



BATHGATE TOWN CENTRE Public Realm Design Guide

Prepared by
IronsideFarrar

on behalf of
West Lothian Council
December 2008

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Introduction



This report has been prepared in conjunction with the **Bathgate Town Centre Urban Design Framework**, on behalf of West Lothian Council/ Enterprising Bathgate. This report considers the main pedestrian shopping street, George Street within the context of the study and uses the outline design to form a basis for a town centre public realm design guide.

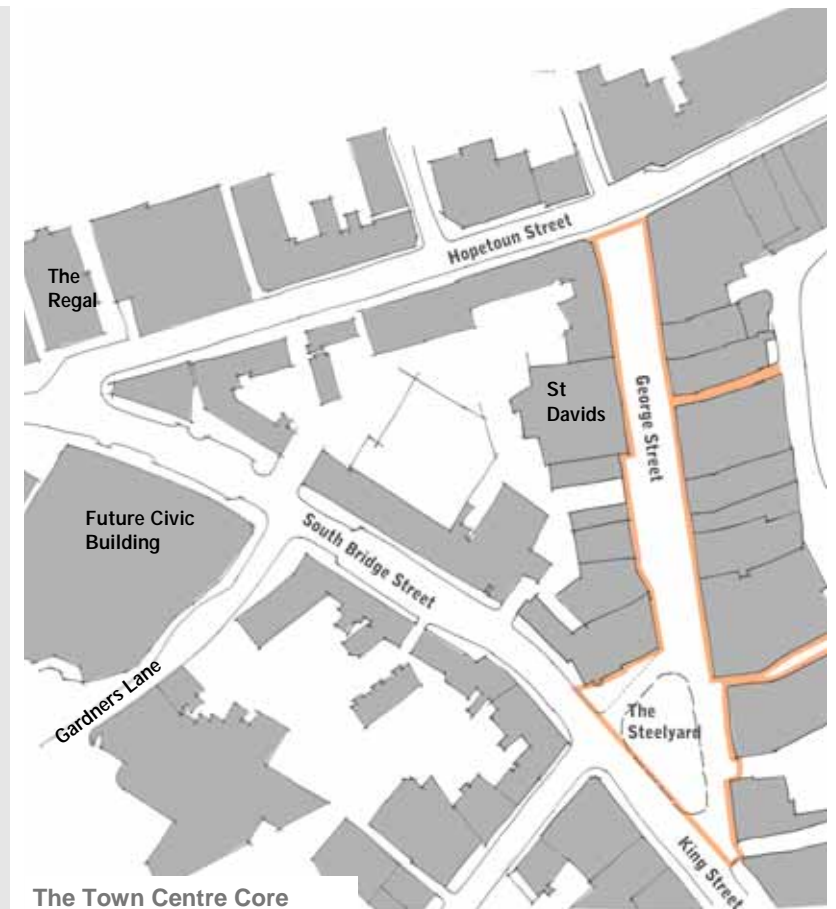
Outline design proposals have been prepared to set clear design principles and a design vision for the way in which the street is further designed and considered. The objective is to secure a clearer understanding and design specification for George Street and:

- Address issues associated with quality of place and respond to the wider scale issues of providing an attractive and welcoming town centre.
- Provide a means of representing improved environmental quality
- Improve accessibility and pedestrian movement
- Promote a more co-ordinated streetscape


Design guidance has been prepared to support the concepts identified for George Street, as well as provide further detail of the public realm components within the town centre as a whole.

The purposes of this report is to:

- **Provide outline design proposals for George Street and the Steelyard** to inform further discussion and detailed design development
- **Provide public realm design guidance** for George Street and the wider town centre to establish improved quality and consistency in the way in which the public realm is considered.
- **Provide an Action Plan** to establish key public realm projects to be further considered and taken forward as funding is established

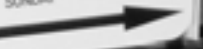


The Town Centre Core



RK hair studio

MONDAY	CLOSED
TUESDAY	9am - 5pm
WEDNESDAY	9am - 5pm
THURSDAY	10am - 8pm
FRIDAY	9am - 6pm
SATURDAY	9am - 4pm
SUNDAY	CLOSED



George Street Outline Design

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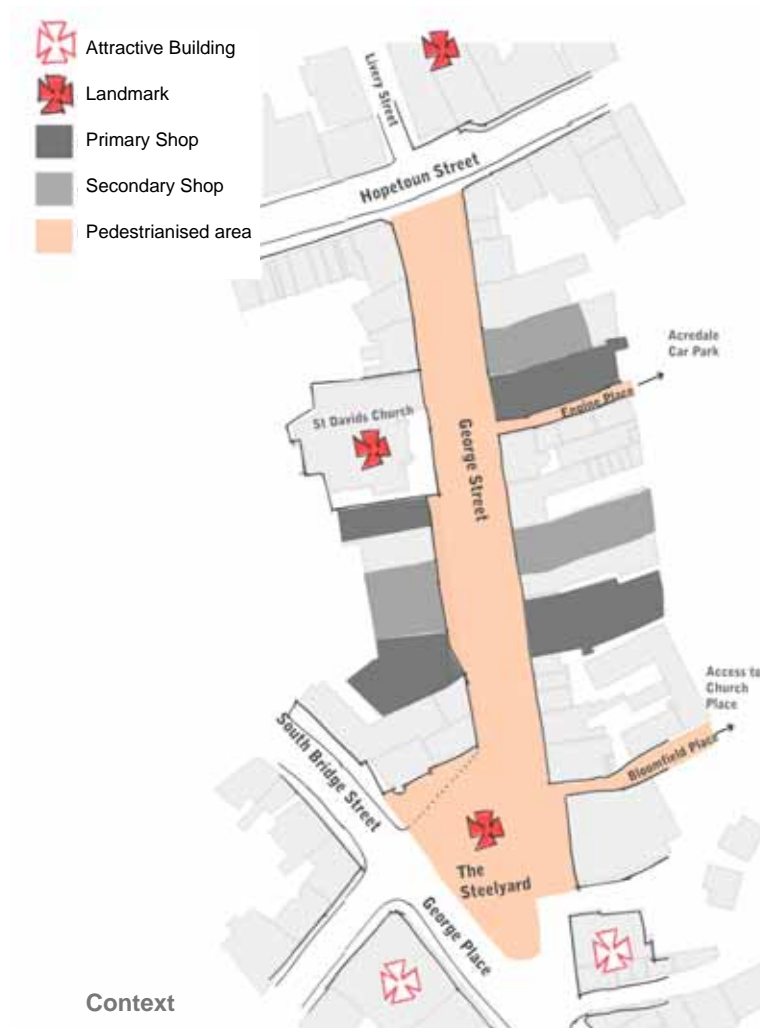
2.1 Analysis & Opportunities

The Bathgate Town Centre Urban Design Framework identifies George Street as being part of the core town centre public realm and the Steelyard as providing a 'Southern Gateway' to the town.

