

# WEST CALDER & HARBURN DESIGN STUDY

March 2014 - Rev A



**WEST CALDER AND HARBURN  
COMMUNITY DEVELOPMENT TRUST**

**COLLECTIVE ARCHITECTURE**



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**1.0 Introduction**

1.1 Executive Summary

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# Introduction

## 1.1 Executive Summary

Collective Architecture were appointed in summer 2013 with a wide ranging brief to analyse the area of West Calder and Harburn, recommend improvements to the urban realm and facilities, carry out an options appraisal and series of design studies, consult with the wider public and prepare a report of recommendations identifying ways forward for the selected projects.

Our analysis allied to the aspirations of the group resulted in a wider range of projects being investigated than initially anticipated. Ten potential projects have been identified rather than the originally considered four or five.

A series of workshops were held with the directors of West Calder and Harburn Community Development Trust (from here on WCandHCDDT) to agree work to date, contribute to the Options Sifting process and develop the proposals. An Open Day was held during the Fair in the Square event in Union Square in late September, this was well attended and has provided WCandHCDDT with information on the public's priorities.

A series of consultations were held with stakeholders including Sustrans, West Lothian Council, local community groups and businesses and a variety of woodland walk groups.

The ten proposals are reviewed in this document, with a one page summary, outlining the key data, conclusions, advantages and disadvantages and possible next steps. The main challenges will be in sourcing funding, a number of streams have been identified.

## 1.2 Project Brief

This study is a direct development of WCandHCDT's Action Plan which was prepared and distributed to all households in West Calder and Harburn in 2012. Each of the ten projects is described in terms of how it responds to the themes set out in the action plan;

- Theme 1 - The Environment - Green, Built and Cultural
- Theme 2 - Roads, Paths, Traffic and Transport
- Theme 3 - Community Facilities for People of all Ages
- Theme 4 - Events for Local People and for Visitors
- Theme 5 - Developing an Enterprising Community

Furthermore the overview of the Action Plan states;

"We aim to be:

- a thriving, family-friendly, lively and enterprising community with its own unique rural identity

To achieve this, we will organise ourselves to create:

- a safe and welcoming place where people of all ages respect each other and where people not in vehicles take precedence over traffic,
- a superb range of social, educational, shopping and economic opportunities and facilities for recreation, sports and events for people of all ages,
- a fine network of paths and trails connecting the village to the towns and to the countryside,
- a bright, well kempt, colourful and cheerful natural environment,
- a townscape that cherishes our fine architectural heritage and encourages first class new buildings, well connected modern transport for local and regional journeys,
- a rural community with city-class IT communications"

These principles informed the key decisions made throughout the study. The brief developed throughout the project, initially a small number of projects in similar detail was considered however a wider variety of projects were investigated in varying levels of detail. Depending on the type of project the outcomes range from lobbying local authorities to fund existing projects (street signage - West Lothian Council, Roads Department) to WCandHCDT taking on a significant project by themselves such as The Workspace Building Redevelopment.

The processes involved are as follows;

- 1 - Research West Calder and Harburn
- 2 - Recommend interventions and improvements
- 3 - Develop and sift these options with the Trust
- 4 - Consult with the community
- 5 - Refine and present proposals and provide a series of recommendations for developing each project
- 6 - Provide a summary report





**2.0 Context**

2.1 Historical Development

2.2 Current Context

2.3 National Review of Town Centres

# Context

## Local Area Analysis

### 2.1 Historical Development

The earliest recorded inhabitation of the area was circa 79AD, at Castle Greig, a Roman encampment, approximately four miles south of the current town centre. Clear origins of the town are unclear until the mid 17th century with the construction of West Calder Kirk.

The current incarnation of the town owes much to the 19th century industrial development based largely around the shale oil industry, in particular the fine Victorian buildings on Main Street and the Five Sisters, a man made land form; layer upon layer of waste from the shale industry. This is now a scheduled monument due to its iconic form and unique flora.

The Cooperative movement of West Calder started in 1875 following a strike at the mines. 40 members with a grand total of £70 began the venture. Eventually there were branches in West Calder, Pumpherston, Haywood, Mid-Calder, Addiewell and Blackburn.

The Burngrange disaster of 1947 resulted in the death of fifteen miners, a memorial in Union Square is a permanent reminder of this loss. There is a poignant echo of the Cooperative movement of which they were part, in this memorial, "We Strive and We Rise". While this commemorates the loss of life there is the kernel of revitalisation and new strength as well.

**West Calder  
and Harburn**

Public Realm and Urban  
Design Study for West Calder  
and Harburn Community  
Development Trust

**Inception Meeting**  
17 June 2013



**Figure 02-1** Extract from initial presentation to Community Trust



**Figure 02-2** Five Sisters in operation



**Figure 02-3** Former Cooperative building

## 2.2 Current context

West Calder is a town of 4000 people with 1300 homes and a number of sheltered housing complexes. In comparison the late 20th and early 21st century decline of many of Scotland's town centres West Calder remains relatively prosperous. Almost all of the commercial units are in use and there appears to be a strong footfall along Main Street, particularly around Union Square. The built environment has outstanding buildings and strong collections of buildings; the grouping facing Union Square on the north side of Main Street and the category 'B' listed Library (part funded by Carnegie) are particularly noteworthy.

The A71 passes through the centre of the town and is considered to be a severely negative source of noise and air pollution.

There are a number of peripheral housing developments under consideration. These are likely to have a variety of impacts on the town centre including increased footfall to the centre and more pressure on local facilities. It is proposed that vehicular access to the train station be taken from the northern side in conjunction with a large housing development, this may alleviate parking problems, discussed below.

Pedal Power is a highly successful business with one of the largest bike shops in Scotland in the centre of West Calder, there is also a strong historic resonance as it is based in the former Cooperative Building overlooking Union Square. The continuing popularity of cycling offers the potential for a regenerative movement stemming from this part of the private sector.

There is an extensive network of paths and tracks around the town. These are of varying quality, poorly mapped and are not universally supported by the land owners. The more formal paths network, mapped by Sustrans is not well served in and around West Calder, a far stronger network is apparent in and around Livingston and Murieston. The connection to Harburn by foot is poor with the road side footpath providing safe access for less than half the distance.

West Calder is used as commuter town for train journeys to Edinburgh, this increases footfall through the town centre though overwhelms the car parking spaces available to the east side of the town, around the train station.

Harburn is the title given to the extensive rural area to the south of West Calder. As well as a number of large houses and their estate land (Most notably Harburn House) it includes a Roman Fortlet, Castle Greig, a limestone quarry, several mines and extraction sites a gunpowder mill and several workers cottages. There is also a well used Harburn Community Centre.

Further detail on West Calder and Harburn is available with the Action Plan.

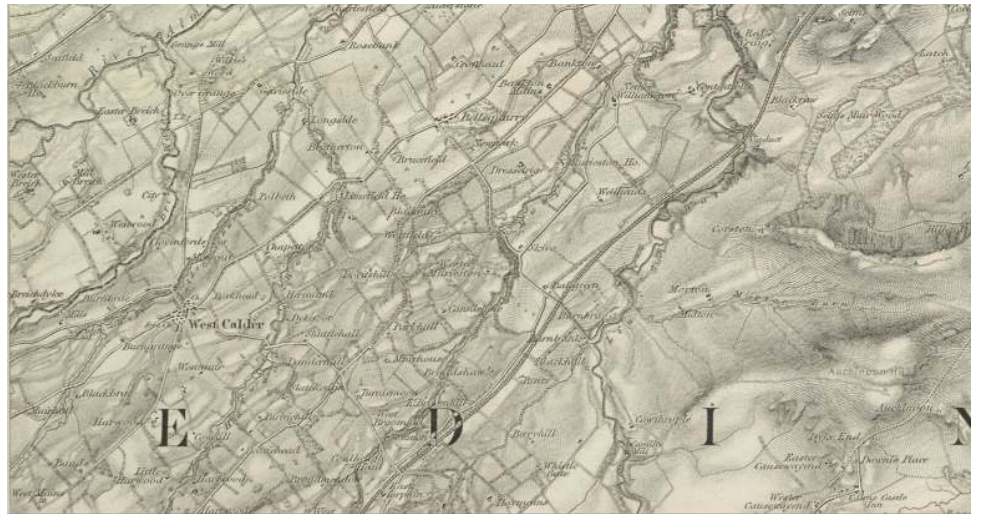


Figure 02-4 West Calder Area Plan 1856

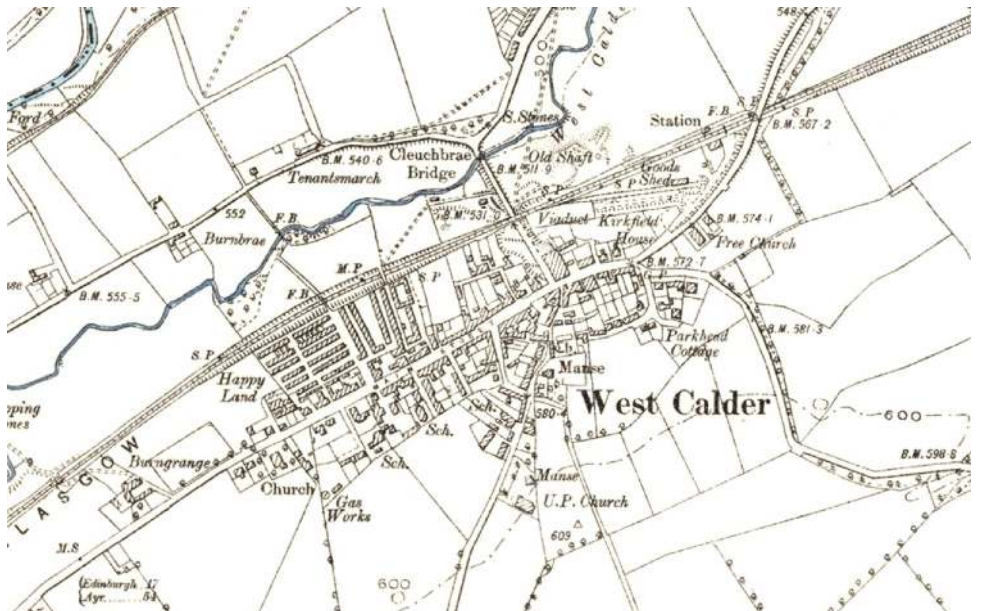


Figure 02-5 West Calder Plan 1895

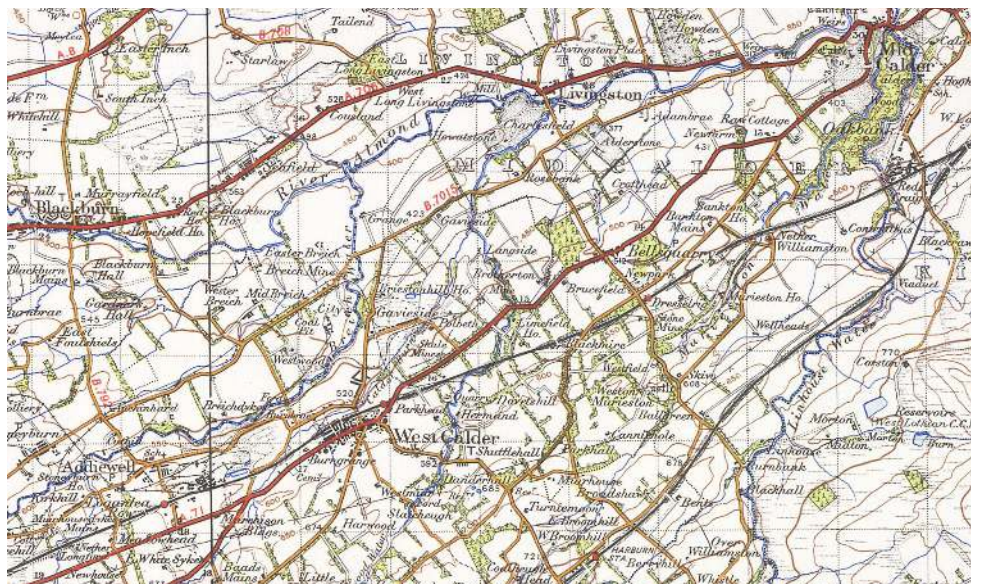


Figure 02-6 West Calder Area Plan 1925

## National Review of Town Centres

The National Review of Town Centres was published in the second half of 2013 and can become a key driver in revitalising places like West Calder. Its key observations are worth noting as they are strongly linked to the Trust's Action Plan;

- 1 That town centres are places of creativity and enterprise. (Themes 3, 4 and 5)
- 2 It is a simple democratic right that the wealth and breadth of the built environment should be available to all. (Themes 1 and 2)
- 3 That these long-established places are our true eco-towns, resources whose health is critical to a sustainable future. (Themes 1, 3 and 4)

Its key recommendations go on to state;

- 1 A town centre first policy is required (by all levels of legislature in Scotland) to ensure investment, training, expertise is directed towards town centre improvements,
- 2 More housing should be developed in town centres within currently empty properties,
- 3 Reorganisation of local rates (to keep all local rates within the local council for town centres - BRIS +) and set up Town Centre Investment Zones, areas of discretionary local tax relief for a set period,
- 4 Place based reviews for public transport infrastructure investment,
- 5 Free and immediate access to town centre Wi-Fi for visitors and residents alike,
- 6 Town Centre first policy for all footfall creating development,

As of November 2013 there is some design funding (Charette) available for town centre design studies.

We have included this information as it shows that the Trust's aspirations are shared at the highest levels of policy making within Scotland and can act as a catalyst for developing the proposals contained within this report.

