



BEITH COMMUNITY DEVELOPMENT PLAN + OPTIONS APPRAISAL



engagement with and dissemination of the plan has been supported by Ayrshire 21 and North Ayrshire Council

Prepared by:

BAXENDALE

[D-co.]

for
BEITH COMMUNITY DEVELOPMENT TRUST
JULY 2015

0. contents

0.	CONTENTS
1.	INTRODUCTION
2.	NEEDS ANALYSIS - RESEARCH
3.	NEEDS ANALYSIS - OBSERVATION
4.	NEEDS ANALYSIS – COMMUNITY ENGAGEMENT
5.	NEEDS ANALYSIS CONCLUSIONS
6.	OPTIONS IN RESPONSE TO IDENTIFIED NEED
7.	DELIVERY APPRAISAL
8.	A VISION FOR GEILSLAND
9.	DEVELOPMENT STRATEGY
10.	COST ANALYSIS
12.	CONCLUSIONS

1. introduction

Beith Community Development Trust have obtained funding to commission a community mapping exercise and options appraisal that investigates the existing social, economic, physical and cultural conditions within the town.

Following these investigations our work has then focused on determining potential strategies and ideas for the sustainable development of the town through a series of potential interventions at a variety of scales.

This document sets out a potential working method that aims to:

- a. deliver a comprehensive analysis of the local area in terms of its geography, economics, culture, social amenity/activity, service provision and history**
- b. Observe and record the current condition of the community in terms of amenity provision, existing assets and resources, patterns of behaviour, physical condition etc.**
- c. Engage with local people , organisations and stakeholders to help determine the needs, hopes and dreams and frustrations of local people**
- d. Develop and articulate a vision for Beith along with potential interventions that act as a catalyst for achieving that vision**
- e. Develop a delivery route map that suggest how immediate, medium and long term objectives can be achieved**
- f. Provide analysis of the work done and how appropriate the outcomes are in terms of the Trusts own aims and objectives**
- g. Identify a strategic and sustainable capital project that meets the needs of Beith and the surrounding area**



1. introduction

Developing Peoples Involvement in Place

Over the last few years Beith Community Development Trust has been working with local stakeholders, community groups and individuals within Beith to create the conditions for a more active and involved community. Our development of Beith Astro adjacent to Beith Juniors has provided an all year round all weather sports facility for the local community that demonstrates a best practice model for social enterprise and community owned asset management.

Last year Beith Community Development Trust commissioned and completed a community mapping and options appraisal for the sustainable development of the town. This project sought to engage with key local stakeholders, politicians, community members and groups to:

1. Identify a broader role for Beith Community Development Trust in facilitating grassroots regeneration of the town
2. Identify existing initiatives and active groups who could become project partners or could benefit from ongoing support from the Trust
3. Identify active community members who could strengthen the board of Beith Community Development Trust
4. Record the local peoples opinions regarding the current social, physical, environmental, cultural and economic condition of the town
5. Develop and present a series of interventions at a variety of scales that could be deliverable within the short, medium and long term
6. Identify a suitable long term capital project to develop with the community

Following completion of the Options Appraisal Beith Community Development Trust has focused attention towards a broader and more holistic idea of well being which utilises a wide range of social, cultural, environmental and economic activity to inspire local people to become engaged with each other and the community within which they live.

The Project Tree to the right demonstrates the range of social, cultural, economic and environmental activity that the Trust is engaged in. The scope of our activity and our influence is constantly developing and in Geilsland School we see the perfect opportunity to develop the site as a mixed use community facility that consolidates, builds and enhances the activities and the ethos that we have begun to develop within Beith.

The opportunities afforded through an incremental, responsive, considered, creative and ambitious development of a long standing physical and community asset come at an ideal time in our development as an organisation. This project will give the town of Beith the capacity, infrastructure and resources to place its people at the forefront of the ongoing and future community led sustainable development of the town.



2. needs analysis - research

This particular section of the document is an attempt to communicate the different areas of investigation that we have undertaken into the town of Beith. We have developed an interest in all aspects of the town and the following pages present the outcomes of that interest and present our findings in a manner that is creative and illustrative.

The following diagrams and images present a record of Beith as it stands in 2013. It is indeed possible that during the development and delivery of this project some of our research may have been invalidated by new activity or initiatives.

This research is useful as a first stage of analysis that will help us identify areas of interest, successful activities, dysfunctional behaviour and conditions and possible themes for developing progressive ideas for sustainable development.

The following pages present research and analysis in relation to the following themes:

- 1. History of the area with particular attention given to culture, industry, people and events
- 2. Existing amenity and service provision
- 3. Identify existing community groups and organisations
- 4. Identify existing stakeholders
- 5. Identify existing strategies for development and regeneration
- 6. Identify existing examples of economic activity
- 7. Identify existing examples of cultural and sporting activity
- 8. Record the physical condition of the town
- 9. Identify assets out with the town that have a positive impact on the conditions within Beith
- 10. identify different routes + connections
- 11. Contextualise the town in relation to it's geographical position



heritage



culture



social

2. research

Beith is a small town situated in the Garnock Valley in North Ayrshire, Scotland approximately 20-miles south-west of Glasgow. The town is situated on the crest of a hill and was known originally as the "Hill o' Beith"

North Ayrshire is ranked fifth highest in Scotland in terms of percentage of the population living in the most deprived areas. These areas have been targeted for regeneration by the local authority. This involves the targeting of activity and resources by the community planning partnership in relation to housing, crime, income, employment, health, skills and training and access to services.

Population – 6210 [2006]

Parliamentary wards

European - Scotland

UK – North Ayrshire

Council – North Ayrshire: - Kilbirnie + Beith: John Bell Labour Anthea Dickson SNP
Jean Highgate Ind.



Location of Ayrshire within a Scottish context



Location of Beith District within an Ayrshire context

2. research

Beith is potentially well located to take advantage of movement between key ferry ports and airports on the Ayrshire coast and the central belt.

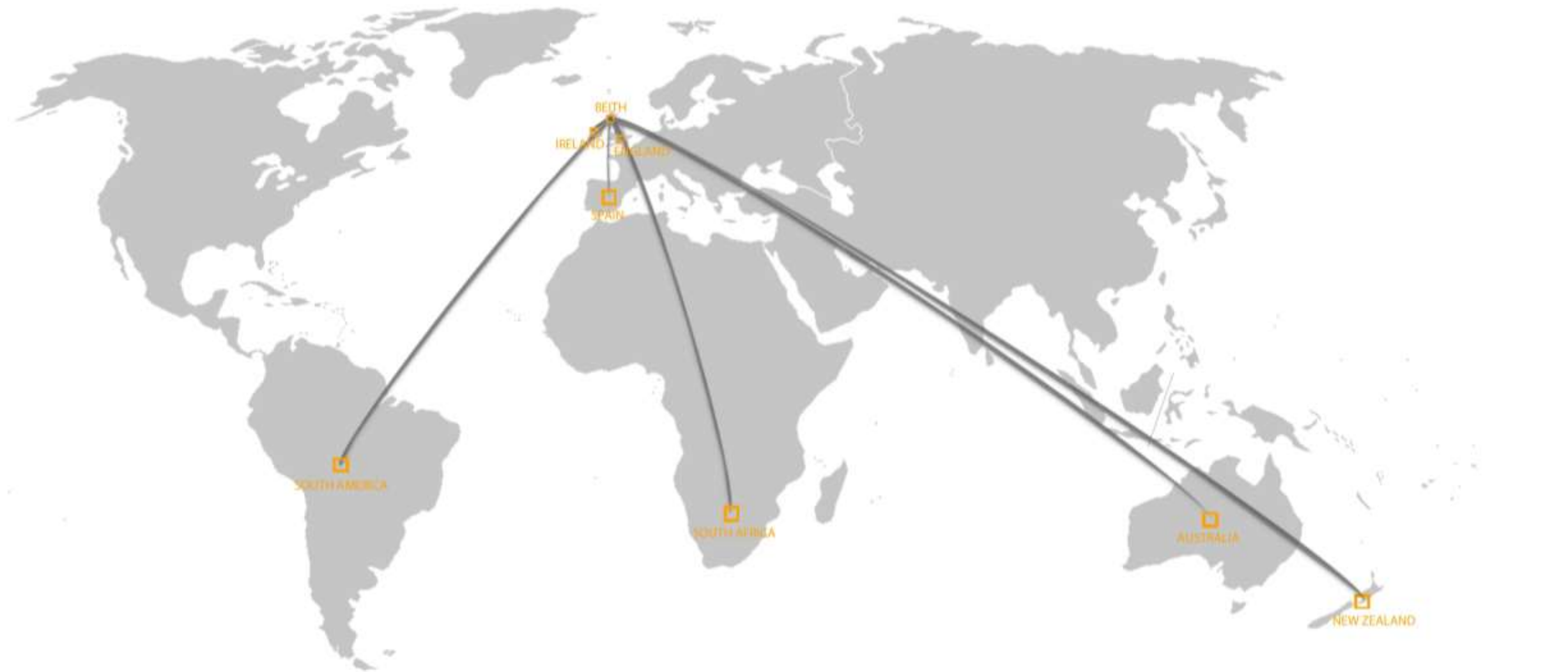
Travellers arriving into Scotland via Troon, Stranraer or Preston will pass by Beith on journeys north to Glasgow or east to Edinburgh .



2. research

World Wide Connections Through Export

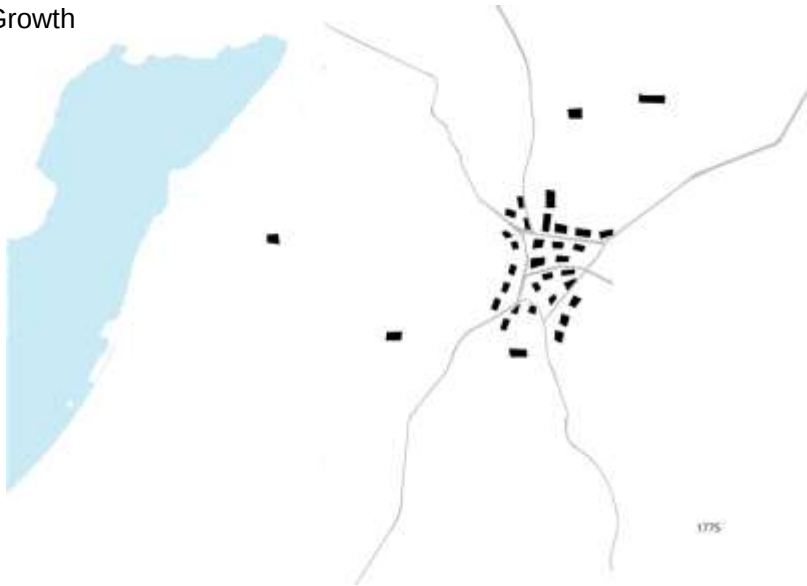
This diagram demonstrates the national and global significance of the Beith Craft furniture industry. It is interesting to recall that markets served included Scotland, England, Ireland, Spain, South Africa, Australia, New Zealand and South America



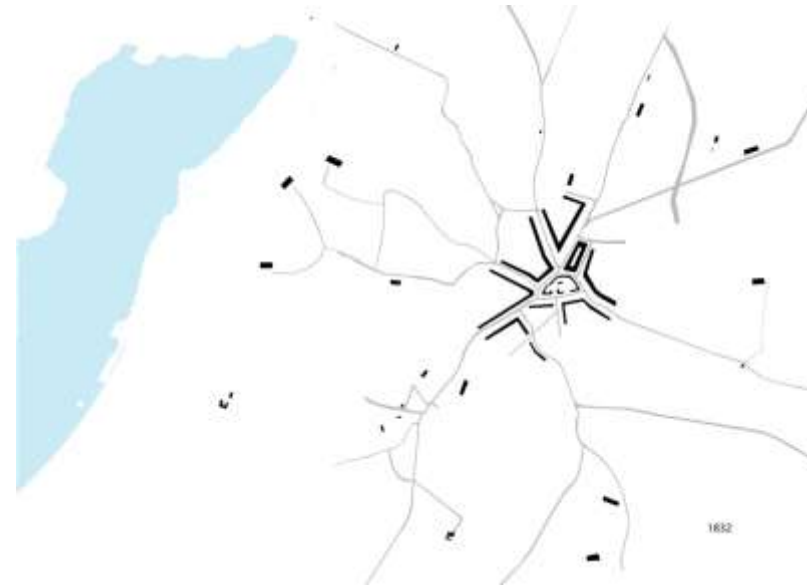
2. research

Historical Growth

1775



1832



1906



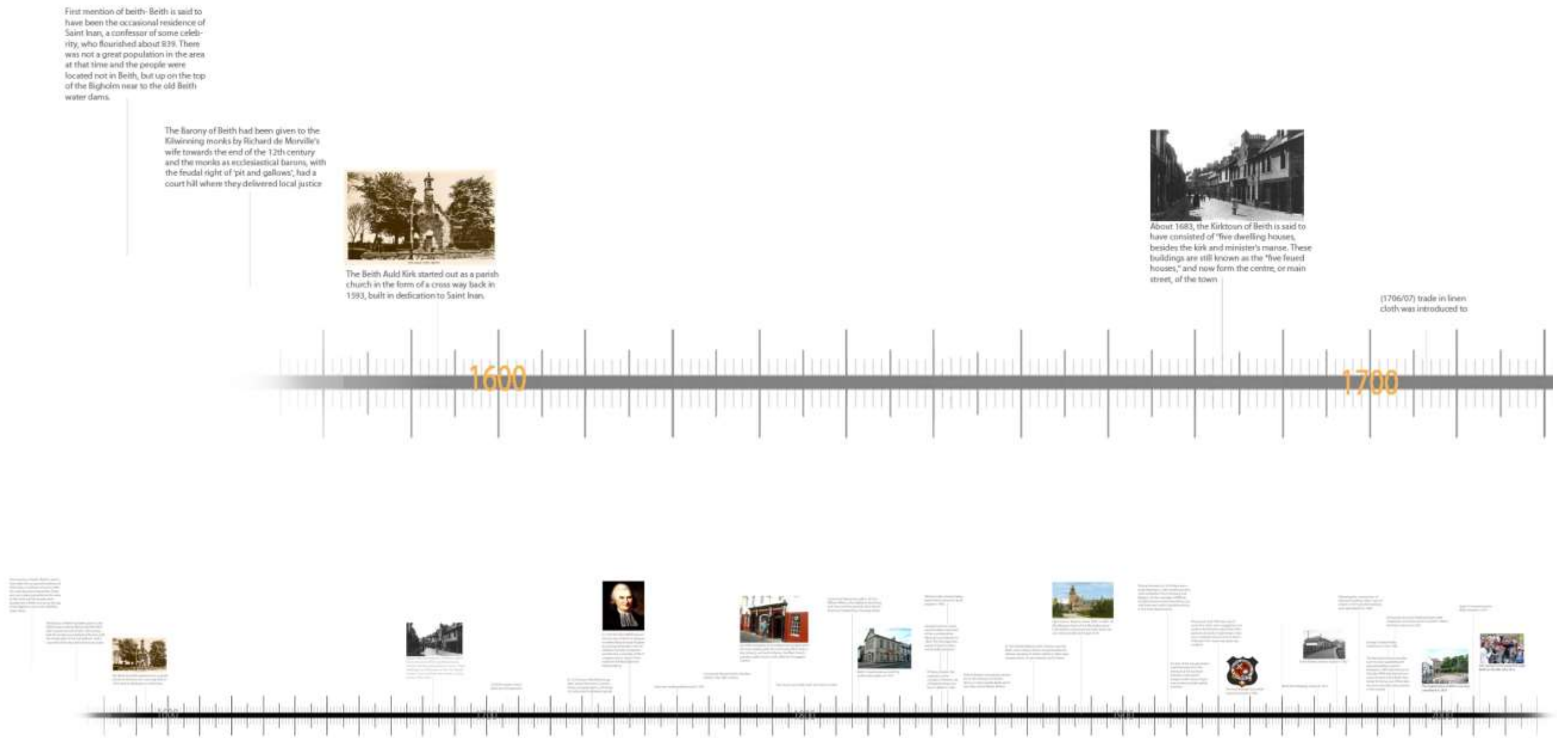
1975



d

2. research

The following pages provide a timeline of some of the key moments in the towns rich and fascinating history. We do not claim this to be the definitive history of the town and throughout this project we have invited people to add into the timeline with their own recollections and perspectives on the history of the town.



2. research



In 1745 Rev John Wetherspoon led the men of Beith to Glasgow to defend King George II against the Young Pretender in the '45 rebellion. He later emigrated and became a member of the US congress and in July 1776 he voted for the Resolution for Independence.

In 1733 forty or fifty Beith smugglers sacked the Irvine Customs House, escaping with a rich booty of confiscated contraband goods.

linen yarn trade peaked around 1760

Crummock House built for the Kerr family in the 18th century



by 1799 a company of 76 soldiers were quartered in the town dealing with the continuing illicit trade in tea, tobacco, and spirits (hence, the Main Street's popular public house is still called the Smugglers Tavern)

The church got a bell tower and clock in 1800.

1800

Crummock House was sold in 1815 to William Wilson, who added to the house and improved the grounds. Now demolished and replaced by a housing estate.



Beith's townhouse was built by public subscription in 1817.

Mathew Dale started making hand-built furniture for local people in 1845.

Glengarnock Iron works was founded in the heart of the countryside by Merry & Cunningham in 1843. The Glengarnock brand of pig iron had a world wide reputation.



Dr Henry Faulds, the originator of the concept of forensic use of fingerprinting, was born in Beith in 1843.

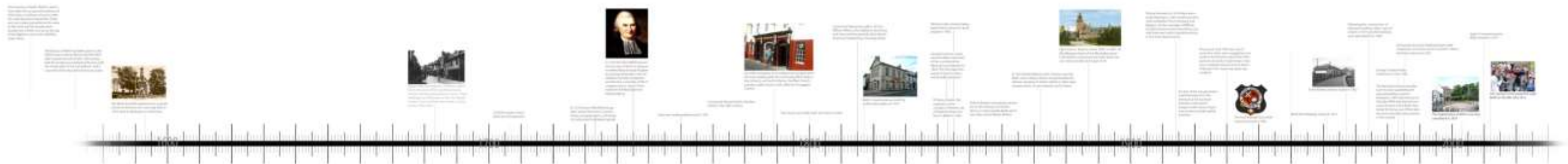
Pollock Brother introduced machinery to the industry and built a factory 3 miles outside Beith which was later sold to Robert Balfour.

In 1872 Robert Balfour built a factory near the Beith Town railway station and persuaded the railway company to build a siding to allow easy transportation of raw materials and finished

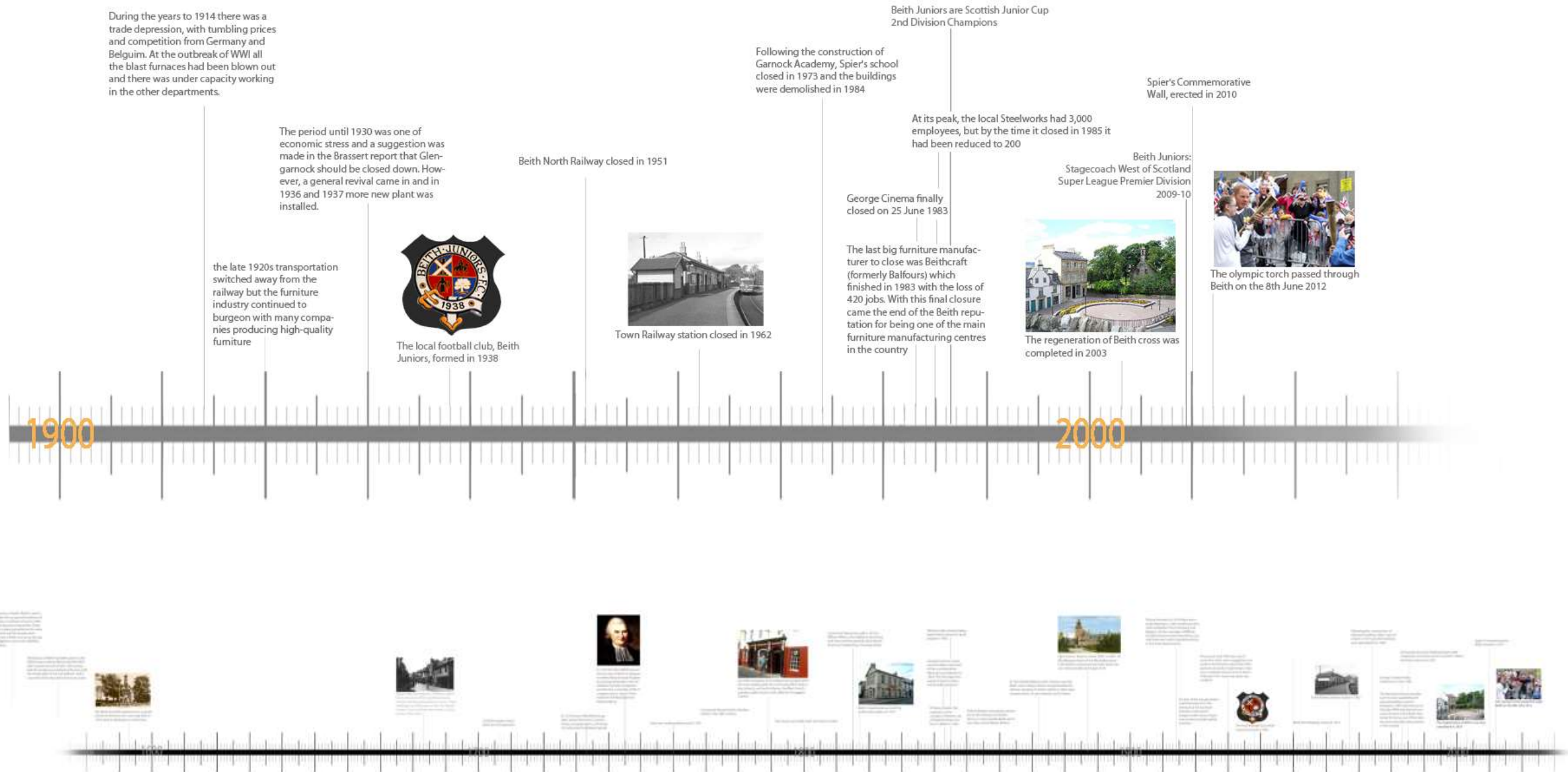


Spier's (pron. Speers) school built in 1887 for Mrs Margaret Spier of the Marshalland and Cuff estate to commemorate John Spier, her son, who had died at the age of 28.

1900



2. research



2. research

Beith benefits from having a defined and dedicated conservation area that contains a number of listed buildings. The conservation area offers a degree of protection for the historic centre of Beith and has been used as a catalyst for generating investment and heritage funding that has helped improve the appearance of existing buildings; especially around The Cross

Grade A : Buildings of national or international importance, either architectural or historic or little altered examples from a particular period, style or building type.

Grade B : buildings of regional or more than local importance, or major examples of a particular period, style or building type which may have been altered.

Grade C : buildings of local importance, lesser examples of any period, style or building type, as originally constructed or moderately altered; and simple traditional buildings which group well with other categories A and B.

Conservation Area Boundary : Conservation Areas are areas of special architectural or historic interest that we feel we need to look after. In a Conservation Area you may need planning permission for certain things that you wouldn't normally need it for: stone cleaning or painting; satellite dishes; stone cladding; alterations to roofs.



