - Allotments & community growing - Walking football - Non serious singing group / tea afternoon with professional instruction - Supported driver collection for shopping or deliveries	Royal Voluntary Service People's Health Trust Local Steering Group	Short Medium	Local Steering Group to be established and confirm priorities. To be updated.



'Having successfully raised funding to enhance the provision of disabled public toilets in Arbroath I am very pleased to see that the Charrette has recognised the potential for Accesiblity Tourism in Arbroath and the wider area. I hope that the people of Arbroath can pull together to ensure that Arbroath becomes the most fully inclusive Scottish town /holiday destinations that can meet everyone's needs'.

Lois Speed: Arbroath based Changing Places Coordinator (part of the national campaign started by Pamis with the aim of ensuring that disabled toilets are made fully accessible)

5. OVERALL CONCLUSIONS & NEXT STEPS



5. OVERALL CONCLUSIONS & NEXT STEPS

ARBROATH TOWN CENTRE: DESIGN CHARRETTE: OVERARCHING THEMES: SUMMARY

The **five 'A's 2026 vision** for Arbroath that emerged over the three days of the Charrette and was presented for discussion on 18 February is :

i. **Ambitious** Arbroath

- change of mind set – positivity
- promote assets (inward and outward)

ii. **Active** Arbroath

- convivial High Street / Town Centre
- health + wellbeing

iii. **Accessible** Arbroath

- well connected – destinations
- welcoming / inclusive for all

iv. **Authentic** Arbroath

- 'doesn't have to fake it'
- provenance

v. **Attractive** Arbroath

- environment, quality, lifestyle

The **values** and objectives that underpin the 5 'A's vision are summarised in Chapter 2.

DEVELOPMENT FRAMEWORK & ACTION PLAN

The 2026 five 'A's vision for Arbroath aims to inspire, shape and direct the identification of projects and priorities across the overarching themes of place, business and community. The vision has helped shape the integrated Development Framework and Action Plan that were the main outputs from the charrette and are summarised in Chapters 3. The five main **Action Plan themed programmes** are:

- Connections & Destinations
- Place Mending
- Developing The Visitor Economy
- Sustainable Economic Investment
- Health + Wellbeing

RESPONDING TO PROPERTY CONTEXT

In Arbroath, as in other Scottish town centres a combination of private sector and public sector divestment is changing the property landscape of these central places. Competition from larger centres like Dundee is exacerbating these challenges. Arbroath benefitted from £1.56m Townscape Heritage investment in the late 1990's when 22 buildings were repaired or reused and the investment in the Harbour area in the 2000's.

Angus Council and its community planning partners are also now re-focusing on colocation and access points rather than removing investment from the town centre. The availability and presence of vacant and under used space upper floor space (and lack of immediate solutions) for important civic and built heritage assets as well as the sustained retail vacancy rates, highlights the continuing challenge. Although the **Arbroath Courthouse Community Trust** has formed with a view to bringing the prominent former sheriff court building in High Street back into use.

As highlighted in Chapter 3/ Programme 4 emerging policy and market trends are now aligning around the need to diversify town Centre uses beyond shopping, into leisure, residential, employment and community uses. Many larger centres are struggling to adapt to this more diverse and less corporate market, where 25- year leases to national retailers able to fully fit-out, maintain and insure premises are simply not available. Smaller towns such as Arbroath have a greater inherent adaptability of their built form and market allowing them to consider accommodating more varied and local town centre uses.

A number of projects emerged from the Arbroath town centre design charrette, around critical themes including community uses, leisure, niche retail and residential uses.

Table 4.1 below highlights some of the projects with the most significant property / physical development elements. The list is not exhaustive and will be developed as Angus Council and partners target specific projects and funding streams using the full body of work and evidence which emerged from the Charrette.

Table 4.1 : Arbroath Charrette Property Projects

Project	Location(s)	Market Comment	Timing	Delivery
1. Branded hotel	A.High Street site / B. alternative sites	Hotel operators are investing again in comparable towns	Medium term (following meanwhile uses in retail units)	Landlord, Angus Council, developer, franchisee/ manager, branded hotel chain
2. Vacant retail	Town centre	Diversification requires support as market values re-set	Short, medium and long terms	Landlords Proactive planning Grant funding
3. Town centre living	Town centre and inner urban areas	Market demand and emerging projects	Short, medium and long terms	Site owners/ landlords Angus Council Grant funding <i>Sites audit required</i>
4. Community Assets	Courthouse / to be identified	Softening of town centre uses in tandem with communities bill	Medium to long term	Community groups Angus Council Building/site vendors
5. Business Incubator	Arbroath Business Centre / other sites)	Steady demand for small flexible units	Medium term	Angus Council Private investors

FUNDING OPPORTUNITIES

The External Funding Team at Angus Council produce a monthly funding bulletin and can assist voluntary groups with funding from a variety of sources, including European Structural Funds, Lottery distributors and Trusts.

Table 4.2 below summarises possible sources of funding for the Arbroath Development Framework and Action Plan priority projects.

Table 4.2: Arbroath Development Framework & Action Plan: Potential Funding Sources

Funding Source	Specific Opportunities
PUBLIC	
1.Scottish Government	Regeneration Capital Grant Fund Town Centre Communities Capital Grant Fund Town Centre Action Plan e.g. digital towns Town Centre Empty Homes Fund Empowering Communities Fund Strengthening Communities Programme A+DS 'Stalled Spaces'
2. European Funding Programme (2014 - 2020)	Green Infrastructure Fund: SNH/ERDF European Structural & Investment Funds (ESIF) Interreg: North Sea Region East of Scotland European Consortium: Scottish & Transnational Angus LEADER Programme: European Maritime Fisheries Fund
3. Heritage Lottery Fund Historic Environment Scotland	Heritage Enterprise Parks for People Historic Environment Scotland – Scotland's Urban Past
4. BLF Peoples Health Trust	Community Empowerment: Awards for All Scottish Land Fund Investing in Ideas Investing In Communities: Growing Community Assets Awards for All Local Peoples Pot
5. Creative Scotland:	Creative Place Awards CashBack For Creativity
6. Sportscotland	Facilities Fund
7. Transport Scotland	Access: Smarter Choices / Smarter Places

Funding Source	Specific Opportunities
PRIVATE	
1. Local business & investors: owners	- Angus Council to be proactive: de-risking & packaging discrete market ready opportunities includes using 'ghost planning applications'. See project 4.3: Proactive Planning - Offer smaller development packages that sit within the Development Framework to Arbroath based businesses and investors
2. Development Agreements: Property Leases	- Development agreements are a simpler approach where the private sector builds on public sector land. - Property leases as a security for investors may suit specific uses
3. Town Centre Investment Zone	Opportunity use the Development Framework to agree an approach that would be endorsed by Scottish Government
4. Local Benefactors & Opportunistic Sources	Approach local benefactors on particular projects
COMMUNITY LOCAL SOURCES	
1. Self-build	Establish sites & interest database
2. Custom build	Establish sites & interest database
3. Community ownership of 'community' assets	Development Trust or Community Interest Company
4. Tridos Bank:	Offer loans to organisations working to bring positive & lasting change.
5. Robertson/Gannchy Trusts	Focus on innovative approach to arts/sport provision particularly targeting young people
6. Opportunistic:	Eg crowd sourcing

PHASING & DELIVERY

There are three tables within the Development Framework (listed under Programmes 1 and 2) that outline physical projects for consideration in the short, medium and longer term.

These tables consider project under the following headings;

- Access, Traffic and Transport
- Project Site /Opportunities
- Public Realm

Projects are also prioritised and where applicable justified against the 8 project objectives listed in Chapter 2.

Within the Development Framework there are some significant key moves that can be achieved by combining smaller initiatives together. This is certainly the case when considering transforming the A92 corridor or improving east-west links between the rail station and the High Street, for example.

PRIORITY PROJECTS

Priority projects listed include;

- 'Re-imaging the A92' : consider phased enhancements to improve the A92 and address issues of severance and hostile pedestrian environment along the dual carriageway
- Making the business case for streetscape enhancements for Applegate / Catherine Street, Abbey Square / upper High Street,
- Applying a 'proactive planning' approach to key sites towards developing Development Briefs for key sites, with Guthrie Hill / Abbey Quarter / Guthrie Port, Applegate / Catherine Street and Seaforth being listed as priorities,
- Continue to support and enable groups such as the Arbroath Courthouse Community Trust to take forward proposals to bring key building back in to use,
- Undertake accessibility and wayfinding reviews and implement audit outcomes to improve facilities for visitor and residents alike; with an aim of being a leading inclusive design town (Accessible Arbroath)
- Join up the core path networks and ensure better access north along the Brothock Burn and to the coastal paths
- Liaise with the bus and train station operators and services providers to seek enhancements and better customer information / passenger facilities.

OVERALL CONCLUSIONS: RECOMMENDATIONS & NEXT STEPS

The Arbroath Development Framework and Action Plan that has emerged from the Design Charrette is for all public, private and third sector stakeholders and not just the public sector. Clearly these are very challenging times. Angus Council, along with the rest of the public sector in Scotland, is facing up to a **very tough financial climate**. Angus Council budgets are likely to continue to reduce over next few years. Costs are rising while funding is reducing, making it harder to balance Council budgets and protect services.

In this context **targeting alternative sources of funding** like those outlined in Table 6.2 above will be essential. The funds are particularly 'outcomes driven' and therefore it will be essential to 'bend' project outcomes to meet the specific funding criteria and set this within the Development Framework and Action Plan that has resulted from the Arbroath Town Centre Design Charrette. The Arbroath Development Framework and Action Plan projects are also categorised into short, medium and long term objectives.

Clearly it is essential that the Client Group move quickly and decisively so as to keep up the momentum that has been built up over the Charrette period and drive forward implementation. **A transparent approach that builds trust, with a real focus on delivering agreed priority projects** will all be essential and there is a clear requirement **for action based on strong leadership and on a consensus on priorities**. Experience elsewhere has shown the importance of a respected 'neutral forum' to discuss emerging opportunities, reconfirm priorities, challenge the status quo, provide leadership and act as a proactive partnership vehicle to co-ordinate investment. **Arbroath is also fortunate in that Angus Council has already established an Arbroath Communities Team** to provide support. In these circumstances two delivery components are recommended:

i. **Aspire Arbroath: 'Short Life' Delivery Group**

In the short term a 'light touch' focussed group, with a clear commitment to delivery of the Design Charrette outcomes and the Development Framework and Action Plan priorities should be established. This would comprise relevant members of the community/organisations, individual project 'ambassadors', council officers, and representatives from partner agencies dependent and appropriate to specific actions. The Group would include the 5/6 individual **'ambassadors'** representing groups promoting particular projects who emerged during the Charrette with local business and community representatives. The individual 'ambassadors' embraced the charrette approach, gave short presentations at key events and used the charrette to progress particular priority proposals. Examples include:

- Dundee & Angus College: Creative Workspace & Informal Uses
- The Arbroath Courthouse Community Trust
- Arbroath: Accessible Tourism Destination
- Over 50's: RVS Local Peoples Programme

The 'ambassadors' will be the project champions and provide the fresh energy required to bring about positive change and challenge apathy. The **'Aspire Arbroath'** group can also maintain communication across different community groups, public and private sectors as well as provide community capacity building. Additional support could be available from Angus Council in the form of equipment, ICT and training where it is required. 'Aspire Arbroath' can also play a crucial role by providing tangible evidence in support of funding bids. The group would have an independent chair and monitor progress on delivering Development Framework and Action Plan projects and continue to build consensus around strategic programmes and projects. The principle of establishing a short life Delivery Group was discussed at the Final Presentation on 18 February.

The short life Delivery Group is the most appropriate agent to lead delivery of the Action Plan. The Group need to be committed to ensuring that the roles and responsibilities of different agencies and groups involved in supporting place, economic and community development in Arbroath are clear, to use existing structures and agencies to deliver priority projects where it can and focus on accountability for delivering projects. The 'Short Life' Delivery Group only needs to meet 3-4 times per year and should continue until project delivery is well underway. The chair of the group should be someone within Angus Council who has a level of strategic responsibility and influence. The leadership of this delivery work however should be collective and sit with the 'Short Life' Delivery group with the chair leading the group, monitoring and reporting on progress.