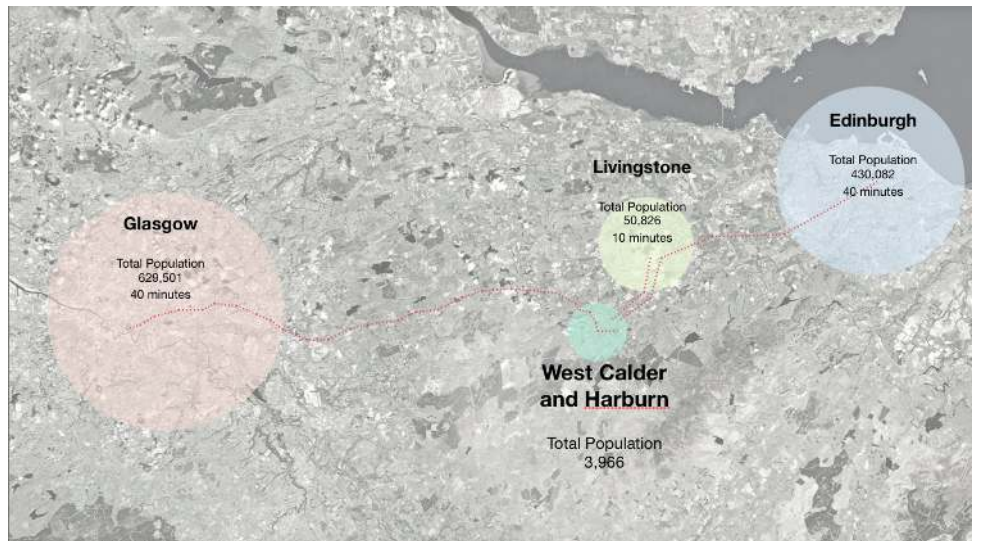


Figure 02-7 Central Belt context

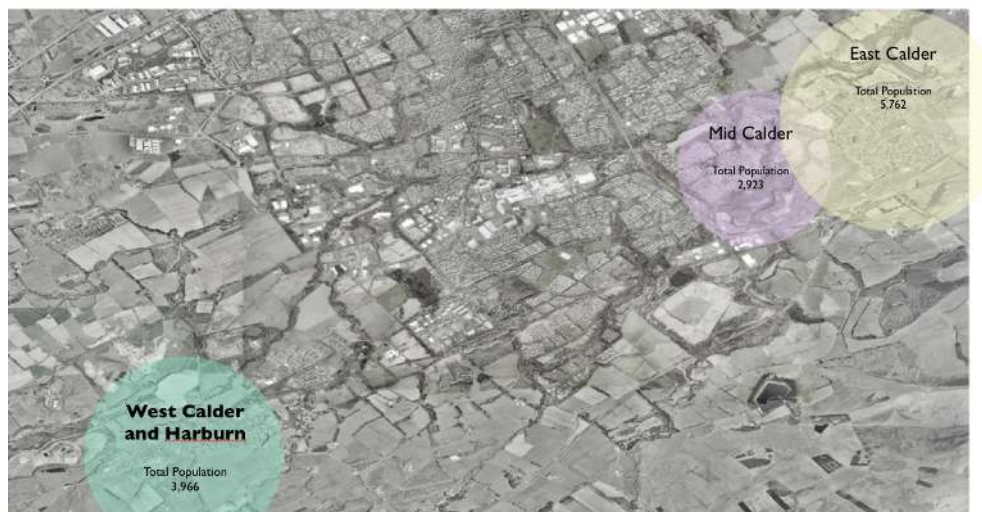


Figure 02-8 The Calders

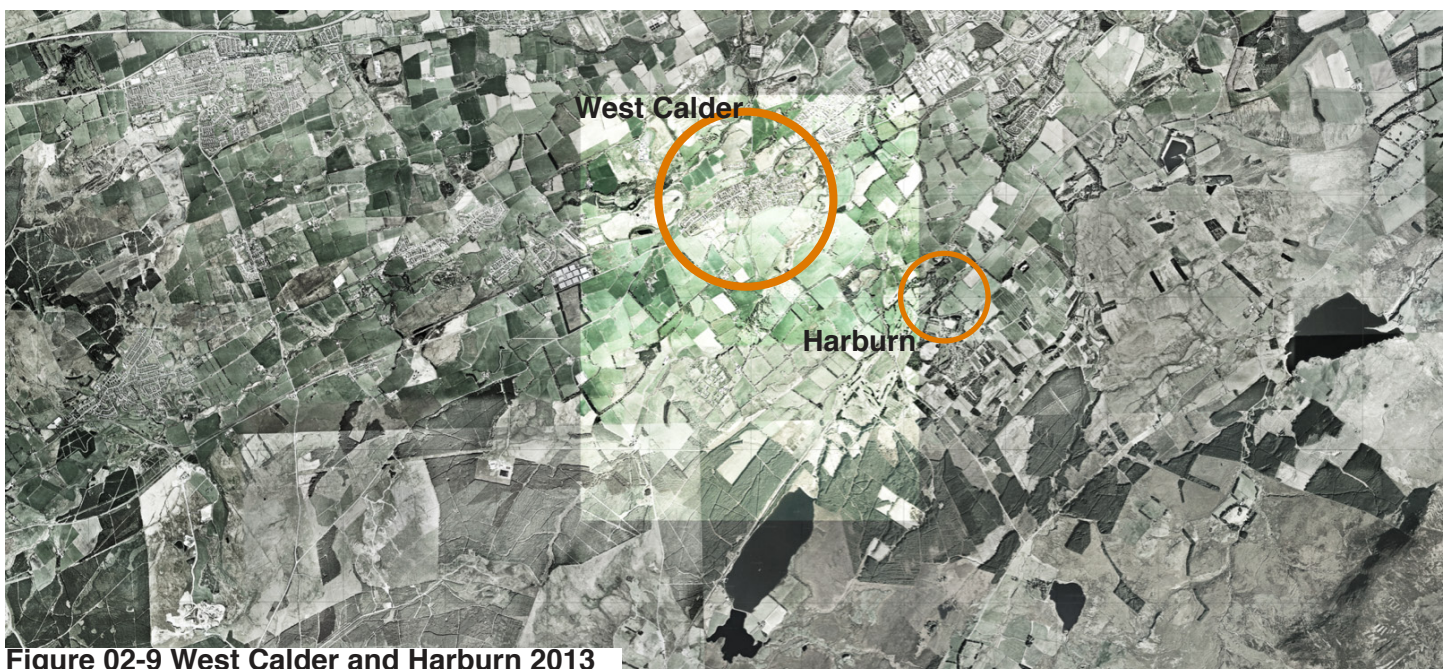


Figure 02-9 West Calder and Harburn 2013

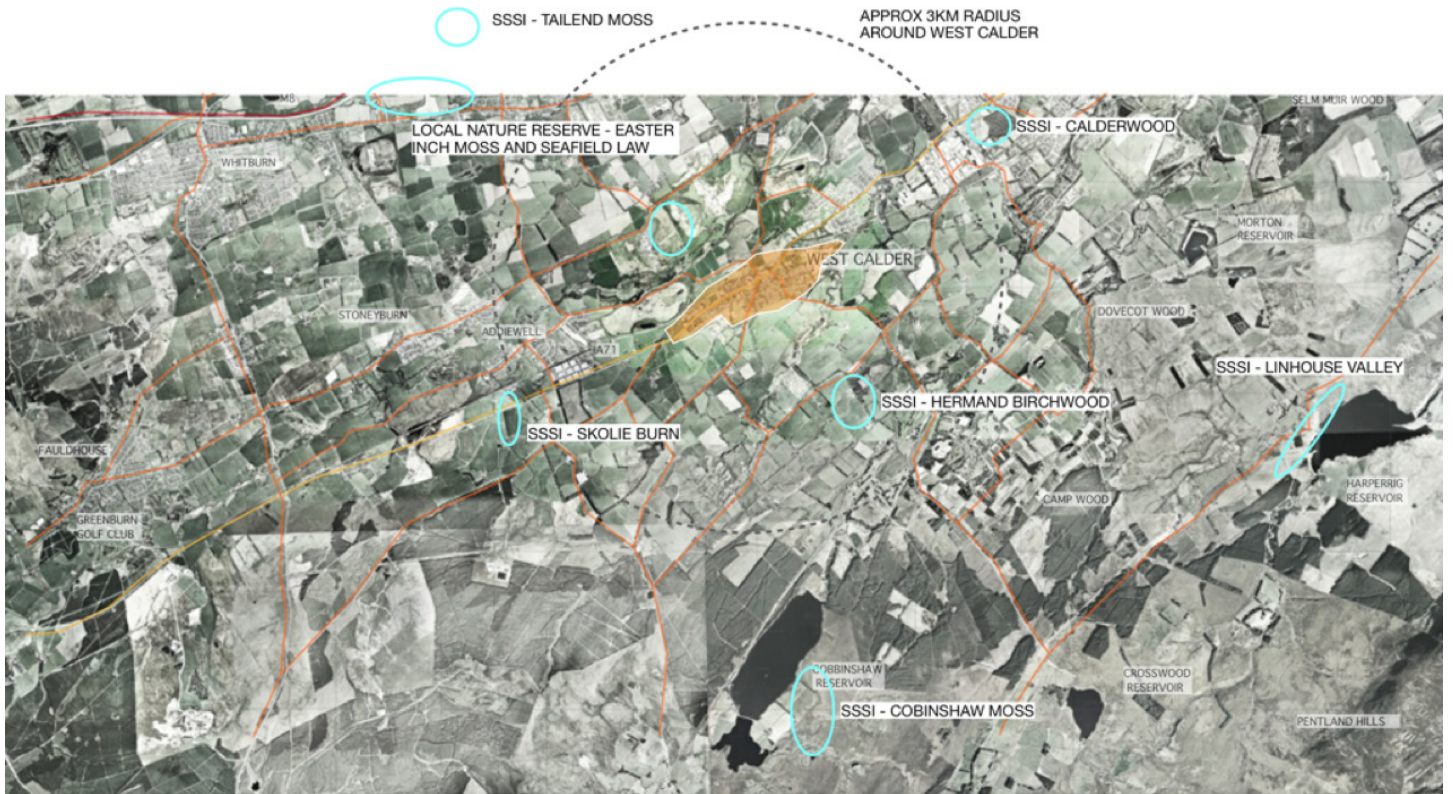


Figure 02-10 Local context

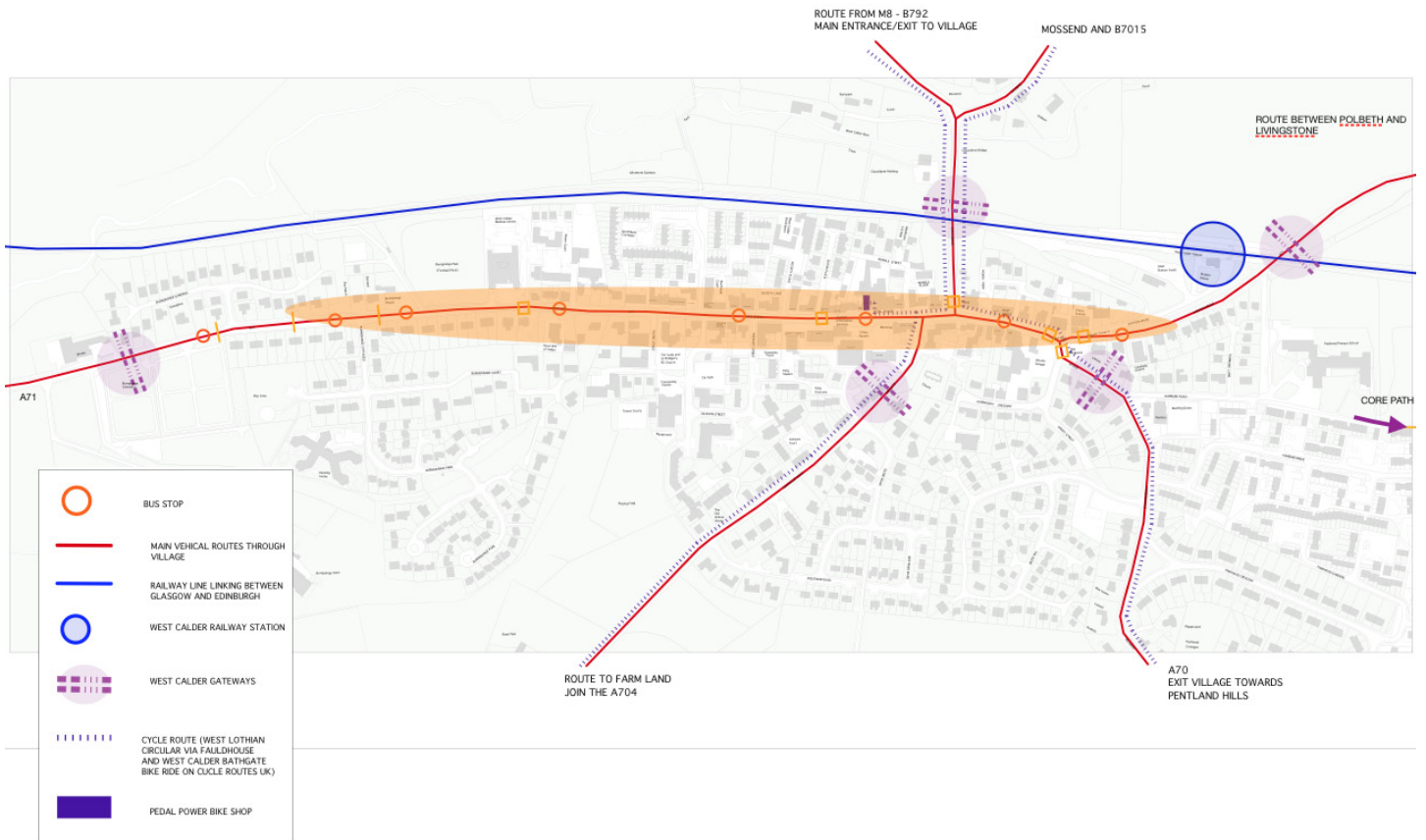


Figure 02-11 Transport routes





Figure 02-12 Recreation facilities



Figure 02-13 Listed buildings



**3.0 Option Sifting**

3.1 Options Sifting

# Option Sifting

## Option sifting process

At an early stage it was realised that a wide variety of projects should be considered and investigated. The town's qualities and challenges are extensive and while all projects are not necessarily required, given the vagaries of funding (and the trust's developing interests) it was considered that the Design Study would be better served by presenting a wider selection of projects for potential future development.

Therefore very few options were sifted out, a briefly posited cycle track at the top of the Five Sisters was omitted due to lack of information, it could be brought back in as part of a more detailed investigation of tracks and the Five Sisters generally.

A greater challenge was the possible inclusion of a Youth Centre. It was decided not to include this as an stand alone project, rather that the involvement of young people should be a material consideration of all projects. A dedicated youth orientated project may come to the fore as part of any redevelopment of the community centre or the Workspace. People of all ages should benefit from improvements to the tracks, public realm, rebalancing of the relationship between cars and pedestrians.

A project matrix was prepared and presented to the trust at each meeting to ensure that all ideas were collated and considered.

At the conclusion of the Options' Sifting process we were left with ten options. These are outlined in Chapter 5.

OPTION SIFTING										OPTION TESTING									
PROJECT	IMPACT (A-E)	FIT WITH OBJECTIVES (Yes/Partially/No)	CAPITAL COST (Low/Med/High)	ONGOING COSTS (Low/Med/High)	TIMESCALE 0-2 / 3-5 / 6-10 OR LONG TERM	TAKE FORWARD TO OPTION TESTING?	CAPITAL COST ESTIMATE	ONGOING COSTS (Low/Med/High)	MAINTENANCE (Low/Med/High)	RISK (Low/Med/High)	OWNERSHIP	FUNDING OPTIONS	PROJECT LEAD	SPECIAL CONSIDERATIONS	OTHER SPECIALIST CONSULTANTS	LINKS TO OTHER PROJECTS	KEY AREAS OF DEVELOPMENT	COMMUNITY RESPONSE	RECOMMEND TO APPROVE
01	Roads / Links to Localities	B	Med	Med	Short to medium term	YES	Varies depending on model used	Varies depending on model used	Varies depending on model used	Varies depending on model used	Heritage Lottery Fund	Diary	Diary			7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
02	Roads / In Town	B	Med	Low	Short to medium term	YES	Varies depending on model used	Varies depending on model used	Varies depending on model used	Varies depending on model used	Heritage Lottery Fund	Diary	Diary			7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
03	Improving Main Street	A	High	Low	Medium term	YES	Varies depending on model used	Varies depending on model used	Varies depending on model used	West Lothian Council	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
04	Public Realm works to Local Square	A	High	Low	Medium term	YES	Varies depending on model used	Varies depending on model used	Varies depending on model used	West Lothian Council	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
05	Heritage Improvements / Yes	C	Med/High	Low (Saving)	Medium term	YES	Varies depending on model used	Varies depending on model used	Varies depending on model used	West Lothian Council	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
06	Shop front improvements	B	Med/High	Low	Medium term	YES	Low	Low	Low	Shop Owners	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
07	Historic Assets / Gathering	B	High	Varies depending on model used	Medium to long term	YES	Varies depending on model used	Varies depending on model used	Varies depending on model used	Heritage Lottery Fund	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
08	Reuse of the Workspaces building	A	Very High	Unknown	Long term	YES	High	Varies depending on model used	High	Heritage Lottery Fund	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
09	Public spaces in front of Lothian at the Riverside	C	Med	Low	Short to medium term	YES	Low	Med	Low	Heritage Lottery Fund	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
10	Pedestrian access / Car parking to station	B	Med	Low	Short to medium term	YES	Low/Medium	Low/Medium	Low	Heritage Lottery Fund	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
11	Greenery / Lighting proposals	B	Med	Low	Short to medium term	YES	Low/Medium	Low/Medium	Low	Heritage Lottery Fund	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
12	Heritage Lighting	Yes	Medium	Medium	Short	YES	Low/Medium	Low/Medium	Low	Heritage Lottery Fund	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	

Figure 03-1 Initial Option Sifting Matrix

OPTION SIFTING										OPTION TESTING									
PROJECT	IMPACT (A-E)	FIT WITH OBJECTIVES (Yes/Partially/No)	CAPITAL COST (Low/Med/High)	ONGOING COSTS (Low/Med/High)	TIMESCALE 0-2 / 3-5 / 6-10 OR LONG TERM	TAKE FORWARD TO OPTION TESTING?	CAPITAL COST ESTIMATE	ONGOING COSTS (Low/Med/High)	MAINTENANCE (Low/Med/High)	RISK (Low/Med/High)	OWNERSHIP	FUNDING OPTIONS	PROJECT LEAD	SPECIAL CONSIDERATIONS	OTHER SPECIALIST CONSULTANTS	LINKS TO OTHER PROJECTS	KEY AREAS OF DEVELOPMENT	COMMUNITY RESPONSE	RECOMMEND TO APPROVE
01 - GH	Roads / Links to Localities	A	Med	Med	Short to medium term	YES	Varies depending on model used	Varies depending on model used	Varies depending on model used	Varies depending on model used	Heritage Lottery Fund	Diary	Diary			7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
02 - GH	Roads / In Town	B	Med	Low	Short to medium term	YES	Varies depending on model used	Varies depending on model used	Varies depending on model used	Varies depending on model used	Heritage Lottery Fund	Diary	Diary			7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
03 - GH	General Parking within the Lothian	B	High	Low	Short to medium term	YES	Low/Medium	Low/Medium	Low	Heritage Lottery Fund	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
04 - ML	Improving Main Street	A	High	Low	Medium term	YES	Varies depending on model used	Varies depending on model used	Varies depending on model used	West Lothian Council	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
05 - GH	Public Realm works to Local Square	A	High	Low	Medium term	YES	Varies depending on model used	Varies depending on model used	Varies depending on model used	West Lothian Council	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
06 - GH	Manorial Square	C	Med	Low	Short to medium term	YES	Low	Med	Low	Heritage Lottery Fund	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
07 - ML	Reuse of the Workspaces building	A	Very High	Unknown	Long term	YES	High	Varies depending on model used	High	Heritage Lottery Fund	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
08 - ML	Historic Assets / Gathering	B	High	Varies depending on model used	Medium to long term	YES	Varies depending on model used	Varies depending on model used	Varies depending on model used	Heritage Lottery Fund	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
09 - ML	Greenery / Lighting proposals	B	Med	Low	Short to medium term	YES	Low/Medium	Low/Medium	Low	Heritage Lottery Fund	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	
10 - GH	Heritage Improvements / Yes	C	Med/High	Low (Saving)	Medium term	YES	Varies depending on model used	Varies depending on model used	Varies depending on model used	West Lothian Council	Diary	Diary				7 Localities	Heritage Lottery Fund	Heritage Lottery Fund	

Figure 03-2 Revised Option Sifting Matrix following client workshop



**4.0 Community Open Day & Feedback**

4.1 Community Open Day & Feedback

4.2 Web Presence

# Community Open Day & Feedback

## 4.1 Community Open Day and Feedback

The open day was held on September 22nd 2013 as part of the Fair in the Square event in Union Square. The event was very well attended with almost 200 people spoken to by the three members of Collective Architecture present. Thirty detailed questionnaires were completed, the results of which will provide some direction to the Trust. These results are supported by the observations of Collective Architecture following their far more numerous discussions.

Figure 04-2 depicts the answers to Question 2A - Project Hierarchy. It should be noted that the first four projects all have an almost identical share of the vote, these are; redeveloping Union Square, The Workspace, Improving Main Street and the West Calder Loops.

Many people showed a strong interest in the built heritage of the area however the proposal for heritage (Project 10) did not capture the imagination, potentially because it focussed on funding mechanisms.

### WEST CALDER AND HARBURN DESIGN STUDY\_QUESTIONNAIRE

Name.....  
Address .....  
Contact number .....  
e-mail.....

Which (if any) local groups are you a member of?  
.....

**1 - History**  
What is your strongest memory of West Calder and Harburn?  
.....  
.....

**2 - Project hierarchy**

2A - Please rank the five projects you consider to be most important in order of preference. 1 being the strongest preference.

1 .....  
2 .....  
3 .....  
4 .....  
5 .....

2B - Please highlight any other projects you think should be considered by the trust.  
.....  
.....  
.....  
.....

3 - Project specific questions.

3A - Re-use of the Workspace: Which facilities, from those listed, would you like to see as part of a new centre:

<input type="checkbox"/> Conference	<input type="checkbox"/> Exhibition/ Interactive Learning
<input type="checkbox"/> Cafe	<input type="checkbox"/> Restaurant
<input type="checkbox"/> Community Creche/ Soft Play	<input type="checkbox"/> Offices
<input type="checkbox"/> Museum/ Heritage	<input type="checkbox"/> Theatre
<input type="checkbox"/> Theatre	<input type="checkbox"/> Cinema
<input type="checkbox"/> Shop	<input type="checkbox"/> Function Venue

Other .....

3B - Improving Main Street: What qualities of Main Street would you like to see improved:  
.....  
.....

3C - Routes and Links: What are your favorite walks through or around West Calder and Harburn  
.....  
.....

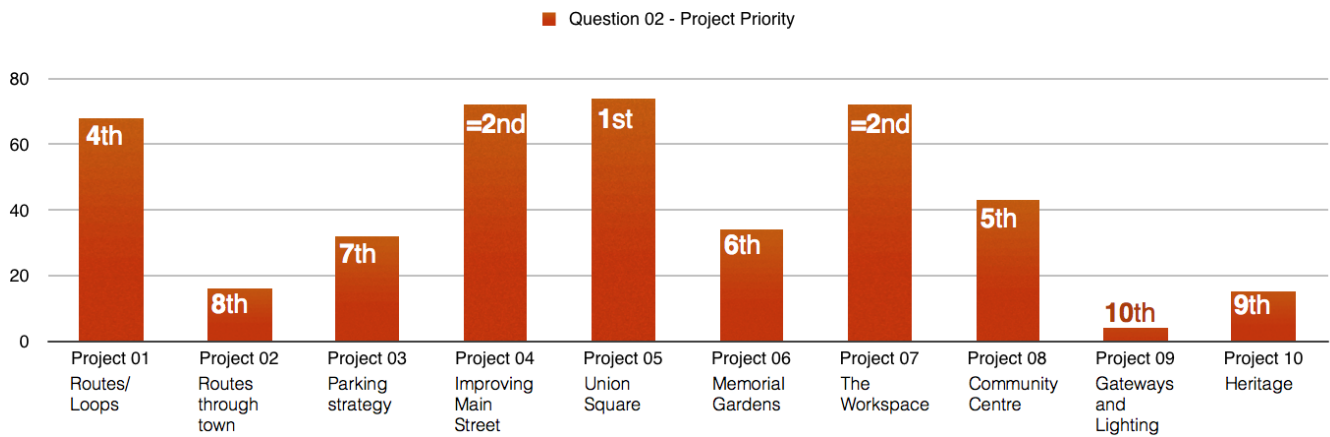
Any further comments  
.....  
.....

Please note that the projects shown are to give the Trust and their design team guidance on the type of facilities desired. All projects are dependent on sourcing funding, achieving statutory consents and confirming community support.

**Please drop completed forms in the box provided or return completed forms to West Calder Community Centre by Friday 27th September 2013.**

Figure 04-1 Open Day Questionnaire





**Figure 04-2 Selected extract from questionnaire analysis 1**

Question 03A - Workspace uses

Uses	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44					
Conference		1						1		1							1												1																			5	
Cafe	1	1					1		1	1	1			1	1				1	1			1				1	1																					13
Creche / soft play	1		1								1					1							1	1				1	1																			8	
Museum / Heritage	1	1		1	1	1	1	1		1		1	1	1		1	1			1					1	1		1	1																			17	
Theatre	1	1		1	1	1	1	1	1	1	1	1	1	1		1	1			1	1				1	1		1	1																			20	
Shop									1	1							1							1	1																								5
Exhibition / Interactive Learning				1	1									1		1							1		1	1	1																					8	
Restaurant	1										1			1			1		1	1	1		1	1	1		1																					9	
Offices		1									1	1											1																									4	
Cinema	1	1			1		1	1	1	1	1	1	1	1				1	1	1								1																				14	
Function Venue		1	1					1	1			1	1	1	1	1	1	1	1	1	1	1	1			1	1																						15
Other																																																	0

**Figure 04-3 Selected extract from questionnaire analysis 2**



**Figure 04-4 Selected photographs from Open Day**

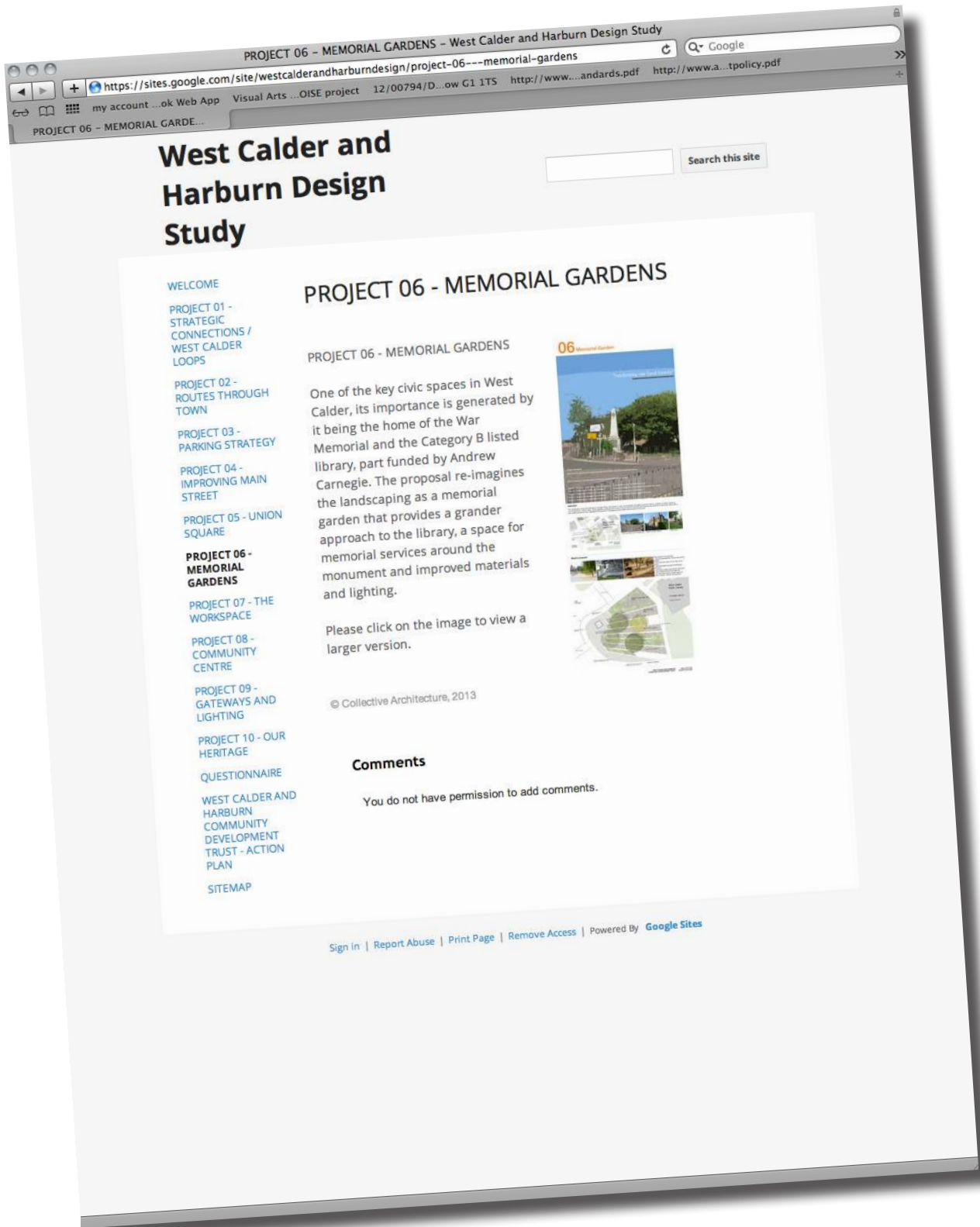


Figure 04-5 Extract from Website

## 4.2 Web Presence

A website was set up directly following the Community Open Day to provide an opportunity for the community to review the content of the open day and respond to the questionnaire online.

