

KILMARNOCK CULTURAL QUARTER A VISION

Keppie Design
September 2017



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A VISION

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keppie



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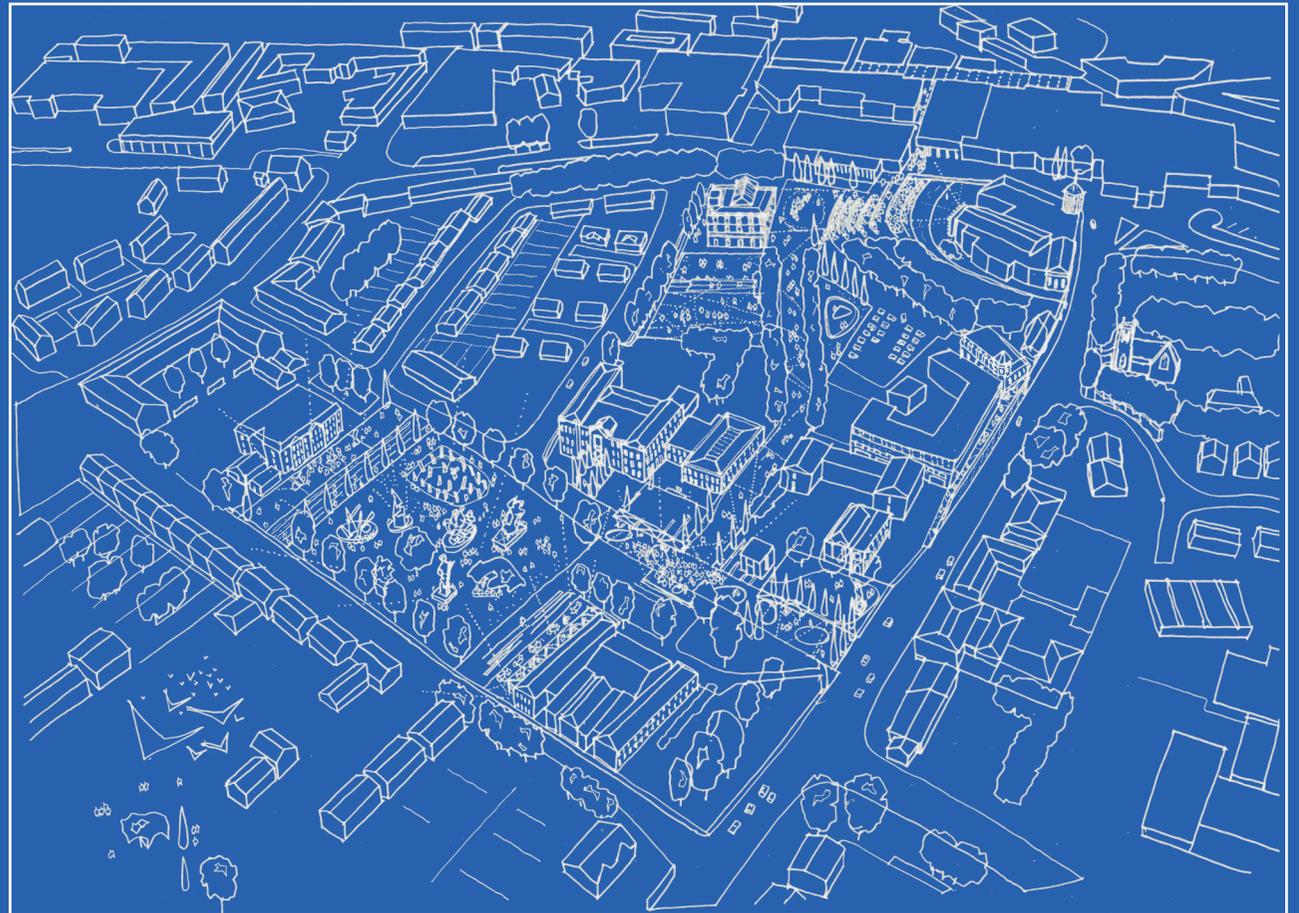
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1 \ Introduction

Keppie Design Limited were appointed by East Ayrshire Council to develop vision recommendations for the 'Kilmarnock Cultural Quarter'.

Forming part of the Cultural Quarter Vision report:

- The Design Team observations and analysis of the Cultural Quarter.
- Visioning feedback from key EAC Stakeholders and wider consultation events.
- A resulting series of central aims informing the Cultural Quarter Vision.

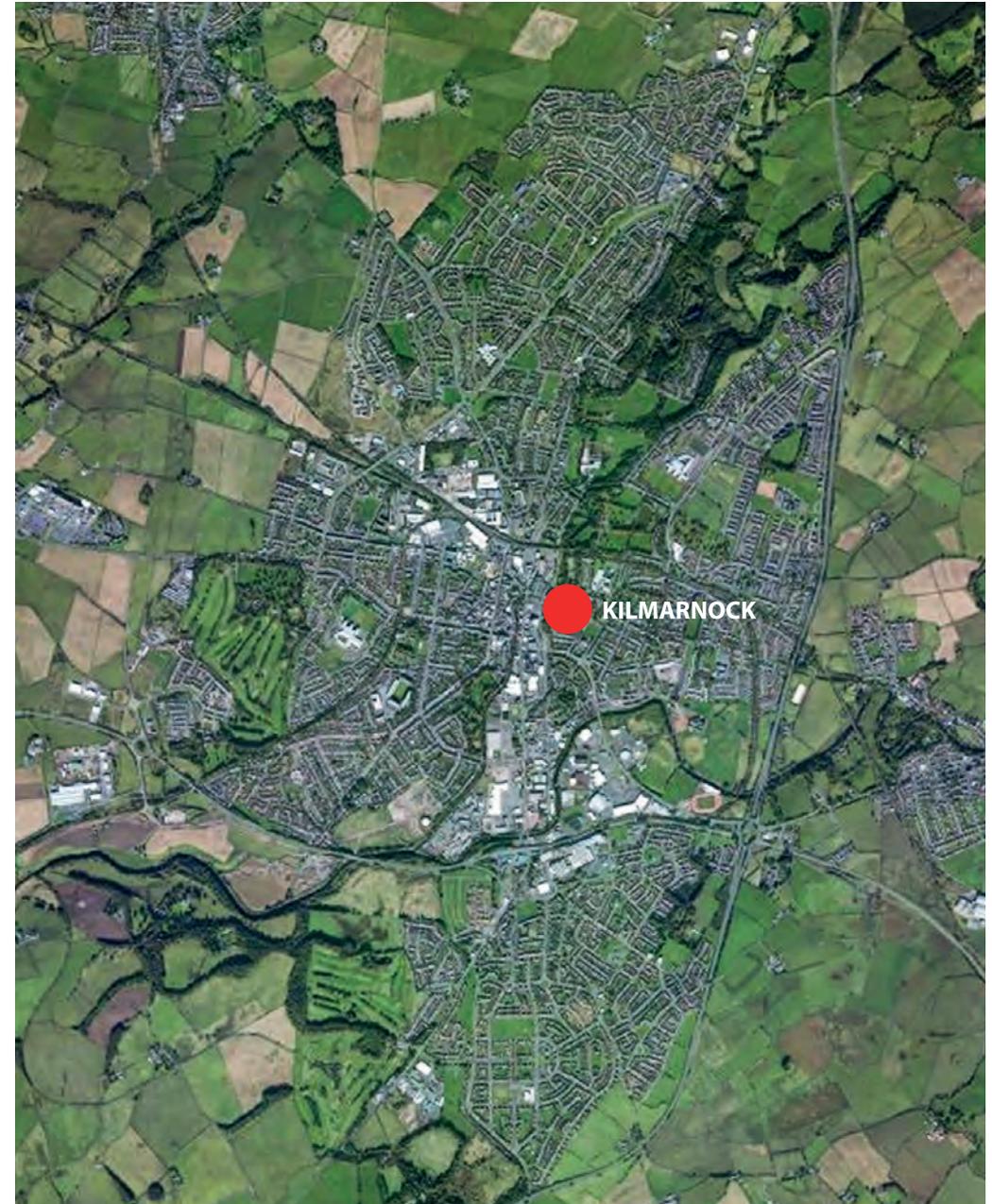
This vision report forms part of a suite of studies which are aimed at exploring opportunities to transform Kilmarnock Town Centre into a more attractive place to live, work and visit. The other studies (which have all been commissioned in 2017) have examined the demand for creative space, streetscape improvements to the town centre, and options for improving access to the facilities provided by the Galleon Sports and Leisure Centre. Another study on what can be done to improve traffic management, cycling and pedestrian movement, was completed in 2016.

These studies build on key assets of the town centre identified within the Kilmarnock Urban Integrated Development Plan (2011) and Celebrate Kilmarnock, Town Centre Community

Action Plan (2015) and take forward ideas outlined in the report (May 2016) entitled "Kilmarnock Town Centre: Building on the Integrated Urban Development Plan – An agenda for Continued Action".

All of these studies as well as an updated Town Centre Health Check will feed into and help develop a new **Placemaking** section for Kilmarnock that will be contained within the next East Ayrshire Local Development Plan currently under preparation.

Importantly this visioning paper is not intended to be a blueprint for the Cultural Quarter. Its aim is to provide realistic as well as practical ideas and themes which can be either adopted as proposed or be adapted to meet changing circumstances. A strong Cultural Events Programme is central to fulfilling the overarching aim of developing and promoting the facilities which this part of the town has to offer both to its residents and to those living further afield. Kilmarnock has experienced challenges like every other town but, I believe, we can separate ourselves out and demonstrate a systematic approach, and investment over time, that recognises the importance of culture in addressing these. Creating or strengthening a Cultural Quarter in Kilmarnock is the latest phase of this approach / investment.



*Aerial view of Kilmarnock
(Google Maps 2017)*

Background

Kilmarnock is an environment of immense character and burgeoning creativity. The “Creative Place” accolade secured in 2013 and the SURF award, for the Most Improved Large Town category in 2015, are testament to that fact.

Historically, Kilmarnock was a manufacturing heartland exporting quality products around the world. But towns and cities change; this is an irrefutable fact. The mechanism for this change may be economic or geographical, but what is more crucial is understanding what outcomes of these change drivers will be “on the ground”; what will Kilmarnock become and how can Kilmarnock position itself to take advantage of them?

Arguably there have been three previous, significant changes in the history of the town. Firstly, the decision to create a north-south axis (which became Titchfield Street in the 18th Century) gave Kilmarnock its initial structure and growth impetus.

Second, the Industrial Revolution brought the Railways which, although dissecting the top of the town, created the conditions for its future development.

Finally, the 1970’s brought a different approach to infrastructure, a one way road network was constructed. Although the one way system is now considered to be problematic and restrictive, it was at least a big idea.

With a new world-class College building, and a proposed regeneration of the former Diageo site, it is incredibly exciting that the catalyst for the 4th major cycle of the town’s iterative development will be based on education, innovation and an enterprising cultural rebirth.

Kilmarnock recognises the vital role culture and creativity play in attracting and retaining businesses and creating identity and community cohesion. This is key to establishing a sustainable and resilient future.

The Purpose of Cultural Quarter Vision Report

The significance of the Kilmarnock Cultural Quarter project cannot be underestimated. It has the potential to contribute to the tipping point from which a new vibrant Kilmarnock emerges is palpable. A new Kilmarnock which has respect for - and reference to - its past. A new Kilmarnock which responds to the aspirations of its people. A new Kilmarnock created out of the collaboration and drive of both private enterprise and public sector partnership.

The Cultural Quarter Vision

Drawing on the section above, a ‘vision statement’ for Kilmarnock Cultural Quarter has been prepared, which is:

‘To take advantage of the opportunities presented, by the relocation of the current Kilmarnock Academy thus firmly establishing the “Kilmarnock Cultural Quarter”. This transformation will contribute significantly towards improving the long-term prospects of the Dick Institute and the Palace Theatre.’



Aerial view of Kilmarnock Cultural Quarter, (Google Maps 2017)

The Cultural Quarter and the Town

The importance of Kilmarnock town centre to the economic well-being of East Ayrshire cannot be underestimated; the centre comprising, as it does, the prime commercial and retail heart of the area, with the cultural entertainment on the periphery. However, its relative position in the regional shopping hierarchy has been slowly eroded over recent years with the development of competing retail and other facilities in neighbouring authority areas and the Glasgow conurbation.

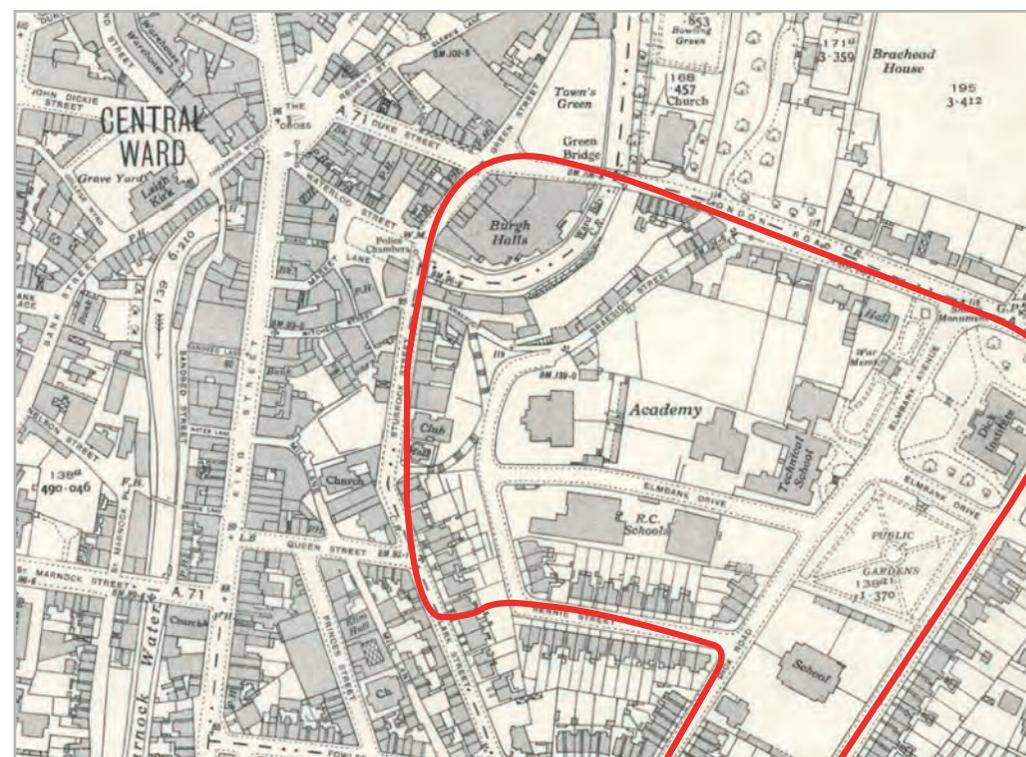
Recent planning consents and ongoing developer interest in large scale, out-of-town-centre retail developments, both within Kilmarnock and at other locations nearby, have also eroded and raised concerns about the continuing vitality and viability of Kilmarnock town centre.

Therefore, the creation of an effective and practical Strategy for Kilmarnock Town Centre to identify priorities for co-ordinated action and to safeguard and improve all the various functions that the town centre provides is considered highly appropriate now.

The traditional retail focus of the town centre surrounding The Cross has suffered just as the more unique character of the Bank Street Quarter has prospered. This remains an issue to be addressed by a multitude of mid to longer term initiatives. These will include the re-drafting of Planning Policy to promote a mix of town centre uses and, in line with the Government's Town Centre Action Plan launched in Kilmarnock in 2013, redraw the traditional town centre boundaries.

The relationship of a new Cultural Quarter – and by implication, the College Campus and proposed Halo Development - to this new town centre vision is critical and symbiotic. A better quality and variety of people-focused accessible connections to the 'new' centre is essential for mutual benefits to be realised.

This study has had an initial focus on breaking down perceived and actual barriers of movement to achieve a much more connected, coherent and pleasurable public realm.



Top : Kilmarnock 1938, National Library of Scotland.

Bottom : Aerial View of Kilmarnock Academy, Facing North, 1927, Canmore

Site Context and Historical Analysis

The designated area for Kilmarnock's Cultural Quarter contains buildings and structures of recognised and undeniable architectural quality and character.

However, these buildings share, to a greater or lesser degree, a defensive relationship to their immediate context. This is not surprising given that most were (or continue to be) educational buildings with walls which defined their grounds.

Like many Victorian schools, the buildings themselves are islands in localised seas of tarmac or hard-standing playgrounds. Stone walls and iron railings now merely reinforce a feeling of disconnected urban isolation now that the original functions have either gone or have diminished in number.

Paradoxically, the Palace Theatre and Grand Hall also suffers from a form of isolation created by the dominance of the road infrastructure which has reduced and marginalised the public approach to it.

The original context for the original Kilmarnock Academy building as demonstrated by photographs from the 1920s offers a possible clue to the way ahead.

Breaking down the peripheral school barriers and attaching the five outstanding original buildings – and ultimately, the town centre - with a connected, vibrant and accessible people-focused public realm has become the conceptual stimulus for this visioning study and the backbone for its principal recommendations.