In order to test the existing quality and function of George Street, the street has been analysed under the following headings:

Context

- There are a number of high quality shops acting as shopping destinations
- St Davids forms a key landmark and is highly visible from the wider town centre
- The Steelyard forms a local landmark, meeting point and events venue
- Good quality buildings on the top and bottom of the street help to 'bookend' the pedestrianised area



Context



Images of George Street

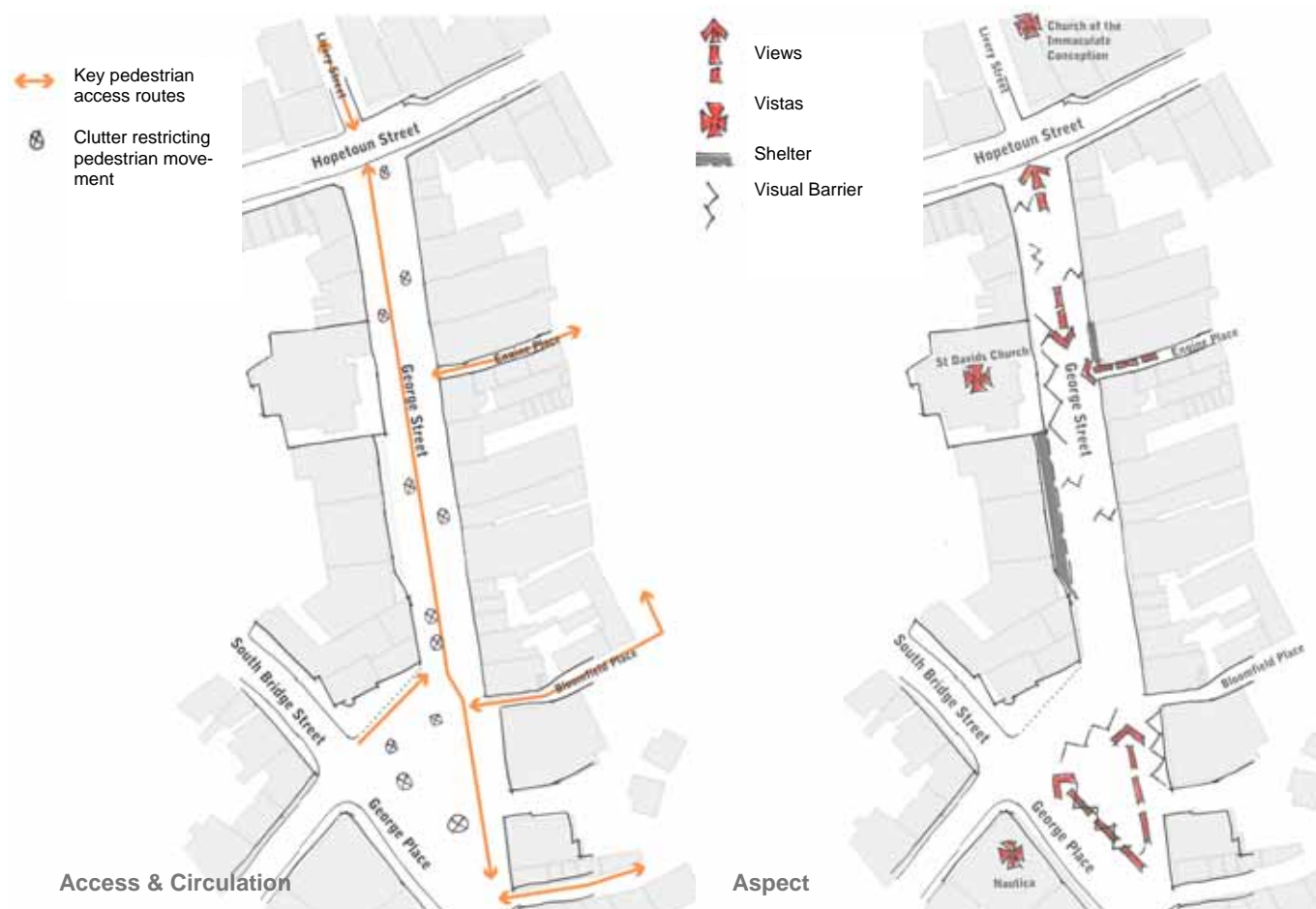
George Street Outline Design

Access and Circulation

- A number of car parks are readily accessible to George Street.
- Acredale car park is particularly well connected to George Street and the access lanes from the car park create entrance points within the space
- The current arrangement of street furniture clutters the space and restricts pedestrian movement across the street
- Whilst primarily a pedestrianised precinct, servicing and emergency access is required down the street. The street is also used for the Bathgate procession and John Newland Festival
- There is a confusing road network around the Steelyard, primarily accessing the Clydesdale Bank car park
- The street is bounded by busy, highly trafficked road junctions on the north (North Bridge Street/ Hopetoun Street) and south (South Bridge Street/ King Street)

Aspect

- The predominant views are north/ south
- There are few sheltered spaces with small areas of enclosure created by planters/ overgrown vegetation
- The Steelyard is predominantly open and exposed with some shelter created by trees and walls
- The sunniest position is within the centre of the street



George Street Outline Design

2.2 Key Strengths

- 1. Sense of Character**
There is a good sense of character created by individual shops, public art features and tree planting. Many of the shops have recently undergone shop front improvements and this has made a positive impact on the street. There are also a number of buildings of good quality and distinctiveness that should be built upon including St David's and the Clydesdale Bank.
- 2. Connections**
There is good visual connectivity to the wider town centre and physical connectivity to the surrounding car parks.
- 3. Use**
The Steelyards provides a key hub for events including farmers market, jazz festival, Christmas tree and meeting point. The street is also well used by Bathgate residents for shopping and for the parade during the John Newland Festival.