2. research

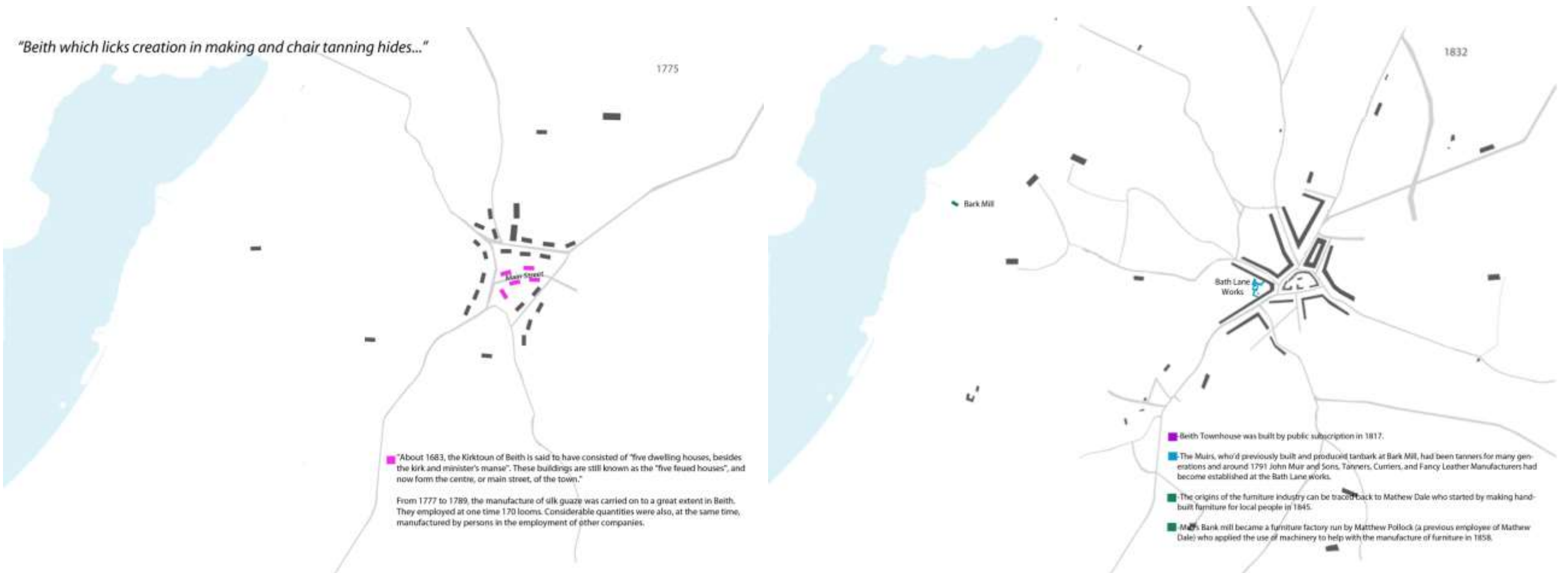


2. research

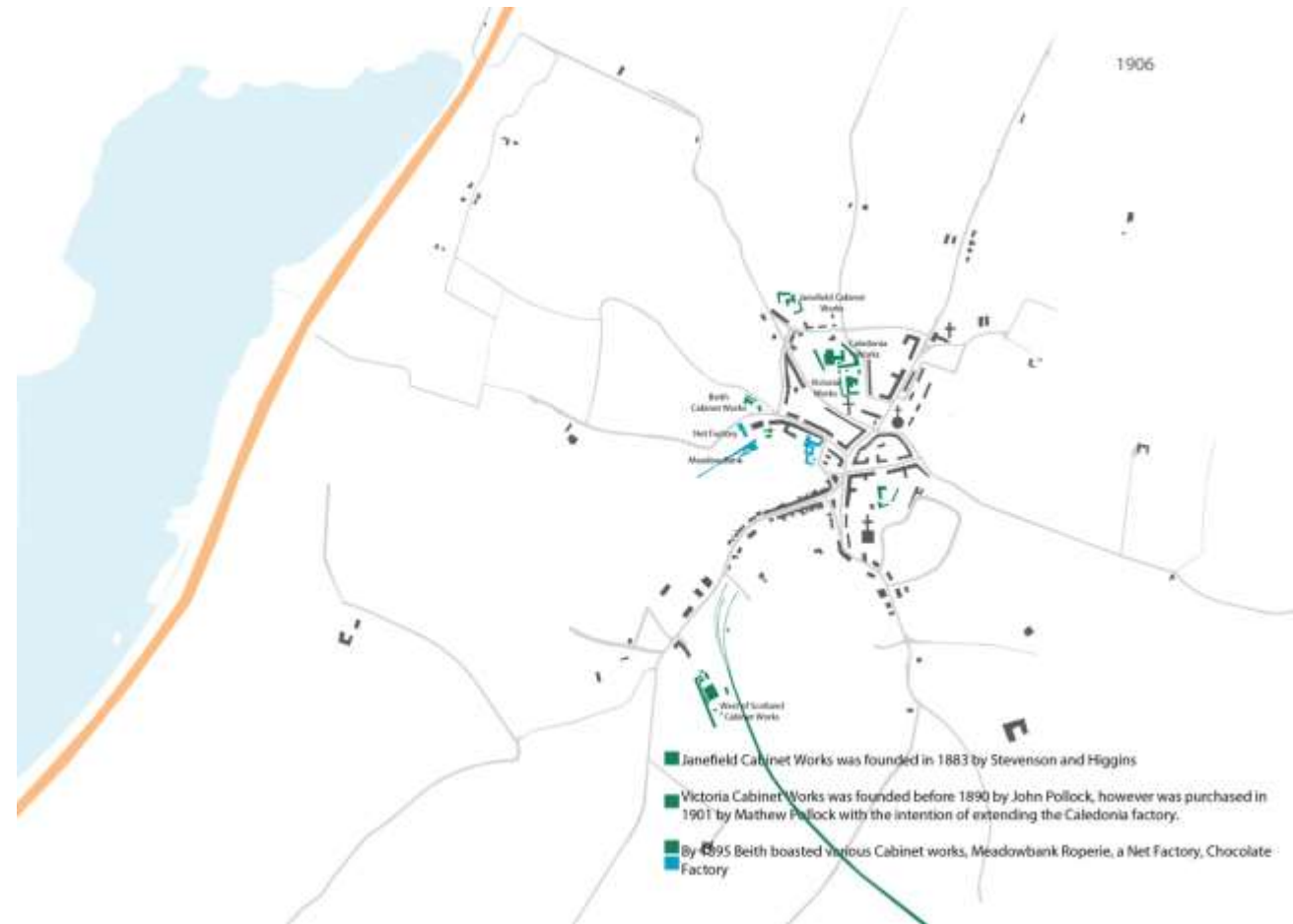


2. research

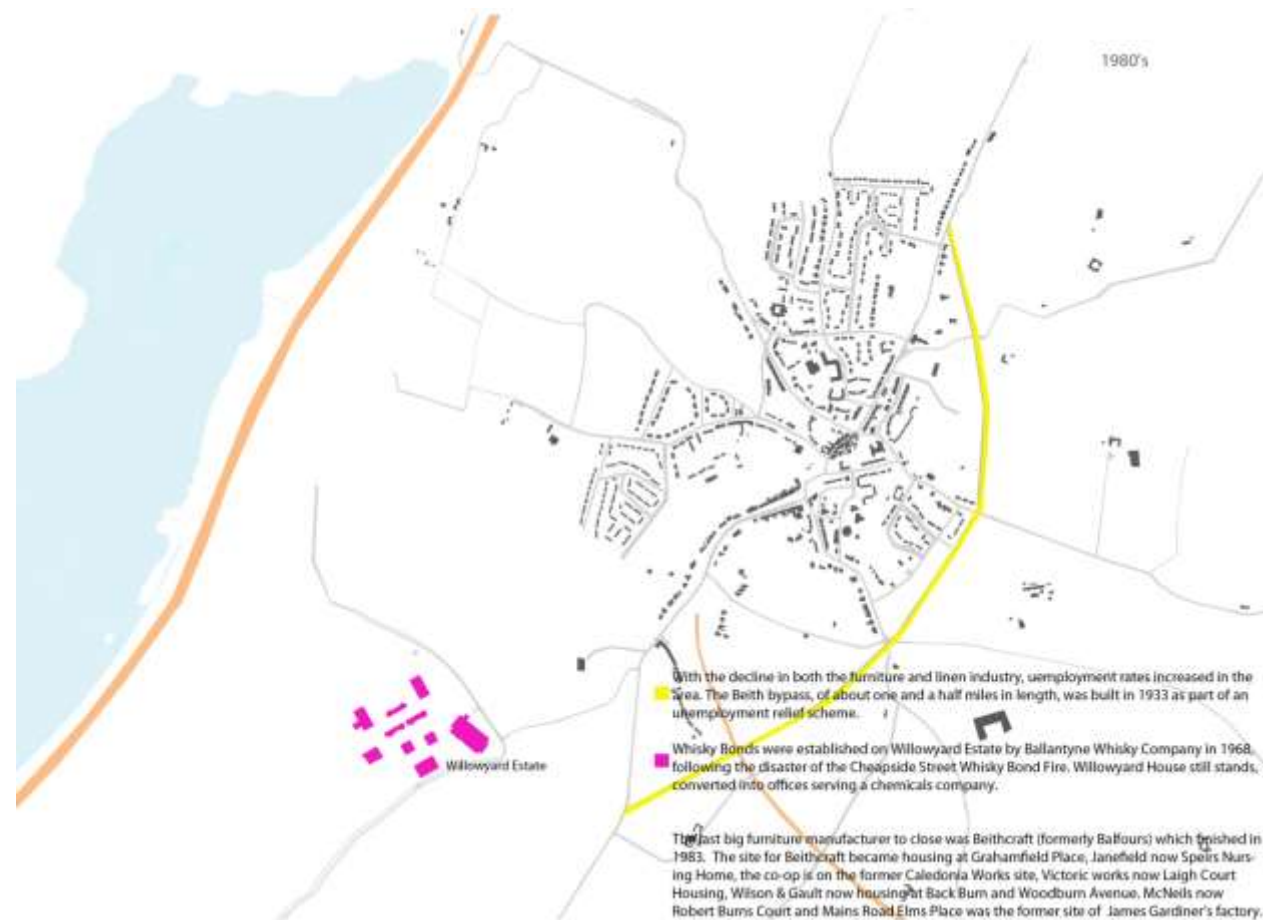
The history of Beith as a regional centre for industry is an significant element of it's heritage and one that is in danger of being lost to future generations as the physical eveidence of these times disappear from view. The following pages chart the development of industry in Beith and their impact on the historical growth of the town



2. research



2. research



2. research

Over the following pages we present a series of diagrams and maps that present the physical nature of Beith and the key components of the towns infrastructure + amenity



2. research

Transport + Routes



2. research

Cycling and Walking Connections within Garnock Valley



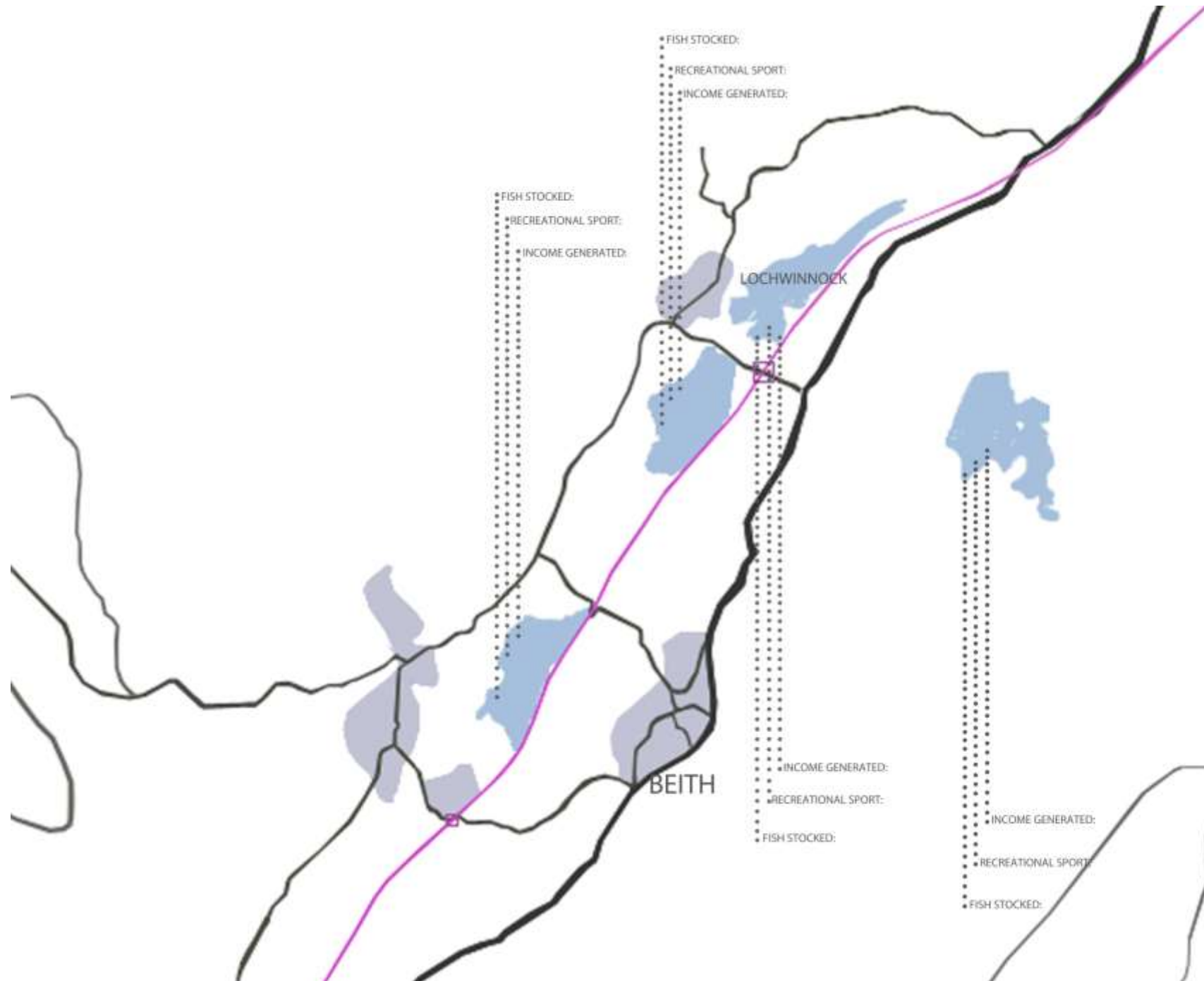
2. research

Green space within Beith



2. research

Garnock Valley Loch Analysis



2. research

Neighbourhoods as Defined by Housing Typologies

The growth of the town and the distinction between different neighbourhoods is clearly articulated by different typologies and styles of housing being grouped together.

This demonstrates how the town has grown to meet different types of housing demand over the last 150 years by the introduction of social housing and developer led projects

Much of this growth has occurred to the south of the town centre as land has become available following demolition of industrial sites and the sale of agricultural land.



2. research

Housing Typologies and Styles

As you look beyond the historical housing typologies that hug the main arterial routes a range of types and styles representing the development of the town over the last 150 years becomes quite apparent.

As housing in Beith has developed the architecture has moved away from a stone based identifiable Scottish vernacular.

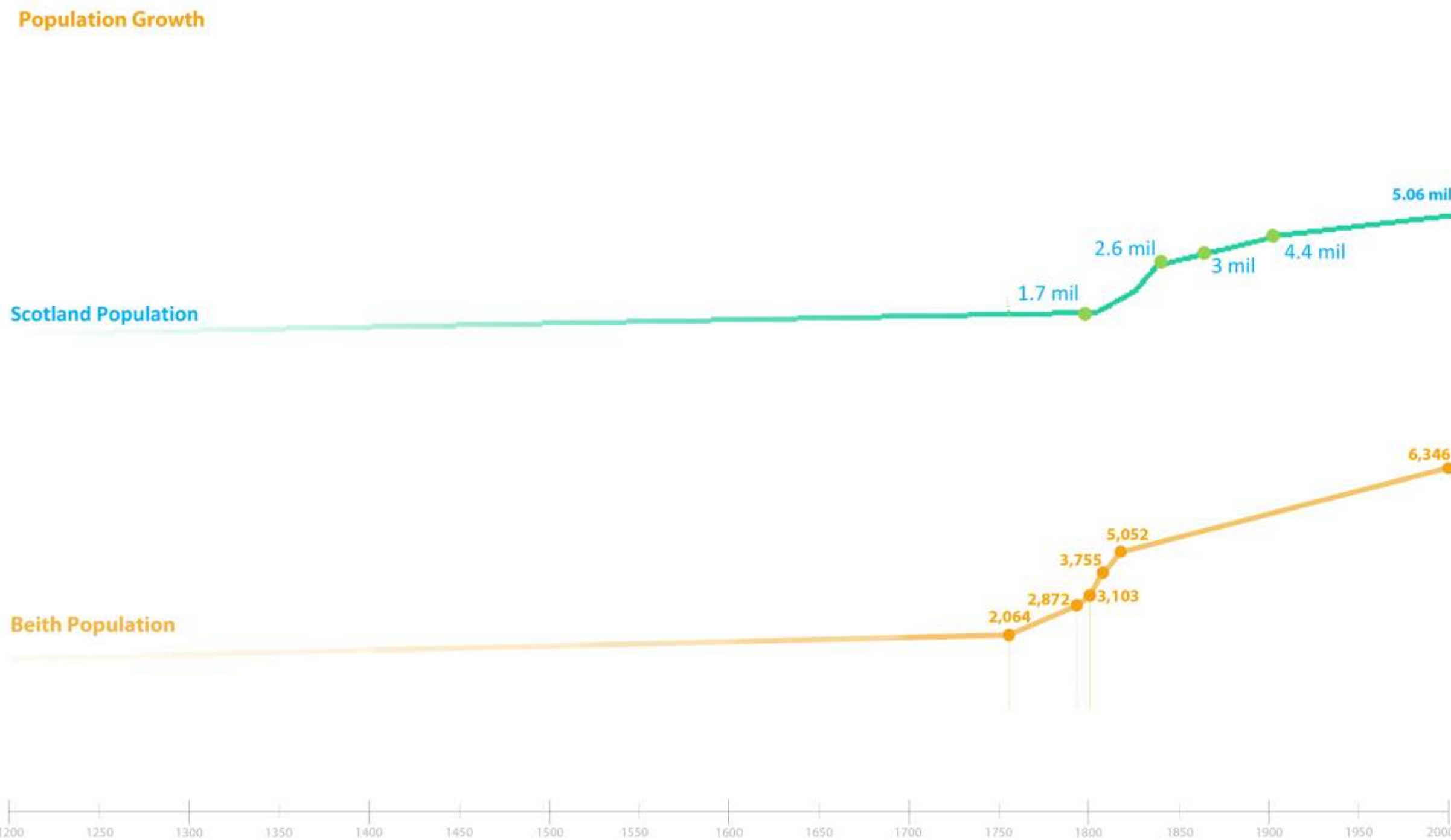
The social housing has a mix of prefab units and blockwork semi's terraces and bungalows.

Newer private family housing consists mainly of brick and/or render.

The architectural quality of the newer stock is not comparable with that of the traditional housing within the town



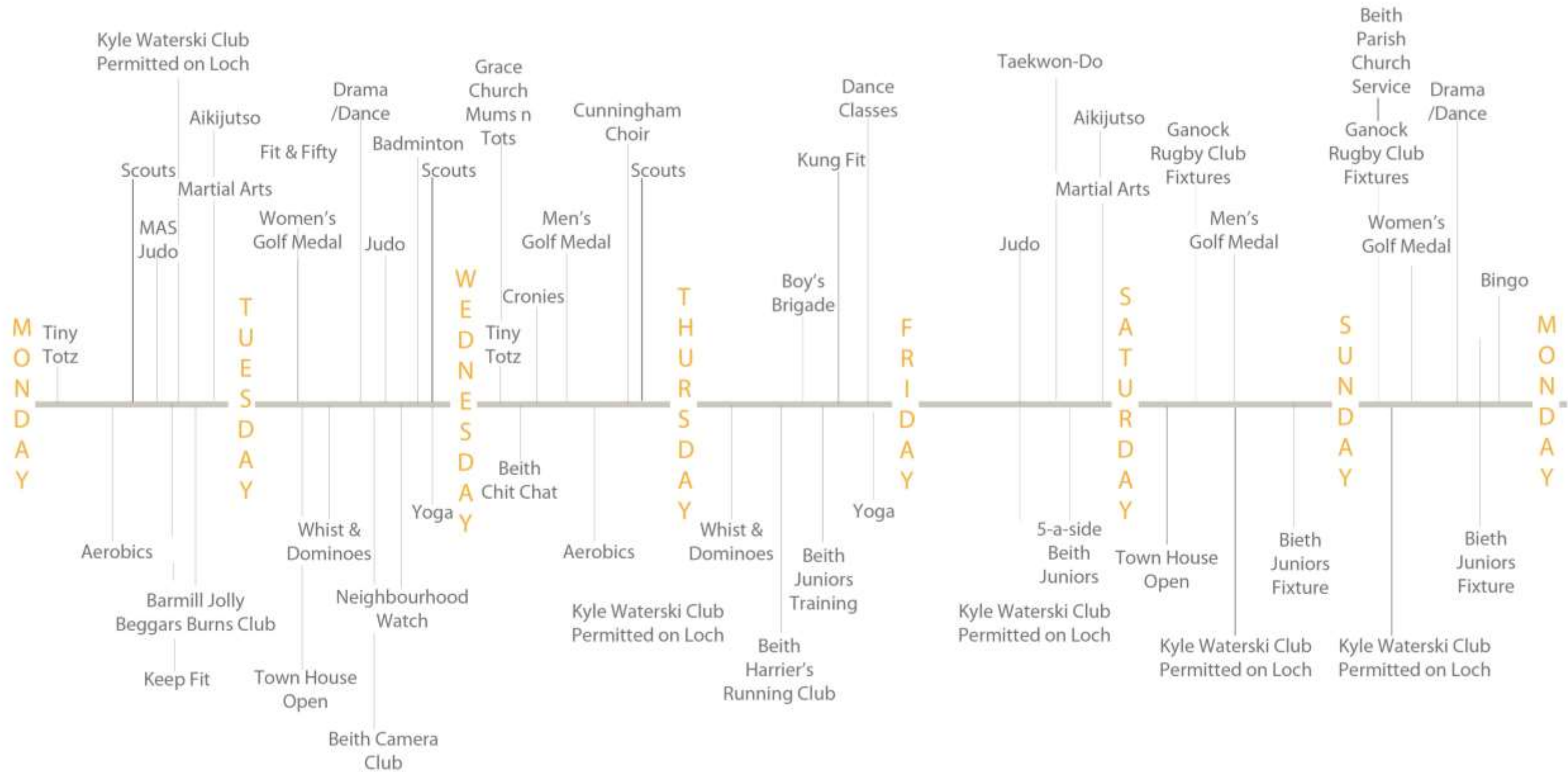
2. research



2. research

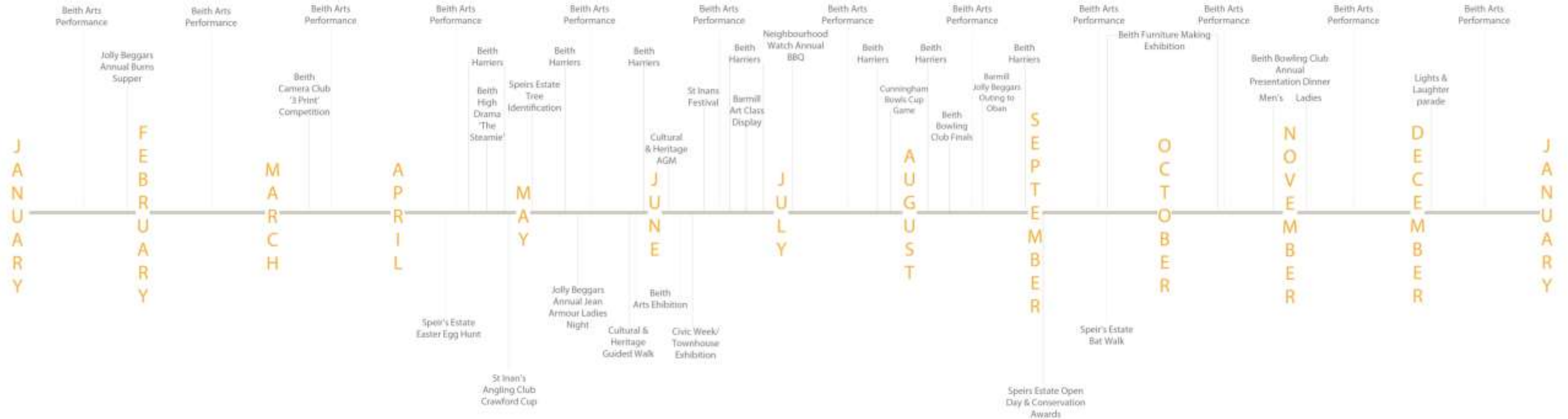
Beith Weekly Activities

Beith has a large amount of active social, cultural, leisure, sporting and heritage based groups. These groups provide access to a range of services that enrich the lives of individuals and the character of the town itself. The weekly timeline below gives an indication of the types of groups within the town and when they meet.



2. research

Beith Annual Events



2. research

Areas + Intensity of Activity

This diagram illustrates the locations of different types of social activity and their intensity based on each location's usage.

We have looked at how many groups use each location and how often to gauge the intensity of usage.

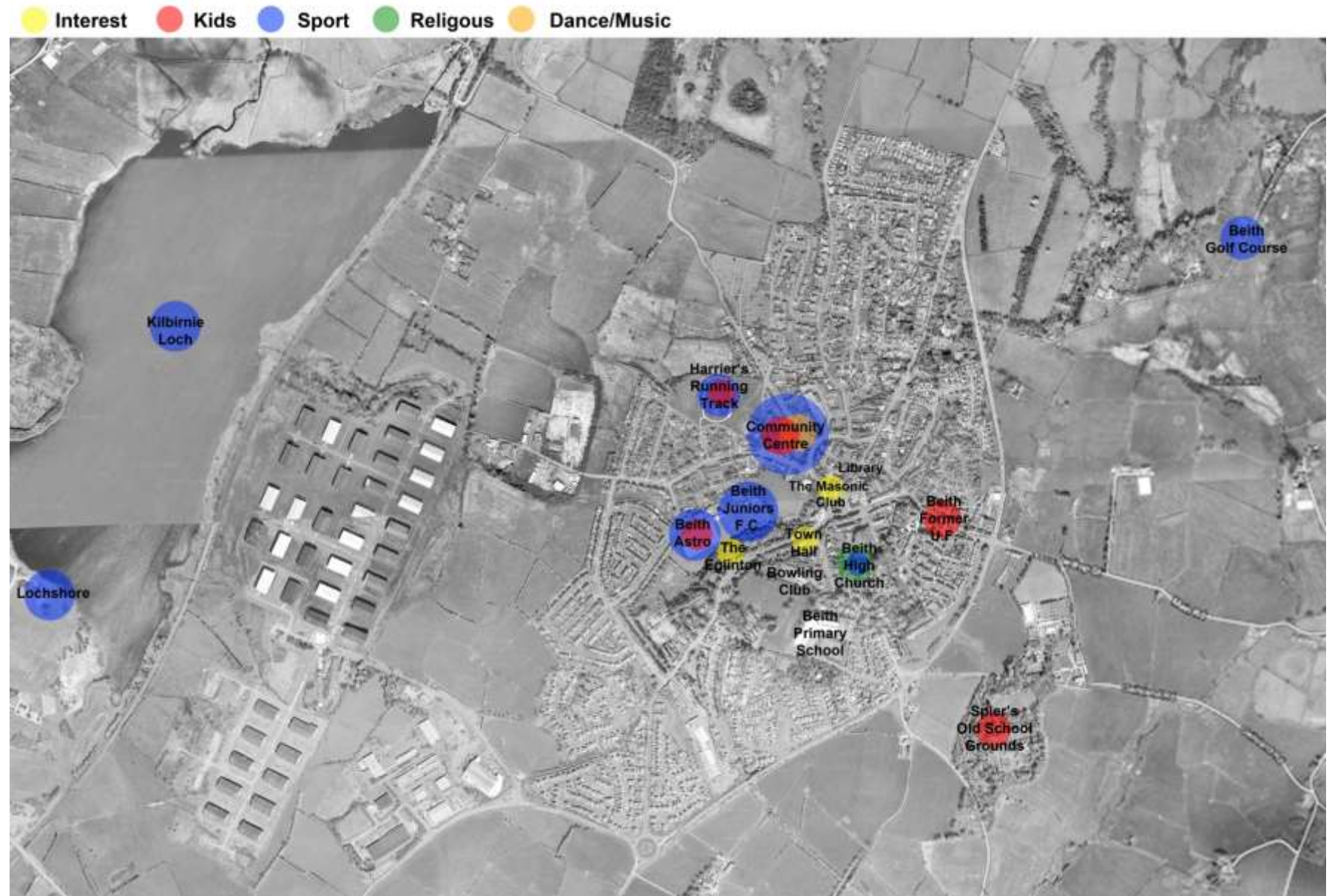
Relative Areas of Use within Beith



2. research

Tyoes of Activity at Different Locations

This diagram broadly demonstrates where different types of social activity happens within the town and surrounding area.

