

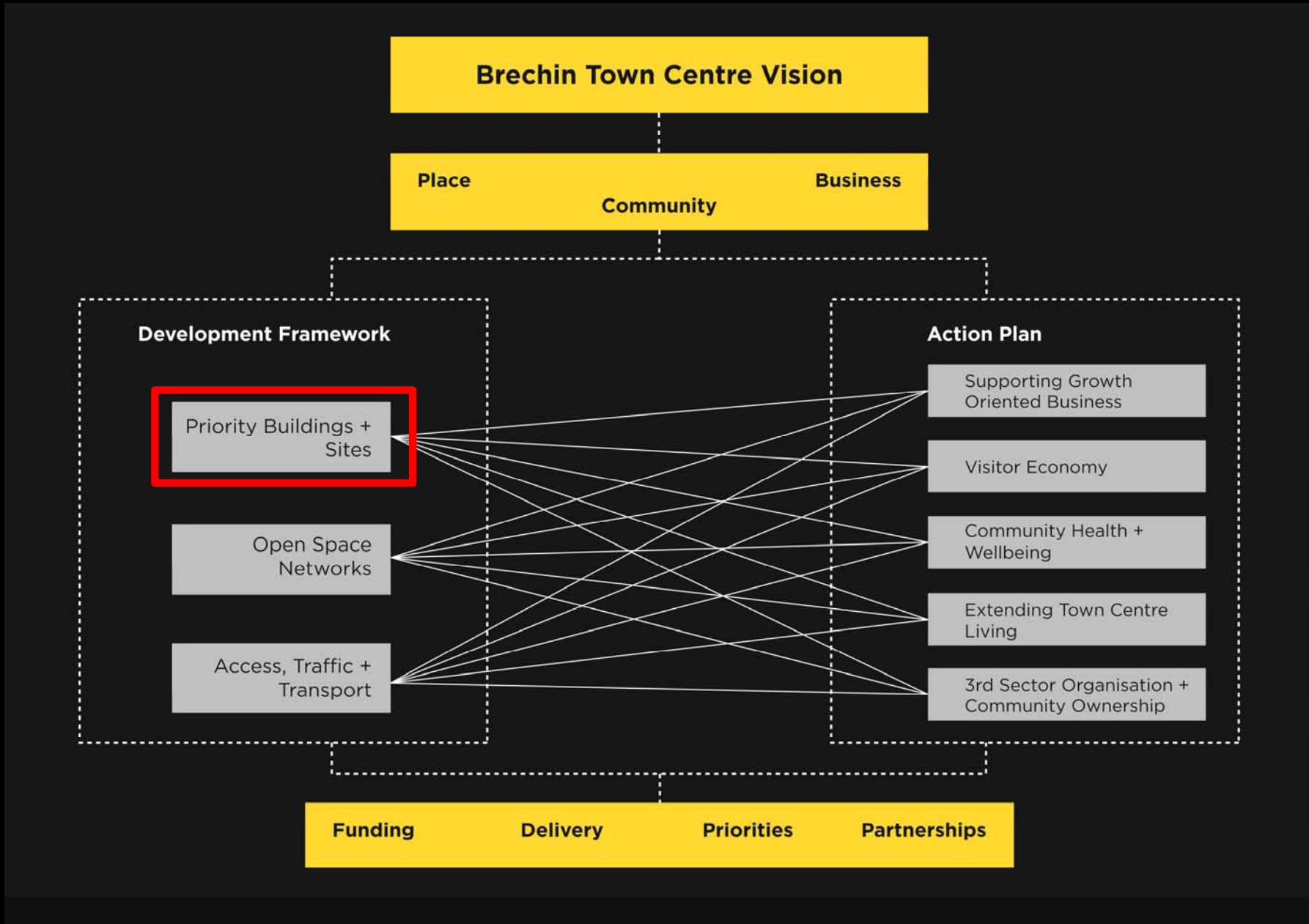
# BRECHIN



**charrette**

Chapter 07

Priority Buildings + Sites



## Buildings + Open Space

### Areas of Focus?

- City Hall
- Lower High Street (incl. Flicks)
- The Inch / Leisure Centre
- St Columba's Church
- Maisondieu Church
- Former Andover School (under redevelopment?)
- Damacre Centre
- Registrar's Office
- Court Buildings
- Closes / Vennels project
- Gasworks Site – stalled space?
- Need a Visitor 'Hub'

### Open Space

- Public Park Group
- Path Network (walking/cycling)
- River Walks
- The Den
- Shared Space?

### Routes + Gateways

## Recurring Issues / 'Demand'

### **Hierarchy of Community Facilities / Venues**

- City Hall,
- new Community Campus,
- Mechanics Institute,
- Leisure Centre
- Damacre Centre,
- Cathedral Hall
- Gardiner's Memorial Hall (proposal),
- Town Buildings Museum,
- Sports Clubs / Social Clubs,
- Town Band Practice Hall,
- Library,
- others....?
- Scope for integrating non-English speaking communities (Polish / Eastern European).

**Venues** for performances, gigs, cinema, exhibitions, fayres, gatherings. Need an audit of what they have (SWOT).

## Recurring Issues / 'Demand'

**Information Hub** – community information / tourist information  
(incl Town Centre Office – manager / coordinator?)

**Town Centre Living** – car free / relaxation of parking requirements;  
self build etc.

**Visitor Bed Spaces** – Hotels, Hostels, Bunkhouses etc. – active tourism  
/ agri-tourism

**Visitor Facilities / Destinations** – possibility of 'destination' shopping  
– eg arts / crafts / heritage offer in town centre

**Evening Economy** – cafe / bars / restaurants / community cinema

**Business Space** – ladder of accommodation etc. incubator to large scale  
operation (Business Park?) / creative studio spaces

**Events Management** – parking locations (eg Brechin City FC, others?)

## Opportunities + Areas of Focus

- **Brechin City Hall** – 21<sup>st</sup> multi-functional venue
- **Lower High Street** (incl. Flicks)
- **The Inch / Leisure Centre** site
- **Information Hub** (Community, Visitor + Business?)
- **Redundant Churches** (St Columba's + Maisondieu)
- **Civic Gems** (Registrars / Court Buildings)
- **Community Facilities** (Damacre / Gardiner / Cathedral Hall – others)
- **Vennels / Closes / Backcourt** Projects – infill
- **Stalled Spaces** – eg Gasworks





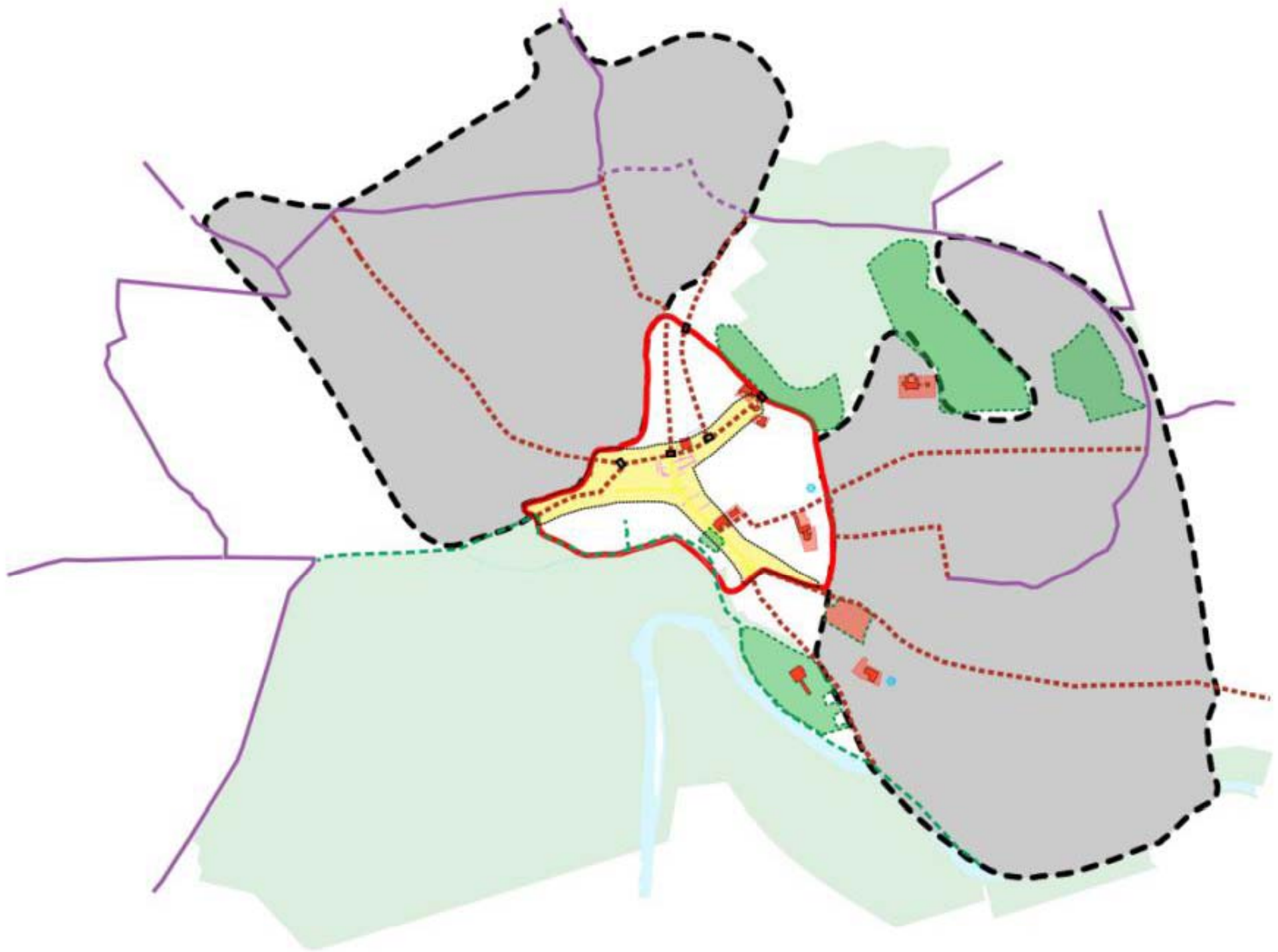


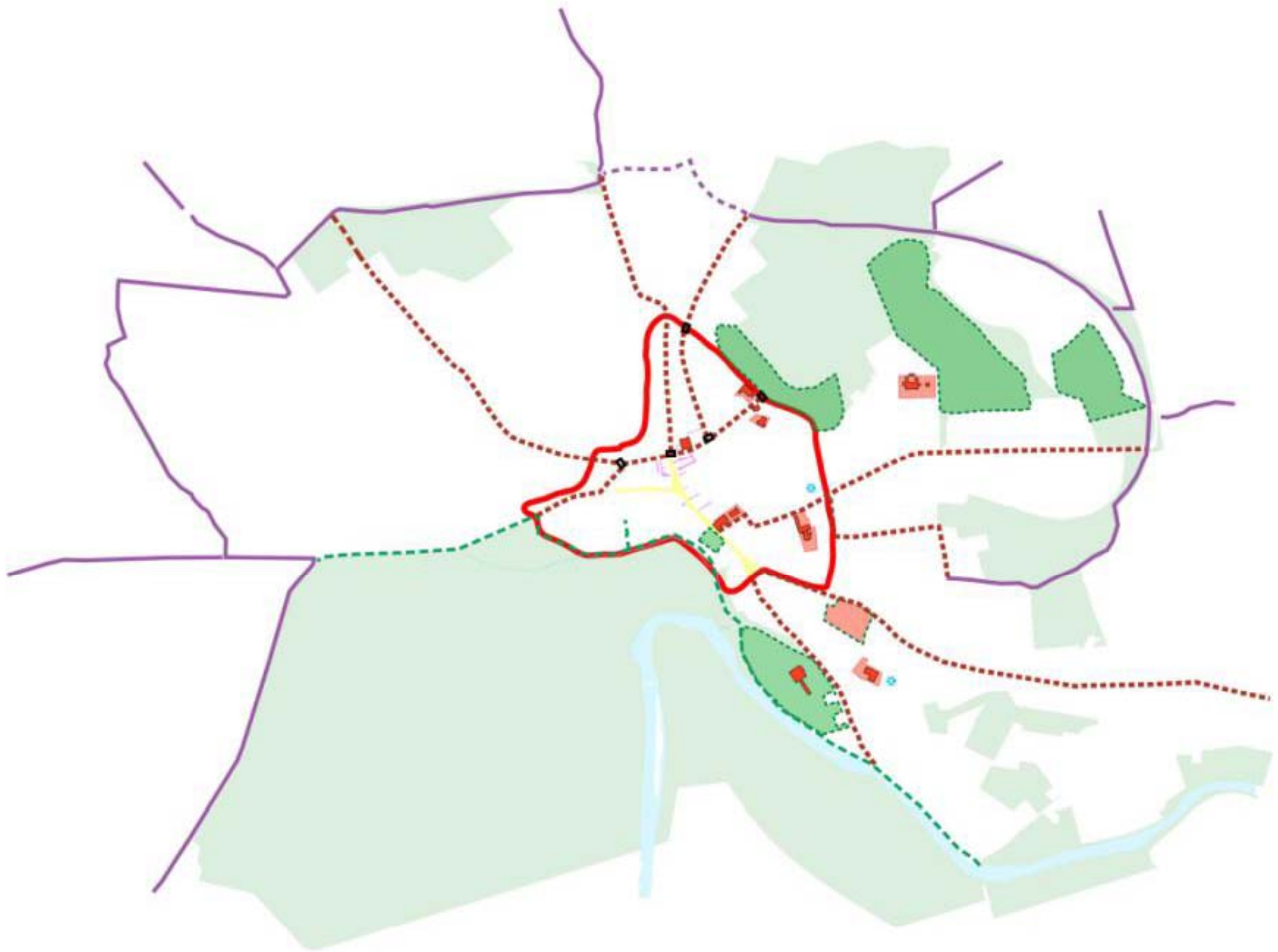














	Growth Oriented Business	Visitor Economy	Community Health + Wellbeing	Extended Town Centre Living	3 <sup>rd</sup> Sector Organisations + Community Ownership	
Brechin City Hall	✓	✓	✓	✗	✓	High Priority Short Term
Lower High Street	✓	✓	✓	✓	✓	High Priority Medium Term
Leisure Centre / the Inch site	?	✓	✓	✓ ?	✓	High Priority Short Term to Long Term
Former Registrar's Office	✓	✓	?	?	✓	Medium Priority Short Term – available on market
Former Court Buildings	?	✓	?	✓	?	Medium Priority Short Term - Vacant
Damace Centre	✓	✗	✓	✓	✓	Medium Priority Medium Term – occupied until community campus complete