However, there are also a number of weaknesses to be taken account of and considered in the future development of the street:

- The street is cluttered with lower quality elements such as wheelie bins and out of scale planters providing a barrier to pedestrian movement
- The style and arrangement of street furniture elements is ad-hoc giving a mixed quality appearance
- Areas of enclosure around the Steelyards and car park vennels have been associated with antisocial behaviour
- Some lower quality frontages/ less attractive buildings are on full view and highly visible from the lower end of the street



George Street Outline Design

2.3 Design Principles

The Bathgate Town Centre Urban Design Framework identifies the following eight design themes related to new development within the town centre core. These themes have been considered in the context of the analysis of George Street to establish the Design Principles:

- 1. Retain and enhance the traditional character**
Retain all the elements of good quality including:
 - The banners and lighting columns which create a good sense of rhythm and connectivity north/ south
 - Good quality street trees
 - Quality stone bollards and public art features
 - Individual elements including the restored well and clock
 - Position of the Christmas tree
 - Planting associated with 'Bathgate in Bloom'
- 2. Provide attractive and welcoming town centre gateways**
 - Create a focus on the Steelyards and strengthen its use as an events venue
 - Improve quality of the Steelyards and enforce the sense of arrival through the use of quality materials and elements
- 3. Maintain pedestrian ease of movement**
 - Remove the large brick planters where causing a restriction to pedestrian access and visibility
 - Remove elements of clutter such as walls and redundant posts
- 4. Improve townscape/ public realm legibility**
 - Strengthen the sense of a north south processional route by keeping the centre of the space free from clutter
 - Punctuate arrival points including the entrances north and south and from the car park vennels
 - Retain long views to the Church of the Immaculate Conception by keeping the central access open.
- 5. Ensure natural surveillance and human presence**
 - Remove overgrown vegetation and remove poor quality trees/ trees significantly restricting light and surveillance
 - Crown lift mature trees to improve visibility
 - Consider improvements to lighting, particularly within the vennels
- 6. Minimise barriers to movement to ensure accessibility**
 - Remove elements such as planters and walls which cause a significant barrier to pedestrian movement
 - Consider best practice guidelines for the design of any new features including seating, signage and litter bins.
 - Aim to design out level changes and steps
- 7. Promote a more co-ordinated streetscape appearance**
 - Consider opportunities to relocate some elements of street furniture to a more appropriate location
 - Establish a town centre palette of materials and elements to provide better consistency of appearance
- 8. Enhance the quality of the public realm**
 - Consider opportunities for areas of new high quality surfacing, particularly associated with the Steelyards
 - Set quality benchmarks for new surfacing, furniture and planting to balance functional, aesthetic and long term maintenance needs.

George Street Outline Design



Existing Streetscape

Key Objectives for the Public Realm

1. Retain and enhance the existing character
2. Provide an attractive and welcoming town centre gateway
3. Maintain pedestrian ease of movement
4. Improve townscape/ public realm legibility
5. Ensure natural surveillance and human presence
6. Minimise barriers to movement and ensure accessibility
7. Promote a more co-ordinated streetscape appearance
8. Enhance the quality of the public realm

Step 1: identification and retention of high quality/ character defining features:

- Banners and lighting columns
- Good quality street trees
- Quality stone bollards and art works

George Street Outline Design



Step 2: Declutter and remove elements creating a barrier to pedestrian movement

- Remove large brick planters
- Remove low quality walls, redundant poles and street furniture
- Remove overgrown planting

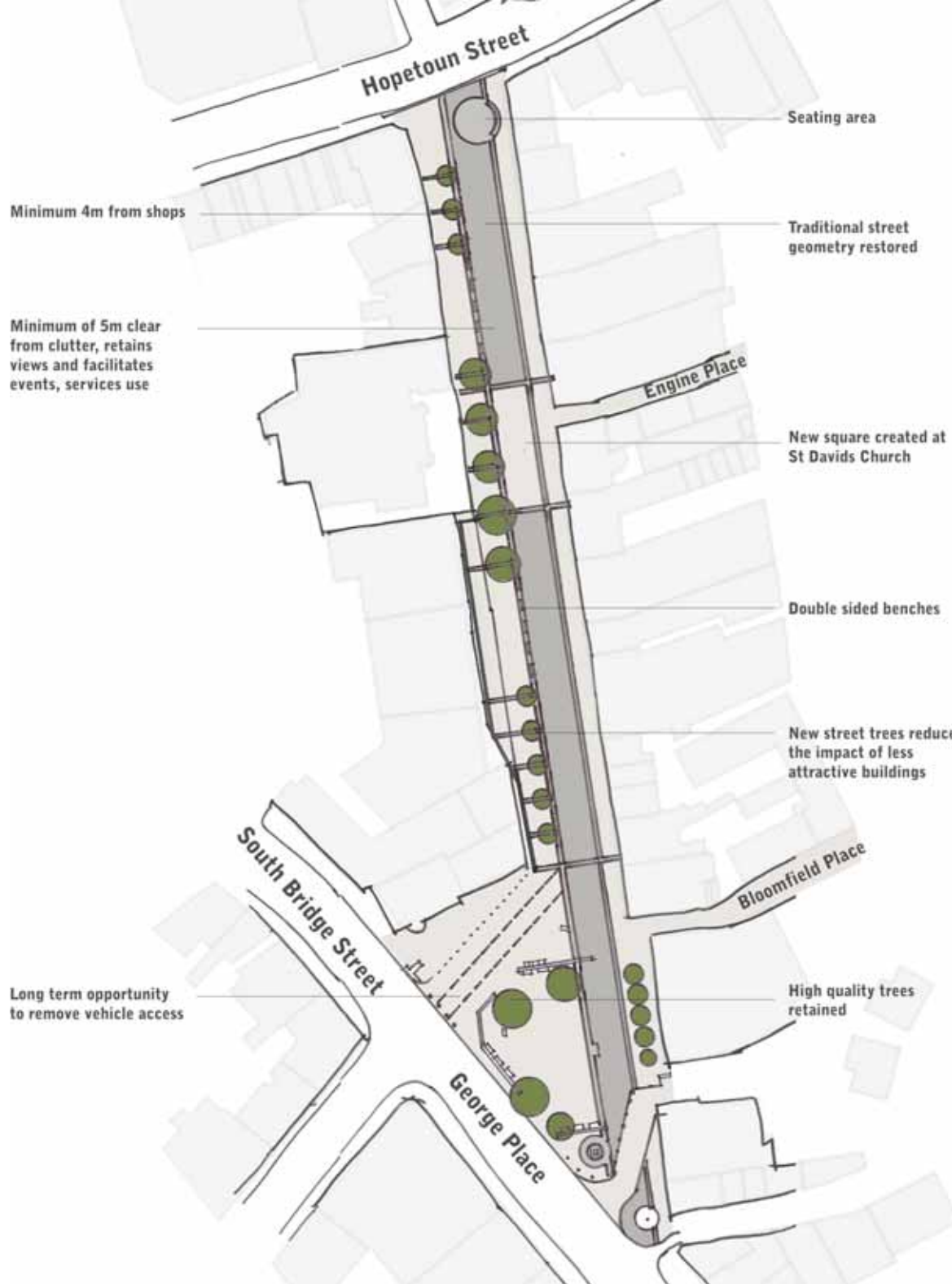
De-clutter and retain high quality elements

