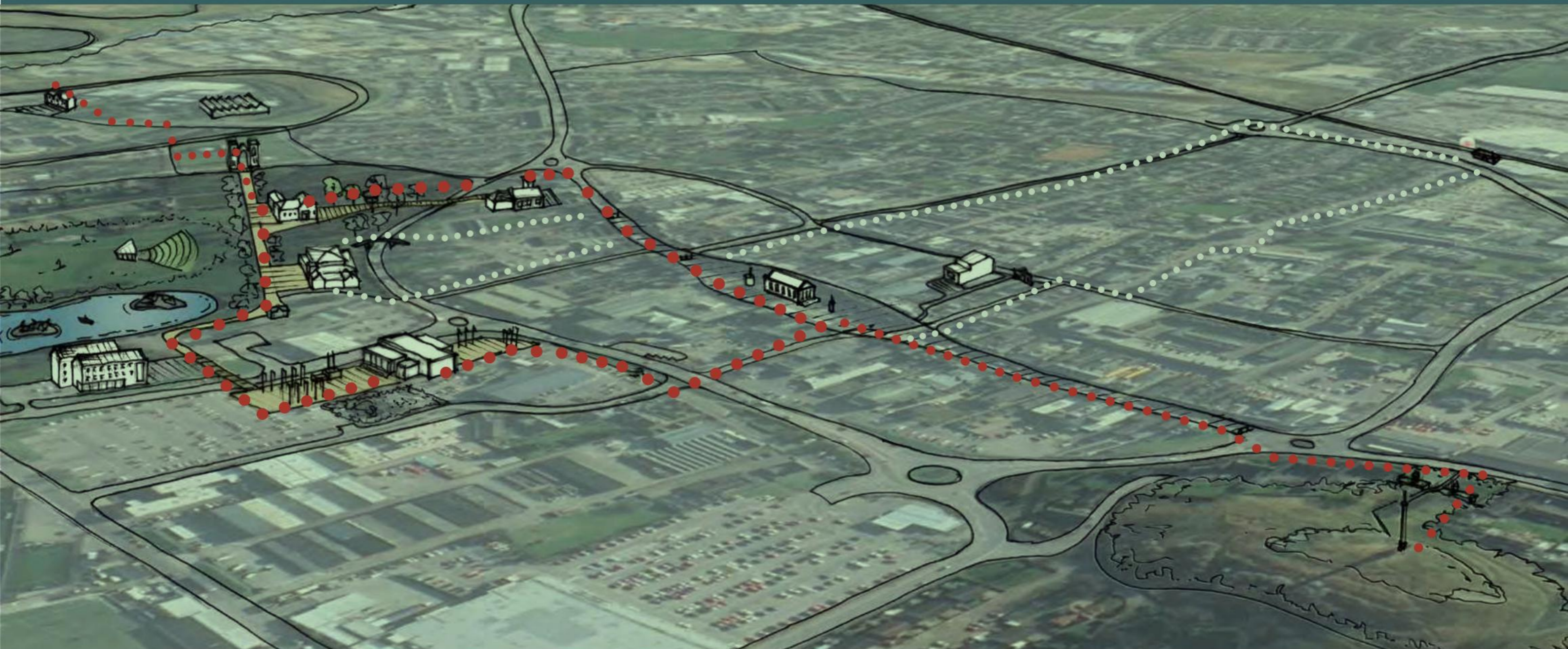


ELGIN
CULTURAL
QUARTER

Elgin Cultural Quarter Delivery Plan

RIBA Stage 2 | January 2024



RYBKA





Google Maps



Scope

This report defines public realm proposals for the creation of a coherent relationship between the projects identified in the Elgin City Centre Masterplan for the Cultural Quarter to RIBA Stage 2:

- Elgin Town Hall
- Grant Lodge
- Future Hotel (site tbc)
- Future Art Gallery (site tbc)
- Public Realm

The proposals build on those developed for RIBA Stage 1, with focus on identified key areas, bringing together feedback from key stakeholders and the public, and presents high level cost planning information.

The project draws on the wider cultural offering of Elgin as the context for the Masterplan Cultural Quarter, with the understanding that there are a significant number of parallel projects in progress, which will cross with and influence with the proposals presented here.

Aims for Elgin Cultural Quarter

The Elgin City Centre Masterplan outlines the following key aims for the Cultural Quarter:

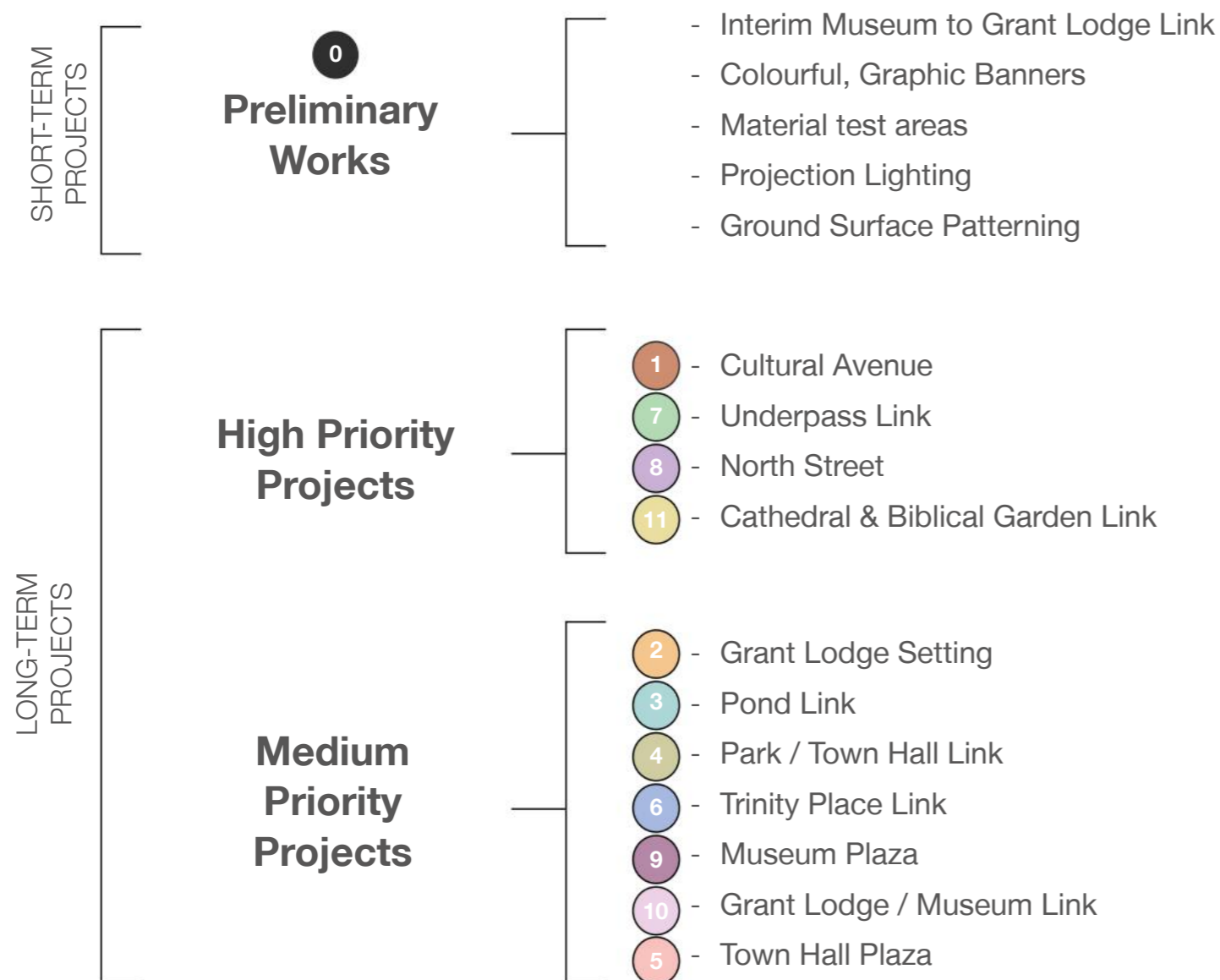
- Increase tourism in Moray by providing a focal point to draw in additional visitors and signpost them to attractions across the area.
- Provide an enhanced cultural and evening economy offering which will help to attract and retain young people in the area.
- Redevelopment of Grant Lodge and Elgin Town Hall, linked together by improved connections and public spaces, which will shine a light on the regions unique cultural offering.
- The creation of a connected and aspirational cultural centre will encourage private sector investment in a new hotel at a complementary site, meeting a long-standing requirement for additional, quality, hotel accommodation in Elgin.