West Calder and Harburn Community Development Trust invites all residents of the area to view and respond to the ongoing Design Study. The study aims to identify ways in which the town and surrounding area can be reinvigorated. Currently there are ten sketch proposals to view and respond to by completing the project questionnaire which is available to download from the Questionnaire page.

The questionnaire was made available to be completed online, returned to the Community Centre or submitted by email to [westcalderandharburn@gmail.com](mailto:westcalderandharburn@gmail.com).



**5.0 Proposals**

Introduction

5.1 Project 1 - Strategic Connections / West Calder Loops

5.2 Project 2- Routes Through Town

5.3 Project 3 - Parking Strategy

5.4 Project 4 - Improving Main Street

5.5 Project 5 - Union Square

5.6 Project 6 - Memorial Gardens

5.7 Project 7 - The Workspace

5.8 Project 8 - Community Centre

5.9 Project 9 - Gateways and Lighting

5.10 Project 10 - Our Heritage

The

# Proposals

## Introduction

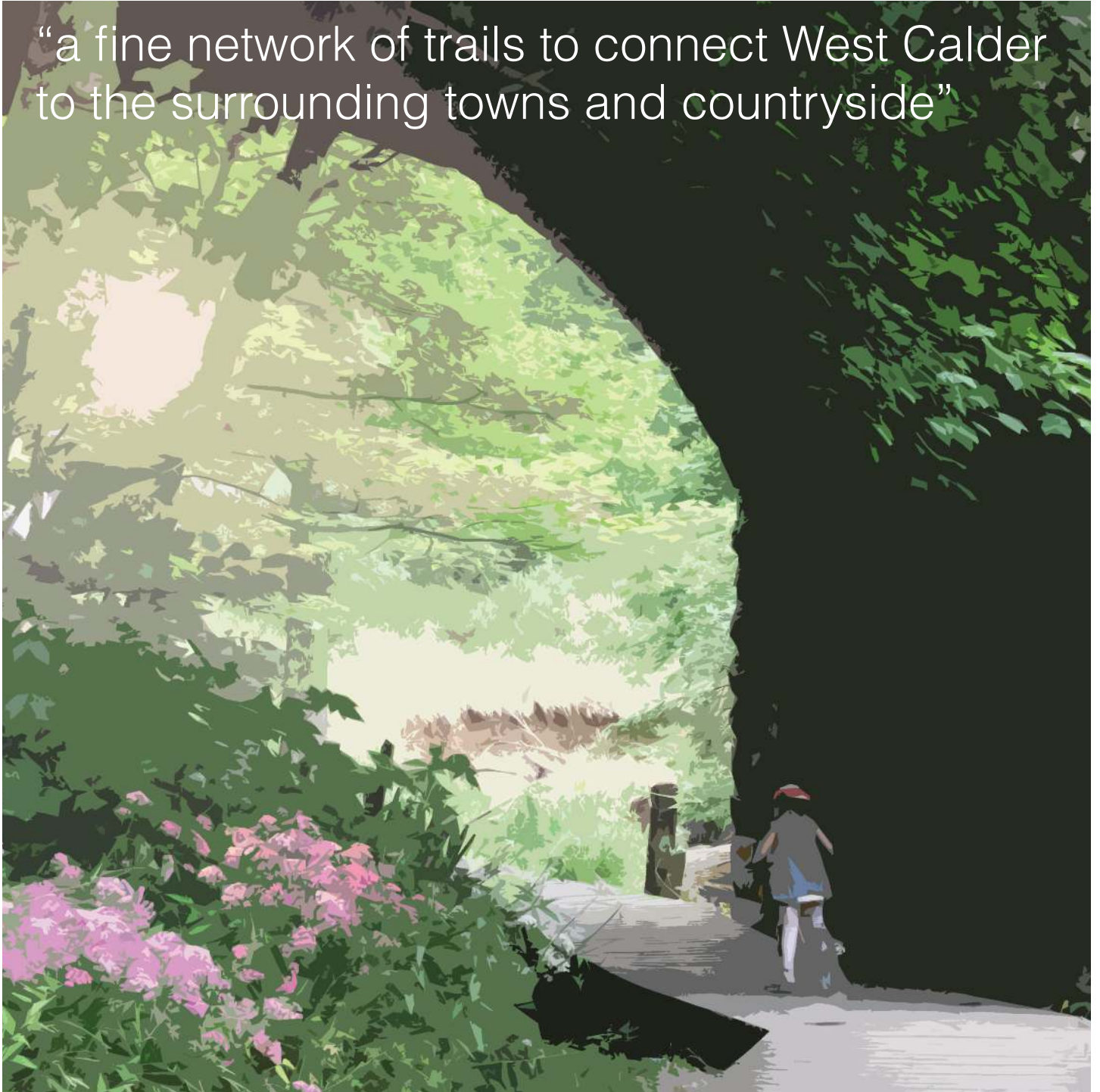
The ten projects outlined here are the result of the options' sifting, design development and review and community consultation. They are not in any order of priority. The order and combination in which the projects will be progressed will be decided by WCandHCDT in relation to their ongoing priorities and available funding.

As well as pursuing the ten projects there will of course be a number of other activities pursued by the Trust. These are expected to include;

- lobbying for town centre Wi-Fi,
- lobbying for the recommendations of the Review of Town Centres to be enacted in West Calder and West Lothian more widely, investigating the potential for funding the the Review of Town Centres Charrette fund,
- provision of hanging baskets and similar low cost interventions,
- appointing a full time officer to develop the priorities of the Trust.

# Project 01 Strategic Connections & West Calder Loops

“a fine network of trails to connect West Calder to the surrounding towns and countryside”



## Project description

Improving the connectivity and material quality of the surrounding paths network

## How the project responds to the West Calder and Harburn Community Trust Action Plan

Theme 1 - The Environment - Green, Built and Cultural  
Theme 2 - Roads, Paths, Traffic and Transport  
Theme 3 - Community Facilities for People of all ages  
Theme 4 - Events for local people and for visitors  
Theme 5 - Developing an enterprising community

- Adds a layer of heritage interpretation to the trails  
- Improves the paths network for walking and cycling  
- Provides access to a range of activities for people of all ages  
- Provides access to a range of activities for people of all ages  
- Can contribute to local commerce



## Introduction

Project 01 focusses on the existing paths network surrounding West Calder and the potential for it to be improved. Two broad approaches are proposed; to improve the strategic connections between West Calder and Livingstone, the Pentland Hills, Harburn and Cobbinshaw and to reinforce West Calder's role as a starting point for countryside walks. These proposals are of course interlinked however for the purposes of this study they are considered separately.

## Strategic Connections

Strategic Connections aims to improve the following;

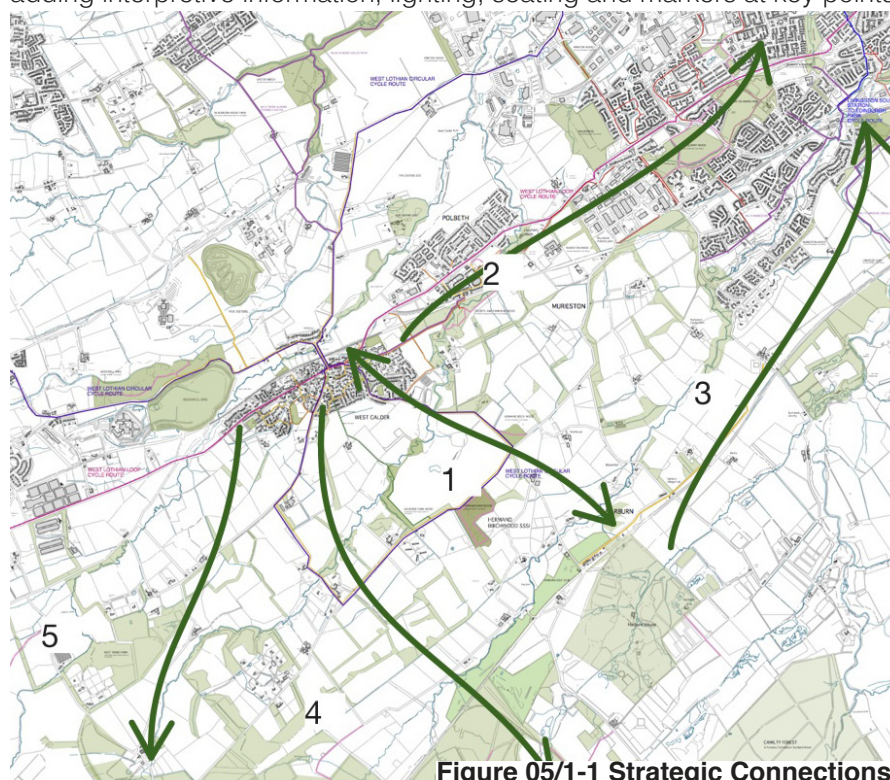
- 1 - Off road pedestrian and cycle routes between West Calder and Harburn
- 2 - Pedestrian and cycle routes between West Calder and Livingstone
- 3 - Pedestrian and cycle routes between Harburn and Murieston / Livingstone
- 4 - Pedestrian and cycle routes south towards the Pentland Hills Regional Park
- 5 - Pedestrian and cycle routes towards West Harburn and Cobbinshaw reservoir

Through working with West Lothian Council and with the assistance of Sustrans and other supportive groups source sufficient funding to improve these connections.

## West Calder Loops

This project aims to utilise and improve existing routes to create a series of cycle and walking paths that loop out from the Centre of West Calder. This will provide opportunities for exploring the nearby countryside and support a better understanding of local history and the natural environment.

In support of this an identity should be created to raise the profile of the paths network as well as incorporating additional layers of experience; to include adding interpretive information, lighting, seating and markers at key points.



- 1 - West Calder / Harburn
- 2 - West Calder and Livingstone
- 3 - Harburn and Murieston / Livingstone
- 4 - To the Pentland Hills Regional Park
- 5 - To West Harburn and Cobbinshaw reservoir

Figure 05/1-1 Strategic Connections

# Project 01 Strategic Connections & West Calder Loops

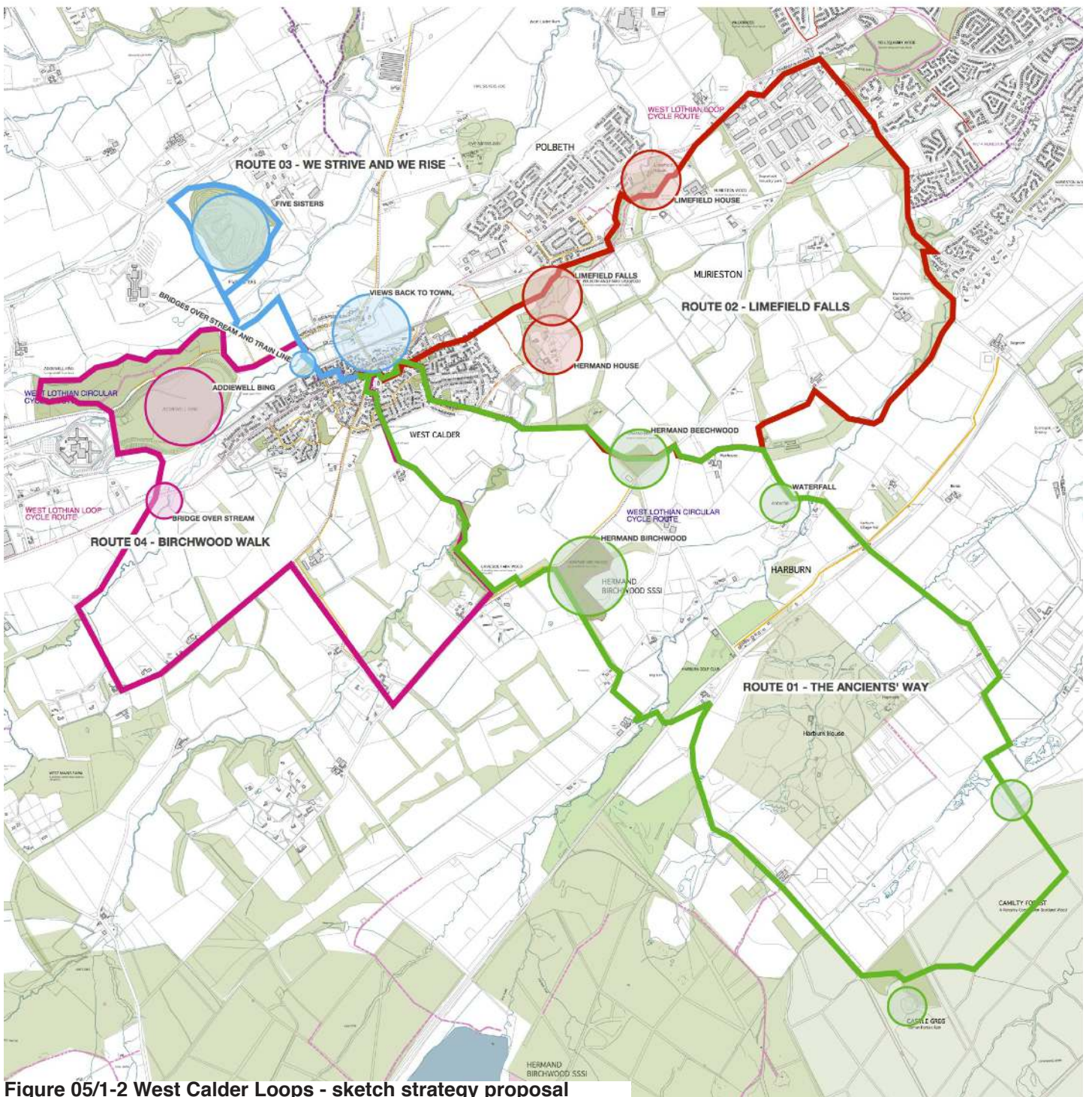


Figure 05/1-2 West Calder Loops - sketch strategy proposal

## Concept Proposal

The routes and links would be improved through the following;

- Promotion through posters, website, maps etc.
- Improved signage
- Improved access through steps and finishes / materiality to paths
- Installation of Wayfinding markers
- Interventions at key locations; viewing platforms, picnic tables to include interpretive information layered into interventions, old Kirk, Castle Greig etc.

### 1 - Promotion through posters, website, graphic identity, word of

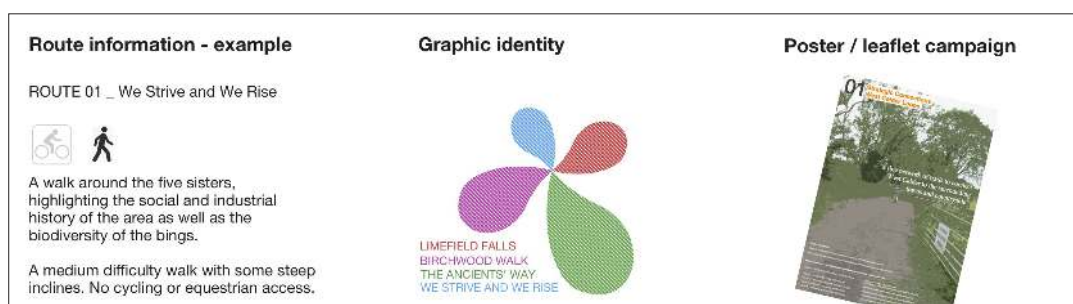


Figure 05/1-3 PR Illustrations

### 2 - Improved signage

A variety of approaches can be taken to signage and should be considered in conjunction with what is already installed and the wayfinding strategy.



Figure 05/1-4 Signage Illustrations

### 3 - Material and finishes improvements

There is a variety of types of paths that are required depending on location, purpose and accessibility. For the purposes of a feasibility study costs are typically estimated as £250 per linear meter of 2.0m wide footway construction and £350 per linear meter of 3.0m wide cycle construction.



Figure 05/1-5 Material Illustrations

# Project 01 Strategic Connections & West Calder Loops

## 4 - Wayfinding markers

This should be considered in conjunction with projects 02, 03, 04, 05, 06 and 10 to ensure that a coherent and specific identity is developed for West Calder and Harburn.

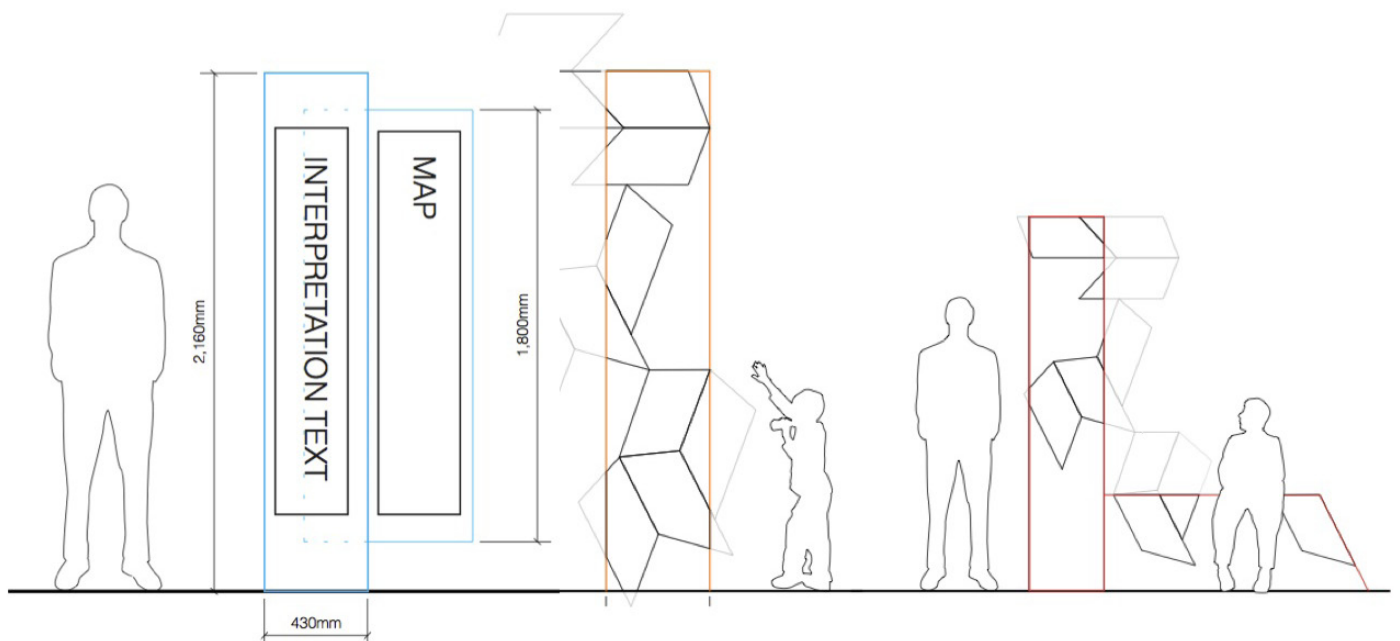


Figure 05/1-6 Wayfinding Illustrations

## 5 - Interventions

Interventions can vary from a heritage plaque at the cost of a few hundred pounds to picnic tables or full scale artists' interventions at the cost of tens of thousands of pounds. The example shown here is based on highlighting the history of Castle Greig, the Roman Fortlet. It can also incorporate lighting, seating and wayfinding.