A : The Dick Institute
B : The Palace Theatre
(Ayrshirescotland.com)
C : Loanhead Primary School,
(flickr)
D : Former Technical School,
(Ayrshirehistory.com)
E : Kilmarnock Academy
(DailyRecord Online)



1. Ayrshire College / Halo Masterplan



2. Kilmarnock Cross



3. Palace Theatre and Grand Hall



4. Kay Park



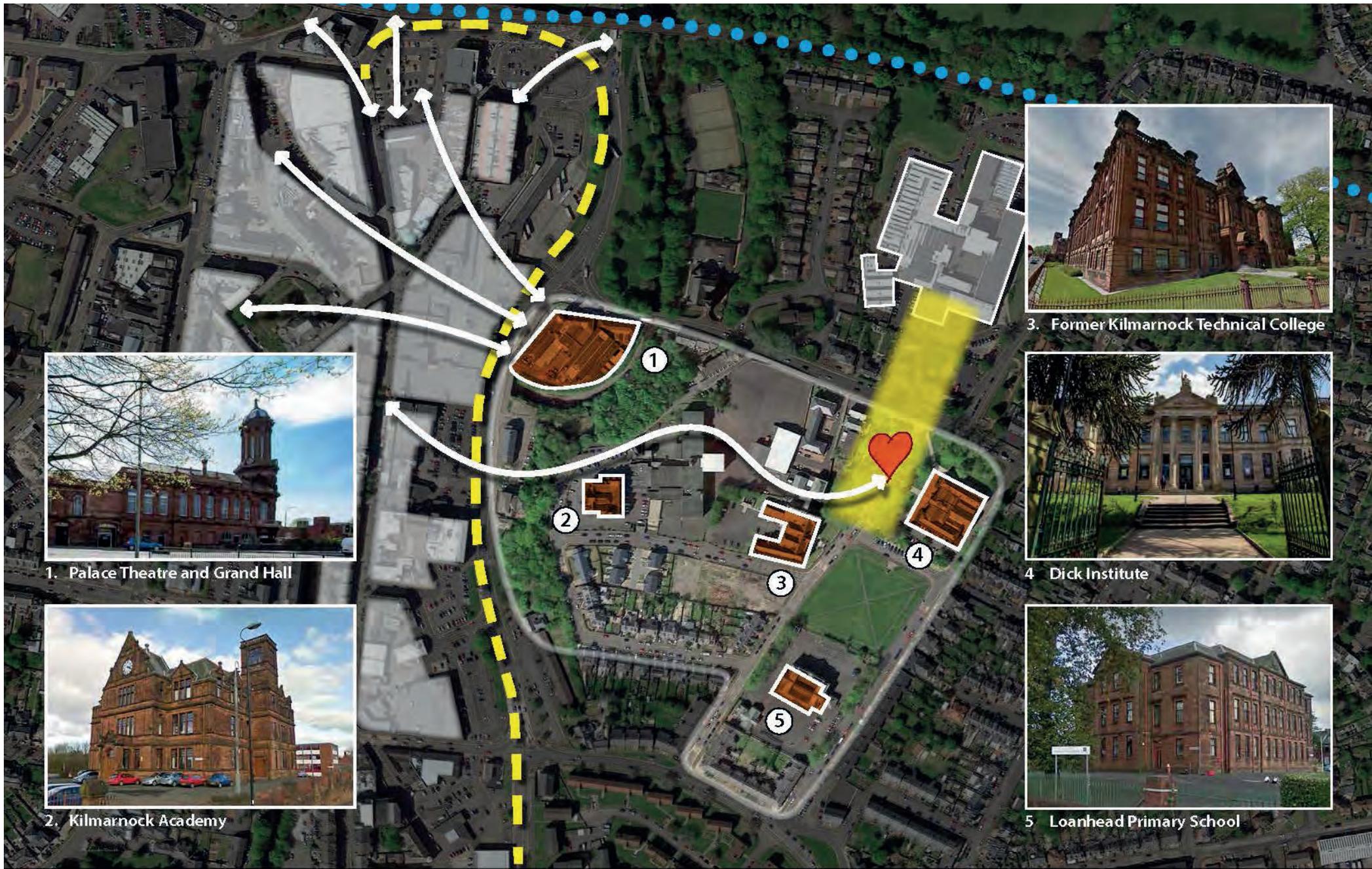
5. Dick Institute



6. Public Art

Kilmarnock Cultural Quarter Masterplan : Whole Town Context

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1. Palace Theatre and Grand Hall



2. Kilmarnock Academy



3. Former Kilmarnock Technical College



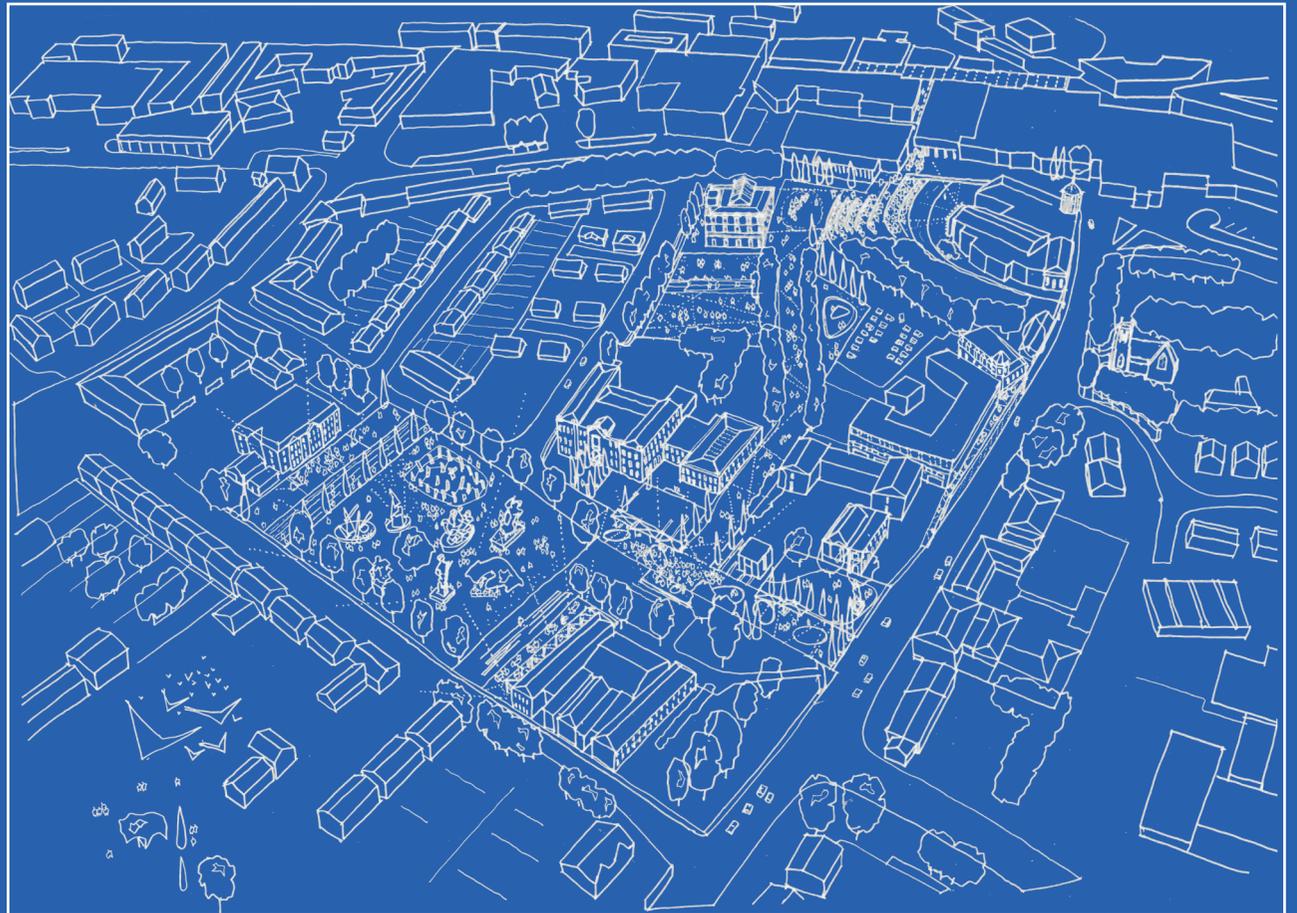
4. Dick Institute



5. Loanhead Primary School

Kilmarnock Cultural Quarter Masterplan : Localised Context

2 \ Cultural Quarter Plan Development



2 \ Cultural Quarter Plan Development

Visioning Feedback and Central Aims

Following the initial observations and thoughts arising from the various workshops, a strategy to develop the Cultural Quarter evolved. This includes the improvement and removal of built form and open spaces. A series of overarching high level strategies emerged, namely:

Connections

Pedestrianisation within the cultural quarter, linking of green spaces and forming new pedestrianised routes.

Maintenance and Enhancements

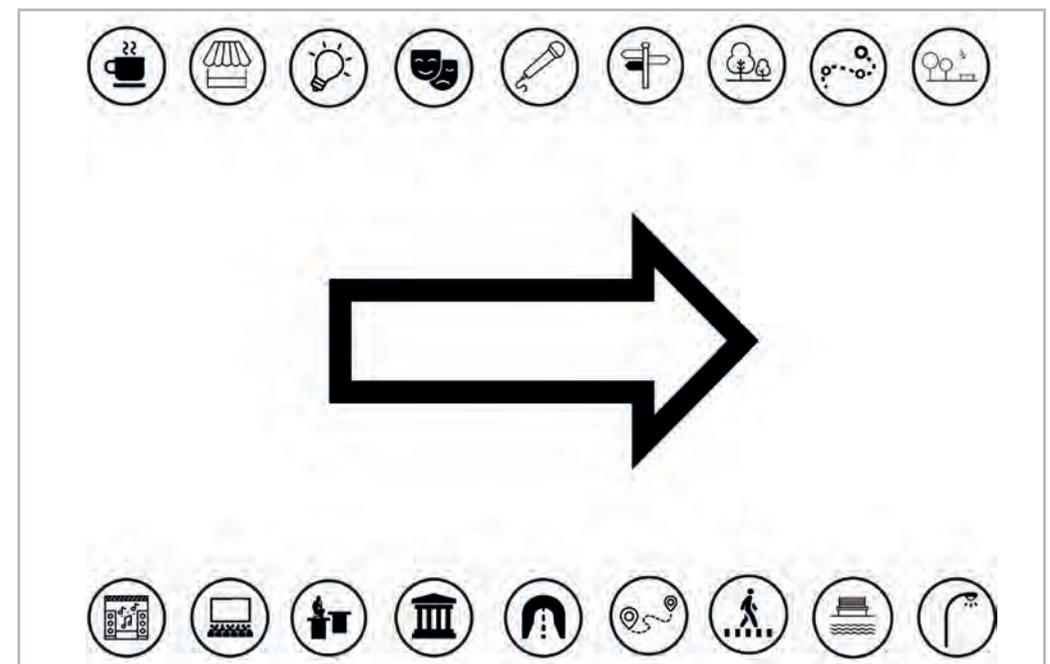
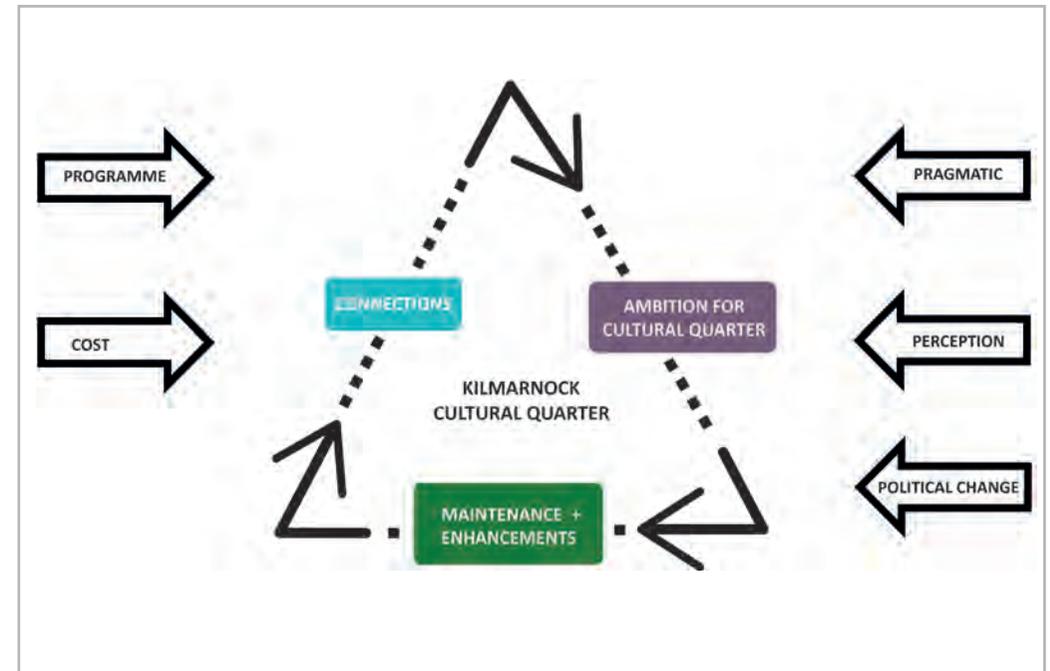
Preservation of the natural environment. Environmental improvements to existing culturally significant buildings.

Ambition for the Cultural Quarter

Creating a vibrant quarter of cultural significance that encapsulates the rich history of the area and the people of Kilmarnock.

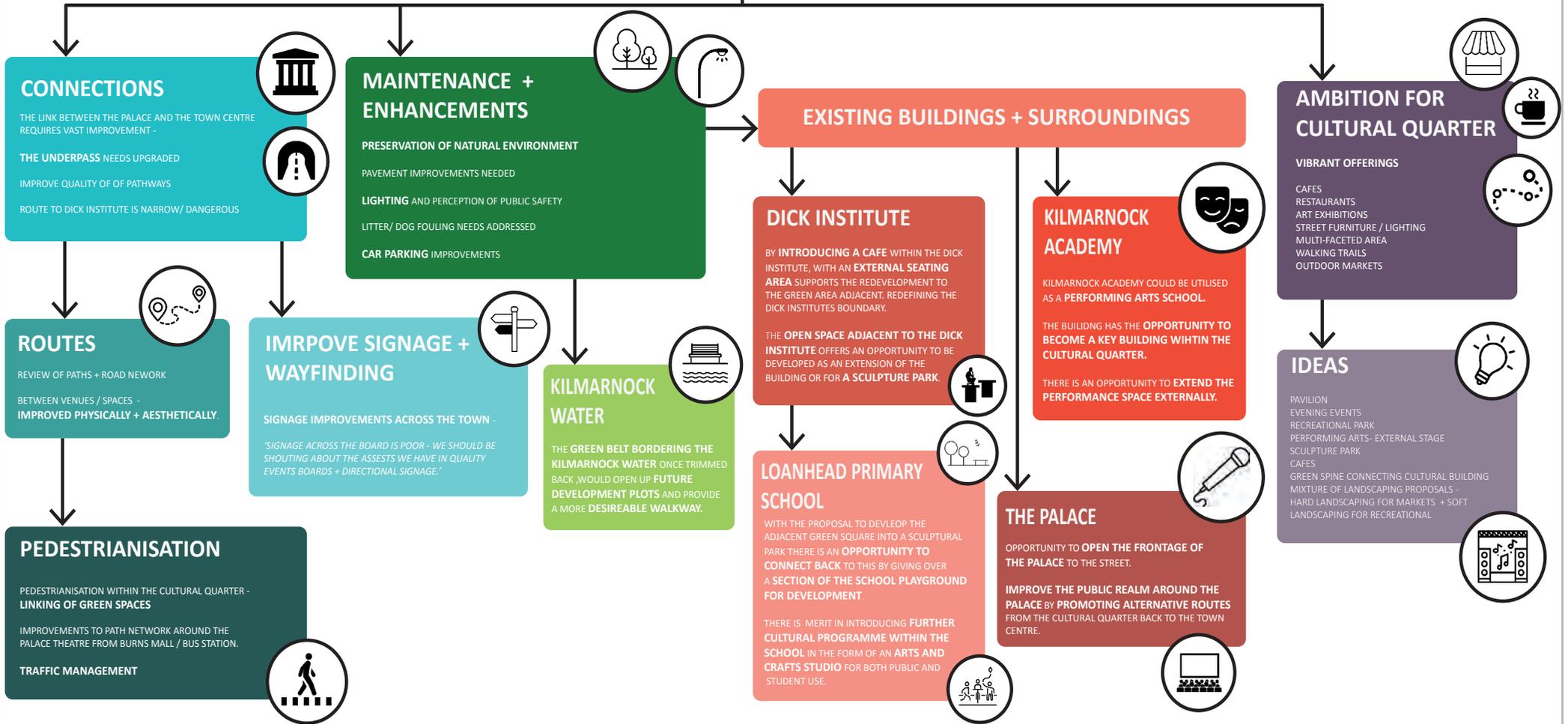
The Cultural Quarter Vision / Themes were shaped by detailed consultation with EAC, Steering Groups and Wider Consultation Engagement.

The Kilmarnock Cultural Quarter proposals stem from historic studies (ie. Celebrate Kilmarnock Action Plan, and Kilmarnock Integrated Urban Development Plan) and the adjacent diagrams illustrate the key categories and ideas that emerged from the consultation process.