EXECUTIVE SUMMARY - PROJECTS - PRIORITIES

Project Proposal Overview

This page summarises the proposals for the public realm of the Elgin Cultural Quarter, which have been developed over RIBA Stages 1 and 2 in consultation with the Moray Council Cultural Quarter client team. RIBA Stage 2 entails development of the Concept Design; this is approved by the client and aligned to the Project Brief, which remains “live” during Stage 2. The proposals are split into 3 groups, based on their priority and timescale.

It is anticipated that the Moray Council Cultural Quarter team uses the index of projects to implement alongside development in Elgin. The associated Cost Plan is to be read alongside the report, to inform decision making, to assist in overall delivery of the Cultural Quarter.



General Summary	OVERALL	PRELIMINARY	HIGH PRIORITY	MEDIUM PRIORITY
0. Preliminary Works	£ 299,506.40	£ 299,506.40		
1. Cultural Avenue	£ 865,835.37		£ 865,835.37	
2. Grant Lodge Setting	£ 317,666.80			£ 317,666.80
3. Pond Link	£ 337,196.11			£ 337,196.11
4. Park/ Town Hall Setting	£ 400,191.07			£ 400,191.07
5. Town Hall Plaza	£ 722,409.88			£ 722,409.88
6. Trinity Place Link	£ 204,272.20			£ 204,272.20
7. Underpass Link	£ 275,162.80		£ 275,162.80	
8. North Street	£ 99,606.10		£ 99,606.10	
9. Museum Plaza	£ 347,362.34			£ 347,362.34
10. Grant Lodge - Museum Link	£ 534,917.90			£ 534,917.90
11. Cathedral and Biblical Garden Link	£ 270,918.73		£ 270,918.73	
GRAND TOTAL	£ 4,675,045.69	£ 299,506.40	£ 1,511,523.00	£ 2,864,016.29

NOTE: The following have been excluded from cost consideration:

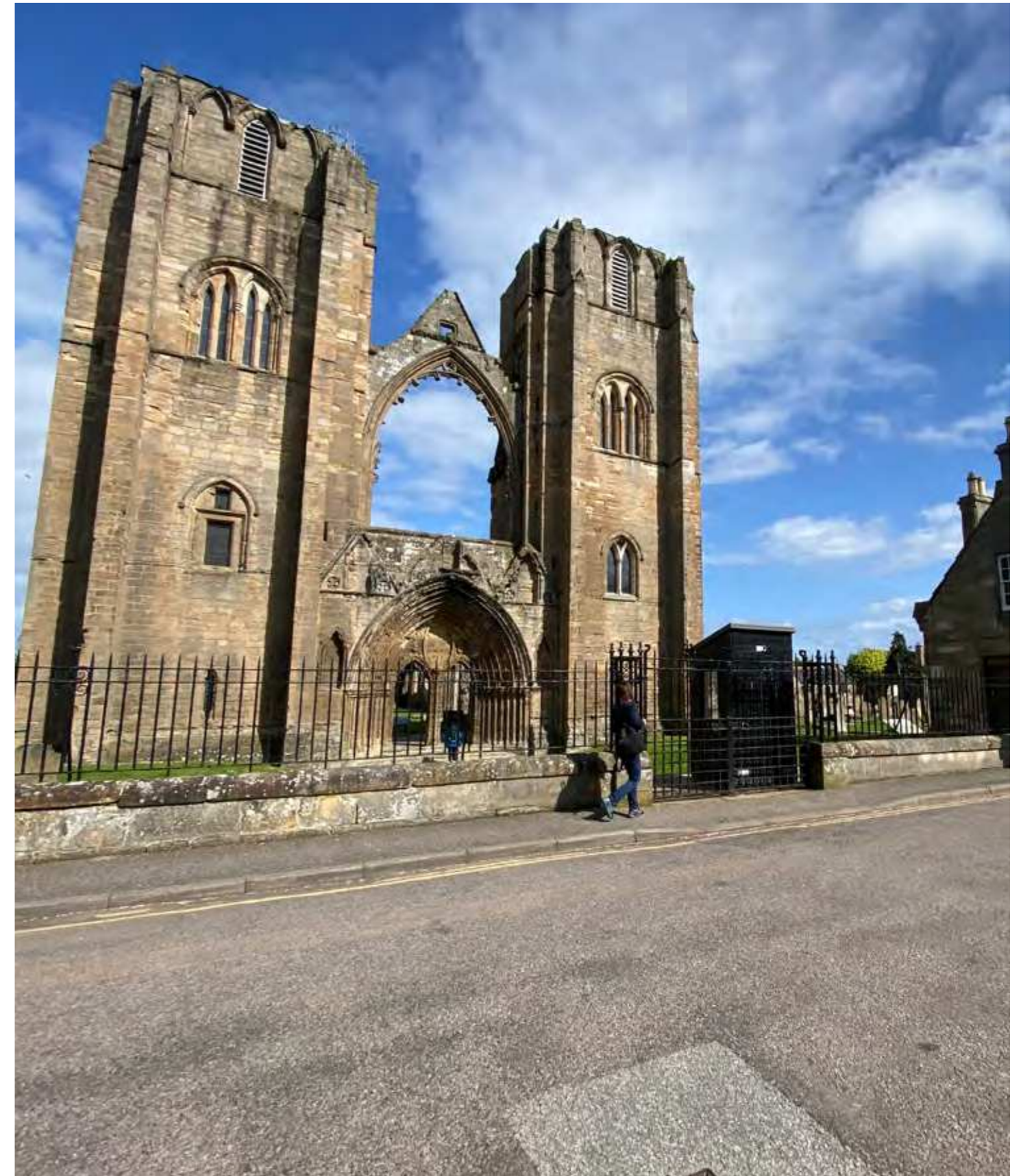
- Value Added Tax
- Professional and Local Authority Fees
- Site Investigation and Survey Works required

It is assumed works will be undertaken by a single Main Contractor.

PROJECT TEAM



RYBKA



CONTENTS

1.0 - Introduction	6-14
2.0 - Existing Strategies and Masterplan	15-19
3.0 - Stage 1 and Stakeholder Consultation	20-28
4.0 - Proposals	29-70
Project Proposals Overview & Navigation	
4.1 - Preliminary Works	
4.2 - High Priority Projects	
4.3 - Medium Priority Projects / (including projects integrated with Growth Deal projects)	
4.4 - Programme & Priority Matrix	
5.0 - Summary and Next Steps	71
Appendix A	Elgin City Centre Masterplan Projects Overview
Appendix B	Client Progress Meeting Notes
Appendix C	Outline Cost Plan
Appendix D	Designer Risk Assessments
Appendix E	Pre-Construction Information

Issue No.	Date	
A	01/11/23	First Stage 2 report issue for client approval
B	03/11/23	Report Issued, including costs and Designer Risk Assessments (Appendix D)
C	06/11/23	Updates undertaken following Moray Council Comment
D	08/11/23	Clarification on Cost Plan Exclusions & RIBA Stage 2 on p.3.
E	24/01/24	Programme updated and inclusion of confirmed cultural nodes





ELGIN
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01

Introduction

Introduction to the project and initial analysis following the team site visit during May 2023.

1.1 - INTRODUCTION - ELGIN CITY CENTRE MASTERPLAN

The proposals in this report respond to the Elgin City Centre Masterplan, which sets out the five projects for the Cultural Quarter as shown below. Adjacent, sits Cooper Park, with a number of defined projects, of which the three highlighted have a close relationship with the Elgin Cultural offering.

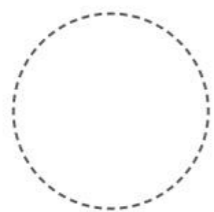
The Elgin City Centre Masterplan forms the basis for this project, with a focus on knitting together the projects identified in the Cultural Quarter through public realm interventions. In addition to the Masterplan, the Design Team have accessed a wide range of guidance and previous studies to inform the overall vision for Elgin.