	Growth Oriented Business	Visitor Economy	Community Health + Wellbeing	Extended Town Centre Living	3 <sup>rd</sup> Sector Organisations + Community Ownership	
Brechin City Hall	✓	✓	✓	✗	✓	High Priority Short Term
Lower High Street	✓	✓	✓	✓	✓	High Priority Medium Term
Leisure Centre / the Inch site	?	✓	✓	✓ ?	✓	High Priority Short Term to Long Term
Former Registrar's Office	✓	✓	?	?	✓	Medium Priority Short Term – available on market
Former Court Buildings	?	✓	?	✓	?	Medium Priority Short Term - Vacant
Damace Centre	✓	✗	✓	✓	✓	Medium Priority Medium Term – occupied until community campus complete

	Growth Oriented Business	Visitor Economy	Community Health + Wellbeing	Extended Town Centre Living	3 <sup>rd</sup> Sector Organisations + Community Ownership	
St. Columba's Church	✓ ?	✓ ?	?	✓	✗	High Priority Medium Term
Maison Dieu Church	✓ ?	✗	?	✓	✗	High Priority medium Term
Vennels / Closes / Backcourt Projects	✓ ?	? ✓	✗	✓	?	Medium Priority Medium Term
Gasworks Site	?	✗	? ✓	✓	✗	Stalled Space = Medium Priority / Short Term Development Site = Low Priority / Long Term
Montrose Street	?	✗	?	✓	?	Medium Priority Short to Long Term
St Drostan's	?	✓	?	✓	?	Medium Priority Short to Long Term

## Brechin City Hall

Growth Oriented Business	✓
Visitor Economy	✓
Community Health + Wellbeing	✓
Extended Town Centre Living	✗
3 <sup>rd</sup> Sector Organisations + Community Ownership	✓

<b>Priority</b>	High Priority
<b>Timescale</b>	Short Term
<b>Possible Uses</b>	Performance / civic venue – community facility. Currently in use so scope to maintain usage without vacating building.
<b>Action</b>	Investigate scope for Development Trust role. Develop business plan. Explore funding opportunities  Establish scope to relax standards (eg. parking standards) and provide funding advice for prospective occupants to encourage suitable adaptive use.
<b>Delivery</b>	Angus Council  "City Hall Development Trust"  Existing occupiers  Heritage funding sources: HLF & HS Community funding sources: BLF, LEADER 2015& Trusts Arts &creatives funding sources: CreativeScotland

Austin-Smith:Lord

---

## City Hall



Austin-Smith:Lord

---

## City Hall



Austin-Smith:Lord

---

## City Hall



Austin-Smith:Lord

---

## City Hall



Austin-Smith:Lord

---

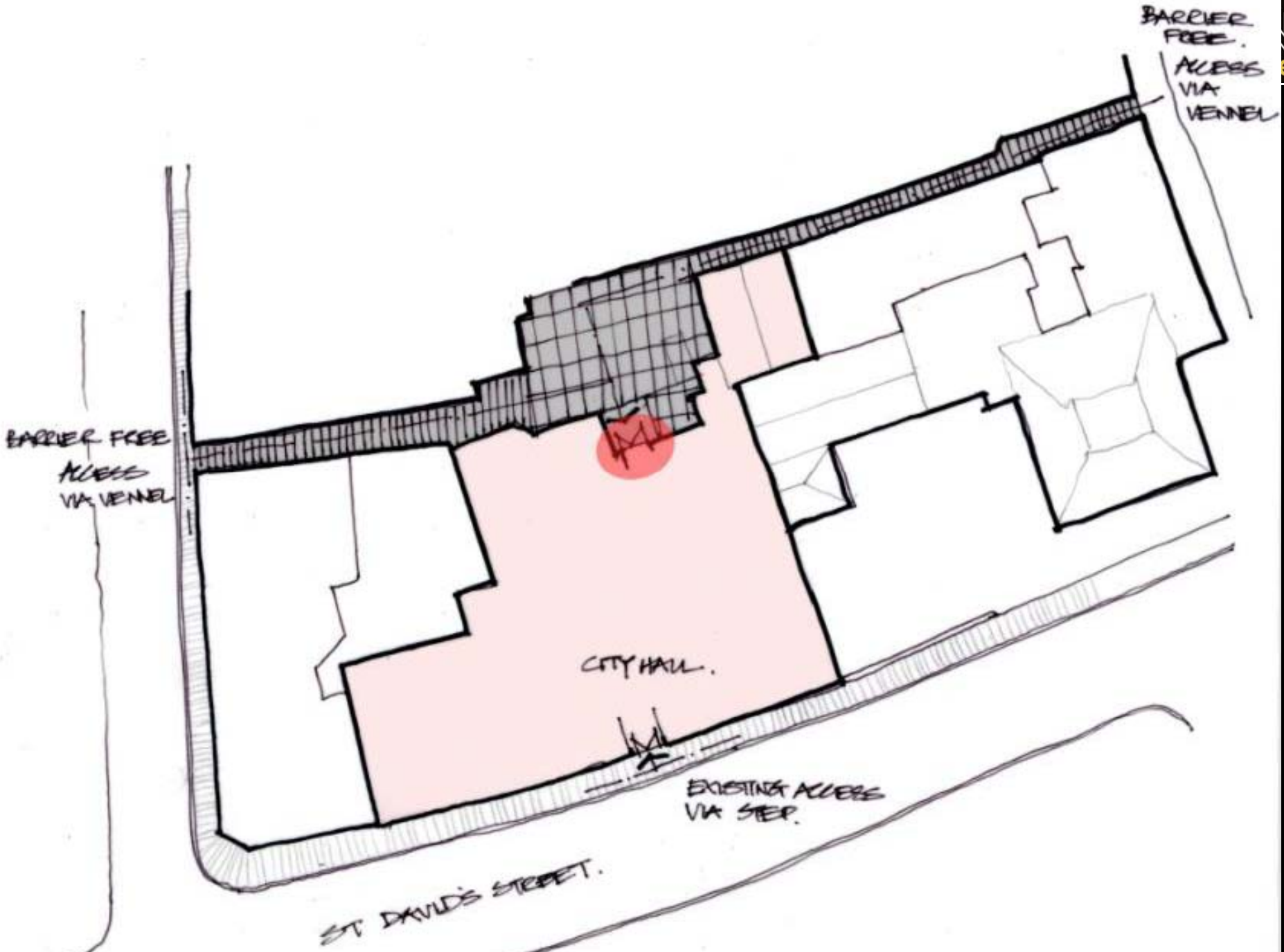
City Hall





# Austin-Smith:Lord





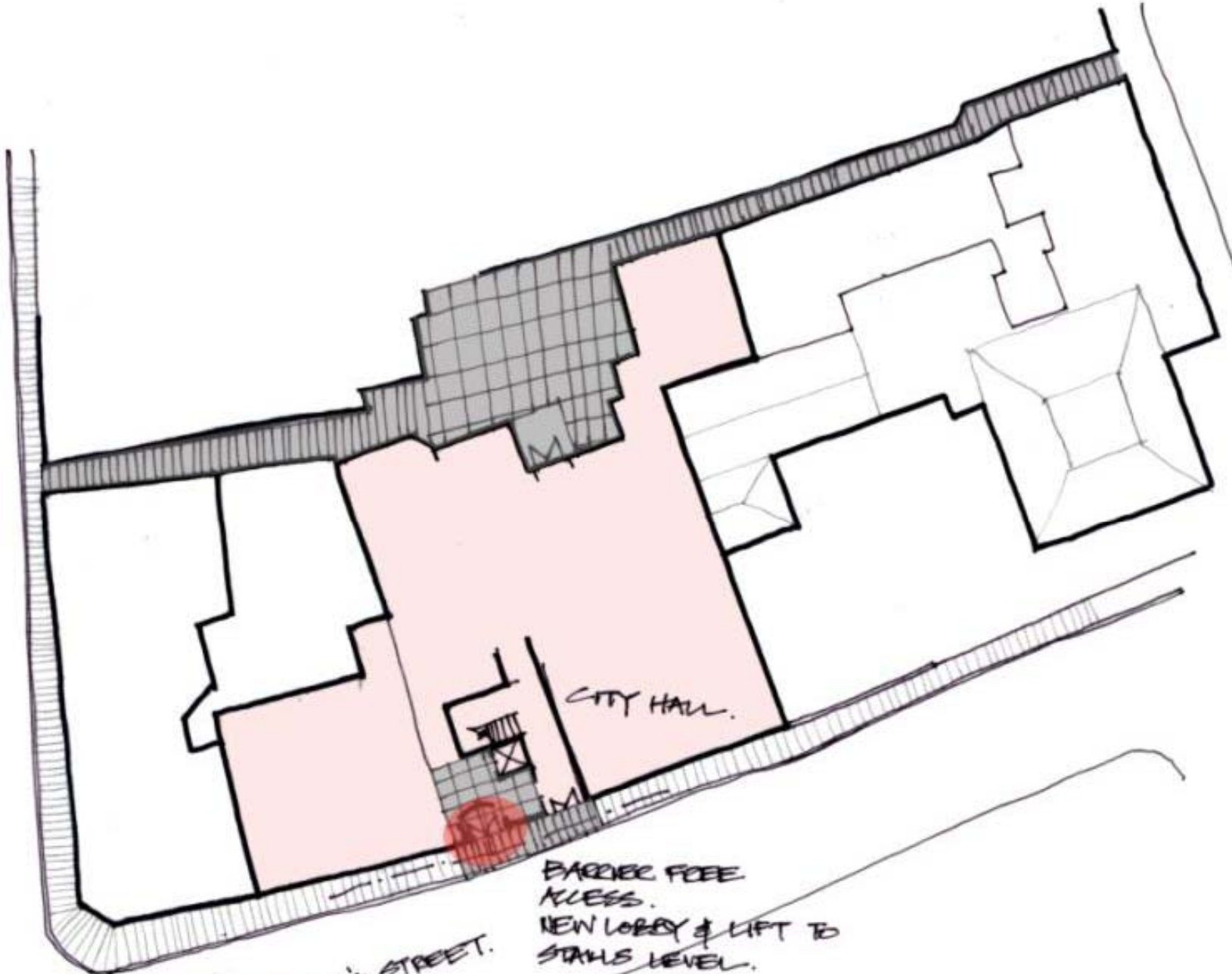
BARRIER FREE  
ACCESS  
VIA VENNEL

BARRIER  
FREE.  
ACCESS  
VIA  
VENNEL

CITY HALL.

EXISTING ACCESS  
VIA STEP.