Angus Council Arbroath Communities Team

Angus Council Arbroath Communities Team can offer support in two ways:

- A **community capacity building (CCB) worker** is available to support community groups to take forward particular action points in the Action Plan and to help them to connect into and link in with other services or groups.
- The **Communities Manager or the CCB worker** can also assist partners to collaborate and make links to help them take forward particular actions out with the meetings where possible.

This kind of support should help ambassadors/partners to connect to the wider community, support them to work with partners who may not yet be identified such as schools or Dundee and Angus College contacts etc. The Communities Manager would also undertake light touch monitoring to ensure that things are moving forward in between the meetings.

The other Angus Council officers involved should be of sufficient seniority to take decisions, lead on projects and influence work programmes within their own services. An early task will be to agree lead responsibilities and supporting contributions, set timescales and agree reporting mechanisms for the actions identified in the Arbroath Development Framework and Action Plan. The majority of actions will involve shared responsibility and a collective effort to ensure that there is coordinated positive progress, particularly where physical improvements are involved and external funding required.

RECOMMENDATIONS

Angus Council is invited to endorse the Arbroath **Development Framework and Action Plan**: longer term vision, objectives, strategic programmes and projects as the basis for wider consultation so as to guide future investment decisions in Arbroath over the next ten years.

NEXT STEPS

The immediate next steps are as follows:

- Angus Council & partners look to formalise the appointment of a dedicated Community Development Officer/Project Coordinator as part of the Arbroath Communities Team. *2016*
- Angus Council and partners commit to establishing a short life group ('Arbroath Aspire') with a clear commitment to delivery of the Arbroath Development Framework and Action Plan and convene an early meeting. *2016*.
- Angus Council to formally endorse the Arbroath Development and Action Plan: vision, objectives, strategic programmes and projects as the basis for wider consultation, so as to guide future investment decisions in Arbroath over the next ten years. *2016*.
- Angus Council to undertake wider business and community dissemination of the Arbroath Development Framework and Action Plan and publish an on line Executive Summary. *2016*.
- Angus Council to acknowledge the 'fit' between the Arbroath Development Framework and Action Plan and the Proposed Angus Local Development Plan that is likely to be adopted in late 2016 and to identify sites in Arbroath for Supplementary Planning Guidance: *2016*.
- 'Aspire Arbroath', Angus Council and partners to review progress on delivery of the Arbroath Development Framework and Action Plan at an annual event to encourage public, private and third sector partners to review progress and discuss new ways of responding to emerging challenges and opportunities in Arbroath. *2017*.

Architectural Residency at Hospitalfield House November 2016 by Fergus Purdie Architects

We are currently investigating the possibility of continuing several lines of enquiries that have emerged from the recent Arbroath Charrette, March 2016. In particular we are interested in examining site specific proposals with the potential for delivering self-build, custom designed approaches towards sustainable residential development. The project will focus on real world outcomes as opposed to generic solutions to non-specific 'one size fits all'.

In consultation with Angus Council we have already identified a suitable site (see aerial image) for engaging directly with this progressive and experimental process of fieldwork. The areas of study to be undertaken will include a broad range of themes such as architectural design, planning, economics and social responsibility; all within a community of purpose. As a collaborative approach to the residency we would also include potential contributions from the Arbroath Charrette Team, School of Architecture and Planning, Dundee and local residents. Participation that will used to critically review and test the residency outcomes as the project findings are revealed.

The residency from 7-20th November 2016 will be structured to facilitate a sequence of fieldwork attendances in three parts with particular reference to the Geddesian triptych - survey, analysis and plan applied to current practice. Each participant can contribute to the process as the project develops to its conclusion. The outcome will be a designed building or group of buildings in response to context and project brief; explored through the themes of HOME, GARDEN and COMMUNITY.

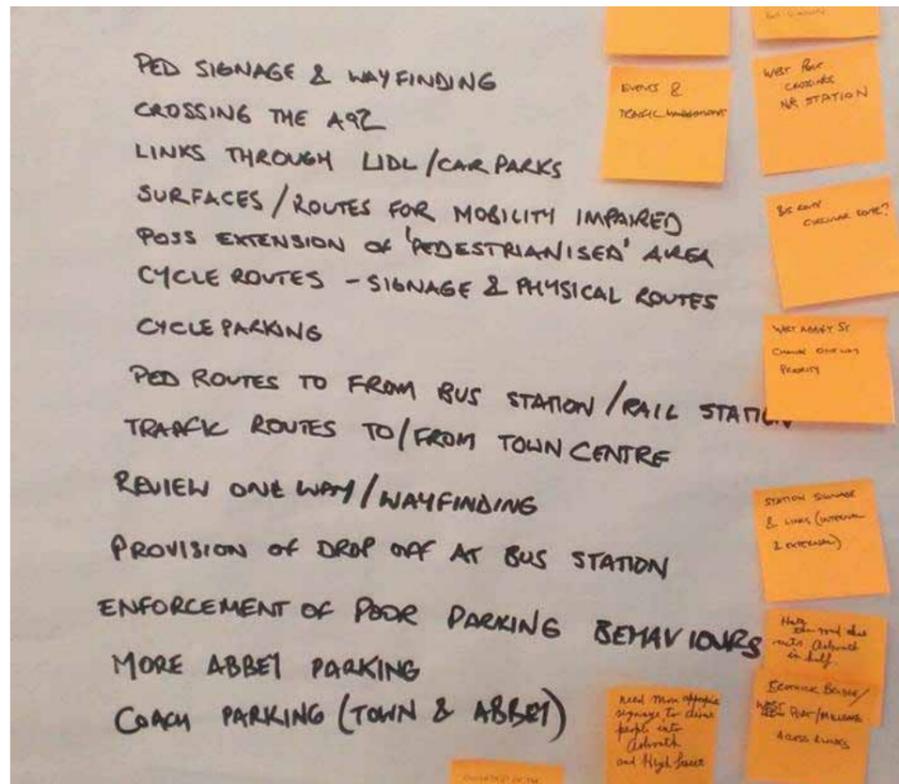
Fergus Purdie Architect, RSA



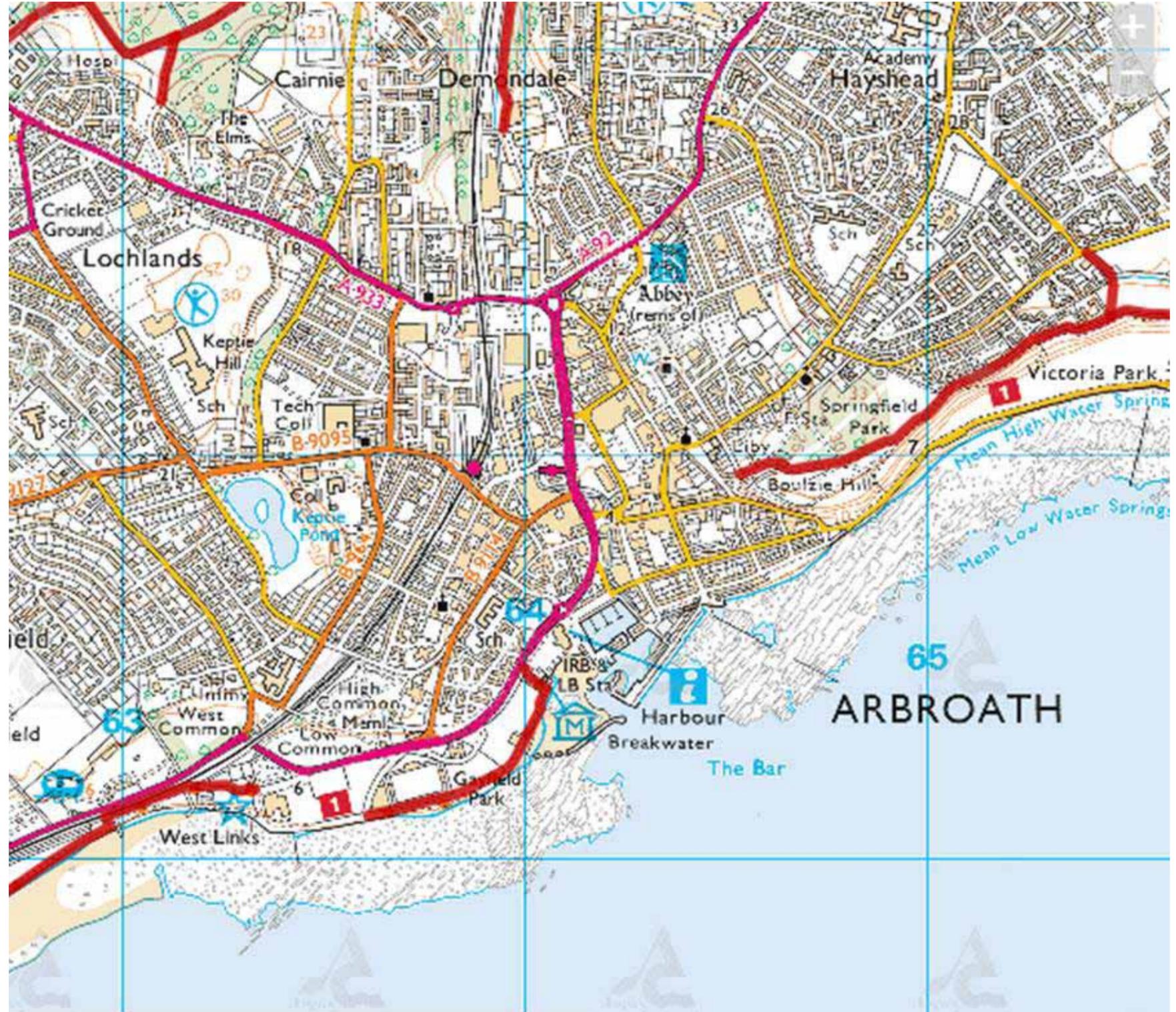
TRANSPORT & ACCESSIBILITY

TRANSPORTATION ISSUES

- Connectivity – from West Port / railway station and bus station to town; from town to Harbour and Abbey and between Core Path links.
- Bus station drop off.
- Catherine Street = important link.
- Town Centre one way system – fit for purpose?
- The rail station – quality?
- Coach parking – Abbey?
- Definition of town entry.
- A92 as a modern road corridor
- Accessible tourism: Arbroath's USP ?
-infrastructure, facilities & info