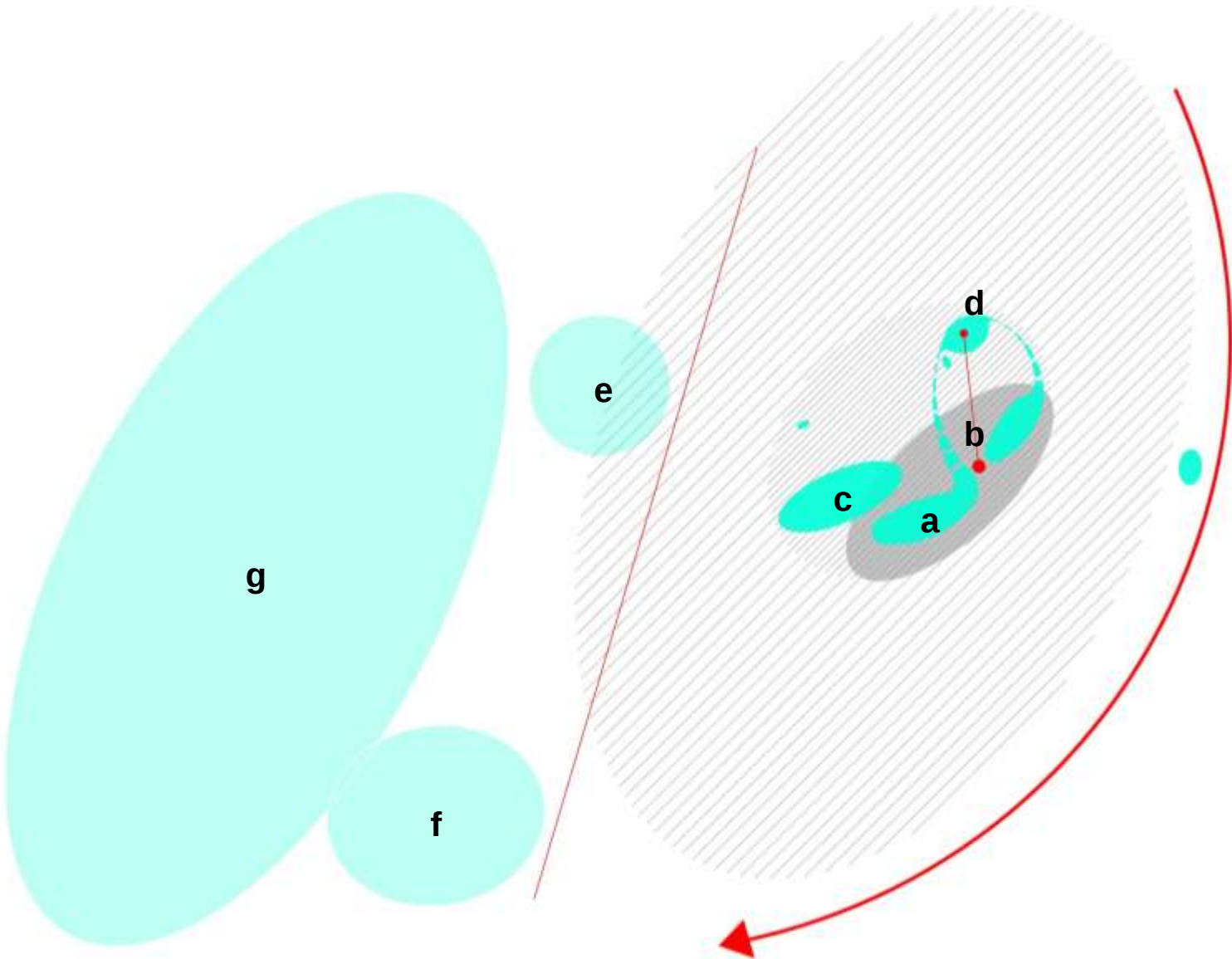


2. research

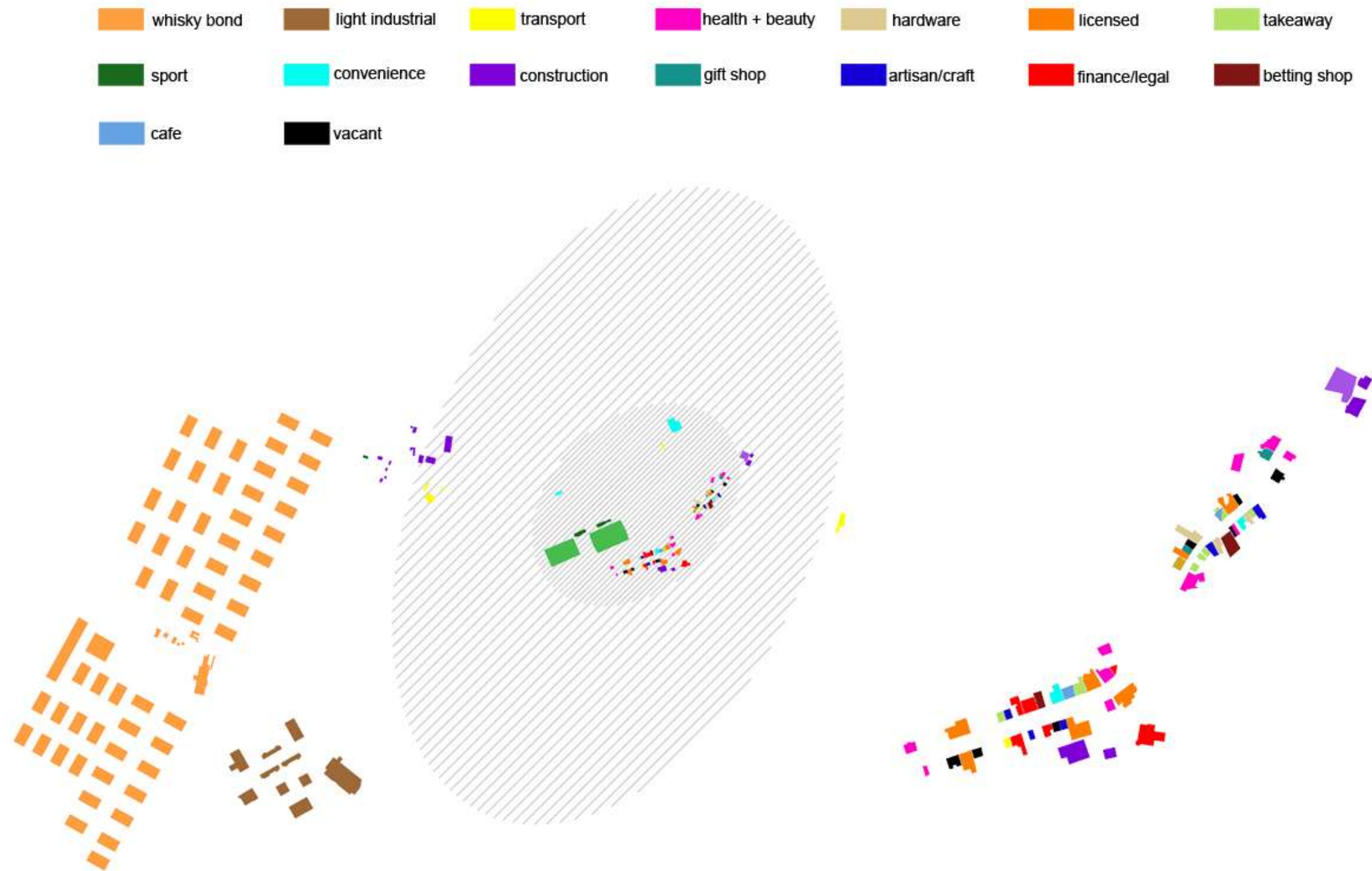
Area of Economic Activity + Existing Threats

- a. Most intense and diverse instances of economic activity are located within the town centre along eglinton street and main street
- b. Eglinton street and main street are disconnected by The Cross and are read as two separate areas of the town centre
- c. Beith Juniors and Beith Astro represent an area of high economic activity given the regularity of semi-pro football matches and revenue generated through hire of the pitches.
- d. The Co-operative supermarket is the main focus for retail activity within the town. Whilst the having a medium sized supermarket helps to keep economic activity in the town the location of the store actually drags life away from the traditional high street.
- e. There are a number of privately owned local business's located west of the town centre at the end of Mains Road.
- f. The Whisky Bond has the highest visual impact on the town despite feeling disconnected. It also acts as a barrier to the Loch. Despite the size of the site it is not a provider of large scale local employment.
- g. Loch Kilbirnie is an area of limited economic activity but does support a number of leisure pursuits that could be used as a catalyst for drawing visitors to the town.

The following page identifies the different types of economic activity and their location within the town.



2. research



2. research

Future Development

Current Significant Development Proposals

1. Lochshore Development Framework

Master planning/Urban Design/Place Making, delivering a mixed use development of 1,100 homes on 96ha brownfield, edge-of-centre site to the west of Beith, North Ayrshire. The “Lochshore Development Framework” was endorsed by North Ayrshire Council and sought to provide an attractive environment for investment, a wider green network and good linkages between communities. The masterplan scenarios sought to develop effective connections to Kilbirnie town centre, Glengarnock rail station and Lochshore

2. New Garnock Academy [west of Longbar towards Loch shore

A new school campus has been proposed that will unite Garnock Academy, Moorpark and Glengarnock Primary Schools on the same site along with improved leisure facilities that will include a swimming pool.

The location of the proposed new school is seen as problematic for those in Beith because it’s proximity to the town means Beith based pupils will be ineligible for free school buses. Beith pupils will therefore need to walk, cycle or be driven to the school. Many Beith residents are concerned about the safety of the existing route to the site from the town centre. Further examination of the proposed route and how it could be made more amenable to pedestrians and cyclists would be benficial.

3. Kings Road Development Brief

A development brief for new housing on a council owned site west of Kings Road is included as part of the local plan. This site is to the north of the town and would represent a natural move for expansion towards the loch whilst also giving a northern edge to Orrs Trust Park

Current Significant Planning Applications

1. 4 Houses 23-25 New Street
2. Several planning applications have been made in relation to new housing at a site [identified on next page] in Longbar. This site will benefit from having a proximity to the proposed new high school



Kings Road Site



Academy site

2. research



2. research

Beith Town Centre Research + Action Plan

In 2011 a report investigating the current condition of Beith Town Centre was commissioned by North Ayrshire Council and delivered by Vector research.

The assignment was to provide authoritative evidence based town centre health check, consumer and business research that will shape a proactive town centre strategy and action plan for Beith. The aim was to identify the strengths and weaknesses of each and to apply the Regeneration Framework to best use.

As stated in the brief: Through this research, we endeavour to have a strong understanding of the town from the perspective of residents, business owners, visitors and other stakeholders in order that the projects that are delivered will effect significant change. A strong focus will be on developing and assisting local businesses and helping them establish stronger links with the resident population.

The objectives of the study were thus as follows

- a. To provide a Healthcheck on each town which includes: an assessment of the town's current and potential function
- b. an analysis of the current perceptions toward the town centre from the consumer and community perspective and recommendations for improvements (shoppers, non- shoppers and other stakeholders)
- c. an analysis of the current perceptions of business owners and retailers to ascertain improvements that would benefit their business
- d. To assess business training requirements
- e. To provide baseline data on selected KPIs to be used as a measurement tool
- f. To create a database of all town centre businesses with contact details
- g. To provide an action plan of recommendations for the delivery of the regeneration strategy

This report has provided a useful grounding when developing our own document, particularly in relation to the economic conditions within the town centre. It is not our aim to replicate or reproduce the findings of that report and it can be accessed though ourselves or Beith Community Development Trust.

Key Findings

The economy of Beith remains fragile and faces a number of significant challenges including for example:

- a. The high level of dependency on the public sector for capital and revenue funding
- b. The generally disappointing quality of accommodation and food for visitors
- c. The decline in the number and quality of shops in the town centre has reduced its vitality and visitor appeal
- d. Vacant, underused and deteriorating buildings are damaging the image of the town centre for visitors and prospective residents
- e. Limited supply of business/office/studio space in the centre

The over-riding conclusions from the primary research in the report were:

- a. A town centre perceived to be stagnating & slowly declining
- b. A good rural backdrop and a reasonable Town Centre infrastructure (improved by the Townscape Heritage Initiative, which has added an attractive dimension to the pre-existing core of good traditional buildings with reasonable road access)
- c. Mediocre town centre "product" with one third of residents not wanting to visit
- d. A particular weakness in both the food and drink and the "style" offer in terms of retail and hospitality
- e. The absence of a "hook" to divert traffic off by-pass into town and perception of poor quality
- f. Limited confidence amongst Town Centre businesses reflecting slight decline in turnover
- g. Very limited marketing activity amongst businesses – with only a third having a website.

The key findings of this report reflect many of our own experiences through the research, observation and engagement that has been undertaken as part of our mapping exercise. What is perhaps most instructive however is that two years on from the completion of the Beith Town Centre Research + Action Plan there has been little evidence of any meaningful or tangible outcomes 'on the ground'. We hope that a community organisation having ownership of our own report will allow some of the momentum that we have created to be acted upon in a way that starts to demonstrate tangible and visible improvements to Beith.

2. research

Key Findings

Our key findings and outcomes from the research element of this project are:

- a. Beith is strategically well placed to take advantage of regional transport hubs
- b. Beith is well located in relations to major urban centres such as Glasgow, Paisley and Ayr
- c. Property prices in Beith make it attractive for people looking to upscale and move out with the city.
- d. Beith has a rich and fascinating heritage which is a source of great pride for many of the towns residents but whose significance is becoming diminished for those of a younger generation
- e. Beith benefits from a proximity to potential assets such as Loch Kilbirnie, Spiers Old School Grounds, Cuff Hill etc. but does not maximise the potential impact of these assets and their popularity
- f. Local people are concerned about the impact of the proposed new school in terms of travel. This could however open up an opportunity to be creative when thinking about how a suitable route that is engaging for pedestrians and cyclists could be created.
- g. The community is beginning to feel fragmented with a low level of mixed tenure, distinct neighbourhoods determined by income and many high income residents using out of town amenity for supplies and leisure
- h. The town centre has been suffering from a high level of turnover and vacancies in terms of small retail units. A similar issue has effected the stability of some of the public houses in the town as well.
- i. The loss of traditional industries and enterprise that used to sustain the town has never been replaced with alternatives of a similar scale
- j. The town has a high number of small to medium sized enterprise that is run and owned by local people. Turn over of business is high in terms of success and failure and aspiration and offering is often low quality



3. observation

Before engaging directly with local people and stakeholders we have spent time within the town observing a variety of conditions that have an impact on the nature and character of the place.

Our observations have been recorded through photography, sketches, mapping and diagrams. These observations will

1. Identify and record formal and informal social and anti-social activity
2. Record the current physical condition and quality of the community
3. Record the current condition and quality of external green space
4. Record visual indicators of economic activity
5. Record and map routes and connections within the community
6. Record connections and accessibility with local assets out with the town centre
7. Identify how Beith presents itself to a wider audience

These observations are intended to provide a clearer picture regarding both functional and dysfunctional elements of Beith and the factors that create these conditions



3. observation



wide victorian avenue



tighter, narrow condition towards town



recent developments remove character



narrow pavements - excessive on street parking



positive restoration projects



grey monolith



exposed gable



derelict site used for informal parking



disrepair



vacant land in urban centre



vacant gap site



high quality restoration at the cross



some restoration on main street

3. observation



trinity church



northern entry - seasonal planting



beith signage



adapted space for memorial



old kirk



seasonal planting feature



john witherspoon memorial



beith town house



beith juniors



beith community centre



view towards beith from loch



first view of town centre



beith high church



southern entry into beith



faulds memorial

3. observation



meadowside - town centre



comm. centre - orrs



entry to orrs trust park



vehicle entry to beith juniors



bellsdale - eglinton



entry to orrs trust park from loch kilbirnie



main street



from beith centre towards loch kilbirnie



towards balfour avenue



route up to vantage point on backburn



bellmans court - main street



route to main street from wee close



old willowyard road

3. observation



bowling club



cemetery



library



beith astro



health centre



scout building



beith primary school



play park



community centre



skate park



fire station



town house



manse field

3. observation



hillhouse precast



general store



whisky bond



wilson street shopping



empty unit [former co-op]



main street shopping



mcleod plant hire



eglington street



eglington street



marbill travel



irvines bakers + cafe



3. observation



chambered tomb



kirkleegreen reservoir



beith golf course



kyle water ski club



between destinations



rugby ground



canoe club



spiers old school grounds



st inan's chair



national cycle network



marshland sports fields



the gateside inn



geilsland school



glengarnock railway station



cuff hill stone

3. observation



railway line



culvert to stinky point



barmill junction



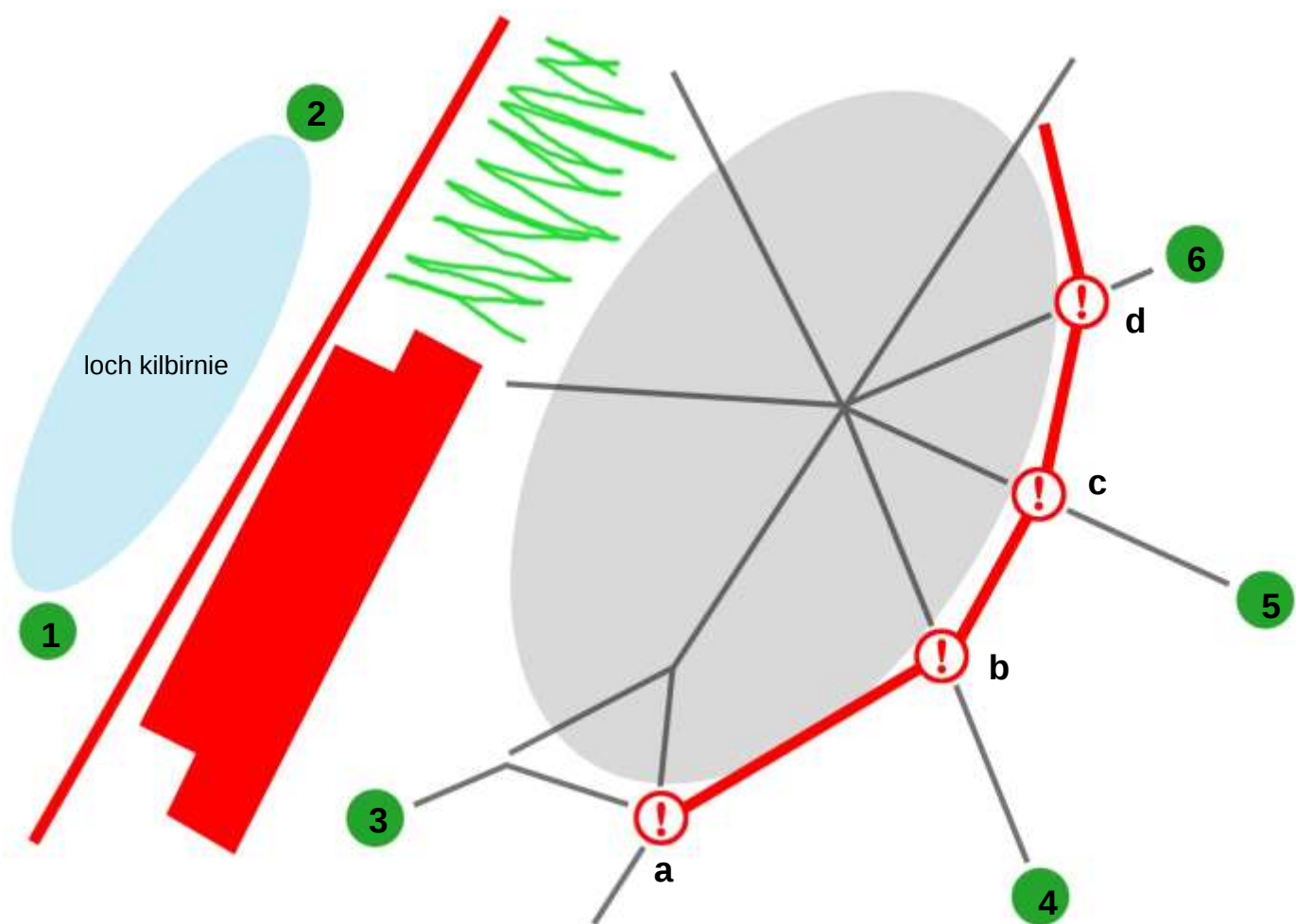
manrahead roundabout



wardrop road junction



threepwood road junction



- | | | |
|---|---|--|
|  Physical barrier |  Major route | 1. Loch shore |
|  Loch kilbirnie |  Town centre | 2. Canoe club |
|  Local destination |  Fields | 3. Longbar |
| | | 4. Spiers old school grounds |
| | | 5. Gateside / Cuff Hill |
| | | 6. Beith Golf Course / reservoirs |
| | |  Dangerous crossing |

Beith is surrounded by potentially significant assets that provide amenity for the people within the town and visitors to the area. These places are however poorly identified and hard to access; especially as a pedestrian.

3. observation

Beith Journey

The following pages represent the journey through Beith from the eye of a visitor to the town passing through. We have recorded notes concerning the character of the place and what signage/visual indicators there are to compel a visitor to stop and experience the town

					
1. Approach	2. Approach	3. Entry point	4. Landscape Feature	5. Roebank Road	6. Bus stop Roebank Road
signage – locational	signage – directional	signage – none	signage – none	signage – none	signage – none
visual – hedgerow either side	visual – hedgerow either side	visual – road widens	visual – landscape, road, pavement	visual – boundary wall, gardens, brick, stone	Visual – wall, hedge, trees
Character – main arterial route, heavy traffic	Character – main arterial route, heavy traffic	character – main arterial route	character – low density res.	character – low density res.	character – low density res., wide
					
7. Roebank Road	8. Roebank Road	9. Roebank Road	10. Roebank Road	11. Trinity Church	12. Wilson Street
signage – none	signage – none	signage – none	signage – none	signage – trinity notice board	signage – none
Visual – mix of built + natural	Visual – hedge, trees, gates	visual	Visual – spire in distance	Visual - spire	Visual – landscaped greenspace
Character – avenue with large detached trad res	Character – wide avenue, front gardens, residential	character	Character – semi urban, open	Character – large traditional landmark, trees, hedges	Character – buildings on the pavement along one side

3. observation



13. Wilson Street

signage – commercial

Visual – render and tile, no natural

Character – narrow pavement, buildings on edge, claustrophobic



14. Entry to Wilson Street Shops

signage – conservation planters

Visual – limited planting, buildings one side, render, tile, cars

Character – traditional to left, built form begins to break down to the right



15. By-passing Main Street

signage – none

Visual – high density brick residential, by passed Main + Wilson

Character – traditional character eroded, backs of buildings



16. Towards Co-op

signage – none

Visual – un resolved pockets of landscaping

Character – loose spaces leading to store and amenity



17. Roebank Road

signage – none

Visual – view to community centre, low rise

Character – loose open spaces, no traditional buildings



18. Bus stop Roebank Road

signage – none

Visual – view to Auld Kirk and High Church

Character – traditional character of the town starts to reappear



19. Path to Meadowside

signage – none

Visual – traditional features

Character – key elements of the town become apparent



20. Bellmans Close

signage – none

Visual – trees, defined edges, views

Character – structured and defined spaces that are well maintained



21. Reform Street

signage – memorial

Visual – stone and landscaping, crossing

Character – public space and landmark



22. The Cross

signage – shop frontage

Visual – stone, render, glass

Character – traditional, commercial, historical



23. Eglinton Street

signage – shop frontage

Visual – stone, render

Character – residential trad. Terrace, commercial



24. Eglinton Street Grace Church

signage – landmark, frontage

Visual – stone, render, vacant gap sites

Character - traditional

3. observation



25. Eglinton Street

signage – none

Visual – dense urban
dissipates

Character – traditional
residential



26. Path to Bellsdale Park

signage – none

Visual – access to Bellsdale

Character – traditional
residential



27. To Balfour Avenue

signage – none

Visual – grass verge, open to
one side

Character – traditional pattern
of pavement + garden to
one side



28. Dalry Road

signage – none

visual

character



29. Bus Stop Dalry Road

signage – Bus Stop

Visual - landscaped

Character – opens out



30. End of Grahamfield
Place

signage – none

Visual – stone terrace +
landscaping

Character – traditional street
pattern disintegrates



31. Cuff Crescent/Denholm Way

signage – none

Visual – ambiguous
landscaping

Character – houses turn their
back on the street, cul-de-
sac pattern emerges



32. To Morrishill Road

signage – none

Visual – boundary
landscaping

Character – houses turn
their back on the street,
cul-de-sac pattern
emerges



33. Dalry Road

signage – none

Visual – tall hedges, other
landscaping

Character – some traditional
fabric returns



34. Dalry Road

signage – none

Visual – tall hedges and
fences to back gardens

Character - suburban



35. Bus Stop Dalry Road

signage – bus stop

Visual – tall hedges to back
gardens

Character - suburban



36. Roundabout

signage – none

Visual – roundabout, main
arterial route

Character – open, urban and
sub-urban fabric ends
abruptly

3. observation



3. observation

Key Findings

Our key findings and outcomes from the observation element of this project are:

- a. **Beith, it's culture, it's heritage and it's amenity is poorly communicated to visitors**
- b. **Much of the building work completed over the last 50 years in terms of residential, commercial and amenity is not of the same quality and ambition as the tradition buildings within the conservation area**
- c. **Where investment has been made in the traditional fabric it is noticeable and appreciable. The Cross is a great example of conservation and public realm done well and completed to a high standard**
- d. **Main St and Wilson St have become characterised by shutters due to vacant premises and a disproportionate amount of takeaways that are only open in the evening**
- e. **The life of the town is enriched by events and happenings that have been happening for a long term. St Inan's Fair is a great example along with the Christmas celebrations, Easter Egg Hunt, The Shows etc.**
- f. **There is large disparity in the condition and standard of housing stock throughout the town.**
- g. **Beith is well positioned to take advantage of all the places of interest that surround the town. Access to these places is restricted due to the railway line [Loch Kilbirnie] and by-pass [Spiers Old School Grounds, Cuff Hill, St Inans Chair]**
- h. **Beith is a difficult place to orientate yourself as a visitor and once move away from the main streets within the town centre. Signage is poor both in terms identifying key locations and directing people around the town.**
- i. **Whilst the town centre is having difficulty sustaining economic activity there are visible signs of enterprise and success including Irvines, Marbills, McLeod Plant Hire, the Concrete Plant etc.**
- j. **Beith benefits from a diverse and accessible range of amenity space both internal external. There are however questions to be asked about the suitability and location of some of these spaces given their age, condition and an uncertain future in terms of funding.**



4. engagement

Methodology

Our process of engagement with the local community has not focused on trying to reach the highest amount of people or to reach a clear consensus. We have also resisted a method of consultation that requires extensive surveys and form filling. We have instead tried to create a series of engagements where local people have an opportunity to present their thoughts and views on the town through conversation stimulated by our own research and observations.

We do not claim within this report that the findings and outcomes of this engagement reflect a definitive truth regarding the current condition of the town. We also do not claim to have spoken with everyone and later in this section of the document we will identify other groups who should be engaged as part of any further development work.

.Our aim has been to present a honest portrayal of diverse opinions and view points and to encourage local people to think creatively about a potential future for their town.