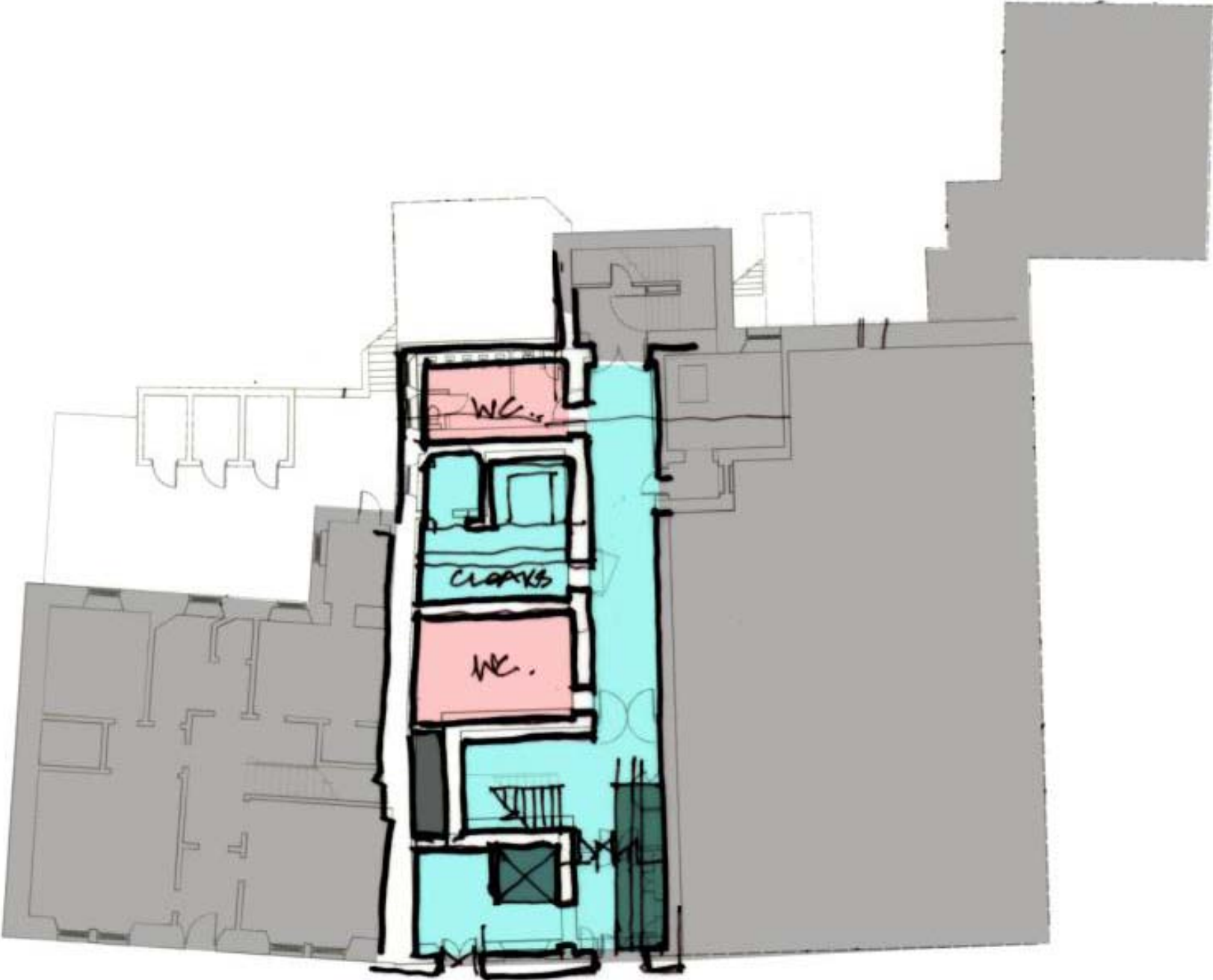
ST DAVID'S STREET.



CITY HALL.

ST DAVID'S STREET.

BARRIER FREE  
ACCESS.  
NEW LOBBY & LIFT TO  
STALLS LEVEL.

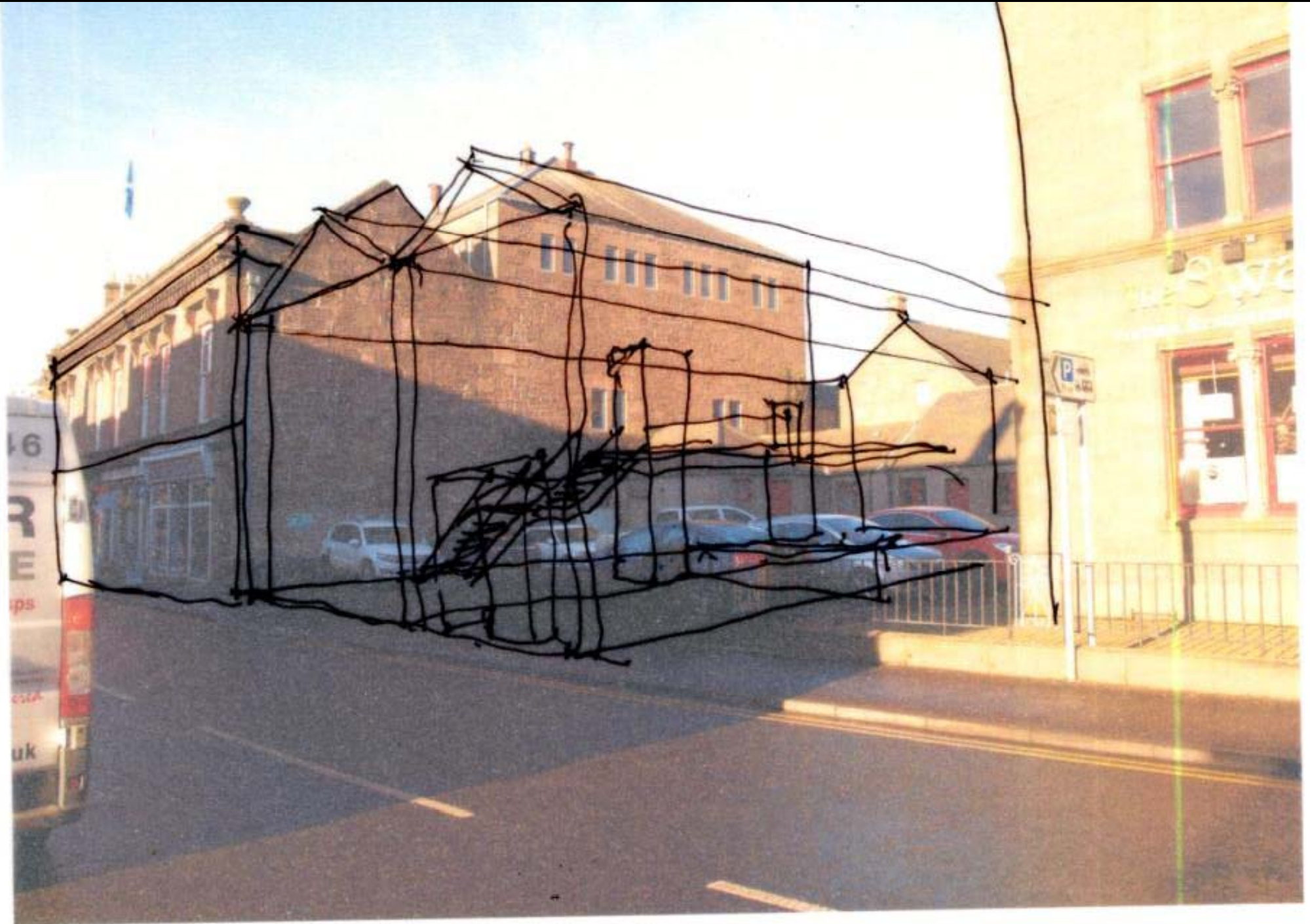


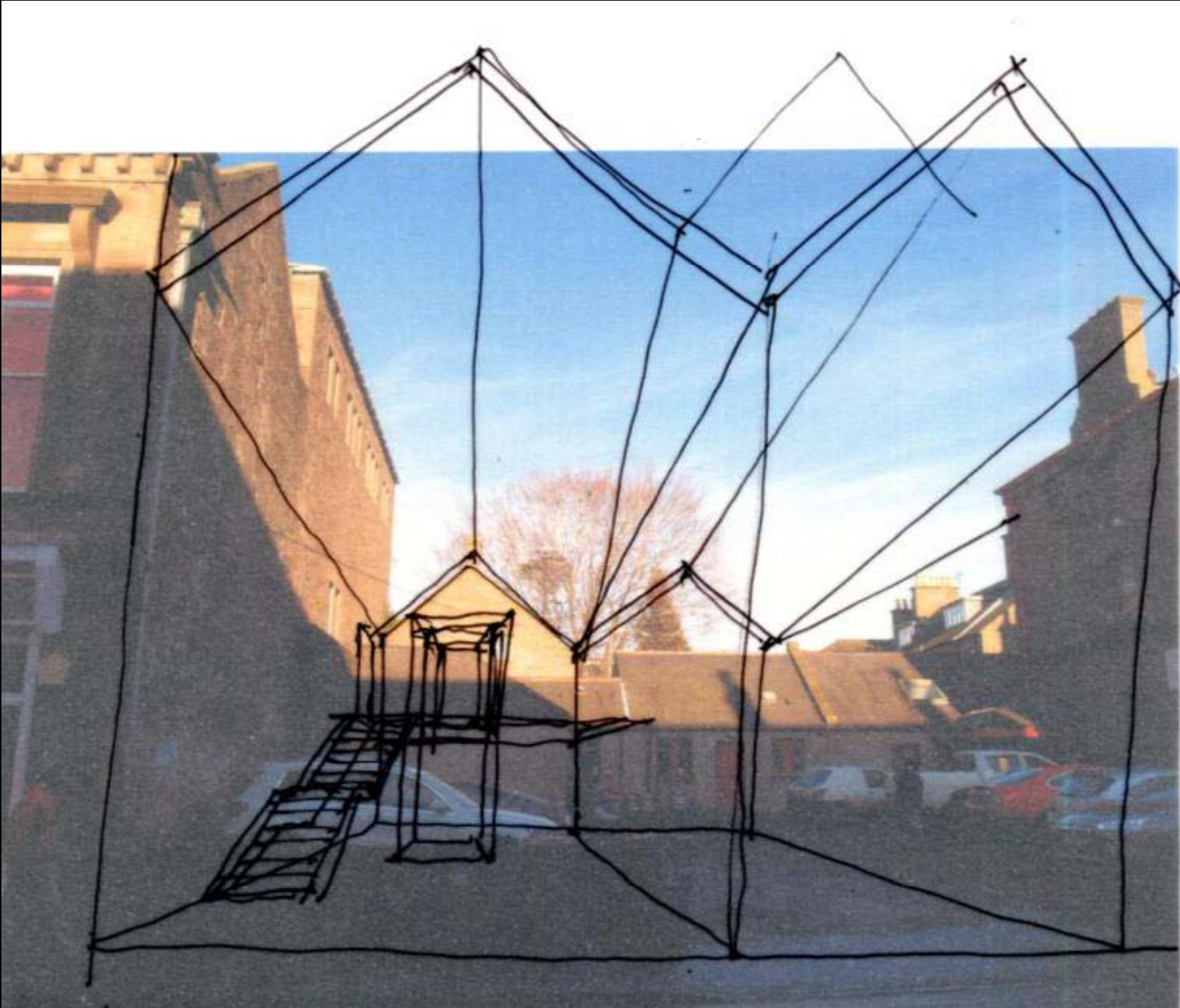


ST. DAVID'S STREET.

NEW BARRIER FREE  
ACCESS  
NEW LOBBY/FOYER W/  
LIFT ACCESS TO  
STAIRS LEVEL.







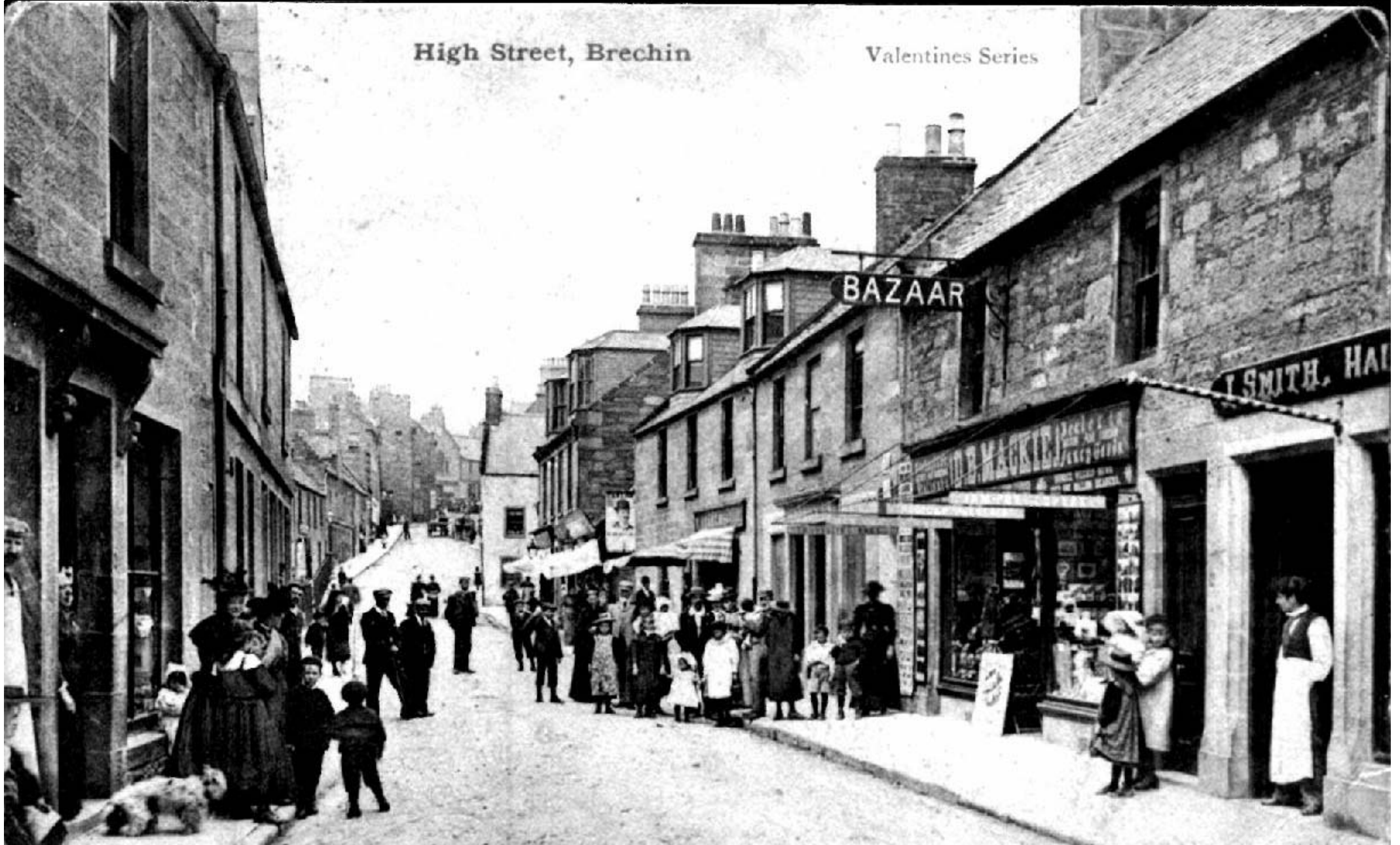


## Lower High Street

Growth Oriented Business	✓
Visitor Economy	✓
Community Health + Wellbeing	✓
Extended Town Centre Living	✓
3 <sup>rd</sup> Sector Organisations + Community Ownership	✓