Cultural Quarter

CQ3: New hotel



CQ5: Art Gallery



CQ2: Grant Lodge



CQ1: Elgin Town Hall



CQ4: Elgin Museum

Cooper Park

CP4: Play + Recreation



CP6: Pond



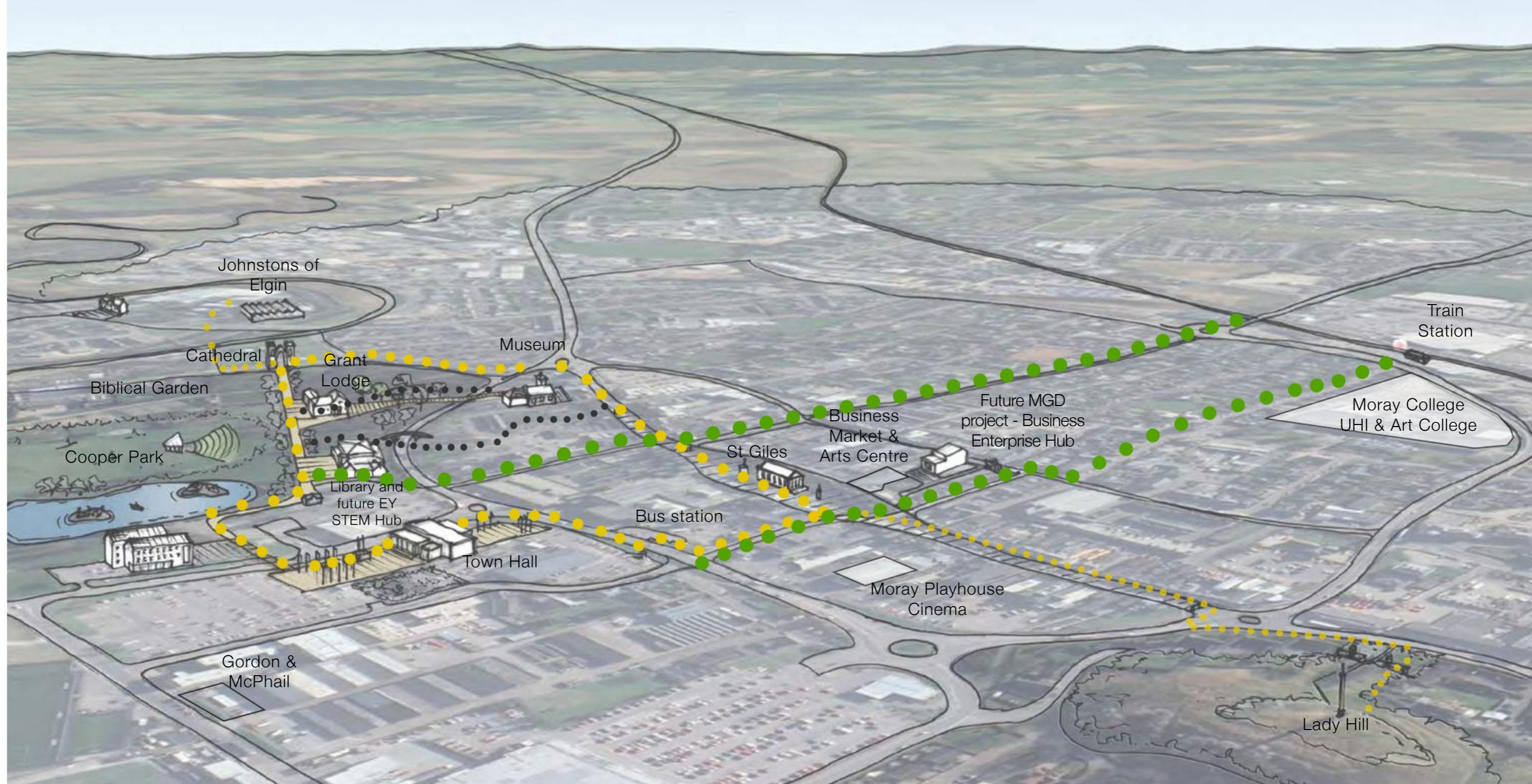
CP7: Outdoor performance area



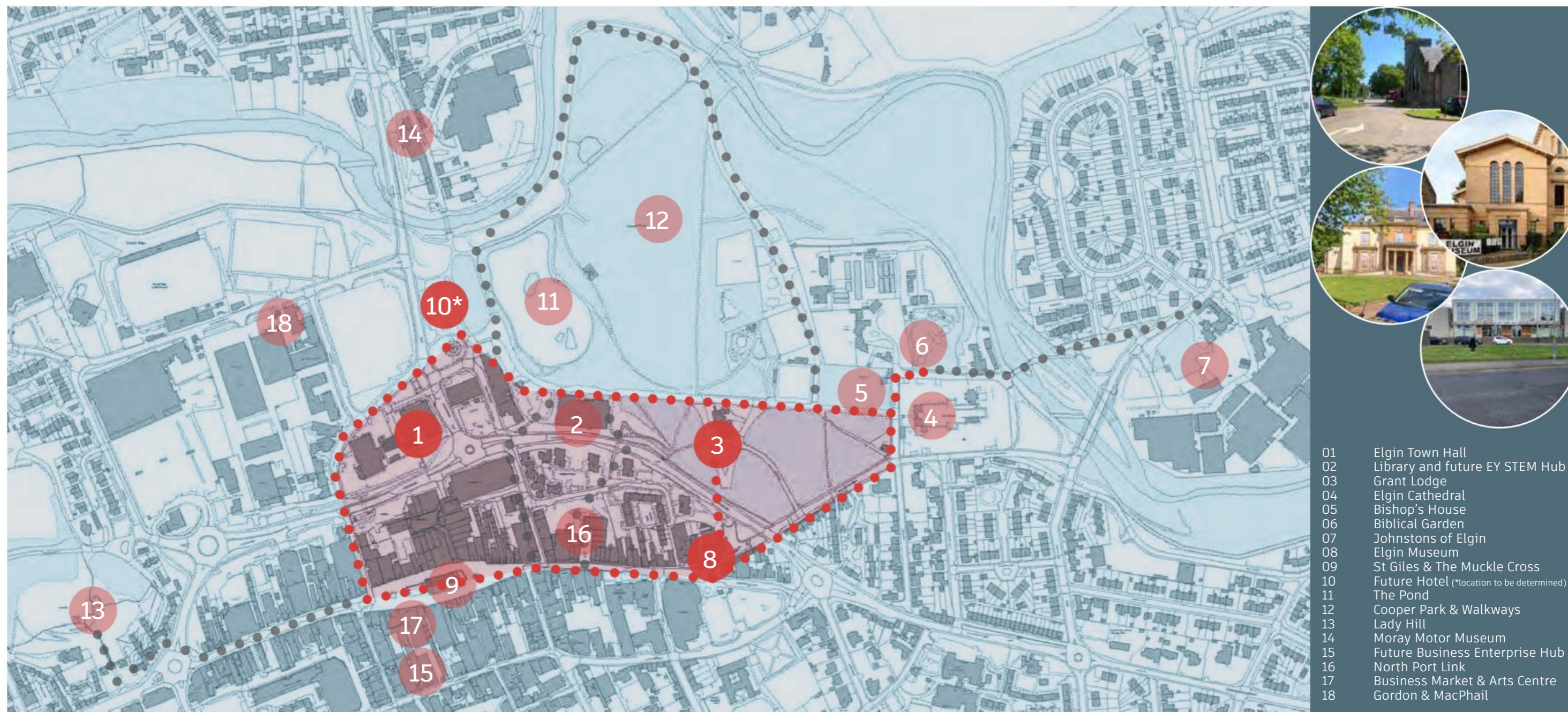
1.2 - INTRODUCTION - WIDER CULTURAL OFFERING

The sketch below illustrates the wider cultural offering of Elgin, from Lady Hill in the west, to Johnston's of Elgin in the east.

To the south sits the train station, nearby Moray College UHI, and the bus station is located north of the High Street towards to Town Hall.