The community engagement process was delivered through application of the following methods:

1. Local stakeholder/activist interviews – we invited local people who are representatives and activists within the community to provide us with a background to Beith. They were asked to describe their opinion of the town, their positive experiences, their frustrations, areas for concern and ideas for Beith's future. The outcomes of these discussions have been presented under four themes and comments have not been attributed to particular participants
2. Informal in town / on street interviews – we spent time within the town when conducting our research and observations talking to people on the street, in shops, pubs and local business's to get a flavour of the place
3. Shop unit on Main Street – we rented a vacant shop unit on Main Street from which to present our initial observations and invite feedback from passers by. We also sent leaflets to every household in Beith advertising the location and presence of the shop. A large map of Beith was produced which local people used to add comments and identify areas of concern
4. Attending community events – we attended Beith Funday at Beith Astro and the St Inans day fair at Beith Primary School. We utilised a large model of the town and presented initial ideas for interventions that we had developed. The model provide a useful tool for helping local people visualise the town and identify specific areas
5. Collaboration with Ayrshire 21 - North Ayrshire Council has recently commissioned a consultation process throughout several of its towns which is being delivered by SCDC. This initiative will build on the work that we have been doing in Beith rather than replicate it. We provided the list of development ideas that have formed from our own engagement and the outcomes of our own consultations for a public open event held in the Community Centre. This provided people with the opportunity to comment on the work that had already been completed and identify gaps that could be investigated by the Ayrshire 21 team.



4. engagement

Participants in Stakeholder Interviews

Jean Highgate, Local Councillor

Councillor Jean Highgate was first elected as an Independent Councillor for Beith in 2003 and now represents the Kilbirnie and Beith Ward. During this time she has served on numerous Committees; Chairing the Kilbirnie Loch Management Committee, as well as being Vice Chair of the Clyde Muirshiel Regional Park Board. Councillor Highgate currently sits on the Police and Fire and Rescue Committee, Garnock Valley and West Kilbride Area Committee, the Local Development Plan Committee and the Community Empowerment Policy Board. She Chairs the Spiers Trust and is a member of both the Geilsland School Consultative Committee and the North Ayrshire CCTV Board.

Donald L Reid, correspondent for Beith, Dalry and Kilbirnie for the Ardrossan & Saltcoats Herald

A local historian and writer, Donald has published 16 local history books relating to Ayrshire social history including theLost Mining Villages of Ayrshire’s Doon Valley and Beith Bygones, and is now the correspondent for Beith, Dalry and Kilbirnie for the local newspaper, the Ardrossan & Saltcoats Herald. Donald is a former Beith citizen of the year and has given 20 years of voluntary youth work in Ayrshire overseeing 42 young people working innovatively to achieve the prestigious gold Duke of Edinburgh’s Award.

Allan Richardson,

Allan Richardson is possibly the only man still involved in the UK furniture trade today who was trained as a cabinet maker in Beith's famous Balfour's West of Scotland Cabinet Works. He worked his way up the furniture trading industry and now owns the furiture firm, Hampton & McMurray He is involved in many of Beith’s local cultural groups including Barmill Jolly Beggars Burns Club and is president of the Beith and District Historical, Garnock Burns club and is chairman of the Beith Cultural and Heritage Society as well as a long-serving Elder at Beith Trinity Church.

Roger Griffith, North Ayrshire Council Countryside Ranger

Roger has been the Garnock Valley ranger for the past 3-4 years working closely with Speir’s Old School Grounds on various improvements, weekly visits from the nursery and a number of annual events held on the grounds such as the Halloween Scare Night, Bat Walk, and Fungal Foray

Norrie Brown, current Beith Citizen of the Year

Norrie is dedicated to many of the local groups and associations in Beith such as Beith Town Centre Initiative, Beith Civic Week and the Beith St Inan's Festival. He formed Beith Orr Park Neighbourhood Watch, which has been a huge success for the local area. Deserving of Beith Citizen of the Year, Norrie's active involvement is well know throughout the town, he recently organised a very successful litter pick day complete with food, raffles and fun for all.

Tom Heart & Ted Neville

Tom has been involved in the Beith Cultural & Heritage Society since 2004-the society gained charitable status in 2005. Previously a historical economics lecturer, he is a lifetime resident of Beith and is highly involved with the future of Beith Townhouse and any events/exhibitions taking place on a week-to-week basis. Ted is also involved in the running of the Townhouse and is treasurer of the Cultural & Heritage Society. He brought his publishing business (picture library, particularly aviation/military) to Beith several years ago.

David Dickie, Head of Community Centre Association

David chairs the community centre association and is responsible for the management and development of Beith Community Centre. He has many years of experience in developing and managing community amenity space.

Jamie Drummond, Chair of Tenants & Residency Association

Although a local activist, Jamie has only been living in the area for 7 years, he regards Beith a ‘cracking wee toon’ which would explain his involvement in starting the Tenants & Residency Association.

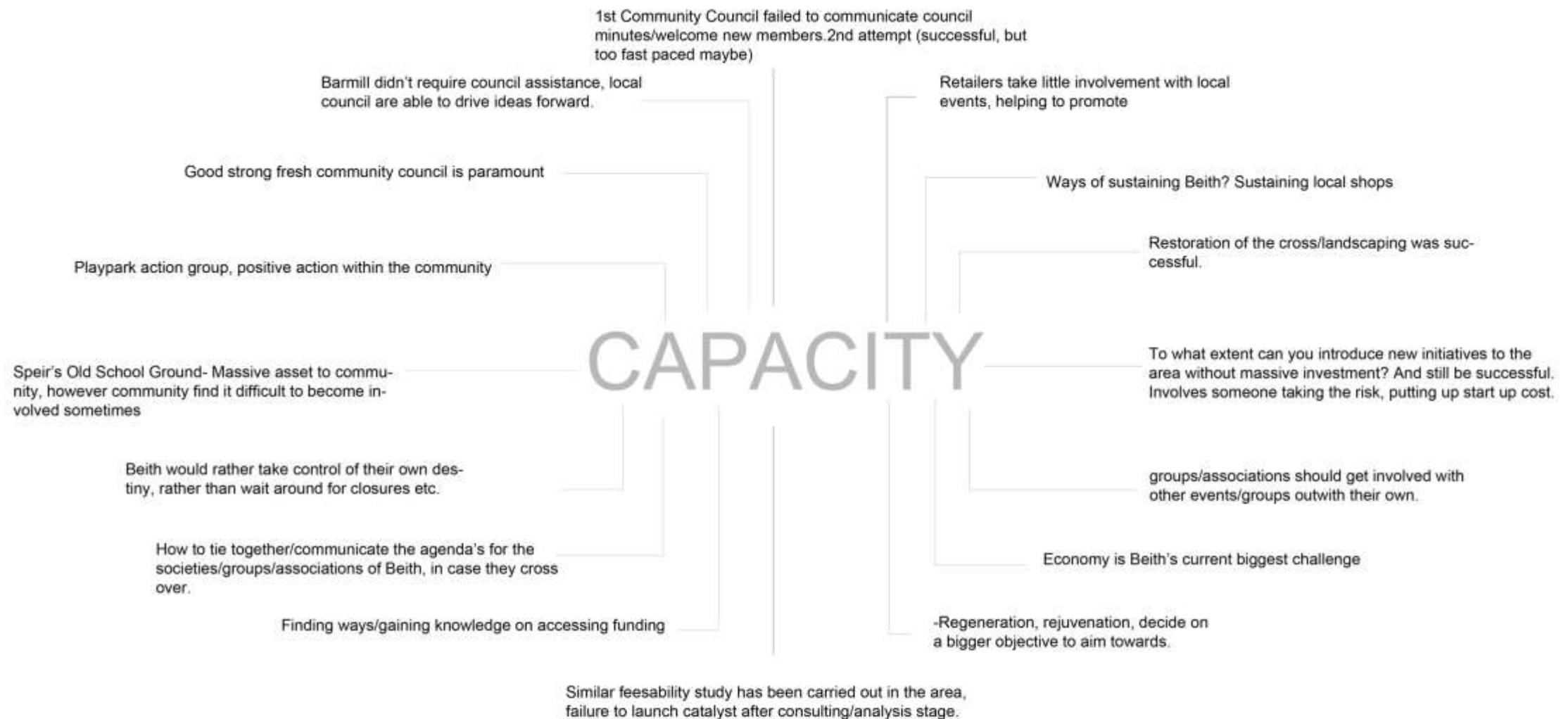
Anthea Dickson, Local Councillor

Councillor Anthea Dickson was elected as an SNP representative for Kilbirnie and Beith at a by-election held in December 2008. Following re-election at the May 2012 local government elections, Councillor Dickson was appointed the Cabinet Member for Social Care and Health. Councillor Dickson also represents North Ayrshire Council on a wide range of external bodies.

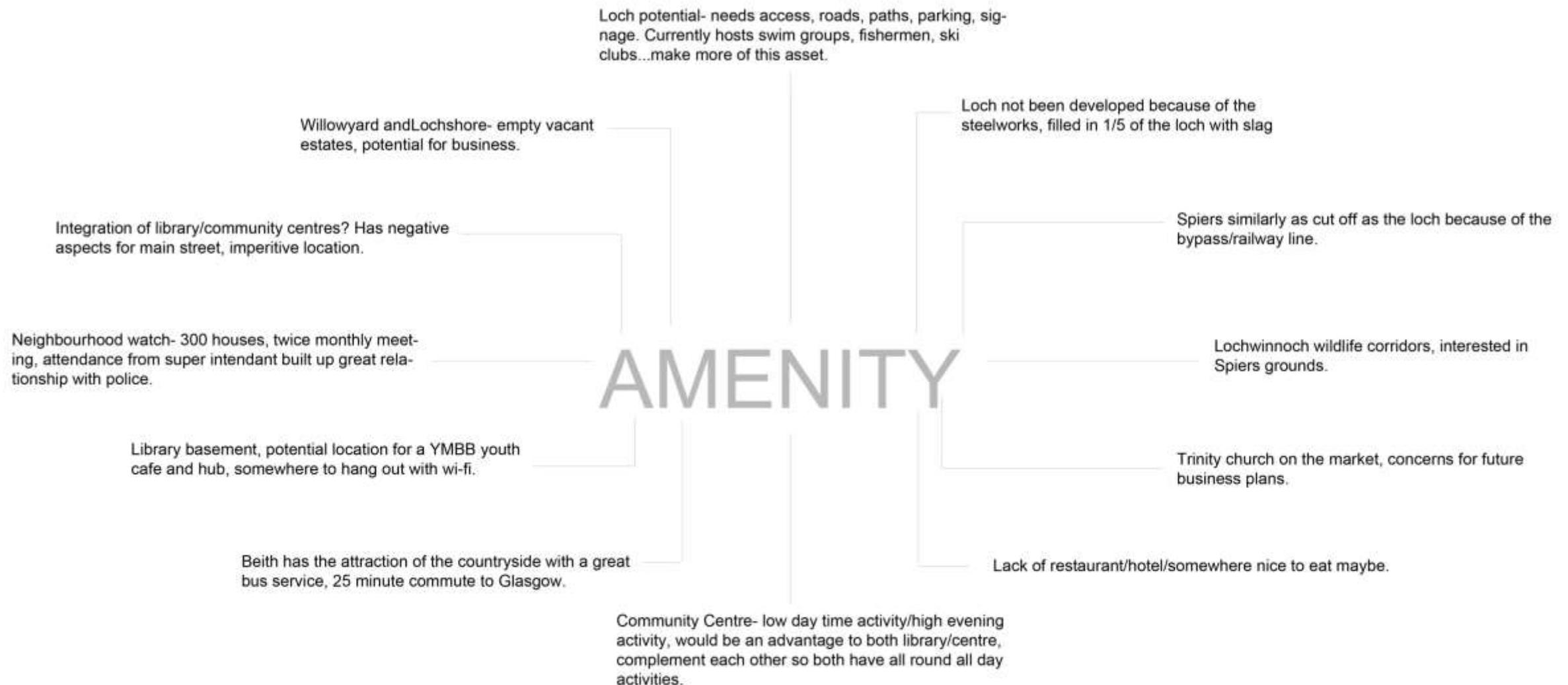
John Smith

A director of Smith Brothers builders; a local building company based in the heart of the town. John also has an interest in local youth organisations and is passionate about creating opportunities for local young people in employment and further education

4. engagement



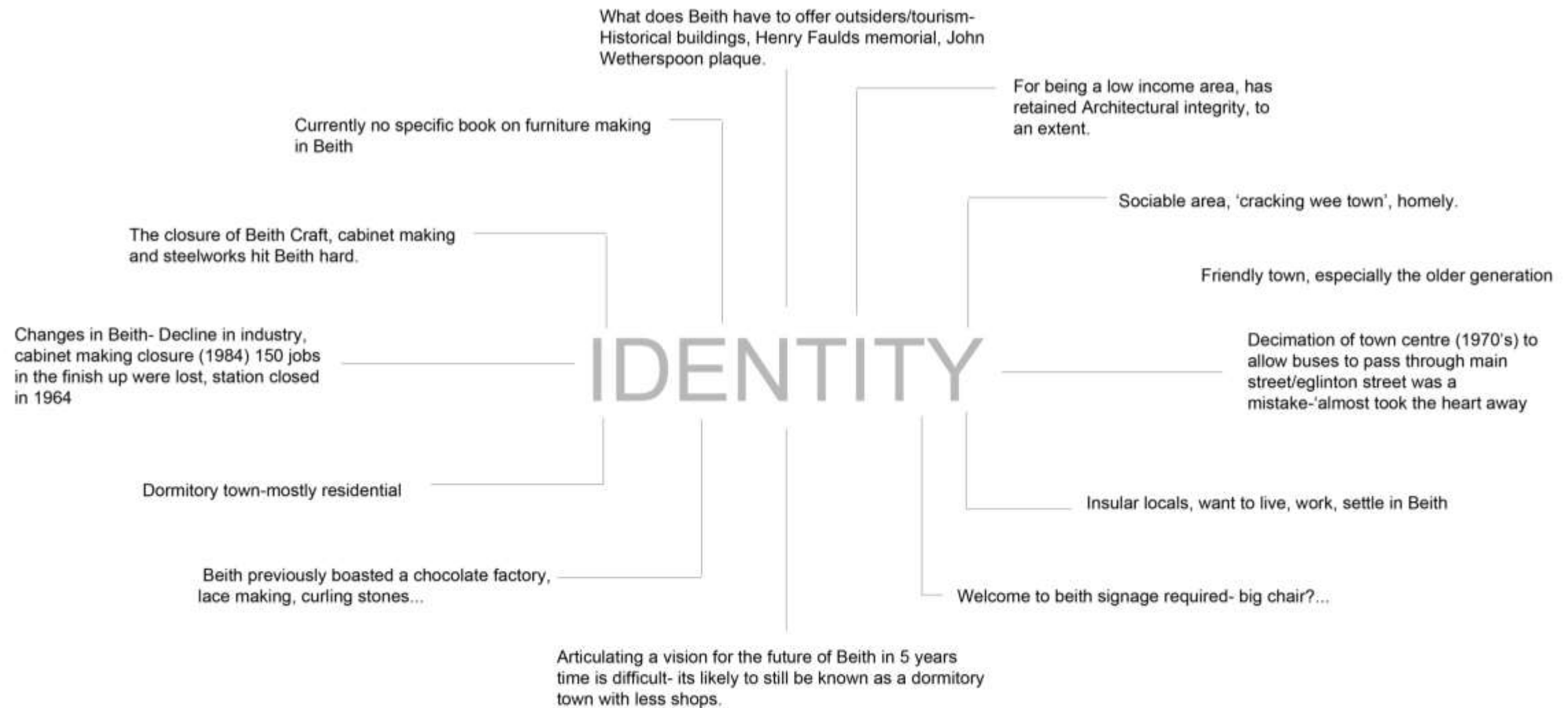
4. engagement



4. engagement



4. engagement



4. engagement

Between activities, both the kids and their parents were asked 4 simple questions about Beith.



4. engagement

One thing that would make beith better?...

“More natural spaces to benefit wildlife & people”... *People participation*... Indoor
softplay... New skate park (gets vandalised)... “More things for kids of all ages to do”... *Community
wardens*... New things at Beech/auldlea Park... More facilities for different sports... “Youthclub at
Community Centre closed, nobody went”... *Cafe*... No violence (everywhere)... Skate park... If there
was a bigger park

Things to do in Beith?...

“Coach Football” ... *Event Co-ordinator*... Go to shops & work in a pub... Go to the park...
“Go a walk” ... Come for fun day... *Walk dogs*... Participate and run community events in
Barmill... “Run exercise classes in Barmill (limited attendance in Beith)”... **Go to judo**... *Go to the
skate park*... Go to BB’s... “Go to school, beith primary school”... *Football*... Hanging with
mates... **Golf**... “Horse Riding”... *Curves*... **Shops**... Bike... “**Ladies fun football**” ... Help at
school... *Join in for fun days*... **Martial arts**... “Rugby Coaching”... *Cycle Paths*... **Fishing** ... Zumba
classes... “Go to anchor boys”... *Go to junior church*... “**Lots of Activites**” ... KA Leisure Football

4. engagement

Best thing about Beith?...

“Nothing”...*Active community development group*... **Bellsdale**...New astro & football teams...
“Community spirit, willing to try new things”...*Scout Group*...Shops...
Skate park... “Just living here, been here for 59 years!”...*Activities at astro*... New
ashy/astro...The mighty (beith Juniors) ...Nearly all my friends live here...*Seeing my
friends dogs...*

Worst thing about Beith?...

“Personal safety on a Friday & Saturday night!”...*All the bikes...*The BMX....Very little
facilities for the young people...**“Little facilities for different sports”**....
*Too many cars...*No swimming pool... **“Violence”**...*Crime*...Underage drinking ...Skate
park.... **“No buses after 6pm”**....*People drinking way too much* ...**Bikes**... “The park because I get
bullied there.”

4. engagement

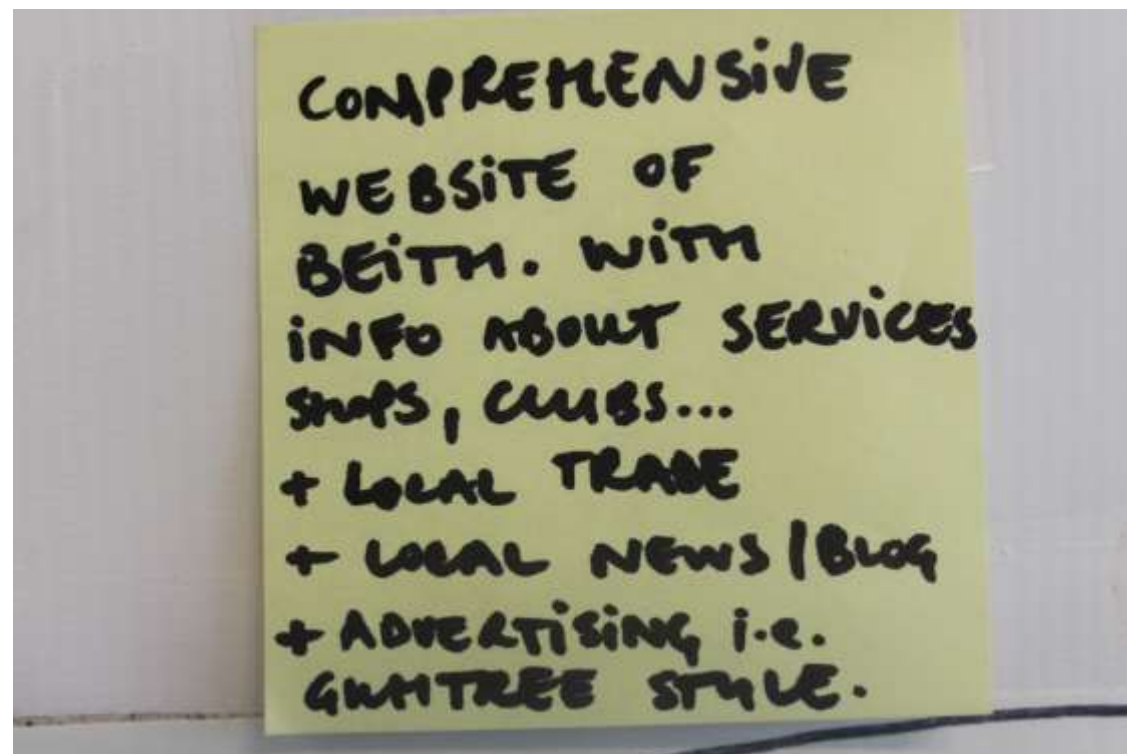
Beith Banter. Set up as a casual drop-in centre located in a vacant shop unit on the Main Street to ensure a constant flow of participants, and utilise an empty shop front. Offering tea and cakes in exchange for some insight into Beith- Past and present; pro's and cons; aspirations for the future of Beith and any other general information on the town. An interactive map took over one wall, allowing people to pin-point key areas in need of attention/regeneration on all levels and budgets. Largely popular as it was open all day Wed-Friday.



4. engagement



4. engagement



4. engagement



4. engagement

Mapping the key areas which flagged up in the engagement exercise.



Beith banter

4. engagement

1. Community Centre

- An education centre, computing for young mums
- utilise what we already have, like snooker tables, pool...
- active sports coaches-a professional approach, not volunteers
- we need someone for kids to aspire to, role models
- Saturday cinema would be good

2. Cemetery Old/New

- New cemetery- its an eyesore, the railing is horrible, there is no privacy for mourners, the wall and railing should match the old cemetery
- Fix the new cememtery wall to give some Privacy

3. Trinity Church

- Music facilities, recording studio, practice space and gigs
- Cinema (8 ticks)
- Music/ meetings/ entertainment/ great acoustics in the Trinity
- Multipurpose building that meets community aspirations
- Restaurant, seasonal swap shop to recycled unwanted goods and clothes. Can it be used by the community once it has been closed? i.e café, cinema, craft space, multicultural space , meeting space, or all these things together?

4.Geilsland School

- The boys there used to grow tomatoes and flowers
- We used to buy them.
- Was more involved with the community.
- needs to be kapt and could be developed as a community asset

5.Spier's Old School Grounds

- 'this is just a glorified dog toilet'- people should pick up their dog poo and take their dogs a proper walk.
- could there be a sheltered bbq area in the grounds, scandanavian style
- Potential to extend Speirslan way as a local walk?

6. Accident Blackspot

- Both Barmill crossroads and Head street cross roads are in need of a roundabout/footbridge over the bypass.
- Difficult to cross over to Speir's Grounds.

7.Main Street

- The main st looks like a prison camp with the ugly shutters everywhere - we had friends staying and we went for a walk to see Beith, I was embarrassed, you cant even see in to windows of the shops, it looks horrible, I know the shops need them but couldn't they be nicer?
- All the late food shops have shutters down on a lot of the shops during the day because they only open at night, even if the shutters got put up and the windows were used for something else that folk could look at.
- Bring back Doras Ice Cream - old fashioned café
- Pedestrian the main st

4. engagement

8. Eglinton Street

- Conserve the smuggling history of the town, ie the cellars, the stairways, tunnels etc..
- , I used to work in the Eglinton - the cellars in the pubs connect to each other - it all goes back to the smuggling trade
- The trees block the view of the buildings on Eglinton st and the houses there use them as a dumping ground
- Beith has been split in two - the link road created two high st's, If you are in one st, you are unlikely to make your way up to the other one, ie at the bank side
- There has been a gap site in Eglinton st since the 60's
- Eglinton st even side - Pie Irvines side - at least 11 houses are vacant, regenerate the st front - ie widen the pavement to allow privacy for the doorways into the houses, this will encourage tenants into the houses.
- Beith one way system (Eglinton St)
- Litter and dog poo up the mount, its just laziness, folk sit and eat their lucn and just thow their rubbish out
- The trees block the view of the buildings on Eglinton st and the houses there use them as a dumping ground

9. Willowyard Industrial Estate

- This should be redeveloped as an education / events (corporate & community) like - indoor and outdoor karting - skatepark - why not invest in it as an events centre?

10. Kilbirnie Loch

- Watersports at Kilbirnie Loch
- Garnock Loch / Beith Loch, change -the name as opposed to Kilbirnie
- Underwater skatepark - gym - café
- Never let your dog in the Loch - it will die

11. Orr's Trust Park

- Halfpipe- too small, we need smaller coping, more lights, cameras, resurface the tarmac, no more junkies sitting about on the ramps.
- we need a new skatepark, new panels, resurfacing, bigger and taller ramps, and the ground is all bumpy.
- Make more use of the park
- New and safe park

4. engagement

General Beith

- A monthly programme of activities etc
- Rename Beith as a village, it has nicer classier connotations
- No housing office or advice centre
- Xmas lights are a wash out, Dalry and Kilbirnie are more impressive
- Nothing to do for kids
- A photo exhibiton in the Bus Stops - nice pics of Beith
- Support local business (town centre initiatives)
- Coffee shops and diner
- Violence from some young men and intimidating presence on the street
- Just somewhere the hang out (youth drop in)
- A Sunday Bus service
- More dog walking area - more places specifically for dog walkers
- There is no pride in the town - litter and dog poo
- Beith has been split in two - the link road created two high st's, If you are in one st, you are unlikely to make your way up to the other one - ie at the bank side
- Beith is a pagan name, (farm)
- Beith would benefit from a nice restaurant - somewhere to go on an evening - like a nice pub for socialising - there is nowhere to pick up or buy things like a shirt or cardigan - we need to travel out of town and older folk don't have the transport - I would like to go to craft of sewing type things and I need to travel to kilbirnie to get it
- Nowhere for clothes
- In need of a laundramat, sports shop, kit and equipment
- Pavements and walkways so people don't get run over walking around / outside town
- An education centre, computing for young mums - utilise what we already have - like snooker tables - pool - active sports coaches - a professional approach - not volunteers - we need someone for kids to aspire to - role models - Saturday cinema would be good
- Something to do for primary kids indoors, the boys have the Astro we need something for girls to do (drop in style) - a man looks for money and follows us when we go to the park
- A comprehensive website of Beith would be good, with lots of info about clubs, shops, services or even local news, blogs, advertising Gumtree style
- Beith has the potential to be like Kilbarchan (near Johnstone) it has a weavers cottage National trust heritage centre - all buildings there are well conserved, the link rd in Beith tore down the character of Beith
- Bring back the summerscheme for the kids

Around Beith

- Larch Terract- Improve the swingpark, and install dog bins. More facilities in the playpark.
- Bring back Beith fair and make it better
- Extend the 32 bus route to Auld Lee Rd, (top scheme)
- Swimming Pool in Grace church
- Monthly farmers and craft market
- (coachhouse site) - why is this still a gap site
- This area ' the horseshoe' - is a bit grotty, it need something
- DM Beith formally RNAD, used to be a large employer, still running, stores all the navy weaponry
- Johnstone has a lovely Italian restaurant - Beith has nowhere for a sit down meal unless you walk to Gateside inn
- BCB (beith casual bikers) we go the coop, behind the library and the skatepark
- I took part in the panto here (beith parish church) I saw folk ad-lib their parts and it inspired me to pursue a career in drama and arts in the community. I moved to America 12 years ago, I used to work in the EGInton - the cellars in the pubs connect to each other - it all goes back to the smuggling trade
- No out of date food in the wee hut
- The library used to produce a wee programme of what was on each month, that was really useful
- A Cycle route connection would be great, I need to cycle to lochwinnoch, it would be nice to have more (walking / cycling) access to things and places round about
- Grace Church - indoor skatepark

4. engagement

St Inan's Fete was a prime opportunity to engage with a crowd revealing the preliminary ideas for interventions, landscaping and regeneration schemes.