Transportation Issues



Roads Network and Paths

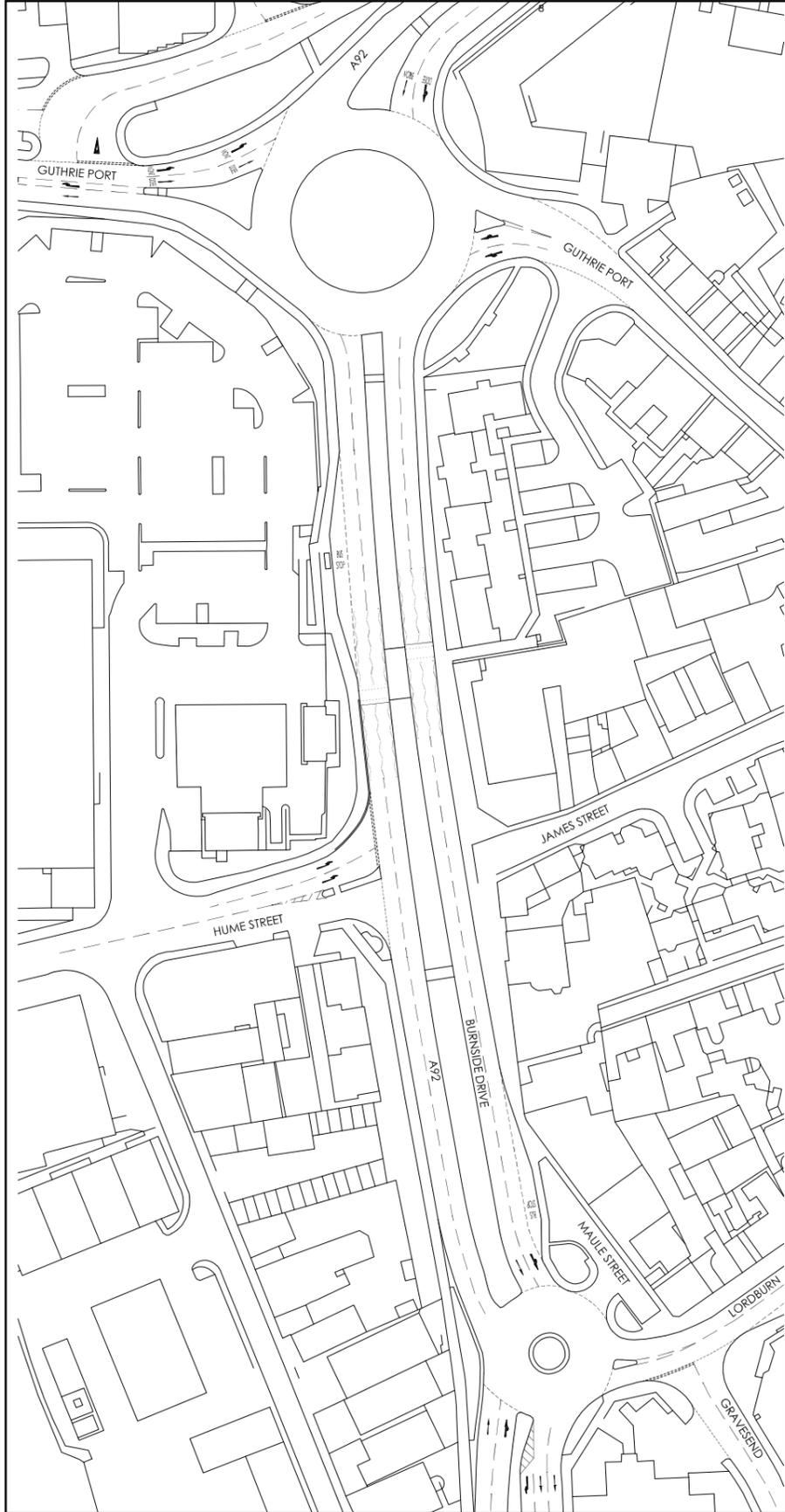
A92

- Two permanent traffic counters.
- Annual Average Daily Traffic at north counter 13000 to 14000 vehicles per day.
- Annual Average Daily Traffic at south counter approx. 9500 vehicles per day.
- 'Wide Single' 2 lane carriageway flow range = 6000 to 21000 vehicles per day.
- = = = Can the A92 be reimagined???



Views of A92



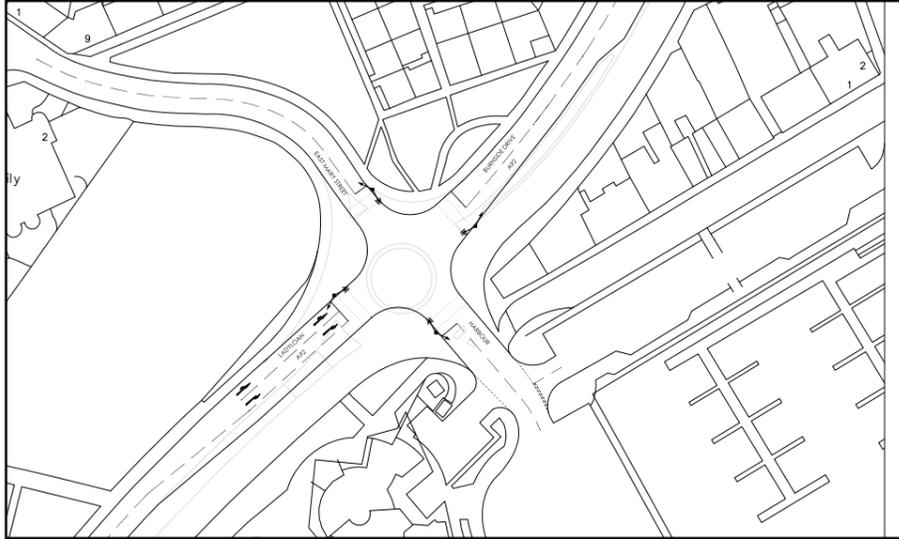


Burnside Drive (A92) between Lordburn Roundabout and Guthrie Port Roundabout as Existing



Burnside Drive (A92) between Lordburn Roundabout and Guthrie Port Roundabout with Potential Improvements

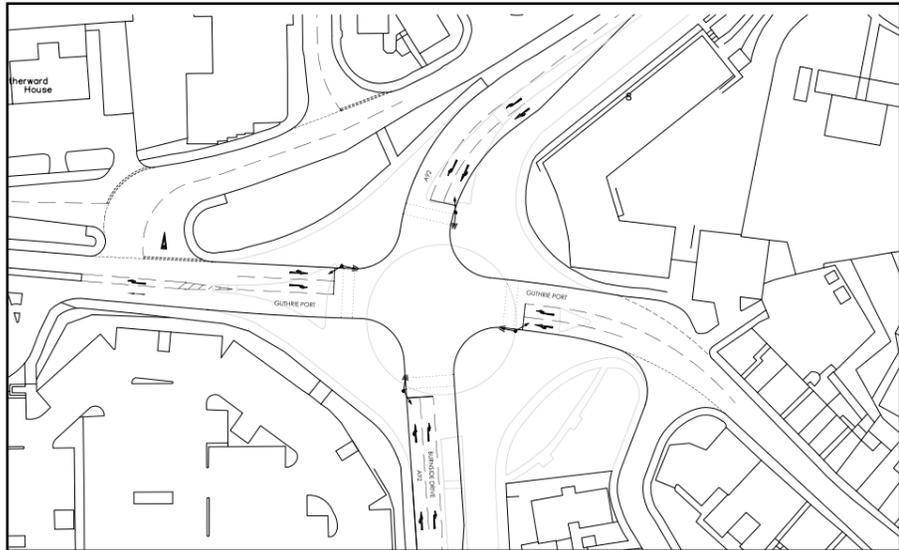
2. ANGUS ECONOMIC STRATEGY FOR 2013-2020



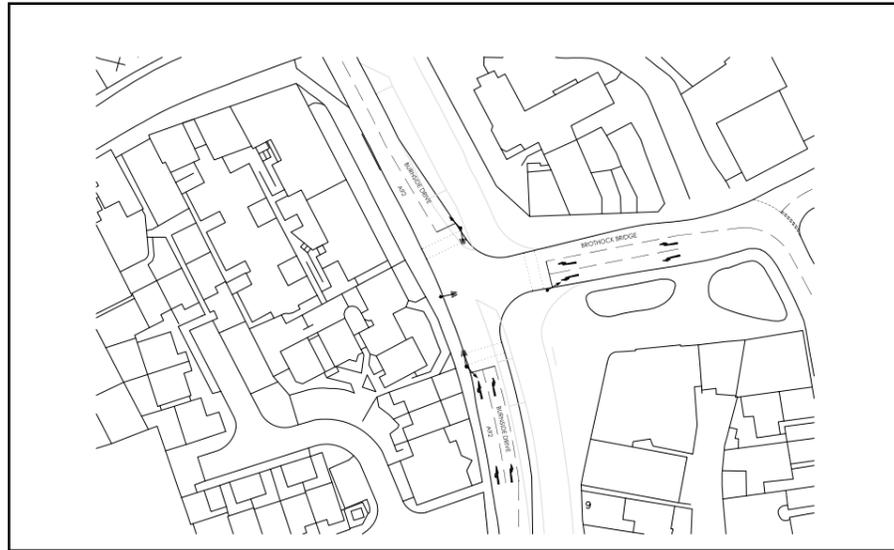
**A92 Ladyloan/ A92 Burnside Drive/ East Mary Street/ Harbour
Potential Signalled Junction**



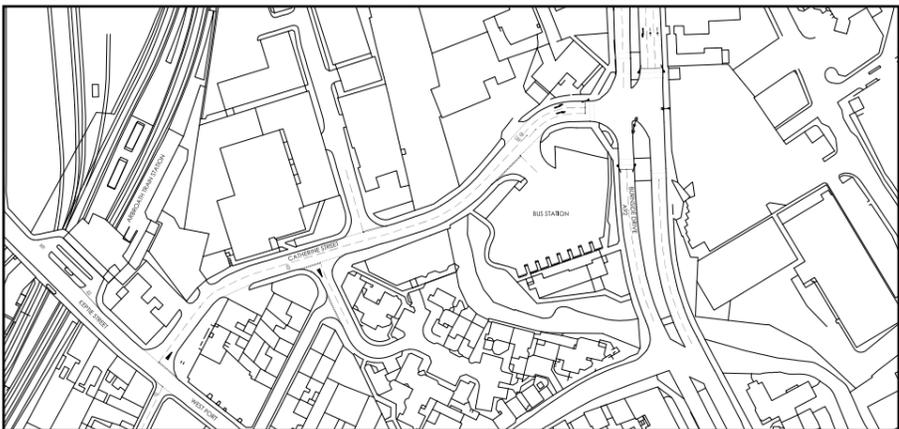
**A92 Burnside Drive/ Ladyburn
Potential Signalled Junction**



**A92 Burnside Drive/ Guthrie
Port Potential Signalled Junction**



**A92 Burnside Drive/ Brothock Bridge
Potential Signalled Junction**



**Catherine Street between Westport and Burnside Drive (A92)
as Existing**



**Catherine Street between Westport and Burnside Drive (A92) with
Potential Streetscape Improvements**

PROPERTY MARKET CONTEXT

- Private & public sector divestment
- Commercial hierarchy & competition
- Problems are national: solutions are local

Arbroath town centre:

- Market adjustment easier than in purpose-built major malls
- Re-investment plans are beginning to take shape
- Beyond shopping: leisure, residential, employment, community
- Adaptability & economic resilience - mutually supportive activity
- New uses for vacant & derelict buildings



RETAIL

- High Street & surrounds, Abbeygate Centre, and Westway Retail Park
- **New:** Cats Protection, R & L Footwear, The Salon and The Cherished Bride
- **Closures :** The Money Shop, Happit and Resin Art Gallery
- **Multiples** eg: Boots, Superdrug, WH Smith, Specsavers, Card Factory
- 2 known retail requirements / 14 available retail units

Reasonable complement of multiples, but activity mainly small local churn;

“High Street” role of town centre has diminished as comparison shopping declined;

Convenience/ service increased with no notable niche uses



Retail on the High Street



EMPLOYMENT USES - OFFICES

- Within retail frontages & upper floors in the town centre
- Arbroath Business Centre, Dens Road : modern mixed-use business centre, owned by Angus Council
- Offices uses also at Elliot Industrial Estate and Kirkton Industrial Estate
- Office occupiers comprise local accountants, solicitors, third sector, Angus Council

Recent lettings :

- Alzheimer Scotland opened a Dementia Resource Office at 262 High Street in October 2015
- Angus Carers Centre moved to 8 Grant Road in September 2015
- **Journeycall** opened a 1,865 sq.m.contact centre at Kirkton Industrial Estate in Autumn 2014



Former Angus Carer



View of 262 High Street

INDUSTRY

Town Centre

- Lindsay Street & Dens Road Industrial Estates
- Occupiers comprise : joiners, electrical contractors, plumbers, trade counters, mechanics
- AW Fitness took 177 sq.m. at Block 2, Unit 1 Lindsay Street in June 2015

Elliot Industrial Estate & Kirkton Industrial Estate

Town centre areas support employment, including small offices & trades uses; active but fairly slow market.



LEISURE

- Accommodation: Town House Hotel, guest houses & self-catering
-
- Several privately run pubs & restaurants
-
- Four pubs & clubs currently for sale (The Ship Inn, Lorne Bar, Becketts, Obar)
-
- Cinema (Chalmers), theatre (Webster) and bingo (Gala)
-
- Requirement: Marstons

Very local market; notably there is no branded hotel chain in Arbroath and a number of pubs and clubs are currently on the market.