George Street Outline Design

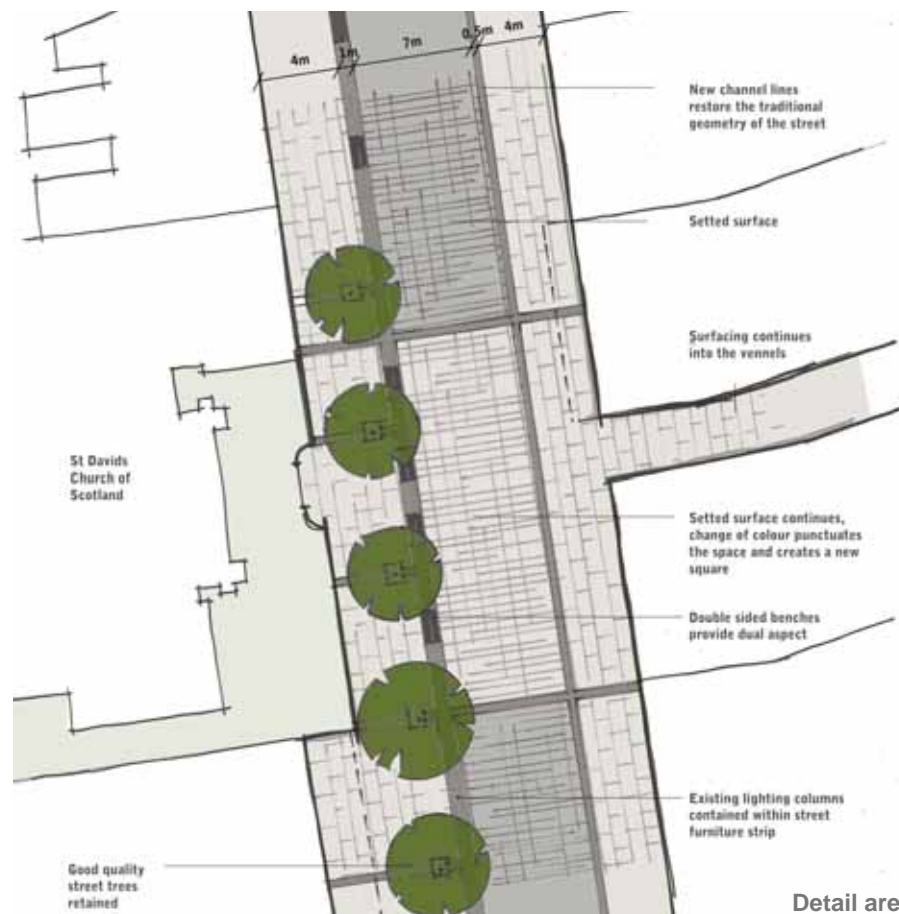
2.4 Design Layout

This proposal incorporates the high quality existing features and illustrates the opportunities for a full scheme redesign. It is acknowledged that it is unlikely to be undertaken in a single phase. A series of individual improvements has been identified in the action plan (Section 4 of this report). These are designed to operate as individual, small scale intervention projects or together as a design strategy for the street. This includes:

- 1. New Furniture**
 - New seating areas
 - Complimentary benches, bins and street furniture within defined areas
- 2. Update Planting**
 - Good quality existing street trees retained
 - New semi mature tree planting along the same alignment as the existing trees to retain views but minimise lower quality frontages
 - Retained 'Bathgate in Bloom' floral displays
- 3. New surfacing**
 - Restore traditional street geometry
 - Using a new high quality surface with small units on a reinforced base in the centre of the street to accommodate events use and servicing access
 - A new high quality paved surface creating a quality setting for the shops



George Street Outline Design



Detail area at St Davids

4. High quality spaces

- A new square created at St Davids with seating and quality surfacing.
- Improved vennels by de-cluttering entrances and improving lighting
- Improved connections between Steelyards and the wider street through the use of materials, relocating elements and undertaking arboriculture work to improve visibility.
- Retained long views to the Church of the Immaculate Conception

The diagram on the previous page provides an illustration of the key projects and the visualisation of the design principles. It should be used as tool to inform the development of detailed design proposals.

The detail drawing opposite demonstrates the paving concept. It is possible for this to be implemented in phases.

George Street Outline Design

2.5 Opportunities for improving Steelyards

The Urban Design Framework identifies Steelyards as a key gateway for the town centre. It also already forms a major landmark and events space.

Two options have been identified to illustrate how the existing role of the Steelyards could be further strengthened.

Option1

This is a radical option with a major new space formed by removing the enclosure on the north side and using a new single surface across a large area:

- Existing trees are retained on the west and south to enclose the space from the road
- A large precinct space provides increased opportunities for 'café culture' and events use
- This arrangement provides a focussed area for new high quality materials
- Existing stone bollards are retained and repositioned
- Opportunity to consider the provision of 'pop-up' power supplies and flexible seating arrangements.



George Street Outline Design

Option 2

This option retains many of the existing features but improves flexibility by creating a flush surface at the front of the existing cafes. This option:

- Provides a smaller area of precinct space but is closely related to existing cafes
- Restores the traditional geometry
- Focuses views south towards the new station
- Retains walls and public art features
- Relocates the telephone kiosks to north of the wall



George Street Outline Design

2.6 Additional Opportunities for George Street

It should be acknowledged that George Street and the Steelyards are existing areas of vibrancy and character. It is important that new proposals do not threaten this existing quality by removing all existing furniture, artworks and trees adding genuine value to the environment. Proposals therefore have been developed to build upon the existing elements before simply removing features.

There are a number of additional features considered as opportunities for adding to the sense of vibrancy within the streetscape:

- 1. Create new opportunities for seating**
 - Create comfortable seating arrangements
 - Combine seating with low level planting
 - Combine seating with public art
- 2. Showcase the Bathgate in Bloom**
 - Celebrate the seasons and promote events with planting displays
 - Create bold displays
 - Consider combining seasonal lighting effects with planting
 - Provide a new framework for the 'Bathgate in Bloom' displays
- 3. Celebrate the 'Market Town' image**
 - Use high quality canopies to add vibrancy and detract from unattractive facades
 - Encourage increased use of outdoor seating, markets and events by providing adequate space and provision

These should be considered at the detailed design stage in consultation with stakeholders and members of the public.





3

Wider Town Public Realm

3.1 Introduction

The Urban Design Framework identifies a number of key public realm improvement strategies that would benefit the town centre as a whole. Key projects include:

- Vennels and Lanes Enhancement Strategy
- Signage Strategy
- Cycle path improvements
- Car park upgrades (as part of the overall Transport and Car Parking Strategy)

It is acknowledged that many of these strategies are interlinked with the opportunity to consider these concurrently.

A brief overview of opportunities is provided. Further details can be found within the Action Plan in Section 5.0 of this report and Section 6.0 of the Urban Design Framework.