A model of the town was used along with large flags to locate where each of the designs would be located in/around the town.

Smaller flags were given out for any feedback on the ideas, and even get additional ideas from locals who were unable to attend the previous Beith Banter drop-in sessions.



4. engagement

Further information collected on the day revealed

- The idea of Trinity Church being converted into an Arts Centre with a Cinema space was largely welcomed, along with the idea it could incorporate some form of rehearsal Space/Somewhere for Music Practice
- With regards to the new pathways/walking routes Safe to walk son
- Round about (safety?)
- New Skatepark
- Water Park + Pool
- Swimming Pool
- Soft Play
- Village Cafe
- Use Scout hall
- Scout Hall Education Centre
- Ice cream parlour
- Litter/Buckfast bottles at park
- Appearance + Gap sites (improved?)
- In favour of canoe club venue
- Safe road to Gateside
- Animal Rescue Centre
- Ice Rink
- Dog Warden

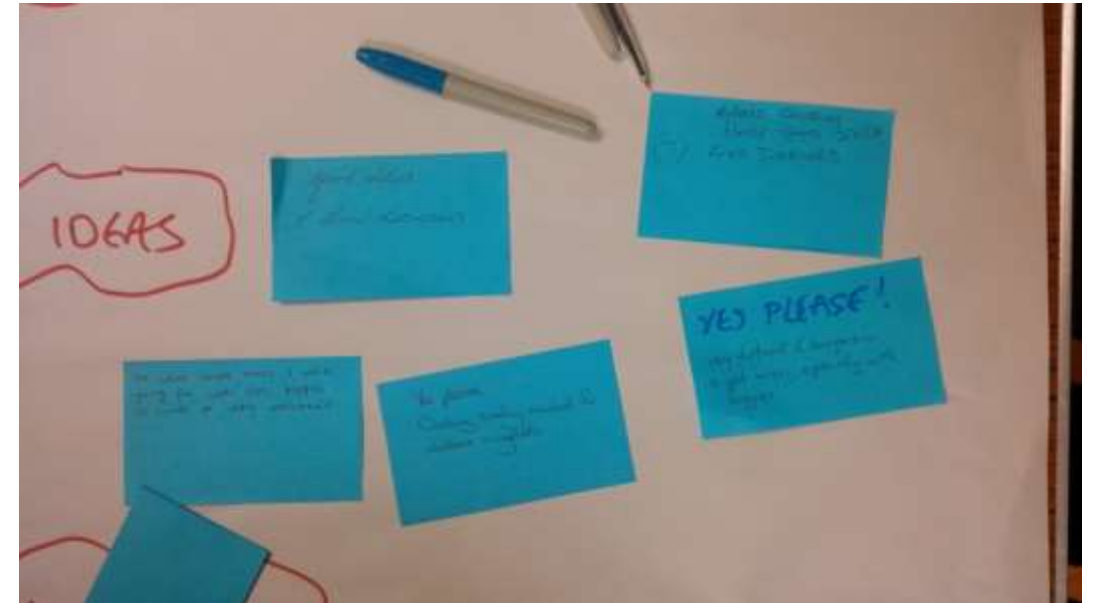


4. engagement

The Ayshire 21 team organised a series of open sessions at Beith Community Centre. The ideas that had been generated through our own project were presented for feedback along with outcomes of our previous consultation initiatives.

The core feedback from this session was:

1. Community Well Being Centre – combined health and community centre would encourage younger users. New building would encourage greater engagement with health and well being, more detail required concerning landscaping. Generally considered a great idea.
2. Trinity Arts Centre – well received as an idea. Picturehouse idea is popular
3. Artistic Residencies – positive feedback about the idea, important to include the input of young people, could focus on walking routes to schools, ideas for green walls was very well received, artwork on shop shutters had a mixed response with fears that it might look trachy or encourage more graffiti
4. Walking Trails – supported, lots of local people know about some attractions and history but do visitors?
5. Paddle Centre – anything that can be done to provide more meaningful activity at the north entrance to Loch Kilbirnie is encouraged. Care needs to be taken regarding the position of any new structures. Provide bins and places for anglers
6. Pop Up shops – considered a great idea that is low cost but can have a huge impact. A number of people expressed an interest in getting involved, could be a useful platform for local artists and artisans. Test the idea of a second hand furniture store that focuses on Beiths furniture heritage
7. Expansion of Townhouse – has been investigated and would be supported if the opportunity arises. More investigation needed regarding fit out of existing spaces that are under utilised
8. Beithcraft Interpretation Centre – considered a great idea and important to keep the traditions of the town alive. Also lots of support for activity that provides education and training activity within the actual town.
9. Orrs Trust Park – requires hard standing for events. Fair missed last year. Public WC's. Improved path structure, become the main space for community events, car boot, christmas market etc.
10. Beith Entry/Exit Markers – sculpture, art, signage and landscaping at entrances into the town are all ideas that are suggested and supported
11. By-pass Crossings – broad support, lots of concern for walkers and cyclists, youth groups and schools having to hire minibuses to get to locations that should be within walking distance purely to avoid having to make the crossing
12. Main Street Improvements – much support for pedestrianising the main street adding furniture and landscaping. Cars parked on the street are ruining the appearance and making units hard to see into and access.
13. Events and Festivals – support for more themed annual events, could focus on furniture, whisky, craft beer
14. New Housing – general feeling that Manse Field would be inappropriate for building on, expansion of town should be concentrated to the west of the town and on development sites that have already been identified such as Kings Road. Should also look at developing existing buildings and vacant property first. Recognition that new housing is required especially for young families.
15. Eglinton Street Improvements



4. engagement

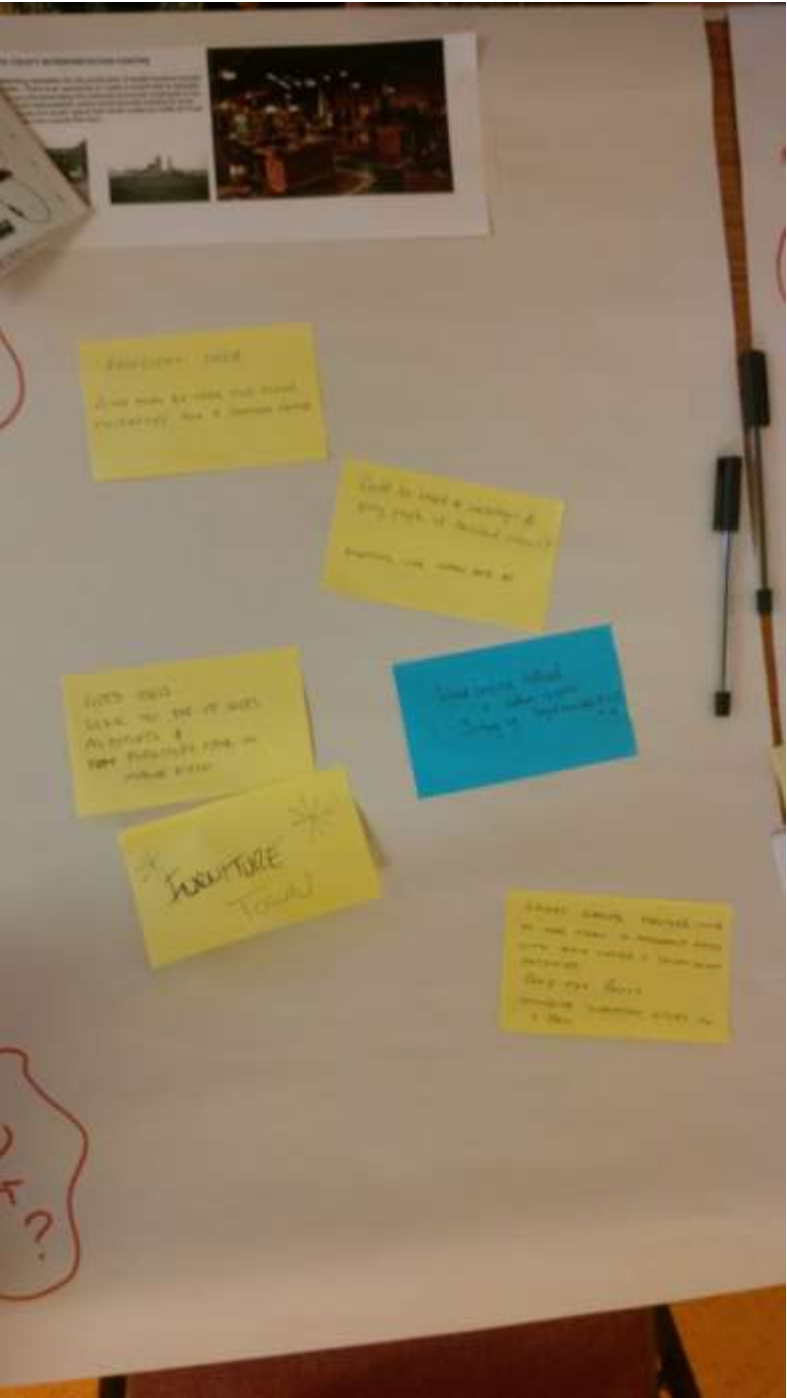
Other outcomes from the Ayshire 21 event focused on the idea of a themed town and suggestions for interventions that had not been included in the report thus far.

Themed Town

The idea of building a Beith brand around a particular theme was popular with residents who recognised the value of having a unique selling point for the town. The theme of Well Being presented by us on the day was considered by some to be quite loose and vague and a suggestion was made to theme the town on its history as a significant manufacturer of furniture. Beith Furniture Town was suggested. This idea has been added into our report.

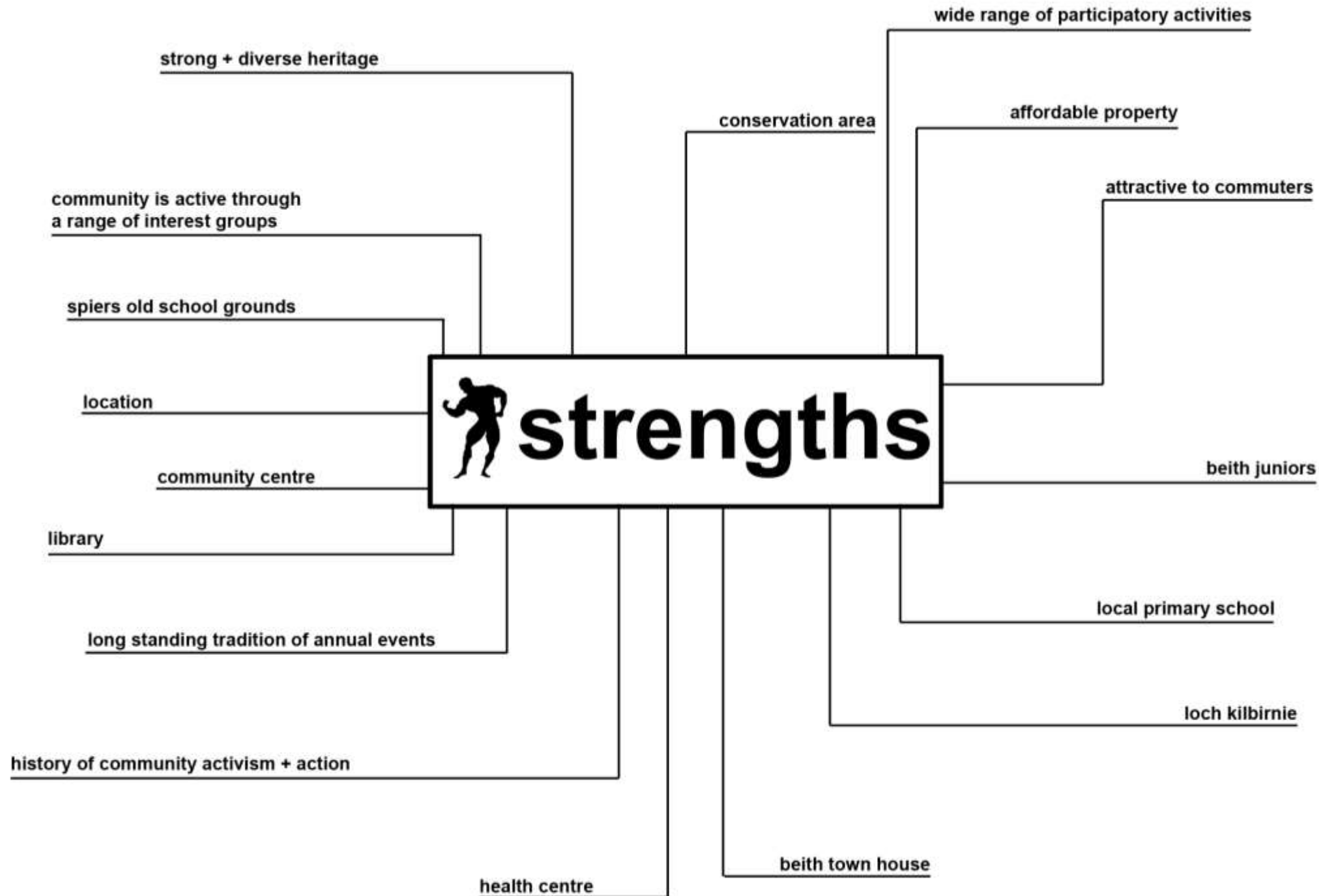
Other Suggestions

1. Youth Café – it was suggested that a youth café or some other type of informal drop in facility was required for young people. The need for this type of space was also backed up by our experiences within our shop space. We observed many young people just ‘hanging out’ in the town who would come into the shop as a place to shelter, be warm and engage socially. This suggestion has been added into the design section of the report
2. Community Pub – the fragility of existing drinking establishments has been identified by our own engagement and also observation of town of the town centre pubs becoming available for purchase. A community owned pub could act as an anchor for performance and events based activity in the town whilst also providing food, drink and service that is currently unavailable in the town.
3. Closing the dump on Kings Road was suggested a number of times on the day. Complaints about tipping and smell caused by this facility.
4. Limited access to computers and the internet is a recurring theme that should be addressed. It is felt that there is limited capacity within the library and that space is difficult to supervise. Could computers be provided in the Townhouse or community centre?

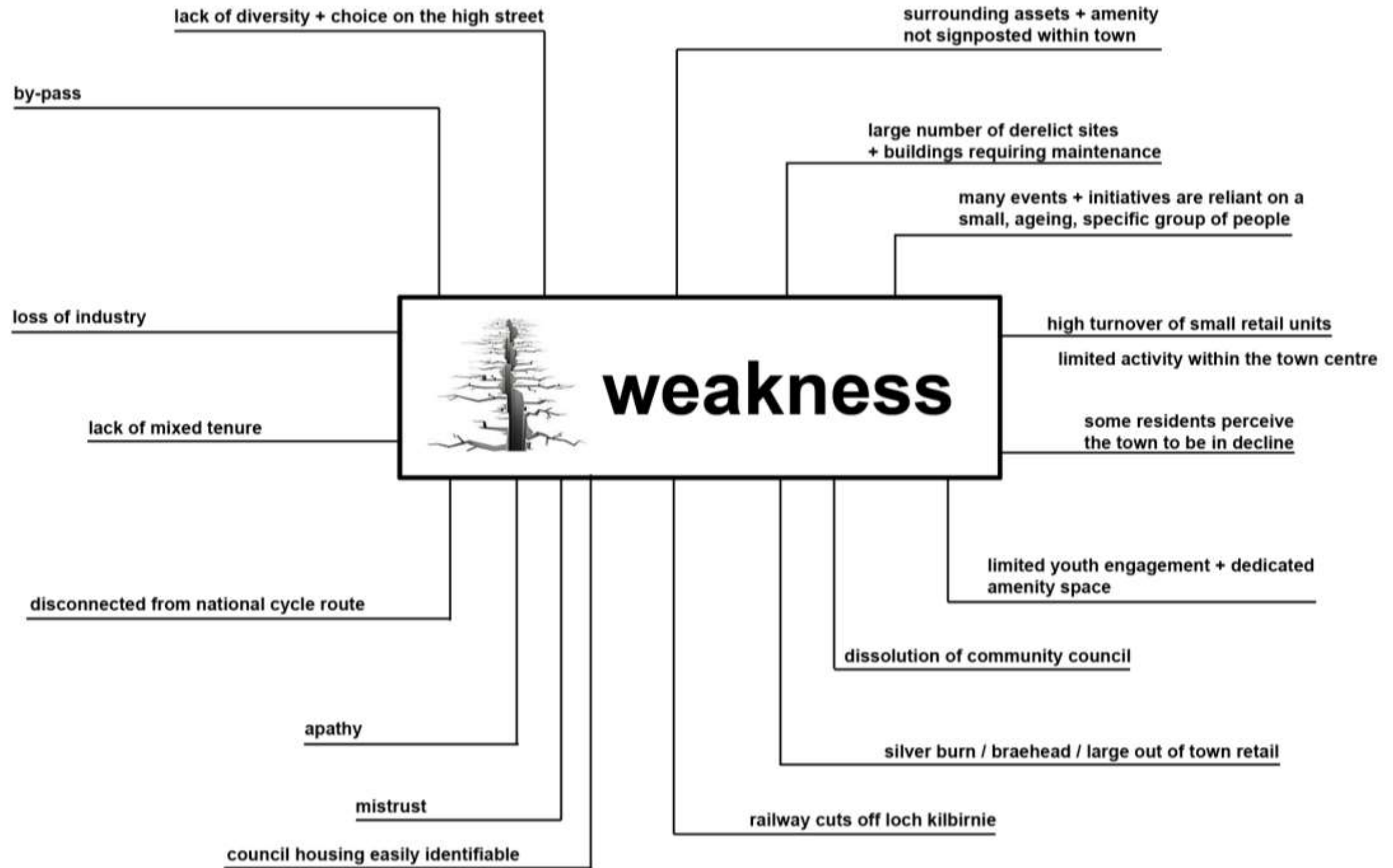


4. engagement

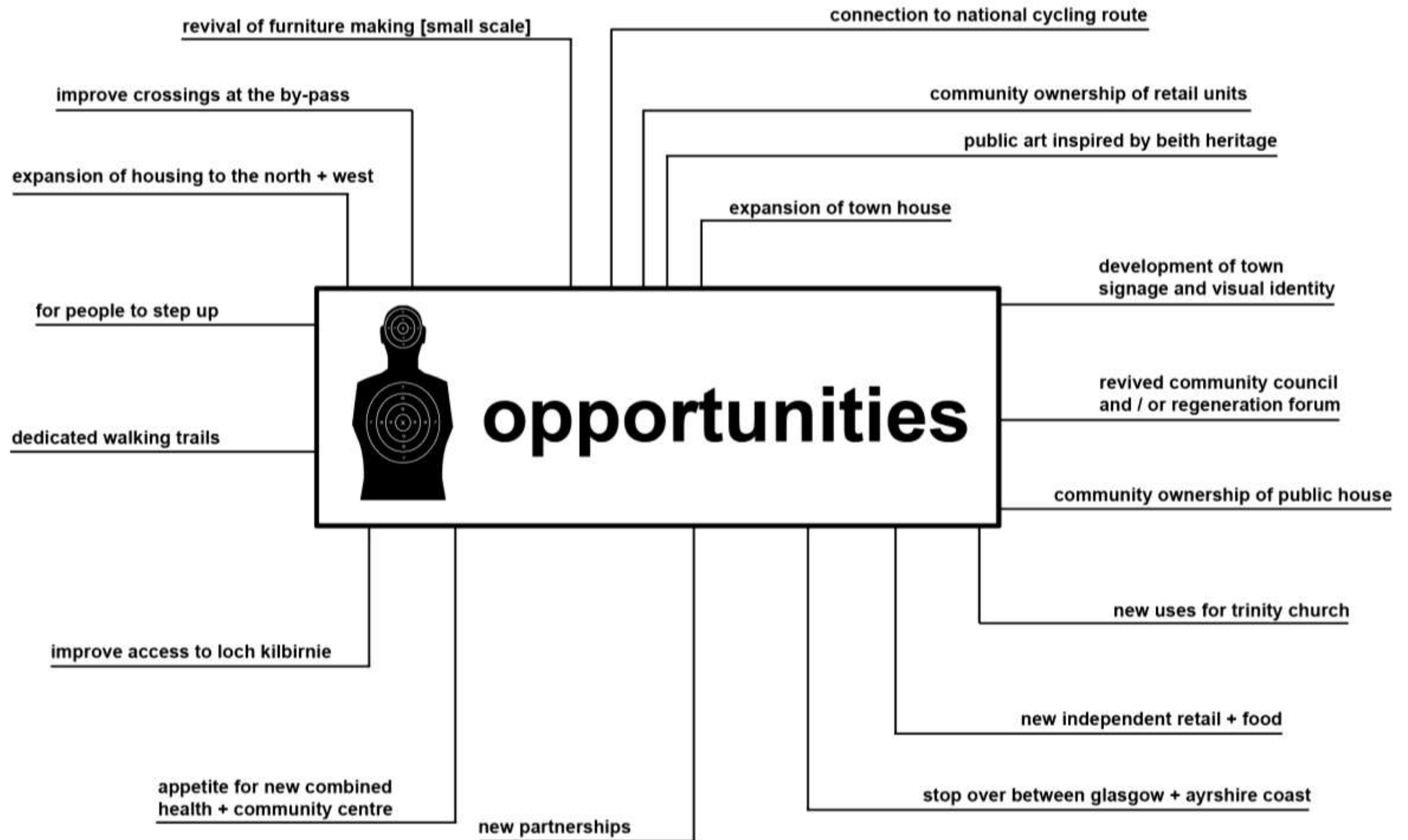
The following pages present the core themes and areas of interest that have been developing through the engagement process. We have categorised these findings under SWOT headings, strengths, weaknesses, opportunities and threats



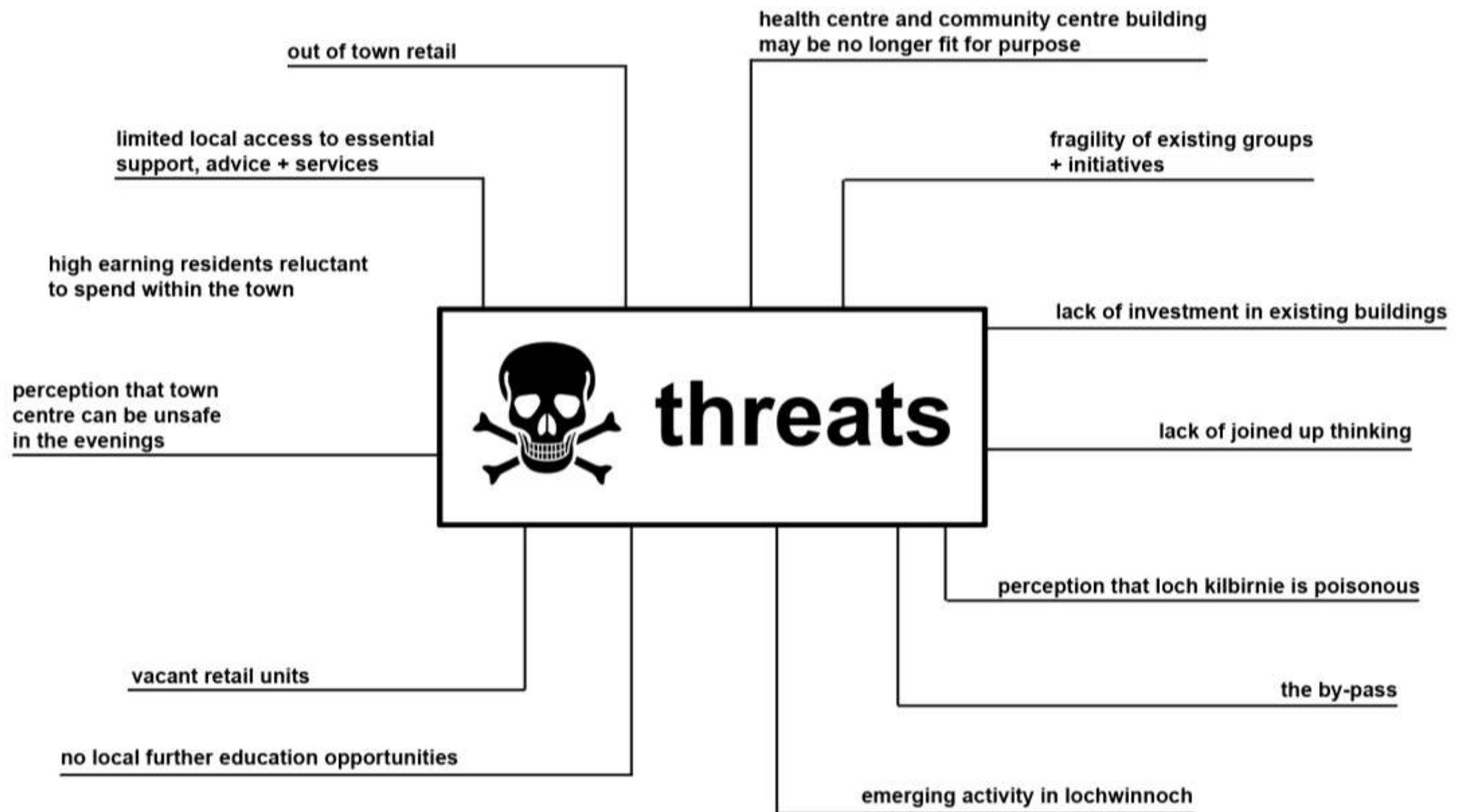
4. engagement



4. engagement



4. engagement



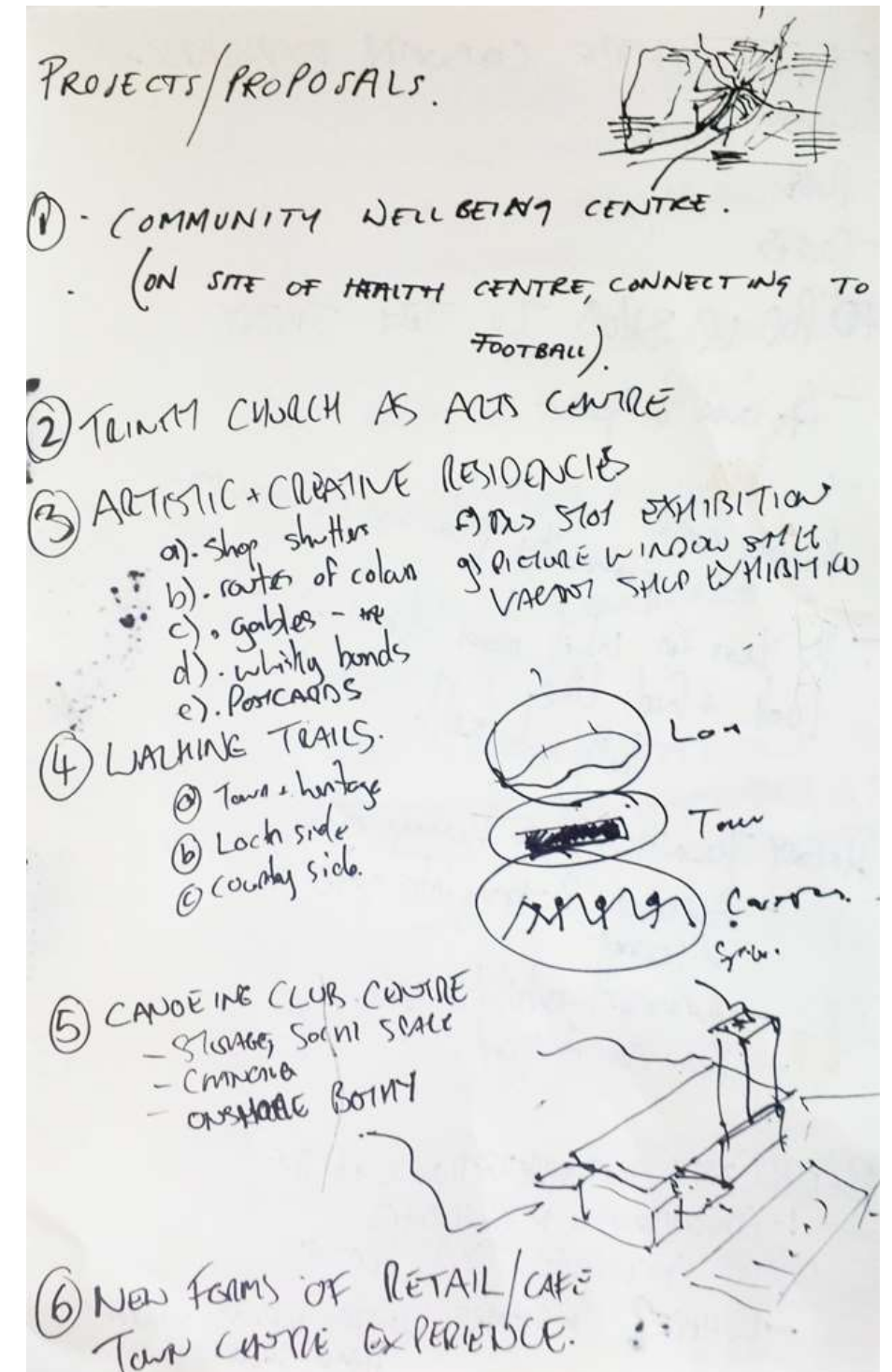
6. options in response to identified need

Introduction

The following pages start to map out a potential vision, strategy and series of interventions for the gradual and sustainable development of Beith.