The Webster Memorial Theatre



The Corn Exchange

RESIDENTIAL

- Stewart Milne, Monarch's Rise, Montrose Road: 270 2-5 bedroom homes

North of town centre:

- Dens Road Ltd, former Baltic Mill. Phase 1 commercial, retail and community space. Phase 2 - 36 affordable units
- Guthriehill, where the Council proposes 42 affordable housing units

Housing supports other service and employment uses but this is not reflected in Arbroath town centre's performance.

Emerging housing-led mixed-use regeneration sites to the north of the town centre are a useful template for the Charrette to work with.



PRE- CHARRETTE ANIMATION

Creative workshops organised by the *Waveparticle* team were held in Arbroath Academy, with pupils ranging from S1 to S4, and also with students and staff at Dundee & Angus College, Arbroath Campus, and with S5 and S6 pupils at Arbroath High School. As part of the pre-charrette process the *WAVEparticle* team also met with local people during on-street mobile engagement and visited local organisations and residents in the surrounding area, including the staff of Hospitalfield House. See Briefing Note 3 for details:



Pre-Charrette animation



Pre-Charrette animation



ARBROATH TOWN CENTRE: DESIGN CHARRETTE: 2 - 4 FEBRUARY 2016

At: St Andrew’s Church, 21 Hamilton Green, Arbroath, DD11 1JG.

BRIEFING NOTE 3: 29th January 2016

Pre-Charrette Workshops Synopsis 27th & 28th January

As you may know, Arbroath is the focus for a major locally driven design charrette to actively involve local people in planning the future of the town centre and the details are given above. A charrette is an intensive consultation that engages local people in shaping the future of their community.

In preparation, community activities were organised by *WAVEparticle* in Arbroath on 27 and 28 January. *WAVEparticle* is an art organisations, who specialise in developing and delivering effective community engagement and treat engagement as an art form.

Creative workshops were held in Arbroath Academy, with pupils ranging from S1 to S4, and also with students and staff at Dundee & Angus College, Arbroath Campus, and with S5 and S6 pupils at Arbroath High School. The workshops were hosted by Peter McCaughey, Lead Artist and Director of *WAVEparticle*, along with Natalie Marr and Alex Mackenzie also from *WAVEparticle* and Basharat Khan of Bash Creative.



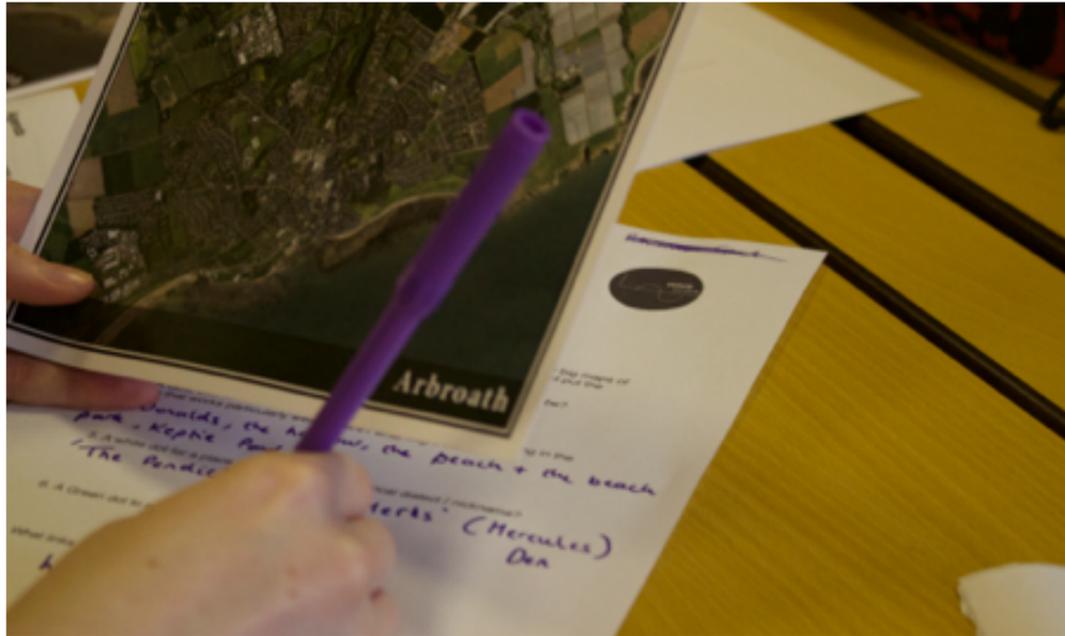
Peter McCaughey Introducing the Charrette to students at Arbroath Academy

With the aid of a giant vinyl map of Arbroath Town Centre and the pre-printed ‘Postcard From The Future’, pupils and students were encouraged to envisage Arbroath in 2026.



APPENDIX B:
DESIGN CHARRETTE:
DESIGN PROCESS





Students at Arbroath High School completing 'Postcard From the Future'

After a presentation by Peter McCaughey explaining the concept of a charrette and putting the workshop in context, followed by a group discussion, pupils were given a 'Postcard From The Future' and invited to write their ideas for Arbroath Town Centre on one side of the postcard and



address it to themselves in 2026.

Students at Arbroath High School adding their key locations to the 'Big Map'

Pupils and students were also invited to answer a series of questions to draw out key information about the town. Through this process the the students discussed the gems of Arbroath, the difficulties, the hidden treasure, forgotten history and memories which resulted in a representation of the vernacular and a local description of place.



Students at Arbroath Academy adding their key locations to the 'Big Map'

The pupils and students visualised their comments through the placing of the coloured dots on the 'Big Map'.

- A Red dot for an area that needs improving, where might that be?
- A Gold Star to mark a significant place, organisation or something in the town that works particularly well. Where / what might that be?
- A White dot for a place in the town that has a local dialect / nickname?
- A Green dot to mark where you live or a place that connects you to the town.

Furthermore video portraits were taken of the pupils and students reading their *Postcard From The Future*. Pupils and students spoke eloquently and honestly about what they did and didn't like about Arbroath and were very engaged and enthusiastic about the possibility of real improvements. The staff in both schools and the college were immensely helpful and invested in the workshops and are keen to bring pupils and students to the charrette next week.

Barbara Brown, Principal Teacher of Expressive & Performing Arts said 'Many, many thanks for your work with the students yesterday. The initial feedback is fantastic'.

You can see the work that the pupils and students have prepared at the charrette events in St. Andrew's Church.



WAVEparticle carrying out on-street engagement

As part of the pre-charrette process the WAVEparticle team also met with local people during an on-street mobile engagement, and visited local organisations and residents in the surrounding environs, including the staff of Hospitalfield House.



Discussions taking place at Hospitalfield House

WAVEparticle engaged the local community, individuals and organisations in conversation, ensuring that anyone who wanted to contribute to the process had their voice heard and were invited along to the Charrette events next week. Several local residents imparted their rich knowledge to the team and kindly invited WAVEparticle into their home to discuss the town in greater depth.



Interview with Resident

These conversations create an opportunity to discuss and connect individuals with a shared interest, with the ambition to continue this work / conversations, throughout the charrette process and beyond.

The Design Studio, where the design team will be working to progress and review options, will be located at St Andrew's Church (details above). Over the three day period the public, designers and specialists will be working together, 'hands on', to prepare a long-term vision, development framework and action plan for Arbroath Town Centre, with the ideas translated into plans and drawings.

The charrette offers a number of opportunities on different days for the public, local business and interested parties to get involved and have their say about the future of Arbroath Town Centre. You can choose the event that suits you, as well as drop by the Design Studio between 11.00am and 5.00pm over the three days, to see the Ideas Wall. Design Team members will be available to encourage feedback on, and refine, emerging proposals. The timetable is summarised below, **SO COME ALONG, YOU WILL BE MADE WELCOME!**

THE CHARRETTE PROGRAMME

Check out the programme and come along and give us your views.

Tuesday 2 February

- **Arbroath 2026: Setting the Agenda: 11.00am -12.30pm**
With school students/young people and material from the pre-charrette activities.
- **Traffic & Transport Walkabout & Workshop: Connecting Arbroath: 1.00pm - 2.30pm**

Opportunity for agencies, Angus Council officers and community representatives to take part in a walk and group discussions on the emerging transport challenges and opportunities.

- **Launch Events: Pride in Place: 3.30pm - 5.30pm & 7.00pm- 9.00pm**

Opportunity for everyone to view the initial exhibition, find out more about the events, help shape the agenda and take part in breakout discussions on:

- Community Pride in Place
- Places & Buildings
- Connecting Arbroath
- Business & Investment.

Wednesday 3 February

- **Public Agencies & Interested Parties Workshop: 10.30am - 1.00pm**

Opportunity for key agencies and Angus Council officers/members to take part in group discussions on the emerging themes, challenges, ideas and the way forward.

- **Problem Solving Working Lunch: 1.00pm - 2.00pm** (sandwiches provided)

Emerging ideas and focus on strategy, emerging development framework & important themes.

- **Future Walk: leaving St Andrew's Church at 2.00pm finishing 3.30pm**

Walk & Talk Tour of Arbroath Town Centre with the Antiquary and History Club (being arranged) for the public and interested parties.

- **Business & Community Workshop: Mapping The Ideas: 7.00 - 9.00pm**

Opportunity for businesses to discuss achievements, challenges, opportunities emerging development framework and next steps.

Thursday 4 February

- **Land/Building Owners & Developers: Investing in Arbroath: Projects Review 10.30am - 12.30pm**

Opportunity for businesses and individuals with an interest in regenerating/developing property and council officers to discuss challenges, opportunities, potential projects and a way forward.

- **One to One Discussions: 12.30pm - 2.00pm**

The Design Studio will be open to stakeholders and interested parties for final one to one discussions.

- **Work In Progress: Presentation, Review Workshop & Exhibition: 7.00pm - 9.00pm**

Opportunity for everyone to view how the exhibition has progressed, hear a presentation of work in progress and ask questions.

Thursday 18 February

- **The exhibition opens at 12.00noon.**

- **Final Presentations: Arbroath Town Centre Vision, Development Framework & Action Plan: 2.00pm - 4.00pm & 7:00pm - 9.00 pm.**

This will be final opportunity to hear a presentation of the proposals, with contributions from local people and to agree next steps.

ALL members of the community, as well as local businesses and interested parties are invited to attend particular individual events as well as drop by the Design Studio within St Andrew's Church, to see how work is progressing. Design Team members will always be available to encourage feedback on and refine community inspired proposals.

Come along and have your say, you will be made welcome!

To get involved with the design charrette and express an interest in specific events contact:

Email: cldarbroath@angus.gov.uk

or via Twitter



@ArbroathTalks - where you can also be kept up to date with

#ArbroathTalks

For more information contact:

Jennifer Miller, Communities Manager, Communities Directorate, Angus Council.

Email: MillerJ@angus.gov.uk

Tel: 01241 438258

DWA/Arbroath TCDC/Briefing Note 3 280116

PUBLICITY

The charrette was publicised with articles in the Arbroath Herald in the weeks prior to the events and the Angus Council web site and Facebook page. Posters and flyers were distributed to local shops and community buildings. A Facebook page was set up and had 231 'likes' up to the Closing Event and a Twitter account (@arbroathtalks) was set up that had 124 followers. Three Briefing Notes were also e-mailed to more than 300 contacts on a database that was compiled by the Charrette Team.



Twitter account



Facebook Page



Arbroath has "authenticity by the spade" according to the team behind the town charrette - who are to hold a final presentation on February 18.

The three-day 'Arbroath Talks' charrette saw the local community, schools and businesses feedback on a variety of topics in the town - with the lack of hotels and the A90 emerging as key issues.

Graham Ross of Austin Smith:Lord, who organised the charrette, said: "We want to maintain the momentum gained during the first three days, where the engaged engagement of community, business and stakeholders built up a positive 'work in progress' pin-up last Thursday."

He also spoke of the "fantastic assets" the town has, commenting "We encountered a kind of deflation of folding the town down a bit. The key thing to put across is that Arbroath has some fantastic assets that many towns of the same size would give their eye teeth for."