Figure 05/1-7 Intervention Illustrations



Figure 05/1-8 Intervention Proposal for Fort Greig

# Project 01 Strategic Connections & West Calder Loops

## Commentary

This project has the potential to be the connecting element between the majority of the other projects. It responds to cultural, heritage, health, biodiversity and issues of identity. There are a variety of routes that can be pursued. A detailed study regarding routes, materials, positions for interventions, how best to promote the project should be undertaken to identify how to make best use of resources.

The connection to Harburn along the B7008 should be prioritised as there is a strong desire line combined with an unsafe existing environment. The success of this route will be highly dependent on the support of the land owners adjacent to the road.

Access to the Five Sisters also provides a challenge due to the lack of a safe route on the B792 and the poor maintenance (and possible sabotage) of the pathway to the north of the B792.

There is also the potential for building a relationship between the Trust and Pedal Power. This would be a potentially strong partnership between private, public and voluntary sectors with overlapping interests.

## Summary

<b>Impact (A-E) A is high</b>	B
<b>Fits with objectives</b>	Yes
<b>Capital cost Low/Med/High</b>	Med (varies)
<b>Ongoing costs Low/Med/High</b>	Low
<b>Timescale 0-2 / 2-5 / 5-10</b>	Short to medium
<b>Maintenance Low/Med/High</b>	Medium
<b>Risk Low/Med/High</b>	Low
<b>Funding options</b>	Various HLF options WW1 Commemorations in Scotland, Sustrans, West Lothian Council
<b>Responsible body</b>	WCANDHDT
<b>Consultation rank</b>	4 (fourth of ten)

### PROJECT 01

# Strategic Connections & West Calder Loops

## Conclusions

This project has the potential to provide both physical and conceptual connections between all new developments and existing facilities and places of interest in and around West Calder.

It will be possible to develop specific areas, routes or promotional strategies individually. This could suit the varied funding environment that is likely to dominate of the coming years.

## Next Steps / Brief

- Undertake detailed analysis of paths
- Agree routes
- Cost repairs and interventions
- Prepare promotional strategy
- Source funding



- Significant existing resource
- Matches several of WCAHDTs key aims
- Consistent with Government legislation
- Health and cultural benefits
- Small projects could be developed individually dependant on funding



- Complex mapping required
- Requires concerted promotional effort to make the most of the improved resource

# Project 02 Routes in town



“a safe and welcoming place”

## Project description

Improving the connectivity and material quality of the surrounding paths network

## How the project responds to the West Calder and Harburn Community Trust Action Plan

Theme 1 - The Environment - Green, Built and Cultural	- Improves safety
Theme 2 - Roads, Paths, Traffic and Transport	- Improves the paths network for walking and cycling in town
Theme 3 - Community Facilities for People of all ages	- N/A
Theme 4 - Events for local people and for visitors	- N/A
Theme 5 - Developing an enterprising community	- Can contribute to local commerce and help access parking



### Introduction

West Calder has a strong east / west axis which is focussed on Main Street. There are perpendicular access roads that lead to Mossend on the north side and the Harburn and Hartwood roads to the south. The roads are complimented by pedestrian access routes that provide pedestrian connections between Main Street and the surrounding shopping, civic, housing, parking and community facilities.

While Main Street is and will remain the primary means of moving through town the complimentary routes are important to ensure quick, easy and legible access is available within West Calder.

### Analysis and Recommendations

The routes identified to the south of Main Street are important arteries for pedestrian and cycling access, however, it is currently unclear what the priority is for traffic, leading to underuse.

Improving materiality and Wayfinding markings are recommended to improve the routes.

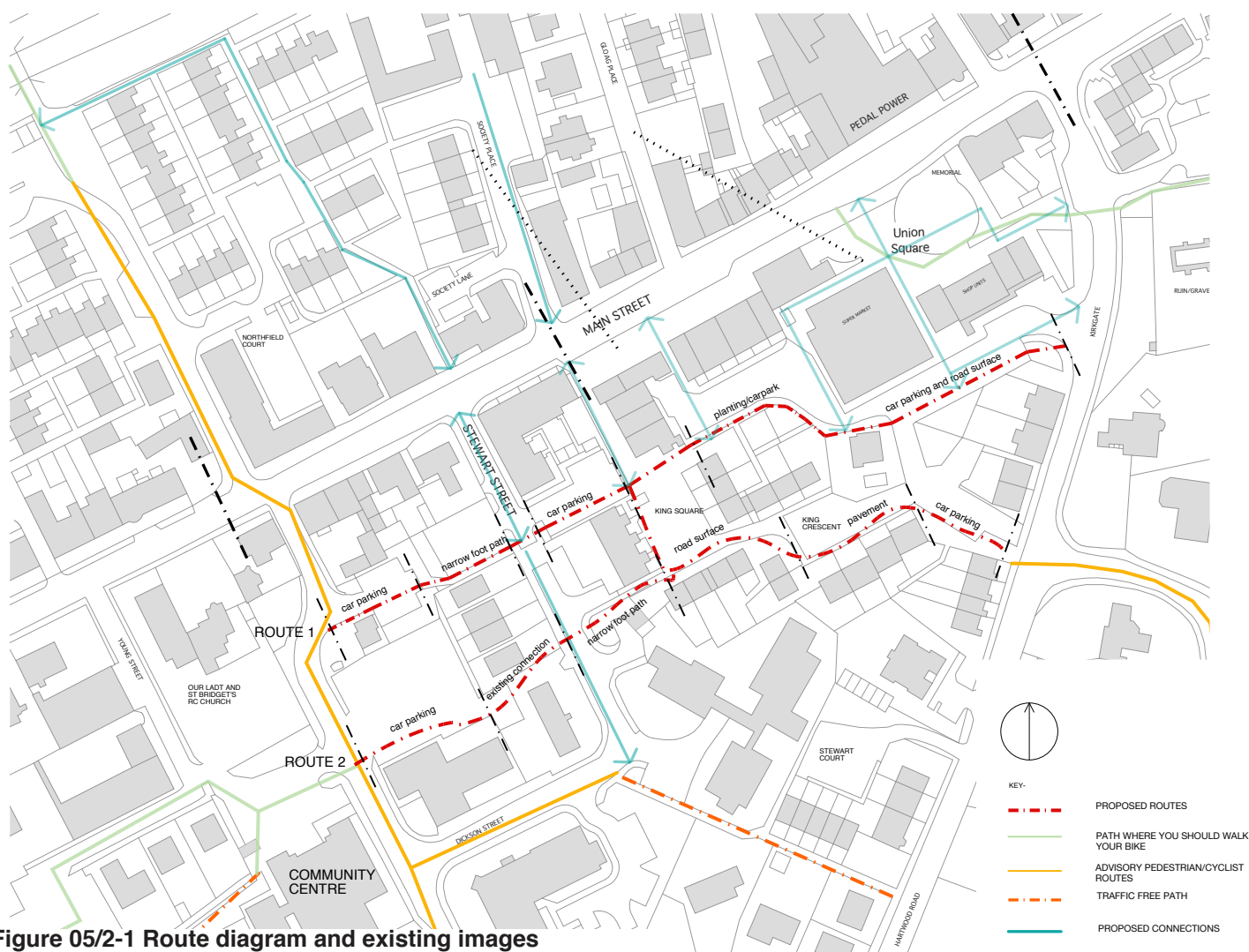


Figure 05/2-1 Route diagram and existing images

# Project 02

## Routes in town

## Commentary

This project is not in itself a transformative proposal for West Calder however it is this low key quality that is also its greatest benefit.

These improved connections take advantage of existing paths and open spaces and propose to reimagine them as brighter lit, more legible and safer spaces and routes. Improved connections to car parking around the Community Centre can also have subtle but significant effects on the experience of living and working in West Calder.

This proposal has been discussed with Sustrans (Daisy Narayanan) and West Lothian Council's Roads Department (Kevin Hamilton) and is welcomed by both.

## Summary

<b>Impact (A-E) A is high</b>	D
<b>Fits with objectives</b>	Yes
<b>Capital cost Low/Med/High</b>	Low (varies)
<b>Ongoing costs Low/Med/High</b>	Low
<b>Timescale 0-2 / 2-5 / 5-10</b>	Short to medium
<b>Maintenance Low/Med/High</b>	Low
<b>Risk Low/Med/High</b>	Low
<b>Funding options</b>	Various HLF options, Sustrans, West Lothian Council
<b>Responsible body</b>	WCANDHDT
<b>Consultation rank</b>	8 (eighth of ten)

### PROJECT 02

# Routes in Town

## Conclusions

This project has the potential to provide an improved pedestrian and driver experience in West Calder for a relatively small investment though it was not considered a priority by the community.

## Next Steps / Brief

- Prepare detailed proposals
- Prepare costs
- Source funding



- Connects the car parking around the Community Centre to the area around Union Square
- Low capital cost
- Low maintenance
- Public realm improvement



- Potentially limited impact

# Project 03 **Parking Strategy / Access to Station**



## **Project description**

Develop an understanding of car parking provision in West Calder and recommend measures to improve provision efficiently

## **How the project responds to the West Calder and Harburn Community Trust Action Plan**

Theme 1 - The Environment - Green, Built and Cultural	- N/A
Theme 2 - Roads, Paths, Traffic and Transport	- <i>Improves access to town centre</i>
Theme 3 - Community Facilities for People of all ages	- N/A
Theme 4 - Events for local people and for visitors	- N/A
Theme 5 - Developing an enterprising community	- <i>Can contribute to local commerce</i>

## Introduction

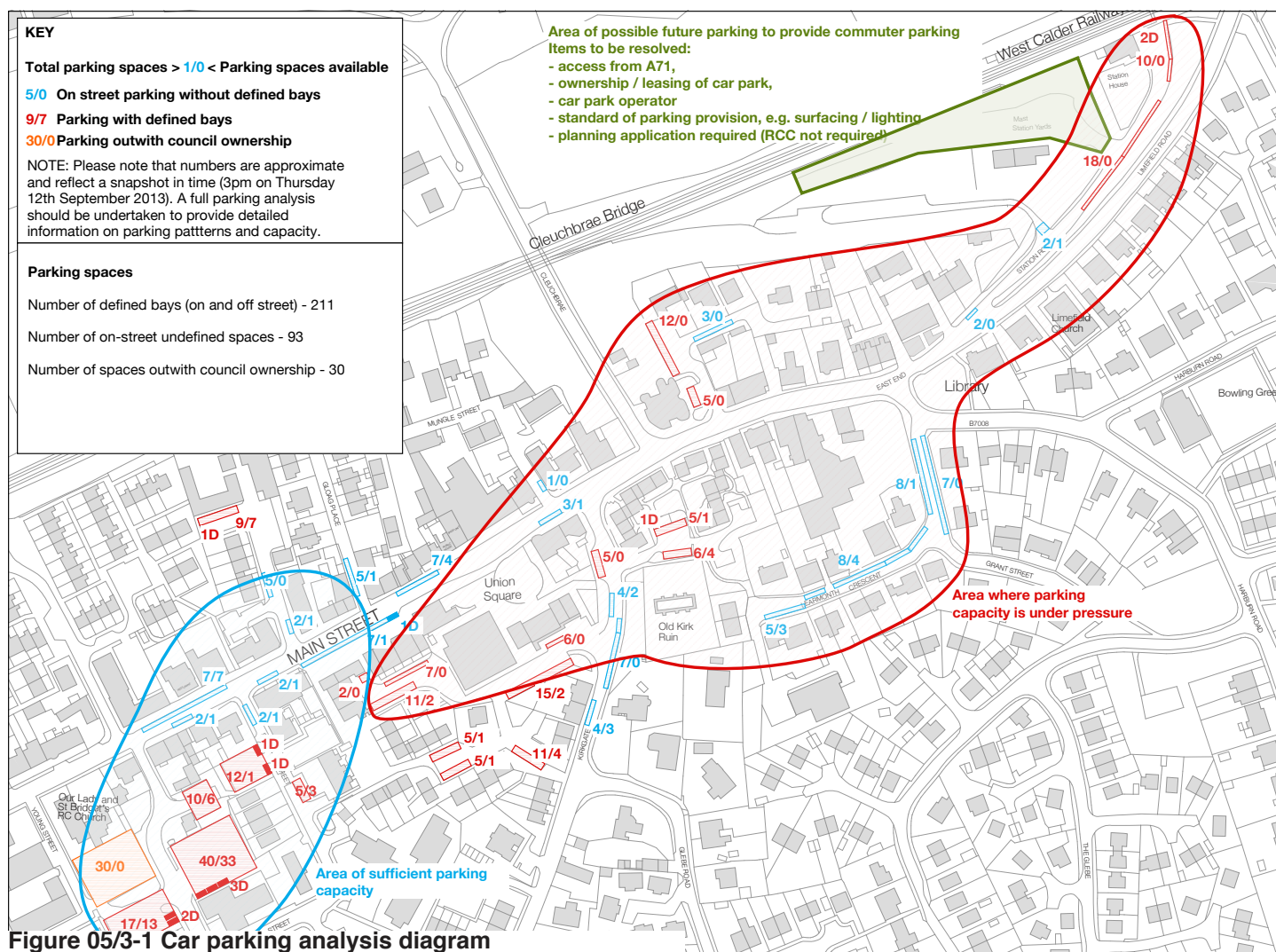
Representations from the Community Council and the local Business Association have suggested that there is insufficient parking in town. A high level analysis has been undertaken to identify areas where parking is insufficient and clarify reasons for this.

Recommendations for improving the availability and standard of car parking are proposed below. The improvement strategy is based around making better use of existing parking spaces, however, additional spaces at the train station would also benefit the town's day to day operation.

This work will take place in the context of a medium to long term (five years plus) programme to move vehicular access to the North side of the station; this would be in conjunction with housing developments. And additional parking to the south side of the station would likely be temporary, making ownership and funding more challenging.

## Observations

- Parking is under pressure to the East end of town
- Parking pressure to this area is largely down to commuter parking for the Train Station
- There is a surfeit of parking to the West End of town though signage and knowledge of these spaces is poor



## Commentary

Parking appears to be very high on some people's agenda though, based on consultation, is not a high priority for the majority. Nonetheless there are clear improvements that could be made to the parking infrastructure that could include;

- signage (both by West Lothian Council and independently by the Trust)
- improved pedestrian routes (Project 02)
- improved car parking to Main Street as part of Project 04

### **Car parking at the station**

This project was proposed by the Community Council with support reiterated by the local Business Development Group.

Discussions with West Lothian Council's Roads Department have suggested that car parking at the station would not be funded by the council or Network Rail as this would only be a short term measure as longer term parking is anticipated to be taken from the north side of the station and developed in conjunction with new housing.

If this parking was to be taken forward care would need to be taken regarding the quality and safety of the parking. Given that it would be intended for commuters it would need to be attractive. Commuters will have first choice of parking spaces by dint of their arrival time in town. If the parking is not attractive the parking displacement may not be remedied and costs will have been borne. This is also a reputational issue.

## Summary

<b>Impact (A-E) A is high</b>	C
<b>Fits with objectives</b>	Yes
<b>Capital cost Low/Med/High</b>	Low / Med (varies)
<b>Ongoing costs Low/Med/High</b>	Med
<b>Timescale 0-2 / 2-5 / 5-10</b>	Short to medium
<b>Maintenance Low/Med/High</b>	Low / Med
<b>Risk Low/Med/High</b>	Low / Med
<b>Funding options</b>	Not defined
<b>Responsible body</b>	Not identified
<b>Consultation rank</b>	7 (seventh of ten)

### PROJECT 03

# Parking Strategy / Access to Station

## Conclusions

Parking is perceived as a serious problem in the town though an objective analysis suggests that the problems are focussed around the station and are primarily caused by commuter parking. Better use of the parking around the Community Centre could create a quick and simple benefit for the town with other projects, such as improving Main Street and temporary parking to the train station bringing larger benefits.

## Next Steps / Brief

- Encourage West Lothian Council to provide additional signage
- Identify body to take forward parking at station proposal
- Source funding



- Could improve parking experience for commuters and others
- Low capital cost
- Low maintenance
- Public realm improvement



- Potentially limited impact
- Reputational risk

# Project 04 **Improving Main Street**



## **Project description**

Streetscaping altered to provide a greater sense of identity and a safer environment for pedestrians and cyclists

## **How the project responds to the West Calder and Harburn Community Trust Action Plan**

Theme 1 - The Environment - Green, Built and Cultural

- *Improves the built environment and biodiversity*

Theme 2 - Roads, Paths, Traffic and Transport

- *Improves access within the town centre*

Theme 3 - Community Facilities for People of all ages

- *Provides a better place*

Theme 4 - Events for local people and for visitors

- *Provides a place for events*

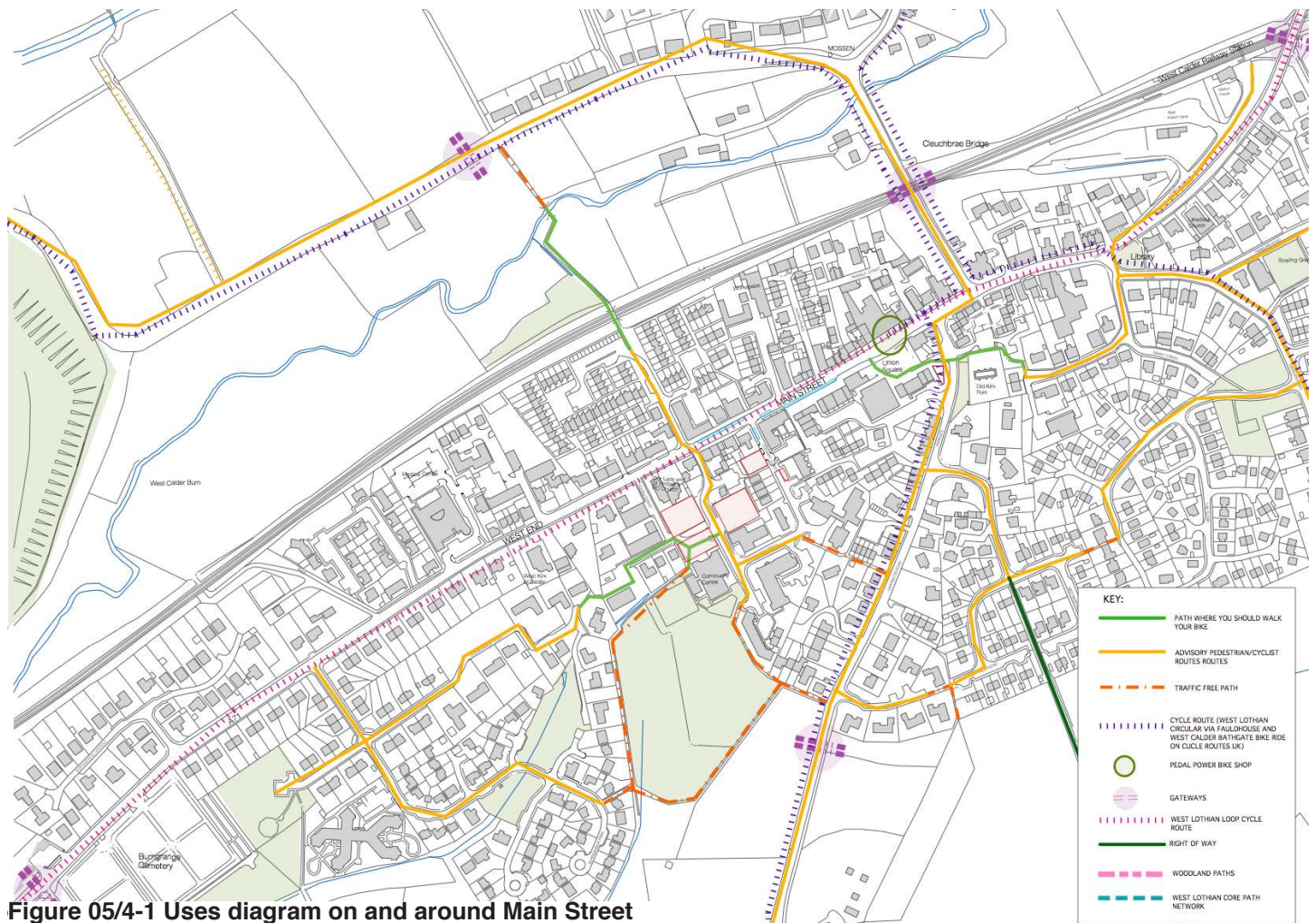
Theme 5 - Developing an enterprising community

- *Can contribute to local commerce by improving access*



**Introduction**

The diagram below shows the variety of different uses and users that aim to currently use Main Street. This aspiration is undermined by the hard, car dominated streetscape, lack of planting, profusion of signs and varied furniture and lack of coherent architectural massing and quality.