These ideas come in all shapes and sizes and are intended to serve as a starting point for provoking debate and discussion within Beith regarding the future development of the town.

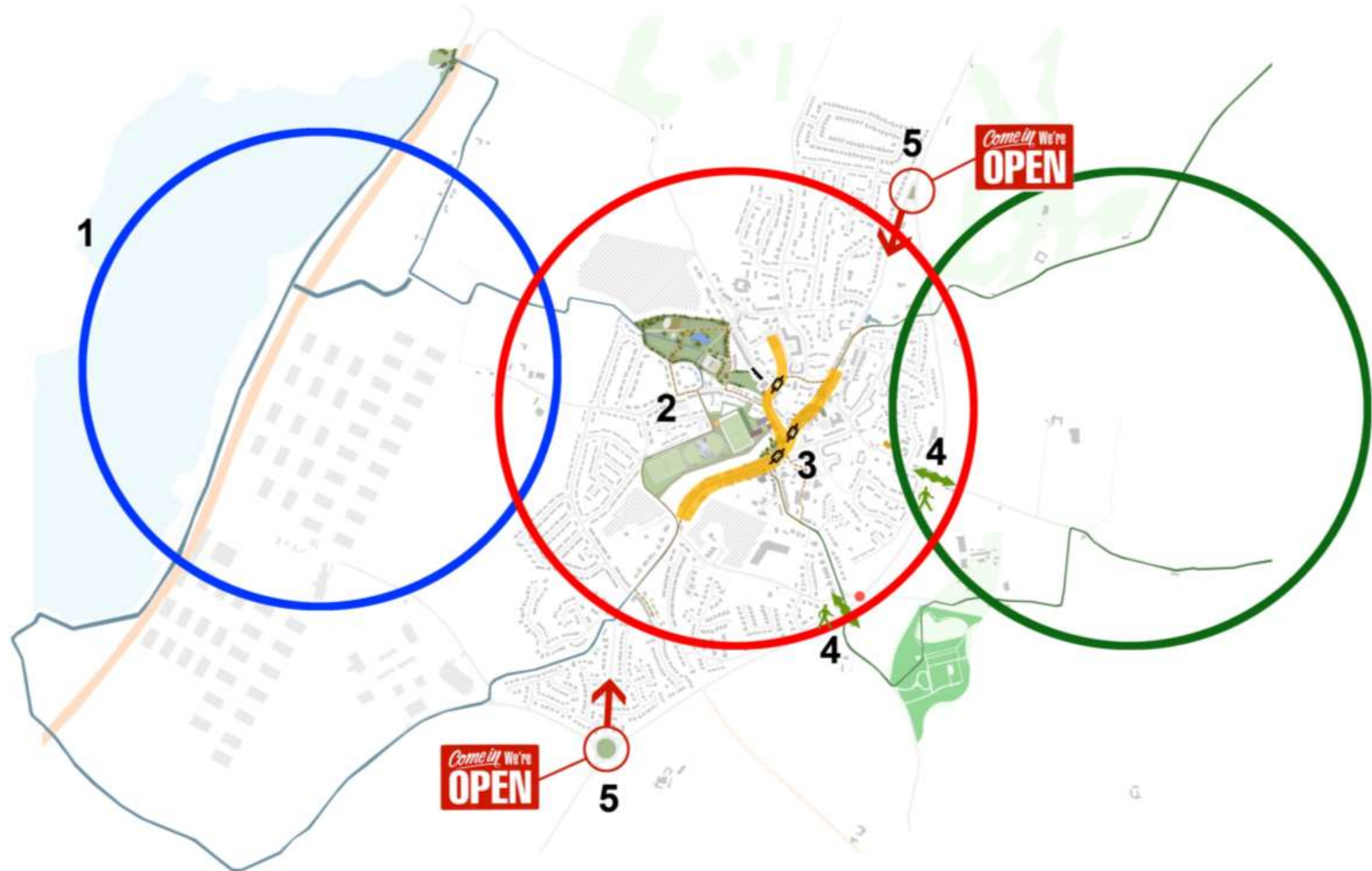
All of the ideas are based on a process of research, observation, engagement and design conducted in collaboration with local people. The proposals described are not considered to be exhaustive, final or to be a rigid master plan for the town. They are to be used as a tool for illustrating the potential of the town across a variety of scales, themes and actions.



6. options in response to identified need

The strategic approach to developing Beith consists of 5 key moves:

1. Utilise Beith to connect people with wider assets such as Loch Kilbirnie and the neighbouring countryside. Beith can be reconnected to these assets through signage, artwork and clearly defined routes
2. Rationalise and reprogramme key public space in the town. Orrs Trust Park feels under utilised due to a mixture of uses that are not complementary. Create two distinct green amenity spaces. One focuses on sports and physical activity and the other focuses on recreation and events
3. Key areas of the town centre feel disconnected. The supermarket and community centre feel detached from eglington street and main street which also feel detached from each other. Create shared surfaces and new public realm that reconnects these areas. Use the creation of a new community well being centre to reinforce and solidify these connections
4. Spiers Old School Grounds would benefit from greater accessibility and visibility. The bypass acts as a hazardous barrier. New pedestrian crossings at key junctions would connect assets to the east of the town back to the town centre
5. Beith is all too easy to ignore due to the bypass and a lack of signage. Bold sculpture, signage and artwork should be placed at the north and south entry points letting visitors now that Beith is open for business



6. options in response to identified need

1. COMMUNITY WELL BEING CENTRE

PROPOSAL: Replacement of existing community centre + health centre with a new community hub focused around the theme of well being. The proposed site would provide a new street frontage that connects the cross to Orrs park and the existing co-op.

The building would also create physical connections from the town centre to Bellsdale and Meadowside which would host a variety of outdoor sports activities.

Locating athletics, skate park and hockey facilities in this location would free up Orrs Trust Park to be developed as a public leisure park.
-Located on the site of the current health centre and connecting to a new ground for Beith Juniors and Beith Astro.
-It would also incorporate a new running track, skate park and facilitate hockey.

APPROX. COST:



FUNDING:

Big Lottery, NHS, Local Authority, Robertson Trust, CCF, Biffa, Postcode Lottery Trust, Tudor Trust, Lankelly, Weir Foundation

LOCAL PROSPECTIVE PARTNERS:

NHS, Beith Community Development Trust, Beith Juniors, Community Centre Association, Playpark Action Group, YMBB, Cultural and Heritage Society. Any local group that would benefit from increased amenity and capacity

ROLE OF WIDER COMMUNITY:

Local people would need to be behind this project in large numbers. A steering group specific to this project should be formed along with a membership/ mailing list. Further consultation specific to this project would be required along with a detailed feasibility study

POTENTIAL IMPACT:

New community facility that is community owned and managed, Easier to maintain and supervise. Physically connects key parts of the town. Promotes health and wellbeing in an innovative and enterprising way. Visible + accessible



viewing tower towards loch



route to meadowside

business units

6. options in response to identified need

2. TRINITY ARTS CENTRE

PROPOSAL:

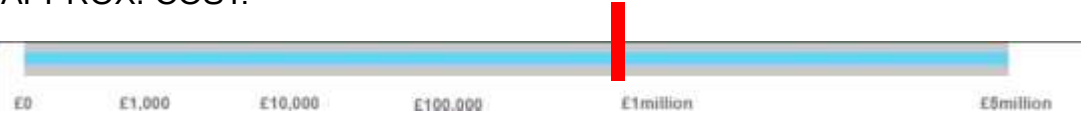
The soon to be vacated Trinity Church could be transformed into an arts centre providing facilities for performance, rehearsal, painting, photography and film. Permanent and temporary gallery space would be created as well as a new small scale cinema ‘Beith Picturehouse’

Many of these concepts could be tested and applied on a small scale within the existing space without major alterations. Film nights, exhibitions and small scale performances can all be delivered.

A more detailed feasibility study examining potential alterations, repairs and modifications could be conducted if the concept was popular. A detailed business plan would also be produced.

The building is strategically located on the approach into Beith and would be visible to visitors coming into the town. It would provide a creative and engaging way to introduce the town and assist people with orientating themselves. It would also act as the starting point for a variety of walking trails around and out with the town.

APPROX. COST:



FUNDING:

Investing in Ideas, Awards For All, Growing Community Assets, Creative Scotland,

LOCAL PROSPECTIVE PARTNERS:

Beith Camera Club, Beith Arts, Beith Cultural and Heritage Society, YMBB, Beith Community Development Trust

ROLE OF WIDER COMMUNITY:

Users of the facility, volunteer opportunities. Steering group would be created for this project

POTENTIAL IMPACT:

Increased visitors to the town, greater access to arts amenity and activity for local people



potential exhibition and gallery space



adapted for cinema nights

6. options in response to identified need

3. ARTISTIC RESIDENCIES

PROPOSAL:

A programme of artistic residencies should be delivered to enact creative tangible and immediate changes to areas of the town. These residencies could be focused on

- a. Shop shutter project- artwork on shutters to enliven the street
- b. Routes of colour- artwork along routes children take to school
- c. Gable ends-exposed gables from demolition to receive murals
- d. Whiskey bond- Artwork applied to whiskey bonds to enliven veiw
- e. Picture Window- Exhibitions within vacant shop windows
- f. Bus stop exhibitions

The residencies would aim to engage people with their community in a creative way. Drawing people attention to the history, culture and heritage of the town and also acitivating routes and connections.

APPROX. COST:



FUNDING:

Creative Scotland, Awards For All, Lloyds TSB, Santander, UWS

LOCAL PROSPECTIVE PARTNERS:

Beith Arts, Beith Community Development Trust, Spiers, Culture and Heritage Society, Beith Camera Club, Youth organisations, Beith Primary School

ROLE OF WIDER COMMUNITY:

Group of local people formed to procure and commission artists, local people and groups would be participants in developing and creating installations

POTENTIAL IMPACT:

visual appearance of the town could be improved without large investment and within a short time frame, interest is created that draws in new visitors, increased sense of pride in the town



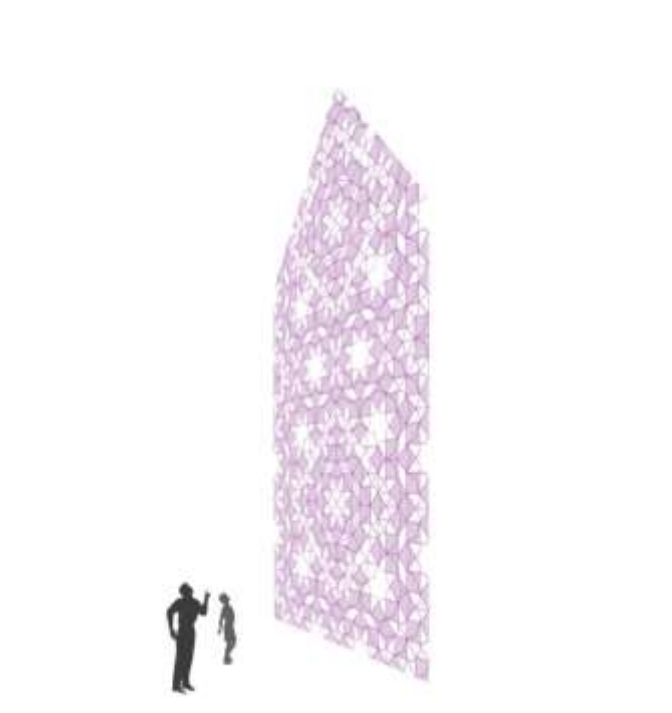
chipped render installation



green gable installation



roller shutter art



gable art

6. options in response to identified need

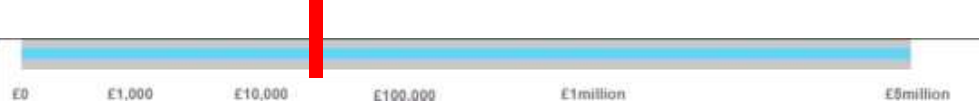
4. WALKING TRAILS

PROPOSAL:

Beith has an amazing heritage, proximity to a loch and access to beautiful countryside including the enviable Spier's Old School Grounds. Information regarding these assets, their location and how to access them is limited within the town centre. Three connected walking trails are proposed with way markers, signage and information points that promote the unique characteristics of the town.

- 1. Loch side trail
- 2. Town Heritage trail
- 3. Cuff Hill Trail Via Spiers

APPROX. COST:



FUNDING:

Investing in Ideas, Scottish Natural Heritage, Heritage Lottery, Creative Scotland, Awards for All, Esme Fairbairn

LOCAL PROSPECTIVE PARTNERS:

Culture and Heritage Society, Town Centre Initiative, Friends of Spiers, Loch Kilbirnie Management Group, Beith Arts, Beith Primary School, Beith Town house

ROLE OF WIDER COMMUNITY:

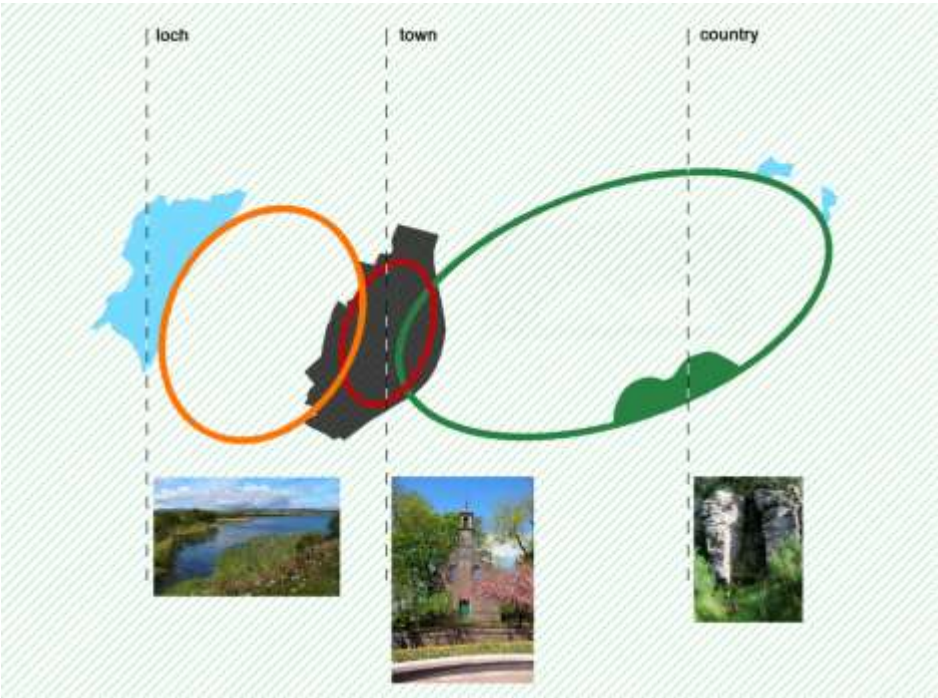
participants in the completed trails, provide stories and recollections as part of the development process, volunteer ranger service, volunteer walking guides

POTENTIAL IMPACT:

The towns assets are presented in a creative and accessible way, local people are more aware of their towns history and heritage, surrounding assets are more visible and more accessible, Beith becomes a base from which visitors can explore the surrounding area.



way marker



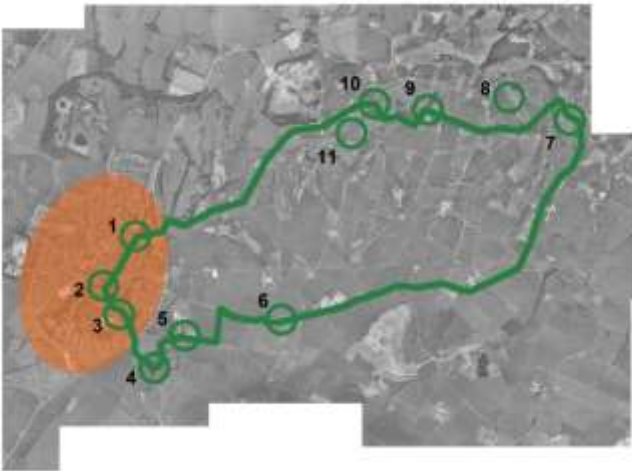
routes linked by the town



loch trail



town heritage trail



country side trail

6. options in response to identified need

5. BEITH CANOE CENTRE

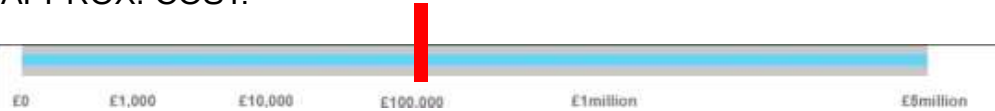
PROPOSAL:

has a thriving canoe club that currently has limited facilities on Loch Kilbirnie. We propose an upgrade of these facilities to provide increased storage, changing areas, office, kitchen, social space and viewing tower.

The location would also be a key place on the proposed loch walking trail. It would provide a gateway and orientation point to Loch Kilbirnie at its most northerly point.

As well as providing canoe facilities, the centre could also provide fishing points and storage for angling equipment

APPROX. COST:



FUNDING:

Investing In Ideas grant for – feasibility, Land Fill Tax grant scheme, Big Lottery, Sport Scotland

LOCAL PROSPECTIVE PARTNERS:

Canoe Club, Beith Community Development Trust, Youth Making Beith Better, Castle Semple, Loch Kilbirnie Management Group

ROLE OF WIDER COMMUNITY:

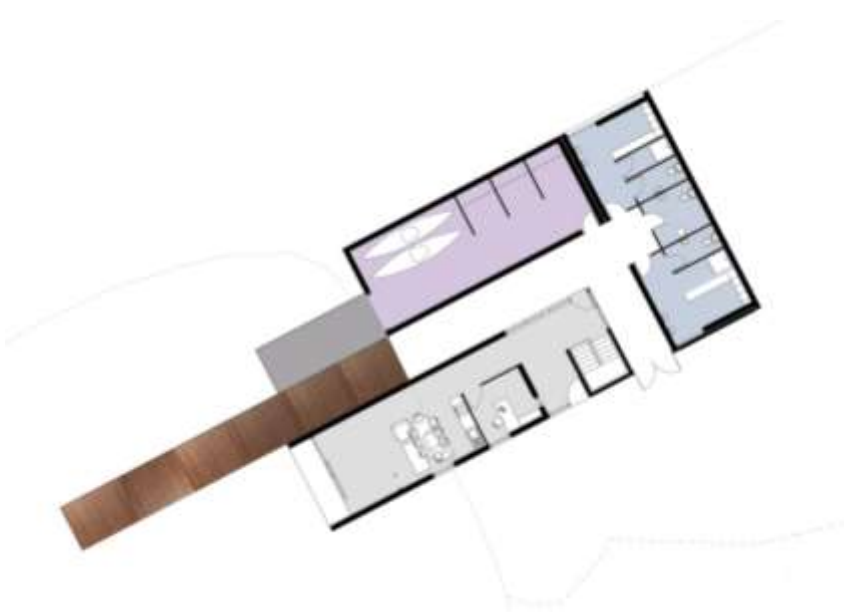
Support usage through active participation

POTENTIAL IMPACT:

Capacity and potential of the canoe club is increased. More people in Beith have access to sport and recreational facilities, the Loch is used more, more people are aware of Loch Kilbirnie as a locally accessible asset



second hand containers used to create new paddle centre



changing, meeting and storage facilities provided



located at existing canoe club location

6. options in response to identified need

6. POP UP SHOPS [UNIT:E]

PROPOSAL:

Uniting a community through the utilisation of vacant shop units. A quick stroll around Beith's Main Street and Eglinton Street show there is an array of vacant spaces.

Short term leases give residents a chance to invigorate the town and initiate new connections, spurring growth from the bottom-up. They give creative entrepreneurs a platform to prototype new ideas, without the burden of long term leases. Rapid experimentation can shift the assumptions we have about how we use our vacant town spaces, helping us envision new possibilities while also creating a space for the local community to strengthen and unite.

APPROX. COST:



FUNDING:

Creative Scotland, Awards For All, Lloyds TSB, Santander, UWS

LOCAL PROSPECTIVE PARTNERS:

Town Centre Initiative, Beith Arts, Beith Community Development Trust, Spiers, Culture and Heritage Society, Beith Camera Club, Youth organisations, Beith Primary School

ROLE OF WIDER COMMUNITY:

Local people would have the opportunity to test their business ideas with minimal investment and risk, local people would be consumers and participants

POTENTIAL IMPACT:

Increased diversity regarding shopping experience, increased economic activity, reduction in vacant retail units



6. options in response to identified need

7. EXPANSION OF BEITH TOWNHOUSE PROPOSAL:

Beith townhouse provides a fascinating and engaging introduction to the heritage and history of Beith. An ability to generate sustainable revenue is restricted by the size and nature of the Townhouse itself.

We would recommend taking ownership of the neighbouring Anderson pub. The lounge area of the pub would be demolished and a contemporary extension and entry point to the Townhouse could be created.

The Town House have current ambitions to expand into the upstairs area of the building, these ideas should be supported and explored further in the short term

APPROX. COST:



FUNDING:

Big Lottery, Heritage Lottery, EU Funding, Land Tax, Creative Scotland

LOCAL PROSPECTIVE PARTNERS:

Town Centre Initiative, Beith Community Development Trust, Town House Initiative, Culture and Heritage Group

ROLE OF WIDER COMMUNITY:

The Town House project should be supported in delivering more activity for local people. A friends of group could be formed.

POTENTIAL IMPACT:

The long term sustainability of this key local asset is enhanced, more visitors are encouraged into the town, the amenity of the town centre is improved



potential areas for expansion



extension of shettleston housing association building

6. options in response to identified need

8. BEITH CRAFT INTERPRETATION CENTRE

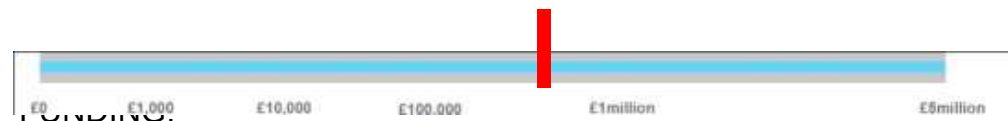
PROPOSAL:

Beiths outstanding reputation for the production of furniture making should not be forgotten. There is an opportunity to create a centre that is dedicated to preserving and demonstrating the methods previously employed in the town.

A Beith Craft interpretation centre would provide training for local unemployed people and studio space that would create an outlet for people from in and out with the town.

Visitors would also have the opportunity to try their hand at traditional craft techniques and learn about this important element of Beiths heritage.

APPROX. COST:



Big Lottery, Heritage Lottery, EU Funding, Land Tax, Creative Scotland, Investing In Ideas

LOCAL PROSPECTIVE PARTNERS:

Scouts, Town Centre Initiative, Beith Community Development Trust, Town House Initiative, Culture and Heritage Group

ROLE OF WIDER COMMUNITY:

Steering group to be formed specific to this project, local people can contribute items, stories and experience to the project.

POTENTIAL IMPACT:

The impact and importance of Beiths furniture building past is brought to the forefront. Local people have access to training opportunities in a creative discipline



galgael in govan provides a useful precedent for this kind of project



6. options in response to identified need

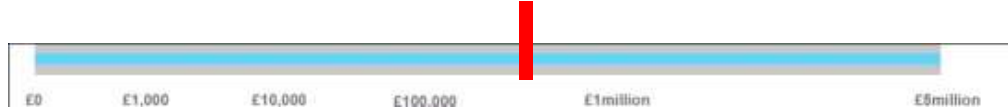
9. ORRS TRUST PARK

PROPOSAL: Orrs trust park could be re-imagined as a new village green. The skate park and running track would be relocated to a new community well being campus at Meadowside Park.