1.3 - INTRODUCTION - THE CULTURAL QUARTER

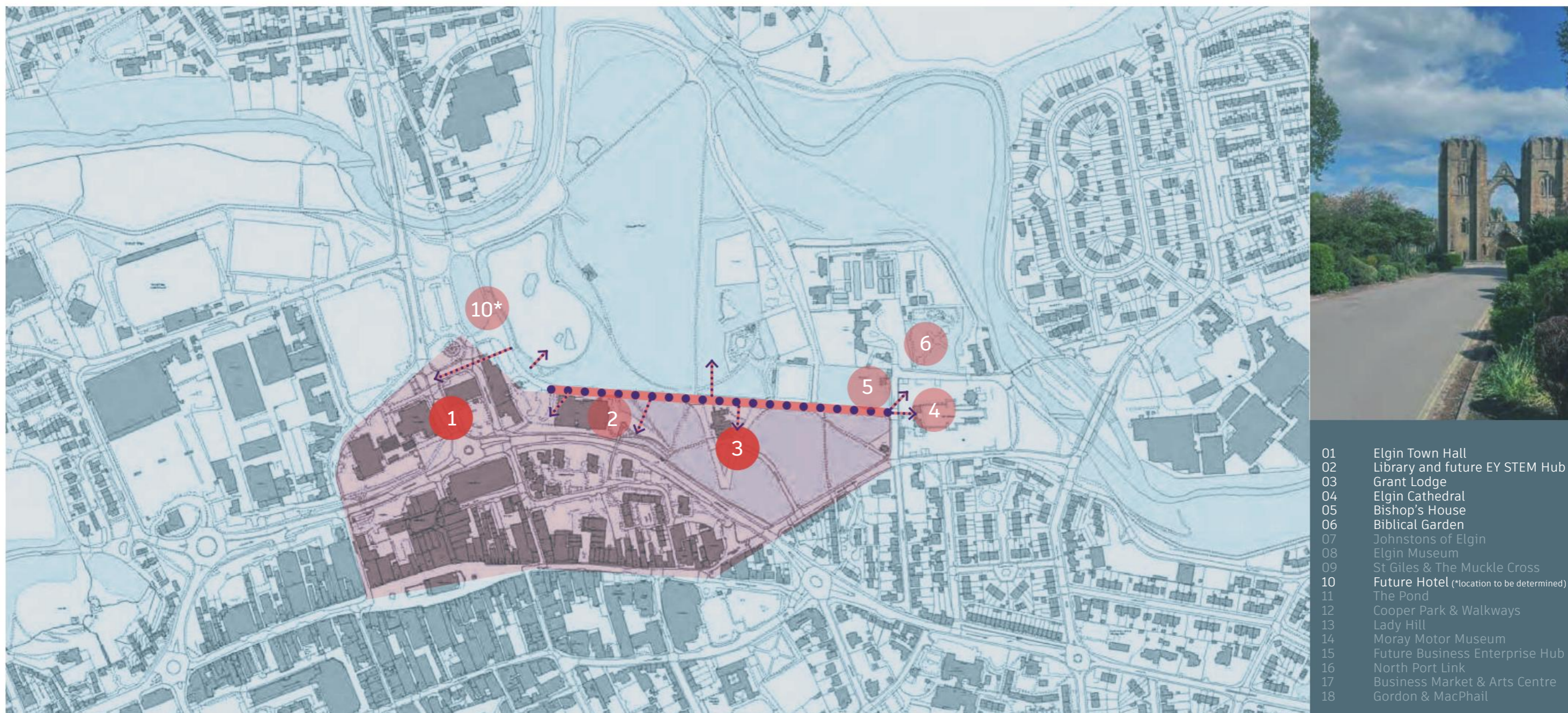


The Cultural Quarter

The Masterplan sets out a vision aimed at transforming Elgin City Centre. It includes a range of projects to support local businesses, attract investment, regenerate vacant and derelict buildings, encourage living and working in the Centre, showcase Elgin's fascinating history and improve walking and cycling connections.

The Quarter and oval route shown above represent the key Cultural attractions of Elgin, linking the High Street with the Cooper Park avenue. For the purpose of this project 4 key Cultural Projects were identified - Grant Lodge, Elgin Town Hall, a new hotel and the interlinking public realm. Beyond this, the context consists of existing and future Cultural Nodes, as shown above.

1.4 - INTRODUCTION - THE CULTURAL AVENUE

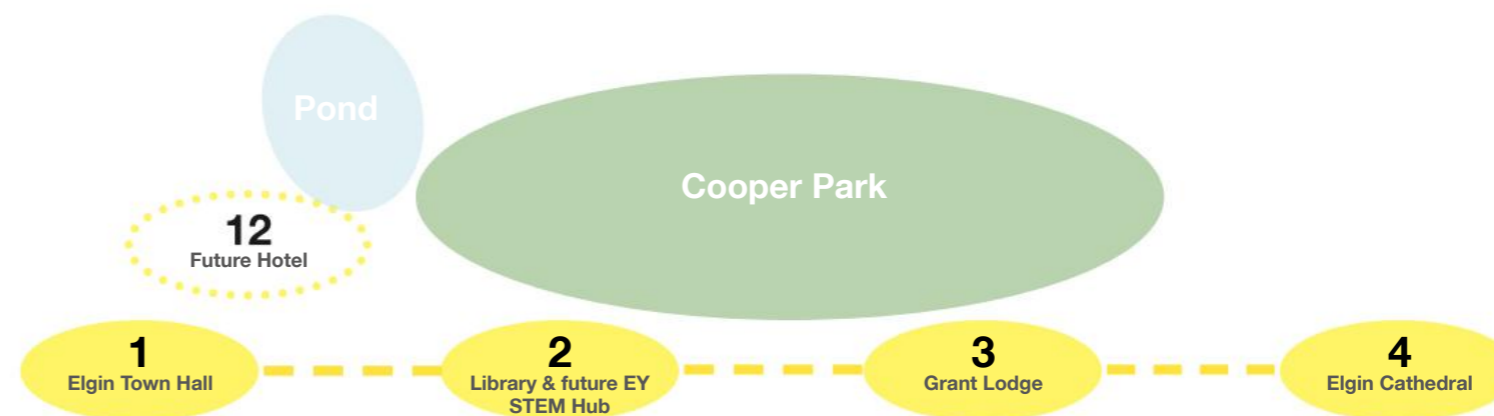


- 01 Elgin Town Hall
- 02 Library and future EY STEM Hub
- 03 Grant Lodge
- 04 Elgin Cathedral
- 05 Bishop's House
- 06 Biblical Garden
- 07 Johnstons of Elgin
- 08 Elgin Museum
- 09 St Giles & The Muckle Cross
- 10 Future Hotel (*location to be determined)
- 11 The Pond
- 12 Cooper Park & Walkways
- 13 Lady Hill
- 14 Moray Motor Museum
- 15 Future Business Enterprise Hub
- 16 North Port Link
- 17 Business Market & Arts Centre
- 18 Gordon & MacPhail

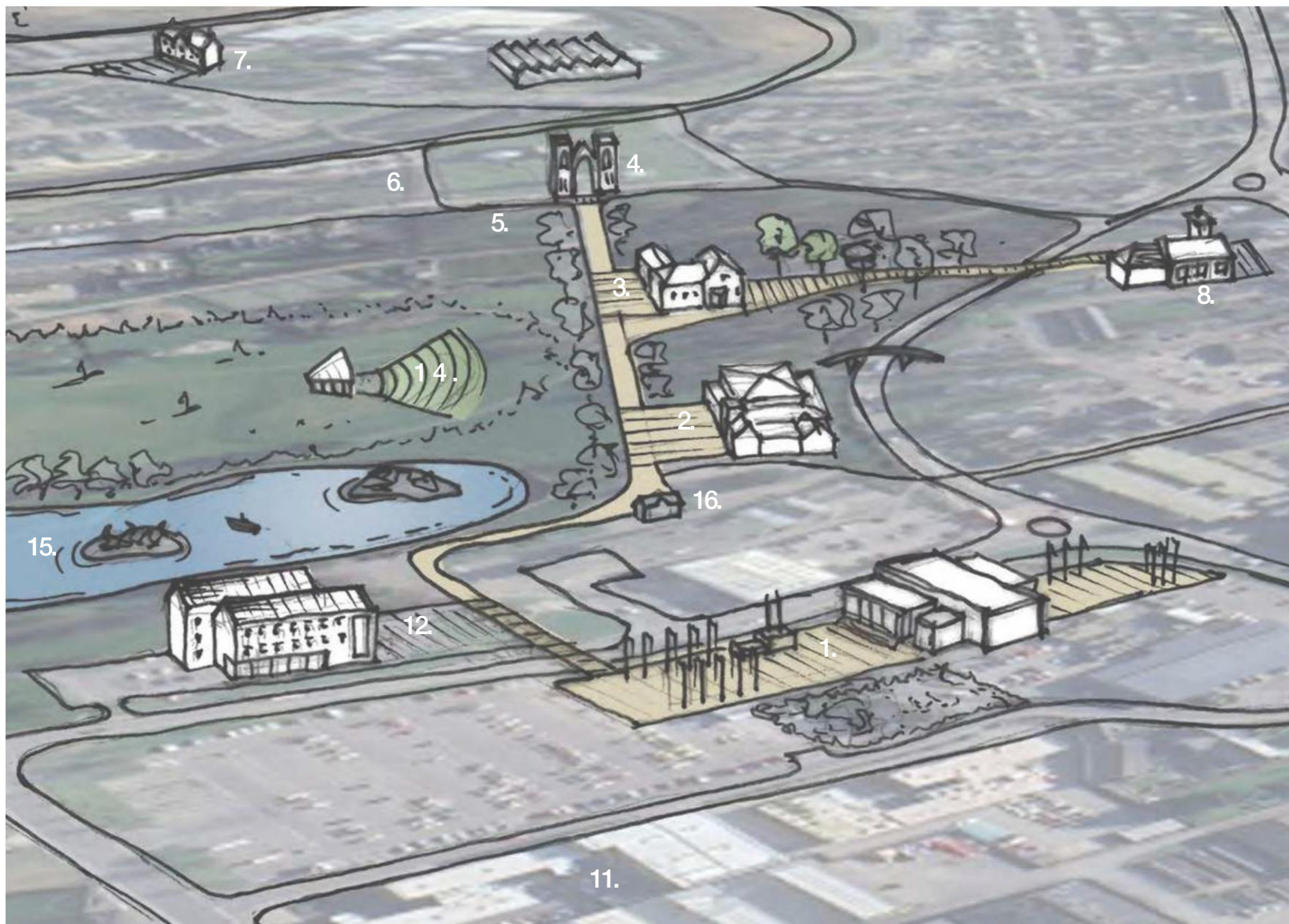
Analysis: The Cultural Avenue

The existing spine road running alongside Cooper Park links key Cultural attractions - the Cathedral, Grant Lodge, Library (& and future EY STEM Hub), Pond and beyond to the Town Hall.