ARBROATH DESIGN CHARRETTE: DAY BY DAY SUMMARY & OVERVIEW OF RELEVANT MEETINGS

The Design Studio was set up in St Andrew's Church and was operational from Tuesday afternoon: 2 February. Public presentations were the 'milestone' events held at the launch on the Tuesday, Work in Progress on Thursday 4 February and the final presentation on 18 February. These included small exhibitions. In addition five targeted working sessions were organised through the four days. The charrette also offered opportunities for the public and interested parties to 'drop in' to the Design Studio to have their say about the future development of Arbroath. At the end of the process the Design Team presented a comprehensive Development Framework and Action Plan that included a series of development option plans for the agreed main opportunity sites.



Events

2-4 Feb 2016

At **St. Andrew's Church**,
21 Hamilton Green, Arbroath

Arbroath 2026: Setting the Agenda: 11am - 12.30pm **Tuesday 2 Feb**
With school students/young people and material from the pre-charrette activities.

Traffic & Transport Walkabout & Workshop: Connecting Arbroath: 1pm - 2.30pm
Opportunity for agencies, Angus Council officers and community representatives to take part in a walk and group discussions on the emerging transport challenges and opportunities.

Launch Events: Pride in Place: 3.30pm - 5.30pm & 7pm - 9pm
Opportunity for everyone to view the initial exhibition, find out more about the events, help shape the agenda and take part in breakout discussions on: Community Pride in Place, Places & Buildings, Connecting Arbroath, Business & Investment.

Public Agencies & Interested Parties Workshop: 10.30am - 1pm **Wednesday 3 Feb**
Opportunity for key agencies and Angus Council officers/members to take part in group discussions on the emerging themes, challenges, ideas and the way forward.

Problem Solving Working Lunch: 1pm - 2pm (sandwiches provided)
Emerging ideas and focus on strategy, emerging development framework & important themes.

Future Walk: leaving St Andrew's Church at 2pm finishing 3.30pm
Walk & Talk Tour of Arbroath Town Centre with the Antiquary and History Club (being arranged) for the public and interested parties.

Business & Community Workshop: Mapping The Ideas: 7pm - 9pm
Opportunity for Community + Businesses to discuss achievements, challenges, opportunities and next steps.

Land/Building Owners & Developers: Investing in Arbroath: Projects Review 10.30am - 12.30pm **Thursday 4 Feb**
Opportunity for businesses and individuals with an interest in regenerating/developing property and council officers to discuss challenges, opportunities, potential projects and a way forward.

One to One Discussions: 12.30pm - 2pm
The Design Studio will be open to stakeholders and interested parties for final one to one discussions.

Work In Progress: Presentation, Review Workshop & Exhibition: 7pm - 9pm
Opportunity for everyone to view how the exhibition has progressed, hear a presentation of work in progress and ask questions.

The exhibition opens at 12 noon. **Thursday 18 Feb**

Final Presentations: Arbroath Town Centre Vision, Development Framework & Action Plan: 2pm - 4pm & 7pm - 9pm.

@ArbroathTalks #ArbroathTalks www.facebook.com/arbroathtalks **web** angus.gov.uk/arbroathtalks
padlet.com/arbroath_charrette/arbroathtalks
For more information contact: Angus Council. T: 01241 438258 E: cdarbroath@angus.gov.uk



Events 2-4 Feb 2016

At **St. Andrew's Church** 21 Hamilton Green, Arbroath

Launch Events **Tues 2 Feb: 3.30pm + 7pm**
Set the agenda and share your views on Arbroath's future Vision

Mapping the ideas - Business/Community Workshop **Wed 3 Feb: 7pm - 9pm**
Opportunity to discuss achievements, challenges + opportunities

Design Studio **Tues 2 Feb from 12 noon**
Wed 3 Feb + Thur 4 Feb from 11am
Drop-in to the Design Studio to discuss your ideas for Arbroath

Pin Up + Presentation **Thur 4 Feb: 7pm - 9pm**
Emerging Ideas + Options
Exhibition of work in progress & public presentation

Have Your Say

No need to pre-register for any events; just turn up, join in and share your ideas!

@ArbroathTalks #ArbroathTalks www.facebook.com/arbroathtalks **web** angus.gov.uk/arbroathtalks
padlet.com/arbroath_charrette/arbroathtalks
For more information contact: Angus Council. T: 01241 438258 E: cdarbroath@angus.gov.uk

TUESDAY 2 FEBRUARY

Prior to the Launch events an interactive discussion was held with pupil representatives from Arbroath High School, two teachers from local primaries and community representatives. The group highlighted opportunities to:

- Improve the High Street
- Invest in community sports facilities
- Improve facilities for the less abled
- Make local people aware of local attractions: Abbey, Hospitalfield, coast, Pictish History
- Promote family facilities/events
- Provide space for young people starting a business

A **Traffic + Transport Walkabout** led by TPL and attended by 10 people. Among the issues discussed was the severance of the A92, town Centre one way system – fit for purpose? And the quality and first impressions of the rail and bus stations, safe routes to school and the footpath and cycle network.

The Launch Events were held at 3.30pm & 7.00pm. Around 25 people attended the events. A brief welcome was made by Angus Council Councillor Sheena Welsh. After a short presentation from the Design Team, the plenary session focussed on breakout discussions on:

- Community Pride in Place
- Places & Buildings
- Connecting Arbroath
- Business & Investment.

The issues discussed are summarised below:

Community Pride in Place Issues	Business & Investment Issues
<ul style="list-style-type: none"> • Attitude confidence & reassert identity: <ul style="list-style-type: none"> • live work visit • 'doorstepitis' • consensus: energy & momentum • First impressions: vacant & underused sites & buildings • Health & wellbeing: exercise & health eating: infrastructure • Community events: regional/national/international • Mapping: social network & community assets: joined up • 'Is this (charrette) a PR exercise for the Council?' 	<ul style="list-style-type: none"> • Potential of the visitor economy: <ul style="list-style-type: none"> • collaboration & destination • choice of accommodation: hotel + • Arts & creatives: Hospitalfield & ACCT • evening/night economy • Business start-up & growth: new ideas • College: enterprise: entrepreneurs & social enterprise • Business incubator: space, terms mentoring • Focus on quality & niche markets • Using internet & social media: promote • Challenging sites & buildings: owners
Places & Buildings: Physical Regeneration Issues	Connecting Arbroath: Transport, Access + Traffic Issues
<ul style="list-style-type: none"> • A good size of town – 'the right size' • Need to improve links between key destinations • Difficult to orientate – 'some folk think West Port is the High Street!' • Underwhelming 1st Impression – A92 / stations • Under appreciate the town's amazing history (built and social heritage, historic value) • A92 is a barrier – cuts the town in half • High Street is hidden + looking tired: lacks vitality • Increased rate of vacancy – ground floors and upper floors • Think about the town from different perspective – not family friendly • No natural 'gathering space' / town square 	<ul style="list-style-type: none"> • Connectivity – from West Port / railway station and bus station to town; from town to Harbour and Abbey and between Core Path links. • Bus station drop off. • Catherine Street = important link. • Town Centre one way system – fit for purpose? • The rail station – quality? • Coach parking – Abbey? • Definition of town entry. • A92 as a modern road corridor • Accessible tourism: Arbroath's USP ? -infrastructure, facilities & info

WEDNESDAY 3 FEBRUARY

The morning of the second full day of the charrette involved 25 people attending **the Public Agencies and Interested Parties Workshop** held at St Andrew's Church. This included the various statutory, voluntary, community organisations that have an interest in Arbroath. The focus for the Workshop was a series of technical briefings and detailed discussion to refine some of the implications of the emerging development framework and action plan structuring principles including in particular:

Economic Regeneration

- D&A College: creatives using vacant units: exhibition/gallery
- Enterprise centre: incubator:
- New starts
- Growing indigenous
- Inward investing

Proactive Planning

- Test initiatives: charrette / post-charrette
- Development Frameworks Brief / Site Masterplans
- Involve roads + others

Visitor Economy

- Arts, heritage, culture & marine: infrastructure & capacities
- Coordinated offer e.g. Hospitalfield/College/Harbour/Abbey
- WorldHost accreditation: skills & training
- Accessibility tourism: business opportunity: attitudes/training
- Events & Festivals: jointly developed existing/new experiences
- Awareness / promotion

Community Development Opportunities

- An inclusive & accessible Arbroath: 'doorstepitis'
- Arts & sports development
- Over 50's: RVS Local Peoples Programme
- Aligning initiatives

Connectivity: Parking + Access

- Connectivity
- Severance of the A92
- Reality v perceived issues



Pre-Launch Event



Futurewalk

A **Futurewalk** with the Antiquary and History Club was held in the early afternoon. This was an ideal opportunity for the 11 attendees to go on a walk and talk tour of Arbroath's past, present and possible with access to the Abbey.

20 people attended the **Businesses & Community Representatives Workshop** on Wednesday evening at St Andrew's Church. Three individuals representing particular groups (Long standing community champion's 'post card from the future, Dundee and Angus College, Changing Places Coordinator (part of the national campaign started by Pamis with the aim of ensuring that disabled toilets are made fully accessible) gave short presentations. A wide range of issues were discussed particularly around the need to focus on local economic and community regeneration projects that will complement the physical development framework investment. The emerging three integrated programmes were discussed in groups namely:

1. Developing The Visitor Economy
2. Sustainable Economic Investment
3. Health + Wellbeing

The outcomes from the discussion were used to refine the Acton Plan that is presented in Chapter 3. The Design Team continued to prepare plans, drawings and illustrations based on the emerging structuring principles that were presented at the Interim Public Review on the Thursday



The Design Team



Presentation during the Charrette

THURSDAY 4 FEBRUARY

The Thursday included an **Investing in Arbroath: Land/ Owners & Developers Forum** and attended by 12 people. This was an ideal opportunity to engage directly with individual owners and a housing specialist, to review emerging projects and to hear first-hand their view of Arbroath and the emerging recovering property market. It was clear from the discussions that there would be support for a ‘proactive planning’ initiative with a focus on a more flexible approach to assist in sites assembly, on planning and parking particularly to tackle more difficult town centre buildings/sites.

A **‘Sense Check’ Meeting** was held with 7 Angus Council Technical Officers and stakeholders at St Andrew’s Church. This was an opportunity to review the strategic principles driving the Development Framework and Regeneration Action Plan and some of the detailed emerging layouts. The result was that there was an opportunity for the Design Team to revise and refine the proposals to take on board some of the technical issues that had been identified. Meanwhile the Design Team continued to progress the Development Framework and the final presentational material.

38 people attended the **Interim ‘Pin-Up’ Presentations and Exhibition** on Thursday evening at St Andrew’s Church. The discussion focussed on fundamental strategic interventions including:

- Maximise the potential of Arbroath’s authentic assets and the importance of agreeing priorities across the various business and community groups.
- Identify new opportunities which are sustainable and which will also increase economic activity in the area with the potential for new and niche businesses.
- Action Plan should include tangible economic and community development projects that can be delivered.

Early studies for the potential development sites were shown.