The play park would remain with the following additional features introduced.

- a. Boating pond
- b. Band stand and amphitheatre
- c. New paths connecting to loch side trail
- d. Dog walking area
- e. Events space that can accommodate fairs, markets, shows.

APPROX. COST:



FUNDING:

Scottish Natural Heritage, Community Spaces Fund, Big Lottery, Robertson Trust, Tudor Trust, Biffa Awards

LOCAL PROSPECTIVE PARTNERS:

Play park action group, Beith Community Development Trust, Friends of Spiers, Geilsland School, Community Centre Association, Local Authority

ROLE OF WIDER COMMUNITY:

Friends of Orrs Trust group could be formed. Existing users of the park surveyed to identify suitable uses and improvements.

POTENTIAL IMPACT:

The park becomes more amenable and more able to host a wider variety of events and activity. It becomes a place from which to access the loch shore



potential new layout with paths, pond, defined edges and activity spaces



events space and water features could be introduced



partick farmers market

6. options in response to identified need

10. BEITH ENTRY/EXIT MARKERS

PROPOSAL:

The Beith by pass discourages people from entering the town. Along the by pass and along the routes through the town there is very little in the way of signage or visual markers that introduces Beith and promotes it as place to stop and visit.

New signage and sculpture could be introduced at key points of entry and exit into and out of Beith. These markers would communicate a sense of the heritage and history of the place in a creative and visible way.

APPROX. COST:



FUNDING:

Postcode Lottery Trust, Heritage Lottery, Creative Scotland, Awards for All, Esme Fairbairn

LOCAL PROSPECTIVE PARTNERS:

Town Centre Initiative, Beith Community Development Trust, Town House Initiative, Culture and Heritage Group

ROLE OF WIDER COMMUNITY:

Local people could take part in a competition to find suitable themes for sculpture and signage

POTENTIAL IMPACT:

Increased awareness of Beith and its history and heritage, more people encouraged into the town from transport routes



potential sculpture based on beith craft furniture



examples of other public art used to mark routes and entry points into towns

6. options in response to identified need

11. BYPASS CROSSINGS

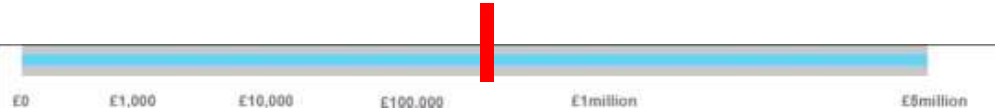
PROPOSAL:

Beith by-pass currently creates a dangerous barrier to pedestrians wishing to access amenity out with the town centre. Spiers Old School Grounds suffers from reduced pedestrian accessibility as a result of inadequate crossing points on the main road.

The tow junctions identified to the right are particularly problematic and options for pedestrian crossings at the locations indicated should be explored. Potential interventions would be.

- a. Foot bridge
- b. Underpass
- c. Pelican Crossing

APPROX. COST:



FUNDING:

Local authority, Big Lottery, Scottish Government

LOCAL PROSPECTIVE PARTNERS:

Local authority, Sustrans, Friends of Spiers

ROLE OF WIDER COMMUNITY:

Local people have already been active in lobbying local government for improvements in these areas. An action group to continue and expand on this existing activism could be formed. A petition could also be created.

POTENTIAL IMPACT:

Important assets such as Spiers become more accessible to local people, schools and community groups



problematic junctions for pedestrians



foot bridge and underpass

6. options in response to identified need

12. MAIN STREET IMPROVEMENTS

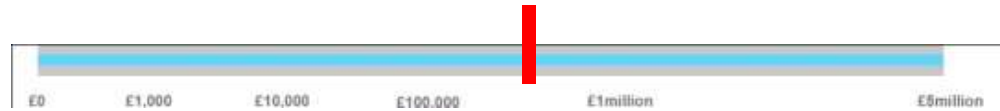
PROPOSAL:

Main Street can currently feel unsafe and difficult to use for pedestrians due to its narrow character and the number of cars that park in front of the shop units. The parked cars also make the units hard to access and hard to see into from the street.

We propose fully pedestrianising Main St. and extending a shared surface along Wilson St. and across to the public square in front of the Old Kirk. Vehicular access would be maintained for delivery but otherwise cars would not be permitted on the street.

A new car park would be created on vacant land at the end of Wilson and Main St.

APPROX. COST:



FUNDING:

Big Lottery, Heritage Lottery, EU Funding, Land Tax, Creative Scotland, Local Authority, Scottish Government

LOCAL PROSPECTIVE PARTNERS:

Town Centre Initiative, Beith Community Development Trust, Town House Initiative, Culture and Heritage Group

ROLE OF WIDER COMMUNITY:

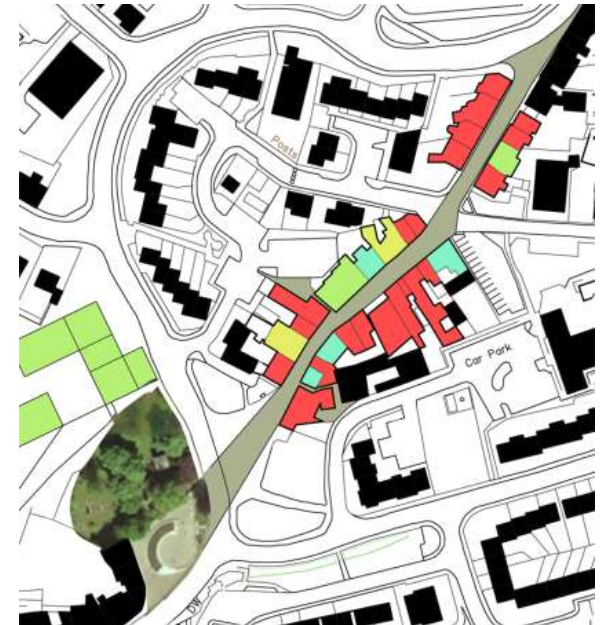
Users and business owners on Main St and Wilson St to be surveyed to ascertain their ideas for improvement.

POTENTIAL IMPACT:

The character and visual appeal of the town is improved. More people use Main Street and Wilson Street. This area of Beith feels less detached from Eglington Street and the cross. Creates a new point of entry for pedestrians entering from the north



street can be utilised as public space



shared surface extended to the cross



character and nature of the street is focused away from the car towards the needs of pedestrians

6. options in response to identified need

13. EVENTS + FESTIVALS

PROPOSAL:

Beith has a great track record of organising public events. This could be built upon by the introduction of new events that celebrate other aspects of Beith's culture and history.

A smugglers festival would be a fun annual event that celebrates Beith's history as a smuggler town.

A whiskey festival would be a way of engaging with the neighbouring whiskey bond and bringing this local industry into the town. The aim of these events would not only be to create a new range of experiences for local people but to create annual happenings that are significant on a regional and national level as well.

APPROX. COST:



FUNDING:

Awards For All, Commonwealth Games Funds, Creative Scotland, Lloyds TSB

LOCAL PROSPECTIVE PARTNERS:

Town Centre Initiative, Beith Community Development Trust, Town House Initiative, Culture and Heritage Group, YMBB, Friends of Spiers, Beith Arts, Beith Camera Club, Beith Primary School

ROLE OF WIDER COMMUNITY:

Participants in events. A Beith festival group/committee could be formed to promote and organise annual events collectively

POTENTIAL IMPACT:

Acts as an advert for Beith beyond the town. Increase visitor numbers, greater economic activity. Pride of place. Increased awareness regarding culture and heritage of the town



6. options in response to identified need

14. NEW HOUSING

PROPOSAL:

There is limited opportunities for new housing within the town. In the first instance opportunities to upgrade and refurbish existing historical stock should be explored. These could be developed by the community for sale or rent.

New build housing that suits a Scottish vernacular could be developed on the Manse field or on vacant land within Meadowside and adjacent to Bellsdale Park. An existing site has been identified by North Ayrshire Council and included in the development plan, this site would allow for the expansion of the town to the north with access to Orrs Trust Park.

A more detailed study into current and future housing needs in the town should be conducted. Housing shortages, especially for first time buyers, is a regional and national issue as well as a local one. A mixed range of new housing should be sought to encourage a diverse social mix within the town

APPROX. COST:



FUNDING:

Private and Public Sector

LOCAL PROSPECTIVE PARTNERS:

Beith Community Development Trust, Local Authority, Town Centre Initiative

ROLE OF WIDER COMMUNITY:

Surveyed to provide detailed analysis of local housing needs. Explore the potential for a community owned housing association

POTENTIAL IMPACT:

Improved character and housing provision in the town, greater mix of people moving to the town



currently available for housing potential land for housing



examples of appropriate medium density housing

6. options in response to identified need

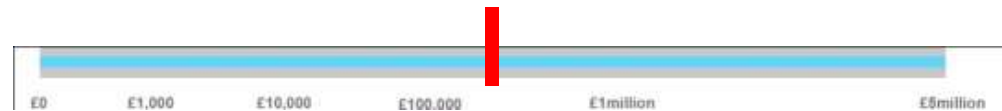
15. Eglinton Street

PROPOSAL:

To both decrease the amount of vehicular traffic and increase the amount of pedestrian traffic on Eglinton street, the pavement will be widened on one side of the road. This reduces the amount of parking on Eglinton street, but subsequently encourages shoppers onto the street.

A wider pavement allows for landscaping, small beer gardens, outdoor eating areas and a generally more pleasant streetscape. This also allows more privacy around the door and windows for the residents living on Eglinton Street..

APPROX. COST:



FUNDING:

Big Lottery, Heritage Lottery, EU Funding, Land Tax, Creative Scotland, Local Authority, Scottish Government

LOCAL PROSPECTIVE PARTNERS:

Town Centre Initiative, Beith Community Development Trust, Town House Initiative, Culture and Heritage Group

ROLE OF WIDER COMMUNITY:

Users and business owners on Main St and Wilson St to be surveyed to ascertain their ideas for improvement.

POTENTIAL IMPACT:

The character and visual appeal of the town is improved. More people use Main Street and Wilson Street. This area of Beith feels less detached from Eglinton Street and the cross. Creates a new point of entry for pedestrians entering from the north



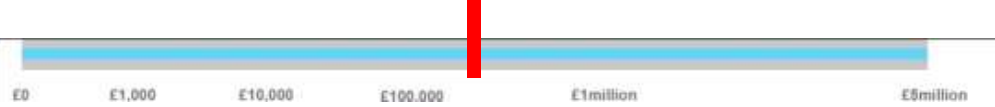
6. options in response to identified need

16. Community Pub

PROPOSAL:

Over the last few years many of the drinking establishments in the town have faced an uncertain future. Some units have changed hands a number of times which effects the stability and appearance of the high street. Our consultations have identified a lack of choice and diversity in relation to ‘going out’ in the town. Most of these comments are focused on the lack of quality eating establishments or child friendly establishments in the town. We fee l there is an opportunity for a community owned pub in the town that’s fills the gap in the market that has been identified. This establishment could also operate as a small scale arts venue and be the hub for arts based activities and events within the town. This project would be run as a charity or community interest company on a ‘not for profit’ basis and would provide opportunities for training in hospitality, hostelry and cooking.

APPROX. COST:



FUNDING:

Big Lottery, Heritage Lottery, EU Funding, Land Tax, Creative Scotland, Local Authority, Scottish Government

LOCAL PROSPECTIVE PARTNERS:

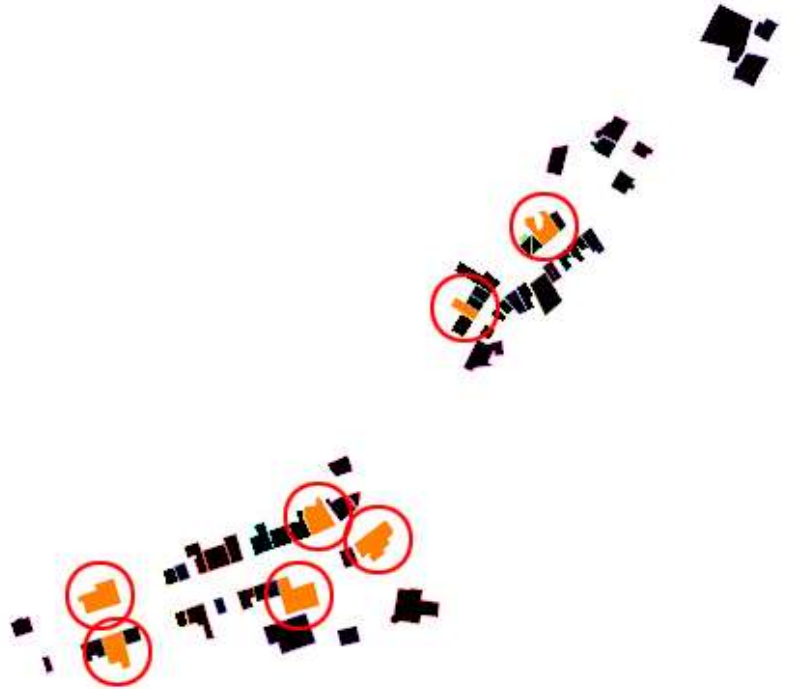
Town Centre Initiative, Beith Community Development Trust, Town House Initiative, Culture and Heritage Group

ROLE OF WIDER COMMUNITY:

General public have opportunity to visit and consume different type of social and hospitality experience. Specific trust or group could be set up develop this particular project

POTENTIAL IMPACT:

The character and visual appeal of the town is improved. Opportunities are created for training and employment around the theme of hospitality. One of the local pubs gains a secure and sustainable future on a not for profit basis. Beith gains a more diverse and improved choice in terms of hospitality



6. options in response to identified need

16. Youth Café/Drop in

PROPOSAL:

Over the last 15 years there have been a number of successful community led grassroots initiatives in Beith that have aimed to improve the experience of the town for young people. Youth Making Beith Better have been involved in improvement works at Spiers and elsewhere and the Playpark Action Group have improved Orrs Trust Park by introducing new play equipment and a skate park. Beith Astro and Unlicensed Events are two recent initiatives that are also providing activity for young people.

There does however need to be engagement with young people in a manner that is less formal and allows easier access to support and services. A youth café or dedicated drop in space would provide an opportunity for young people to develop a safe and welcoming social space that dealt with their needs. One possible location that has been mentioned in the basement area of the existing library and some vacant shop units in the town could also be explored as a possible venue.

APPROX. COST:



FUNDING:

Creative Scotland, Awards For All, Lloyds TSB, Santander, Comic Relief, Children in Need, Investing in Ideas

LOCAL PROSPECTIVE PARTNERS:

YMBB, Beith Playpark Action Group, Beith Community Development Trust, Local Authority

ROLE OF WIDER COMMUNITY:

Young people in the town to be engaged specifically around this theme. Possible venues explored for feasibility

POTENTIAL IMPACT:

Young people in the town have a dedicated space that meets immediate social needs. Also provides a space where young people can be signposted towards advice and services linked to health, education, training and employment



6. options in response to identified need

17. Geilsland School

PROPOSAL:

Geilsland School is currently being prepared for sale by the Church of Scotland. It's site has a history and existing infrastructure in place to support the development of people through a diverse range of activity. We propose investigating the purchase of the site by Beith Trust in order to create a sustainable development hub. This hub will provide the possibility for different types of overnight accommodation whilst also offering a range of capacity building activities across food, business, active lifestyles and creativity.

APPROX. COST:



FUNDING:

Land Trust, Growing Community Assets, Robertson Trust, Lan Kelly, Esme Fairbairn

LOCAL PROSPECTIVE PARTNERS:

YMBB, Beith Playpark Action Group, Beith Community Development Trust, Local Authority

ROLE OF WIDER COMMUNITY:

Young people in the town to be engaged specifically around this theme. Possible venues explored for feasibility

POTENTIAL IMPACT:

A sustainable development hub for beith and the wider garnock valley could created in a way that would save an existing historical asset and provide opportunity to build skills and capacity for local people to enact real and sustainable change within their community. The size and quality of existing physical infrastructure and site permits a diverse range of activity to be incorporated into a single location



6. options in response to identified need

The aim of this report is not to present a definitive masterplan that should be rigidly enforced over a set period of time. We wish to promote the use of smaller scale interventions that act as a catalyst for further development.

These interventions do not need to be physical but might also be concerned with art, literature, events and collaboration.

This report is intended to provoke discussion and inspire action. It can be used as reference point within the town to give weight and legitimacy to their ideas and advice regarding how these ideas can be delivered, with whom and with what type of investment.

We recommend working at two different scales; identifying the big vision projects that will take time to realise and developing the capacity, support and networks required to realise these types of projects. The input of The Grow Trust will assist in developing this particular strand of delivery.

Projects that can be delivered in the short term should be quickly identified within the suggestions that we have made and those people who have shown energy and interest in a particular theme should be encourage and supported by the trust.

We would encourage collaborative practice with higher educational establishment out with the area who would benefit from using Beith as a place to test innovative ideas and conduct relevant research. Beith can benefit from an influx of free creative and original thinking. Links with the University of the West of Scotland and Glasgow School of Art could be developed quite quickly through existing professional relationships.

Each of the suggestions made within the design section of this report provides a list of potential funders and project partners. This should provide a useful starting point for any individual or group looking to take ownership or develop a particular project.



6. options in response to identified need

In the final pages of this document we have tried to draw out the key themes and issue that have been identified as part of our work. We have presented key findings in relation to the town and also presented recommendations for Beith Community Development Trust that will help position the organisation positively within the context of the town and its future development.

1. In terms of stakeholder organisations in Beith there appears to be a condition of fragmentation. There are a lot of small scale interest groups all working hard and valiantly maintain the status quo. What is missing at the moment is an organisation or mechanism that allows all of these groups to work collectively on a shared programme of larger scale physical and/or social initiatives. Throughout our consultation with these stakeholder groups there was a desire to see and create more 'togetherness'

2. The wider population out-with existing interest groups are not involved and do not feel engaged with initiatives to improve the town

3. Many people feel a diminished sense of pride in the town as they associate the loss of industry, heritage, shops and other amenity with a sense of slow decline

4. However; most people are really proud of Beith's history, its heritage and also enjoy the many great annual events such as the Christmas celebrations, St Inan's Fair and Spiers School Grounds events etc.

5. Reconnecting local people, especially those of a younger age with the town's history and heritage through a programme of artistic interventions, signage and cultural events would be a positive way to commence delivery of regeneration

6. Beith is full of strengths and assets; physical, geographical, cultural and social.

7. Beith has the potential to become not just a great place to live but also a destination for those out with the town

8. Beith currently feels detached from some of the key assets that are positioned adjacent to and immediately out with the town. The by-pass makes Spiers feel inaccessible for pedestrians and there is no signage or information within the town that signposts people. Loch Kilbirnie is not visible from Beith Town Centre and there are no visible and easily identifiable routes from the centre of Beith to the Loch. The railway line also makes the loch feel inaccessible. There are also some great walking trails and routes out of Beith to St Inan's chair, Cuff Hill etc but these routes are also not identifiable from the Town Centre.

9. There is currently debate surrounding the suitability and future of three key amenity centres in the town; the Library, the Community Centre and the Health Centre. The Library is currently usefully located in so far as it helps to provide activity and a destination on Main street throughout the day. Its long term sustainability is however fragile and as a building and a place it would benefit from having a more diverse range of activity and increased function

10. The age and design of the health centre and community centre make them difficult to manage and run. Combining these functions and relocating to a more accessible and prominent position seems sensible and not unpopular amongst stakeholders.

11. Whilst Beith benefits from a high number of quality external spaces for young people there is limited opportunity for informal social gatherings. There are many reports of minor anti social behaviour that can be attributed to boredom and a lack of engagement rather than organised or calculated disruptive actions

7. Delivery appraisal

Beith Trust has begun to deliver on a number of the options presented previously; establishing new events, service provision and cultural activity from their base at Meadowside and also establishing activity in surrounding towns when suitable accommodation can not be found in Beith. The trust has also obtained a shop unit on the high street to encourage ‘pop up’ activity. The facilities provided at Meadowside are inadequate in terms of the space and amenity provided to support and expand the scope and quality of the services that the trust offers.

The Trust has therefore been considering developing a larger capital project that could be utilised as a vehicle for increasing the scope, scale and impact of their activities. The following have been considered.

1. New Community Well Being Centre

This project is currently considered unfeasible due to the complex nature of building usage, ownership and a desire from the local health authority to take the lead on the project and deliver through hub procurement methods

2. Trinity Church Arts Centre

This project would provide only a single focus and the future of the existing building is still unresolved and contentious. The quality of the building fabric is poor and would require substantial upgrading and adaption before being suitable for the purpose that we propose

3. Geilsland Sustainable Development Hub

This project is currently considered most viable due to the ‘walk in’ condition of the building stock, it’s strategic location and the availability in terms of purchase

8. a vision for geilsland

Geilsland School Grounds

The site lies just a short distance from Beith town centre but is physically disconnected by the Beith By-pass. The site is also opposite Spiers Old School Grounds which has been maintained and improved over the last few years by The Friends of Spiers community organisation.

The site is positioned between two roads that head east away from Beith making it extremely accessible by car and well positioned to provide amenity not only to Beith but also to the neighbouring satellite communities of Barmill and Gateside

Geilsland House was constructed in 1874 on an area originally known as 'Jeelsland' and even earlier as 'Neilsland'. The house was built to the order of a writer and bank agent in Beith named William Fulton Love and was described by many people as a fine-looking gothic styled villa, enclosed by five acres of manicured land.

The Geilsland house was purchased by the Church of Scotland Social and Moral Welfare Board in 1964. Sixty boys was set as the original intake maximum and the first major task was for the staff and pupils to convert or build the necessary buildings. The sports hall was also largely constructed by the staff and pupils.

From the onset, it was planned that Geilsland house would develop and extend itself physically using the pupils and the staff. The grounds, which have two old cottages, a mansion house, an old barn, an open packing shed, a few run down stables and broken concrete greenhouses were all in dilapidated state.

The nearby Millport Chapel was formally opened in September 1976 and it constitutes some of the finest works completed by the staff/pupils team. It has a rectangular shell of a barn and stable that represents the work of all existing trade departments – joinery, building, engineering, carpentry, electrical, decorating and painting. The pews were fashioned from unused choir stalls of the East Church, which also furnished parts for the pulpit, curtains, the pulpit light and the side shelves.



1. Geilsland School 2. Beith 3. Spiers School Grounds 4. Loch Kilbirnie



8. a vision for geilsland

Walking Trails to include Geilsland

Canoe Club to host outdoor activities for Geilsland

Orr's Trust Park Connection?

Entry/ Exit markers to be made in on-site workshop

Bypass crossing to improve connectivity between town and Geilsland

Events to be hosted at Geilsland/ events to be hosted in town as a result of amenities at Geilsland

Community Youth Café, location Geilsland?

Visitor Accommodation

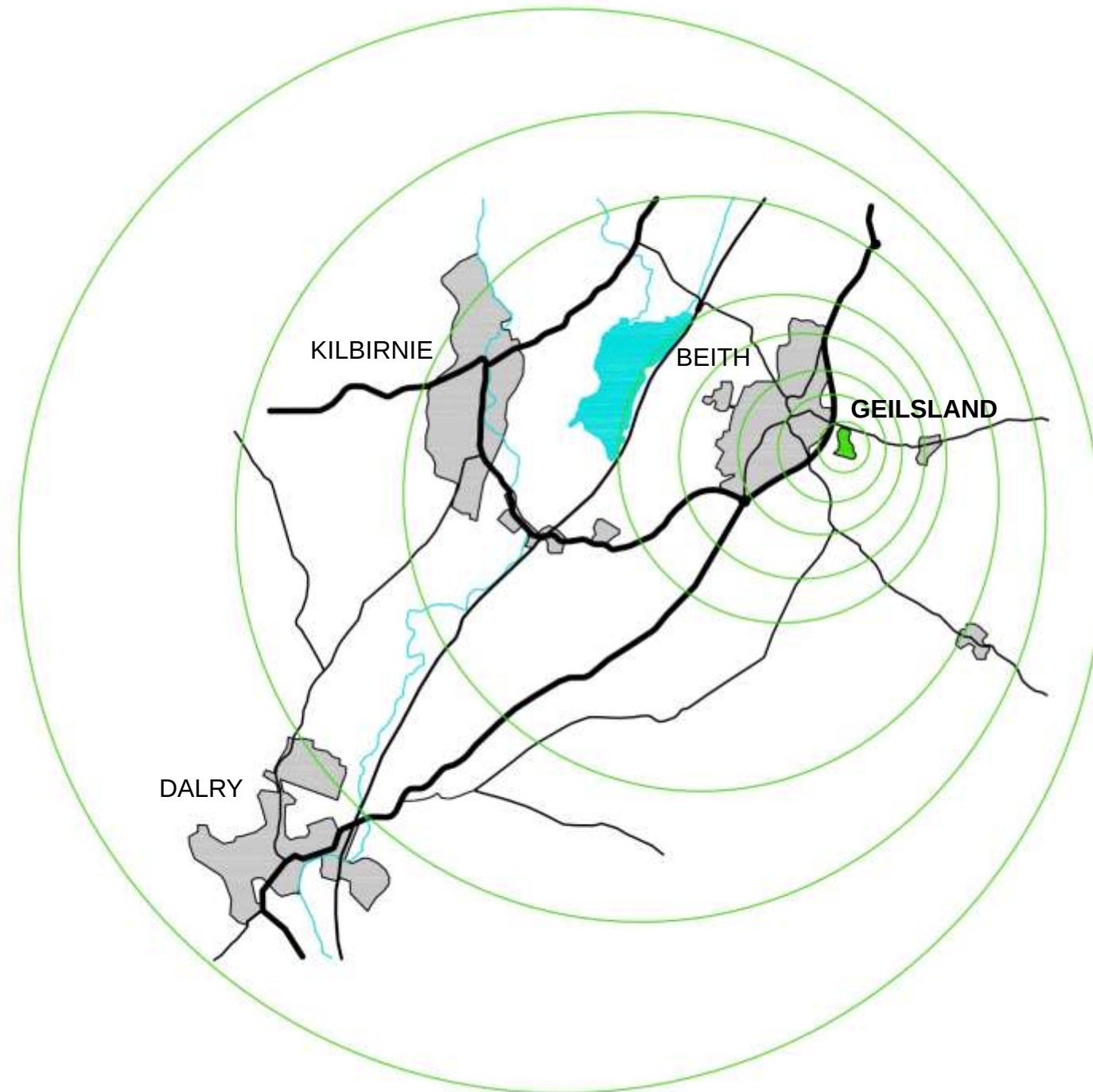
Restaurant

Amenity + facilities to support activity + maintenance of Spiers Old School Grounds

Artistic Residencies could be based here providing workshop / accommodation / gallery



8. a vision for geilsland



This project will give the Garnock Valley the capacity, infrastructure and resources to place its people at the forefront of the ongoing and future community led sustainable development of the garnock valley.