A number of key categories emerged from the consultation exercises that contribute to the success of the Kilmarnock Cultural Quarter. The Cultural Quarter proposals require to be tested

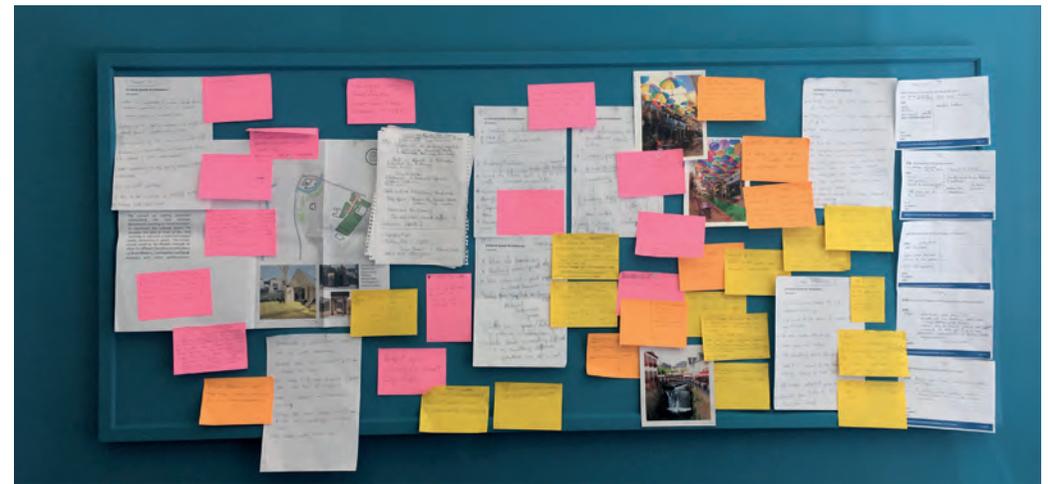
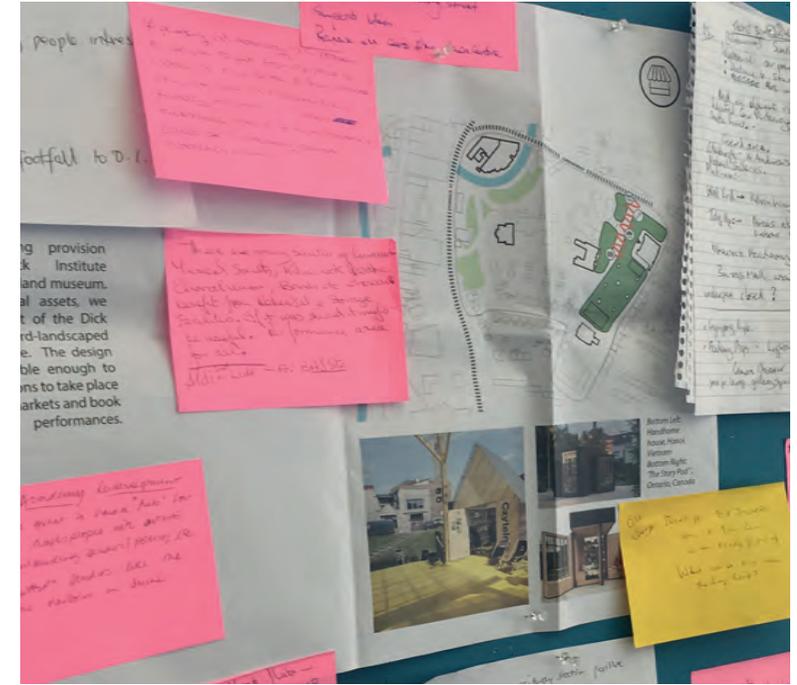
KILMARNOCK CULTURAL QUARTER



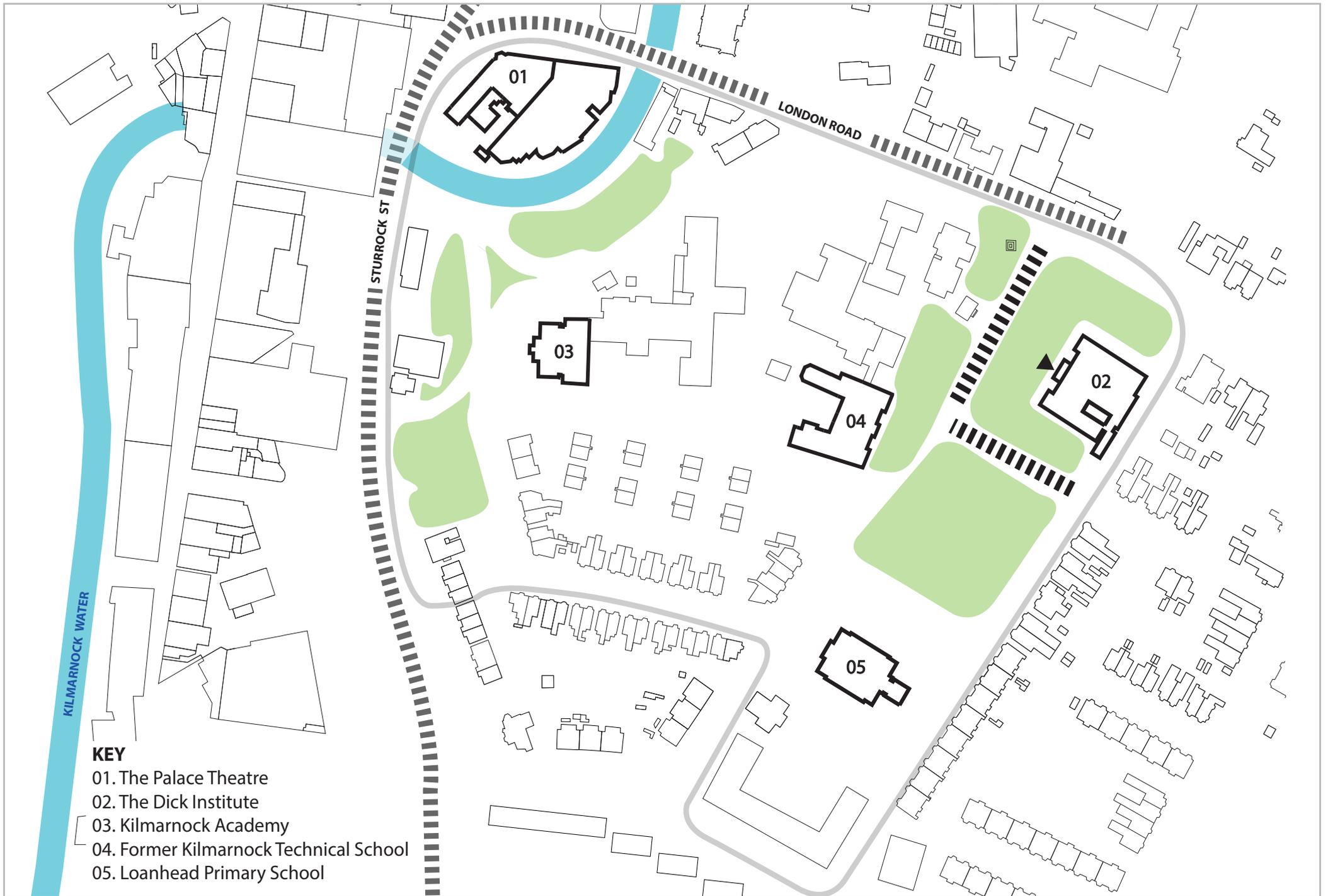
Mind map showing the key strategies for the Kilmarnock Cultural Quarter.



Q 05: What does a 'Cultural Quarter' mean to you?



Wider Consultation Event held at the Dick Institute in Kilmarnock on the 29th June 2017



Key Vision Themes

Following the initial observations and workshop outputs a set of 'What if...' vision themes emerged:

The Dick Institute Redevelopment

What if...

- We introduced a cafe into the Dick Institute with external seating?
- We created a Sculpture Park between the Dick Institute and Loanhead Primary School?

What if...

- We pedestrianised the parking around the Dick Institute?
- We created a flexible area for Public Performance, Art and Craft Markets?

Loanhead Primary School

What if...

- We utilised a section of the ground floor of the existing Loanhead Primary School and playground for an Arts & Crafts programme? This could be used for both the school and public use?

Kilmarnock Academy Redevelopment

What if...

- We demolish the existing school buildings on the adjacent site? There is potentially an opportunity to reinvent the Academy as a creative space for Artists with an external space for performance/ exhibitions?

Pedestrianised Green 'Spine'

What if...

- We reclaimed the land to create a public green route from the Dick Institute to the Performing Arts School forming a new development plot to the North, defining the edge to London Road?

What if...

- We reinforce the green routes to the town centre? With the route activated at key nodal points?

What if...

- We introduce traffic calming measures and enhance the pedestrian connection to the town centre from the south of the Palace Theatre? Whilst improving the entrance to the Theatre?

Redefining the Street Edge

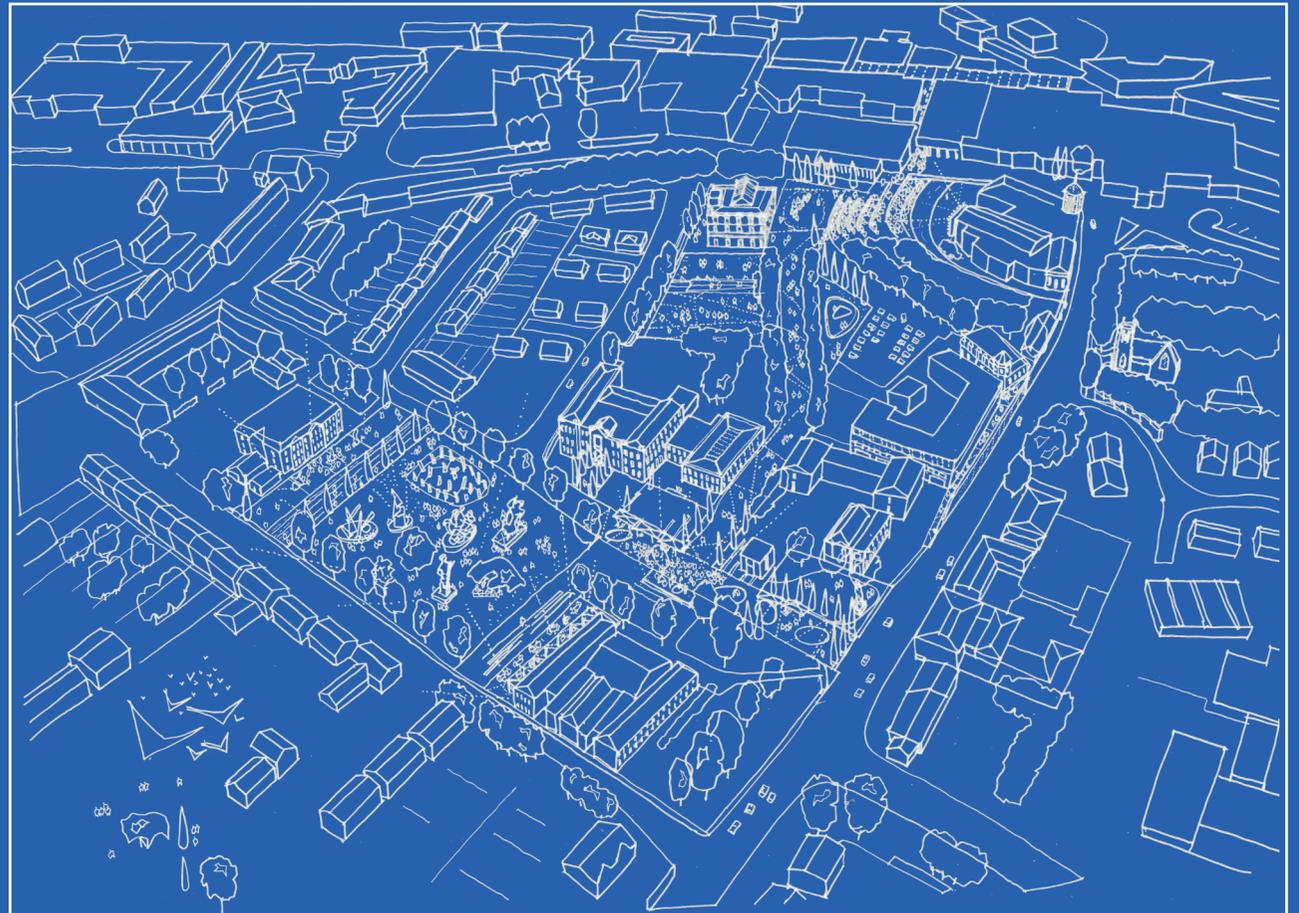
What if...

- We Redefine the edge to Sturrock Street? Through creating multi-storey car parking? Re-establishing a hard edge and enhancing the new route to the Town Centre?

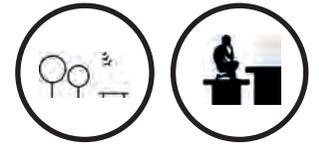


A : The Palace Theatre
B : Kilmarnock Academy
C : Loanhead Primary School
D : The Dick Institute
E : Former Technical School

3 \ Cultural Quarter Vision



3 \ Cultural Quarter Vision



Core Theme 1 : The Dick Institute Redevelopment

The Dick Institute Programme

The Dick Institute already has a significant cultural presence within Kilmarnock, however there is an opportunity to reinforce this, and substantially increase its profile and its future programme and use. Presently the Dick Institute operates as an island institution due to its location, being surrounded by roads and parking.

A key move in establishing cultural connections to and from the Dick Institute would be firstly to relocate the Southern edge parking and in doing so extending the Dick Institute out towards the green parkland. Introducing a café facility on the ground floor of the Dick Institute with a south facing external terrace area would activate and animate the Southern frontage back in towards the area noted as the 'Cultural Quarter'.

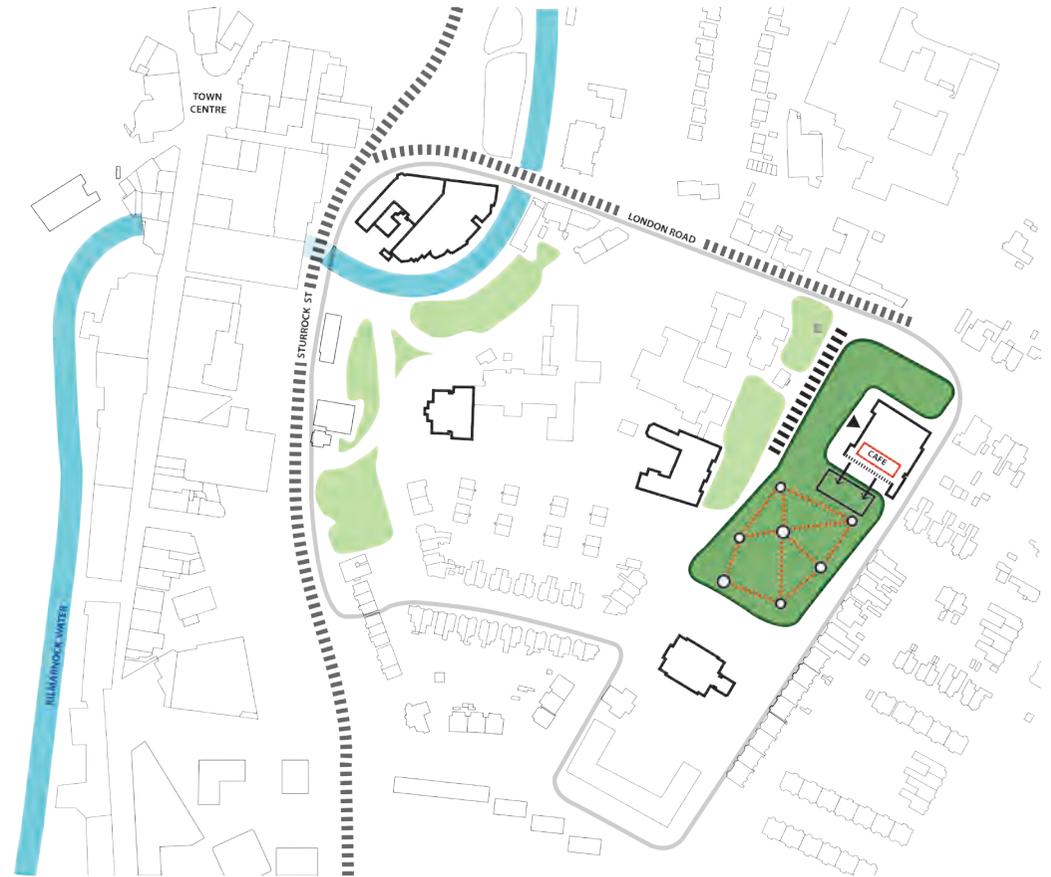
The proposed external cafe terrace to the Dick Institute, further expands the offering of the institute and provides direct interaction with the garden space and sculpture park. As part of an early dialogue with the EAC Conservation Team, the detailed design proposals would be required to carefully consider the choice of materials, the size of the terrace and the interface with the existing listed building.

The green grassland between the Dick Institute and Loanhead Primary School is presently underused due to the network of roads surrounding it. In the proposals to relocate the southern edge parking to the Dick Institute there is an opportunity to reinvent this area as a sculpture park for the public, giving it a greater cultural presence and purpose within the Cultural Quarter.

The Sculpture Park could accommodate a range of permanent and interchangeable sculptures related to the programme of the Dick Institute, as well as exhibiting sculptures from local artists.

