

Feasibility Study
Potential Community Facility
Castle Green / Esplanade Area
Broughty Ferry, Dundee

Architectural Design Report



Broughty Ferry Development Trust



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Introduction

The Economic Development Plan 2008-2011 for the City of Dundee states: *Developing Dundee as a regional centre for Tayside and ensuring its position as one of Scotland's major cities are key priorities of the Council and the Economic Development Plan. The geographical boundaries of Dundee's economic sphere of influence extend well beyond its administrative boundaries and the city hosts a range of facilities and activities which contribute to its function as a regional centre, these activities include employment, education, retail, arts & culture and entertainment & leisure.*

Within that context, the starting point for this feasibility study is that Broughty Ferry in general, and the Castle Green area in particular, can play an important role in achieving the priorities of the Economic Development Plan and in furthering the commitment of the Council and the Dundee Partnership to make best use of all of the available assets for the benefit of its citizens and the regeneration of the city as a whole.



Broughty Ferry is a community of some 10,000 households located within the City of Dundee on the north bank of the River Tay. It corresponds to Ward 8 of the Council and the area of interest of Broughty Ferry Community Council.

Broughty Ferry Development Trust (BFDT) is: *a community group set up to involve the people who live and work in Broughty Ferry in the development of their community, to enhance its environmental, historic and commercial assets and promote it as a high-quality place to live and work.*



BFDT currently has 135 members of whom 9 act as a Management Committee. Following a public meeting it was agreed that a priority for the newly formed BFDT should be to: *enhance and augment community assets in the area of Broughty Ferry Beach & Castle Green Area and address the unmet needs of the community.*

The work of the Broughty Ferry Local Community Partnership has focussed a renewed interest in the potential of Castle Green as a locus for leisure activities with the potential to attract day visitors and tourists from further afield. In a recent review of their own Castle Green master plan it was noted by the Council that by far the biggest issue was lack of refreshments within the Castle Green area. It noted also that Broughty Ferry Development Trust has submitted a Lottery application, the purpose of which is to secure funding for a feasibility study to examine options, costs and viability of creating a café/visitor centre.

The Council agreed to support Broughty Ferry Development Trust to carry out a Feasibility Study to include an audit of existing venues on Castle Green, a demand study for provision of a range of forms of food and drinks and a suitable replacement for the controversial beach shelter.

Community Engagement

A 5 phase Master Plan for physical improvements to the Castle Green area was approved by the Council in 2003. However, by 2007 only phase 1 and phase 2 had been completed. A community based study-Imagine Broughty Ferry (April 2007)- identified the appearance and use of the Castle Green area as *pivotal to the success of any "branding of Broughty Ferry" and the creation of an image that will retain residents to live and work in Dundee and also attract visitors with their associated spending power.*

That "vision document" also drew attention to the need for a proactive strategic view for Castle Green and its vicinity and pointed out the dangers of incremental degradation likely to result from simply reacting to proposals for development which place private profit before community need and aspirations.

In 2009 a local organisation, the Castle Terrace Residents Action Group, undertook two campaigns to oppose proposals for development it viewed as inappropriate on the site of the semi-derelict former bathing shelter/watersports centre to the east of Castle Green. The first application drew 214 letters of objection and 354 petition signatures, and the second drew 158 letters of objection and 322 petition signatures. Many of the letters pointed out that *any development here requires a sensitive proposal which benefits the whole community and whose function is specifically to serve the beach. It is essential that any development on this site is of the highest design quality and is respectful of the Conservation Area.*

The second application was rejected unanimously by the elected members and an appeal to Scottish Ministers was comprehensively dismissed by a Reporter from the Directorate of Planning and Environmental Appeals.

Introduction

Moving on from there, residents have been consulted on 3 occasions about their views on the future of Broughty Ferry. The exercise relating to the "Branding of Broughty Ferry" (2006) was followed by a questionnaire from Broughty Ferry Community Council (2009). The latest consultation was undertaken by the Local Community Planning Partnership in the first week of July 2009. Over 500 people returned completed questionnaires and/or made comments on detailed maps of the Council Masterplan area.

The top 10 wishes of those who responded to the survey were

- 1 Cafe/light refreshments
- 2 Dolphin watching point
- 3 Visitor Centre
- 4 Community Facility
- 5 Improved footpaths
- 6 More seating/picnic benches
- 7 Youth space
- 8 More use of the leisure centre
- 9 Tourist Information
- 10 Restaurant

These responses regarding community aspirations relative to Castle Green were broadly in line with those found by the two previous studies.



On 26 April 2010 the Leisure, Arts & Communities Committee of Dundee City Council approved a report from the Director which provided an update on progress with implementation of the Castle Green Masterplan approved by the Committee on 17 November 2003. In summary it reported:

Phase1
Redevelopment of play area and paddling pool – completed

Phase2
Active play area for older children – completed

Phase3
Upgrade adventure golf course. Details discussed with an external developer two years ago. No agreement was reached.

Phase4
Removal of Mill Street to allow integration of Windmill Gardens with Castle Green

Phase5
Renovation of Castle Green Leisure Centre. Partially complete. The toilet block has been extended and improved, and the renovation of building undertaken during 2009/10. Proposals for a conservatory café extension, roof terrace or indoor play area have not been progressed. An events zone has been established on north side of Castle Green and is used for Gala Week etc

The report noted that by far the biggest issue was lack of refreshments within the Castle Green area. It noted also that Broughty Ferry Development Trust has submitted a Lottery application, the purpose of which is to secure funding for a feasibility study to examine options, costs and viability of creating a café/visitor centre.



Introduction

Key Priorities for Future Development were identified as follows :

1 Explore solutions to parking/traffic flow. (City Development)

2 Reassess footpath upgrade/widening within context of established priorities. (City Development)

3 Provide a brief for operation of Adventure Golf, Putting Green, Tennis Courts, Trampolines, Cycle Hire and Kiddie Cars. (Leisure & Communities)

4 Support Broughty Ferry Development Trust to carry out a Feasibility Study to include an audit of existing venues on Castle Green, a demand study for provision of a range of forms of food and drinks and a suitable replacement for the controversial beach shelter. (Leisure & Communities)

5 Identify a suitable dedicated venue for young people in the area.

Local Community Planning Partnership- Youth & Community Facilities Working Group

6 Progress implementation of Phase 4 (Mill Street/Windmill Gardens) on completion of the traffic plan. (City Development/Leisure & Communities)

The Evolution of the Feasibility Study

With that background of strong community interest and engagement in the future of Castle Green and its vicinity, it was decided that, working within and around the framework set by the Masterplan for Castle Green, BFDT should take the initiative in establishing what might be possible in meeting community aspirations.

It was concluded that: *a feasibility study is required to identify the way forward to best meet the local Community's aspirations for the area. Any new facility should be a focus for encouraging visitors to the beach and Esplanade area and could play a vital role in the development of Broughty Ferry. The facility will be a reception venue for visitors as well as a community facility beside the seaside.*

This has the potential to promote repeat visits to Broughty Ferry and lift the profile of Dundee in the region and beyond. Any development must be sympathetic to, and respectful of, its historic context and directly relate to the opportunities afforded by its location. It should be sustainable in terms of its social, economic and environmental impact. Consideration of environmental issues should underpin the development through inherently sustainable design strategies, efficient use of resources, and through incorporation of renewable technology and/or energy management systems if appropriate.

An application to the Big Lottery Fund described how the Trust would use a grant from Investing in Ideas: *"We would like to undertake a feasibility study to audit the existing buildings in the area which are currently underutilised, determine what could be facilitated in these buildings and determine if a new build community building would be necessary to meet the community's aspirations.*

In an application to the Scottish Community Projects Fund the terms of the study were taken a little further:

In particular we wish to investigate the possibility of creating and potentially operating a facility that offers community resources, likely to include a cafe, multi-purpose space for local hire and events, exhibition and retail opportunity for local arts/ crafts/produce, and facilities that allow links to education, interpretation and environmental improvement projects to be fostered. The provision of such facilities will give a much needed focus to Community activities across a range of age groups, and allow new links to be formed between various groups and organisations in the Community.

On 5 May 2010 the Trust received a grant of £9800 from the Big Lottery Fund Investing in Ideas for a feasibility study and to cover the costs of a public meeting. A further grant of £2000 was subsequently secured from the Scottish Community Projects Fund/RIAS.

On receipt of the grants there was further discussion of how the feasibility study should be progressed. The issues that might be taken into consideration were set out in the form of a schematic diagram and a subsequent schedule of accommodation as described later in this report.