Futurewalk



Futurewalk



Interim Pin-Up presentation



Interim Pin-Up presentation



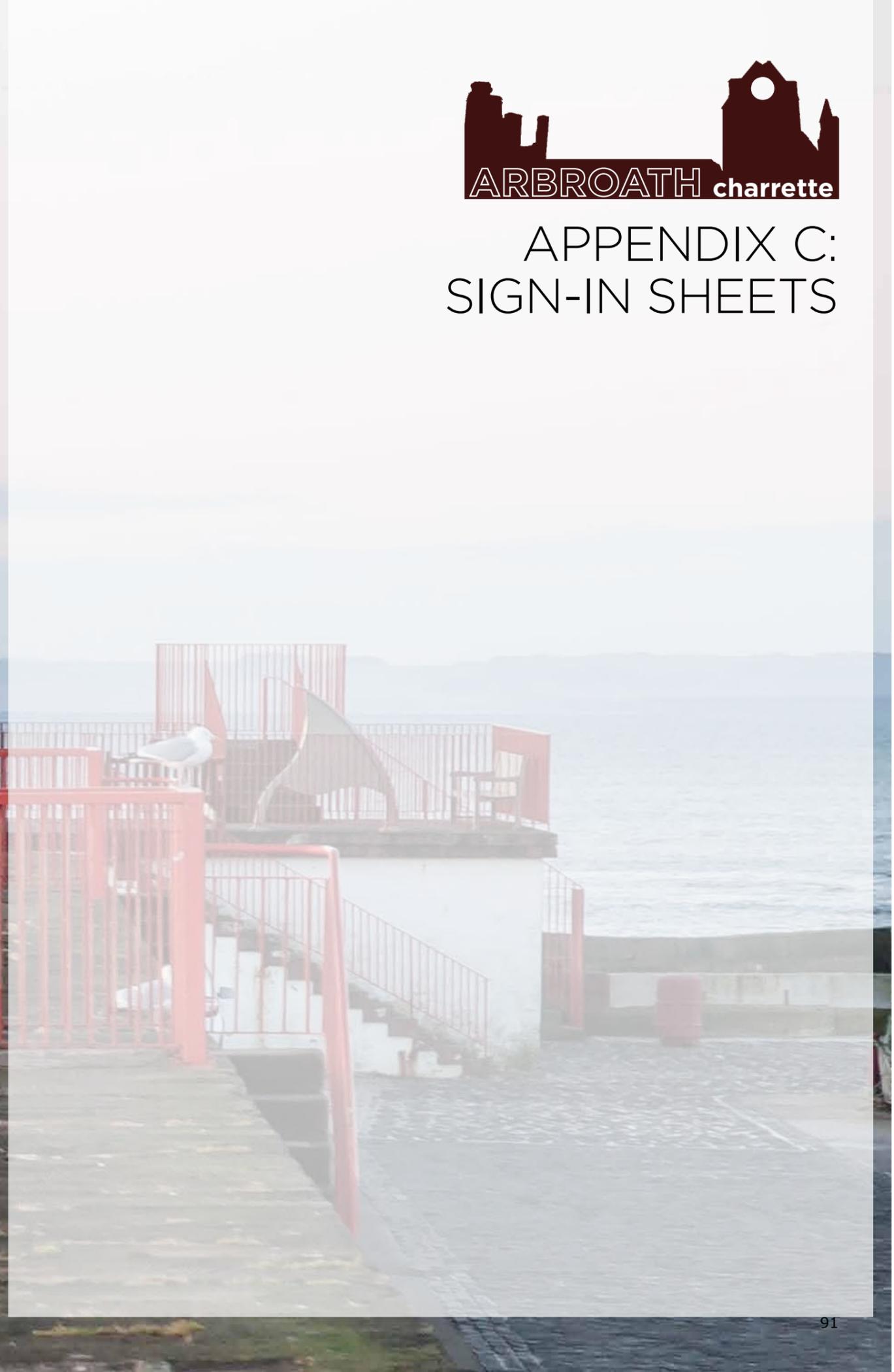
Interim Pin-Up presentation



Interim Pin-Up presentation



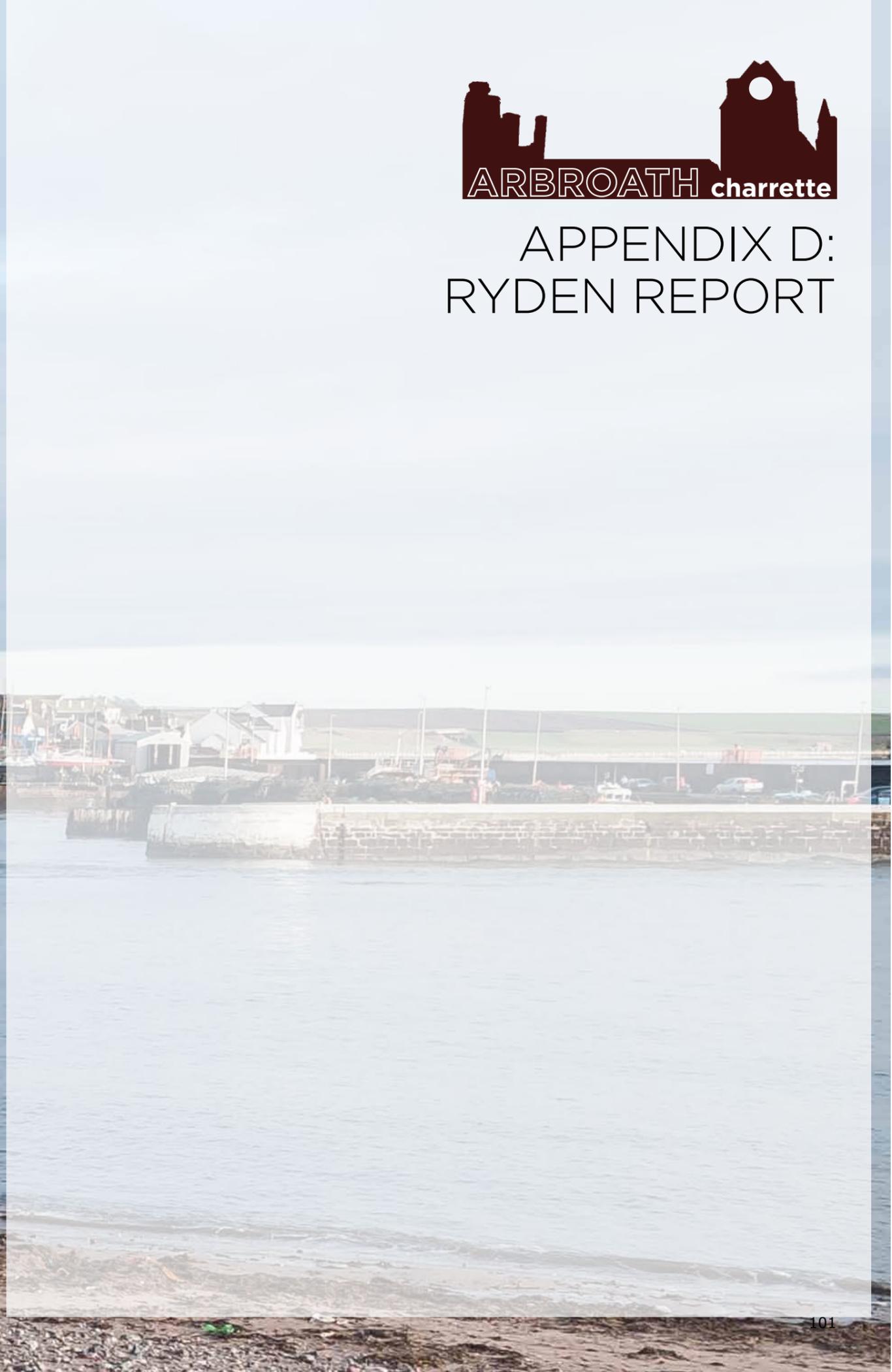
APPENDIX C: SIGN-IN SHEETS







APPENDIX D: RYDEN REPORT

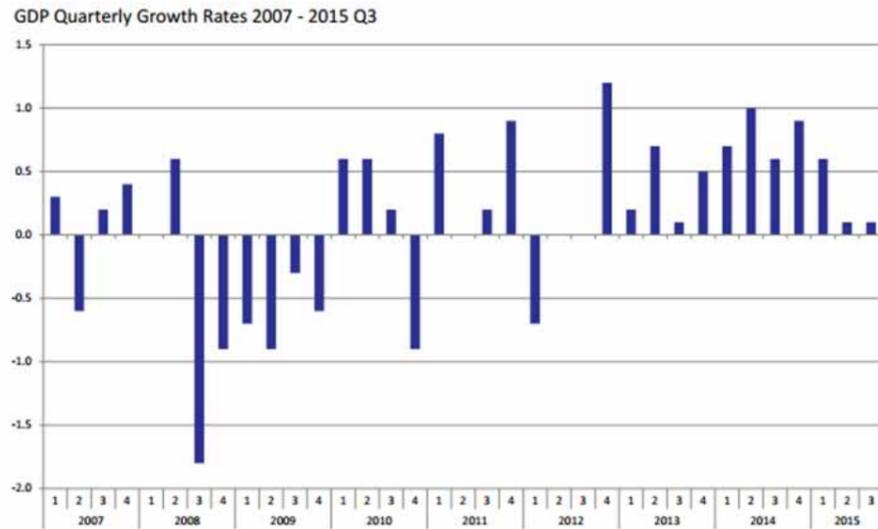


ECONOMY AND DEVELOPMENT PLAN

ECONOMY

The Scottish economy has achieved three years of sustained growth. GDP grew by 1.7% on an annual basis (Q3 2014 to Q3 2015). However, this includes only marginal growth of 0.1% during each of the second and third quarters of 2015 (Figure 1). Output during Q3 2015 increased in the construction sector (0.9%) and in the dominant services sector (0.3%) but contracted in the production sector (-1.0%).

Figure 1



Source: Scottish Government

Fraser of Allander Institute's forecasts published in February 2016 anticipate 1.9% economic growth in 2015, followed by 1.9% again in 2016 and 2.2% in 2017. Forecasts have been downgraded to reflect the Institute's view that both public sector spending cuts and falls in the oil price (until very recently) are adversely affecting the country's economic growth prospects.

From a property market perspective, slowing growth is a concern. Recent and predicted economic performance had been stable, but has now diverged from overall UK growth of 0.4% in Q3 2015 and 2.1% for the year to 2015. Potential reasons for slowing growth in Scotland include weaker growth in export market and the specific effect of lower oil prices upon activity not only in the north-east but in the supply and service chain across Scotland. Angus and Arbroath are not immune to this oil price effect and there is anecdotal evidence of weaker activity in supply chain and consultancy services which rely upon the offshore industry.

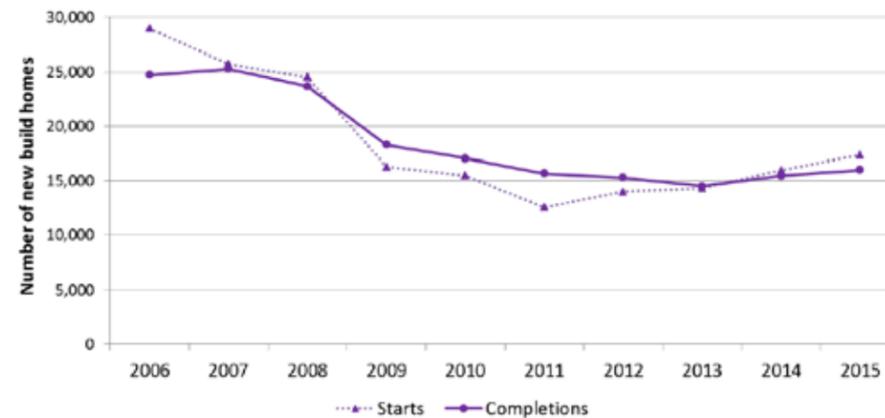
RESIDENTIAL PROPERTY

Residential is the largest land use. Market trends favouring housing in town centres and the small scale of Arbroath with immediately adjoining housing areas makes this an important market sector.

The Scottish housing market has recovered in line with the wider economy. During the first phase of the housing market recovery in 2012-13, major housebuilders sought smaller, serviced development sites allocated in local plans in established housing market areas. As the market continued to recover during 2014 and 2015, regional Scottish housebuilders also gradually increased their activity. Funding constraints continue however to hamper small to medium (SME) developers. Meanwhile, larger housebuilders have raised their focus to major sites, some more speculatively and with significant infrastructure requirements.

The Scottish Government records a total of more than 16,000 housing completions during the 12 months to September 2015, representing 4% growth following 5% growth in the previous 12-month period (Figure 2). Completions are still low compared with a peak of 25,741 during 2007.