3.2 Projects Identified in the Urban Design Framework

1. **Vennels and Lanes Enhancement Strategy**
 - Consider naming all vennels to improve identity. This could be further signified through feature paving, street name signs or other signage features
 - Undertake environmental improvements to remove clutter, upgrade surfacing (where necessary) and remove overgrown vegetation
 - Consider opportunities for improved lighting/ feature lighting to improve appeal at night
 - Consider visitor signage, linked to a town signage strategy



Venel Identification

2. **Signage Strategy**

- Consider opportunities for a bespoke signage family consisting of visitor information signs, interpretation and way-finding. These could be used at key arrival points and civic spaces.
- Care should be taken to ensure compliance with best practice for accessibility.
- Opportunities to relate this to town trails, and highlight local features such as public art, churches, parks etc

3. **Cycle path improvements**

- Use the relocation of the national cycleway (at the station) as an opportunity to consider provision of an improved network of off-road cycle routes
- Provide on-street cycle lanes on Whitburn Road
- Provide improved provision for secure cycle parking in the town centre



Bespoke signage system

4. **Car park upgrades**

- Remove overgrown vegetation and replace with more appropriate species including groundcover and trees with a clear stem.
- Consider opportunities for improved lighting
- Environmental improvements to remove clutter, renew handrails, fences and street furniture to give a high quality, consistent appearance
- Consider opportunities for 'naming' project linked to the vennel strategy and elements such as signage.



Appropriate planting



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4

4.0 Design Guide Introduction

Emerging from the Bathgate Town Centre Urban Design Framework and the Outline Design Proposals for George Street is the need to improve quality within the town centre public realm.

This section of the report provides guidance on how to improve the quality of the public realm through the establishment of a limited range of high quality materials, furniture and lighting.

As with all design guides, it is important that this does not become a shopping list of elements at the expense of good design. During the design process, it is important to consider the appropriateness of the elements for the specific area or role it is intended to fulfil. A limited number of high quality bespoke items may be appropriate for a major new civic space for example or related to a new development. Care should also be taken in the positioning of street furniture elements to prevent clutter.

Selection and finalisation of all elements within the town centre core should be undertaken with West Lothian Council Planning Services.

This section is divided into:

1. General guidance for application of elements
2. Surfacing guidelines
3. Planting guidelines
4. Street furniture guidelines
5. Future proofing and long term maintenance



Existing stone bollards are of good quality

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4.1 Guidance for the application of elements

The following general guidelines are proposed for the location of street furniture and other Design Elements in order to achieve easy, uncluttered pedestrian movement, set appropriate quality standards and comply with the Disability Discrimination Act (1995):

1 Level Changes

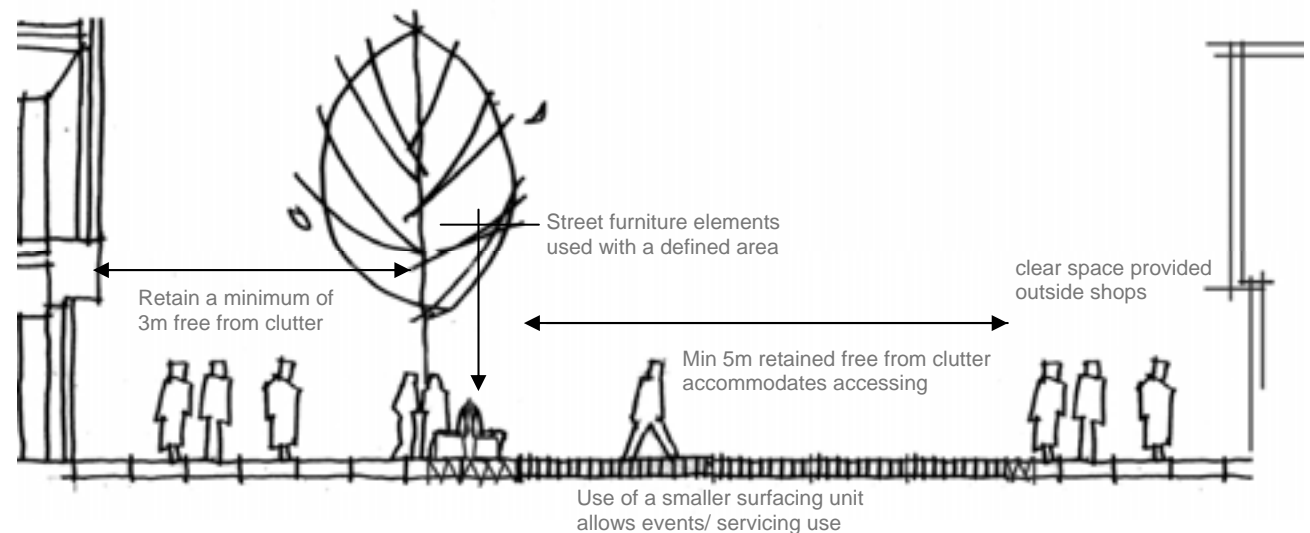
Where possible, aim to 'design out' level changes and reduce use of stairs within the public realm. Where this is not possible, an alternative ramp should be provided, carefully designed and not simply an 'add on'. All changes in level should be demarked with contrast colour and handrails should be provided as noted in the British Standards- see BS 5395

2 Footway Widths

A minimum width of 1.8m should be provided for all footways. Where high level of footfall is envisaged, the appropriate width should be carefully considered. Typically in high footfall areas within the town centre core, a minimum of 3m should be provided as a clear space- devoid of street furniture, poles or other clutter.

3 Location of Street Furniture

Street furniture, poles, telephone kiosks and other elements should be carefully sited to minimise clutter and maximise pedestrian accessibility. Use within a defined area out with the main pedestrian circulation is recommended to retain a clear area for pedestrian movement.



Typical section through George Street

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4.2 Surfacing guidelines

Surfacing materials should be durable and appropriate. It should also be considered as a means of injecting interest and character within spaces. Consideration of a combination of large and small scale paving units should be used to provide contrast and interest.

Different surfacing quality is appropriate for different areas of the town centre. The following principles apply:

4.2.1 Application Hierarchy

- 1. Highest Quality**
Use natural stone surfacing for areas of highest quality, e.g. town centre gateways and major civic spaces.
- Typical location: the Steelyards
- 2. High Quality**
Use a combination of high quality concrete products and natural stone in large areas of high footfall, where cost prohibits the use of all natural stone e.g. the principle shopping streets
- Typical location: George Street
- 3. Moderately High Quality**
Use of predominantly high quality concrete products in areas adjacent to new development where cost or functional use prohibits the use of natural stone
- Typical location: The new Railway Station

- 4. Moderate Quality**
Use of concrete/ flexible bound surfacing out with the town centre core where cost prohibits use of higher quality materials
- Typical location: Mid Street

4.2.2 Guidelines for highest quality areas e.g. Steelyards

- Mixed size natural stone paving units is appropriate to define the town's key gateways and civic spaces.
- New kerbs should be whin or granite and selected to compliment the surfacing.
- New granite setts should be used in areas for shared pedestrian/ road surfacing. These should have a smooth sawn finish and laid with tight jointing to ensure a smooth surface finish.