At present the route is shared space between pedestrians and vehicular traffic. Nevertheless it offers a pleasant route, leading to the park, in which visitors enjoy a visual link with the Cathedral.



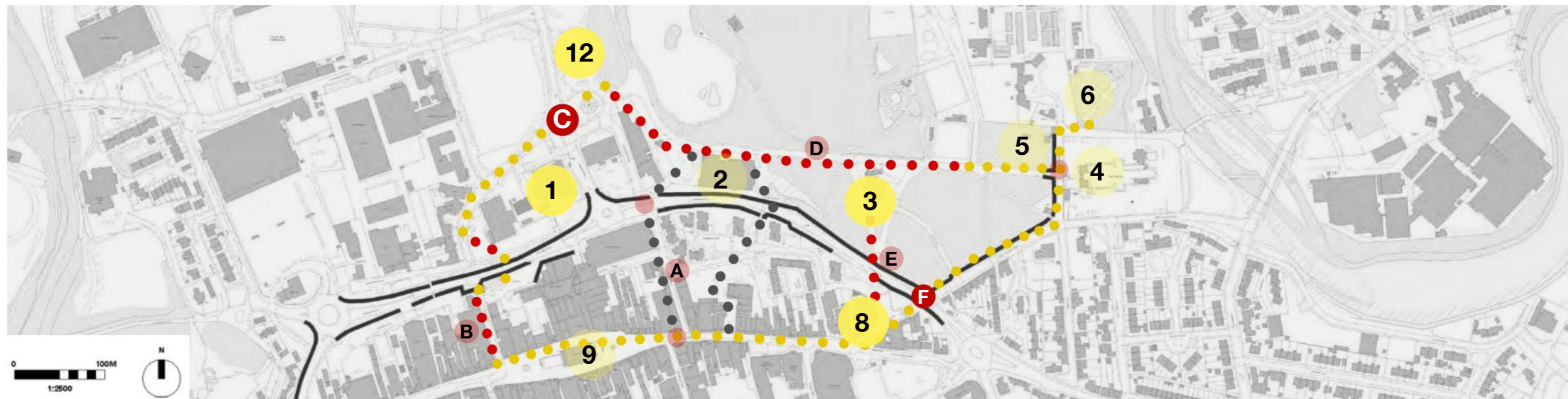
1.5 - INTRODUCTION - THE CULTURAL AVENUE



- 01 Elgin Town Hall
- 02 Library and future EY STEM Hub
- 03 Grant Lodge
- 04 Elgin Cathedral,
- 05 Bishop's House
- 06 Biblical Garden
- 07 Johnstons of Elgin
- 08 Elgin Museum
- 09 St Giles & The Muckle Cross
- 10 Lady Hill
- 11 Community Centre
- 12 New hotel
- 13 Moray Motor Museum
- 14 Outdoor amphitheatre
- 15 Pond
- 16 Pavilion
- 17 Business Enterprise Hub
- 18 Gordon Macphail

1.6 - INTRODUCTION - EXISTING PEDESTRIAN ROUTES

Pedestrian safety for both locals and visitors was highlighted early on as a key strategy for instilling a sense of a 'Cultural Quarter'. The key routes and crossings noted below are identified as the areas where pedestrian safety and way-finding could be strengthened to support connections within the Cultural Quarter 'oval'. Key focus areas for Stage 2 are B, D and E.



A

Lossie Wynd

Future enhancement of existing Active Route



B

**North Street
Dandy Lion > Town Hall**

Key link from High Street to Town Hall, particularly for night-time economy enhancement.

Vehicle traffic will return to North St once Poundland is complete.



C

Elgin Town Hall - North

Multiple road crossings
Multiple parallel roads

Opportunity for reconfiguration of road access and creation of external civic space.



D

Cultural Avenue

Shared vehicle / pedestrian route & large areas of on street parking

Opportunity to address hierarchy of pedestrians & cyclists



E

Grant Lodge > Museum

Route currently blocked by fence with detour for A96 road crossing

Opportunity to open up access route with safer crossing options across A96.



F

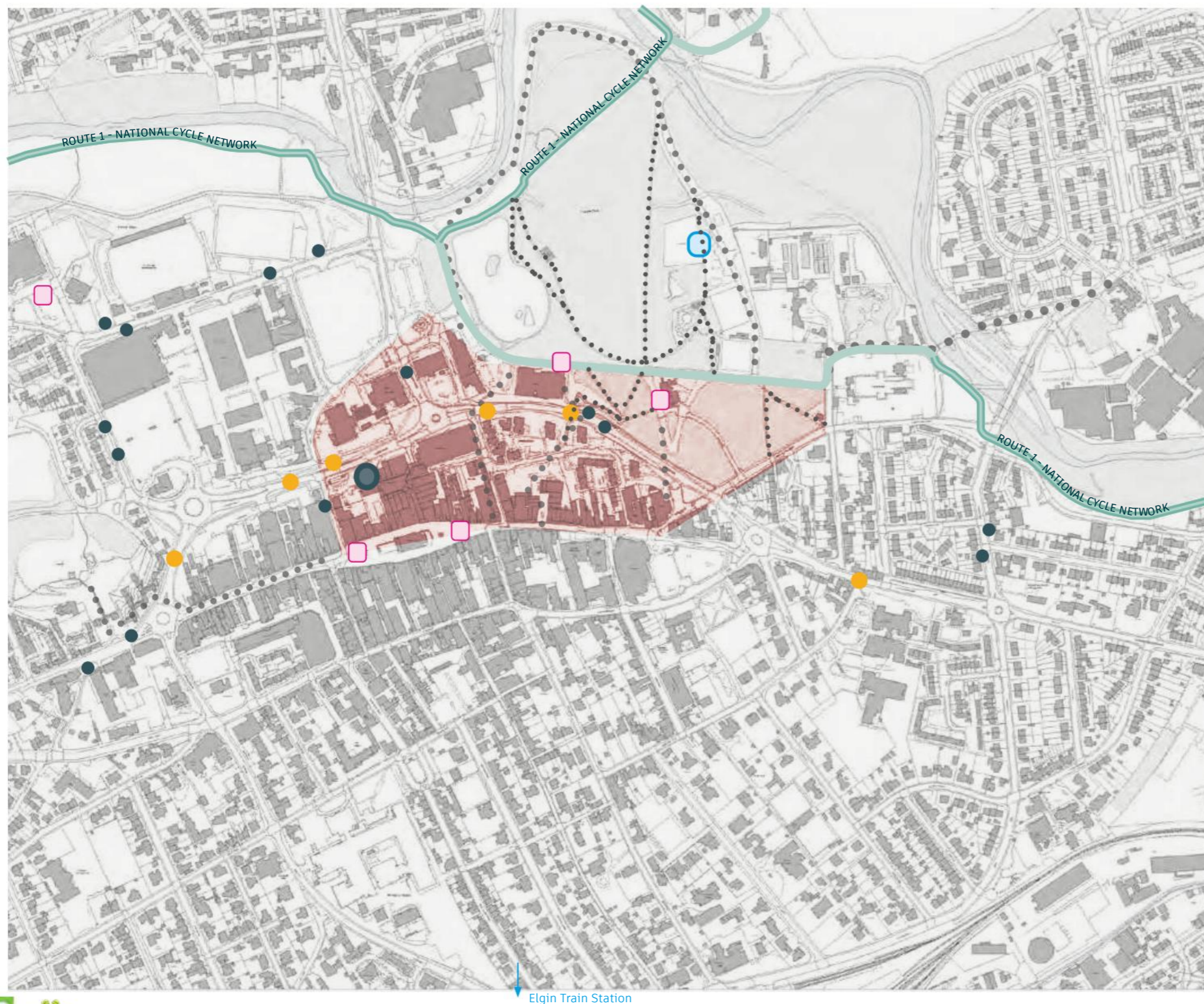
Museum > Cathedral









Road crossing of A96 adjacent to roundabout

Opportunity to open up access route with safer crossing options across A96.