<b>Priority</b>	High Priority
<b>Timescale</b>	Medium Term
<b>Possible Uses</b>	Mixed use including residential, commercial / retail and community
<b>Action</b>	AC Masterplan Framework PILOT PROJECT: Proactive Planning 'testbed'? – contact owners
<b>Delivery</b>	Angus Council Land and building owners Lead developer if can be demonstrated commercially viable OR self-build initiative? SG Town Centre funding sources: RCGF, Town Centre Empty Homes Fund, Small/Medium Builders Fund

Lower High Street Renewal



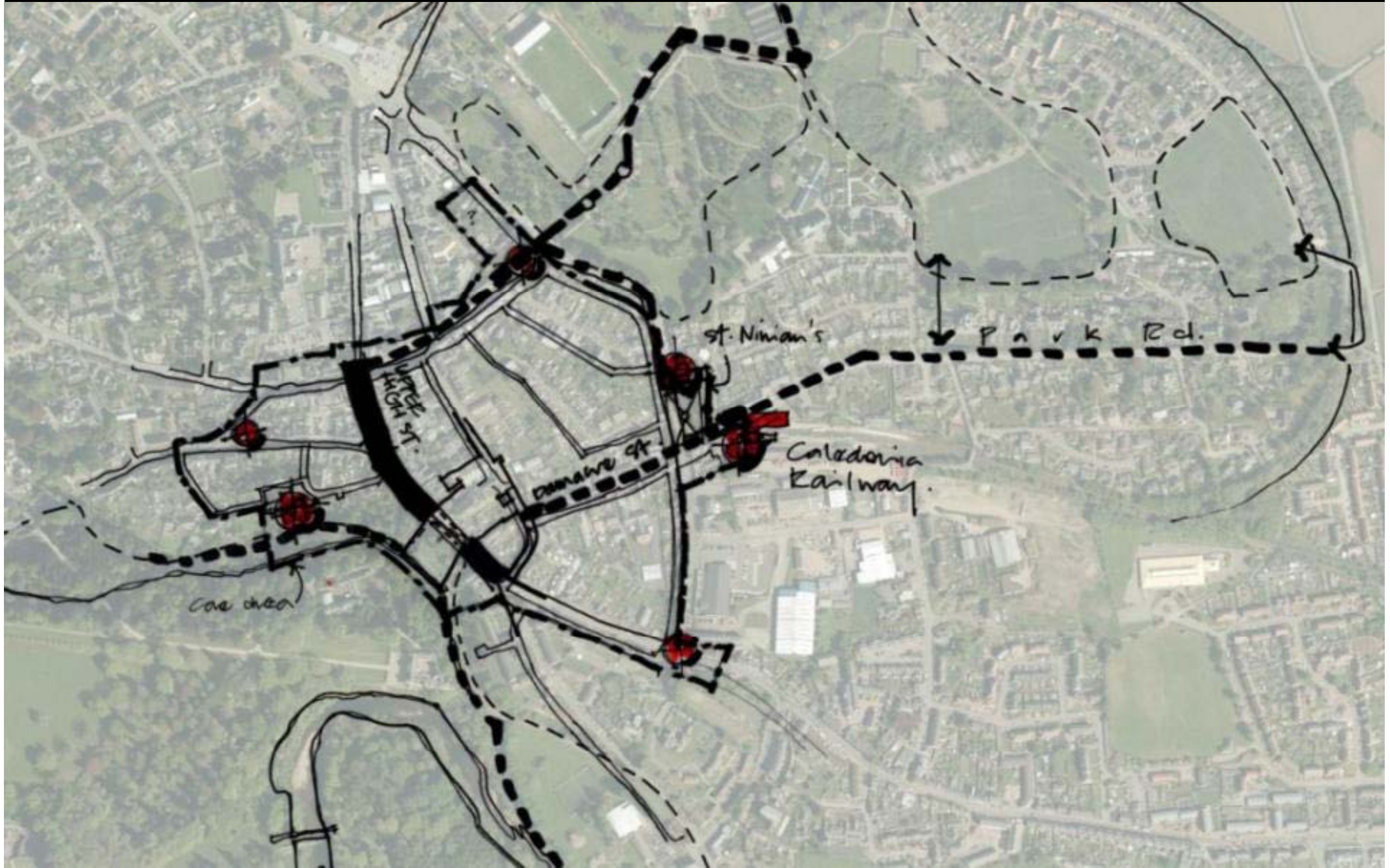
High Street, Brechin

Valentines Series



Lower High Street Renewal









# Austin-Smith:Lord

---

## Urban Housing

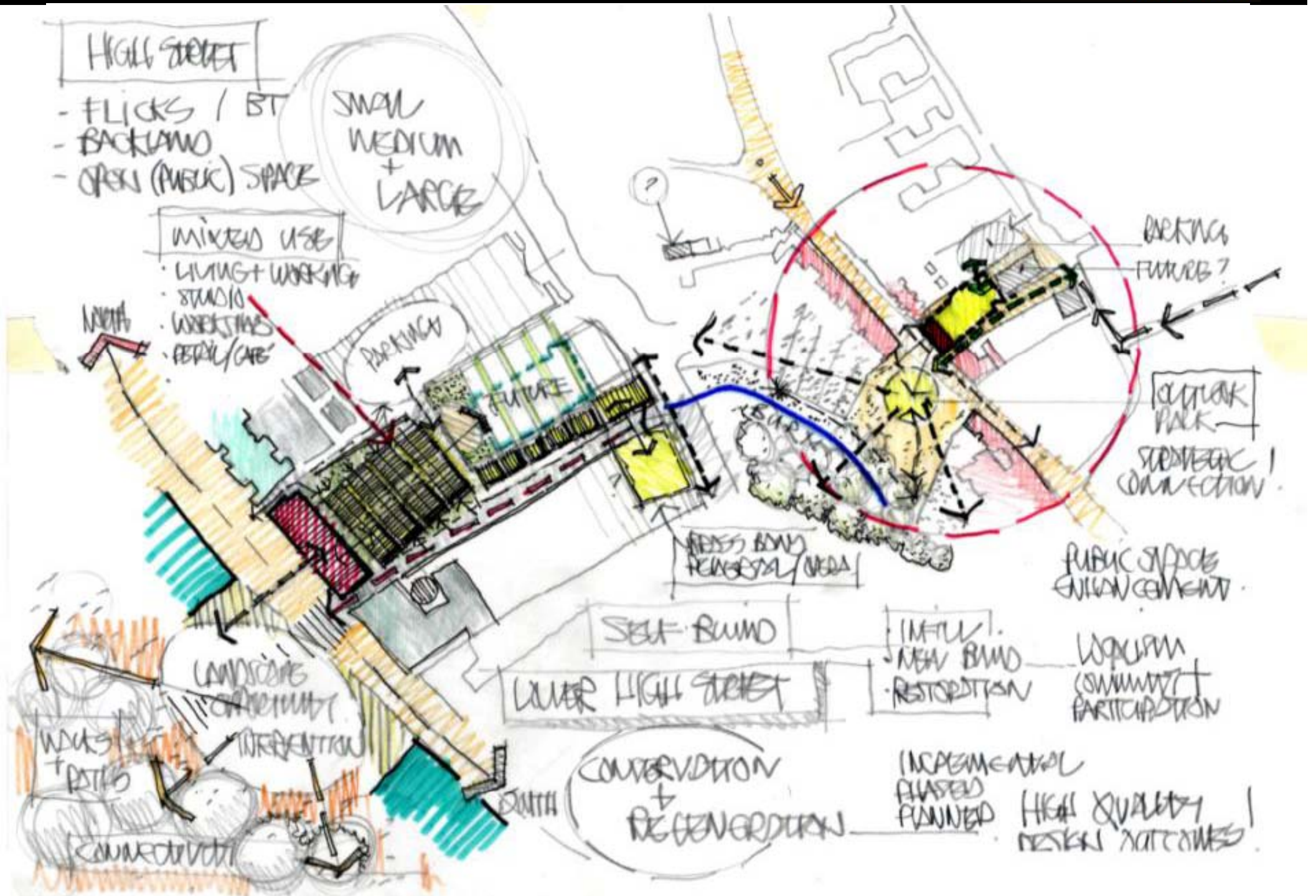


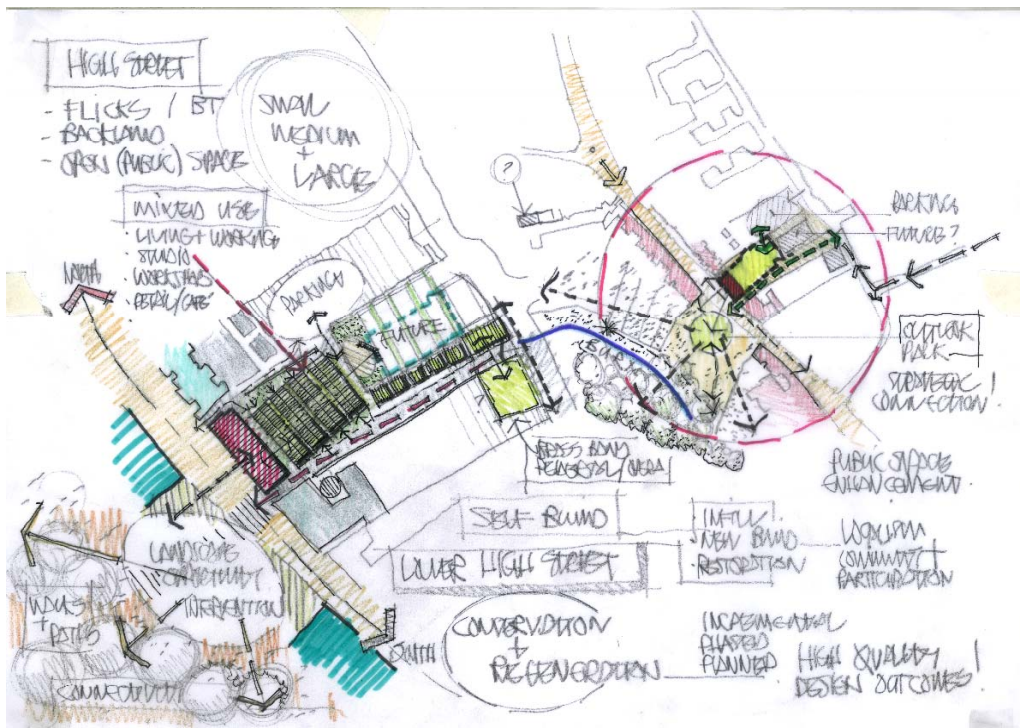


# Austin-Smith:Lord

## Urban Housing



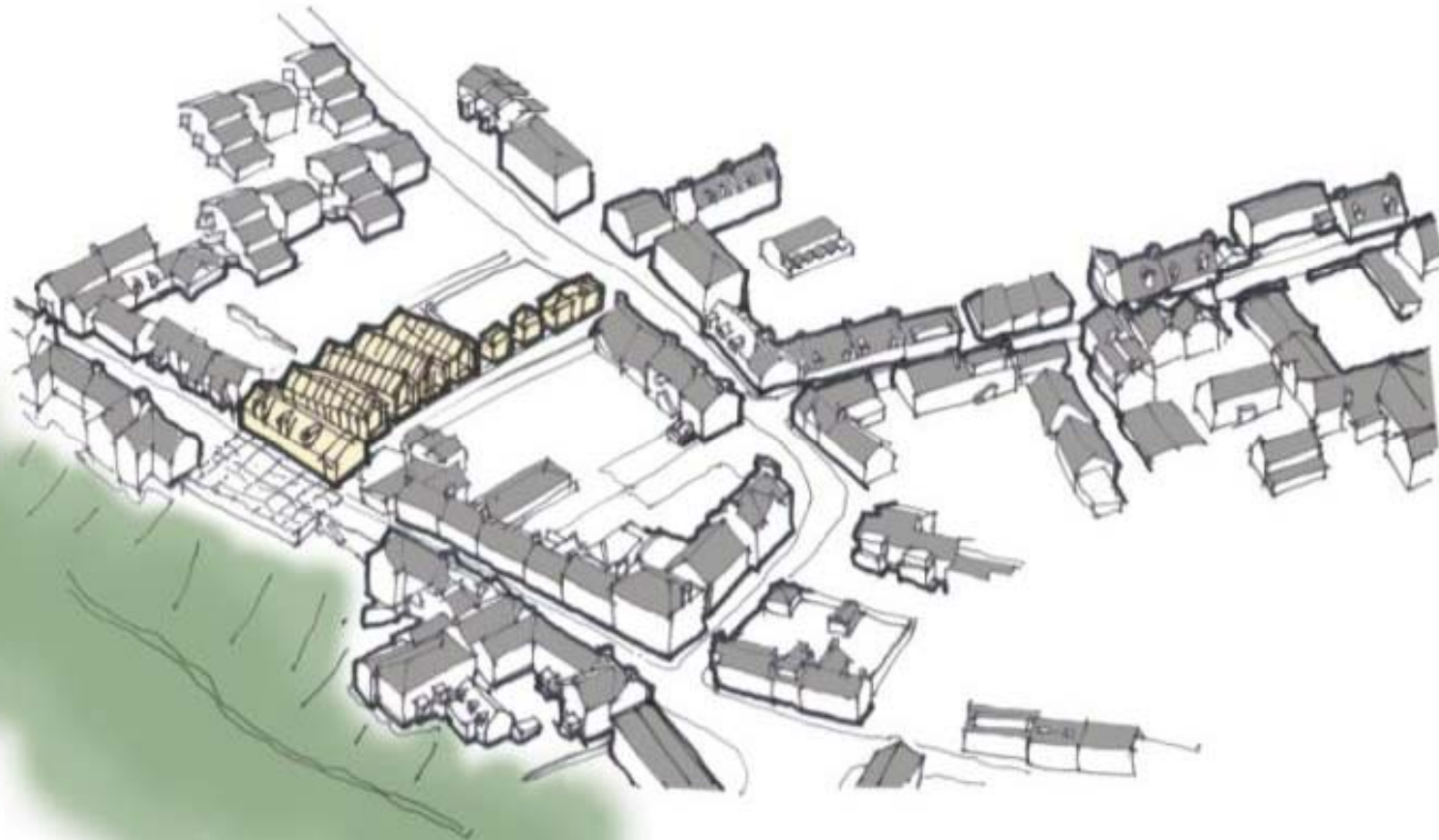




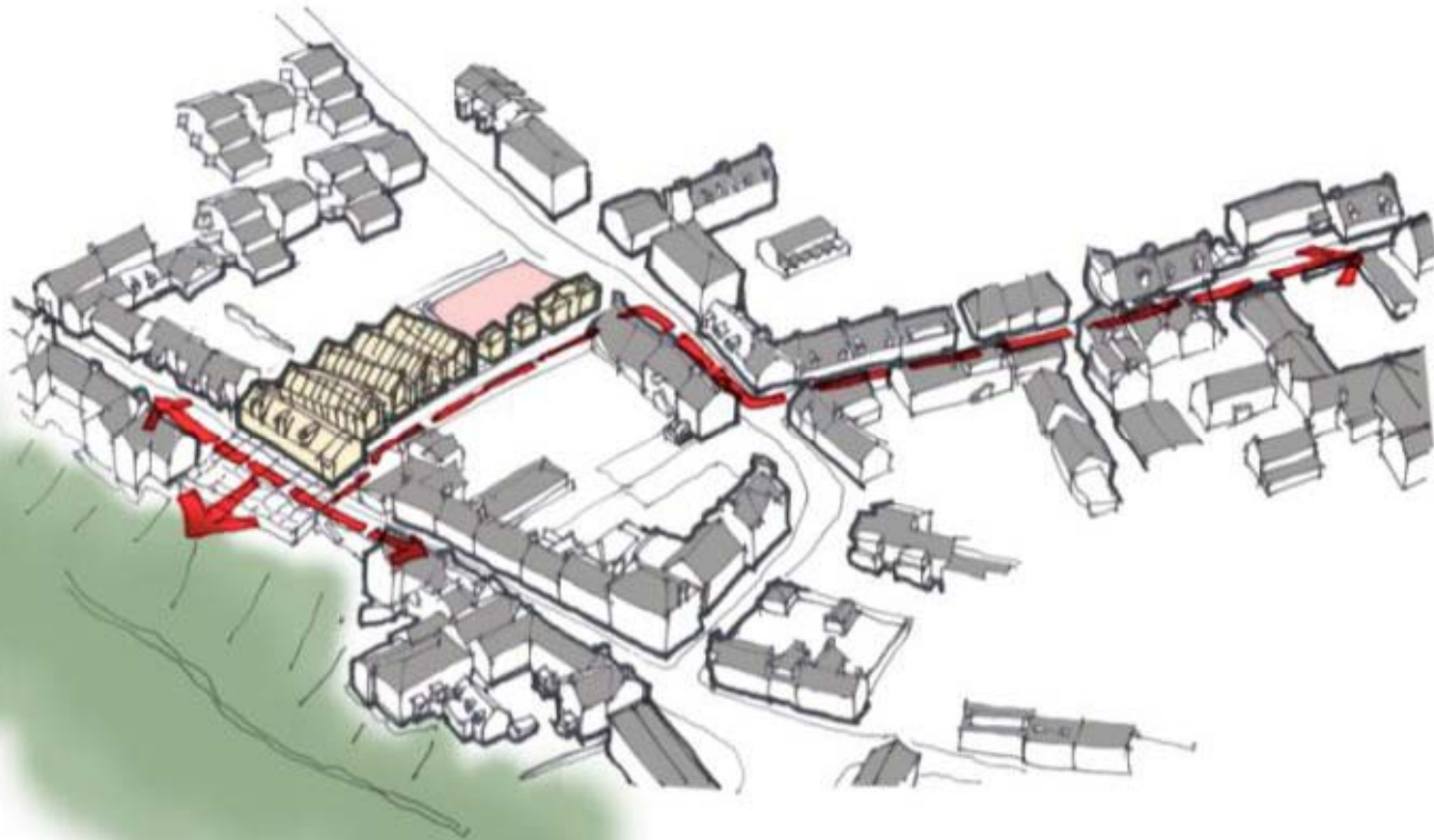
Braik's Close



Braik's Close



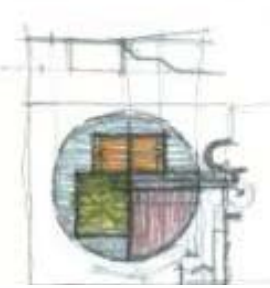
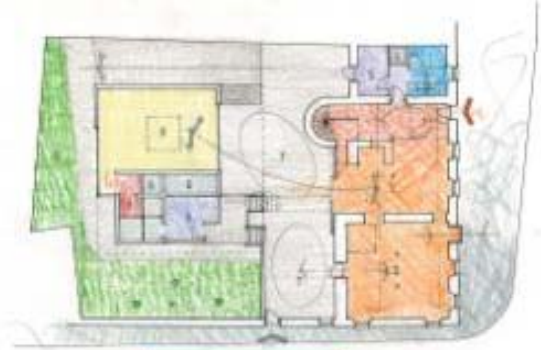
Braik's Close







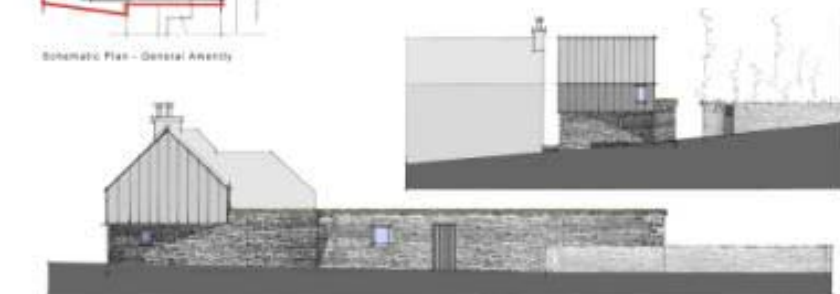
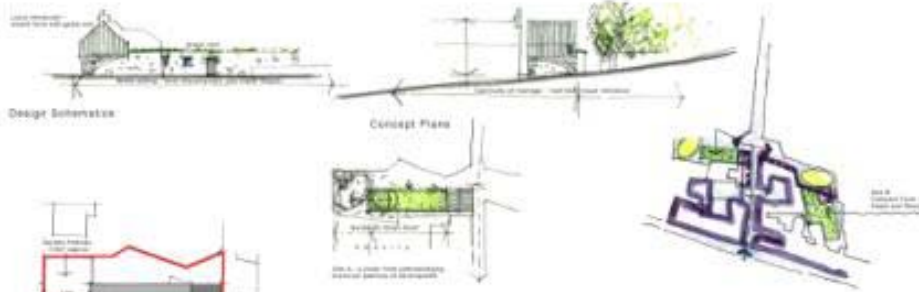