Typical illustrations of materials for highest quality areas

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4.2.3 Guidelines for high quality e.g. George Street

- Use larger scale paving units, a minimum of 400x400mm for the majority of the pedestrianised space and footways. The colour of these should be selected to compliment the building materials and used consistently within the town centre core. Natural stone offers best long term value and quality appearance but a concrete product with a high natural aggregate content would also be appropriate.
- Opportunity for using some natural stone for setted areas/ contrast strips and detail areas. These are appropriate within high quality seating areas or to provide a link between other areas of natural stone in civic spaces
- Retain all existing traditional whin and granite kerbs where possible. New kerbs should typically be a proprietary concrete product containing natural stone aggregate.

4.2.4 Guidelines for moderately high quality areas

- Use of mixed size paving units, selected to give a high quality appearance related to building materials.

- Avoid single colour palettes or use of a single surfacing type for large areas to ensure a high quality appearance with character is achieved.

4.2.5 Guidelines for moderate quality areas

- Use a flexible bound surface for the majority of the footways
- Consider the use of small paving units to add interest and detail at edges and seating areas



Typical illustrations of materials for high quality areas using predominantly concrete products

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4.3 Planting guidelines

Planting is a useful element for spatial definition and for the creation of more attractive sheltered spaces. Bathgate town centre already contains some good street trees that provide a beneficial role in character defining and should be retained. Poorer quality specimens should be considered for removal and general maintenance should be undertaken to protect the existing tree stock.

Additionally, Bathgate has experienced significant improvement in recent years by the introduction of 'Bathgate in Bloom'. It is considered appropriate that this practice continues and new planting is provided to build upon the success of the Bathgate in Bloom scheme.

Different planting is appropriate for different areas within the town centre. The following provides general guidance:

4.3.1 Use of planting

1. Planting within the town centre core

- Good quality street trees should be used with a clear stem to add character but retain views. (More detailed guidance is provided in the next section)
- Limited shrub planting should be used as this often screens views and is of an inappropriate scale/ form for the town centre environment. Limited use of ground cover planting is more appropriate

- Use of bespoke elements to show case the 'Bathgate in Bloom' floral displays—care should be taken in the positioning of these elements to prevent clutter.
- #### 2. Planting related to car parks
- Use of shrub planting is appropriate where screening of views is desired. Care should be taken in the selection of species to prevent areas appearing overgrown and blocking passive surveillance. (Details of some typical species is provided in the next section)

- Tree planting adds interest and helps to minimise the impact of the car parks. Care should be taken on species selection and positioning to prevent blocking of light sources or CCTV cameras.
- #### 3. Planting adjacent to footpaths
- Use of street trees with a clear stem to allow views through is appropriate
 - Use of large shrubs is not appropriate. These block views and restrict natural surveillance. Ground cover planting to retain views is more appropriate.

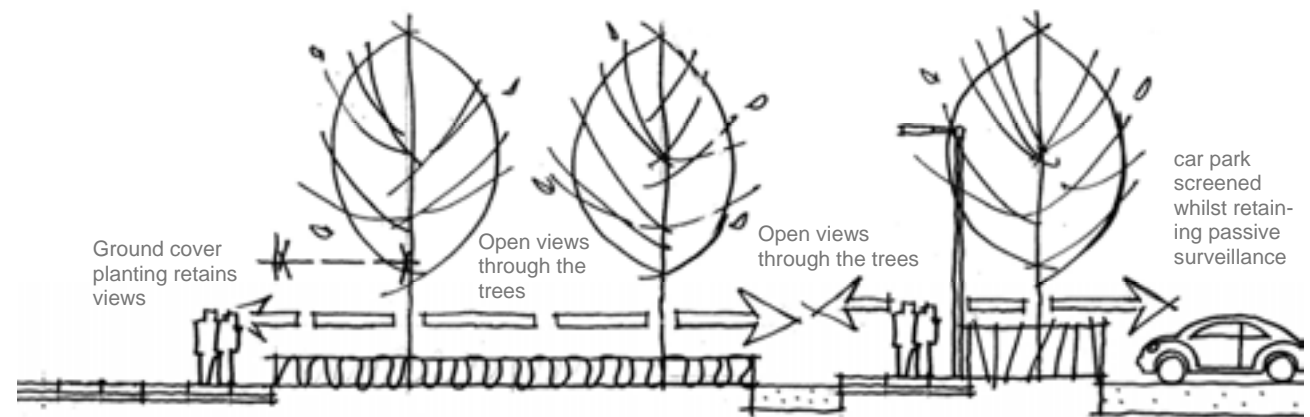


Illustration of use of planting

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4.3.2 Planting Specification

New planting should be ornamental, urban and architectural in form. Consideration should also be for the provision of a framework for the Bathgate in Bloom planting schemes to strengthen the impact and extend the period of interest.

Typical guidelines are provided:

1. Street Trees

New street trees should be columnar in form with a maximum mature canopy width of 5m and a minimum clear stem of 2.2m. These should be planted within defined avenues or in single species groups for impact. Use only root balled or container grown specimens and plant at a minimum of 18-20cm girth size.

Some typical species are: *Acer campestre* 'Streetwise', *Acer platanoides* 'Crimson Sentry', *Pyrus calleryana* 'Chanticleer', *Tilia cordata* 'Greenspire'

2. Shrub planting

Limited shrub planting should be used within the town centre core, typical appropriate use is related to car parking. Only species with a maximum mature growing height of 1.2m should be

used to prevent blocking of views. Blocks of single species should be used for impact. Use bare root specimens of a minimum of 40-60cm height or container grown specimens with a 2L pot size.

Some typical species are: *Lonicera syringantha*, *Prunus laurocerasus* 'Otto Luyken', *Prunus x cistena*, *Rosmarinus* 'Severn Sea', *Chaenomeles x superba*, *Genista lydia*

3. Groundcover planting

Some typical species are: *Vinca minor* spp, *Hedera helix*, *Genista lydia*, *Skimmia japonica* 'Rubella', *Ceanothus thyrsiflorus repens*



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4.4 Furniture guidelines

A consistent suite of street furniture used within the town centre core would improve the visual appearance and sense of quality. These should be selected to combine robustness and functionality with comfort and quality appearance.