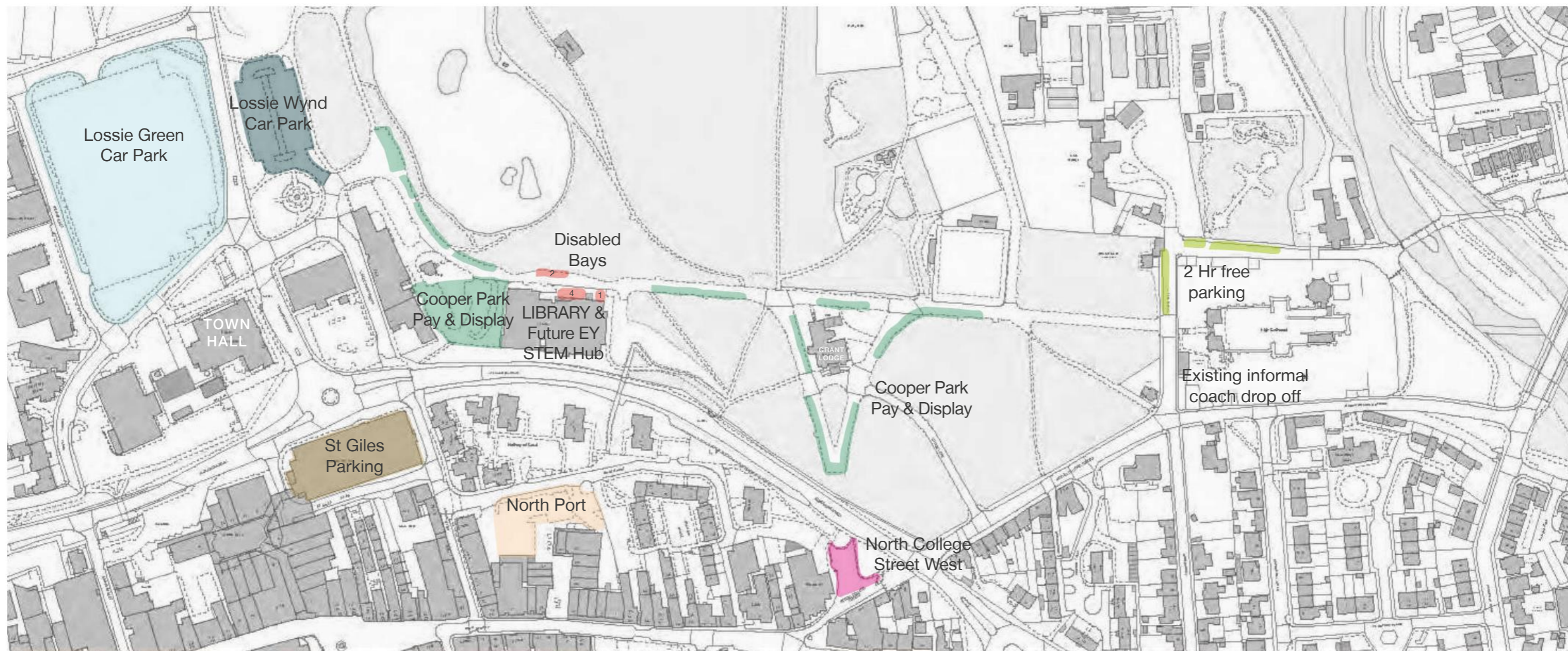
1.7 - INTRODUCTION - ACTIVE TRAVEL

Current active travel routes, which have been highlighted below, some of which are suitable for enhancement throughout this project.



-  Cycle Route - Off-road
-  Cycle Route - On-road
-  Bicycle Parking
-  Bicycle Hire
-  Bus Stops
-  Bus Station
-  Pedestrian Crossing Points (underpass / bridge / at grade)
-  Pedestrian Routes

1.8 - INTRODUCTION - PARKING OVERVIEW



Existing Parking

- Currently, there is a range of parking along the route of the cultural avenue, within the Cultural Oval.
- Along the road through Cooper Park - from the pond to Grant Lodge - there are pay and display bays, along with a car park beside the Library (and future EY STEM Hub).
- There are 7 blue-badge bays beside the Library (and future EY STEM Hub).
- North Street provide much-needed blue-badge parking.

Rationalising Parking

- In order to improve the Cultural Promenade, creating a space that is safer and accessible to pedestrians and wheeled users, the plan has considered options for rationalising the parking and vehicle access.
- There is a requirement to retain disabled vehicle parking to the Library, space for the mobile-library van and also allow for maintenance access.
- With the development of Grant Lodge,

there will be a future increase in visitor numbers. This will require rationalising the existing parking, adding further dedicated disabled access bays, and the improvement of pedestrian links to surrounding car parks.

- In order to rationalise parking, Parking Orders will need to be amended at the targeted areas.
- Use of short stay loading parking bays may also help with reducing traffic.

An aerial line-art map of the Elgin Cultural Quarter. The map shows a network of roads, a river, and various building footprints. A prominent road runs vertically through the center-left, with several buildings along it. To the right, there are larger, more open areas with fewer buildings. The river flows from the top left towards the bottom right. The entire map is rendered in a light gray line-art style.

ELGIN CULTURAL QUARTER

02

Existing Strategies & Masterplan

A review of the Cultural Quarter, associated projects identified in the Elgin City Centre Masterplan, as well as existing associated projects and feasibility studies within Elgin. These studies and documents form the background and context for the project.

2.1 - EXISTING - CASTLE TO CATHEDRAL TO CASHMERE



Castle to Cathedral to Cashmere Trail



This existing visitor interactive tour follows the Castle to Cathedral to Cashmere Heritage Experience trail; it explores the history of Elgin, spanning over the past 1000 years, utilising digital interaction as well as physical wayfinding and interpretation boards.

The experience is the combined working of more than 17 organisations and their volunteers, with a wide range of experience and knowledge of Elgin. The tour takes visitors from the site of the former castle at Elgin to the Cathedral, via the medieval High Street, and on to the mill at Johnstons of Elgin.

Integration

The existing C-C-C trail overlaps with the Cultural Oval shown above; however the intention is for the Cultural Quarter to create a cohesive area of the city, and to complement the C-C-C rather than creating another trail / route.

2.2 - CITY CENTRE MASTERPLAN & STRATEGIES - ELGIN CITY CENTRE MASTERPLAN

The Cultural Quarter Phasing project was asked to reference the vision set out for the Cultural Quarter in the **Elgin City Centre Masterplan**.

Adjacent to the Masterplan, a number of studies and feasibilities have been commissioned by Moray Council in the past 10+ years which consider a wide range of related projects and approaches.

A summary of the most relevant studies has been summarised overleaf, with more extensive exerts in Appendix A.

It should be noted that the timelines for Masterplan projects overlap and represent an evolving strategic plan - therefore some discrepancies can be found in the documentation. The Design Team has sought to use the most up-to-date information, in consultation with the Moray Council client team throughout the process. Project progress will also be reliant on the outcome of the Business Planning exercise, currently underway.

The Elgin City Centre Masterplan - sets out a vision aiming to transform Elgin City Centre with a range of projects aiming to support local businesses, attract investment, regenerate vacant and derelict buildings, encourage more people to visit, live and work in the Centre, to showcase Elgin’s fascinating history and to improve walking and cycling connections.

Key aims -

- improve the hard landscaping for an enhanced pedestrian and cyclist experience
- re-prioritise modes of active green travel
- “gull proof” seating and lighting infrastructure
- safeguard opportunities for future public art initiatives,
- incorporate traffic and automatic access control measures
- utilise locally-sourced or recycled materials for reduced embodied carbon



The Cultural Quarter in Elgin, which will include the refurbishment and extension of Grant Lodge into a major visitor attraction, refurbishment and extension of Elgin Town Hall to be a regional arts and entertainment centre and a privately funded hotel. This project aims to increase the cultural offering in Moray helping to attract and retain young talent.

2.3 - CITY CENTRE MASTERPLAN & STRATEGIES - OVERVIEW

The Master outlines the aims for the city centre including for the Cultural Quarter and other city centre projects (overview in Appendix A). In addition, a number of feasibility studies and draft reports explore design intention in further detail.

The feasibilities and reports both pre-date and post-date the Masterplan adoption, therefore evolving strategies occasionally cause discrepancies within the reports. These are ongoing, and most are still in draft form, or are subject to independent design processes going forward.