Introduction

Broughty Ferry there is no facility providing the food and drinks envisaged by the Master plan in the vicinity of Castle Green. During the summer months a license is currently granted for two ice cream vans to operate in the area.

There are no reliable estimates of usage of the playpark facilities on Castle Green itself. However, casual inspection confirms that notably in good weather and particularly at weekends the play areas are extremely popular and well used. Were the adventure golf to be upgraded or replaced and the kiddie car track to be refurbished and in regular operation then the area has the potential to be even more attractive.

There is no suggestion that there can be a return to the days when Broughty Ferry was a prime destination for holiday makers. However, in good weather the bathing beach with its life guards is popular with day visitors from the surrounding area and, indeed, Dundee as a whole, while all year round the beach is popular with walkers, and the playpark area with families.

Audit of Existing Venues

Castle Green is situated in a strategic location in Broughty Ferry. To the east is the Blue Flag bathing beach accessed from the Esplanade; to the west is the harbour and the commercial and retail core; and Castle Green accommodates not only the A Listed Broughty Ferry Castle and its associated barracks but also the Leisure Centre and an array of facilities including an “adventure golf” area, a “kiddie car” track, play areas for older and younger children, a water play area, and a flexible, landscaped “events zone” established on north side and used, in particular, during Gala Week in July.

As a first step in its preliminary audit of existing facilities, the BFDT established the availability of outlets for food and drink and other refreshments in the vicinity of Castle Green.

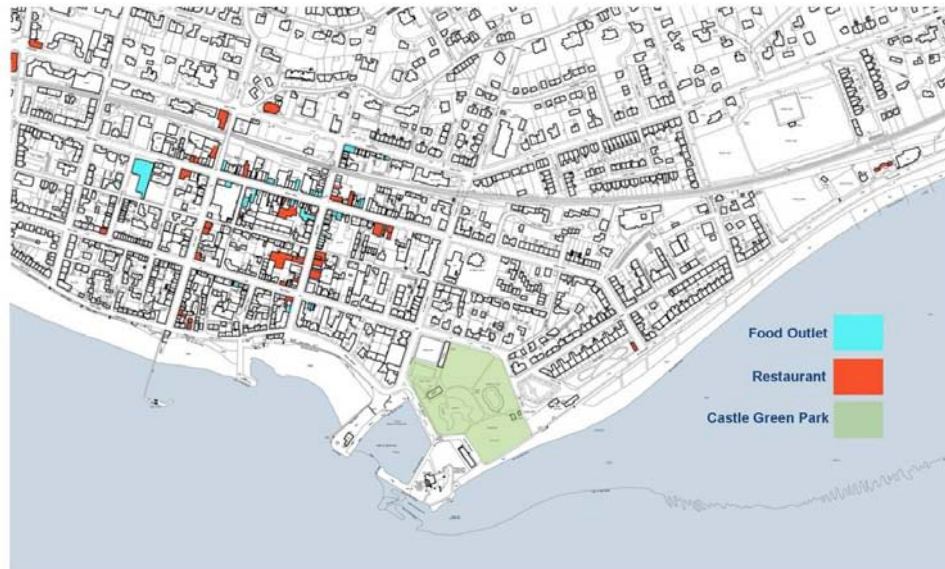
Only two “near beach “ facilities exist - Frasers Restaurant (with restricted opening hours) and further along the Esplanade The Glass Pavilion Café/Restaurant. Although the Glass Pavilion is well patronised and there are a range of viable public houses, restaurants and cafes in central

Within that general context it was agreed that the study should include 4 particular elements:

- Assess the potential for a new facility to be located in either the existing Castle Green Leisure Centre, Broughty Ferry Castle Barracks or a new-build building in the embankment area of Castle Green Park.
- Establish the accommodation and services to be provided in the new facility including the identification of potential partner organisations and the roles they may play.
- Prepare outline architectural proposals in support of the most viable and desirable option.
- Consider and advise on financial, organisational and operational issues and their impact on the further development of the project.

Further guidance on outcomes was provided as follows:

- The outcome of the study will ideally outline a preferred architectural solution for the provision of a Community Facility in the area. It should have a level of support from the Planning Authority and relevant associated stakeholders, and should represent as far as is practicable the voice of the Community in defining an “ideal or acceptable development” in the area.
- The study should offer clear direction on cost issues and the potential business models or strategies that may be pursued for the successful ongoing operation of such a facility. It should make reference to, and augment where necessary, existing background information in relation to the area and the Community consultations carried out to date. If appropriate, it should map out a clear plan for the next stage in the process of realising the project.



Introduction

Turning to the potential of existing buildings to meet the needs of visitors to the vicinity, one of the principal attractions at Castle Green is Broughty Ferry Castle and its associated exhibitions. Following the transfer of the whaling exhibits to the refurbished McManus Gallery these now include floors devoted to the history of Broughty Ferry, the military history of the adjacent barracks, paintings once on display in the former Orchard Gallery, and exhibits relating to environmental education.

The castle attracts almost 36,000 visitors per annum. This compares very favourably with other cultural and heritage attractions including Discovery Point (56,000) and Verdant Works (11,000) which benefit from more central locations. The Castle itself however suffers from poor accessibility and has no "visitor centre" facilities associated with it.

The following pages consider the potential of various development options to deliver the type of facilities for the area identified as being desirable and beneficial to the community.

In doing so issues of historical development, site context, amenity and sustainability have been influencing factors.

Dundee City Council's Masterplan for the area has also been re-visited and possible future modifications outlined for consideration.



Brief Development

Schematic Diagram



The diagram opposite was prepared to summarise the range of aspirations, opportunities and possibilities that Broughty Ferry Development Trust were considering during the brief development process.

Extensive discussions thereafter led to the creation of an outline schedule of accommodation that should form the basis of any new community focused facility in the area:

- Café with approx 60 to 70 covers
- Scope for additional external tables and chairs
- Kitchen / servery
- Small retail area for local arts/crafts
- Information point, leaflet display, etc
- Space for interpretation/exhibition space (castle, estuary, wildlife, history, etc).
- Multi-purpose space with audio visual capability (education links, lectures/meetings, outreach work, etc)
- Storage areas
- Toilets, accessible and family friendly
- Beach changing facilities & lockers
- external kiosk sales point (ice-creams, etc)

Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

Location



Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

Location



Feasibility Study
Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

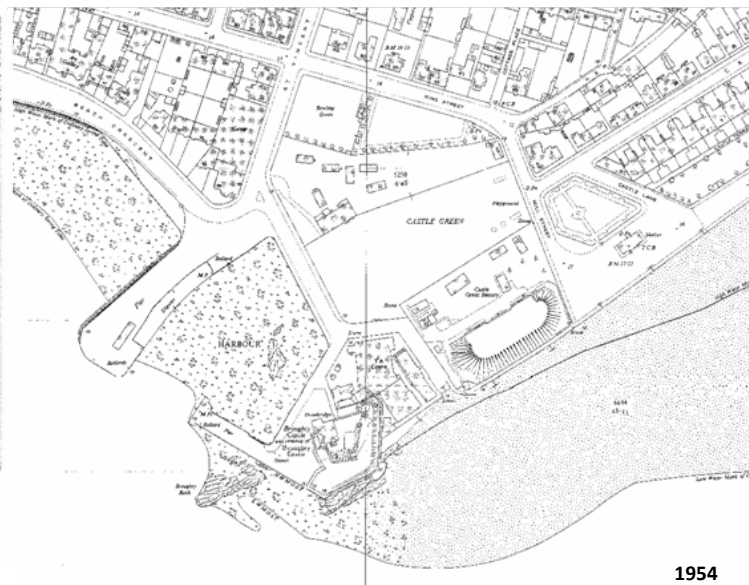
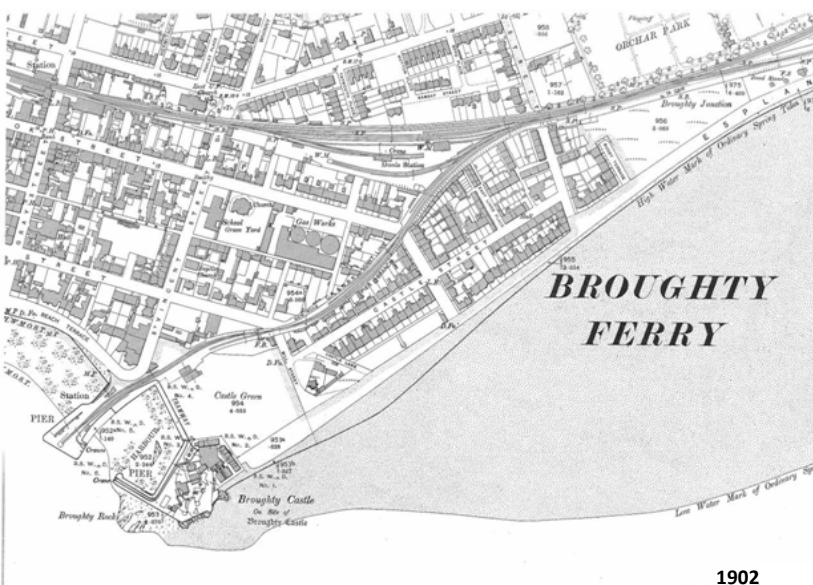
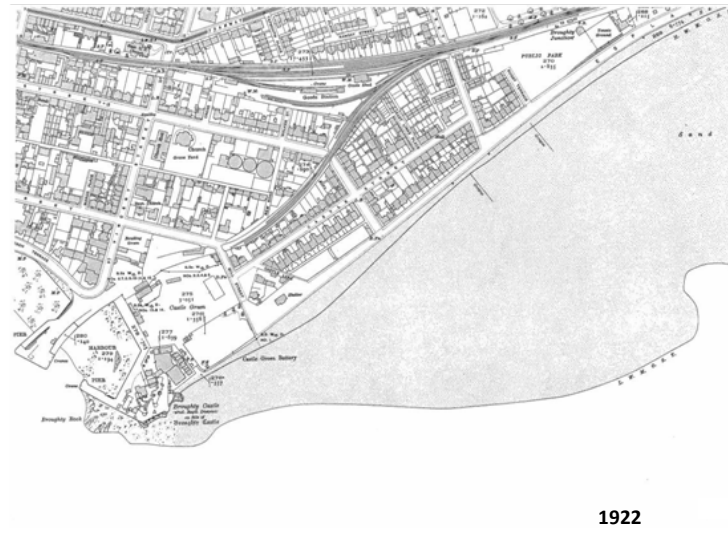
Historic Development

Analysis of Historic Maps showing the development of the built environment in the Castle Green area reveals a few interesting facts.

After the Castle, one of the earliest developed pieces of land along the shore in this area was that now occupied by Windmill Gardens. The "island" nature of the original parcel of land once occupied by a Windmill is still recognisable in the street pattern today.

The maps also clearly show that the location of what is now the Castle Green Leisure Centre was originally dictated by the need for a direct relationship to the railway line that at one time ran down to the Harbour pier.

The Windmill public toilets building can be seen to have been conceived as a freestanding pavilion set in a generous amount of space, unrestricted by vehicular traffic or adjacent buildings.



Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

Historic Development

Many old photographs and postcards illustrate Broughty Ferry in its "heyday" as a leisure destination.

They also depict various iterations of relatively temporary buildings in the beach area serving refreshments and providing entertainment facilities across the years.

A number of images further illustrate the ever changing nature of the beach and esplanade environment in terms of landscape- the absence of significant dunes, and the larger scale of the original Battery mounding are two such examples.



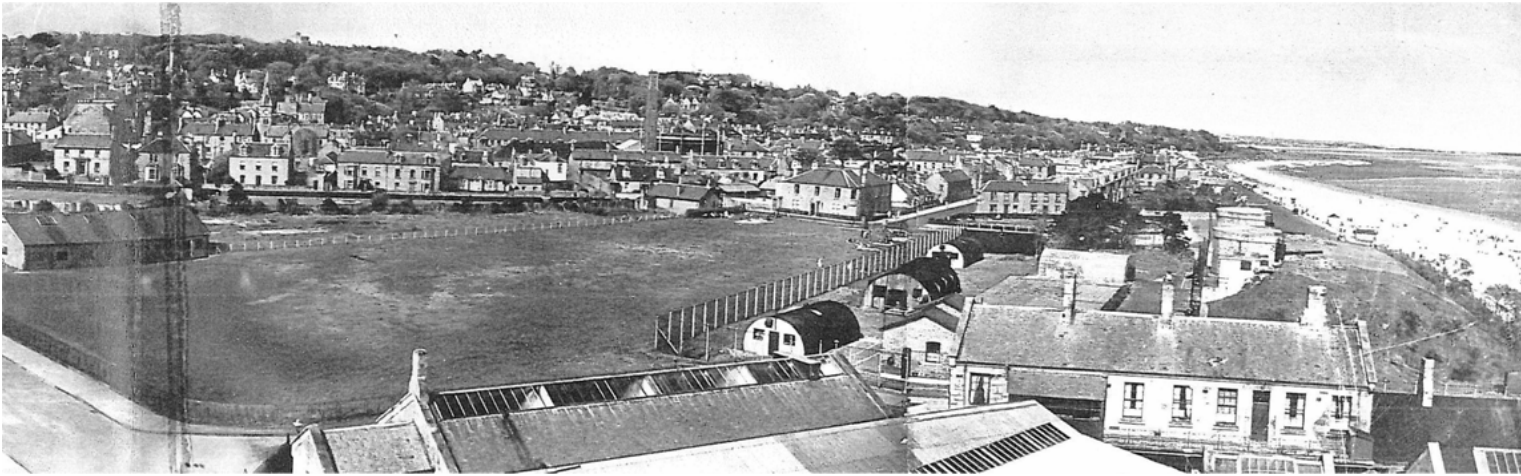
Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

Historic Development

The extent of buildings in and around the Castle itself, of which the existing Barracks are now the only remnant, was at one time considerable.

It included significant development in the Battery area, currently the "adventure golf" and "mounded landscape" part of Castle Green.



Existing Site Analysis

Positives:

- Idyllic setting
- Unique diversity of water edge – Harbour, Riverside, Beach, “Sea” front.
- Existing facilities –Blue Flag Beach, recently furnished play park, “leisure centre” (community hall), parking, toilets etc.
- Close proximity to historic monument

Negatives:

- Lack of connection from town to beach
- Existing facilities / buildings on site (with the exception of the play park and castle) poor and don’t respond to their surroundings
- Path along beach fronts very narrow and offer limited seating along beach edge
- Lack of awareness of Windmill Gardens
- No refreshments or associated beach facilities



Existing Building Analysis

Barracks

Positives:

- Established development
- Historical interest- last remaining section of once extensive barracks
- Listed as a scheduled monument
- Prominent stature on waterfront
- Beach location
- Views towards castle
- Views across river

Negatives:

- Ownership by Historic Scotland with duty to protect as listed and scheduled monument means very limited scope for alterations required to create welcoming community facility
- Currently leased by Historic Scotland to multiple occupiers
- No direct relationship to playpark
- No relationship to Windmill Gardens
- Dislocated from context – behind a defensive wall
- “Inside” castle grounds



Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

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Existing Building Analysis

Old Bathing Shelter & Watersports Building

Positives:

- Existing serviced shell (but semi-derelict)
- Adjacent car parking
- Proximity to Beach
- Views across river

Negatives:

- Creates physical and visual barrier between road and one of few visible sections of beach along esplanade
- Creates physical and visual barrier between esplanade and castle
- Sets inappropriate quality to the surrounding area
- Upgrading works to address accessibility, weathertightness, services, insulation levels, and amenity likely to be considerable
- Likely to require significant costs to meet even current standards (together with likely additional 20% VAT over the cost of a new build)
- Previous use doesn't lend to converting (eg high level windows with no views)
- Strong local objection to previously proposed schemes
- On perimeter of subject area- not "centre of gravity"
- No direct relationship to playpark
- Limited potential for relationship to Windmill Gardens



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Castle Green / Esplanade, Broughty Ferry, Dundee

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- Previous use doesn't lend to converting (eg high level windows with no views)
- Strong local objection to previously proposed schemes / proximity to housing
- On perimeter of subject area- not "centre of gravity"
- No direct relationship to playground
- Limited potential for relationship to Windmill Gardens



Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

Existing Building Analysis

Windmill Toilets

Positives:

- Established development
- Historical interest
- Adjacent car parking
- Architectural quality
- Proximity to Beach
- Views across river
- Existing roof provides covered / sheltered area
- Accessible toilets

Negatives:

- Surrounded by cars
- On perimeter of subject area- slightly isolated from playpark
- "Separated" from most of beach by old water sports building, cars and railings
- In need of refurbishment
- Pavilion appearance and setting compromised by adjacent building



Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

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Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

Existing Building Analysis

Castle Green Leisure Centre

Positives:

- Established development
- Existing parking
- Close proximity to play park
- Views across harbour
- Views towards castle
- Riverside setting

Negatives:

- Doesn't connect with beach environment + distance from beach
- No relationship to Windmill Gardens
- Dislocated from road / parking – behind a fence
- "Inside" play park
- Doesn't offer a welcoming 'gateway' into play park
- Location dictated by historic (railway) siting.



Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

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Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

Potential New-Build Site Analysis

Landscaped Mounds

Positives:

- Direct relationship to play park
- Direct relationship to beach
- Views across river
- Pivotal position between town and beach
- Potential relationship to windmill gardens
- Existing parking adjacent
- Site history includes previous development

Negatives:

- No current established development
- Some impact on adventure golf area
- Degree of site preparation works required



**Potential New-Build
Site Analysis**

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Potential Community Facility

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Building & Site Analysis Conclusions

The Castle Barracks are owned and operated by Historic Scotland, and are not viewed as “public” buildings. Existing and ongoing lease arrangements, and the statutory remit of the owner to preserve the existing fabric of the building, including perimeter walls and internal arrangements, all combined to demonstrate that there was no obvious appetite or realistic possibility for the development of a community or visitor facility in this immediate area.

The old Watersports building has a legacy of public opposition to re-development plans, and in its current form detracts enormously from the visual amenity of the site, impacting on the beach, the esplanade and the castle setting. The building fabric is in a poor state of repair, and the extent of upgrading and alteration work that it would require if current environmental performance and accessibility standards were to be achieved would be so significant as to be broadly equivalent to a new-build option.

The Windmill public toilets would benefit from upgrading and environmental enhancement works but are fundamentally well situated to continue to function in their current use.



Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

Building & Site Analysis Conclusions

The existing Leisure Centre provides a useful community resource for lets in its current form, although it currently lacks any sense of public “welcome” or “open-ness”. Its siting within the park currently suggests to the casual onlooker that it is simply a park facility, and it fails to exploit the potential of its near harbour-side location. These issues could potentially be addressed as per previous unrealised extension proposals prepared by the Council, or at a more modest scale as illustrated here.

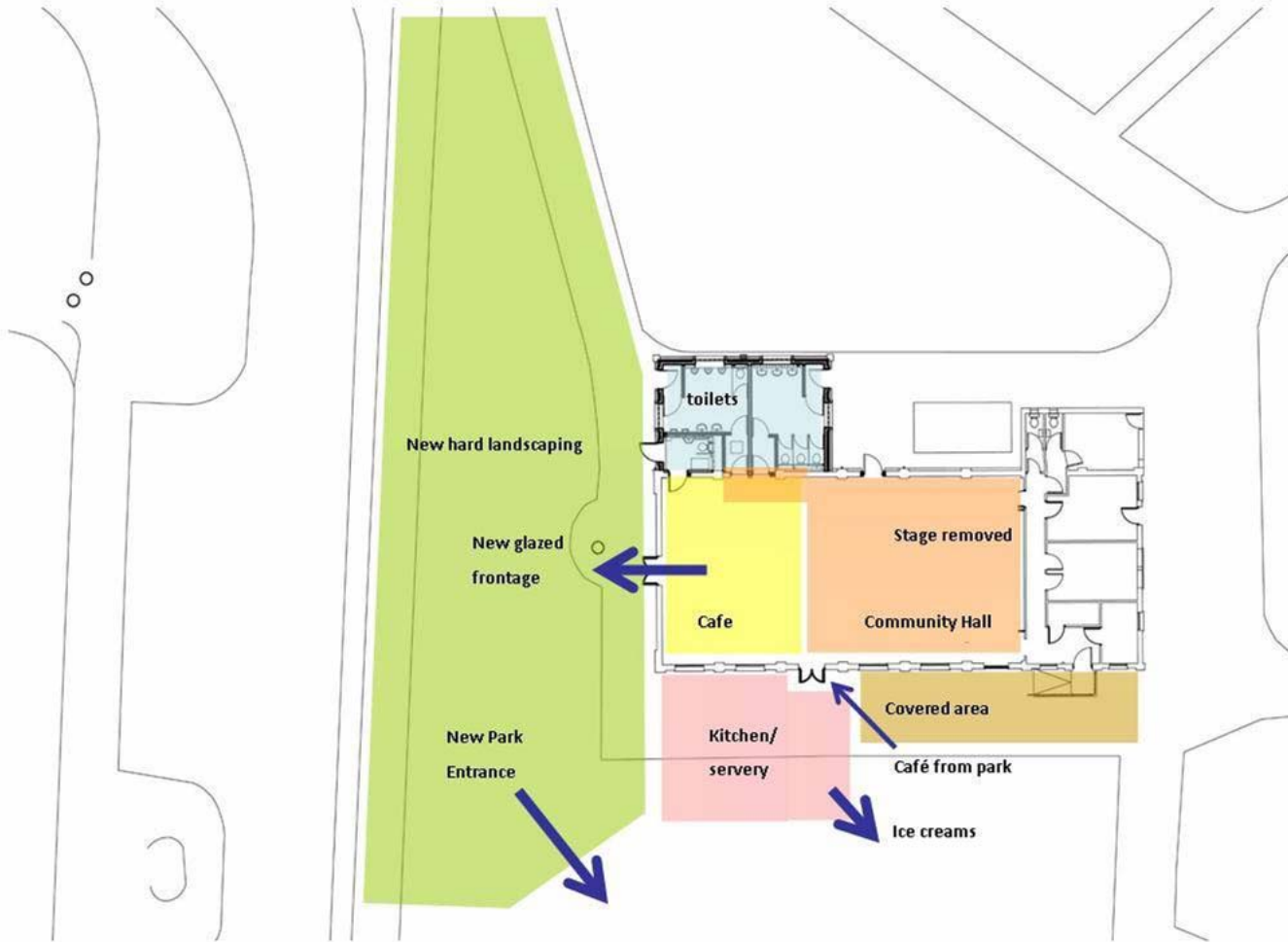
Without major extension, it might be possible to create a small café area from within the hall volume itself, particularly if the existing stage was removed to maximise floor area in the “remaining” separate hall space. This small café could address a new public space overlooking the harbour area through a new glazed frontage. A new kitchen/servery would require to be constructed to serve the café.

If a multi-purpose/AV room, and exhibition / interpretation space is to be provided without impacting on existing hall letting, this would also most likely require to be constructed as a further extension.

Fundamentally, however, even with extensive upgrading and alteration works, the existing Leisure Centre is poorly located to serve the beachfront area itself. It is sited as a result of historical circumstance rather than by design in terms of its appropriateness for the facilities currently envisaged.

Only the mounded landscape area offers the potential to relate directly to, and link, two key parts of the site (park and beach), and as such offers the best opportunity to maximise the potential usage and revenue that will be required to sustain a facility in this area.

Taking this as a starting point, consideration has been given to how this might impact on the existing Council Masterplan for the area, and how that in turn might inform the development of an outline design approach for the site.



Masterplan Strategy

Suggestions for Improvement

- Creation of physical and visual link between town and beach
- Extension of childrens playing area towards beach
- New stepped board walk created along waterfront to provide direct access onto beach, widen entire frontage and create large area of informal seating
- Visual enhancement of existing leisure centre
- Create area of paving and new entrance to celebrate the entrance to the park
- Removal of the old water sports building
- Addition of trees to border of park
- New opening and link created into windmill gardens
- Road reconfigured around windmill gardens
- Parking re-ordered around toilet pavilion to create direct access from beach / boardwalk
- Removal of kiosk for golf / karting
- Low level "garages" / "grandstand" created next to upgraded track for kart storage and to create raised viewing platform
- Enhanced landscaping and screening to pump house incorporating bike racks, recycling points and potential roof mounted micro renewables.
- Creation of new area of hard landscaping / external seating



Potential Community Facility

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Development Guidelines

The sensitivity of the site demands that any development in the area requires very careful consideration to ensure that the setting of the nearby Castle, and the Conservation area and beachfront environment more generally, is either preserved or enhanced.

Key strategic moves should include-

The removal of the existing watersports building and the maintenance thereafter of the vista between esplanade area and Castle.

Careful siting of any new-build accommodation to address beach, park and potential future enhanced pedestrian spaces as outlined in the masterplan proposals.