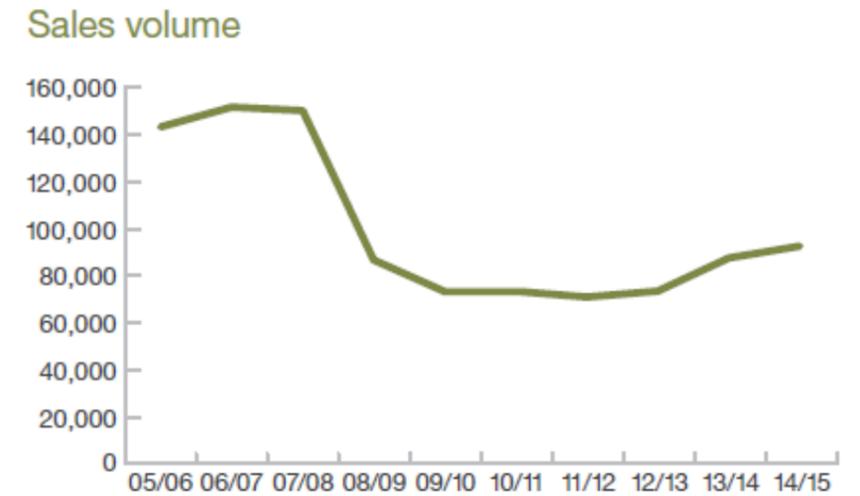
Figure 2: Housing Starts and Completions in Scotland (end September 06-15)



Source : The Scottish Government

Registers of Scotland reported a 6.2% increase in total house sales between 2013-14 and 2014-15 (Figure 3). This level of market activity also remains comparatively low when considered against pre-recession sales volumes. The scale of recovery required to reach previous house building and sales volumes in Scotland is illustrated by the modest recent increases in market activity on both Figure 2 and Figure 3.

Figure 3



Source: Registers of Scotland, 10 year report (2005- 2015)

The housing market in Arbroath is showing signs of increased activity. Stewart Milne's Monarch's Rise on Montrose Road launched in 2012 and on completion will comprise 270 traditional two, three, four and five bedroomed homes. Remaining 3-bed homes are available from £176,995 to £199,995 and 4-bed homes from £219,995 to £254,995. In the social rented sector Angus Council's housing stock experiences high demand generally, particularly close to schools and employment sites.

A number of town centre and inner urban residential developments are now also emerging to complement these new housing estates:-

- Dens Road Ltd's Baltic Mill lies to the north of the town centre. Phase 1 started in February 2015 and will deliver commercial, retail and community space, including business start-up units, while Phase 2 will create 36 affordable housing units for mid-market rent by converting the grade A listed Baltic Mill into apartments with new purpose-built flats behind.
- At Guthriehill in the north of the town centre, Angus Council proposes 42 affordable housing units to replace obsolete stock which is now being demolished. This site is also picked up in the potential projects described in Section 3.
- Moir Construction is completing 4 new-build units on Church Street just off Arbroath's High Street. Two 3-bedroomed maisonettes are offered for sale at £165,000 and two 2-bedroomed flats are priced at £110,000.

-Carling Property Group is completing two 2-bedroomed apartments on the upper floor of the B-listed Bank of Scotland building on Brothock Bridge. The flats are priced at £85,000 and had originally been planned for rent but Scottish Government funding was not forthcoming.

-Development of self-build residential properties is noted at Abbey Street within the town centre.

These projects demonstrate that conversion and new-build to create homes in Arbroath town is beginning to gather some momentum.

Alongside these new developments run ongoing concerns raised at the charrette over vacant premises in the town centre, reportedly due to lack of parking, perceptions of safety and security and in some case difficulties of gaining access to upper floors through ground floor shop units. The extent and nature of these vacancies requires further work. A town centre health check undertaken by Angus Council in 2010 identified around 420 town centre residential properties, which housed an estimated 900 people.

There are eleven residential properties on the market in the town centre. Three are houses or cottages with 2-5 bedrooms priced in a broad range from £120,000 to £210,000. The other eight are flats or maisonettes of 1-5 bedrooms priced from £49,500 to £200,000.

The Arbroath estate housing market is typical of the recovery so far, as developers build mainly for existing home owners who are trading up, typically in proven market locations. The town centre market had been characterised by secondhand re-sales, however the projects above highlight an emerging residential development market comprising micro private sector and medium-sized affordable housing projects.

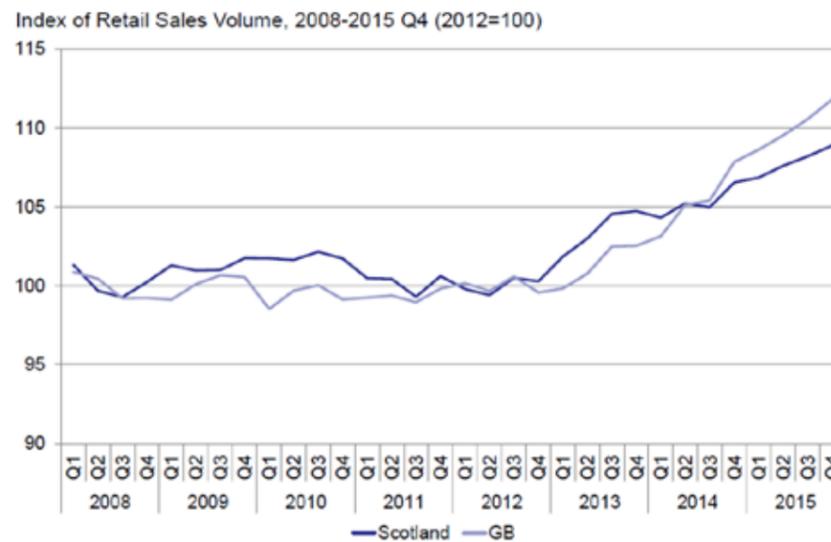
COMMERCIAL: RETAIL & LEISURE

Retailing has long been the principal source of activity and economic viability in the town centres. However the retail hierarchy has changed in recent decades as more mobile and affluent consumers have sought a wider range of goods and services at larger destinations. This is a virtuous circle for cities and large centres as more customers attract more investment, but can work against traditional town centres as trade is lost.

Retailing faced a period of very weak expenditure following the 2008/09 recession, with growth only resuming in 2013. The recession was a watershed for retailers, with the loss of names such as Woolworth and continuing contraction by groups such as Arcadia (Burton, Dorothy Perkins, et cetera). Supermarkets initially flourished but are now retrenching, with Tesco announcing its first store closures. Convenience outlets and discounters Aldi and Lidl as well as brands such as B&M and Poundland are thriving.

According to the Scottish Government, retail sales grew by 0.6% during the fourth quarter of 2015, and by 2.2% on an annual basis (Figure 4).

Figure 4



On-line retailing has a growing market share, currently estimated at 12% of expenditure. This directly affects shopping but also has a less visible effect, as financial and business services such as banks increasingly operate on-line and will gradually require fewer town centre premises.

Growth sectors taking up the slack from national retailers and filling town centre vacancies include local independent retailers and services, personal services such as hair, beauty and healthcare,

and the leisure sector. Restaurants, bars and cafes are active across the market and in larger centres hotels, cinemas and clubs are investing. Around half of occupier demand for town and shopping centres currently is for leisure use. The closest major commercial leisure destination to Arbroath is Dundee (16 miles by trunk road).

A range of national and independent retailers are present in the town centre including Boots, Argos, Superdrug, WH Smith, Specsavers, Card Factory, Greggs, Brighthouse, Home Bargains, Goodfellow & Steven, Parky's, Kutz, Bridal Heaven and Falconers Family Butchers. A 2013 town centre survey indicated that 18% of retailers were national chains. The Abbeygate Centre, which owned and part-occupied by the Cooperative Group, provides a covered mall environment opening onto the High Street for a number of these national chains, although it does also have vacant units at present.

In line with other UK town centres there have been recent store closures, including The Money Shop, Happit, Resin Art Gallery and William Hill. However, Arbroath has also attracted new investment from local retailers Abbey Video Games, The Salon, Wireless Mobile and Computer Care, Rejuvenation, The Cats Protection, Cutz R Us, R & L Footwear and The Cherished Bride.

Supermarkets in Arbroath are Morrisons on Hume Street, Tesco on Carnie Street, Lidl at Gravesend, Farmfoods on the High Street, Co-operative Food in Abbeygate Centre and Asda at Westway Retail Park.

Two multiple retailers have requirements to open a store in Arbroath. This comprises a discount supermarket (Aldi) and a bargain store (Yorkshire Trading Co). Since 2013 Brighthouse has met its requirement and Bargain Book Time hasn't. Although a small location, Arbroath falls just within the market requirements of some national commercial operators.

There are presently 14 retail units available for lease/ sale in the town centre. The Scottish Assessors Association reports 31 vacant retail premises in the town (giving a vacancy rate of 11%). Agents report a slow market but some interest in vacant premises. Over time the floorspace mix in Arbroath town centre has changed to reflect: more vacancies, more non-retail uses, more convenience shopping, but less comparison goods (clothing, footwear, household goods, et cetera). Views expressed at the charrette indicated that Arbroath and its hinterland population is underserved by this shrinking comparison goods shopping offer, even considering the market trends favouring larger centres such as Dundee.

Table 1: Arbroath Retail / Commercial Deals (January 2014 – January 2016)

Address	Size (sq.m.)	Comments
147 High Street	95	In September 2015 Backyard Gaming took ground floor retail space on a five year lease at £8,000 pa
258-262 High Street	100	In January 2015 Alzheimer's Scotland purchased the freehold interest for £60,000
242 High Street	148	In January 2015 Mr A Whitton t/a The Salon took ground and first-floor retail space on a 10-year lease at £6,000 pa in year one, rising to £7,000 pa in year three and to £8,000 pa in year six with an option to break in October 2016
31 Fishacre	87	In June 2014 The Cats Protection took ground floor retail space on a five year lease at £8,000 pa, subject to a rent review (rising to £8,800 pa at end of year three) and a tenant option to break after year two. The Zone A rent is £10.06 psf, equated from an ITZA of 795 sq ft.
223-225 High Street	55	In April 2014 R & L Footwear took ground floor retail space on a three year lease at £6,500 pa in year one, rising to £7,000 in year two, subject to a rent review in year three and an option to break in year one

There was one recent retail investment transaction in Arbroath. In July 2015, 182 High Street (39 sq.m.) was sold to William Robert Ross by Telfer Trust Company Ltd for £82,000. It is let to Grainstatus Ltd trading as The J.M. Bakery, with an annual rent of £11,000 pa.

Town centre diversification to accommodate the leisure sector has been comparatively slow in Arbroath. Smaller private accommodation includes the Town House Hotel on the High Street, guest houses and self-catering units. The town has a theatre (Webster Memorial), cinema (Chalmers Filmhouse), bingo (Gala), nightclubs and one chain pub (Wetherspoon's The Corn Exchange). A number of licensed premises are currently on the market. The most notable market gap is for a branded hotel chain to help extend the visitor market; Premier Inn and Travelodge had been interested in Arbroath before the 2008 market crash. A hotel is also understood to have been proposed with new housing at Letham but has not been built. Proposals for the former Seaforth Hotel site in the south of Arbroath are also understood to exist. Currently however the only formal requirement is from Marston's, a national chain which does occasionally provide rooms with its pub-restaurant model.

EMPLOYMENT PROPERTY

The Scottish **office property** market has recovered strongly, in line with the wider economy. Improved demand is driven not only by expansion and organisational change, but also from modernisation as occupiers reaching the end of their leases seek to move from obsolete office buildings. The private sector is currently driving the occupational market; public sector demand is subdued by budgetary constraints. Office market activity is heavily concentrated into Scotland's three main cities: Edinburgh, Glasgow and Aberdeen, although as with industrial property the Aberdeen office market has softened recently. There is virtually no new development in smaller cities, larger towns or business parks at this point in the market cycle.

Offices in Arbroath are within retail frontages and upper floors in the town centre; at Arbroath Business Centre, Dens Road, which is a modern mixed-use business centre, owned by Angus Council and located in the urban area to the north of the town centre; and within the industrial estates (Elliot and Kirkton) which are located outside the centre.

Office occupiers comprise local accountants, solicitors, third sector, Angus Council and Journeycall which consolidated its Brechin and Laurencekirk operations at an 1865 sq.m. contact centre at Kirkton Industrial Estate in 2014.

Rationalisation of buildings surplus to Angus Council requirements will lead to the release of Council buildings on High Street (two properties, both leased) and Marketgate. The former Arbroath Court House is the subject of proposals for re-use by a community group.