**Figure 05/4-1 Uses diagram on and around Main Street**

# Project 04 Improving Main Street



Figure 05/4-2 Historic Street usage



Figure 05/4-3 Historic Street usage



Figure 05/4-4 Typical contemporary off-peak Street usage

## Historical Development

When we compare the quantity and size of traffic that the streets were designed for and expected to support with the levels experienced on a daily basis the levels of frustration reported by the residents is unsurprising.

## Analysis

- Busy, noisy, polluted Main Street is considered a serious problem due to the noise and air pollution generated,
- the bland design and finish does not encourage visitors to stop in the town,
- the crossing points do not sufficiently connect each side of the streets,
- this is particularly relevant around Union Square,
- there is little planting in the centre of the town

**Approach**

Using the Scottish Government’s publication, *Designing Streets*, as a starting point the following priorities will be considered;

- Investigate the possibility of introducing areas of shared surface to prioritise pedestrian movement and enhance public realm,
- Improve material quality of finishes,
- Review parking arrangement to improve existing parking creating clearer passageways and facilitate pedestrian movement.
- Consider areas where carriageway widens to create informal on-street spaces,
- Take a radical approach combining sustainability, safety and place making,
- Reconsider how water is managed in the public realm.

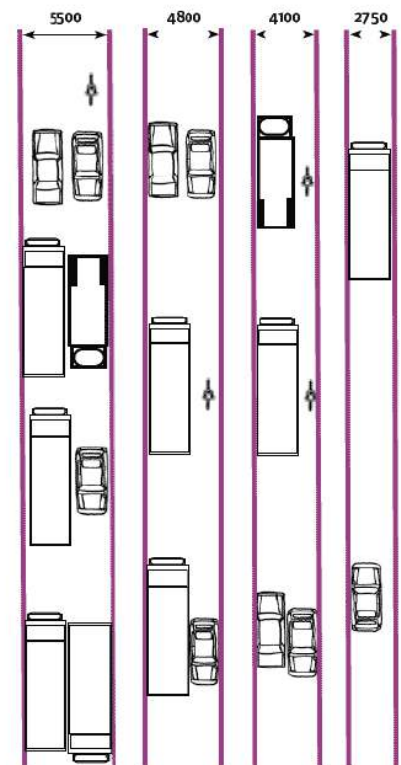
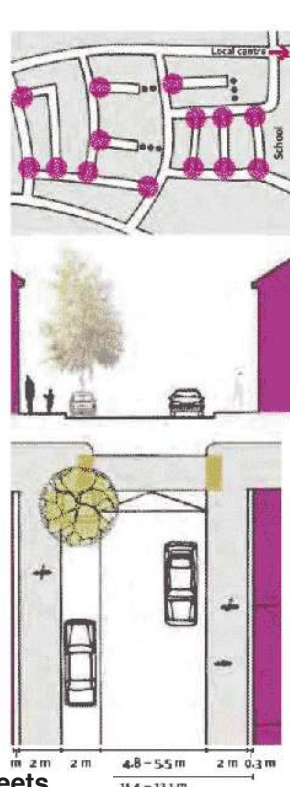
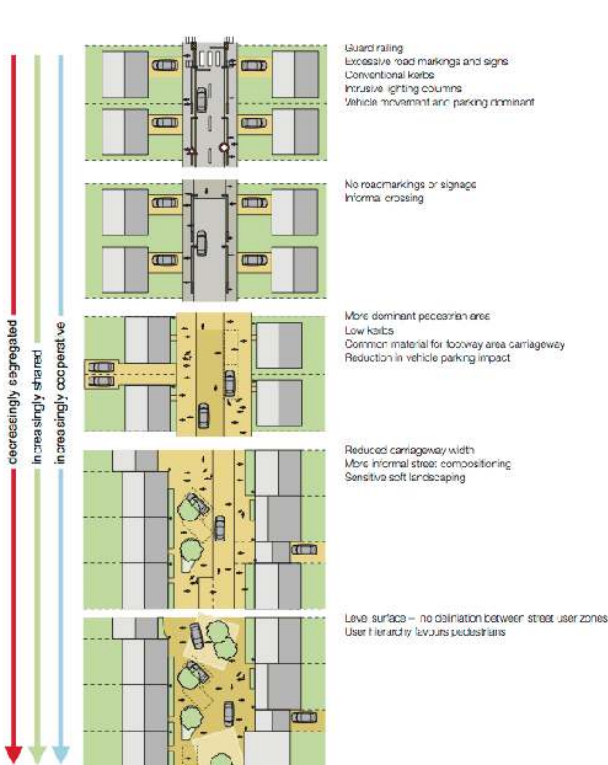
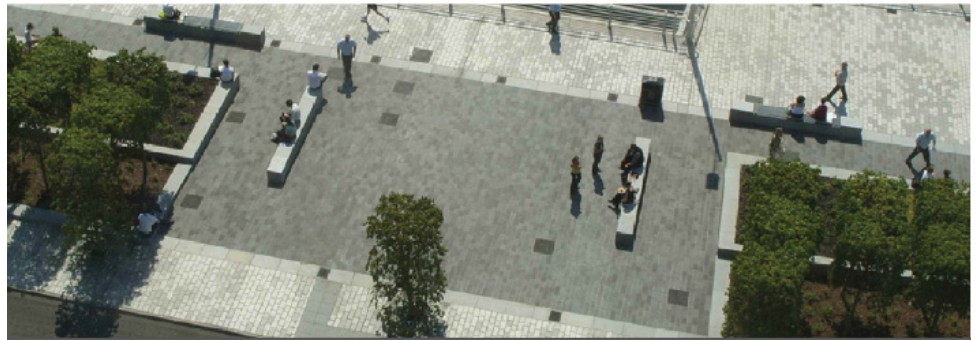


Figure 05/4-5 Selected excerpts from *Designing Streets*

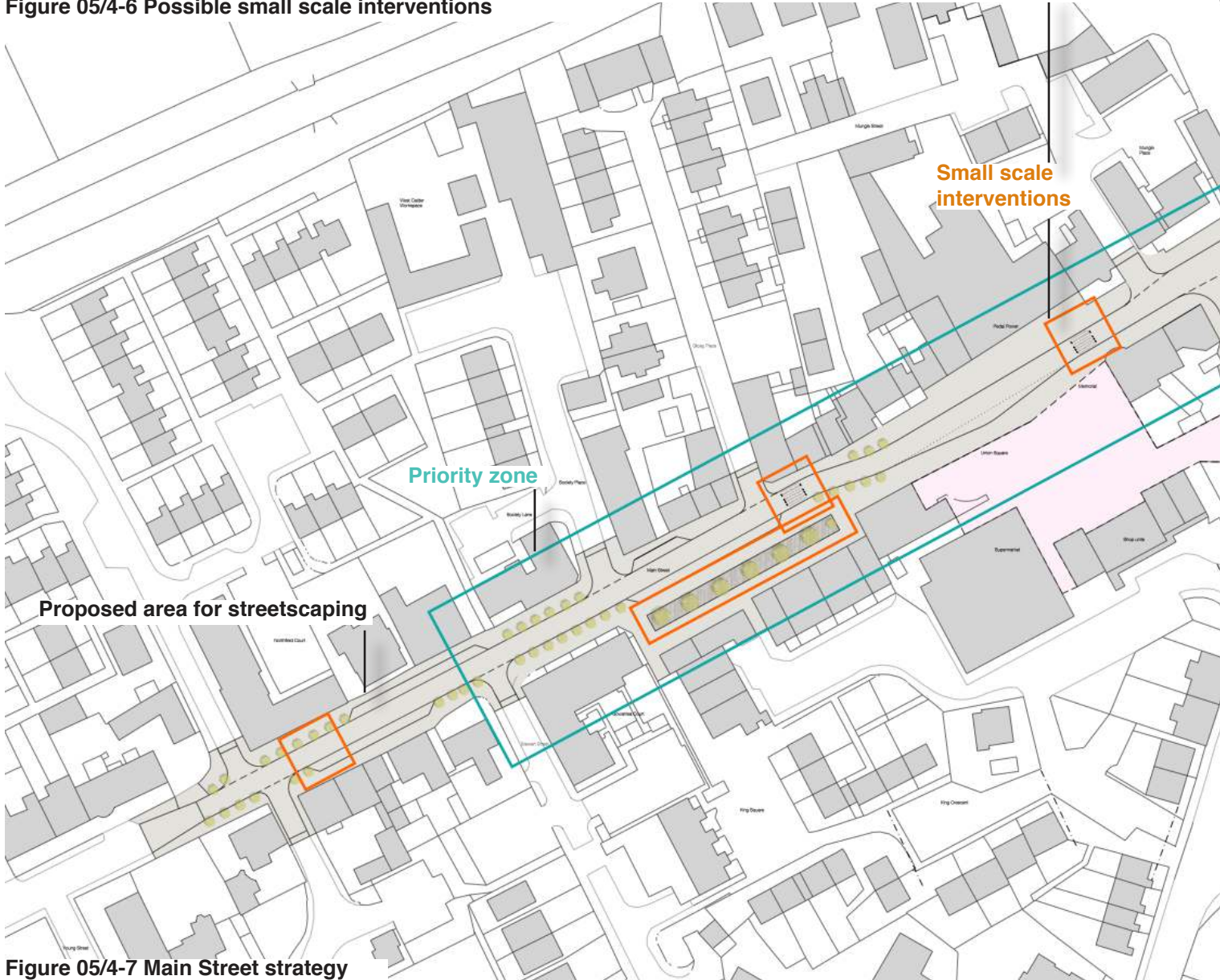
# Project 04 Improving Main Street

## Overview

The proposed area for streetscaping encompasses the town centre and stretches from west of the Community Centre to east of the train station. The aspiration is to incorporate high quality natural stone finishes with a coherent furniture, lighting and colour strategy throughout this zone. This would involve narrowing road surfaces, giving more space to pedestrians, encouraging a greater area and range of planting, bringing water management into the public realm where possible and rebalancing the priority of the street in favour of pedestrians.



**Figure 05/4-6 Possible small scale interventions**



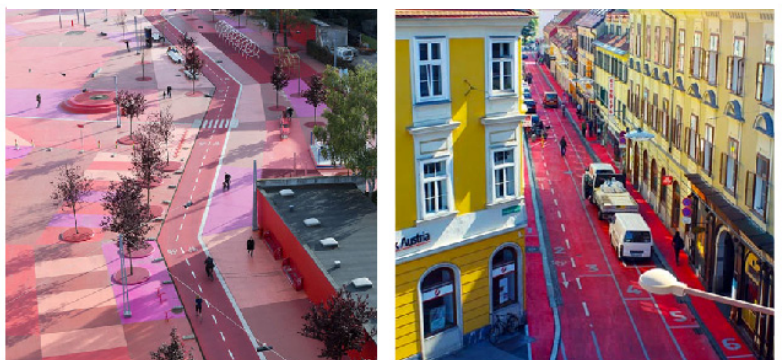
**Figure 05/4-7 Main Street strategy**

### Scaleability

It is understood that completing the full range of interventions will prove challenging/ The diagram below identifies the priority area for intervention. This is considered to offer the most benefit to the town for a significantly reduced cost. A third layer of intervention could be a series of small scale, relatively low cost improvements. Working with graphic designers or artists simple elements of the street such as crossings or furniture could be reimagined to achieve some of the aims of the project for a fraction of the cost. These could serve as a starting point for the future redevelopment of the full streetscape.



Figure 05/4-8 Larger, bold, intervention precedents



# Project 04

## Improving Main Street

### Commentary

This project has the potential to significantly improve the experience of living in or visiting the centre of West Calder and raise the profile of the town.

An interview with Kevin Hamilton of West Lothian Council's Transportation Department offered support for a radical rethinking of how the commuter route through the town could be designed. It was decided that a prescriptive approach should not be taken, rather a vision should be set out to build support for.

There are a variety of approaches that could be undertaken, a detailed design study should be undertaken to ascertain what approach, bold and dynamic / sympathetic and rooted in heritage, best suits the trust, its aims and the residents of West Calder.

## Summary

<b>Impact (A-E) A is high</b>	A
<b>Fits with objectives</b>	Yes
<b>Capital cost Low/Med/High</b>	High though is scaleable
<b>Ongoing costs Low/Med/High</b>	Low
<b>Timescale 0-2 / 2-5 / 5-10</b>	Medium to Long
<b>Maintenance Low/Med/High</b>	Low
<b>Risk Low/Med/High</b>	Med
<b>Funding Options</b>	Various HLF options, West Lothian Council
<b>Responsible body</b>	West Lothian Council - TBC
<b>Consultation rank</b>	=2 (equal second)

### PROJECT 04

# Improving Main Street

## Conclusions

This is potentially a very significant project within the town. It is strongly complimentary to the town centre projects and the walking and cycling projects.

West Lothian Council's Transportation Department are supportive in principle and would not require a prescriptive approach to there is the potential to achieve something special however they are also not in a position to offer high levels of funding.

## Next Steps / Brief

- Undertake detailed appraisal
- Consider options for scale of intervention
- Prepare detailed costs
- Source funding



- High priority
- Potentially significant effect on West Calder
- Possible best practice exemplar
- Potential to lower maintenance costs



- High risk, high cost
- Significant investment required
- May reduce through traffic

# Project 05 Public Realm Works to Union Square



## Project description

Improving the connectivity and material quality of the surrounding paths network

## How the project responds to the West Calder and Harburn Community Trust Action Plan

Theme 1 - The Environment - Green, Built and Cultural  
Theme 2 - Roads, Paths, Traffic and Transport  
Theme 3 - Community Facilities for People of all ages  
Theme 4 - Events for local people and for visitors  
Theme 5 - Developing an enterprising community

- Major public realm improvements to Union Square  
- Develops a sense of place and promotes a sense of identity  
- N/A  
- Provides a location for outdoor venue  
- Provides a location for large scale market events



## Context

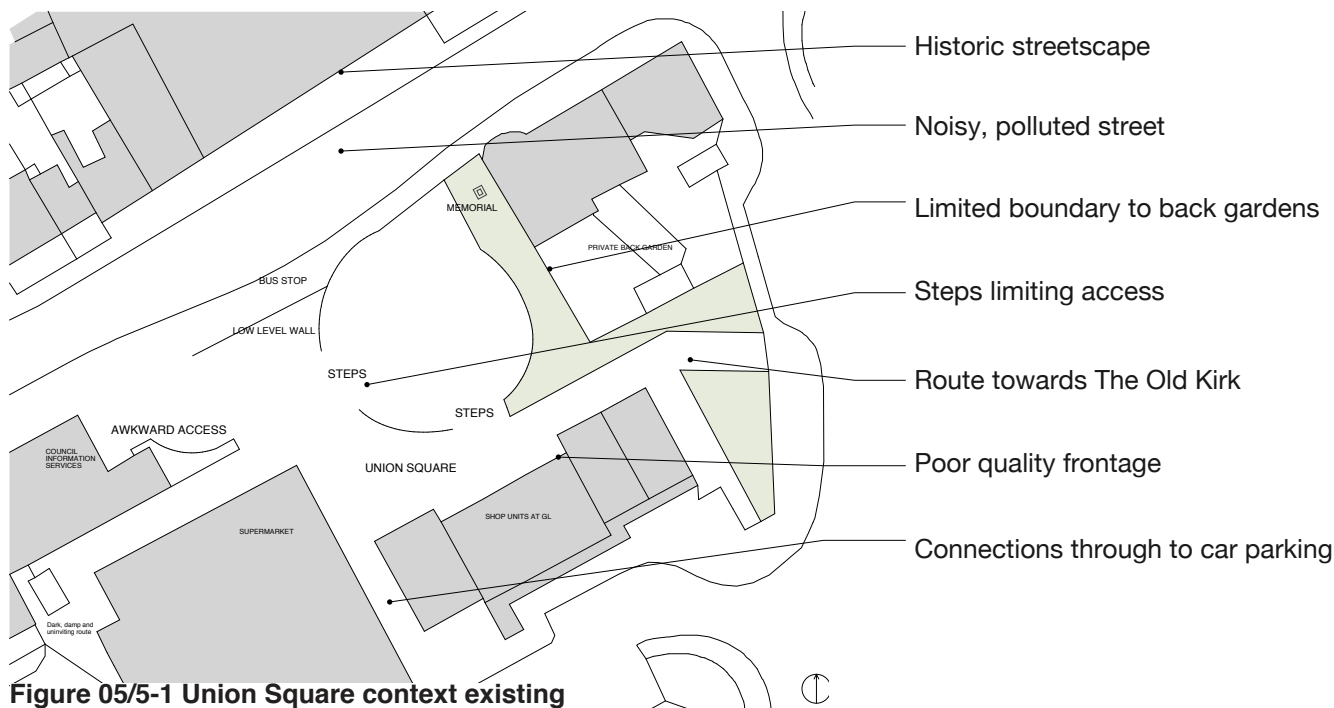


Figure 05/5-1 Union Square context existing



Figure 05/5-2 Union Square existing condition

- Historic streetscape
- Noisy, polluted street
- Limited boundary to back gardens
- Steps limiting access
- Route towards The Old Kirk
- Poor quality frontage
- Connections through to car parking

### Weaknesses of existing

- Rather bland design and finish
- Memorial poorly located
- Poor crossing points
- Difficulty in level changes
- Need to improve access routes to and from Union Square (particularly at Scotmid)
- Union Square is north facing
- Make design materials in square softer

### Strengths of proposal

- Focal point
- the "natural centre" for West Calder
- Draws people in
- Bigger 'real' useable space
- Expands flat area
- Uplighting good - brightening up area
- Bring more greenery into the town and square

### Opportunities in proposal

- Better design would encourage greater use
- Potential for bigger markets
- Lighting up Union Square
- Fair In The Square - opportunity to test run asap
- Get young people involved in design/working

### Threats with proposal

- Owners may have different opinions in terms of future design
- Cost of maintenance of any new facility
- Restricted finance
- Key points are about function and use/its is about a social solution as well

# Project 05 Public Realm Works to Union Square



Figure 05/5-3 Union Square precedents

## Precedents

Several precedents were investigated through the design process to gauge the Trust's view on the materiality and layout of a new civic space.

Natural materials were preferred from both aesthetic and maintenance perspectives.

### Proposal

The proposal has several key design qualities;

- it incorporates natural stone paving,
- regrades the landscape to provide a larger meeting and market area,
- strengthens the boundary to the rear gardens, reinforces routes along Main Street and to the Old Kirk (connects with projects 01 and 02),
- incorporates lighting to improve its nighttime atmosphere,
- incorporates power supply for market stalls,
- improves biodiversity and provides seating in tiered steps



Figure 05/5-3 Union Square proposal

# Project 05

## Public Realm Works to Union Square

### Commentary

The design is a sketch response based on our analysis of the town and surrounding area. It covers a large area - incorporating part of the road and opposite side of Main Street. It is also designed to a high specification. The exact scope and material standards should be considered as part of a more detailed design exercise.

While it is an attractive proposal from an urban design perspective the high costs may make a full redevelopment prohibitive. A detailed options' appraisal should consider a series of options for the level of intervention possible.

## Summary

<b>Impact (A-E) A is high</b>	A
<b>Fits with objectives</b>	Yes
<b>Capital cost Low/Med/High</b>	High (773k inc VAT)
<b>Ongoing costs Low/Med/High</b>	Low
<b>Timescale 0-2 / 2-5 / 5-10</b>	Short to medium
<b>Maintenance Low/Med/High</b>	Low
<b>Risk Low/Med/High</b>	Med
<b>Funding Options</b>	Various HLF options, West Lothian Council
<b>Responsible body</b>	TBC
<b>Consultation rank</b>	1 (First)

## PROJECT 05

# Public Realm works to Union Square

## Conclusions

This was the public's top priority, however would require significant investment to complete to a suitable civic standard. Further investigations should be undertaken to identify where savings can be made and provide a more detailed understanding of how it would interact with adjacent projects.