**Context interpretation:**  
 To resolve a balance between the pressures of regeneration and preservation, the existing spatial qualities of the existing internal walls and external courtyards. Existing various elements from the project to support an outdoor approach of design architectural elements respecting the superior elements of the project. Context is not generic as a design is created between what exists and what is to be gone here. Identify the existing characteristics of the site with a view to re-creating it in order to create a unique identity with which to accommodate the current aspirations.

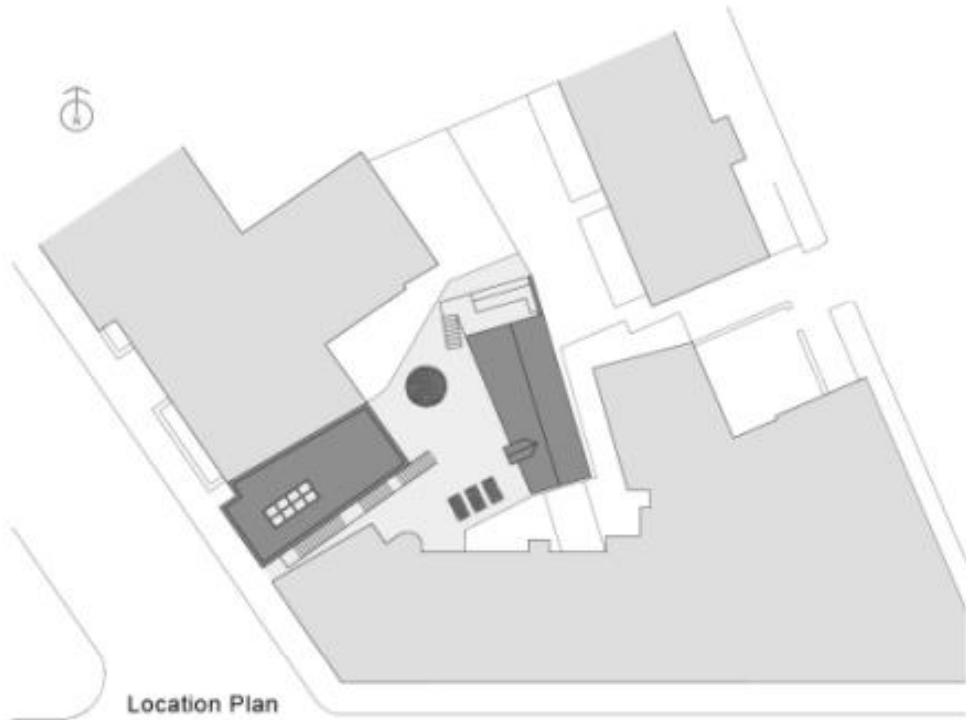


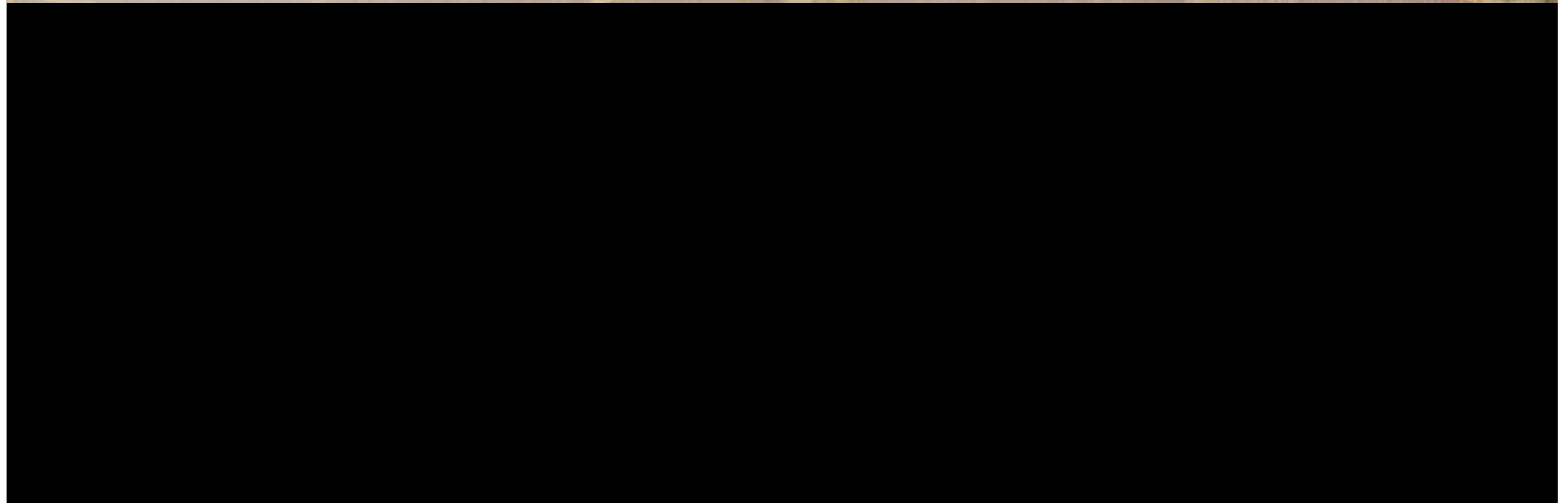
**Context interpretation:**  
 The existing fabric is to be retained with the removal of arches and other elements incorporated over stone walls at the rear of the properties, in order to acknowledge the existing qualities of the garden area an additional layer of use was introduced to encourage a strong relationship between housing and landscape, via new garden level within the existing garden. The existing internal fabric opened up to reveal opportunities for extended internal views with visual and physical connections to the courtyard, site parking and garden entrance beyond.