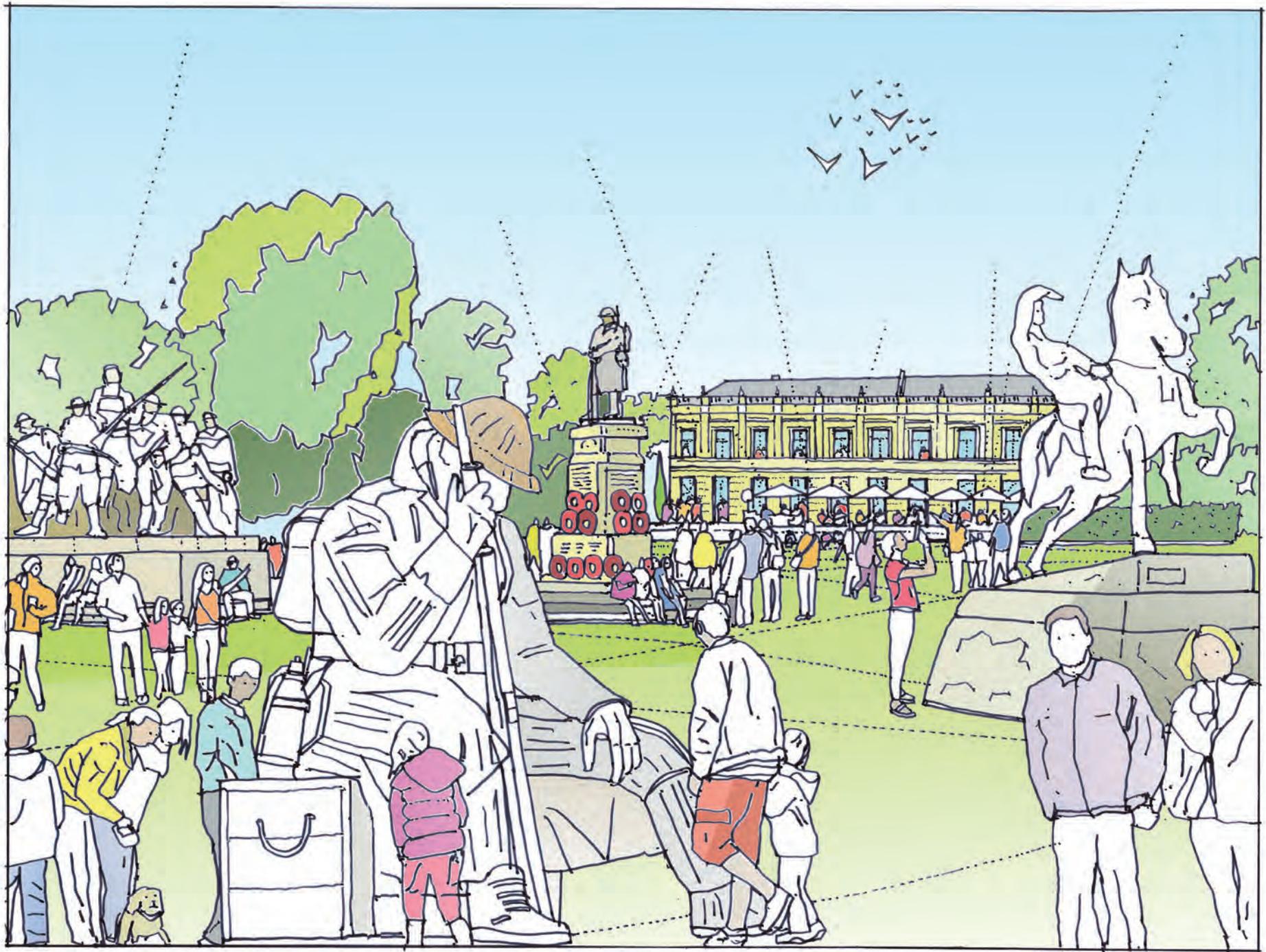
*Discussions with East Ayrshire Leisure Stakeholders confirmed that a café is planned within the Dick Institute (design by others) but that its specific location, design, layout and its possible impact on the listed building façade has not yet been determined.

*Discussions with East Ayrshire Leisure Stakeholders confirmed that a Sculpture Park concept is already in development (design by others) although its design, layout and content remains undecided.



Bottom left:
Kensington Palace
Orangery, Flickr

Bottom Right:
World War One
soldier, Photography
- Ceri Aakes



Aspiration Sketch :The Dick Institute Redevelopment Sculptural Park

Theme 1: The Dick Institute Redevelopment

Summary Recommendations

- A. Create inside/outside space for the Dick Institute with café
- B. Sculpture park in green space between Dick Institute and Loanhead Primary to be designed and implemented.
- C. Connective space to Loanhead Primary incorporating cultural learning to be subject of a detailed study.

A: Supporting Observations

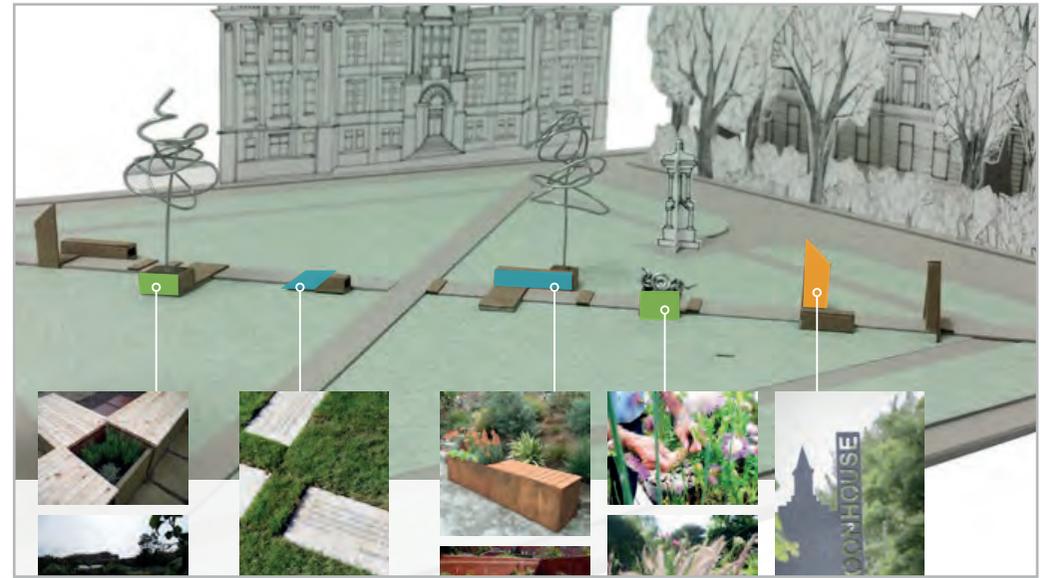
- Idea of café very important in Dick Institute
- For use by mixed groups from children visiting library to visitors to museum
- Nice in good weather to sit outside
- Possibly be glazed to enjoy sculpture park in poor weather
- Used at night to create vibrancy
- Temporary /moveable seating OR seating formed in landscape
- Glass extension possibly to side of building would be nice – glazed/open to landscape like The Burrell Collection

B: Supporting Observations

- Area well-used by dog walkers and children playing – recreational space
- Can recreation co-exist with culture?
- Under-used culturally – people who work for Council should live in Kilmarnock
- WW1 art project due to be installed – developed with children of Loanhead Primary – how much space will this take? Is it permanent?
- War not an acceptable subject for art – should be different theme
- Vandalism is a problem – can this be offset by vibrancy, good design, ownership and civic pride?
- Sculptures within the town are well-loved and respected
- Night-time culture important

C: Supporting Observations

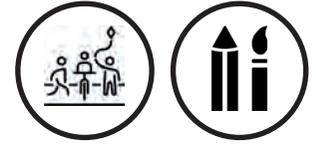
- Difficult relationship between security and safety of children with openness and shared space
- School needs a garden space
- Library garden themed on children's books
- Reading garden – peaceful space to go to within town centre
- Green space? Or hard landscaping? Horticultural?
- War memorial – plant poppies, WW1 benches – western road



Left:
'The swimmer', Shona Kinloch

Top Right:
WWI Commemorative Memorial Artwork, Pidgin Perfect and Jackie Kay

Bottom Right:
The Burrell Collection, Glasgow



Core Theme 2: Loanhead Primary School Arts Programme

Loanhead Primary School

Loanhead Primary School is a much-loved building but its internal spaces are currently underutilised. The School has a clear and defined boundary; however, a considerable section of the playground fronts the 'Sculpture Park' presenting the opportunity to create a direct link between the 'Sculpture Park' and the existing school building.

A section of the ground floor of the existing school building could be used to facilitate an 'Arts and Crafts' programme, for both the school and public use. This would create an active and exciting frontage to the northern edge of the school whilst acting as a bookend building for the park, promoting Early Years artistic creativity in the process.

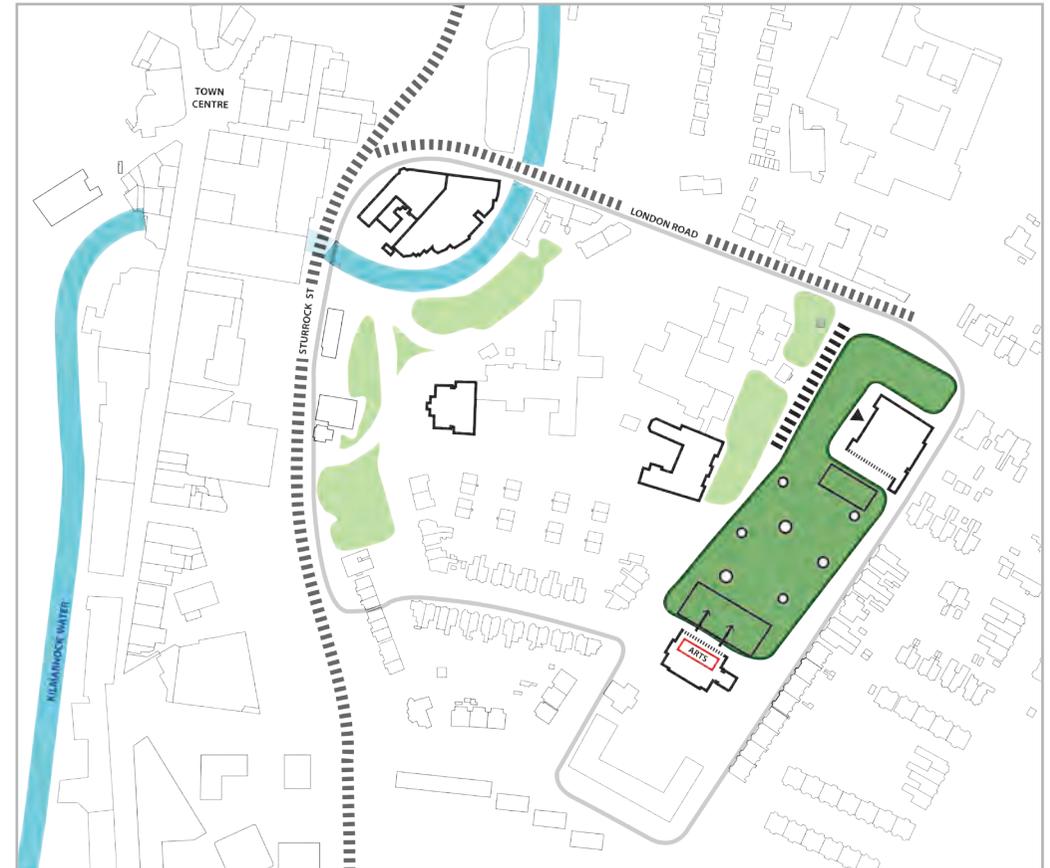
*Discussions with East Ayrshire Education Department confirmed the under-utilisation of space within Loanhead Primary School and that it was not a school planned for future relocation. Complementary use such as mother & toddler groups and a young persons creative education centre would be strongly welcomed.

Arts & Crafts Programme

In forming direct links between the existing school building and the 'Sculpture Park' there is an argument that the school should have a significant role in the future development of the park. There are opportunities to make educational connections at a number of local and regional levels where the Park and its relationship to the Dick Institute become a focus for the further development of a creatively driven curriculum.

The co-location of a new 'Arts' focused learning space within the Loanhead Primary School, and the opportunities for the Dick Institute highlighted in theme 1 creates the potential for a persuasive 'Arts For All Ages' initiative. This could form a central part of wider cultural festivals including those based at other East Ayrshire venues. A seasonal 'Cultural Calendar' would assess the use, viability and sustainability of this option.

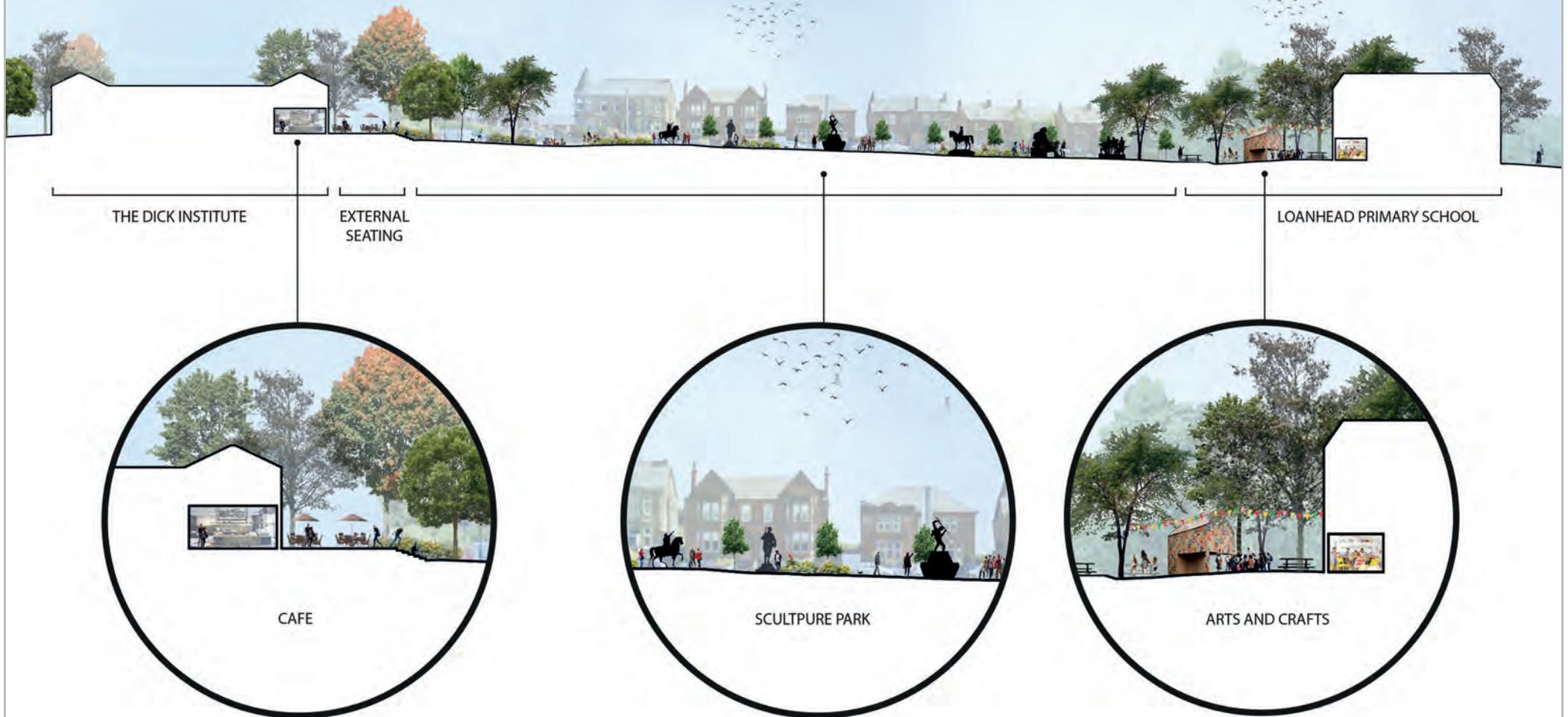
*Discussions with East Ayrshire Leisure Stakeholders confirm that the Dick Institute extended opening hours would be entirely dependant on increased revenue and yearly budget derived from an expanded Cultural Programme for the whole area (see p35) to balance increased staffing and energy costs.



Bottom left: Playscapes, Archikidz

Bottom Right: Ecology of Colour, studio-weave, Photography Jim Stephenson

“ Open and engaging public sculpture park, bookended with active and connecting frontages to the Dick Institute and Loanhead Primary School.”



Aspiration Sketch : Loanhead Primary School and the Dick Institute Connection

Theme 2: Loanhead Primary School Arts Programme

Summary Recommendations

- A. Improve outside learning – shared space/shared vision as part of detailed brief.
- B. Promote children’s Arts and learning through development of a Cultural Programme initiative.
- C. EAC to consider expanded opening hours of Dick Institute
- D. Implement a management programme to allow and encourage Mothers/toddlers groups to use this facility

A: Supporting Observations

- Creates an opportunity to improve outside learning and creative opportunities for the Dick Institute and Schools
- Requires coordination of opening hours with schools and public requirements
- A shared space of shared visions

B: Supporting Observations

- Pop up youth gallery
- Creates opportunity to get young people interested and involved

C: Supporting Observations

- Is this to be a driver of footfall to the Dick Institute
- Is library still well used?
- Could this be a driver for library?
- Difficult relationship between security and safety of children with openness and shared space
- Opening hours of the Dick Institute does not work well

D: Supporting Observations

- Some library functions like mother & toddler could be at a/crafts centre
- School gardens



Left:
Ecology of Colour, studio weave

Top Right:
Outdoor learning, Project Learning Tree

Bottom Right:
The underpass at Kilmarnock Rail Station, WAVEparticle



Core Theme 3 : Flexible Public Plaza

Pedestrianisation

The area directly in front of the Dick Institute's entrance gardens is currently underutilised. As a blocked off road with no connection to London Road, it is merely a static car park location when it could be used to create a multi-purpose shared and hard-landscaped public realm aimed at public outdoor events; Public performances, spoken-word and 'Live Literature' events, arts and crafts markets etc. By considering opening the link to London Road, and more importantly managing its vehicular use, this space could contribute so much more to the growing profile of the Dick Institute, and also in providing a gathering space focus, or heart, for the Cultural Quarter.

markets and book readings, and artistic performances.