## Next Steps / Brief

- Prepare detailed proposals and options' appraisal
- identify scope of intervention
- Review costs
- Identify responsible body
- Source funding



- Provides a new high quality civic space
- Low maintenance
- Public realm improvement
- High priority for the community



- Medium risk
- Significant cost
- Recently redeveloped

# Project 06 Memorial Gardens

“celebrating our local history”



## Project description

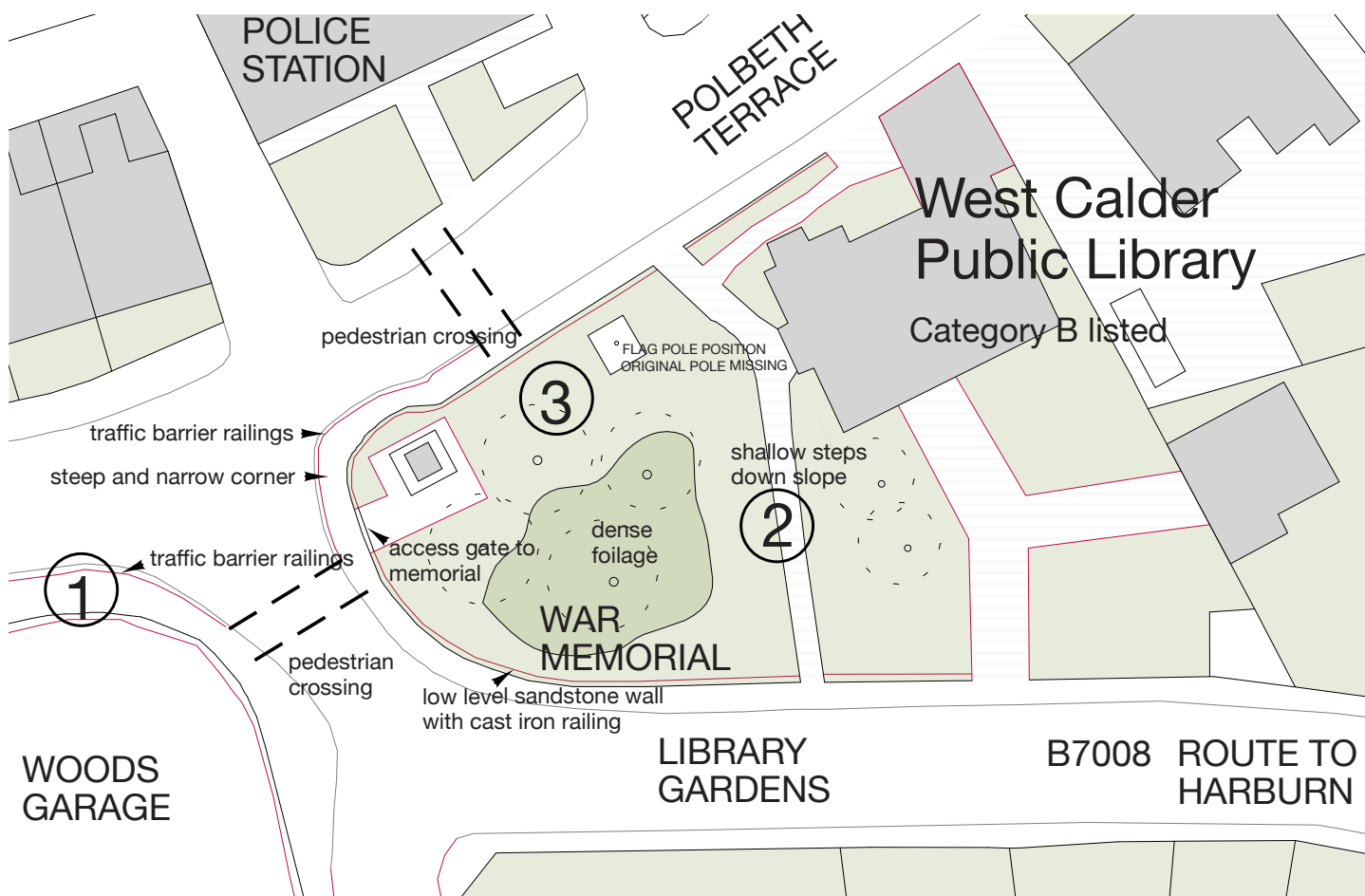
Improving the setting and increasing the impact of the War memorial and Carnegie Library

## How it responds to the West Calder and Harburn Community Trust Action Plan

Theme 1 - The Environment - Green, Built and Cultural	- <i>Contributes to the cultural environment</i>
Theme 2 - Roads, Paths, Traffic and Transport	- <i>Improves access around the memorial and from the station</i>
Theme 3 - Community Facilities for People of all ages	- <i>Provides another type of civic space</i>
Theme 4 - Events for local people and for visitors	- <i>Provides a better setting for memorial services</i>
Theme 5 - Developing an enterprising community	- <i>N/A</i>

**Introduction**

The combination of the War Memorial, Carnegie Library and being on a key route between the station and town centre combine to create a place of civic importance in West Calder. These qualities, combined with a lack of prominence for the War Memorial and the entrance to the library along with a poor quality pavement have highlighted the benefit of investigating public realm improvements to the area.



**Figure 05/6-1 Memorial Gardens existing context**



**Figure 05/6-2 Memorial Gardens existing context, images**

# Project 06 Memorial Gardens

**KEY:**

- 1 Natural Riven Catithness Flagstone - Light Grey
  - 2 Natural Riven Catithness Flagstone - Buff
  - 3 Low maintenance shrub bed/planting
  - 4 Concrete paviour strips with integrated timber seating
  - 5 Concrete plinth with treated timber boards to form seating
- LED recessed strip lighting by Lec

**The proposal incorporates:**

- improving pedestrian access around the garden
- improving the steps to the side of the library
- providing direct access to the library entrance
- providing a space around the memorial
- and a space around the flag pole
- an alternative type of public space to Union Square - quieter and greener

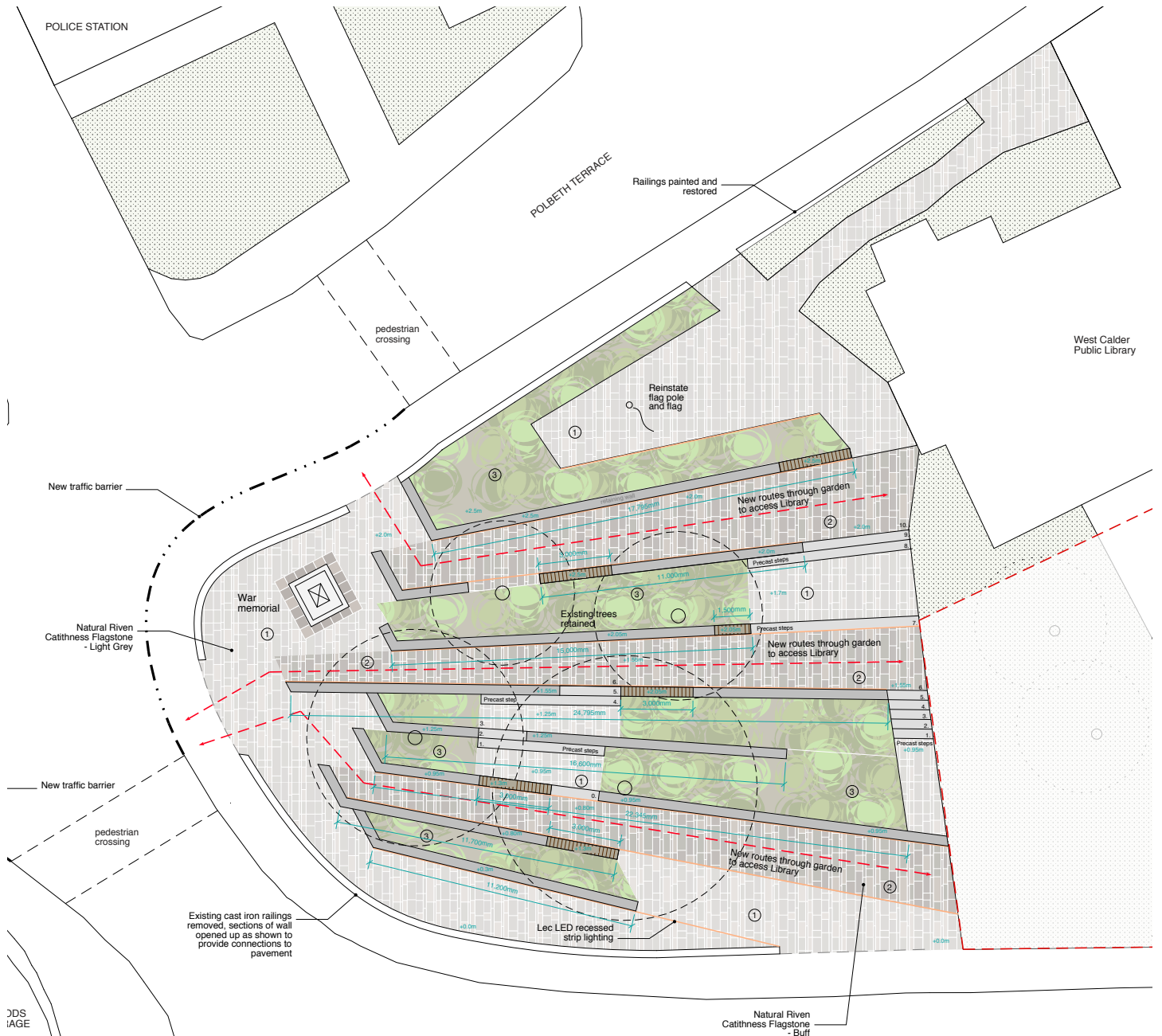


Figure 05/6-3 Memorial Gardens proposal



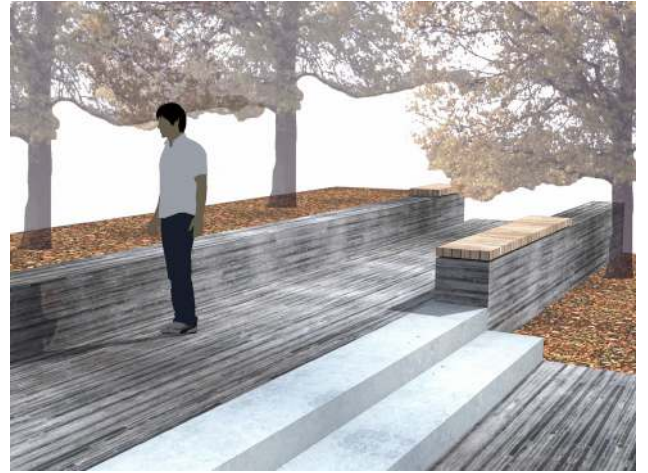


Figure 05/6-4 Memorial Gardens precedents

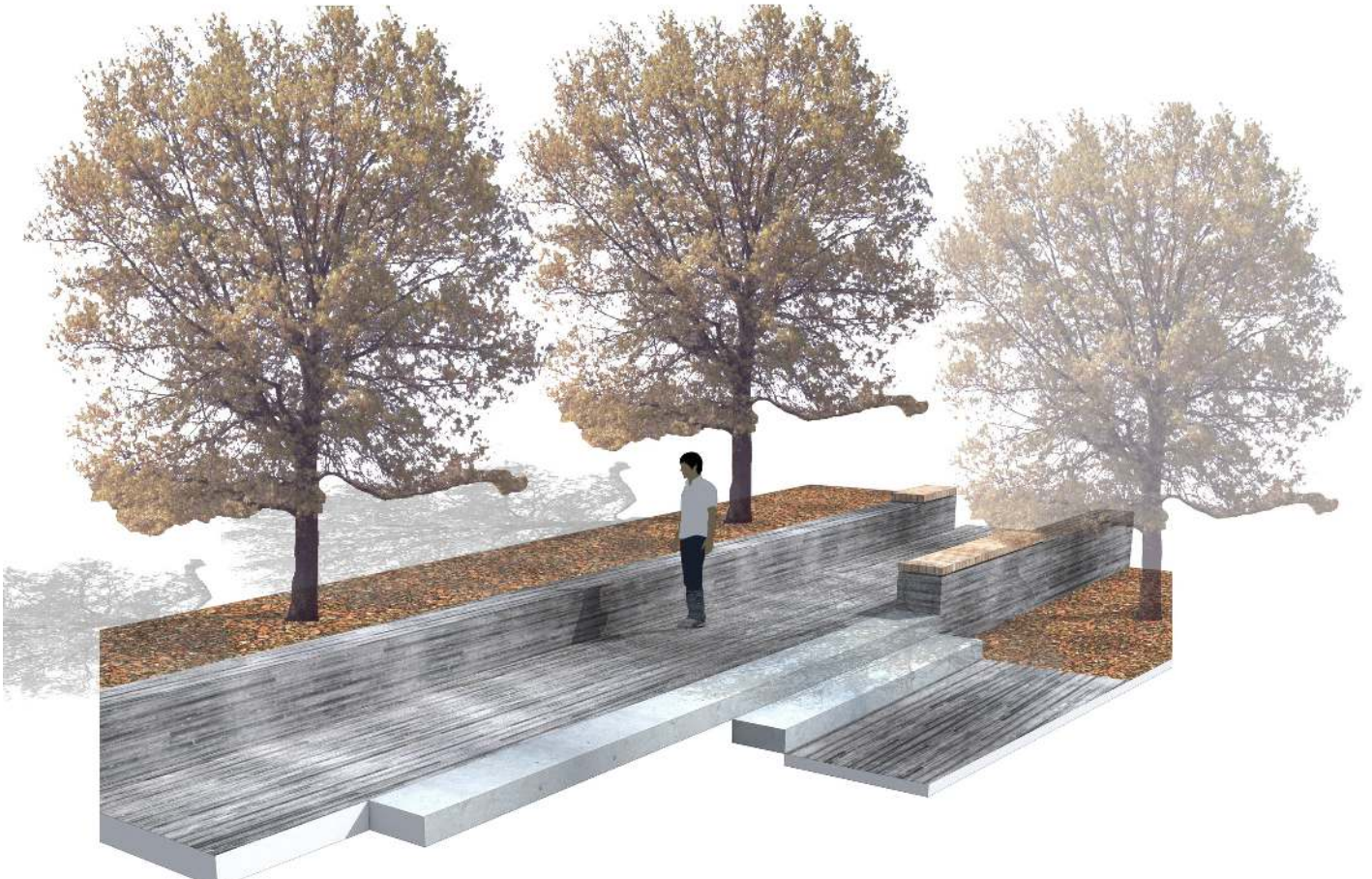


Figure 05/6-5 Memorial Gardens extracted visualisations 01 and 02

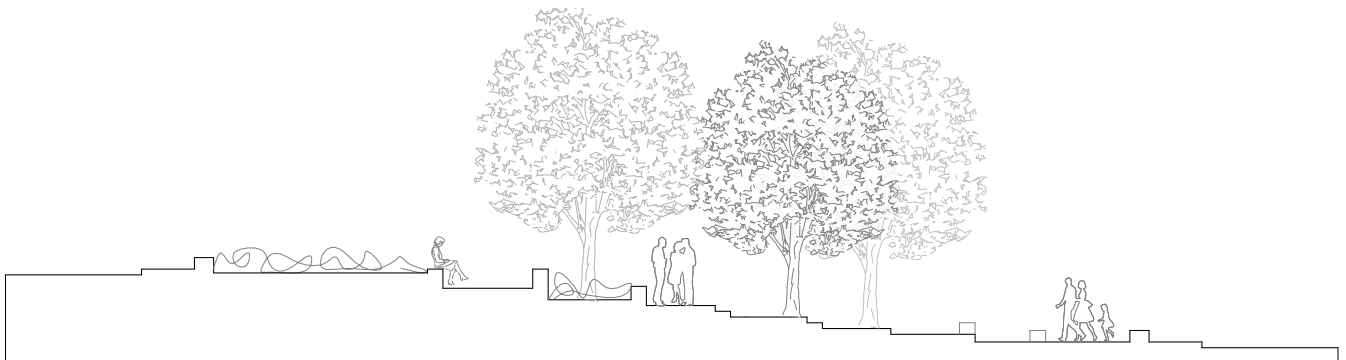


Figure 05/6-6 Memorial Gardens sketch section

# Project 06

## Memorial Gardens

### Commentary

This project grew from the urban analysis undertaken by Collective Architecture and was strongly supported by the Trust's directors when presented. The Community Consultation was also generally supportive however some reservations were expressed that there were other places and problems with greater need.

The project offers a dynamic and distinctive public garden to be developed and, should funding be identified, could make a significant difference to the library, memorial and garden.

## Summary

<b>Impact (A-E) A is high</b>	B-C
<b>Fits with objectives</b>	Yes
<b>Capital cost</b> Low/Med/High	Med / High (223k inc VAT)
<b>Ongoing costs</b> Low/Med/High	Low
<b>Timescale</b> 0-2 / 2-5 / 5-10	Short to medium
<b>Maintenance</b> Low/Med/High	Low
<b>Risk</b> Low/Med/High	Low
<b>Funding Options</b>	Various HLF options WW1 Commemorations in Scotland, West Lothian Council
<b>Responsible body</b>	WCANDHDT
<b>Consultation rank</b>	6 (sixth of ten)

## PROJECT 06

# Memorial Gardens

## Conclusions

Memorial Gardens has the potential to offer West Calder a very different type of public space that would allow a place for memorial services and quieter individual seating. It would also provide a more dignified and attractive approach to the library.

## Next Steps / Brief

- Prepare detailed proposals
- Review costs
- Source funding



- Important location
- Potential to improve the experience of existing important cultural and historical artifacts and facilities
- Good timing in relation to WW1 centenary commemorations



- Best use of funding?
- Significant investment required

# Project 07 Re-use of the Workspace Building



“a new big project for West Calder”

## Project description

Redeveloping the Workspace building to give it a public use

## How it responds to the West Calder and Harburn Community Trust Action Plan

Theme 1 - The Environment - Green, Built and Cultural  
Theme 2 - Roads, Paths, Traffic and Transport  
Theme 3 - Community Facilities for People of all ages  
Theme 4 - Events for local people and for visitors  
Theme 5 - Developing an enterprising community

- *Contributes to the cultural and built environment*  
- *Can provide a hub for walking*  
- *Compliments the community centre*  
- *Can provide a multi use events space*  
- *Development model to be decided, brings investment*

There are a number of ways an old building can be refurbished, from a radical alteration of the form and appearance to a more simple improvement and upgrading of the building to bring it back to an as-new quality. Examples below show various types of similar buildings with a range of different uses.

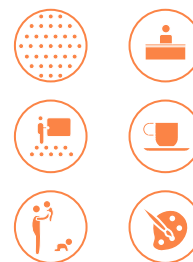
Various options should be considered in response to client requirements, function need and resources. A detailed feasibility study with an attendant business case should be procured. This should be considered in conjunction with any redevelopment of the Community Centre.



### 01 \_ Civic Building

Possible facilities could include the following;

- 1 - Function venue
- 2 - Conference / exhibition facilities
- 3 - Information point
- 4 - Cafe
- 5 - Community Creche
- 6 - Offices



Examples;

1. Gowkthrapple Community Hub by Collective Architecture.
2. Castlemilk Stables by Elder & Cannon Architects.



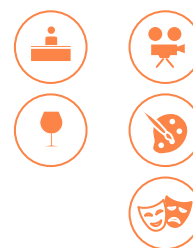
THE CIVIC CENTRE Building example

A new big project for West Calder could be the introduction of a new Civic Building. This could include a range of facilities including function rooms and gathering points to flexible exhibition spaces.

### 02 \_ Arts Building

Possible facilities could include the following;

- 1 - Exhibition spaces
- 2 - Workshops/Studio spaces
- 3 - Small cinema
- 4 - Restaurant
- 5 - Theatre



Examples;

1. Trongate 103, 'A centre for the arts and creativity' Glasgow by Elder & Cannon Architects.
2. The Pier Arts Centre, Orkney by Raich & Hall Architects



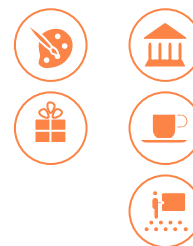
THE ARTS CENTRE Building example

A new big project for West Calder could be the introduction of a new Arts Centre for West Calder. This could include a range of facilities changing exhibitions and education events for the general public

### 03 \_ Heritage Building

Possible facilities could include the following;

- 1 - Meeting spaces
- 2 - Museum display
- 3 - Educational / interactive learning facilities
- 4 - Shop
- 5 - Cafe



Examples;

1. National Museum of Rural Life, East Kilbride by Page & Park Architects.
2. Titan Crane Education and Visitor's Centre, Clydebank by Collective Architecture



THE HERITAGE CENTRE Building example

A new big project for West Calder could be the introduction of a new Heritage Centre for West Calder. This could include a range of facilities museum spaces, conference and education facilities, celebrating the rich history of West Calder

Figure 05/7-1 Possible building typologies

# Project 07 Re-use of the Workspace Building



## Conference:

A large hall would lend itself to large gatherings of people. Consideration could also be given to smaller conference rooms and facilities to cater for a range of events



## Exhibition/Interactive learning space:

A large room or rooms could be dedicated exhibition areas for artistic or informative installations.