There are currently eight offices formally marketed in Arbroath totalling 1,549 sq.m., of these only one could be classed as town centre (Ponderlaw Street), with Arbroath Business Centre and 24 Strathairlie Avenue lying adjacent to the town centre. Table 2 below shows available offices. Additionally in the town centre a 240 sq.m. building with retail on the ground floor and office space (120 sq.m.) is proposed at Gravesend, and 246-254 High Street (3,163 sq.m.) is available as a development opportunity which may include offices.

Table 2 : Arbroath Office Availability (January 2016)

Address	Size (sq.m.)	Comments
30 Ponderlaw Street	233	Office suite available over ground and first floors in modern medical building. £107.65 per sq.m.
10 Arbroath Business Centre, Dens Road Industrial Estate	37	Ground floor office suite in refurbished business centre. £81.70 per sq.m.
Unit 4 Arbroath Business Centre, Dens Road Industrial Estate	32	Ground floor office suite in refurbished business centre.
27 Arbroath Business Centre, Dens Road Industrial Estate	13	First floor office suite in refurbished business centre. £102.25 per sq.m.
Unit 23 Arbroath Business Centre, Dens Road Industrial Estate	16	First floor office suite in refurbished business centre.
24 Strathairlie Ave	58	Detached office building. Up to £68 per sq.m.
Peasiehill Road, Elliot Business Park	416	Refurbished office suite to the front of a factory building. £43 per sq.m.
Kirkton Enterprise Centre, Sir William Smith Road, Kirkton Industrial Estate	743	Single storey 1990s office building. Whole building available at £107.65 per sq.m.

Source: CoStar / Ryden

Since January 2014 there have been three recorded office transactions totalling 2,030 sq.m. These deals are shown in Table 3. This does not include Angus Carers Centre's move to 8 Grant Road in September 2015.

Table 3 : Arbroath Office Deals (January 2014 – January 2016)

Address	Size (sq.m.)	Comments
15 Hill Street	125	In May 2015 Mr Colin McPherson purchased the freehold interest from for £62,685. Planning permission has since been granted to convert from an office into a house.
James Chalmers Road, Arbroath Enterprise Park	1904	In May 2014 Angus Council took ground-floor office space for 26 years and six months. The property is sub-let to Journeycall.
262 High Street	100	In January 2015 Alzheimer Scotland purchased the shop/office for £60,000. A Dementia Resource Office opened here in October 2015

Source: CoStar / Ryden

The **industrial** property market improved markedly post-Scotland's Referendum in late 2014 and through 2015. Enquiries and viewings increased in Central Scotland, although not in Aberdeen due to the falling oil price. A low rate of company failures and lack of new developments is driving high occupancy rates, reaching up to 100% in some prime industrial locations, such as IO Centre at Glasgow Business Park. Many other locations have occupancy rates of 90% or above. Industrial rents are now gradually rising, although speculative new development is viable only in prime markets and even these have been set back by the recent loss of rates relief on vacant industrial property.

Industrial locations in Arbroath comprise Lindsay Street Industrial Estate in the town centre and Dens Road Industrial Estate which lies close to the town centre. Occupiers in these estates comprise joiners, electrical contractors, plumbers, trade counters, mechanics (also small fabrication uses ie. springs/ pumps).

The main non-central estates in the town are Elliot Industrial Estate and Kirkton Industrial Estate. Industrial employers include Halliburton, Interplex PMP, Reekie Steeltec and Energy Alloys.

Table 4 identifies industrial properties formally on the market in Arbroath. Of these 14 available properties only the two on Dens Road are close to the town centre.

Table 4 : Arbroath Industrial Availability (January 2016)

Address	Size (sq.m.)	Comments
Unit 3, 36 Dens Road	371	Single storey industrial unit. Available on a new lease at £15,975 pa.
Unit 4, 35 Dens Road	280	Single storey industrial unit. Available on a new lease at £12,080 pa.
Units 1 & 2, James Chalmers Road, Kirkton Industrial Estate	233	Industrial units in a terraced single storey building. May sub-divide. For lease at £48 per sq.m.
Unit 6, Peasiehill Road, Elliot Industrial Estate	1,152	Detached warehouse. For sale, but may let at £43 per sq.m.
Unit 5, Peasiehill Road, Elliot Industrial Estate	659	Detached warehouse. For sale, but may let at £43 per sq.m.
Units 1, Block 5, Peasiehill Road, Elliot Industrial Estate	402	Industrial unit. For sale or to let at £62 per sq.m.
Kings Works, William Smith Road, Kirkton Industrial Estate	1,062	Ground floor in a detached workshop. Available on its own or together with a nearby factory building. To let at £48.40 per sq.m.
Kings Works, William Smith Road, Kirkton Industrial Estate	7,745	Main factory with office accommodation. Available on its own or together with a nearby workshop building. To let at £48.40 per sq.m.
76 Montrose Road	147	Industrial unit available on a new FRI lease
Unit 1, Peasiehill Road, Elliot Industrial Estate	635	Refurbished former factory. To let
Unit 5, Peasiehill Road, Elliot Industrial Estate	1,344	Refurbished former factory. To let
Unit 2, Peasiehill Road, Elliot Industrial Estate	1,120	Refurbished former factory. To let
Peasiehill Road, Elliot Industrial Estate	1,785	Warehouse with office. For sale or to let
Peasiehill Road, Elliot Industrial Estate	242	Workshop / warehouse. For sale

Source: CoStar / Ryden

Since 2014 there have been eight recorded industrial transactions. These are shown in Table 5. Of these only the deal at Lindsay Street Industrial Estate and the two at Dens Road are close to the town centre.

Table 5 : Arbroath Industrial Deals (January 2014 – January 2016)

Address	Size (sq.m.)	Comments
Unit 15, Arbroath Business Centre, Dens Road Industrial Estate	28	Let in August 2015 to Sacred Grounds on a three year lease at £1,650 pa (£59 per sq.m.)
Unit 2, 37 Dens Road	506	Sold in July 2015 to H W Comery Ltd for £30,000
Block 2, Lindsay Street, Lindsay Industrial Estate	177	Let in June 2015 to Mr Andrew Walls on a two-year lease at £9,500 pa (£53.50 per sq.m.)
Units 2, Block 5, Peasiehill Road, Elliot Industrial Estate	398	Let in September 2014 to Industrial Training Centre Scotland Ltd on a new four year lease at £12,750 pa (£32 per sq.m.)
Unit 4, James Chalmers Road, Kirkton Industrial Estate	448	Let in August 2014 to a private individual on a three year lease at £19,995 pa (£45 per sq.m.)
Unit 3, James Chalmers Road, Kirkton Industrial Estate	115	Let in July 2014 to Mr Eddie Johnstone on a five year lease subject to a tenant option to break after year three
Unit 11, Richard Spiers Road, Kirkton Industrial Estate	561	Let in May 2014 to Brill (UK) Ltd on a three year lease at an average stepped rent of £14,500 pa (£26 per sq.m.)
Unit 6, Peasiehill Road, Elliot Industrial Estate	1,268	Let in April 2014 to AGR Automation Ltd on a five year lease at £31,050 pa (£24.50 per sq.m.)

There has been only one recent industrial investment sale recorded in Arbroath. Units 1-5 James Chalmers Road, Kirkton Industrial Estate (472 sq.m.) were sold in March 2014 to an undisclosed buyer for £235,000. The property is fully let to various tenants with an annual rent of £25,000.

CONTEXT: MARKET CHANGE

The property projects presented in this section are based upon the Arbroath Charrette led by Austin Smith:Lord. Each is shown as a stand-alone project here, but is in fact part of a wider programme of interventions to promote social, economic and physical regeneration. The full Charrette report details the themes and all of the proposed initiatives.

Public and private sector divestment have changed the nature of town centres. Policy and market trends align around the need to diversify town centres beyond shopping, into leisure, residential, employment and community uses. This less corporate market will require to be much more adaptable to change, rather than the previous model where 25-year leases to national retailers ensured continuity and stability of investment.

PROJECTS

Table 6 on the final page of this report itemises the proposed property projects. Taking each of these in turn:

The optimum town centre location for a new branded hotel is the part-vacant single-storey retail units at High Street / Abbey Path and back-lying carpark. The loss of 980 sq.m. of retail floorspace is not regarded as a market threat given vacancy rates. Replacement activity frontage could include hotel restaurant / bar / reception. There is scope for c.40 bedrooms plus meeting rooms above. This would sit at the lower end of hotel operator requirements. Operators are increasingly “asset light” and prefer management contracts to leasing or owning buildings, meaning that a developer and/ or public sector partner is required to promote the scheme. Incubator / prototype “meanwhile uses” could be promoted in these struggling retail units in the interim while a scheme is worked-up.

Alternatively, if a proposal for this site is not able to be progressed, then a sequential assessment of alternative locations should be undertaken to identify a site for a branded hotel in Arbroath.

Addressing vacant retail units will require a multi-faceted approach. Broadly speaking the aim is to attract chain and independent retail, while also diversifying into leisure and community uses. Specific actions can include: proactive planning to identify and promote uses (building upon the Council’s existing unified service); following up on absentee landlords (as the Council has begun to do); undertaking a gap analysis (identifying operators which could invest in Arbroath); and incubator/ prototype/ meanwhile uses (either individually or with a charitable headlease).

These initiatives can capitalise upon the anticipated market “reset” in 2017. Rents have already reduced and lease terms have become less onerous. The forthcoming business rates revaluation and recent announcement that the small business bonus will be extended to 2021 should - without prejudice to the formal rates review process - be largely favourable for Arbroath town centre.

Town centre living is a major theme across the study area and over the short, medium and long terms. The emerging market is already being demonstrated in-and-around the town centre. Sites relevant to this theme include:

Guthrie Hill / Abbey Quarter. Angus Council has commenced demolition at the core development site, to provide 42 new-build affordable homes. An extended scheme would include the DSS site and therefore promotion by that agency / Angus Council / development partner in the medium to long term.

In the short term, a capacity assessment is required as there are

both new developments yet reports of significant vacancies and challenges. The full Charrette report, 2015 report by Architecture & Design Scotland, and 2016 housing stock survey by Angus Council, should together provide a current view of vacant premises and potential gap sites to promote.

Potential capacity at West Port / Helen Street on railway land, subject to views of landowner Network Rail and operator Abellio Scotrail. Medium to long term.

Backlands / gap sites around and west of High Street. Current projects such as Church Street and Abbey Street demonstrate the market potential and should be encouraged and expanded.

Longer term, housing development can also form part of the regeneration of the A92 and Dens Road corridors (without encouraging the displacement of current economic activity).

The community assets project is stimulated by the Community Empowerment Bill which responds to the market change noted above, and is demonstrated by the Arbroath Court House Community Trust proposals and range of funding support now aligned with the community sector. It is likely that such initiatives will become a permanent feature of town centre regeneration.

Business incubator space in Arbroath attracts steady demand. Existing premises would benefit from upgrade, expansion and provision of complementary facilities within the town. No site is yet identified and incubator space could be in an existing location or new conversion / mixed-use scheme depending upon the nature of demand (this has shifted as the offshore industry has weakened but investment in Dundee is accelerating and town centre regeneration in Arbroath will itself stimulate business activity).

Table 6 : Arbroath Charrette Property Projects

Project	Location(s)	Market Comment	Timing	Delivery
1. Branded hotel	A.High Street site / B. alternative sites	Hotel operators are investing again in comparable towns	Medium term (following meanwhile uses in retail units)	Landlord, Angus Council, developer, franchisee/ manager, branded hotel chain
2. Vacant retail	Town centre	Diversification requires support as market values re-set	Short, medium and long terms	Landlords Proactive planning Grant funding
3. Town centre living	Town centre and inner urban areas	Market demand and emerging projects	Short, medium and long terms	Site owners/ landlords Angus Council Grant funding <i>Sites audit required</i>
4. Community Assets	Courthouse / to be identified	Softening of town centre uses in tandem with communities bill	Medium to long term	Community groups Angus Council Building/site vendors
5. Business Incubator	Arbroath Business Centre / other sites)	Steady demand for small flexible units	Medium term	Angus Council Private investors

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