The impact on car parking provision by removing spaces from the front of the Dick Institute would be mitigated locally by the addition of a new parking area on the site of the former Kilmarnock Academy (see Core Theme 5), and mitigated more widely by a longer term Town Centre Car Parking Strategy (see Core Theme 8.)

*Discussions with East Ayrshire Roads Department Stakeholders suggests that a whole town car parking strategy (see Core Theme 8) would address the necessary redistribution of spaces needed to provide the pedestrian-focused ambitions of this study, but without removing the practical need for service and disabled access.

*Discussions with East Ayrshire Council Stakeholders confirmed that EAC had acquired the former Labour Club site and were looking at viable options for it.

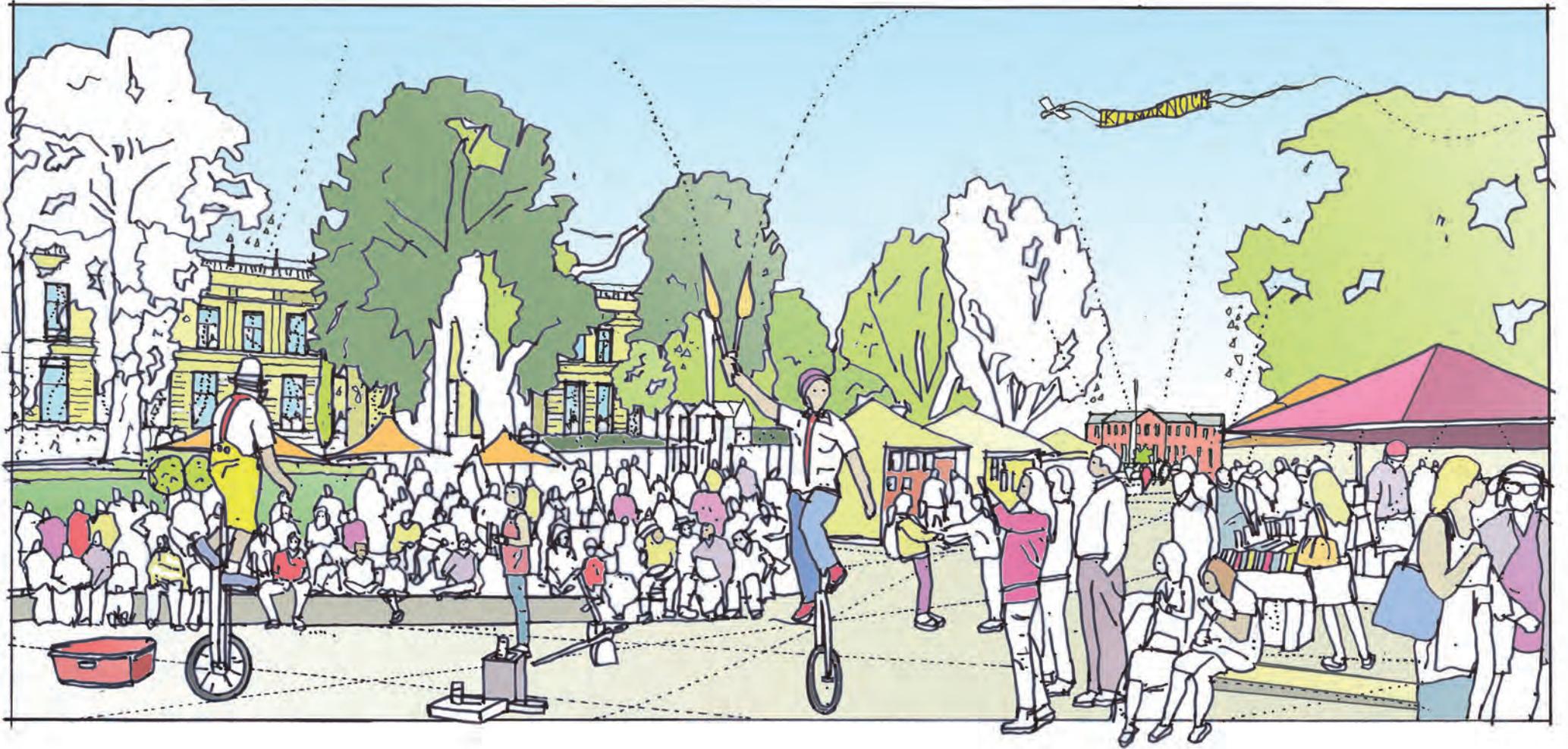
Public Performance Space

The current car parking provision surrounding the Dick Institute creates a disconnect, forming an island museum. To reconnect the cultural assets, we propose the area in front of the Dick Institute to become a hard-landscaped public performance space. The design would need to be flexible enough to allow for different functions to take place i.e. book markets, craft



Bottom Left: Jewish Culture Festival Pavilion, Budcud

Bottom Right: 'The Story Pod', Ontario, Canada



Aspiration Sketch : Flexible Public Plaza adjacent to the Dick Institute

Theme 3: Flexible Public Plaza

Summary Recommendations

- A. Create an action plan for coach/car parking and infrastructure to enable the best use of the existing space
- B. Create temporary covered area outside Dick Institute
- C. Develop a way finding plan for a connected public realm around the Dick Institute.
- D. Address the flexible, Event - related need for supporting public Facilities

A: Supporting Observations

- Car Parking is a requirement - The distance from Sturrock Street is too far. The needs of the public making the journey to the Dick Institute need to be considered also.
- Could there be limited parking, dedicated parking or a shuttle bus put in place.
- If parking and mobility is a problem for people to get from one place to another i.e. town centre to Dick Institute why not look at environmentally friendly transport i.e. modern rickshaws instead of buses/shuttles could be an interesting tourist attraction as well
- Connecting Dick Institute/Cultural Quarter to town centre is essential with quality and able access through Sturrock Street into King Street – superb idea. Remove all cars from town centre

B: Supporting Observations

- Can the proposal include a covered addition to the external plaza (St Andrews Square, the national galleries in Edinburgh as an example of multi-use space)?

C: Supporting Observations

- Pedestrianisation of the area is a great idea if it is done well.
- Trails leading you to the Dick Institute needs to be put in place.
- Lighting improvements to this area to make the Dick Institute stand out.

D: Supporting Observations

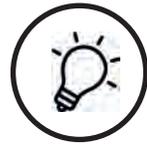
- The addition of a bandstand to the area (The success of Kelvingrove Bandstand as an example?)
- This could be a quick win project on a limited budget! Introducing book markets and extend the Dick Institute outside.
- There are many societies e.g. Loudoun Musical Society, Kilmarnock Operatic Choral Union, Bands etc. who would benefit from rehearsal and storage facilities. If it was shared it might be useful. Performance area for all.
- Quick win? (In Cultural Quarter) Event like Kilmarnock Festival that eliminates parking in the proposed cultural quarter (or for blue badge holders only) for a cultural weekend? Tests out area/people's responses and generate more ideas



Left:
Kelvingrove Bandstand, Glasgow

Top Right:
St. Andrews Square, Edinburgh

Bottom Right:
Halloween Spooky Trail, Celebrate Kilmarnock



Core Theme 4: Kilmarnock Academy Redevelopment

The former Kilmarnock Academy

The original Kilmarnock Academy building has the potential to become a metaphor for the town's creative reinvention. It is a key landmark in the town; one of its most visible buildings and can be seen from several important vantage points. Given the significant achievements of its lauded and famous alumni, there is an understandable desire for it to remain in some form of public ownership.

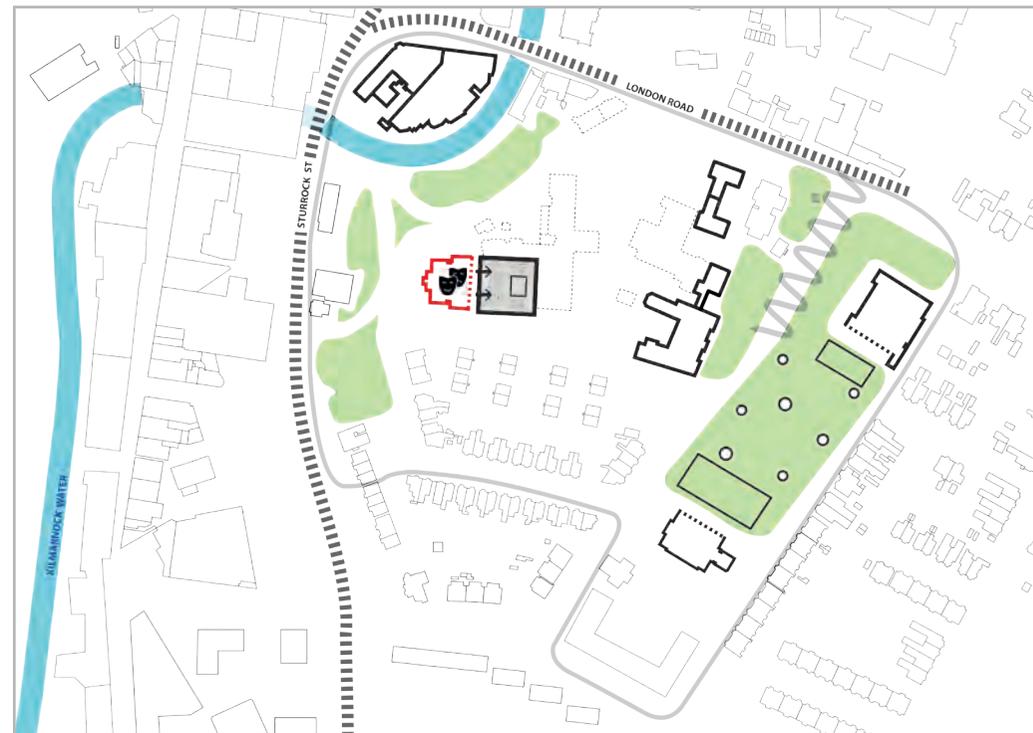
The existing old school building provides the opportunity for a flexible and multi-faceted shell for several creative activities to be provided. If some of the land surrounding the Victorian school building was also reclaimed and external amphitheatre bordering a new 'green spine' could be created. This along with the proposals for the Dick Institute, the car parking and land adjacent to it could be a catalyst for a new evening/night-time economy offer in Kilmarnock town centre.

Creative Studios

The existing school building could be used to provide good quality, affordable studio space for artists to carry out their work in a context where public interface is actively encouraged and promoted.

A 'Cultural Calendar' of annual events for the Quarter also affords opportunities for Artists to sell their products at craft markets and festive events.

(A suggested Yearly 'Cultural Calendar' has been outlined on the adjacent page.)



Bottom Left:
Federation Square,
Melbourne, Atelier
One



Bottom Right:
'Public realm in
Vauxhall', Erect
Architecture

CULTURAL CALENDAR



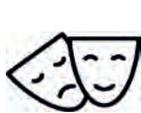
A suggested yearly programme for the Kilmarnock Cultural Quarter

FLOWER MARKET + WILD FLOWER WALKS -

"Walk around the grounds and enjoy the variety of wild and cultivated flowers growing in The Cultural Quarter's designed landscape. Hear plantlore stories and enjoy their beauty on this guided walk."

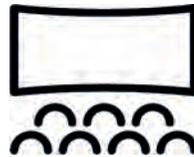


POP UP THEATRE



OPEN AIR CINEMA -

"Head over to the Cinema Club Festival this summer for the chance to watch cult classics, comedies and more in the Kilmarnock sunshine with a beer in hand."



ARTS + CRAFTS FAIR-

"Over the month of October the work of some of Kilmarnock's best crafters will be showcased in the Kilmarnock Academy. Come along and enjoy a leisurely afternoon browsing a host of stalls in the relaxed surroundings of the Cultural Quarter."



ICE SKATING RINK



BURNS NIGHT -

"A traditional Burns supper is an evening event that celebrates Robert Burns' life and work. Celebrating Burns Night with Haggis, Whisky and poetry readings."

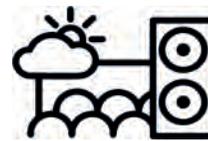


SPRING

SUMMER

AUTUMN

WINTER



FILM FESTIVAL -

"During the craziest of years, movies have provided a constant source of comfort and joy. We launch the Kilmarnock Film Festival programme right in the heart of a thrilling awards season."

BOOK FESTIVAL -

"Book Festival, for both adult and Childrens programmes. Incorporating workshops, storytelling, author events and book signings."

KILMARNOCK FRINGE-

"Kilmarnock 'Fringe' offers an eclectic mix of music for the whole family with live music throughout the streets, shops and pubs of Kilmarnock. The weekend will well and truly put the town on the map."

SCOTTISH STORY TELLING FESTIVAL -

"The traditional art of storytelling is more vital than ever in connecting people worldwide, across cultures, places and generations. The Dick Institute will host a series of events over the course of a week, including performance, workshops, talks and children's events."

WINTER GARDENS

LIGHT SHOW -

"Annual Festival transforming the historic buildings into stunning works of art. A range of artists use light to let you experience the town in a completely different way. You can take in huge spectacles like the illumination of the Dick Institute."

* An illustrative Culture Programme for Kilmarnock Cultural Quarter, detailing a comprehensive yearly programme to engage the wider public and promote the Cultural Quarter assets.

Theme 4: Kilmarnock Academy Redevelopment

Summary Recommendations

A. Develop a detailed proposal for the listed Kilmarnock Academy Building to be reinvented as a creative space
B. Programme - Develop a viable and sustainable Cultural calendar of events to support the new creative space.
C. Demolish existing 1970's Kilmarnock Academy buildings following the schools relocation to its new campus at the former James Hamilton Academy site. Reclaim part of the former playground for residential development.

A: Supporting Observations

- Creative reinvention of the Kilmarnock is a great idea and a real asset to the community.
- Engage local creatives for their feedback on what is needed (Utopia)
- The Academy is crying out for display space – creative space in its widest sense
- Academy could be used to house the National Galleries display – huge building
- Camera Obscura at the top of the Academy building
- Cheap affordable artist's studio
- Purpose for Kilmarnock Academy – WASPS studios?

B: Supporting Observations

- Creative space – schools, kids, local groups – all generations. If it is created, it must be used. A programme of events must be established.
- Attractive but it's about got to be about people and the activities organised to bring people in . We need to get people talking about it.
- Something for everyone
- Cultural heritage – people coming together to discuss how we bring Kilmarnock to our venues

C: Supporting Observations

- Behind the Palace Theatre could be a walk – clear out what is existing and reinstate the green park which once existed.
- The improvement to the Academy Stairs would be an easy win.
- Connectivity + Dean Park, river route intro and through town
- Blur the boundaries between the 'island' buildings.
- Umbrella Street – something different – try something different, creative use of colour



Left:
Streets of Aguada, Sextafeira Produgues

Top Right:
Camera Obscura, Edinburgh

Bottom Right:
Painter Audrey Grant, WASPS Studios



Core Theme 5: Pedestrianised Green 'Spine'

Pedestrian Green 'Spine'

The principal benefit in removing the physical constraints and boundaries that surround the five main buildings in the study area will be the opportunity to promote a highly accessible public realm experience which connects them. This could be imagined as a green 'spine' running from the front of the Dick Institute past the northern edge of the former Kilmarnock Technical College and up to the perimeter of the old Kilmarnock Academy.

Stepped Landscaping

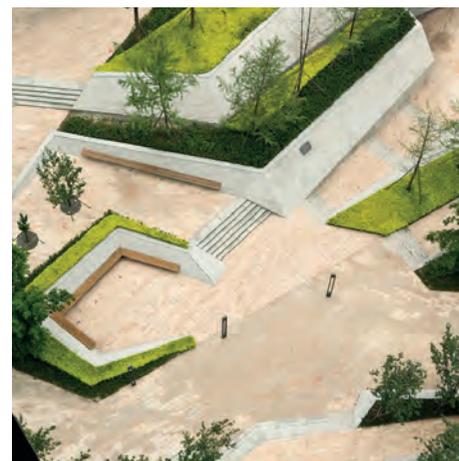
The demolition of the newer parts of the Kilmarnock Academy school could offer a series of plateaus which would enrich a gently sloping and varied public prioritised space. This space – like many urban landscape spaces - is for access, activity, lingering, contemplating, people-watching; essentially to provide a creative and stimulating outdoor experience where people want to be.

Although there will be a focus on promoting this area as a pedestrianised route there has been provision made to provide car parking for the displaced spaces outside the Dick Institute and further parking for the Cultural Quarter as a whole.

Defining an Edge to London Road

With the newer school building structures removed and the playground made redundant by the relocation of the school itself, the opportunity exists to create a defined built edge to London Road and realise land value to fund other parts of the project's recommendations. A residential use would refer to the original development of London Road as a principally domestic artery, as well as introducing a life and activity to the area like the regeneration of the former Technical College building.

The recreation and reinstatement of 'Jock Tamson's House' on its original footprint, as part of a new residential component, should be considered. A celebration of the original heritage should include the house in a new Heritage trail that centres on the Cultural Quarter.