Care should be taken in the location of street furniture to prevent creating additional clutter and barriers to accessibility within the streetscape. (See 3.1 Guidance for application of elements).

There are opportunities to consider more bespoke elements and combine with public art for key spaces. This should be for limited use only as bespoke items can lead to issues of maintenance and associated long-term quality.

4.4.1 Application of street furniture

1. Town centre core

A public consultation exercise recently identified a 'classic' style of street furniture elements is appropriate with combined stainless steel, stone and timber. These should be selected for both quality of appearance and robustness.

There is the opportunity to relocate some elements that are highly traditional or highly contemporary elsewhere within the town centre.

2. Areas out with the town centre core

The priority in selection is robustness and ease of maintenance. Typically, elements should be selected to compliment those used in the town centre core. Use of galvanised steel with a powder coated finish is appropriate for most street furniture elements in this area.

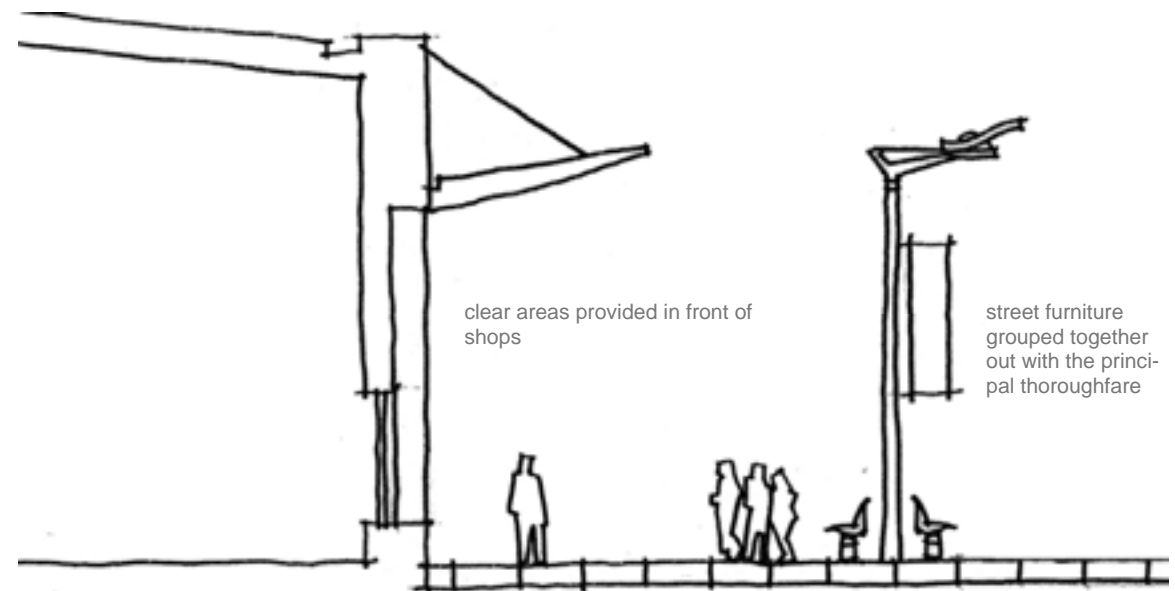


Illustration of application of street furniture in George Street

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4.4.2 Furniture Specification

Typical guidelines are provided for furniture within the town centre core:

- Provide benches with arm rests and backs for comfort and accessibility. A combined stainless steel frame/ FSC accredited hardwood is appropriate to balance comfort and durability.
- Use of bollards should be minimised wherever possible. Ground fixed bollards in stainless steel or natural stone is appropriate.
- Cycle racks should be provided out with the main pedestrian thoroughfare. A classic 'hoop' style that is recessive is appropriate. Stainless steel is a robust and high quality material.
- Selection of litter bins should be undertaken in consultation with West Lothian Council's waste and cleansing team. Typically a recessive style should be used with a wide aperture to accommodate take away food boxes and a cigarette stubber. Bins without lids are not appropriate within the town centre environment.



stainless steel litter bollards with a brushed finish



combined hardwood and stainless steel bench



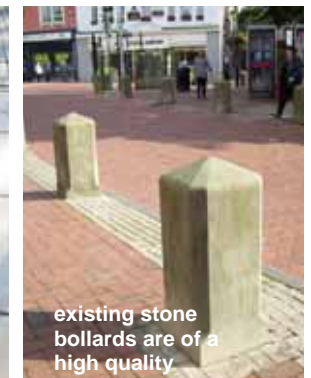
simple stainless steel cycle racks



combined hardwood and stainless steel bench



stainless steel litter bin with anti-vandal coating



existing stone bollards are of a high quality

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4.5 Artworks guidelines

The town centre already contains a number of high quality pieces of public art that should be retained or considered for relocation where retention is undesirable. No new pieces should be added to the town centre environment until a review of the quality and positioning of existing features is undertaken.

When considering new items of public art, the following is encouraged:

- Providing elements that are 'child friendly' and encourage exploration and interaction by users.
- Carefully consider positioning to avoid clutter
- Providing elements that are 'dual functioning' by combining with seating or signage
- Adding interpretative signage to improve the audiences awareness and enjoyment of the artwork.

Public art should contribute positively to a shared community sense of place and are often most successful when they contribute to place distinctiveness by linking to a places story. Imaginative proposals addressing shopfronts, signage, window dressing, banners, bird boxes, floral displays and sculpture should be considered.



children playing with a sculpture in Barcelona

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4.6 'Future proofing' and maintenance considerations

1. New Materials and Furniture

- New materials and street furniture should be selected for providing a long design life, of proven robustness and providing high levels of durability.
- Consideration should be made for positioning of materials for accessibility. It is recommended that consultation be undertaken with the Bathgate Disability Group during the design development stage
- In areas of highest quality, it is recommended that a surplus of material is ordered of all materials in the region of 10% at the implementation stage of works to accommodate future maintenance and utility needs and ensure consistency of quality is achieved throughout the design life.

2. Maintenance Considerations

- It is envisaged that general maintenance works will continue to be provided by West Lothian Council. For this reason, highly durable materials, with low maintenance implications are recommended.
- In addition, it is recommended that within the highest quality areas of the city centre core, a maintenance management group is appointed by the Business Management Team to ensure these areas are maintained to the highest standard.

3. Events Considerations

- Flexibility should be considered of positioning of street furniture, trees and public artworks in the design phase of project works to ensure future needs and uses are considered. Existing arrangements to accommodate the John Newlands Festival should be retained. Any changes to the existing provision will require further consultation with all relevant parties.
- Consideration should be made of provision of some 'pop up' power supplies within key civic spaces such as the Steelyards, particularly if major resurfacing works is undertaken.