Acknowledgement of a "subservience" to the landscape setting and Castle as the key attractions in the area- careful consideration of scale and massing.

Integration of built form and landscape to minimise visual impact of new development- building as landscape.

Consideration of appearance of building from all viewpoints including from above (as viewed from Castle for example).

New development should support the masterplan intention of forming visual and physical connections between park and beach environments through new pedestrian routes.

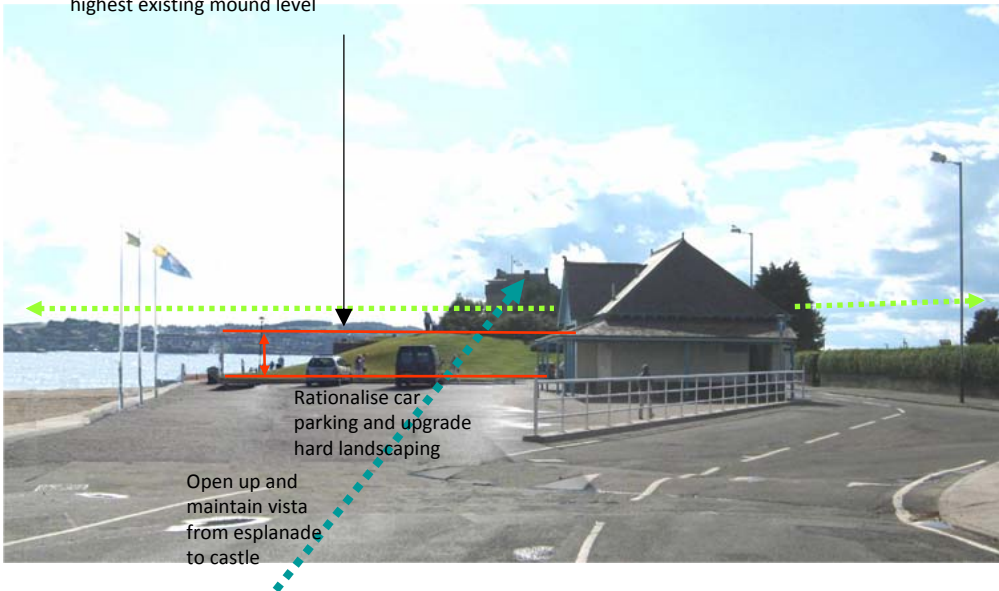
Restriction of new development to single storey inhabited space(s). No accessible level higher than highest point of existing landscape mounding. No point of new development higher than 1.2m above top of existing mounding (to allow for potential balustrades to viewing points at that level).

BEFORE



AFTER

Limit height of highest point of any new development to maximum 1.2m above top of highest existing mound level



Open up controlled views/connection between park and beach

Rationalise car parking and upgrade hard landscaping

Open up and maintain vista from esplanade to castle

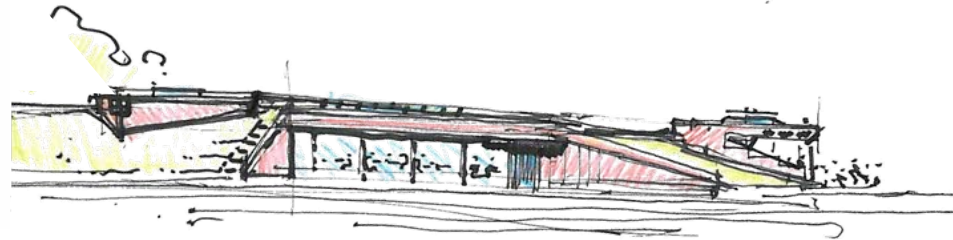
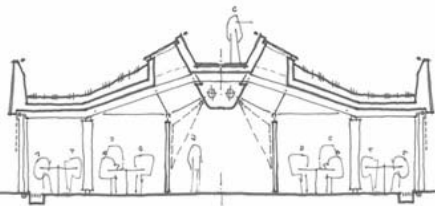
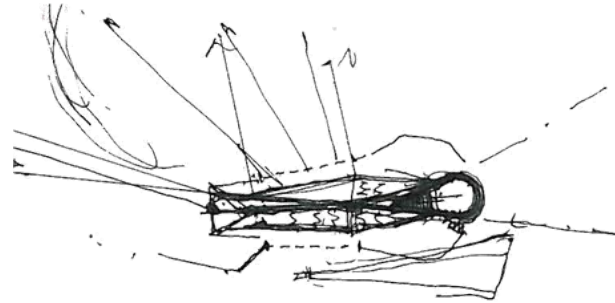
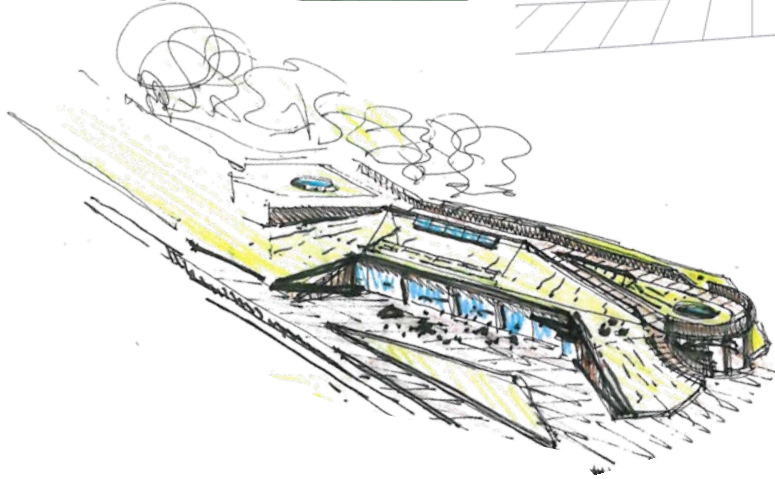
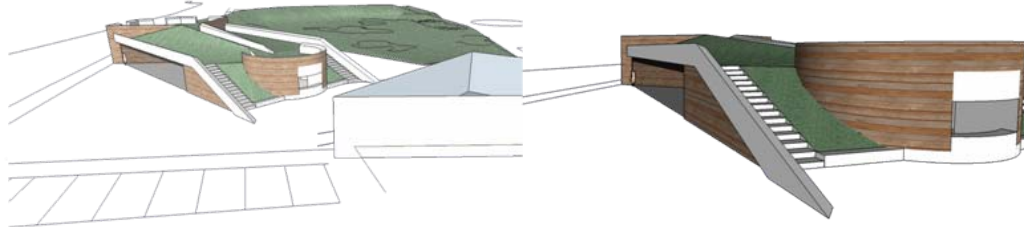
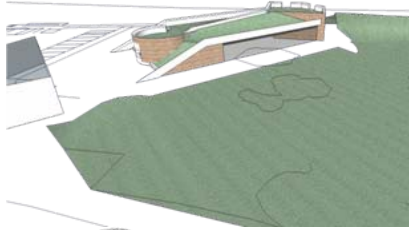
Design Development

Influence & Precedent

The nature of a beach setting and the activities that take place within it, the emotional associations made with such an environment, and interest in the existing geometry and manipulation of landscape already evident in the area, have all influenced the development of potential design approaches considered as part of this study.



Composition and Chronology



Design Development

Development Sketches

Early studies explored the notion of freestanding pavilion-like structures, drawing on the influence of sail forms, piers and beach huts. While these had a certain "sunny" appeal, it was felt that such an approach might be at odds with the Conservation Area setting and indeed may create a "temporary" or "seasonal seaside" image.

Further studies looked into the possibility of a more integrated "building as landscape" approach, drawing freely and abstractly on both geometric garden layouts (as in Windmill Gardens), and the earth sheltering forms and robust architectural language of the Castle battlements.

Various internal plan layouts were considered, with the preferred organisational diagram shown overleaf.

Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

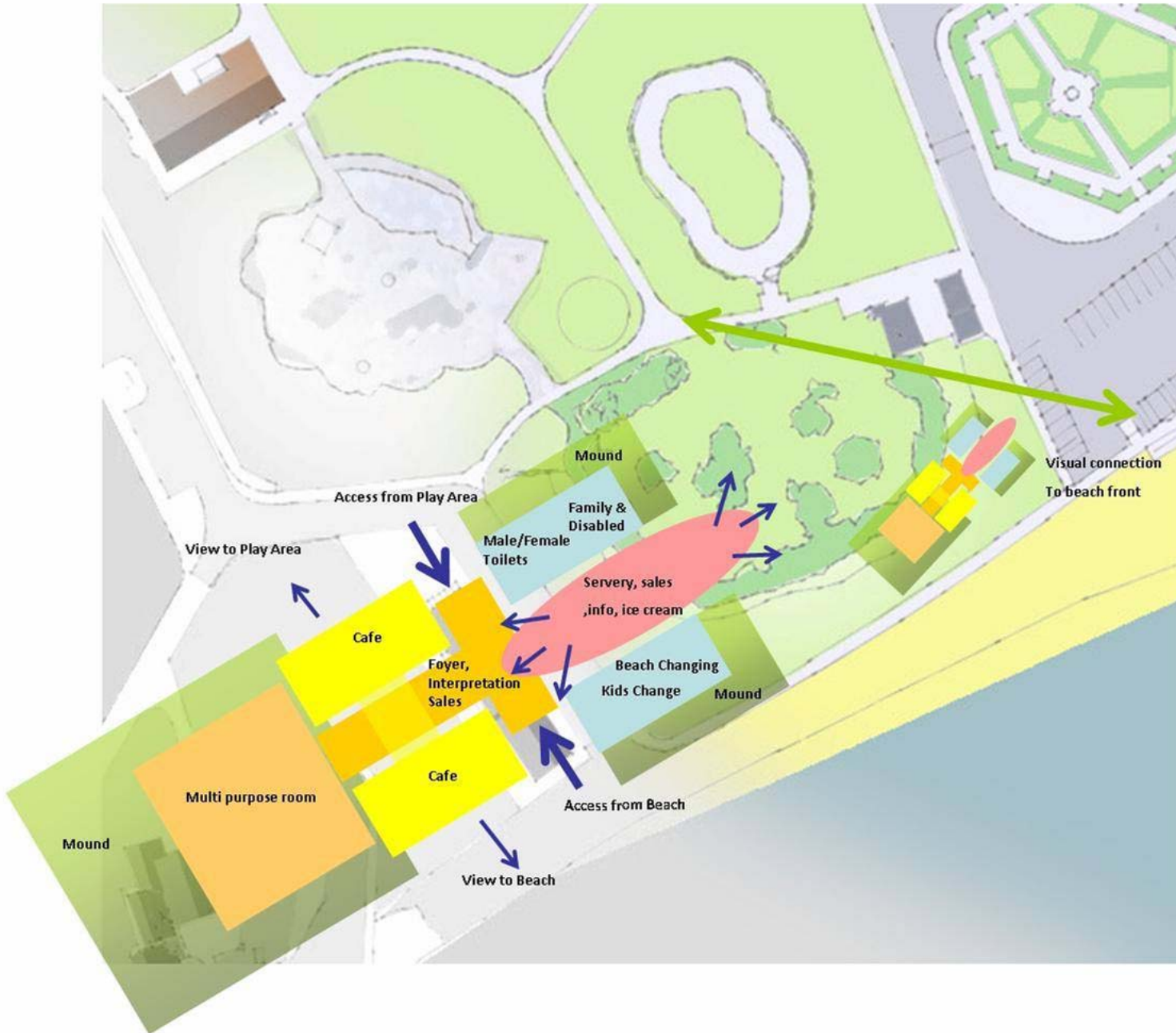
Design Development organisational diagram

Positives:

- Development significantly under existing mounding minimising visual impact
- Strong connection between park and beach..
- Positive connection to both park and beach
- Kiosk servery accessible on beach & park side
- Minimum change on sheltering effect of mound to park area
- Development height restricted to height of existing mounding maintaining long views to Castle.
- Good relationship to Windmill gardens
- Café/multi-purpose space can be linked
- Integration of catering and community facilities

Negatives:

- No integral screening to existing pump house
- Disruption to existing mounding



Potential Community Facility

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Sketch Design Proposals site plan

The sketch design proposals illustrated on the following pages are intended to indicate an overall design approach appropriate for the location and the aspiration of the brief.

Consideration of the building as an “inhabited landscape” offers a number of benefits, not least of which is the fact that the visual impact of the building is mitigated to allow the truly significant aspects of the site- Castle, Beach, River, Park and Esplanade- to dominate and define the character of the area.



Sketch Design Proposals site plan



The roof of the building, which will of course be seen from the raised level of the Castle itself, is predominantly grass banking with paths, steps, ramps and viewing points woven into it. Visitors will be able to explore this new landscape, just as in fine weather they currently walk over (and relax on) the existing mounding.

The paths and viewing points, none of which are higher than the existing mounding, allow views to be focussed on the key features of the surrounding environment.

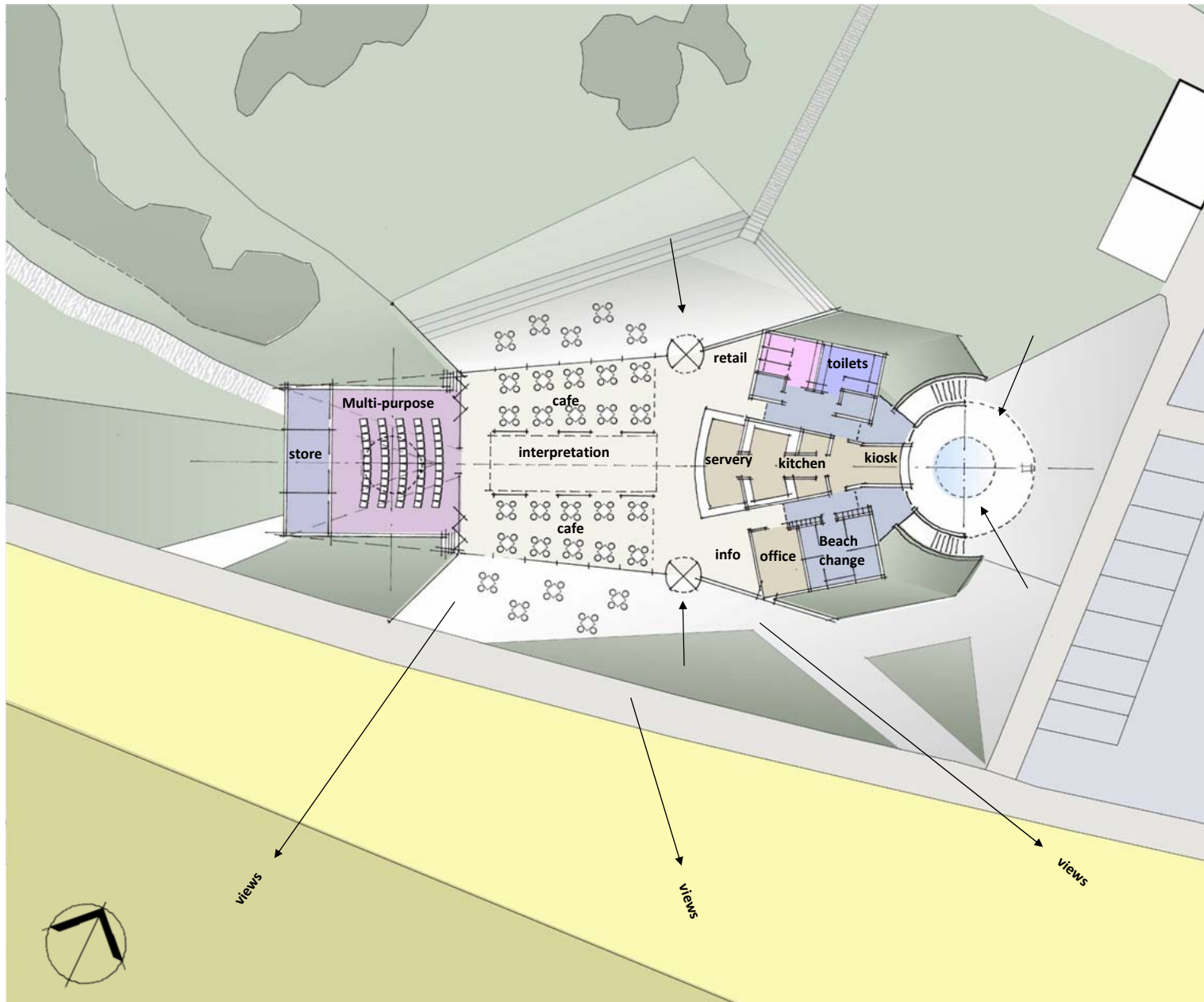
Sketch Design Proposals ground floor plan

café/exhibition/multi-purpose layout

The ground floor layout shows a double aspect café looking out across terraces onto the spectacular views across the beach and river on one side, and the playpark on the other. Entrances on both sides lead directly into a central area with café servery and counter related to small retail and information points.