The Phasing Plan proposals in this report take cognisance of the adjacent projects, and acknowledge where opportunities may be dependent on their progression.



Streetscape strategy - Rankin Fraser



Cooper Park Amphitheatre - MBLA



Cooper Park Pond - MBLA



Grant Lodge - IDN



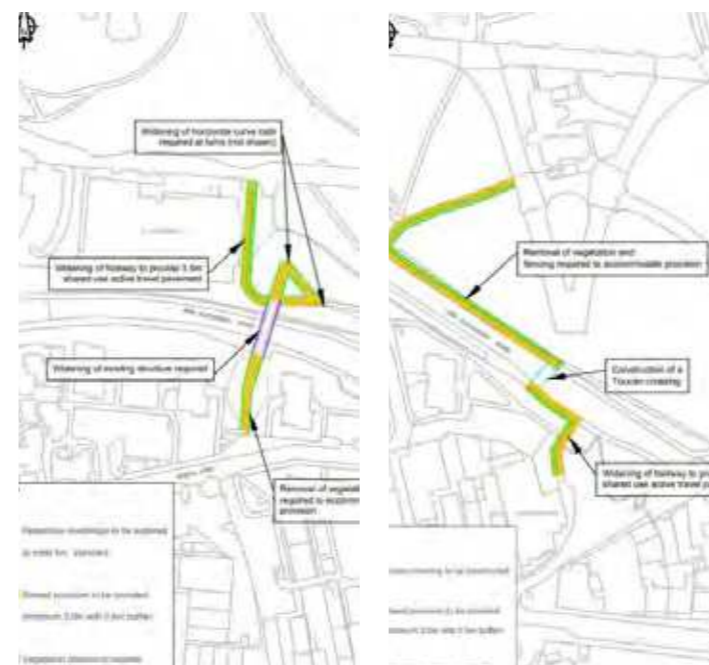
Elgin Town Hall - MBLA, NBPA



Cooper Park - Masterplan



Aspirations for public art in the Masterplan



Active Travel Options Report - Amey



North Port - Feasibility - NBPA

2.4 - CULTURAL QUARTER - CULTURE & HERITAGE TRUST FOR MORAY

It has been identified that an over-arching organisation would benefit the knitting together of the Cultural Quarter, and allow a shared platform for the wider Cultural offering across Moray.

The future organisation is particularly noted as having a potential link with the re-imagining of Grant Lodge as a cultural / tourist hub

Potential Activities

- Operating Grant Lodge
- Hire of spaces within Grant Lodge and other venues
- Festivals and Events Management – production, coordination, collaboration, promotion
- Events Hire – for external producers/organisers
- Booking Facilities
- Transport and visitor experience coordination – for Cultural Quarter venues and Moray wide
- Marketing and Promotion – of activity by partners across the region as well as individual venues
- Information
- Regional collaboration
- Sector support and networking
- Fundraising
- Jobs/Training and Work Experience – ‘professionalising’ the sector
- Accessibility
- Partnerships
- ‘The ‘brand’ Moray
- *links with libraries, archives, museums and other cultural and tourist attractions to be explored

Possible Income Streams

- Tenants
- Space, meeting and event hire
- Retail and merchandise
- Events ticket income - festivals and events delivered by Trust
- Touring events and attractions
- Event and festival/conference production/coordination support fees
- Tour operator partnerships
- Fundraising
- Membership?
- Marketing
- Photos shoots, film and TV locations
- The Visitor Levy

Possible Assets / Supported Organisations

- Grant Lodge
- Elgin Town Hall for the Community (Anchor tenant)
- Moray Heritage Connections
- The Falconer Museum, Museum Store and Lab
- Cooper Park – relationship to be explored
- Elgin Library (and future EY STEM Hub) – relationship to be explored
- Moray Archive and Records Centre – relationship to be explored
- Moray Playhouse – relationship to be explored
- The Malt Whisky Trail





ELGIN
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QUARTER

03

RIBA Stage 1 and Consultation

RIBA Stage 1 proposals were developed and the Design Team consulted a wide range of stakeholders and the public during June 2023. The pages overleaf outline the in-person and online session outcomes, with key comments related to the proposals.

3.1 - RIBA STAGE 1 PROPOSALS - PUBLIC CONSULTATION



3.2 - PUBLIC REALM - LOOK & FEEL

Prioritising Pedestrians and Improving Public Realm Materials

Before and After photos of a public realm improvement project in Helensburgh, which illustrates the potential change when vehicle parking is removed to create more space for pedestrian activity. Quality materials can be introduced in specific areas to help highlight key historic buildings or features.



Before



After



Before



After

Surfacing and Seating



Examples of Stone Sett Edging



Surface aggregate overlay to give a natural looking surface suitable for heritage sites.



Surface pattern overlay to provide an attractive, cost effective treatment. Patterns could be informed by a locally significant motif from one of the historic buildings or museum collection



Stone / timber seating placed alongside the key pathways.

Wayfinding and Signage

Existing Signage



Replace the current black, dated fingerpost signage with interactive information points and ground-level way-marking.

Review Castle-Cathedral-Cashmere signage for potential reuse.

Signage Ideas



Use of Totem signage to create recognisable symbol of the Cultural Route. Use of locally significant patterns / motifs to re-emphasise the cultural quarter assets.

Existing column located on High Street could be replicated along the Cultural Route.

Lighting

Underpass Lighting Ideas



Tree Lighting Ideas



Feature Lighting Ideas



Pond Lighting Ideas



3.3 - STAKEHOLDER ENGAGEMENT - ONE TO ONE SESSIONS

Correspondence to Stakeholders

An invitation to join focused workshops was extended to the organisations and stakeholders noted opposite. The message below was sent on the 29.05.23.

Your contact details have been passed to us by Claire English of Moray Council, who has appointed Oberlanders Architects and LUC Landscape Architects to undertake a study of Elgin and specifically the proposed Cultural Quarter.

As Claire noted in her email last week, we are assisting Moray Council with the prioritisation and phasing of the Cultural Quarter to ensure it can deliver on the City Centre Masterplan vision.

We are keen to engage with key stakeholders involved in Elgin Town Centre and the Cultural Quarter area and would like to invite you to join us for a virtual workshop. We are offering two sessions;

- Tuesday 27th June 10-11am
- Wednesday 28th June 2-3pm

If you would like to join one of the workshops, please email by reply and advise on your preferred session. We will then send you a Teams link in advance of the session.

We are also holding an Open Day on Friday 30th June from 11am to 7pm in Elgin Library and invite you to join us then if you are not able to attend the workshops.

If you would like to discuss a specific matter, outside the workshop forum, please let me know and we will try to arrange a one-to-one session.

Focused Stakeholder Engagement;

Focused engagement has been offered and date undertaken with the organisations / stakeholders noted below. The full register is appended, and an extract shown opposite.

- Jackie Andrews, Elgin Town Hall (01.06.23)
- Claire Herbert, Elgin Museum (13.06.2023)
- Ewen Mackintosh, Gordon & MacPhail (07.06.23)
- Sian Evans, HES (02.06.23)
- Clare Kemsley, Moray Council (12.06.2023)
- Sarah Medcaf, Moray Chamber of Commerce (08.06.23)
- Alastair Kennedy, Community Council
- Angela Norrie, Elgin Bid (12.06.2023)

Area / Org	Project / Org
Growth Deal Projects	MGD Business Enterprise Hub
	MGD Cultural Quarter
	MGD Housing Mix (South St)
	Bus Revolution
	EY STEM

Area / Org	Project / Org
Projects in Development	Elgin Town Hall
	Grant Lodge
	Poundland
	HAME
	Elgin Museum
	Sub-Station Trinity Place
	Whisky Experience South St
	Cooper Park Lighting Project
	A96 Fence Removal - early discussions

Area / Org	Project / Org
Key Stakeholders	Moray Chamber of Commerce
	Transportation
	Leisure and Culture
	Consultancy - Environmental Services / Flood Risk
	Property
	Elgin Community Council
	Elgin BID
	UHI Moray
	Transport Scotland
	HIE
	Visit Moray Speyside
	Diageo
	Asset Management
	St Giles Church
	Trinity Church
	Johnstones of Elgin
	The Drouthy Cobbler
	Northport - shops and houses?
	Moray Way Association?
	Lossie Wynd Shops?
Visit Scotland	
Sustrans	

Area / Org	Project / Org
Cooper Park	Elgin Library
	Open Spaces
	Biblical Gardens
	Earth Time Nursery
	Greenfingers Moray
	Sustainable Travel
	Elgin Cathedral
	Skills Training Centre - Stonemasonry
	Morrison Playing Fields Association
	Tennis Club
	Cricket Club
Park Run	

3.4 - STAKEHOLDER ENGAGEMENT - ONLINE SESSIONS

Two group stakeholder sessions were undertaken in June 2023 - the aim being to present the concept proposals and to engage with the comments and suggestions offered.