Action Plan

5

The Bathgate Town Centre Urban Design Framework identifies an Action Plan based on enabling works, funding reviews and commissioning of development briefs and strategies. This Public Realm Design Guide has been developed to provide a clear way forward in the development and implementation of physical projects to improve the town centre. This seeks to balance aspiration and pragmatism and retain a clear project based strategy that will enhance quality, functionality, appeal and value.

Importantly the projects need to allow flexibility that facilitates and encourages various groups and interests to champion individual projects and allows their participation in design, planning, implementation and management.

This Design Guide deliberately seeks to avoid an over-aspirational shopping list of projects. Too often the ambition 'to be innovative' drives the project to offer initiatives that are unrealistic for reasons of cost or practical implementation. It is important to take stock of the existing features of the town centre environment, many of which are of high quality and build upon these as a starting point.

In the development of the Outline Proposals for George Street, a detailed analysis of the key features to be retained was an important initial step before developing proposals. This approach is recommended for all town centre projects.

The Action Plan sets out short, medium and long term objectives and tasks, which work towards achieving the vision and aims of both the Urban Design Framework and Public Realm Design Guide. Annual Action Plans will need to be prepared and implemented according to the current priorities and available resources. This should therefore be seen as a live document which aims to generate partnership buy in and understanding of key roles and funding commitments.

Bathgate Town Centre needs a focussed Action Plan with defined targets that are clearly referenced to the aims and objectives identified by Enterprising Bathgate, The Business Community and West Lothian Council.

The Action Plan Projects have been developed using broad aspirations from the Urban Design Framework and the practical implementation works identified in this Design Guide. They also take on board the priorities identified in the recent public consultation works. The project lists have been broken down into three broad project types as follows:

- 1. Core Projects**
Priority implementation projects, primarily focused on George Street and the Steelyard that considers a phased approach to support the objectives of the outline design works.
- 2. Wider area aspirations**
A rolling programme of projects which can be developed as funding becomes available to benefit the wider town centre.
- 3. Monitoring and project evaluation**
Procedures to provide for continuous monitoring and evaluation of the Bathgate Town Centre Action Plan to ensure it is delivering outputs and outcomes and being amended to reflect changing opportunities.

Action Plan

5.1 Core Projects

- 1.** Project: **George Street and Steelyards Enhancement**
Description: Extensive clean up (including pressure cleaning of surface), removal of redundant objects/ clutter.

Lead Agency: WLC/ EB
Funding Partners: Retailers/ Business Community
Budget Cost: £40,000
Priority: **HIGH**
- 2.** Project: **Steelyards and St Davids Square Public Realm Improvements**
Description: Create improved civic spaces with whole scale resurfacing in combined high quality concrete and natural stone, with new seating and street furniture

Lead Agency: WLC/ EB
Funding Partners: Retailers/ Business Community
Budget Cost: £500,000
Priority: **MODERATE**
- 3.** Project: **George Street Tree Planting**
Description: Provide 8 new semi-mature trees, underground guying and quality tree grilles.

Lead Agency: WLC/ EB
Funding Partners:
Budget Cost: £10,000
Priority: **HIGH**
- 4.** Project: **George Street Major Resurfacing Works**
Description: Replace street surface with new high quality concrete products and limited use of natural stone (in areas out with St Davids Square and Steelyards areas)

Lead Agency: WLC/ EB
Funding Partners: Retailers/ Business Community
Budget Cost: £350,000
Priority: **MODERATE**



Action Plan

5. Project: **George Street Seating Areas**
Description: Removal of existing planters, minor surfacing reinstatement works and new seating provision

Lead Agency: WLC/ EB
Funding Partners: Retailers/ Business Community
Budget Cost: £100,000
Priority: **HIGH**



6. Project: **George Street and Steelyards Lighting Enhancement**
Description: Enhancement lighting of planters, street trees, art works and vennels (Engine Place and Bloomfield Place) to improve night-time appeal and attractiveness

Lead Agency: EB
Funding Partners: WLC (adoption for maintenance)
Budget Cost: £70,000
Priority: **MODERATE**



5.2 Wider Area Projects

1. Project: **Vennels and Lanes Improvements**
Description: Removal of clutter, improved lighting and 'naming project' to improve identify through signage/ feature paving

Lead Agency: WLC/ EB
Funding Partners: Adjacent businesses
Budget Cost: £90,000
Priority: **MODERATE**



Action Plan

- 2.** Project: **Signage Strategy**
Description: Develop and implement tourist information, interpretation and directional signage at key arrival points, nodes and civic spaces

Lead Agency: EB
Funding Partners: WLC
Budget Cost: £150,000
Priority: **MODERATE**
- 3.** Project: **Public Art Trail**
Description: Develop interpretative information to support the town's public art features, develop a walking trail and commission a leaflet to be made available at the Library and key public buildings.

Lead Agency: EB
Funding Partners: WLC
Budget Cost: £5,000
Priority: **LOW**
- 4.** Project: **Cycle path improvements**
Description: Provide on-street cycle lanes on Whitburn Road to connect between the National Cycle Network. Consider and implement further off-road cycle paths

Lead Agency: WC
Funding Partners: Network Rail/ Sustrans
Budget Cost: £20,000
Priority: **MODERATE**
- 5.** Project: **Car Park Courts Upgrades**
Description: Audit existing car park courts and establish basic quality standards for access, planting and lighting. Undertake a programme of improvements including removal of overgrown vegetation and barriers to passive surveillance

Lead Agency: WC
Funding Partners: Developers/ adjacent business neighbours
Budget Cost: £Varies
Priority: **MODERATE**



Action Plan

5.3 Monitoring and Project Evaluation

- 1.** Project: **Establish a Public Realm Steering Group**
Description: Develop a steering group/ forum comprised of business community members, EB and WLC to drive the decision making forum, manage and review public realm improvement projects
Lead Agency: EB/ WLC
Funding Partners: Business Community
Budget Cost: £N/A
Priority: **HIGH**
- 2.** Project: **Agree Action Plan Priorities**
Description: Agree action plan priorities, confirm funding and define programme for works and deliverables each year.
Lead Agency: Public Realm Steering Group
Funding Partners:
Budget Cost: £N/A
Priority: **HIGH**
- 3.** Project: **Commitment to 2009 Programme**
Description: Commit to 2009/2010 programme and establish method of monitoring project performance
Lead Agency: Public Realm Steering Group
Funding Partners:
Budget Cost: £N/A
Priority: **HIGH**
- 4.** Project: **Lessons Learnt Review**
Description: Develop a mechanism to review ongoing performance, and maintain a record to aid the management of future projects
Lead Agency: Public Realm Steering Group
Funding Partners:
Budget Cost: £N/A
Priority: **HIGH**