An exhibition/interpretation zone runs down the central spine of the building, naturally day-lit from above, and leads to a flexible, multi-purpose room built into the mounds at the west edge of the site. This room would be equipped with audio visual equipment and could be used for a range of functions including classroom for educational visits and lectures, public meetings, exhibitions, etc.

The kitchen serving the café also serves a "kiosk" type counter at the east end of the building that can service both the beach and the park via a covered external area. Either side of this kitchen/service area, again concealed below landscaped mounding, are toilets and beach changing / locker facilities. The beach facilities can be reached via their own secondary entrance overseen by the "kiosk" staff.



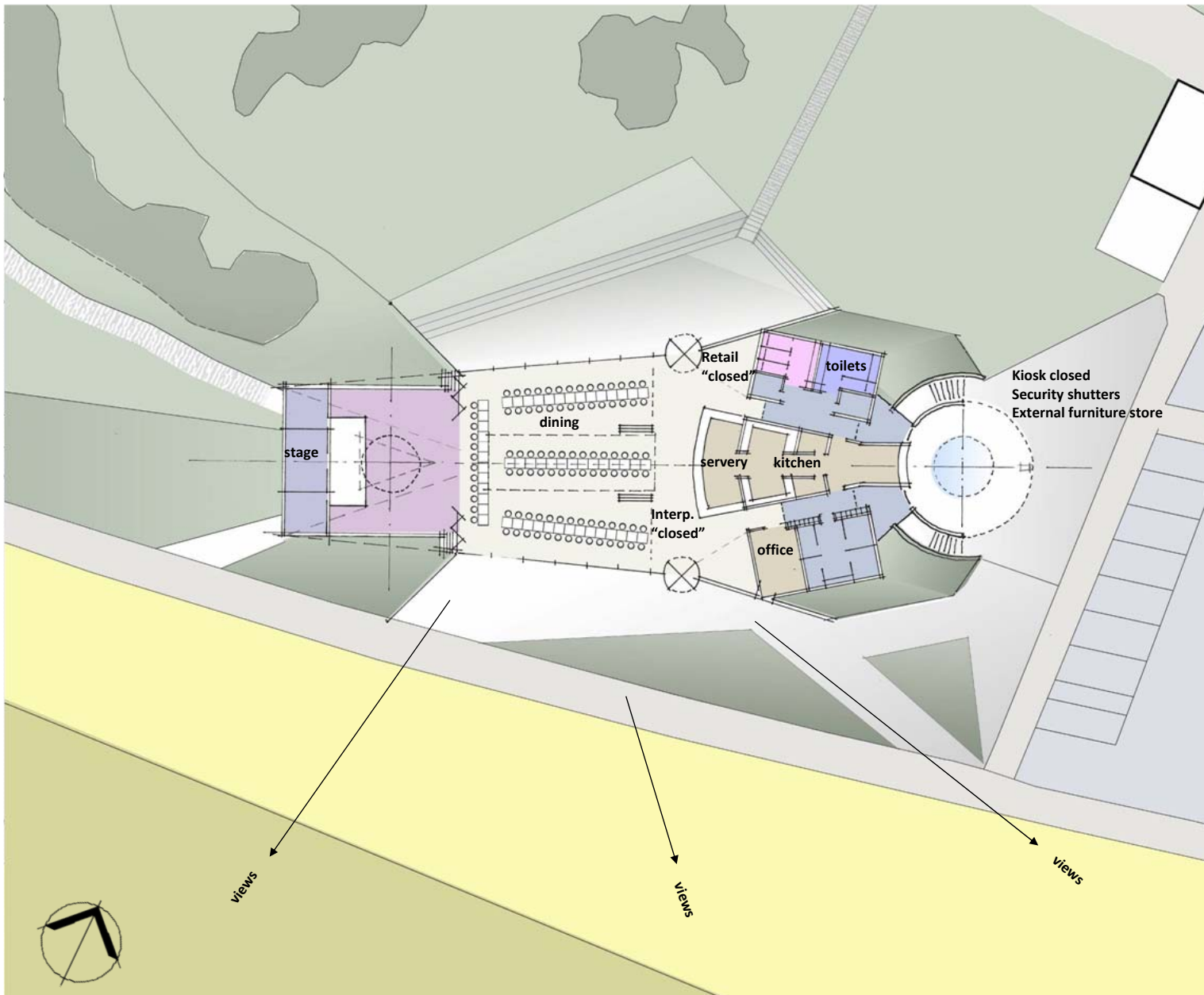
Sketch Design Proposals ground floor plan

event / function layout

The internal arrangement has been designed to allow some flexibility of layout and operation in use.

In particular, the interpretation panels that form the central spine in the previous layout can be slid to one side, and the wall between the multi-purpose room and the café area opened up to form one single event space. This could be used for larger community events, for example during the local Gala week, or indeed potentially hired occasionally as a reception venue for events held at the Castle.

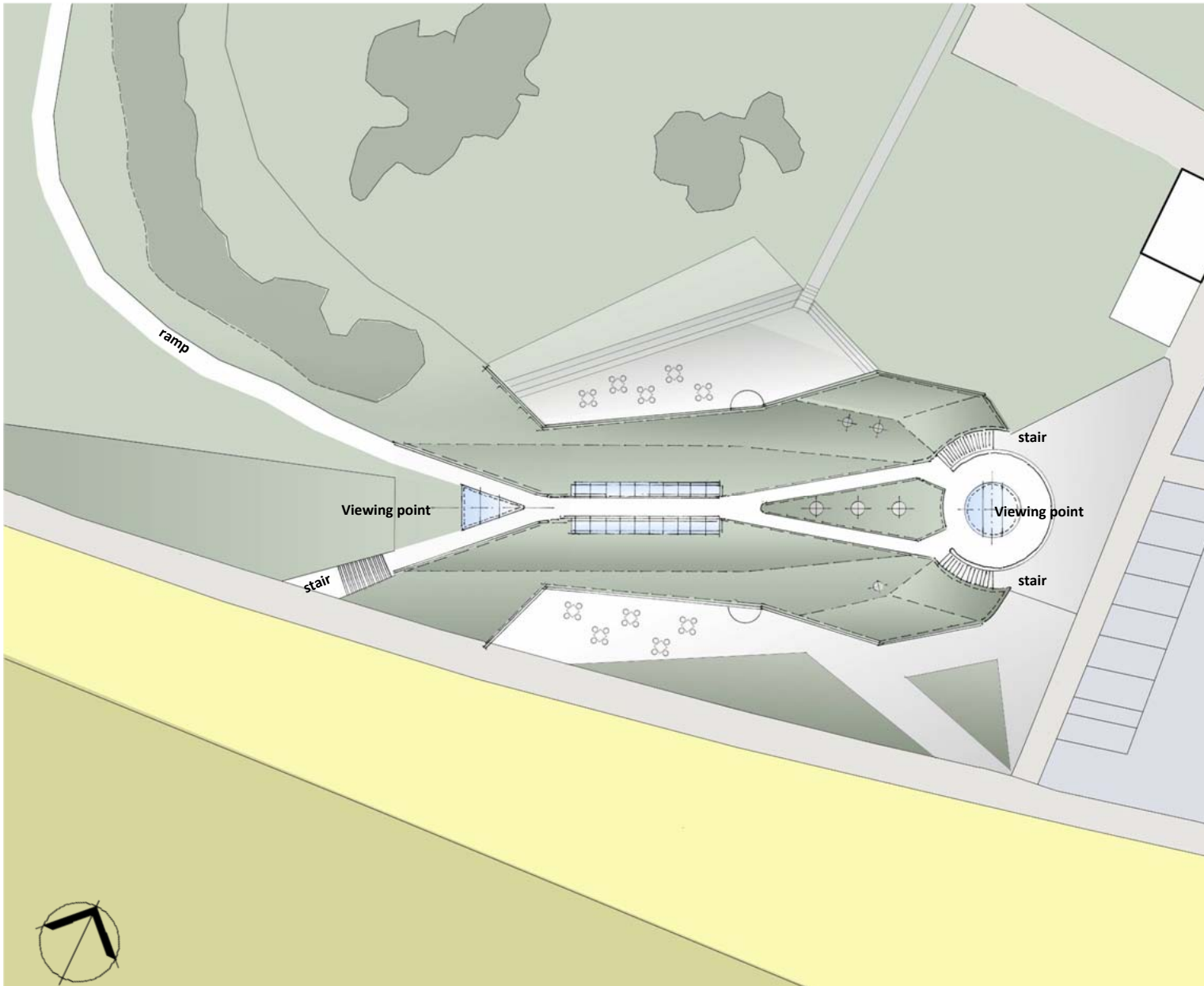
The retail and information areas would be screened off for such events, and when required external furniture could be stored in the covered "kiosk" area and secured by external shutters.