Bottom Left:
'Fantasia Mixed-Use Landscape',
Public Landscape

Bottom Right:
The Halo Urban
Park aspiration,
Keppie Design



Aspiration Sketch: Aerial Overview

Theme 5: Pedestrianised Green 'Spine'

Summary Recommendations

- A. Develop a brief for a connected, accessible, landscaped public corridor, connecting the front of the Dick Institute with a new creative space in the former listed Kilmarnock Academy building.
- B. As part of this brief promote and encourage spaces for performance and public interaction
- C. Create a brief for a landscaped trail connecting the wider network of parkland and green spaces with the town centre.

A: Supporting Observations

- Clean lines of sight from one building to the next. Way-finding measures and culture routes would help to emphasize these sight lines.
- Lighting projects – could these form pedestrian routes? Lighting shows?
- The Palace Theatre could be better lit up to establish its presence on the corner.

B: Supporting Observations

- Utilising back ends of buildings for displays, murals? Could be youth led?
 - Labour club area – tidy up.
 - Measures in place to allow people to feel safe. Through lighting? Evening events and economy could help?
 - Add colour to railings to make area more appealing and colourful for the public. Areas should be welcoming.
 - Green space more suitable for hosting a future festival – like Merchant City or West End festival in Glasgow.
 - Community garden – involving seasoned gardeners helping to teach non-gardeners – sharing skills
 - Think Tivoli Gardens, Copenhagen.
- A whole – things complement each other, arts, crafts etc. Could be funfair, eating/drinking places – more than just café by Dick Institute, things for families. Need a Kilmarnock slogan

C: Supporting Observations

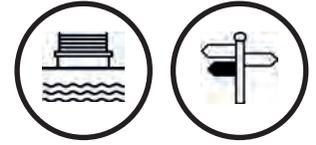
- The green spine should extend out further, branch off to different areas. This could provide opportunities to sit adjacent to the water.
 - Tourism – Bringing community together. Perhaps a tourist information centre that could inform people of Culture routes and nature trails.
 - Cycle routes linking in to the trails and further afield.
 - London Road/Braeside Street – Robert Burns friend Tam Samson lived here, presently perimeter wall of Academy, plaque marks the house. Could this type of house with some sort of Burns/ Samson theme be instated here?
- Braeside St originally Greenfoot one of the original streets in Kilmarnock



Left:
Merchant City Festival , Glasgow

Top Right:
Tivoli Gardens, Copenhagen

Bottom Right:
Greyfriar's Community Garden, Merchant city, Glasgow



Core Theme 6: Extension of Green 'Spine'

Reinforce existing green routes

The existing greenery within the Cultural Quarter acts as a branched extension of the pedestrianised green spine. Way-finding and lighting improvements along these routes would encourage people to filter down them, into the town centre. Key 'nodal points' of activity could be established along these routes to engage with pedestrians and extend the Cultural Quarter offerings.

Key nodal points

The existing routes down from the Kilmarnock Academy listed building frontage are currently well-used but concealed by overgrown foliage and badly lit. But they do offer an alternative and potentially interesting direct access to the edge of the town centre at Sturrock Street, punctuated by key nodal points.

Outdoor Cinema/ Gate Way to Culture Quarter

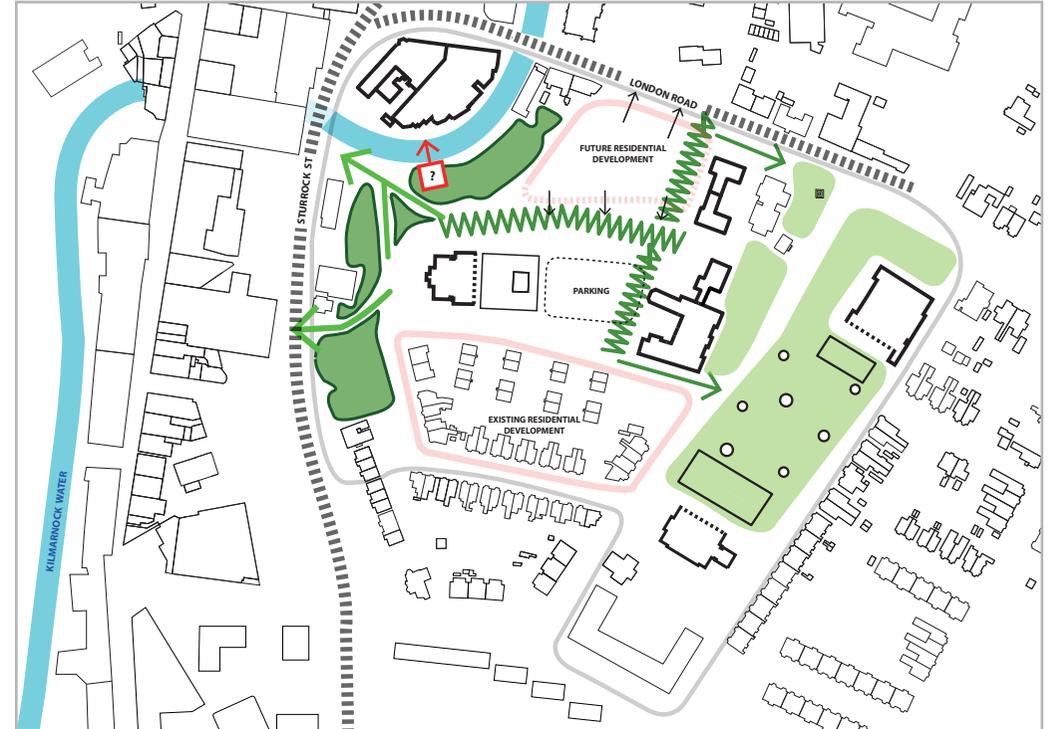
One of these nodal points exists at the location of the former Labour Club building, which is now a vacant site platform overlooking the river. As a potential gateway from the town to

the Culture Quarter, we can see the potential for an open air civic space that might occasionally use the rear of the Palace Theatre building as a backdrop for outdoor cinema in good weather.

Pedestrian Connections

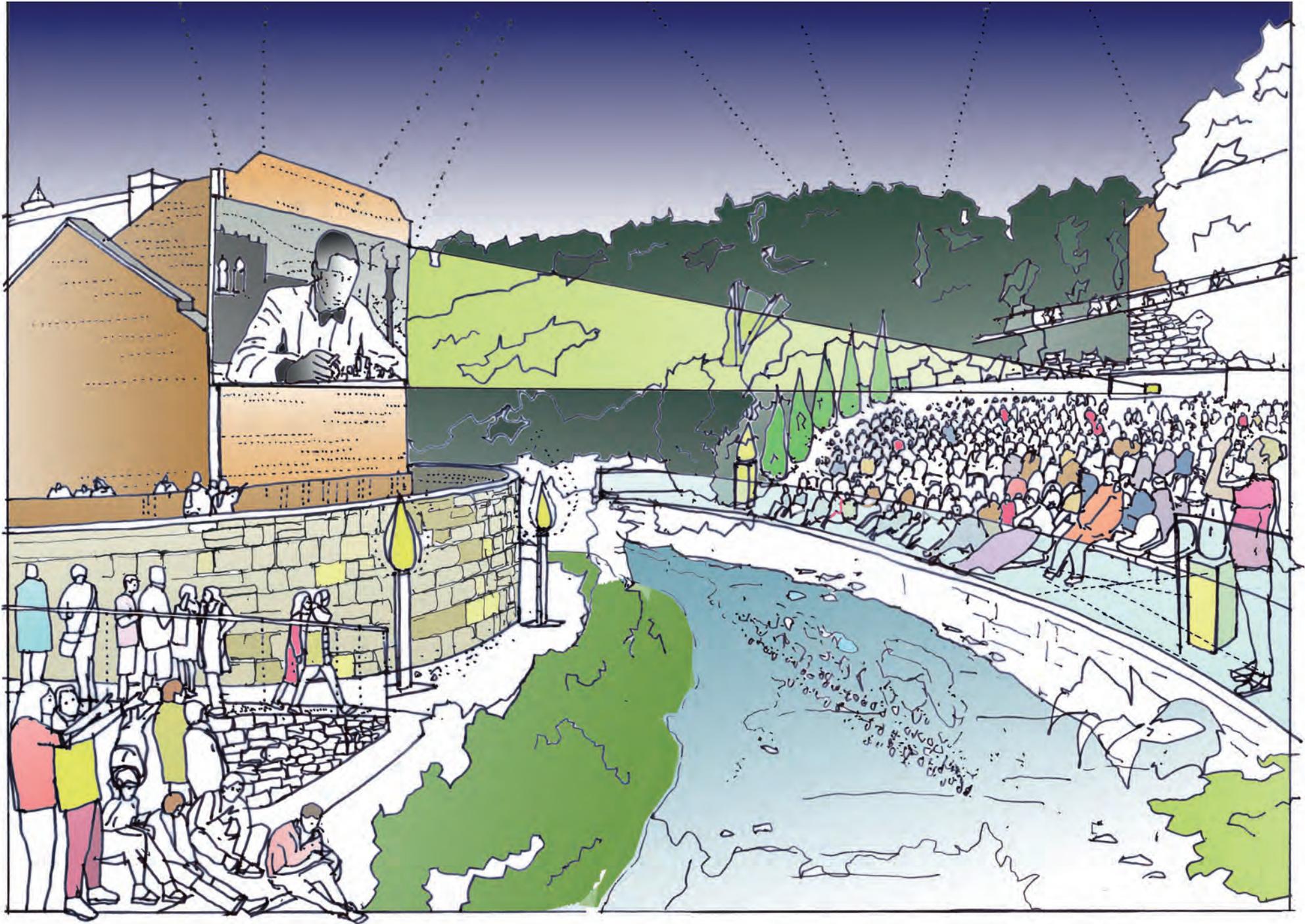
An ambition of the study is to promote ways in which the public connections into the town centre can be strengthened and improved making the eastern part of the town – and the Cultural Quarter especially – more accessible and attached. From a pedestrian perspective, the town centre is largely isolated due to the divide caused by the one-way system.

Current access from the London Road area is either across the busy three-way junction into the bus terminus, or via the adjacent underpass into the Burns Mall Shopping Centre. From the new Culture Quarter, existing routes down to the Sturrock Street edge offer the potential for a new public realm and enhanced connections to King Street.



Bottom Left:
'Cineorama'
Erika Hock

Bottom Right:
Temple Bar,
Dublin



Extension of the 'Green Spine': Outdoor Cinema



Core Theme 7: Connectivity with the Town Centre

Underpass / New road crossing

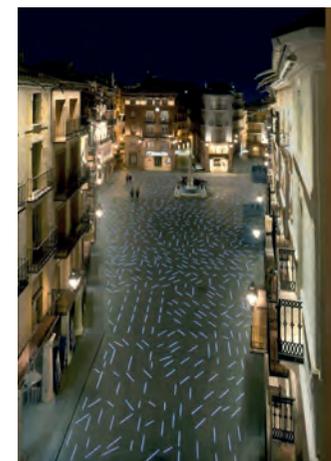
The existing underpass has been regularly highlighted by the various stakeholder groups as a problem area. Stakeholders felt it was often intimidating, unsafe (especially at night) and a negative way to connect the town centre with buildings such as the Palace Theatre and the Grand Hall. This study proposes to retain the route into the Burns Mall but to remove the negative public realm requirements (high walls, long ramps and metal barriers) of the underpass especially on the Palace Theatre side.

Discussions with New River Retail – owners and operators of the Burns Mall – indicated that the footfall is largely drawn from the bus station and The Cross. Providing an alternative route at the existing surface crossing to the bus station would not be to the detriment of the retailers. If there is an alternative route, we could also remove the ramps, barriers and steps and the protective wall associated with it, making the public realm around the Palace and the Grand Hall entrances much wider and more attractive.

A New Public Colonnade

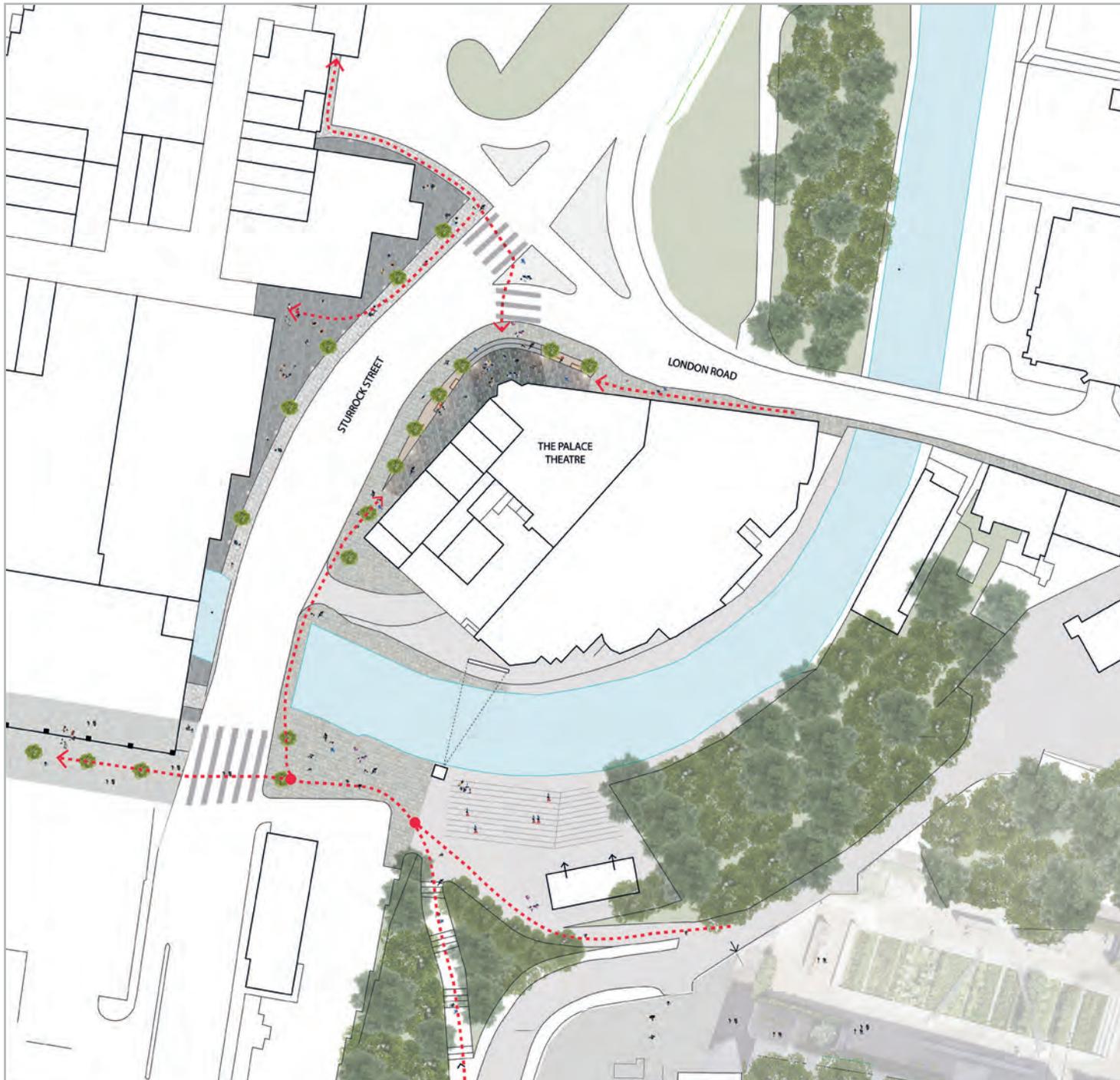
A new road crossing could be proposed adjacent to the rear of the vacant former British Home Store (BHS). This crossing would be traffic-light operated on the same sequence as those that currently exist at the three-way junction on the corner of the Palace Theatre. With a new crossing connected to existing routes and nodal points which lead to the new Cultural Quarter via the frontage of the Kilmarnock Academy building, an opportunity exists to open the ground level of the former BHS store and extend the stores visibility along a currently blank edge adjacent to the existing car park. If this was done by introducing a covered colonnade at ground level, it would widen this route and potentially increase future mixed retail interest from smaller units on its edge.

Of course, the challenges facing the town centre would suggest that less retail, rather than more is the ultimate ambition. It's already evident that the town centre needs to compress to some extent, but a mix of this, and of redrawing the town centre boundaries to focus more on The Cross/King Street/Bank Street Quarter – and the promotion of mixed uses and particularly residential - would certainly assist in its future longer term sustainability and vibrancy.