## Leisure Centre / The Inch Site

Growth Oriented Business	
Visitor Economy	
Community Health + Wellbeing	
Extended Town Centre Living	 
3 <sup>rd</sup> Sector Organisations + Community Ownership	

<b>Priority</b>	High Priority
<b>Timescale</b>	Short Term to Long Term
<b>Possible Uses</b>	Site liable to flooding? Need guidance on appropriate uses. Scope for 'meanwhile' or permanent use for youth facility (incl. Skatepark) with community park / gardens
<b>Action</b>	AC Masterplan Framework Proactive Planning 'testbed' – contact owners
<b>Delivery</b>	Angus Council Landowners Community groups Community funding sources: BLF, LEADER 2015, ESEC Interreg& Trusts Sports funding sources: SportScotland

Austin-Smith:Lord

---

Leisure Centre



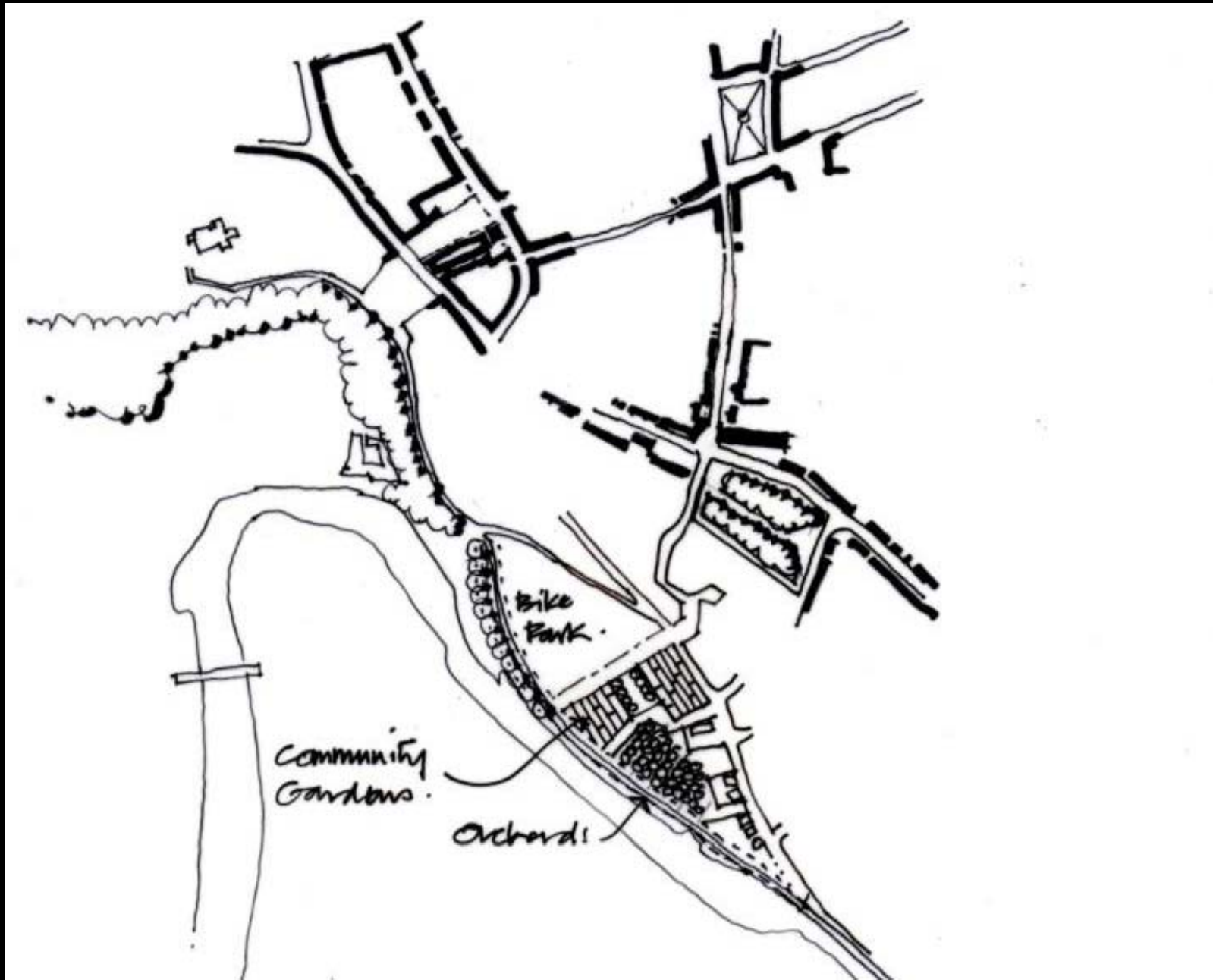
# Austin-Smith:Lord

---

## Leisure Centre



The Inch / Leisure Centre







## Social Media

The screenshot shows a Facebook page for a community initiative. The browser address bar displays the URL: <https://www.facebook.com/pages/Help-brechin-get-a-skatepark>. The page header includes the name "Help Brechin get a skatepark" and navigation options like "Home" and "Find Friends".

The main content area features a large 3D architectural rendering of a skatepark with various ramps and bowls. Below the image, the text reads "Help Brechin get a skatepark Sports Venue" with "Like", "Follow", and "Message" buttons. A smaller inset image shows a photograph of an existing skatepark.

The left sidebar contains the following sections:

- PEOPLE**: Shows "416 likes" and an option to "Invite your friends to like this Page".
- ABOUT**: Lists the location as "Brechin, Angus" and provides links to ask for the phone number, hours, price range, and website.

The right sidebar includes:

- Create Page**: A button to create a new page.
- Recent**: A list of recent visitors, including Loutse Russell, Brian Young, Angela Scott, Zoe Kemp, Kirsteen Miller, Clare Smith, Karen Dewar, Stuart McIntosh, Sarah Wise, Neil Anderson, Len Smith, Cameron Mowat, Garrett Vernon, Susie Mitchell, Joanne Harrow, Fraser McCallum, Chris Mowat, and Gordon Harrow.
- Sponsored**: An advertisement for "Email Search Made Easy" from [www.ducdiscovery.net](http://www.ducdiscovery.net).
- Miranda Joy**: A post from a 19-year-old singer/songwriter.
- Like Page**: A button indicating that 209 people like the page.

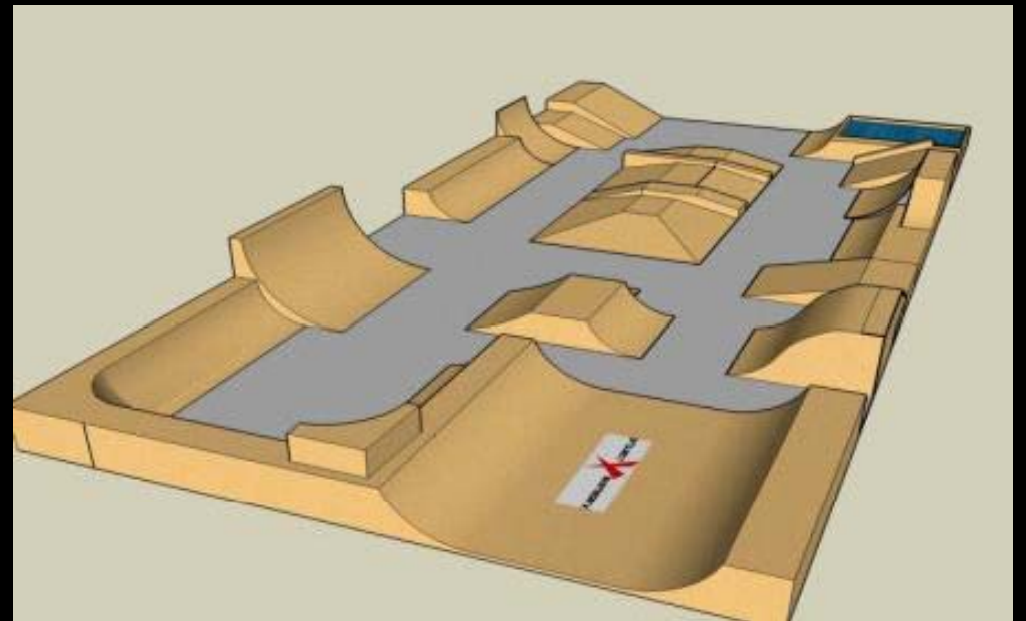
The main feed shows two posts from the page:

- The top post is a text update: "so this week we have reached over a 157 likes well done guys keep them coming 😊 proud of use all 😊". It has "Like", "Comment", and "Share" options.
- The bottom post is another text update: "Help Brechin get a skatepark".

The Windows taskbar at the bottom shows the system clock as 07:37 on 07/02/2015, along with various application icons and system tray icons.

# Austin-Smith:Lord

## Skatepark



370+ YOUTH PROJECT

TEAK INCL

ENTRANCE

GAUVEY AREA

ADAPT + REUSE

STRONG POTENTIAL FOR ACCOMMODATING AN ALTERNATIVE USE.