Sketch Design Proposals landscaped roof plan

The design of the building and landscaping immediately around its perimeter has been developed to allow implementation even without the full realisation of the suggested modifications to the wider Council Masterplan for the area.

There is no doubt, however, that the proposals would be significantly enhanced on completion of works such as the "boardwalk" widening of the existing footpath, the car parking rationalisation, the pump-house/substation screening, and the proposed landscaping to augment the relationship with Windmill Gardens.



Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

*Sketch Design Proposals
view from beach*



Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

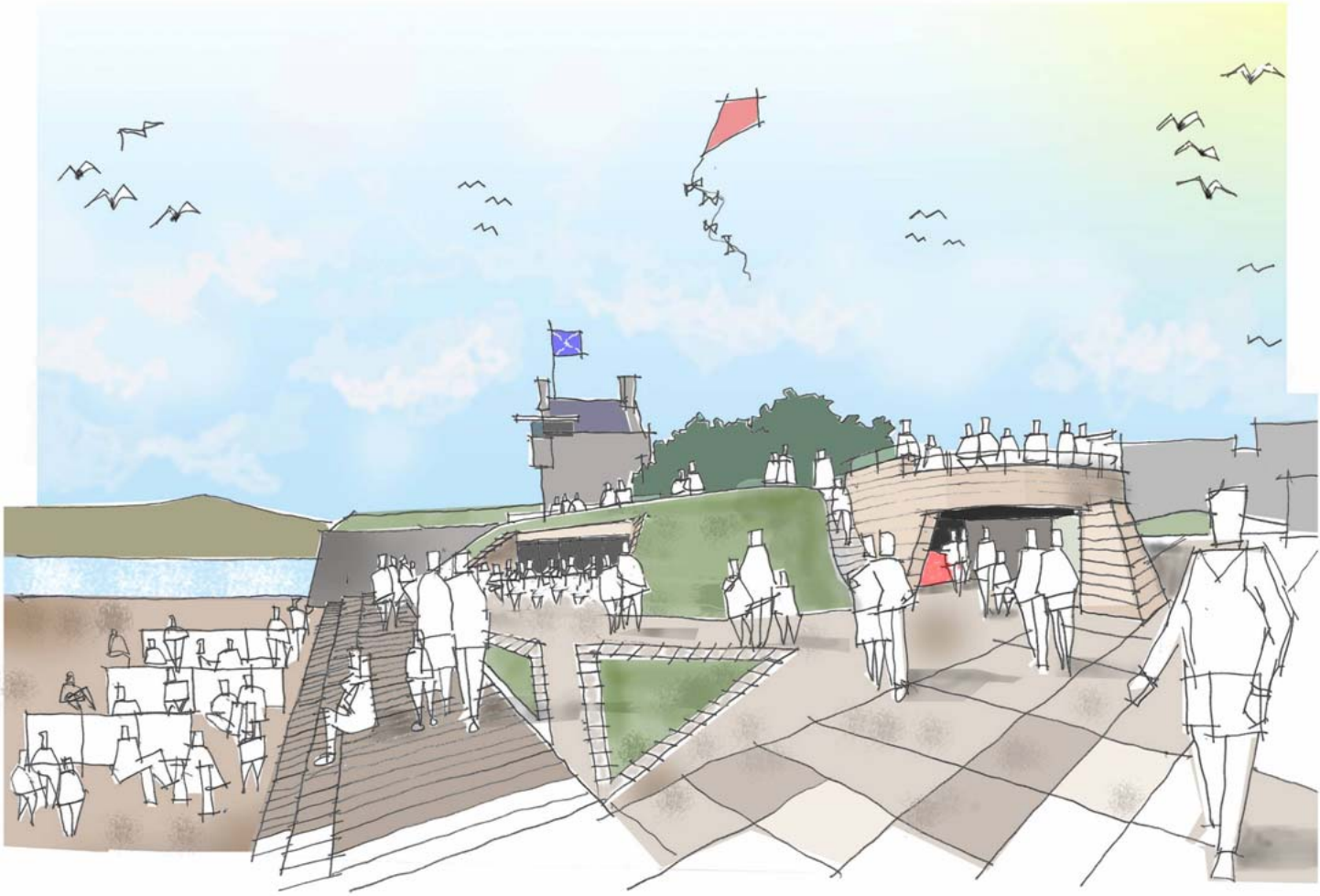
*Sketch Design Proposals
view from beach*



Potential Community Facility

Castle Green / Esplanade, Broughty Ferry, Dundee

*Sketch Design Proposals
view along esplanade*



Conclusions

Consultation has confirmed that Historic Scotland sees no realistic opportunity to extend the range of the tourist offer at the castle or the associated barracks in the foreseeable future. However, it has no objection to developments in the vicinity which respect the setting of the A Listed buildings and it would encourage initiatives compatible with a greater number of visitors to the castle.

The refurbished Leisure Centre has various bookings throughout the year. Monthly bookings range from 7 in January to 28 in July. Although the Council Masterplan approved in 2003 made proposals, neither the conservatory café extension, nor the roof terrace, nor the indoor play area have been progressed. However, some renovation of the building was undertaken during 2009/10, and the toilet block has been extended and improved. Clearly there is ample opportunity to encourage more intensive use of the refurbished premises for a variety of purposes.

The former watersports building placed on a prominent site to the east of Castle Green has been identified as having an appearance out of keeping with the rest of the Conservation Area. It presents an unfortunate image of a declining seaside resort of yesteryear, and it is an impediment to the regeneration of this part of Broughty Ferry.



Drawing these matters together we find that:

- there is ample evidence of a latent demand for a facility providing refreshments in close proximity to the various attractions at, and in the immediate vicinity of, Castle Green.
- there are no facilities within easy reach of the existing attractions.
- there is no prospect in the near future of any of the existing buildings accommodating the range of food, drinks, amenity and facilities to which the Masterplan refers
- the former watersports centre is an impediment to fulfilling the objectives of the Masterplan.



The Way Forward

We conclude that the ideal way forward is demolition of the watersports centre and its replacement on a different footprint nearby with a sustainable, new-build, multi-purpose building which has community facilities and a café at its heart.

This conclusion has been presented to the local community for comment via public meeting and local press coverage. The overwhelming majority of feedback has been extremely positive and supportive of the proposals for a high quality, sensitive development that provides a café and community facility as described in this report.

Some comments in relation to parking and traffic flow (car and bicycle) were offered at the public meeting. At present the car park

has parking for 37 cars, and we believe that if the existing semi-derelict watersports building is demolished this number can continue to be accommodated even within the enhanced pedestrian friendly landscaping proposals around the old Public Toilets pavilion. Notwithstanding this, the Broughty Ferry Development Trust proposes to work with Dundee City Council and the Community Planning Partnership to further explore potential improvements.

The Trust is currently exploring a number of potential models that might be appropriate for taking the project forward as a community initiative. Irrespective of the outcome of such work, the Trust hopes that the conclusions of this Architectural component of the Study will illustrate to Dundee City Council the type of facility and design approach that it believes would enhance the area, and will inform any subsequent updating of the masterplan or indeed any development brief for the site. The Trust would expect that the collaborative partnering approach, and support it has received to date, from the Council will continue forward from this point and that the Trust will be invited to play an active role in the finalisation of any such Council deliberations.

The sensitivity of the site cannot be overstated. The Trust believes that any final proposals for the site, (whether put forward by the Trust itself or by any third party) should be of the highest design quality and subject to comment by Architecture & Design Scotland as part of the Planning process.

Projects such as Dundee's V&A proposals and overall waterfront redevelopment show that there is undoubtedly an appetite for regeneration, and an expectation of the highest quality design, in the region. The time is right for vision and ambition, and the Trust hopes to continue to play its own part in ensuring that the ongoing development of Broughty Ferry aspires to the high levels of quality that such a location deserves.

Feasibility Study
Potential Community Facility
Castle Green / Esplanade Area
Broughty Ferry, Dundee

Architectural Design Report

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