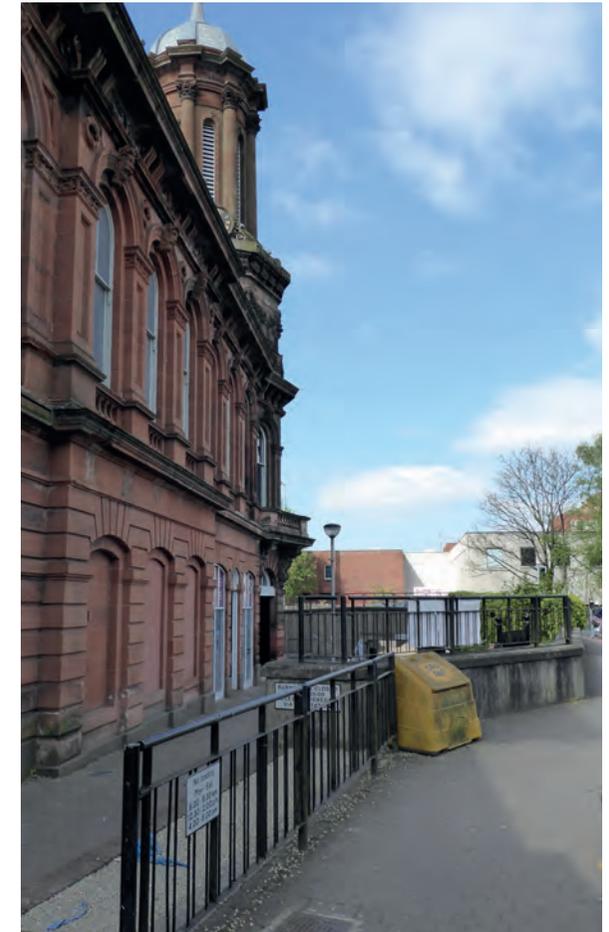


Bottom Left:
'Assembly Row'
by Copley Wolff
Design Group

Bottom Right:
Plaza del Torico,
Spain, b720 Archi-
tects



Aspiration Sketch Plan: Palace Theatre Public Realm



The adjacent sketch plan proposals consider; improvements to the public realm, improvements to the entrance of the Palace Theatre, and improvements to the access of the shopping mall (which could include the possible closure of the existing underpass and improved access to the mall from Sturrock Street.)

These suggestions would require careful consideration and discussion with the Palace Theatre, the owners of the mall and EAC Roads.

Core Theme 6 + Core Theme 7: Connectivity with the Town Centre

Summary Recommendations

- A. Future implementation brief to support and reinforce the conclusions of the Town Centre Improvement Plan by TGP
- B. Clarify preferred connection points to the town centre in parallel with Town Centre Improvement Plan.
- C. Develop a consistent vision design guide for street furniture, street lighting and all public realm materials. Including proposals for implementation and Maintenance.

A: Supporting Observations

- Haircut required to green route to allow views of Kilmarnock Academy
- Make more of the river – it is an asset to Kilmarnock.
- Priority needs to be given in creating routes and views towards the cultural Quarter from the town centre.
- Better visual aesthetic
- Get our river noticed. Creative use of colour, paint and art (Camille Walala as an example)
- Add colour to the river side buildings and if you create a cultural centre could international artists be invited to spend time looking here – Dumfries house is doing something similar

B: Supporting Observations

- Quick/short cut route/no traffic
- Signage from train station to bus station and how long it would take to walk/cycle
- Cycle routes around and into town
- Town needs to be more accessible to people from larger towns e.g. Glasgow
- One way system disadvantage
- Small walk to railway station positive
- One way system and underpass must go!
- Fix the underpass, challenge perception of the town
- Make it more colourful and street café look
- Subway to Burns Mall – clean up area between subway and mall, put a canopy over it and clear it of plants etc so it's an extension to the mall
- Could the green space across from the bus station also be incorporated as a link into town – a bridge from the top car park?

C: Supporting Observations

- The area currently looks unloved and is in desperate need of some tlc. This would be a quick win!
- Enhance sustainability of Palace Theatre and Dick Institute – avoid duplication
- Transformation of the back-end of buildings
- Clean up Burlington besties area
- Make much more of the River!
- Better street furniture
- Better more cohesive car parking
- Interpretation of the various statues in town would be a welcome addition.



Left:
Wall Art, Mural on Glasgow building Photograph,
Katie Matthews/ Wandertooth

Top Right:
Wall Murals, Camille Walala

Bottom Right:
Canal side public plaza, Aarhus, Denmark



Core Theme 8: Redefining the Street Edge

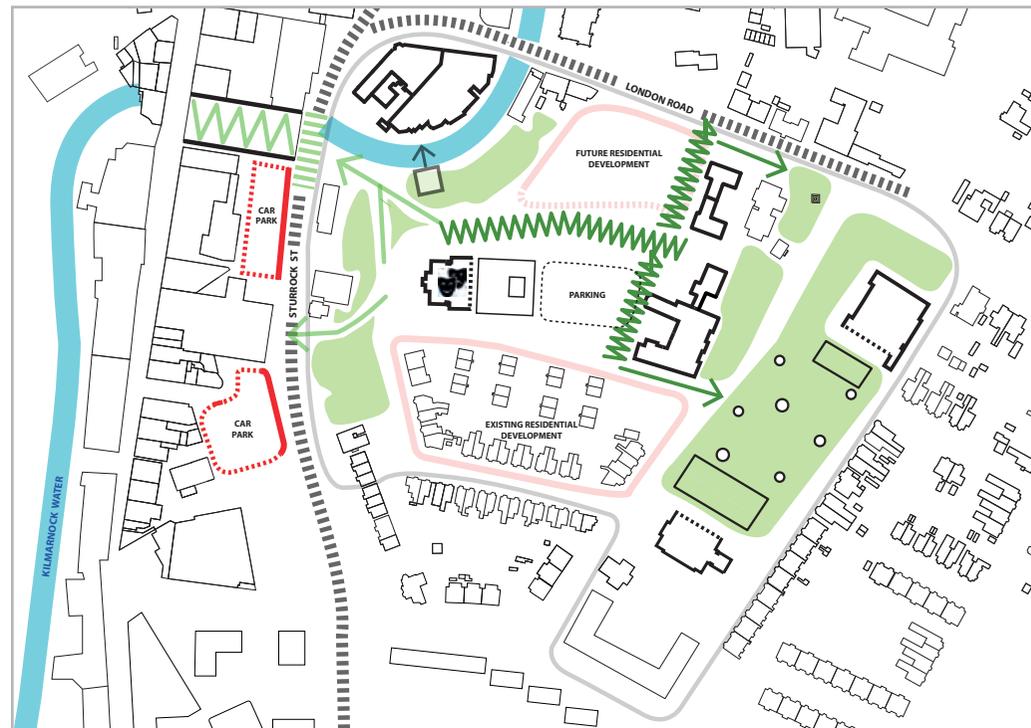
Car Parking

As a further future consideration, the current 'parking lots' along Sturrock Street are working against the desired definition of a street edge. The introduction of the one-way system in the 70s, and the implied shift in priority of vehicles over people that such road systems were based on, has left a legacy of a town centre which doesn't address its principal eastern edges.

A recurrent theme of this study is the breaking down of a built context which has become a series of islands; the town centre is perhaps the biggest of these. Its permeability and connectedness is compromised by the one-way system and the resultant location of surface parking and service yards.

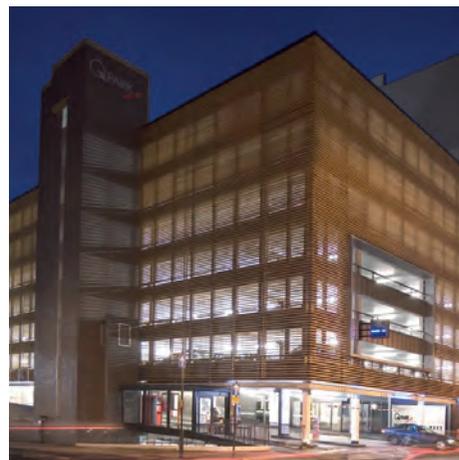
In accepting that the reversal of a one-way transport system is a major long term undertaking with marginal benefits, the study accepts the one-way system remaining but suggests that new parking structures are built over the existing surfaces to reinstate the urban edge, and provide a more sustainable parking provision that takes some pressure off the Bank Street Quarter, and serves the town centre and the new Cultural Quarter equally.

*In discussions with East Ayrshire Council Stakeholders, it was recommended that the former Conservative Club building on Sturrock Street also be considered for refurbishment as part of the KCQ Vision to provide additional office space for the Dick Institute.



The 'Redefining the Street Edge' theme did not form part of the discussions at the wider consultation event, as we acknowledged that this theme in particular would be categorised as a longer term recommendation.

This theme is part of a wider infrastructural issue in the town centre and therefore would be subject to further investigation and discussions with the EAC Transport Department.



Photograph.
Bottom Left:
Waterloo Car park,
Glasgow,
mh1architecten

Bottom Right:
Copenhagen
hospital car park,
3XN

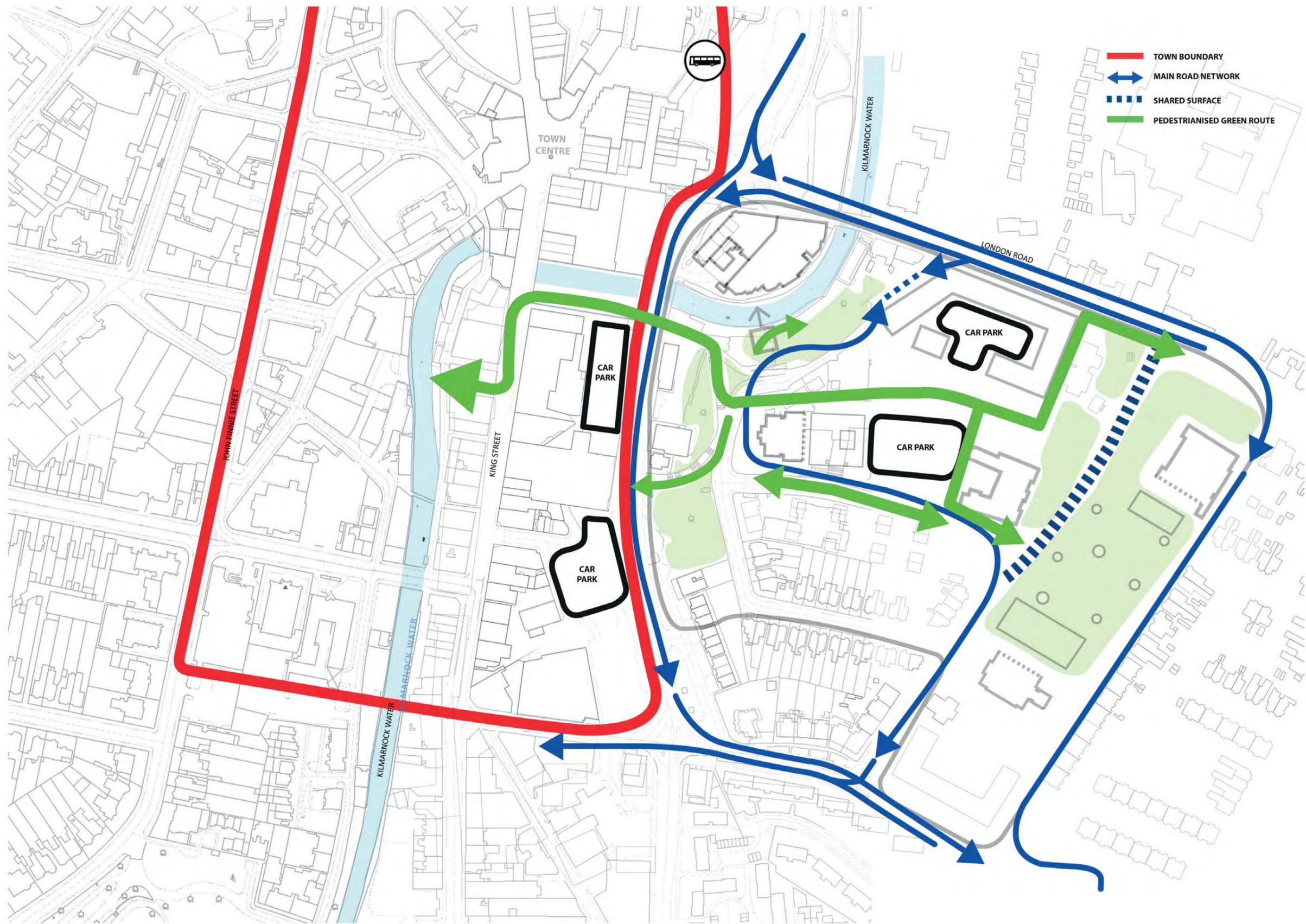
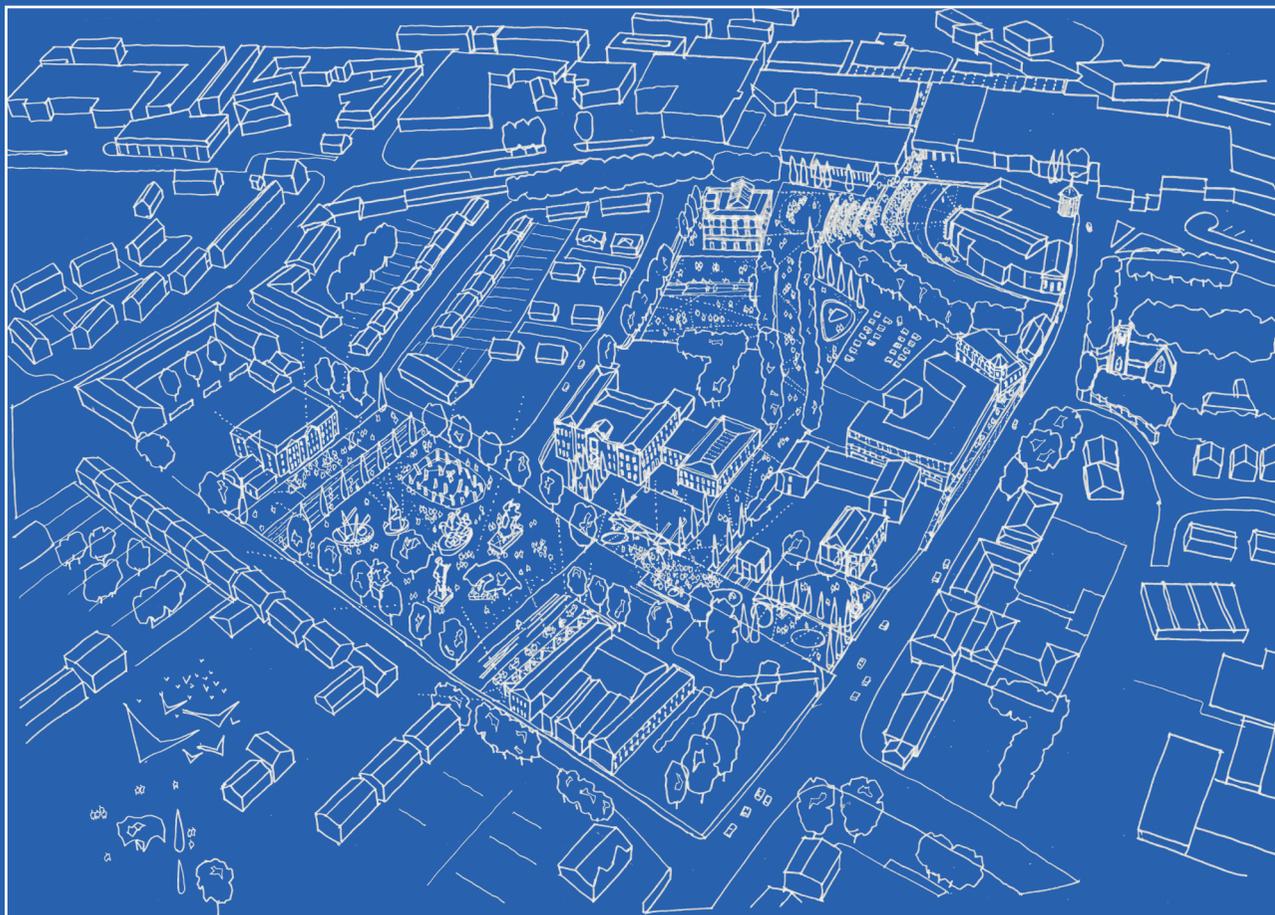


Diagram indicating the New Town Centre Boundary line, Major Road Network and Public Connections.

4 \ Indicative Costs



4 \ Indicative Costs

QS Cost Report



**East Ayrshire Council
Kilmarnock Cultural Quarter
Kilmarnock**

Feasibility Cost

**East Ayrshire Council
Kilmarnock Cultural Quarter
Kilmarnock**

7061

4th September 2017

Notes

This Feasibility Cost has been prepared on the basis of "high level" allowances which are designed to generate "order of magnitude" costs for general scope of work concepts described

A high quality finish has generally been allowed throughout to align with the Architectural imagery included within the Report.

If it is found that the proposed level of costs becomes prohibitive then we would be happy to work with the team to provide Value Engineered alternatives to align with the Client budget when established.

The following exclusions apply: -

1. VAT
2. Professional fees
3. Costs associated with Statutory Approvals
4. Removal of contaminated materials
5. Diversion of underground services

(Moving forward the feasibility costs would be subject to site survey information and detailed analysis. At this stage the costs are for guidance purposes only.)