8. a vision for geilsland



Gateway to Spiers Old School Grounds



10. Geilsland House



8. The Millport Chapel



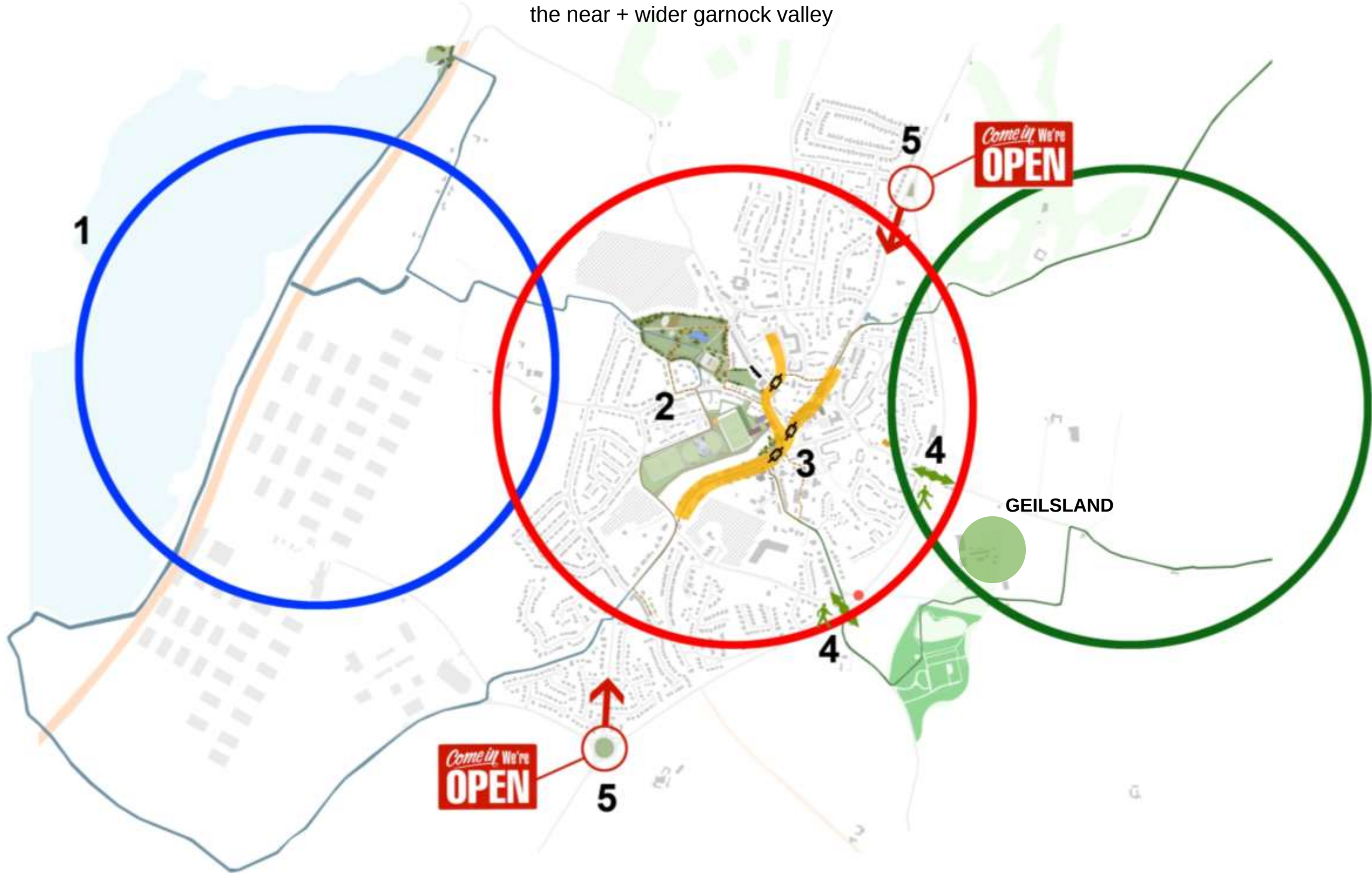
- | | | | |
|-------------------|------------------|------------------|----------------------------|
| 1. Playing Fields | 4. Market Garden | 7. Classrooms | 10. Geilsland House |
| 2. Sports Hall | 5. Gatehouse | 8. Chapel | 11. Accommodation/teaching |
| 3. Accommodation | 6. Workshops | 9. Accommodation | 12. Accommodation |
| | | | 13. Accommodation |

8. a vision for geilsland

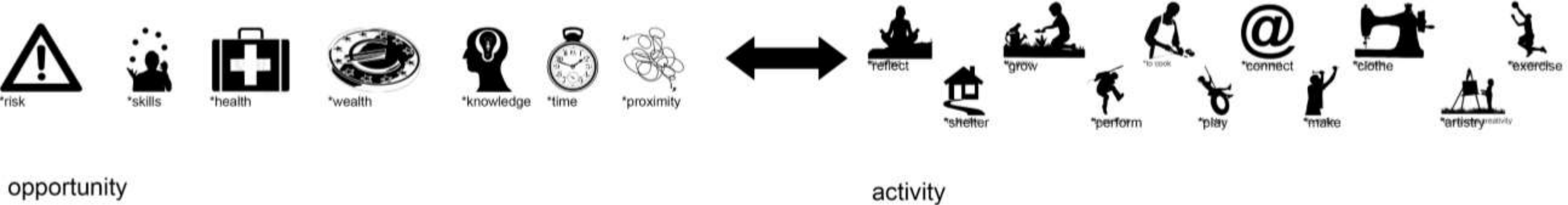


8. a vision for geilsland

creating a an amenity that links town + country signposting the visitor to natural + urban assets within the near + wider garnock valley

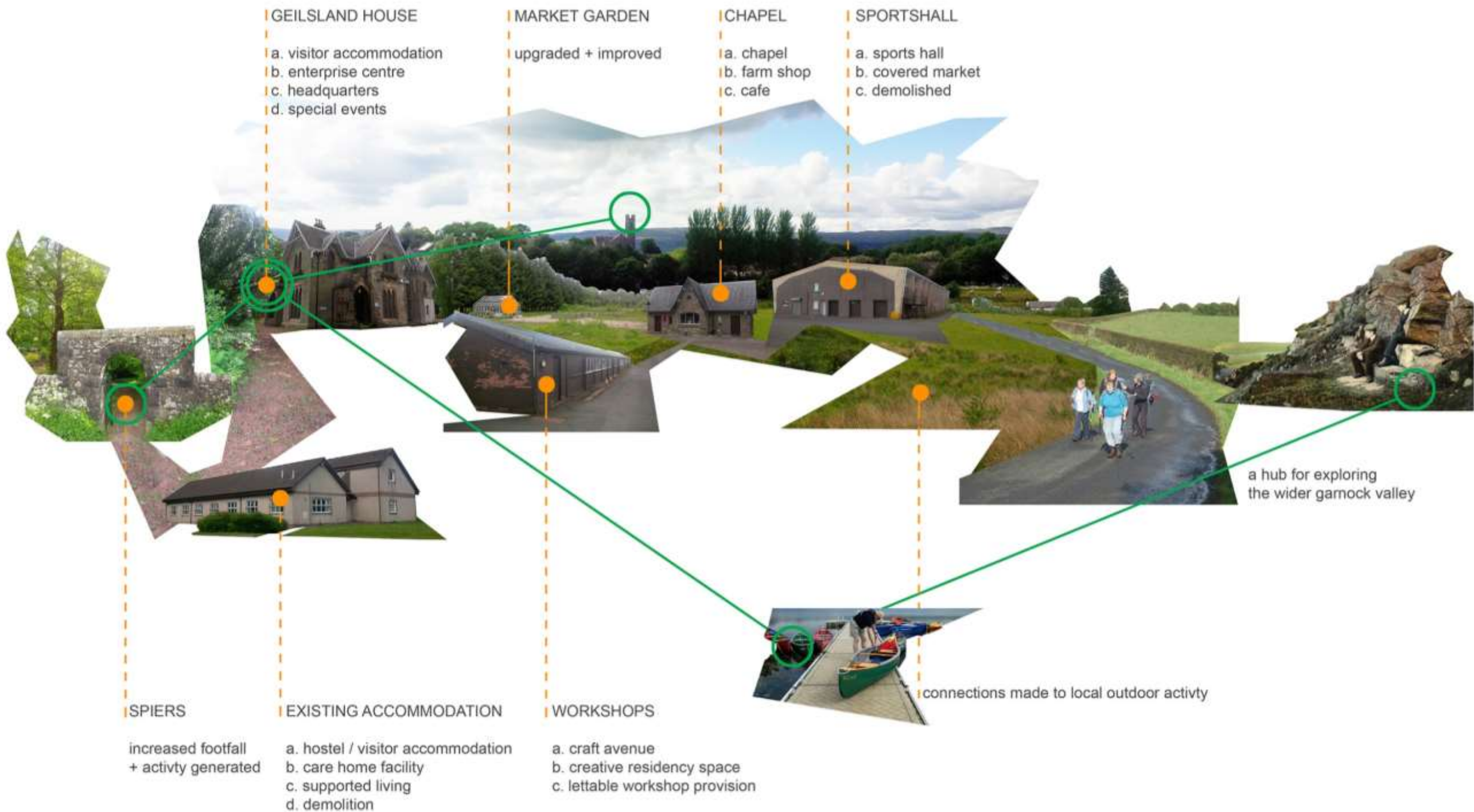


8. a vision for geilsland



9. Development strategy

a diverse range of activity delivering an ‘all ages’ experience for the local community + the visitor



9. Development strategy

case study

Case Study: Wiston Lodge

“At Wiston Lodge, we believe everyone should have experiences and support in order to develop social skills, a willingness to learn and a positive sense of themselves and of other people. We do this by using experiential learning, delivered through Outdoor Adventure Activities, Nature Connection or Music & Arts.”

Wiston Lodge is a place where guests are able to develop personal, social and work skills. They can design and supply programmes tailored to suit your group's needs, or provide the venue for your own programmes. They welcome residential and day visits, during the week and at weekends.

The staff work hard to provide everyone with a friendly welcome and a safe, comfortable stay. They take great pride in providing homemade food that delights all guests. (Catering for all dietary requirements, from Halal to coelics)

Vision

A world where people have the opportunities and support they need to grow positive, sustainable futures.

Purpose

To provide a unique rural setting where people can feel safe and be supported to develop the skills they need to fulfil their potential, free from the distractions of everyday life.

The Mission

Deliver tailored learning programmes to children and young people, vulnerable adults, and to the staff of the organisations that support them.

Work with the surrounding community to support sustain and build a brighter future for the local area.

Offer our hospitality, recreational facilities and training to groups who support their charitable purpose.

The core programmes they run to support their mission are:

Outdoor Adventure Activities

Nature Connection (bushcraft, conservation, gardening)

Music & Arts

Renewable energy education.



9. Development strategy

case study

Case Study: Brathay Hall

“ We specialise in engaging and inspiring young people, many of whom are experiencing difficulties with their lives. Our unique approach supports their personal and social development, critical awareness, aspirations and life chances. Our work aims to contribute to four key outcomes:

- Reducing offending and anti-social behaviour*
- Improving learning, attainment and employability*
- Increasing well-being and empowerment for young*

people in need

- Improving communities: meeting local needs “*

Our Philosophy and Values.

The aim is to promote social justice. They work with and for young people, investing in their development, championing their rights, and challenging the conditions in society that have led to some of their difficulties. Brathay want young people to become successful through making their own choices and decisions. By doing this they will become confident and flourish.

The staff are highly skilled, and come from a range of professional backgrounds. The youth development work incorporates:

- A person centred approach, respecting each individuals' ability to learn and grow
- Experiential learning as a powerful vehicle for personal development through awareness of self, others, and communities
- Strong relationships and secure attachments
- Challenges that 'spark' young people's empowerment
- Meaningful choices, personal responsibility and

experiences of participation

We use a range of specialist methods and tools in order to achieve positive outcomes for young people. These include:

- Community based (in families, in schools, in the local areas) and residential developmental youth work
- Creative, outdoor activities
- Adult facilitation and peer mentoring
- Short, medium and long term programmes

a vision for geilsland



case study

Case Study: Brathay Hall

“ We specialise in engaging and inspiring young people, many of whom are experiencing difficulties with their lives. Our unique approach supports their personal and social development, critical awareness, aspirations and life chances. Our work aims to contribute to four key outcomes:

- Reducing offending and anti-social behaviour*
- Improving learning, attainment and employability*
- Increasing well-being and empowerment for young*

people in need

- Improving communities: meeting local needs “*

Our Philosophy and Values.

The aim is to promote social justice. They work with and for young people, investing in their development, championing their rights, and challenging the conditions in society that have led to some of their difficulties. Brathay want young people to become successful through making their own choices and decisions. By doing this they will become confident and flourish.

The staff are highly skilled, and come from a range of professional backgrounds. The youth development work incorporates:

- A person centred approach, respecting each individuals' ability to learn and grow
- Experiential learning as a powerful vehicle for personal development through awareness of self, others, and communities
- Strong relationships and secure attachments
- Challenges that 'spark' young people's empowerment
- Meaningful choices, personal responsibility and

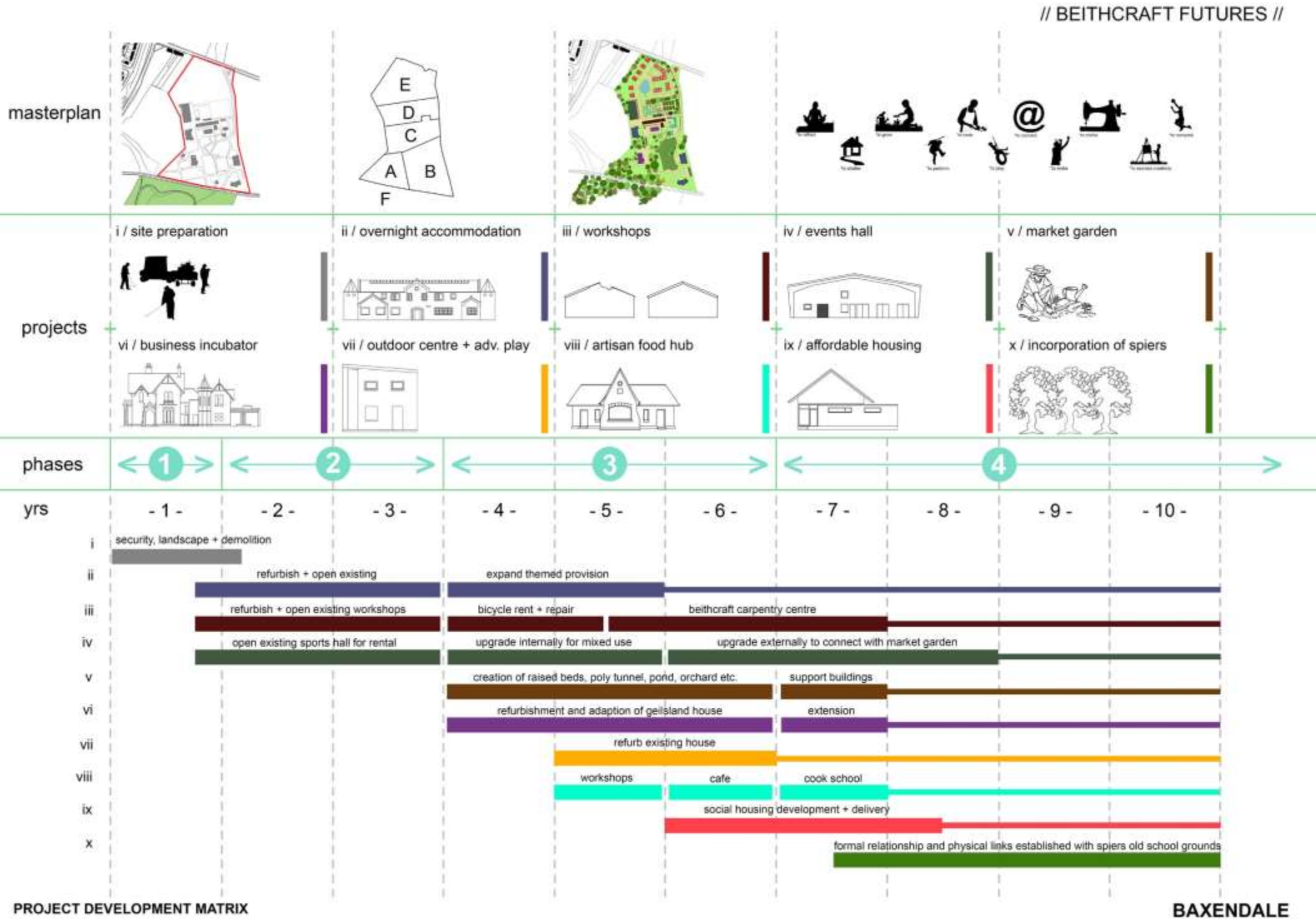
experiences of participation

We use a range of specialist methods and tools in order to achieve positive outcomes for young people. These include:

- Community based (in families, in schools, in the local areas) and residential developmental youth work
- Creative, outdoor activities
- Adult facilitation and peer mentoring
- Short, medium and long term programmes



9. Development strategy



9. Development strategy



10. Cost analysis

Geilsland School - Beith Craft Futures									
Project	Construction				Fees		total	Phase	
1 - Site Preparation									
Demolition Of Mackintosh House	15000				950	15950	1		
Secure Existing Buildings	8000		1000			9000	1		
Site Security					5000	5000	1		
Fencing	6000					6000	1		
Site Clear up	5000		2000			7000	1		
Landscaping	£4,500					4500	1		
Replacement of signage	1250		700			1950	1		
Total Project Cost						49400			
2. Overnight Accommodation									
Caravan/Camping Power Points [15no.]	10000		2500			12500	2		
New WC and Shower Block	70000		1200		7000	78200	2		
Landscaping works to create camping field	65000		2200		4500	71700	2		
Refurbishment of St Inans House	35000		12000		1400	48400	2		
Refurbishment of Garmock House	19000		8000		1100	28100	2		
Refurbishment of Cunningham House	19000		8000		1100	28100	2		
Total Project Cost						267000			
3. Workshops									
Refurbishment and repair of existing Bike Hire + Repair [refurb existing mech garage]	65000		11000		6500	82500	2		
New Beith Craft Carpentry workshop	9500		3000			12500	3		
	180000		55000		20000	255000	4		
Total Project Cost						350000			
4. Events Hall									
refurb + refresh for immediate let development as flexible events space	9500		2500		6500	12000	2		
external upgrade and adaptions	65000		11000		4500	82500	3		
	45000					49500	4		
Total Project Cost						144000			
5. Market Garden									
Reconstitution of Market Garden	85000		21000		3800	109800	3		
Introduction of support buildings	95000		5500		9800	110300	4		
Total Project Cost						220100			
6. Business Incubator [Geilsland House + Classroom Block]									
Internal Refurbishment	75000		11000			86000	3		
External Fabric Repairs	125000					125000	3		
Extension of Geilsland House	325000		9500		32000	366500	4		
Landscaping	25000		2500		3500	31000	3		
Refurbishment of existing classroom block	18000		3500		1800	23300	3		
Total Project Cost						631800			
7. Outdoor Centre + Natural Play									
Extension and refurbishment of dwelling house	210000		8500		21000	239500	3		
Landscaping	4500					4500	3		
Natural + Adventure Play Route	65000		3500		6500	75000	3		
Total Project Cost						319000			
8. Artisan Food Hub									
Refurbishment of existing workshops	180000		22000		18000	220000	3		
Extension and adaption of existing chapel	250000		65000		25000	340000	3		
Cook School	65000		35000		6500	106500	4		
Landscaping	15000		2100		2000	19100	3		
Total Project Cost						685600			
Totals [full development]	1839250		207100		188450	2666900			
Phase 1 costs						49400			
Phase 2 costs						361500			
Phase 3 costs						1368200			
Phase 4 costs						887800			

11. conclusions

- Almost becomes more connected than Beith itself to surroundings because of the connection to the bypass.
- Proximity to Kilbirnie Loch for Canoeing Activities – partnering potential to create outdoor activity centre
- Proximity to Lochwinnock for a variety of outdoor activities & Nature Reserve
- Connected to Glasgow & Prestwick for flights, and Troon & Largs for ferries. Bypass then creates transport connections for buses and cars of school groups/business groups?
- High potential for nearby walking trails outlined in the report
 - Lochside trail
 - Town Landmark trail
 - Country Walks trail
 - Spier's Old School Grounds
- Local Stables for horse riding, particularly Fordbank Livery which offers therapeutic horse back riding for children with disabilities and special needs
- Beith's past in furniture trade has potential for future workshops and education facilities.
- Currently little to no guest houses or hotels in Beith, no competition – fantastic potential to provide unique holiday/overnight experience
- Proximity to Clyde Muirshiel Regional Park which offers
 - sailing
 - walking
 - cycling
 - outdoor activities
 - wildlife
- Beith Astro is within walking distance
- Town centre amenity within walking distance
- Although there are places to eat, Beith lacks a good restaurant experience, potential for restaurant at Geilsland
- Allows BCDT to expand activity and have permanent base.
- Out of town, facing back road, offers a more tranquil experience
- Provides appropriate accommodation and facilities for wide range of social enterprise activity
- High visibility from bypass

11. conclusions

SUSTAINABLE DEVELOPMENT

For development to be sustainable it needs to be owned and driven by residents and communities. For them to drive this development they need to be provided with the capacity [both infrastructure and skills] to conceptualise, design, deliver, maintain and develop their own social, cultural, economic, environment assets whether they be physical or service based assets. The redevelopment of Geilsland will be designed to provide this capacity and kick start the sustainable development of the Garnock Valley with a focus on user generated urbanism.

11. conclusions

SUSTAINABLE DEVELOPMENT

TALENT / PRODUCTS / WEALTH / VALUE / KNOWLEDGE / SKILLS / CULTURE



Created within the Garnock Valley



Remains within the Garnock Valley



Invested within the Garnock Valley



Consumed by those within + outwith the Garnock Valley

11. conclusions

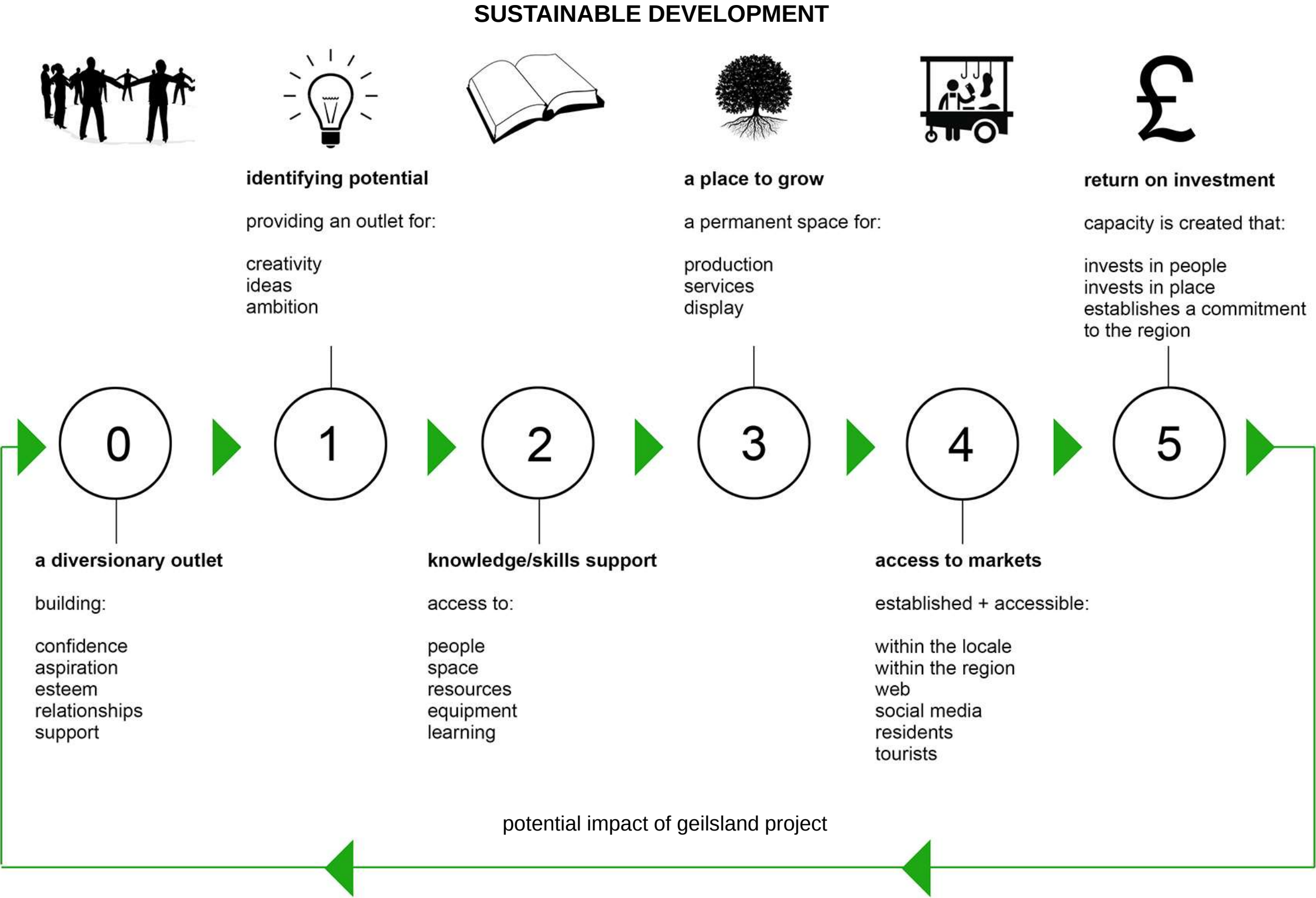
SUSTAINABLE DEVELOPMENT

There is a focus now on transferring physical assets and social responsibility towards communities themselves rather than continue a top down mode of service delivery and asset maintenance and development.

We need to ensure that local people and communities are properly equipped so that they can seek to thrive rather than merely survive within the context of these new conditions. The development of Geilsland will create the means and capacity to develop local people into practitioners as well as consumers.



11. conclusions



11. conclusions

CONCLUDING REMARKS

Creation of a 'gateway' amenity asset that entices visitors to the Garnock Valley and signposts them to areas and activity of interest within the region

A re-positioning of the economy away from a reliance on inward investment from external sources to a generative economy that re-invests in people and place

An opportunity for collaborative working that can facilitate a shift away from top down methods of development to a grassroots holistic mode of regeneration that creates capacity for the transfer of assets and responsibility to community anchor organisations

A one-time opportunity to co-produce a project that will drive the sustainable development of people and place within the Garnock Valley