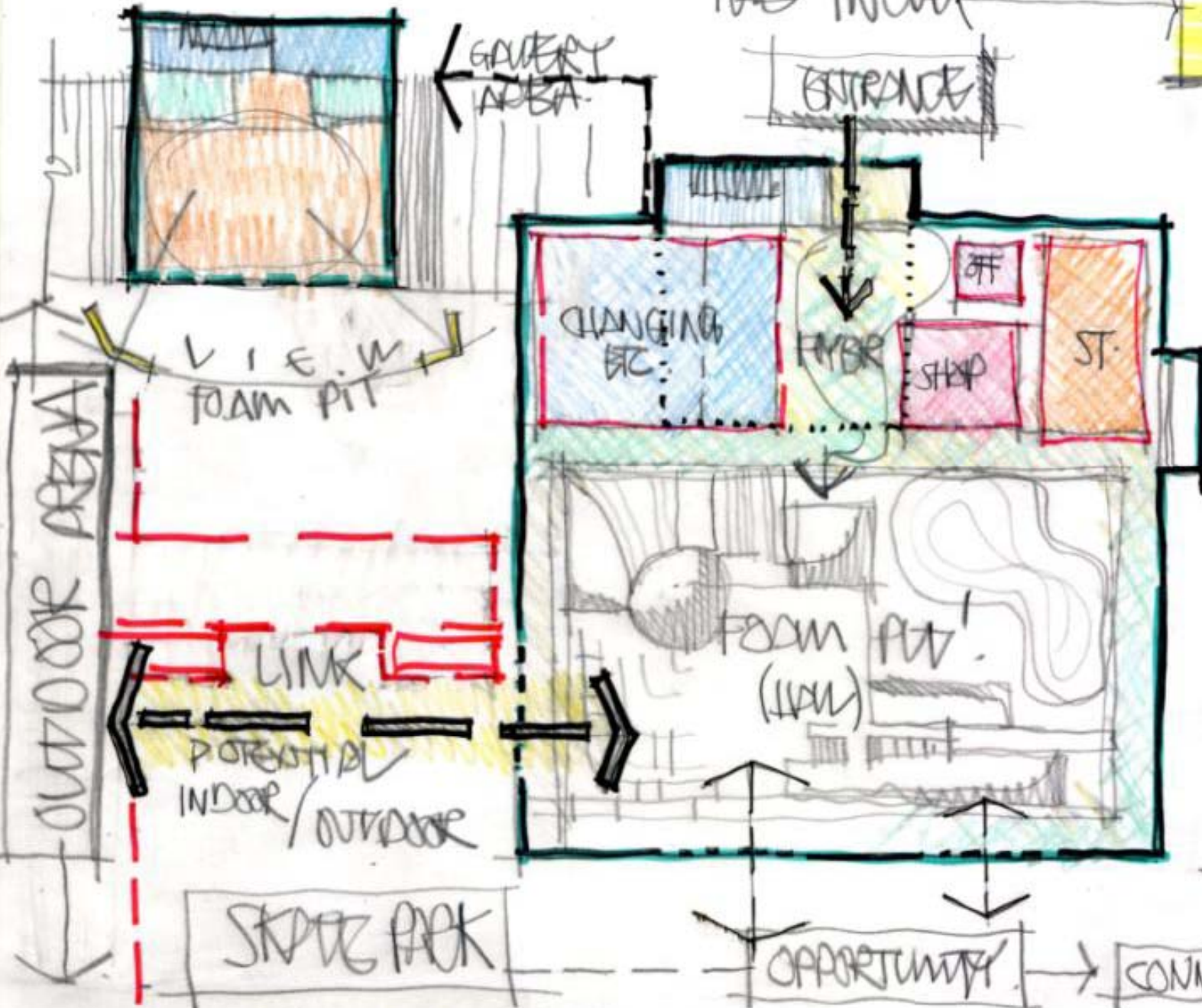
LOW COST REQS MINIMAL ADAPTION +/- OR DIRECTION

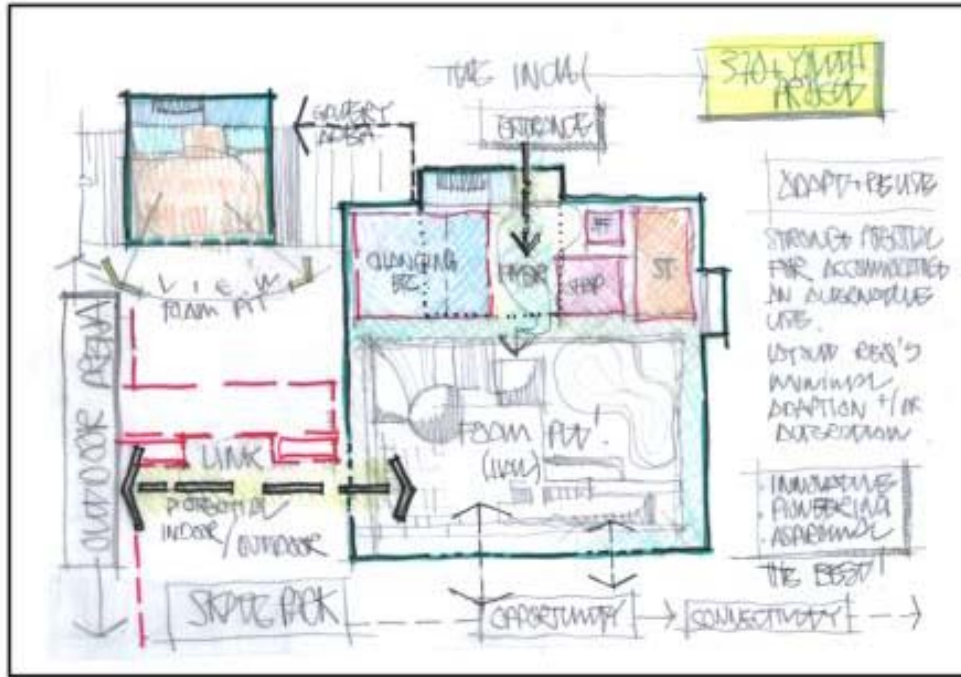
- INNOVATIVE
- PIONEERING
- ASPIRATIONAL

THE BEST!

OPPORTUNITY

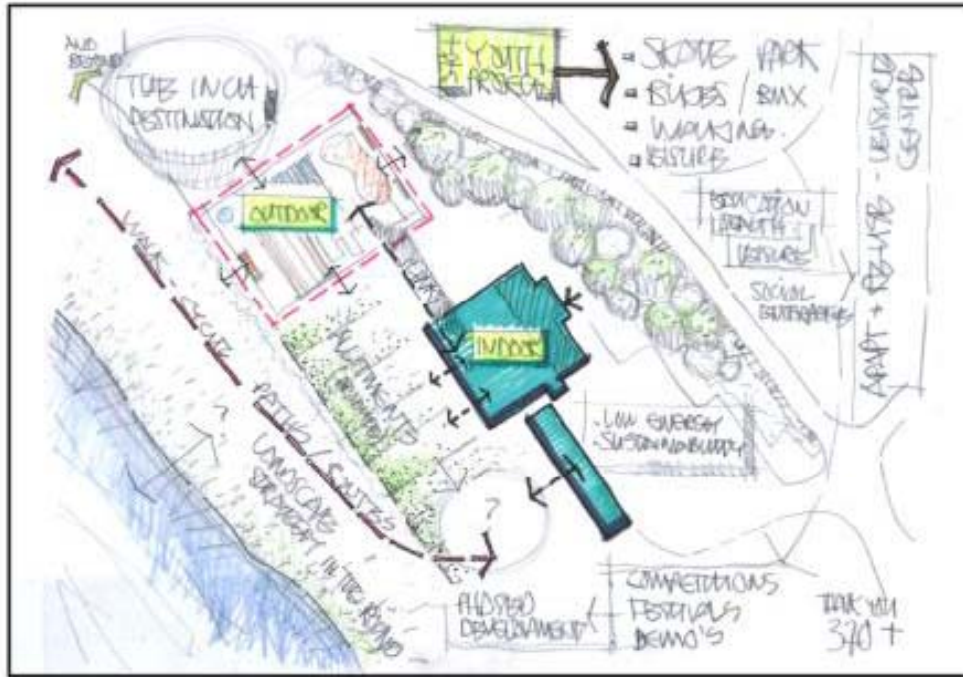
CONNECTIVITY













## Pumptrack



External Gathering Spaces?



## Former Registrar's Office

Growth Oriented Business	
Visitor Economy	
Community Health + Wellbeing	
Extended Town Centre Living	
3 <sup>rd</sup> Sector Organisations + Community Ownership	

<b>Priority</b>	Medium Priority
<b>Timescale</b>	Short Term – Available on market
<b>Possible Uses</b>	Wide range of uses including community facility, office space, boutique retail, restaurant, gallery space
<b>Action</b>	Establish scope to relax standards (eg. parking standards) and provide funding advice for prospective occupants to encourage suitable adaptive use.
<b>Delivery</b>	<p>Willing purchaser and potential occupants required, if can be demonstrated commercially viable</p> <p>Angus Council</p> <p>Heritage funding sources: HLF &amp; HS</p> <p>Community funding sources: BLF, LEADER 2015&amp; Trusts</p> <p>Arts &amp; creative funding sources: CreativeScotland</p>