**EAST AYRSHIRE COUNCIL
KILMARNOCK CULTURAL QUARTER
KILMARNOCK**

7061

FEASIBILITY COST

Theme 1: The Dick Institute Redevelopment (Café and Sculpture Park)

Provision of New Ground Floor Café; alterations, new floor, wall and ceiling finishes etc as required, including plumbing, heating and mechanical services	300.00	m2	@	1,200.00	360,000.00	
extra; kitchen equipment	1.00	it	@	75,000.00	75,000.00	
extra; servery equipment	1.00	it	@	30,000.00	30,000.00	
External Seating Terrace; good quality paving; low level sandstone retaining/boundary walls, decorative railings, lighting, steps etc	150.00	m2	@	450.00	67,500.00	
Upgrade Existing Sanitary Facilities; strip out and renew existing sanitary fixtures, cubicles etc and replace with new including new IPS and cubicle systems, new floor wall and ceiling finishes, electrical, heating and ventilation installations (2 Nr Ground Floor areas only)	1.00	it	@	20,000.00	20,000.00	
Improvement Works to Dick Institute Entrance: Signage, Way Finding and External Lighting; including associated trenches and cable requirements, foundations etc; decorative cast iron lighting columns	1.00	it	@	20,000.00	20,000.00	
Landscape Work to Existing Car Park and Garden; soft landscape work comprising turf, shrubs and trees; hard landscape comprising footpaths and sandstone boundary wall with sandstone copes and decorative railings; lighting etc	800.00	m2	@	300.00	240,000.00	
Pedestrianisation of Elmbank Drive; good quality paving, bollards and enhanced street lighting	850.00	m2	@	350.00	297,500.00	
Installation of sculptures; including all associated excavations, foundations etc as required	7.00	nr	@	25,000.00	175,000.00	
Allowance meantime for improvements to footpaths within park; surface finishes, lighting, signage and wayfinding	1.00	it	@	75,000.00	<u>75,000.00</u>	
					1,360,000.00	
Allowance for Design Development	1.00	it	@	7.50%	<u>102,000.00</u>	
					1,462,000.00	

Allowance for Preliminaries	1.00	it	@	15.00%	<u>219,300.00</u>	
					1,681,300.00	
Allowance for Contingencies	1.00	it	@	7.50%	<u>126,097.50</u>	
					<u>TOTAL COST</u>	<u>1,807,397.50</u>

Theme 2: Loanhead Primary School Arts Programme

Arts and Craft Programme; utilise Ground Floor Area of existing building alterations, new floor, wall and ceiling finishes etc as required, including plumbing, heating and mechanical services	300.00	m2	@	1,200.00	360,000.00	
extra; kitchen equipment	1.00	it	@	25,000.00	25,000.00	
extra; servery equipment	1.00	it	@	10,000.00	10,000.00	
Repair/remove and replace existing metal fence around playground; make good surfaces	1.00	it	@	15,000.00	15,000.00	
Playground Surface Upgrade; preparing surfaces and applying new 30mm wearing course	2,400.00	m2	@	25.00	60,000.00	
extra; allowance for breaking out and providing full depth repairs	240.00	m2	@	85.00	20,400.00	
extra; play linings	1.00	it	@	10,000.00	10,000.00	
Redecoration of Ground Floor	1.00	it	@	25,000.00	25,000.00	
Upgrade Existing Sanitary Facilities; strip out and renew existing sanitary fixtures, cubicles etc and replace with new including new IPS and cubicle systems, new floor wall and ceiling finishes, electrical, heating and ventilation installations	1.00	it	@	75,000.00	75,000.00	
Allowance meantime for improvements to lighting, signage, wayfinding and external equipment, benches and the like	1.00	it	@	75,000.00	75,000.00	
Works to northern edge of playground area comprising regrading of existing landscape including removal of trees and hedges, new concrete steps and repairs to existing retaining wall	300.00	m2	@	500.00	<u>150,000.00</u>	
					825,400.00	
Allowance for Design Development	1.00	it	@	7.50%	<u>61,905.00</u>	
					887,305.00	
Allowance for Preliminaries	1.00	it	@	15.00%	<u>133,095.75</u>	
					1,020,400.75	
Allowance for Contingencies	1.00	it	@	7.50%	<u>76,530.06</u>	
					<u>TOTAL COST</u>	<u>1,096,930.81</u>

Theme 3: The Dick Institute Redevelopment (Public Performance Plaza)

The Creation of a pedestrianised Area in Front of Dick Institute to Create Space for Public Performance, Arts and Craft Markets; hard landscape work comprising good quality pavings and edgings and lighting, soft landscape work of trees and shrub planting	1,400.00	m2 @	350.00	490,000.00
Upgraded Junction to London Road; creating new junction and the installation of retractable bollards	1.00	it @	15,000.00	15,000.00
External Lighting, Signage and Wayfinding; decorative lamp posts and signage including power requirements, tracks, foundations and the like	1.00	it @	30,000.00	<u>30,000.00</u> 535,000.00
Allowance for Design Development	1.00	it @	7.50%	<u>40,125.00</u> 575,125.00
Allowance for Preliminaries	1.00	it @	15.00%	<u>86,268.75</u> 661,393.75
Allowance for Contingencies	1.00	it @	7.50%	<u>49,604.53</u>
TOTAL COST				<u><u>710,998.28</u></u>

Theme 4: Kilmarnock Academy Redevelopment (Creative Space for Artists)

Demolition of Existing Academy School Building; clearing site, grubbing up foundations, removing services etc	11,200.00	m2 @	75.00	840,000.00
extra; allowance meantime for the removal of asbestos	1.00	it @	50,000.00	50,000.00
New Central Car Parking Zone; tarmacadam surfacing, white lining and standard street lighting	2,300.00	m2 @	175.00	402,500.00
Creation of Studios and Creative Spaces within the Academy Building; including repair work as required to existing spaces	1.00	it @	500,000.00	<u>500,000.00</u> 1,792,500.00
Allowance for Design Development	1.00	it @	7.50%	<u>134,437.50</u> 1,926,937.50
Allowance for Preliminaries	1.00	it @	15.00%	<u>289,040.63</u> 2,215,978.13
Allowance for Contingencies	1.00	it @	7.50%	<u>166,198.36</u> 2,382,176.48
TOTAL COST				<u><u>£ 1,782,176.48</u></u>
Re-Sale Value of Site for Possible New Residential	1.00	it @	- 600,000.00	- 600,000.00

Theme 5: Pedestrianised Green Spine

New Public Realm Green Spine; hard landscape work comprising good quality pavings and edgings, soft landscape work of trees and shrub planting; planters, lighting, street furniture etc	1,600.00	m2	@	500.00	800,000.00
Upgrade/Improve Public Steps from Braeside Street to Sturrock Street; pre-cast concrete units on suitable foundations, handrails and balustrades, lighting improvements	365.00	m2	@	400.00	146,000.00
Repair existing sandstone retaining wall to Kilmarnock Academy comprising removing vegetation, repointing and indenting, including repairing/removing and replacing existing wrought iron railing	300.00	m	@	150.00	<u>45,000.00</u>
					991,000.00
Allowance for Design Development	1.00	it	@	7.50%	<u>74,325.00</u>
					1,065,325.00
Allowance for Preliminaries	1.00	it	@	15.00%	<u>159,798.75</u>
					1,225,123.75
Allowance for Contingencies	1.00	it	@	7.50%	<u>91,884.28</u>
TOTAL COST					<u><u>1,317,008.03</u></u>

Theme 6: Extension of Green Spine

Creation of an External Performance/Exhibition Space to the East of the Academy; hard landscape work comprising good quality pavings, edgings and terraces, soft landscape work of trees and shrub planting; planters, lighting, street furniture etc	580.00	m2	@	500.00	290,000.00
Improvements to the Existing Woodland; removal of trees, scrub and bushes, cutting back overhanging branches etc	2,300.00	m2	@	50.00	115,000.00
Utilise the Former Labour Club Site as an Outdoor Cinema/Venue; site clearance and hard landscape work comprising good quality pavings and edgings; all set to steep slopes	440.00	m2	@	500.00	220,000.00
extra; provision of permanent café	100.00	m2	@	1,750.00	175,000.00
extra; provision of cinema screen	1.00	it	@	25,000.00	<u>25,000.00</u>
					825,000.00
Allowance for Design Development	1.00	it	@	7.50%	<u>61,875.00</u>
					886,875.00
Allowance for Preliminaries	1.00	it	@	15.00%	<u>133,031.25</u>
					1,019,906.25
Allowance for Contingencies	1.00	it	@	7.50%	<u>76,492.97</u>
TOTAL COST					<u><u>1,096,399.22</u></u>

Theme 7: Extension of Green Spine

Refurbishment of Underpass and Creating an Improved Public Realm to the Palace Theatre; hard landscape comprising good quality paving, steps and handrails, repairs to retaining walls; soft landscape of trees and shrub planting; enhanced street lighting	800.00	m2	@	500.00	400,000.00
Decoration only of existing underpass walls and soffits; good quality paint finish	200.00	m2	@	15.00	3,000.00
Introduce Traffic Calming to Sturrock Street and Enhanced Pedestrian Crossing/Connection; pedestrian traffic lights; hard landscaping comprising tarmacadam and good quality paved surfaces; soft landscaping of trees and shrub planting	1.00	it	@	75,000.00	<u>75,000.00</u> 478,000.00
Allowance for Design Development	1.00	it	@	7.50%	<u>35,850.00</u> 513,850.00
Allowance for Preliminaries	1.00	it	@	15.00%	<u>77,077.50</u> 590,927.50
Allowance for Contingencies	1.00	it	@	7.50%	<u>44,319.56</u>
TOTAL COST					<u><u>635,247.06</u></u>

Theme 8: Redefining the Street Edge

Relocation of Existing Sub Station to Sturrock Street Adjacent to BHS	1.00	it	@	75,000.00	75,000.00
The Creation of a Colonnade to the Existing BHS Department Store	350.00	m2	@	1,575.00	551,250.00
Groundscape improvements comprising good quality paving, tree planting and improved lighting	700.00	m2	@	350.00	245,000.00
The Addition of a New Pedestrian Bridge from King Street to Bank Street	1.00	it	@	100,000.00	100,000.00
The Creation of 2 New Multi Storey Car Parks to Sturrock Street	7,500.00	m2	@	750.00	<u>5,625,000.00</u> 6,596,250.00
Allowance for Design Development	1.00	it	@	7.50%	<u>494,718.75</u> 7,090,968.75
Allowance for Preliminaries	1.00	it	@	15.00%	<u>1,063,645.31</u> 8,154,614.06
Allowance for Contingencies	1.00	it	@	7.50%	<u>611,596.05</u>
TOTAL COST					<u><u>8,766,210.12</u></u>

Summary

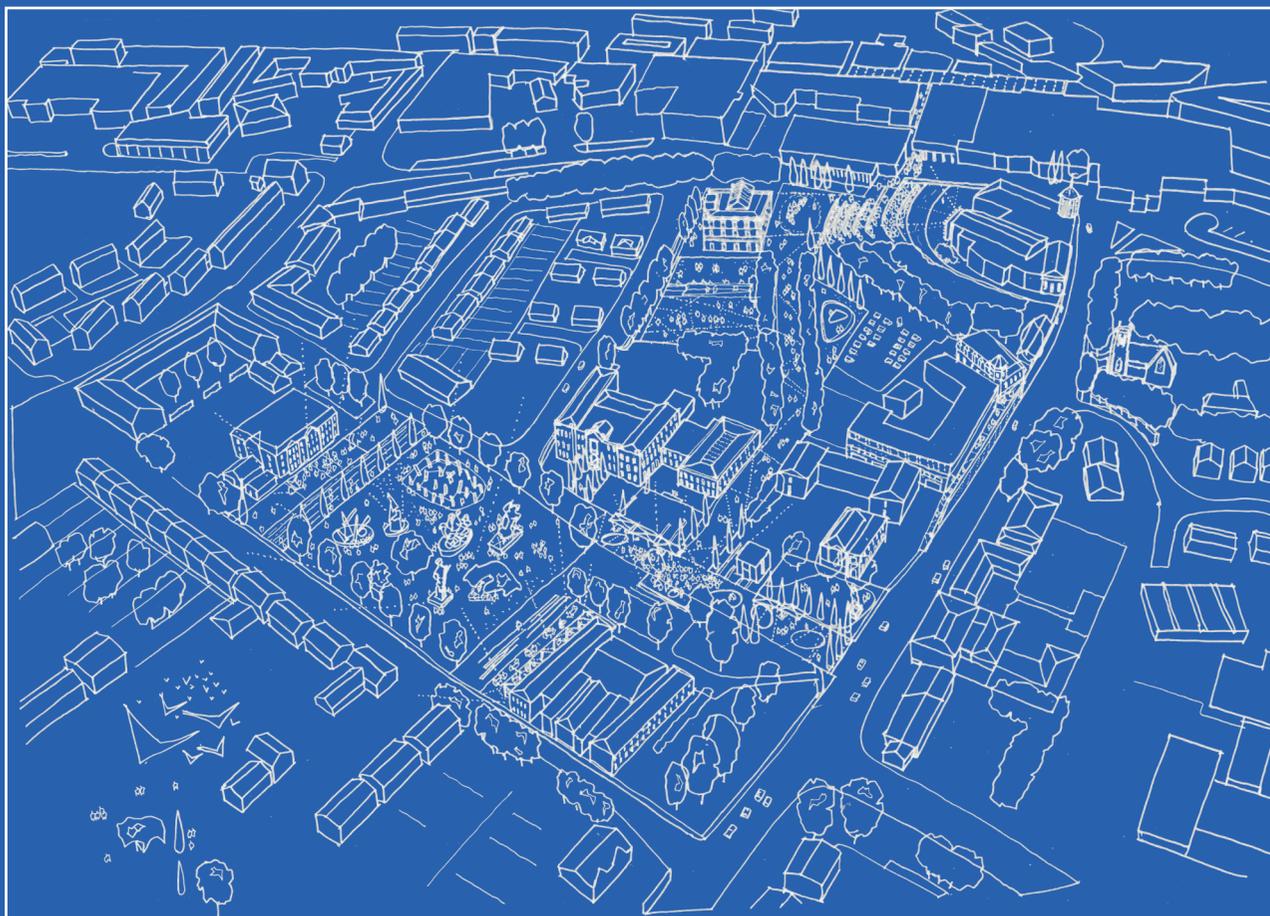
Theme 1: The Dick Institute Redevelopment (Café and Sculpture Park)	1,807,397.50
Theme 2: Loanhead Primary School Arts Programme	1,096,930.81
Theme 3: The Dick Institute Redevelopment (Public Performance Plaza)	710,998.28
Theme 4: Kilmarnock Academy Redevelopment (Creative Space for Artists)	1,782,176.48
Theme 5: Pedestrianised Green Spine	1,317,008.03
Theme 6: Extension of Green Spine	1,096,399.22
Theme 7: Extension of Green Spine	635,247.06
Theme 8: Redefining the Street Edge	8,766,210.12

Total Programme Cost

£ 17,212,367.50

FEASIBILITY COST

Summary	Baseline (Excl Inflation)	Short Term 0-18mth	Mid Term 18mth-5yrs	Long Term 5yrs - 10yrs	
Theme 1: The Dick Institute Redevelopment (Café and Sculpture Park)	£ 1,807,397.50	£ 1,807,397.50			
Theme 2: Loanhead Primary School Arts Programme	£ 1,096,930.81		£ 1,096,930.81		
Theme 3: The Dick Institute Redevelopment (Public Performance Plaza)	£ 710,998.28	£ 710,998.28			
Theme 4: Kilmarnock Academy Redevelopment (Creative Space for Artists)	£ 1,782,176.48		£ 1,782,176.48		
Theme 5: Pedestrianised Green Spine	£ 1,317,008.03		£ 1,317,008.03		
Theme 6: Extension of Green Spine	£ 1,096,399.22	£ 1,096,399.22			
Theme 7: Extension of Green Spine	£ 635,247.06			£ 635,247.06	
Theme 8: Redefining the Street Edge	£ 8,766,210.12			£ 8,766,210.12	
	£ 17,212,367.50	£ 3,614,795.00	£ 4,196,115.32	£ 9,401,457.18	
Inflation		1.06% £ 38,184.45	11.27% £ 472,801.73	28.17% £ 2,648,297.80	
Total		£ 3,652,979.45	£ 4,668,917.05	£ 12,049,754.98	£ 20,371,651.48
Rebase Indices	3Q2017 284	1Q19 287	4Q2020 316	4Q2024 364	Total



4 \ Summary

The Vision: The Next Stage

Conceptualising

Consider, what is the main purpose of the Cultural Quarter? How should it be defined? And what should its key assets and activities be in terms of that purpose and definition?

Consider what drivers for change might affect the Dick Institute and the Palace Theatre over a ten year period and what measures might be included to take advantage of that change.

Develop ideas to use space differently to enhance the experience and increase the number of visitors to the Cultural Quarter utilising council owned assets where possible (but not exclusively).

Available access and future demand

Carry out an assessment of the existing access arrangements for pedestrians, cars and coaches to consider what impact these have on the current activity of the Dick Institute and Palace Theatre.

Take into account how the future development plans of the Dick Institute and Palace Theatre will affect user demand for access and parking.

Consider any improvements under development by Ayrshire Roads Alliance which may impact on the availability of parking and access.

Develop improved access arrangements and aesthetic options to enhance the Cultural Quarter, which may include, signage, streetscape, lighting, access routes and parking.

Develop plans to improve customer footfall and return visits which may include promotion, marketing, signage, gateway and signature features, green space, landscape, path networks and lighting of the Cultural Quarter.

Consider improved facilities at the Dick Institute which could increase income from visitors and events.

Indicative costs for each option and potential sources of match funding.

KDL recommend the use of this document along with the most appropriate tested ideas from the various Stakeholder Events and Steering Group meetings to create an Implementation Brief.

Timeline Recommendations

01: Short Term (0 -18 months)

- Implement Core Theme 1
- Implement Core Theme 3
- Implement Core Theme 6

02: Mid Term (18 Months - 5 Years)

- Implement Core Theme 2
- Implement Core Theme 4
- Implement Core Theme 5

03: Longer Term (5 Years onwards)

- Implement Core Theme 7
- Implement Core Theme 8