## Function Venue:

A large room or rooms could be dedicated for functions.



## Community Creche / soft play:

A large or small soft play area could be added to the building. This could link to possible cafe and public spaces within the building.



## Offices/workshops:

Part of the building could be given over to private office space.



## Museum / Heritage



## Theatre :

Part of the building could be considered for a small theatre suitable for theatrical and musical productions.



## Cinema:

A small community cinema could offer



## Shop :

This could involve the creation of new retail space within the building.



## Cafe:

Part of the building could be given over to cafe space with potential views over the Five Sisters.



## Restaurant:

Part of the building could be given over to cafe space with potential views over the Five Sisters.



## Functions

It is unlikely that all of the options below can be accommodated in the building due to cost and space constraints. However, each should be given careful consideration in order to make the Workshop building as useful as possible for the community of West Calder and Harburn.

Figure 05/7-2 Possible building uses

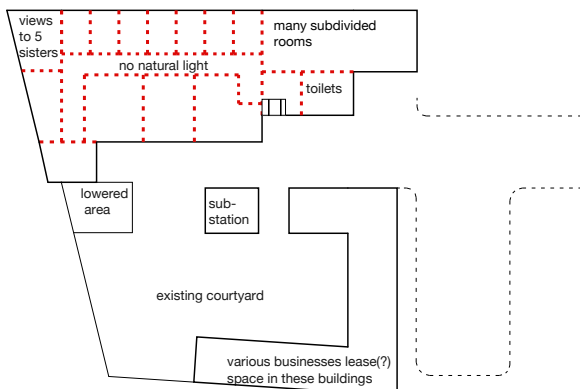
**Example proposal to allow cost estimate to be provided**

These diagrams show how a refurbishment and extension could be organised. Based on a typical rate of £2000 per sqm and an approximate floor area of 1525sqm this would result in a construction cost of around £3 million. Further allowances should be made for repair and restoration of the existing building and landscaping. An approximate construction cost of £4 million should be considered when preparing a brief for and redevelopment options' appraisal.

The existing building is in a poor state of repair and requires a significant overhaul to make it wind and water tight to enable it to be developed in to a new civic centre.

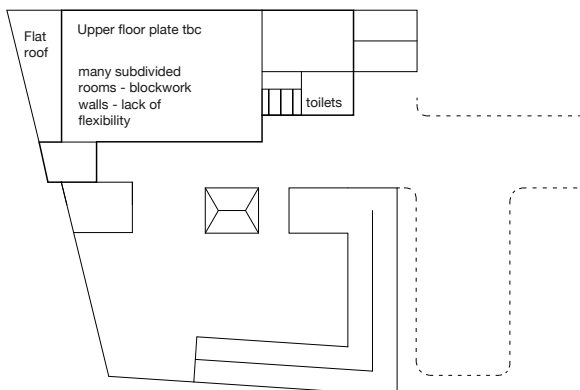
The main building is largely of traditional construction with a slate roof on timber structure, there are some areas of flat roof that may be on concrete slab. Further investigation would be required as part of a dedicated feasibility study however it is assumed that significant amount of re-harling, pointing and roof repairs would need to be undertaken to the external building fabric.

The adjacent courtyard building has a roof in a poor state of repair. Again, further investigation is required to determine its condition and ownership.



--- Downtakings (non-load bearing)

**Ground floor**



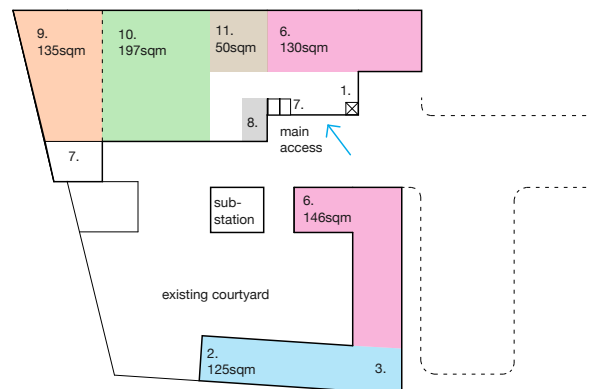
**First floor**

**Proposed option: Civic Centre**

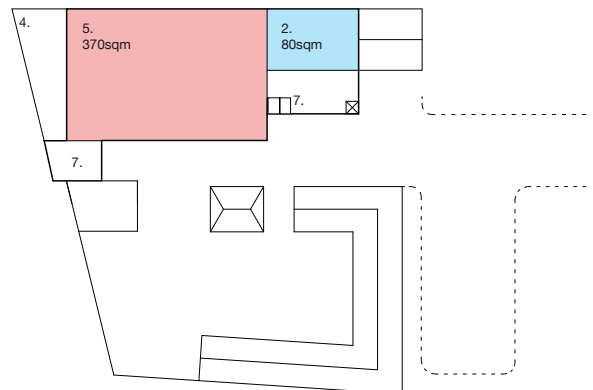
**Facilities**

1. Entrance hall including stairs and lift
2. Cafe/ restaurant
3. Kitchen
4. Terrace / viewing platform
5. Flexible cinema / theatre space
6. Interactive learning / offices / workshops
7. Stairs
8. Reception
9. Museum / Heritage
10. Function Venue
11. Toilets

GIFA  
 Ground: 925sqm approx.  
 First: 600sqm approx.



**Ground floor**



**First floor**

# Project 07

## Re-use of the Workspace Building

### Commentary

This project has attracted significant comment within the Trust and at the public consultation. It is clear that this project could define the success of WCandHCDT and as such it should be given serious consideration.

The Trust is under some pressure to make a decision quickly as West Lothian Council have started the process of selling the building on the open market. This sale is predicated on the future use being housing. While there may be some benefit in this it would seem to be a missed opportunity for the residents of West Calder and Harburn if a significant and sustainable public use can be identified.

A detailed options' appraisal and business plan is the next key step in securing a public use for the building.



## Summary

<b>Impact (A-E) A is high</b>	A
<b>Fits with objectives</b>	Yes
<b>Capital cost Low/Med/High</b>	High (£3-4 million plus)
<b>Ongoing costs Low/Med/High</b>	Med
<b>Timescale 0-2 / 2-5 / 5-10</b>	Medium to Long
<b>Maintenance Low/Med/High</b>	Med
<b>Risk Low/Med/High</b>	High
<b>Funding Options</b>	Various HLF options, West Lothian Council
<b>Responsible body</b>	WCANDHDT - TBC
<b>Consultation rank</b>	=2 (equal second)

### PROJECT 07

# Re-use of The Workspace Building

## Conclusions

This is potentially the most significant project within the town. It has a strong relationship with the development of West Calder and is a striking object on the hill. Taking on ownership would constitute a significant risk on the part of the Trust. Equally the purpose of the Trust is to regenerate West Calder as a thriving, family-friendly, lively and enterprising community with its own unique rural identity will require some risks. A detailed options' appraisal and business plan would be required to mitigate the risks.

## Next Steps / Brief

- Undertake detailed options' appraisal
- Prepare detailed costs
- Prepare business case
- Start purchase process
- Source funding



- Important building
- Potentially significant effect on West Calder
- Inspirational



- High risk, financial and reputational
- Significant investment required
- Significant ongoing commitment required

# Project 08 **Community Centre**



“the rediscovery and strengthening of our local pride and community spirit”

## **Project description**

Improving the community and sports facilities of West Calder

## **How it responds to the West Calder and Harburn Community Trust Action Plan**

Theme 1 - The Environment - Green, Built and Cultural	- <i>Contributes to the cultural and built environment</i>
Theme 2 - Roads, Paths, Traffic and Transport	- <i>Can support walking and cycling groups</i>
Theme 3 - Community Facilities for People of all ages	- <i>New and improved community facilities</i>
Theme 4 - Events for local people and for visitors	- <i>New indoor gathering spaces or sports</i>
Theme 5 - Developing an enterprising community	- <i>N/A</i>

# Commentary

This project should be developed in conjunction or by the Community Centre Management Committee. The officer appointed by WCandHCDDT should undertake negotiations with the committee. The existing building has been investigated and possible improvements mooted for the purposes of discussion only at this point.

## Existing Building

- 1 - What is the current building use ?
- 2 - What facilities are currently provided?
- 3 - Are there good links to external facilities?

### Positives

Range of meeting spaces  
Large Hall

### Negatives

Poor connection to outdoor spaces  
Poor connections between activities  
Meandering corridor  
Incoherent building massing

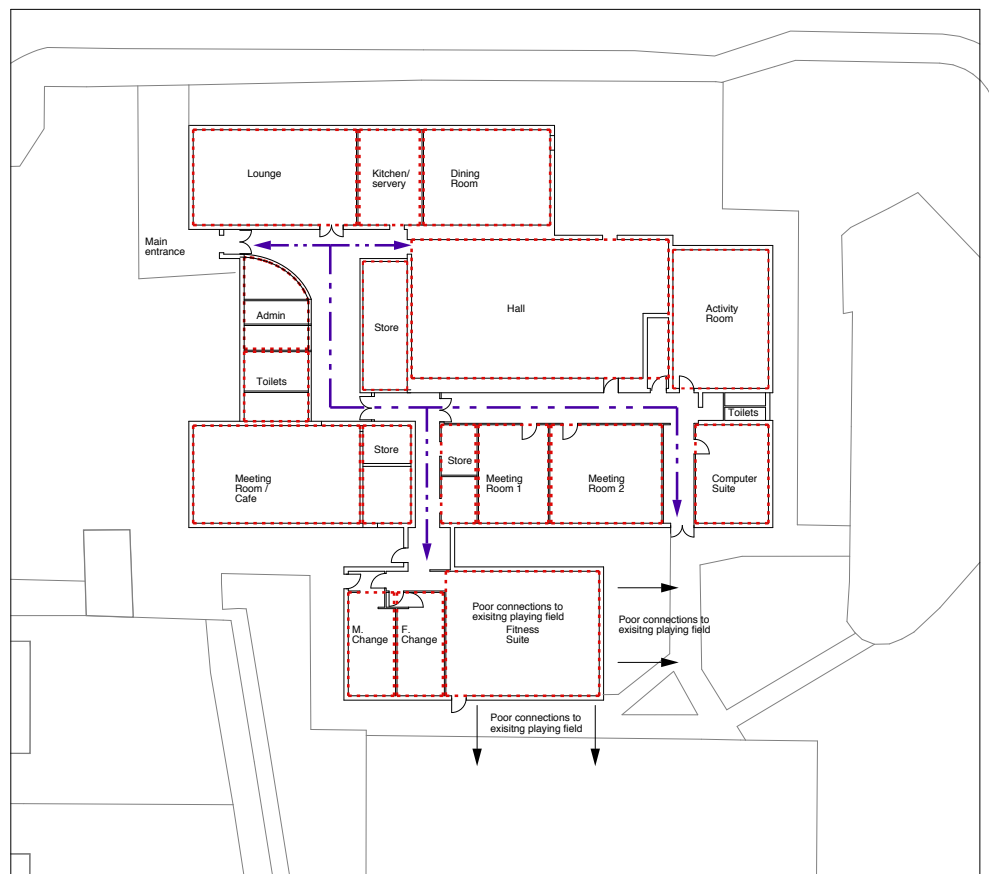


Figure 05/8-1 Existing building diagram

# Project 08 Community Centre

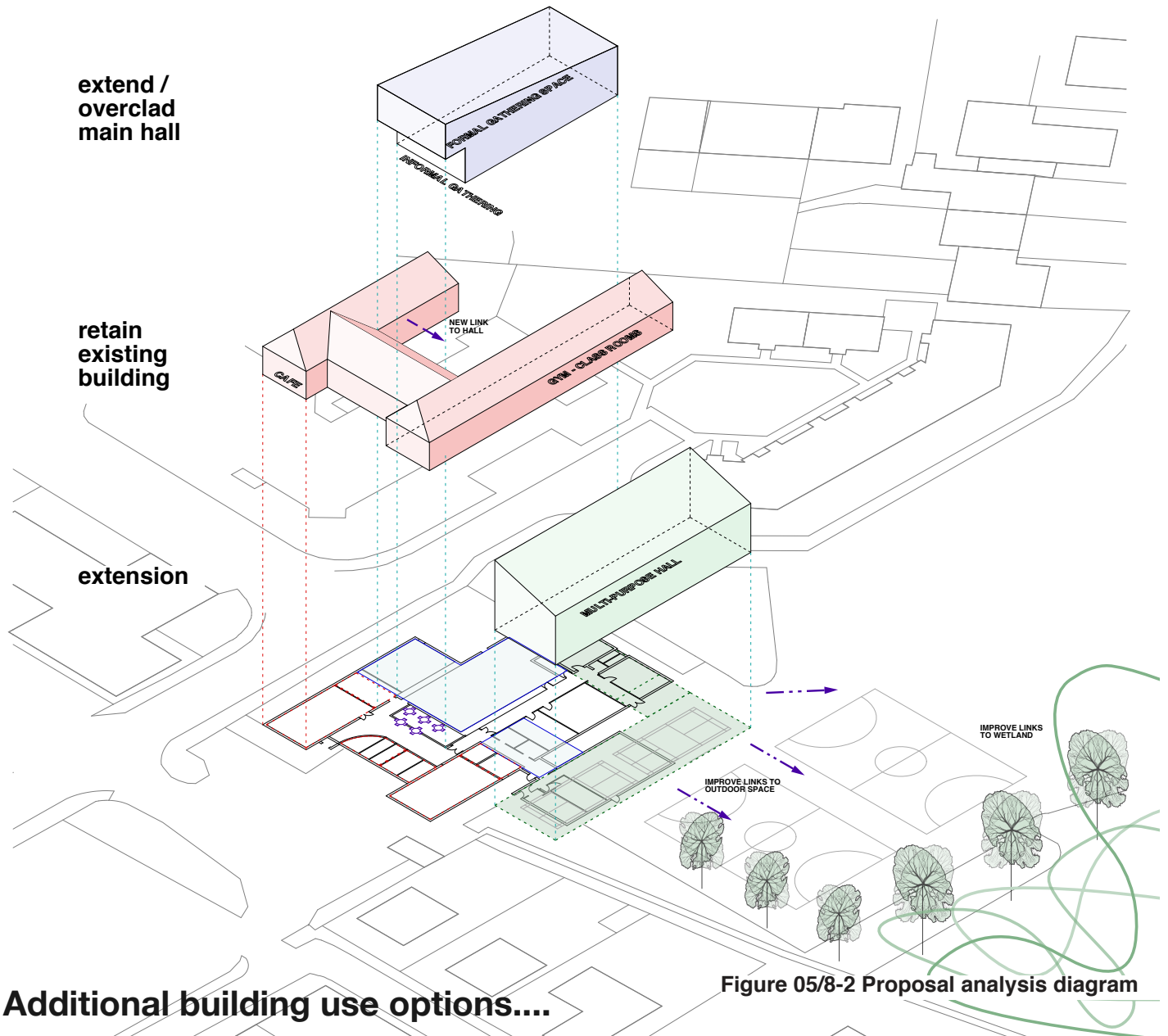


Figure 05/8-2 Proposal analysis diagram

## Additional building use options....

It is unlikely that all of the options below can be accommodated in the building due to cost and space constraints. However, each should be given careful consideration in order to make the Community Centre as useful as possible for the community of West Calder and Harburn.



Indoor Sports:



Indoor Sports:



Indoor Sports:



Cafe:



Office:



Gathering Place:



Figure 05/8-3 Possible uses

## Summary

<b>Impact (A-E) A is high</b>	C
<b>Fits with objectives</b>	Yes
<b>Capital cost Low/Med/High</b>	Low / Med
<b>Ongoing costs Low/Med/High</b>	Med
<b>Timescale 0-2 / 2-5 / 5-10</b>	Med
<b>Maintenance Low/Med/High</b>	Med
<b>Risk Low/Med/High</b>	Low / Med
<b>Funding Options</b>	Various HLF options, West Lothian Council, Community Centre
<b>Responsible body</b>	Comunity Centre Trust / West Lothian Council
<b>Consultation rank</b>	5 (fifth of ten)

## PROJECT 08

# Community Centre

## Conclusions

The community centre's management should be involved in developing a detailed feasibility study to identify the areas that require improvement.

## Next Steps / Brief

- Agree approach with Community Centre
- Undertake feasibility study
- Develop proposals
- Prepare costs
- Source funding

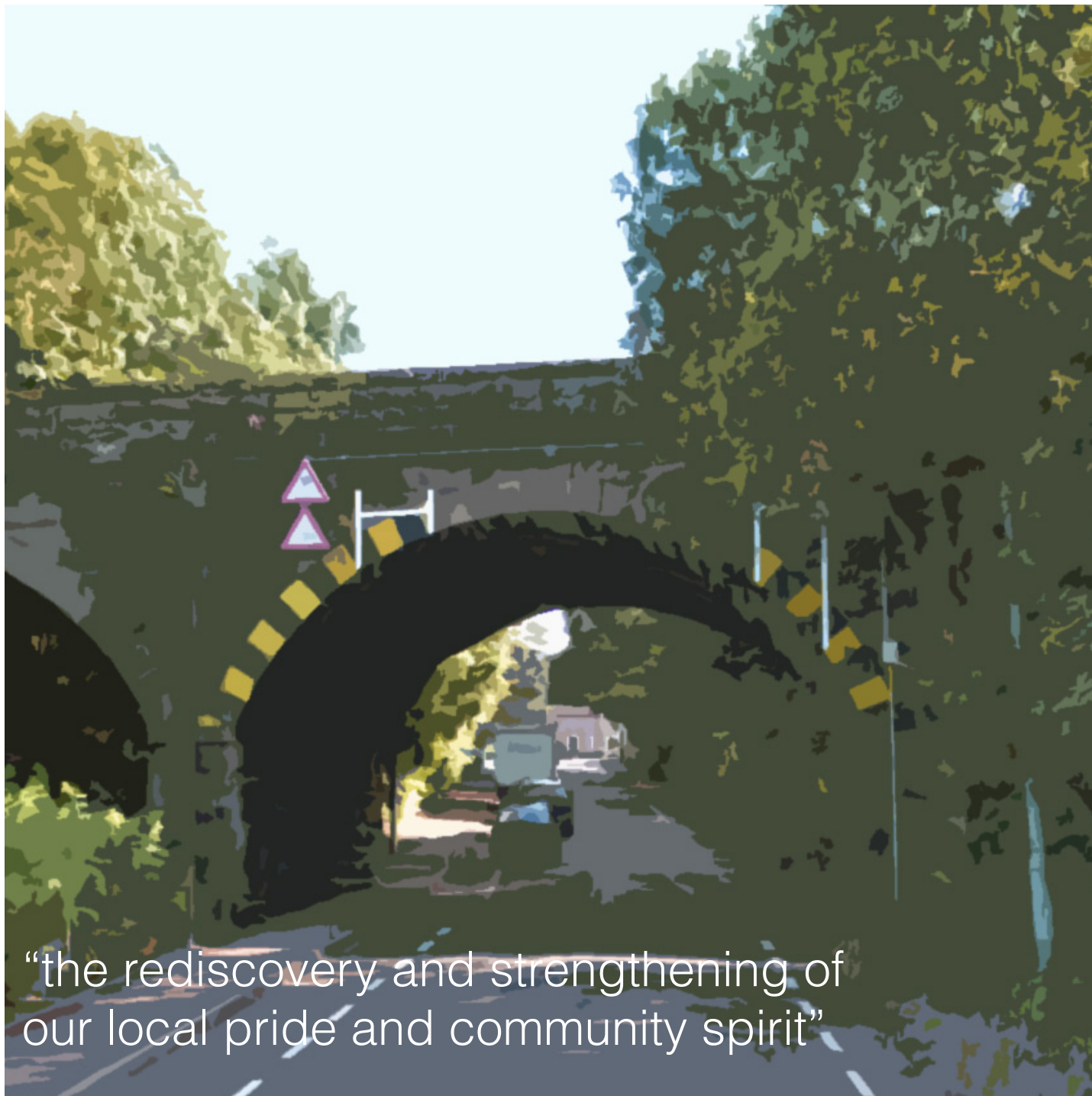


- Important existing facility
- Potentially significant effect on West Calder
- Already successful - build on this?