Austin-Smith: Lord

---

## Registrars





Austin-Smith:Lord

---

## Registrars



Austin-Smith: Lord

---

## Registrars



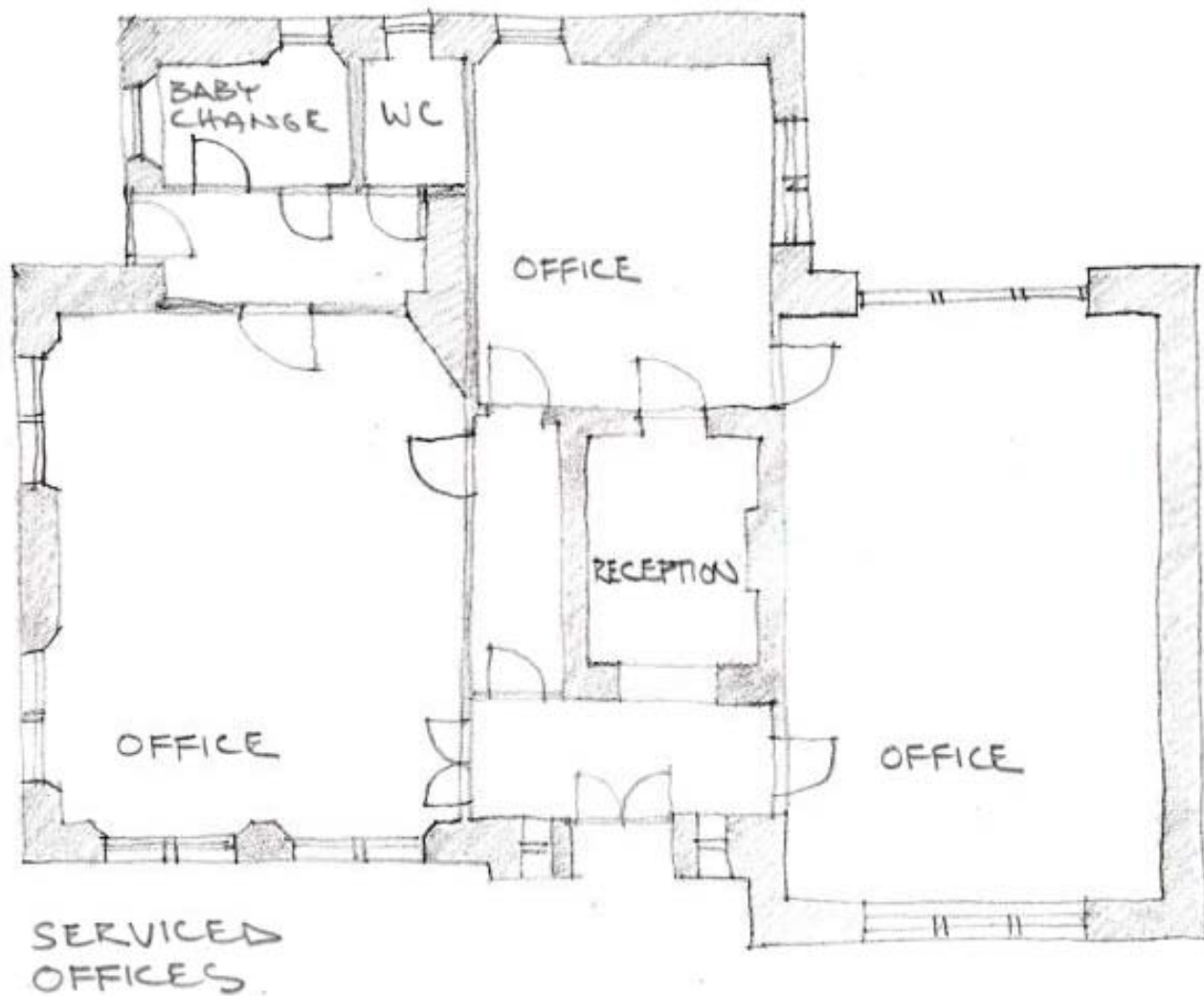
Austin-Smith:Lord

---

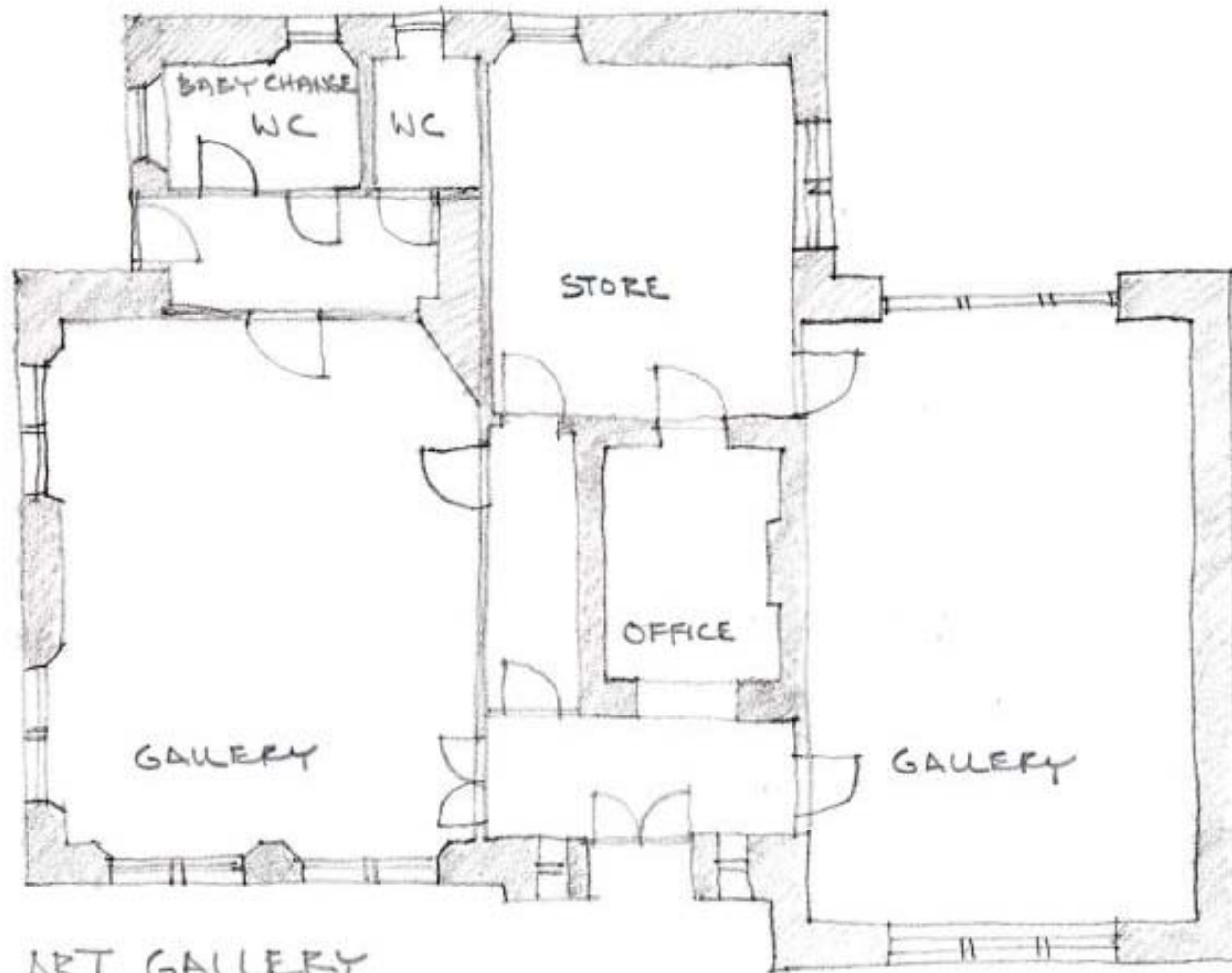
Registrars



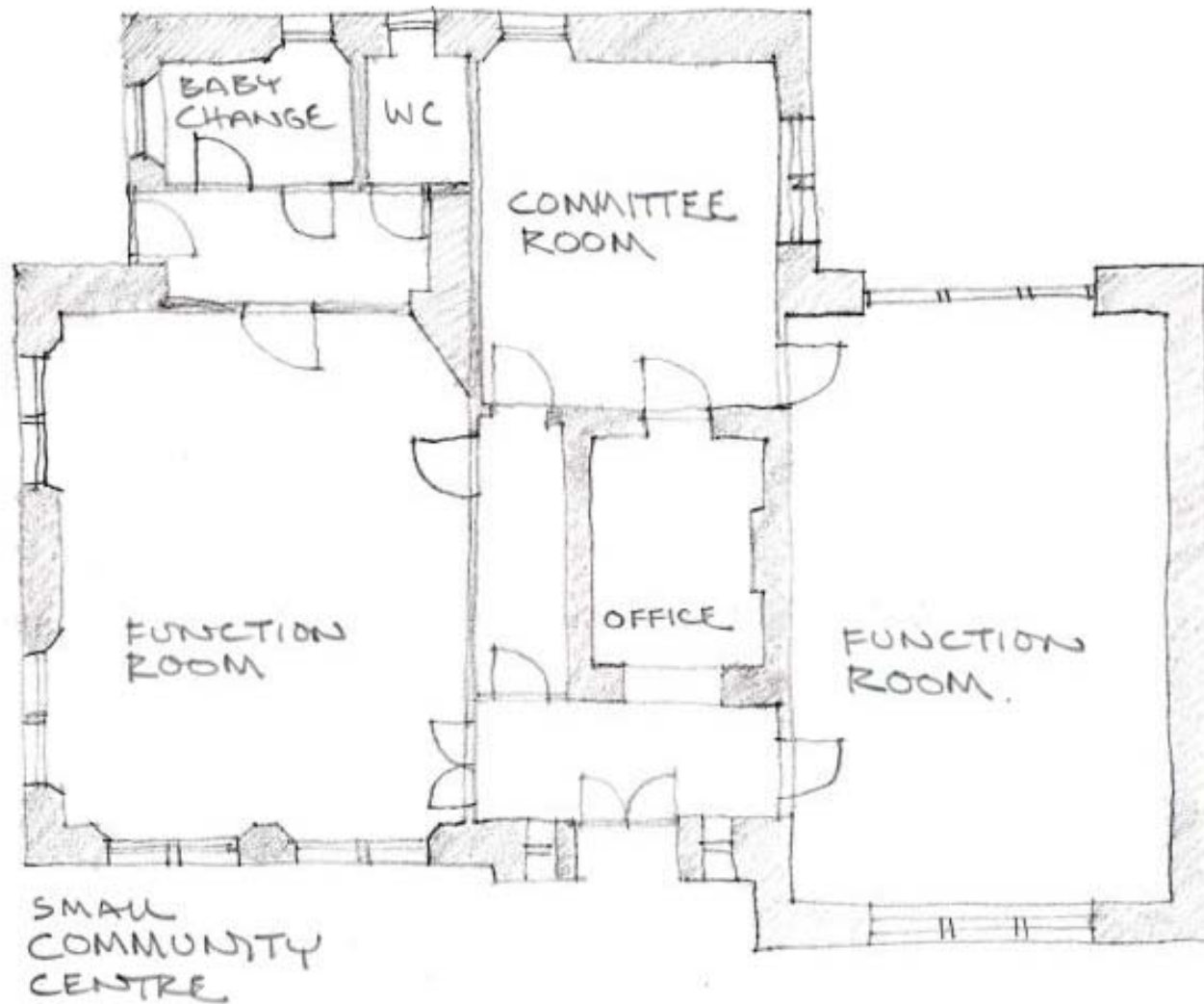




SERVICED  
OFFICES.



ART GALLERY  
FORMER  
REGISTRARS



## Former Court Buildings

Growth Oriented Business	
Visitor Economy	
Community Health + Wellbeing	
Extended Town Centre Living	
3 <sup>rd</sup> Sector Organisations + Community Ownership	

<b>Priority</b>	Medium Priority
<b>Timescale</b>	Short Term – Vacant
<b>Possible Uses</b>	Could accommodate small hotel, flats or community facility. Scope to demolish 'Access Office' new build component for off street parking. Maintain visitor access to setpiece 'Courtroom' space
<b>Action</b>	Establish scope to relax standards (eg. parking standards) and provide funding advice for prospective occupants to encourage suitable adaptive use.
<b>Delivery</b>	Willing purchaser and potential occupants required, if can be demonstrated commercially viable  Angus Council  Heritage funding sources: HLF & HS Arts & culture funding sources: CreativeScotland

Austin-Smith:Lord

---

## Access Office and Former Police Station and Court

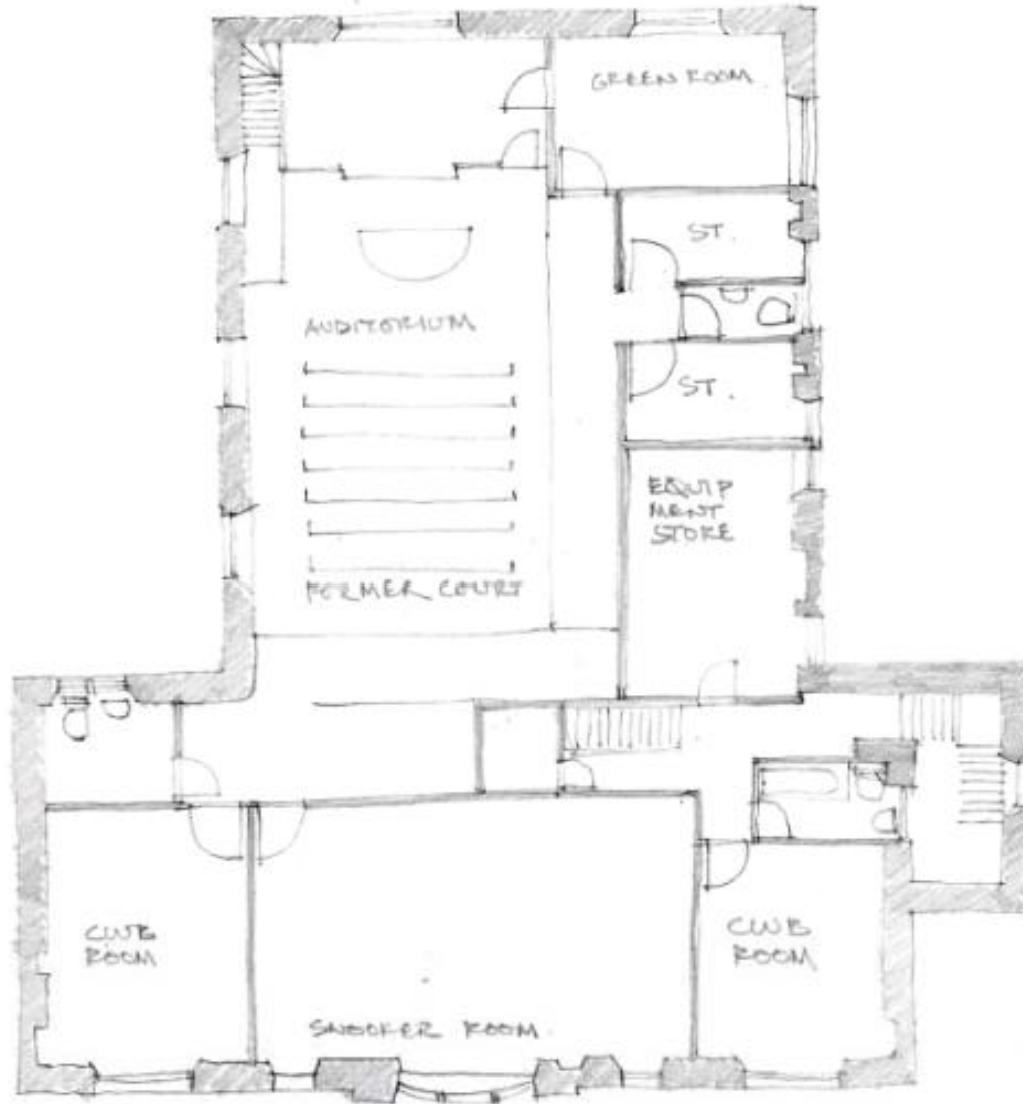


Austin-Smith:Lord

---

## Access Office and Former Police Station and Court





FIRST

## Vennels / Closes / Backcourt Projects

Growth Oriented Business	 
Visitor Economy	 
Community Health + Wellbeing	
Extended Town Centre Living	
3 <sup>rd</sup> Sector Organisations + Community Ownership	

<b>Priority</b>	Medium Priority
<b>Timescale</b>	Medium Term
<b>Possible Uses</b>	Adaptive reuse of old buildings or replacement / infill with new development (resi, studios / offices) etc.
<b>Action</b>	Review policies (including conservation area) to streamline and simplify to encourage redevelopment within tight urban form.
<b>Delivery</b>	<p>Angus Council</p> <p>Owners in partnership with developer if can be demonstrated to be commercially viable.</p> <p>SG town centre funding sources: RCGF, Town Centre Empty Homes</p>







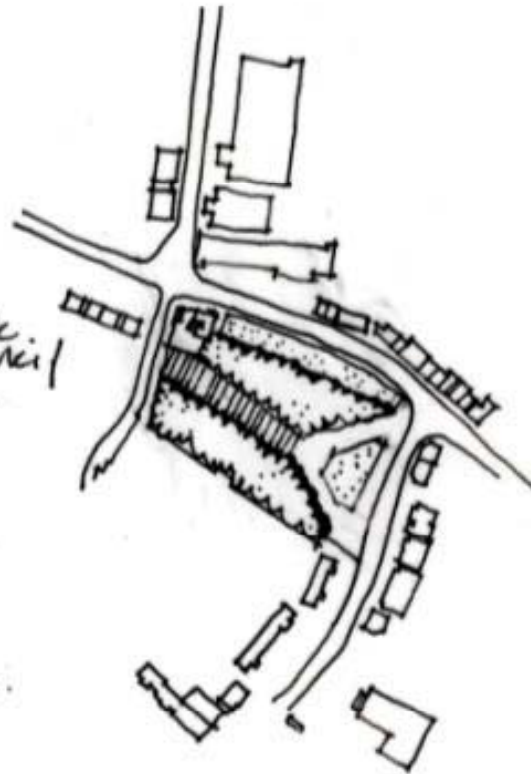
## Gasworks Site

Growth Oriented Business	
Visitor Economy	
Community Health + Wellbeing	 
Extended Town Centre Living	
3 <sup>rd</sup> Sector Organisations + Community Ownership	

<b>Priority</b>	Low Priority / long term (redevelopment)
<b>Timescale</b>	Medium Priority / short term (meanwhile environmental improvements)
<b>Possible Uses</b>	Scope for stalled spaces type approach in the meantime? Housing or community facility – subject to remediation / site constraints
<b>Action</b>	AC Masterplan Framework Proactive Planning ‘testbed’? – contact owners
<b>Delivery</b>	Angus Council Developer or community in long term subject to planning potential, site abnormalities and viability



Pocket park  
on good vertical  
contour.



- Phytoremediation:
- Fast growing willow sp.
- Short rotation coppice 5-6 years.
- Also grown as biomass.