- Already successful - action can risks this
- Various bodies with an interest of developing the project

# Project 09 Gateway / Lighting projects



## Project description

Interventions at key gateways into West Calder

## How it responds to the West Calder and Harburn Community Trust Action Plan

Theme 1 - The Environment - Green, Built and Cultural  
Theme 2 - Roads, Paths, Traffic and Transport  
Theme 3 - Community Facilities for People of all ages  
Theme 4 - Events for local people and for visitors  
Theme 5 - Developing an enterprising community

- Highlights the existing built environment, reinforces identity  
- Improves the visitor experience, arriving and passing through  
- Potential new locations for events  
- Potential for community events / workshops to contribute to design  
- N/A

The five gateways identified below could be improved by considering the following;

- Installation of Gateway markers
- Improved signage
- Improved lighting
- Interventions at key locations
- Promotion through posters, website, maps etc.



Figure 05/9-1 Gateway locations



Figure 05/9-2 Gateway precedents

# Project 09 Gateway / Lighting projects

The following projects were part of the Breich Valley Villages Gateway Project Report produced for CSGN via CSFT and Mark Hamilton Landscape Associates. The extracts shown below are an example of the scope of work required to fully investigate each potential gateway projects.

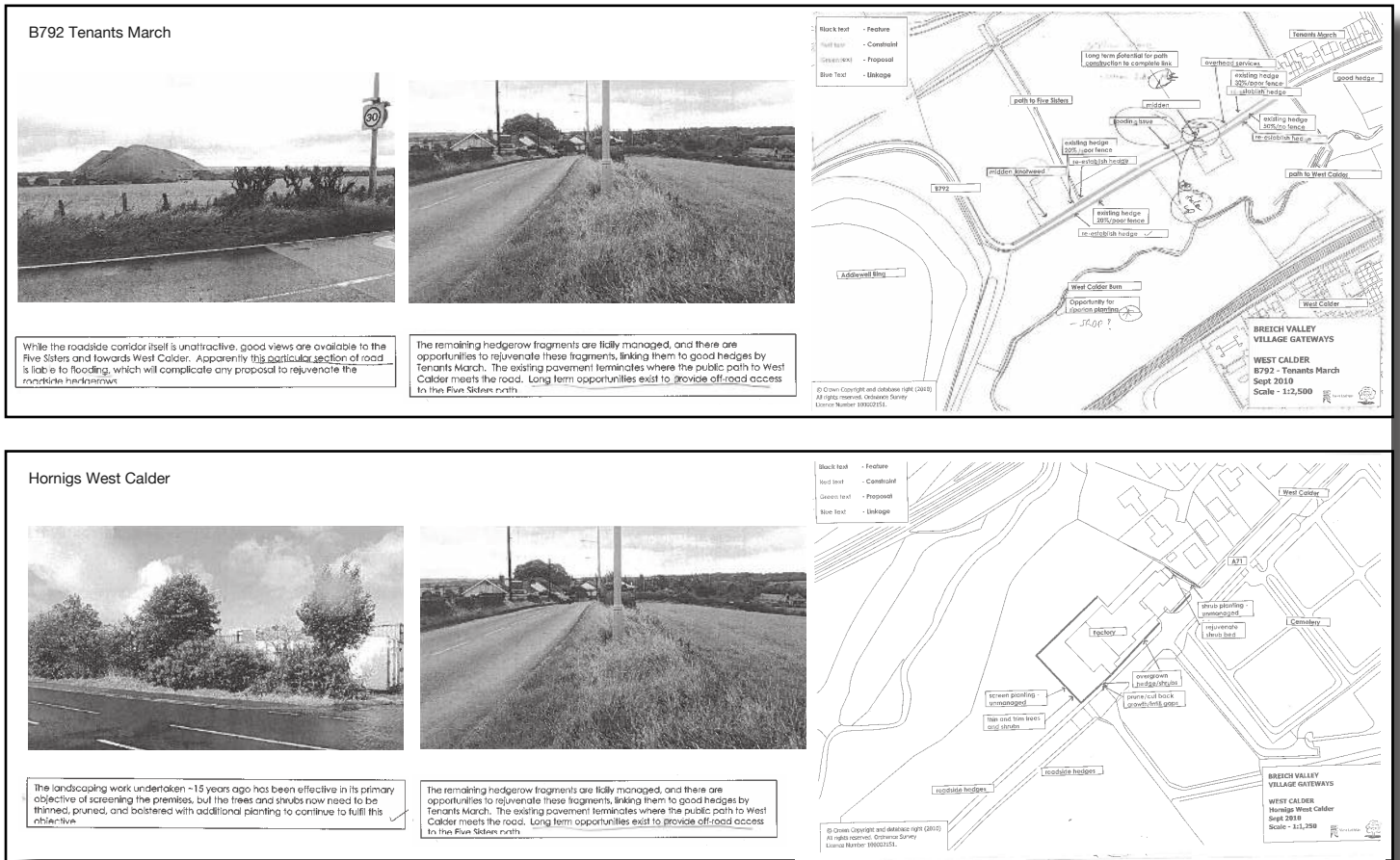


Figure 05/9-3 Gateway proposals (West Lothian Council)

## Commentary

This has the potential to combine two important approaches to defining gateways, first the careful patching in and caring for the existing fabric that makes up traditional boundaries and routes in and through places and secondly the more ethereal lighting and artists' interventions that compliment this and contribute to a specific identity of a place.

Locations have been identified through this study process. This work can be expanded upon as and when funding becomes available. The variety of aspects, from repairing landscaping through to lighting installations will make it suitable for a variety of funding routes.



## Summary

<b>Impact (A-E) A is high</b>	C
<b>Fits with objectives</b>	Yes
<b>Capital cost Low/Med/High</b>	Low / Med - 10k-50k
<b>Ongoing costs Low/Med/High</b>	Low
<b>Timescale 0-2 / 2-5 / 5-10</b>	Short / Med
<b>Maintenance Low/Med/High</b>	Low
<b>Risk Low/Med/High</b>	Low
<b>Funding Options</b>	Various HLF options, West Lothian Council, Community Centre
<b>Responsible body</b>	WCANDHDT
<b>Consultation rank</b>	10 (tenth of ten)

### PROJECT 09

# Gateway / Lighting Projects

## Conclusions

There is the potential to make a significant impact on the built environment and West Calder's sense of identity with relatively little financial outlay. The actual cost will of course depend on the exact proposals developed though 10-15k could deliver a small lighting project

## Next Steps / Brief

- Prepare detailed proposals and costs
- Select priority
- Undertake lighting tests
- Source funding

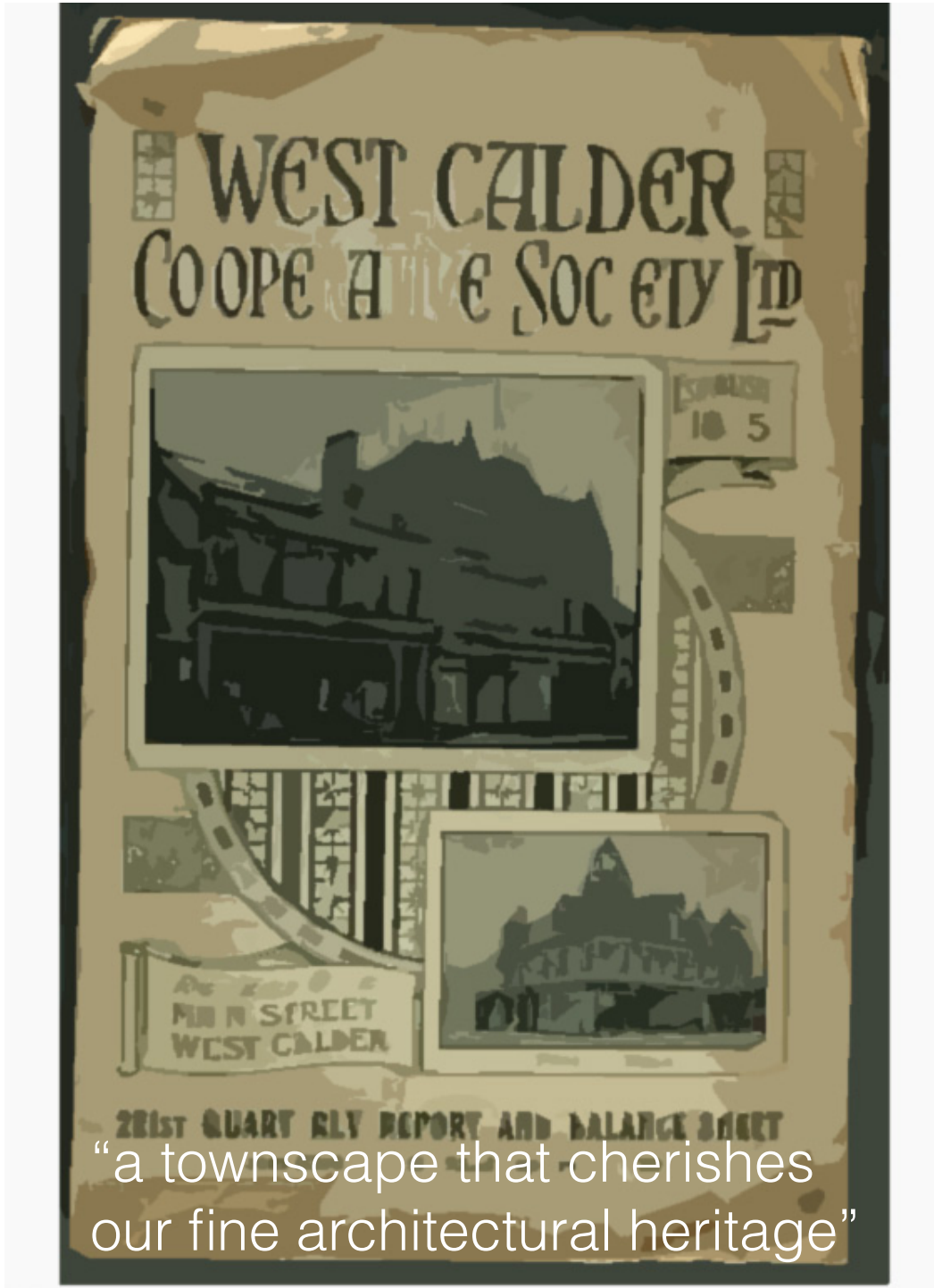


- Significant impact for relatively little outlay



- Would require careful coordination

# Project 10 Heritage



## Project description

Encouraging investment in the existing built heritage through applying for Townscape Heritage Initiative grants and providing a broader understanding of West Calder's social, industrial and political history.

## How it responds to the West Calder and Harburn Community Trust Action Plan

Theme 1 - The Environment - Green, Built and Cultural	- Improves built heritage
Theme 2 - Roads, Paths, Traffic and Transport	- Creates a stronger street frontage
Theme 3 - Community Facilities for People of all ages	- N/A
Theme 4 - Events for local people and for visitors	- N/A
Theme 5 - Developing an enterprising community	- Sourcing public and leveraging private investment

Possible Projects

- Encourage investment in the existing built heritage through setting up a Townscape Heritage Initiative grant scheme
- Provide the basis for a broader understanding of West Calder's social, industrial and political history through interpretive information at key points: the Old Kirk, Castle Greig, Five Sisters, Cooperative buildings (Project 01)
- Investigate if a Heritage Centre is a viable option for The Workspace building (Project 07)

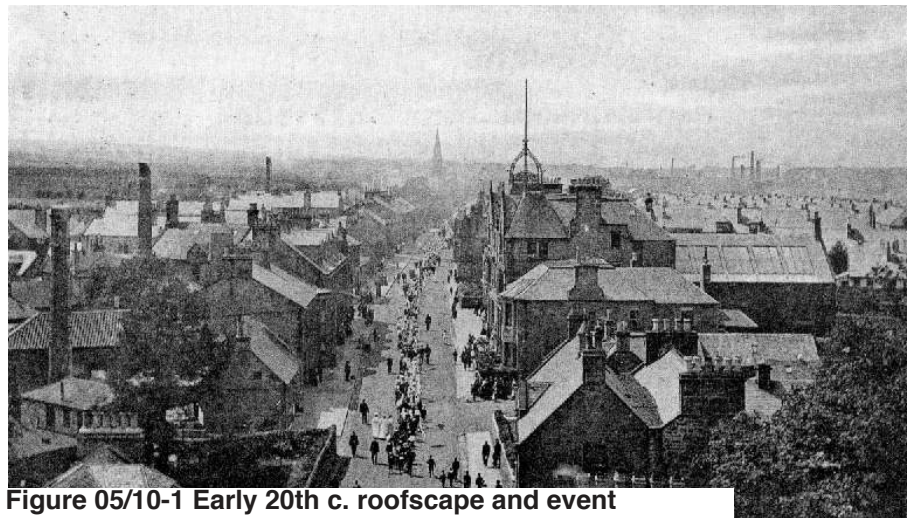


Figure 05/10-1 Early 20th c. roovescape and event

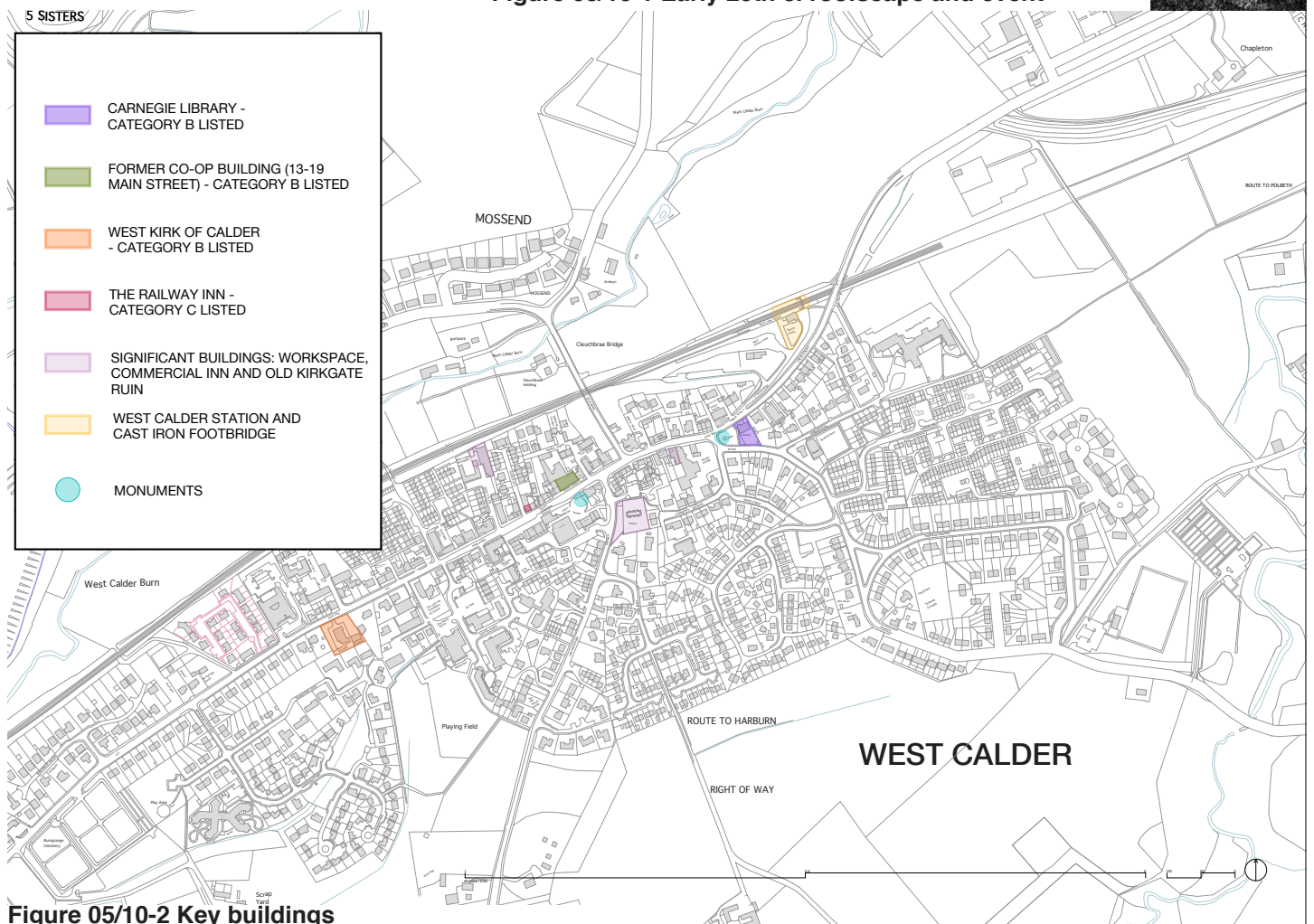
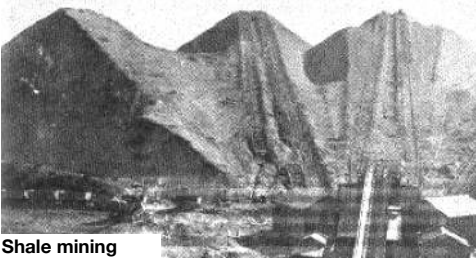


Figure 05/10-2 Key buildings

# Project 10 Heritage



Shale mining



A day out...



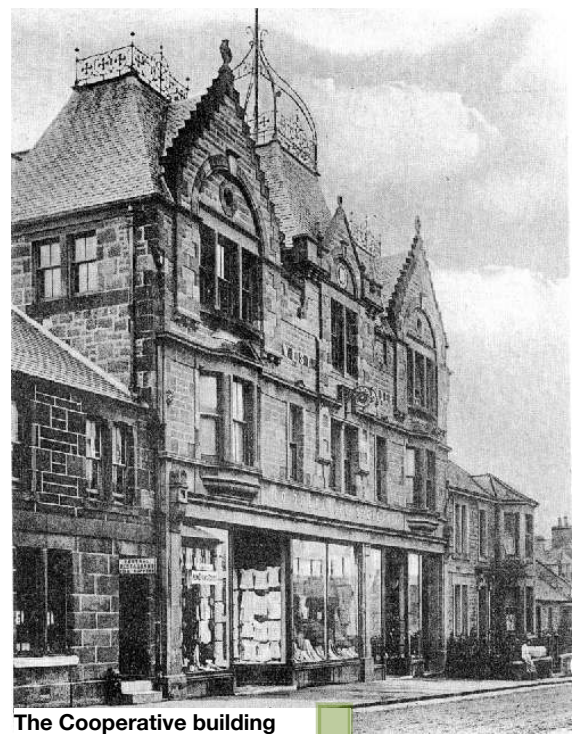
Figure 05/10-3 Selected historic images

## Commentary

West Calder has a rich and distinctive history within the context of Scotland's 19th century urban and industrial development. The growth of the West Calder Cooperative Society, the early electrification of the street-lighting and the immediately identifiable Five Sisters oil shale bings on the northern skyline all contribute to this heritage.

Many distinctive buildings, some of which are listed, remain from the cooperative movement and associated industrial and economic success, largely on the northern edge of Main Street.

West Calder's heritage will not be illuminated through any single project, rather it is a theme that carries through many projects. From the Workspace to the West Calder Loops and public space improvements West Calder's heritage will inform design, material and content decisions.



The Cooperative building



Library, built with Carnegie funds, opened 1903



The old Cooperative building

## Summary

<b>Impact (A-E) A is high</b>	C / D
<b>Fits with objectives</b>	Yes
<b>Capital cost Low/Med/High</b>	Low / Med
<b>Ongoing costs Low/Med/High</b>	Low
<b>Timescale 0-2 / 2-5 / 5-10</b>	Short / Med
<b>Maintenance Low/Med/High</b>	Low
<b>Risk Low/Med/High</b>	Low
<b>Funding Options</b>	HLF (THI / CARS), West Lothian Council,
<b>Responsible body</b>	West Lothian Council
<b>Consultation rank</b>	09 (ninth of ten)

## PROJECT 10

# Heritage

### Conclusions

West Calder and Harburn's heritage is central to the success for many of the projects. The area's vision of itself is inherently tied into its industrial and social development over the last century and a half, this allied to ancient settlements sites West Calder in its place to a degree greater than most small Scottish towns. The heritage to the area should be understood as a key part of any development undertaken.

### Next Steps / Brief

- Prepare detailed proposals
- Prepare costs
- Source funding



- Focuses to one of West Calder's strengths
- Maintenance will be required anyway, this would allow high standard of repairs to be undertaken in the short term
- Creates a partnership of public and private
- Possible links to Linlithgow



- Requires lobbying of West Lothian Council (not in direct control of West Calder)



**6.0 Conclusions**

6.1 Conclusions





## Conclusion

West Calder and Harburn's rich and distinctive history provided the basis for much of the work that has been undertaken. The very fact the the number of potential projects remains so high is testament to the great qualities of the place and its surroundings.

Each project will require committment from West Calder and Harburn Community Development Trust however there is a clear variation in the level of challenge presented.

This document is intended as a tool to ensure that development is controlled and not piecemeal; small interventions can be undertaken depending on capacity and available funding however these should be traceable back to the aspirations set out in this document and its precursor, the West Calder and Harburn Community Development Trust Action Plan.