As part of the engagement an online Q&A session was undertaken, to identify the current cultural offering and way-finding, and to identify future opportunities.

Session 1

- Grant Lodge is the preferred future Cultural main attraction
- A link between the Museum and Grant Lodge is desirable as a new/improved access from the city centre to Cooper Park, as well as child-friendly, green option.
- Future measures include seamless and coherent design, shared marketing, cultural trail / way finding.

NB: Feedback answers were entirely led by the participants, and as such the Word Charts show various forms of description for areas of Elgin. The summaries above reflect the noted comments provided on the day and a non-scientific analysis of the language used in the stakeholder answers

1. What do you think is currently the main Cultural Attraction in Elgin?



2. What should be the main Cultural attraction in Elgin in the future?



3. How would you currently access Cooper Park from the city centre?



4. In the future, how would you like to access Cooper Park / Cultural Quarter from the city centre?



5. What measures do you think will knit the Cultural attractions of Elgin together best?



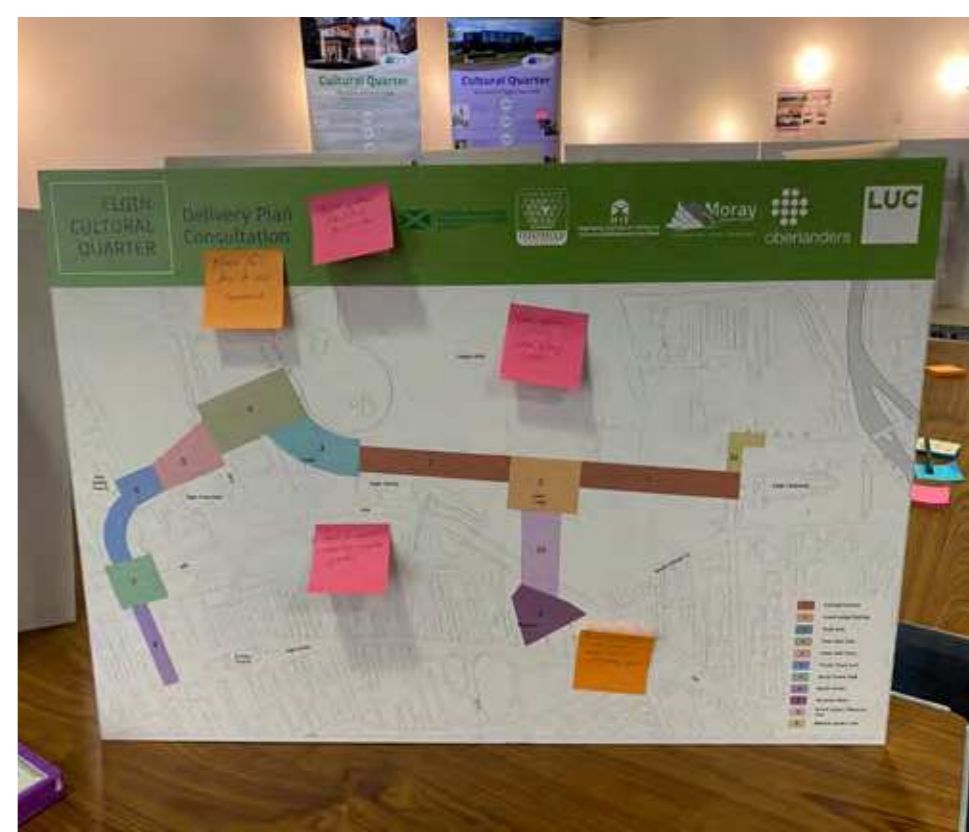
3.6 - PUBLIC CONSULTATION

Moray Council, Oberlanders and LUC held a public consultation event on Friday 30th June in Elgin Library, adjacent to Cooper Park.

The event was well attended by just over 100 stakeholders and members of the public who offered a wide range of helpful views and comments in relation to the proposals.

Key areas of focus highlighted include:

- General concern around quantity and nature of parking options adjacent to Cooper Park - a reliance on accessible parking for certain groups, likely increased vehicle access due to Grant Lodge refurbishment, pedestrian safety in relation to vehicle movements.
- Coach parking associated with access to the CQ, possible reorganisation in the area around the Cathedral and Biblical Garden, along North College Street.
- Attendance from SSE, which facilitated a better understanding of the existing sub-station to the rear of Elgin Town Hall - existing access routes, and possible future maintenance strategies that would facilitate better public and pedestrian access to the town hall.
- Active travel and bike hire options - question mark over how they integrate with the Cultural Quarter public space strategy - requirement for secure cycle parking, charging, hire, public lockers.
- Inclusion of wider Cultural offering of Moray including Moray Art College and Glasgow School of Art.
- Possible phasing starting at the Cathedral end to create the initial public space - which would link to the public realm works associated with Grant Lodge.
- Simple way-finding strategy incorporating key Elgin/Moray symbols, such as the famous footprints.



3.7 - PUBLIC CONSULTATION - KEY COMMENTS

Who will maintain new planting?
There is currently a reliance on volunteers groups, which isn't sustainable

Will the budget stretch to meet the aspirations?

Remove all the car parking from Cooper Park!

Secure bike storage, especially for e-bikes for encourage me to cycle to the city centre more often

Really want to see this project delivered as soon as possible

Vehicular access is important + parking
Need to maintain mobility impaired parking

Grant Lodge should have a multi-purpose function - what a stunning outlook the drawing room has for events!

The Town Hall is a superb facility and with a few tweaks could be improved, i.e.. sound proofed areas

Boring - here are the surfaces and sculptures to play on and look at?

Very supportive of what is proposed, this will improve the visitor experience and link up the 'gems' of Elgin

Keen to see climate change impacts and Just Transition factored in

Free parking to attract visitors!

Need better lighting along routes

Reducing asphalt is good - it currently looks like a proper road discouraging to pedestrians

Rationalise not remove parking
Make it disabled parking only

Is resin-bound aggregate environmentally friendly?

Surfacing and seating - you need to think more outside the box!
look / play /climb / listen / feel / sensory

Temporary stencil artwork could be a community activity

Need locker facilities and public WCs for visitors

Need cycle infrastructure

3.8 - PUBLIC CONSULTATION - IDEAS BOARD

Sketch plans from inspired by comments on the day are shown opposite, and can be commented on for future development and inclusion in proposals.

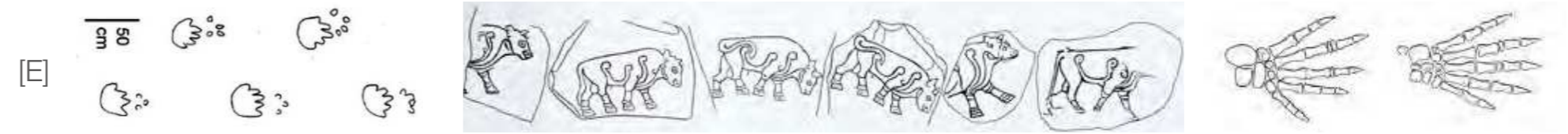
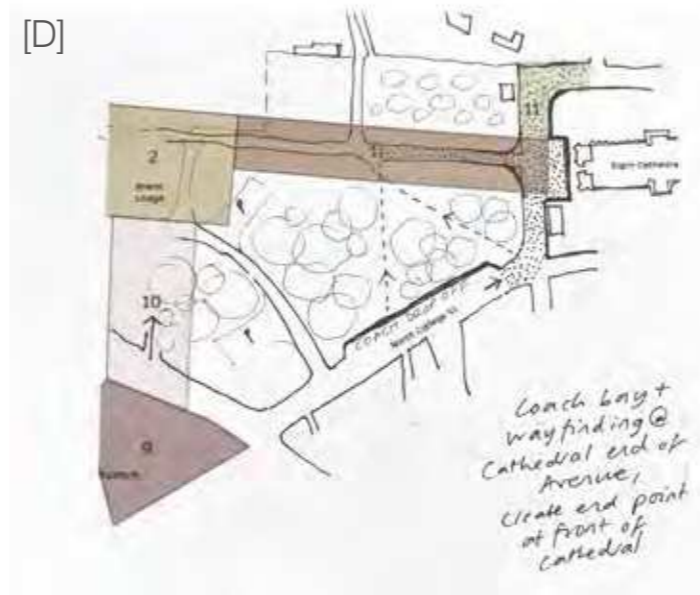
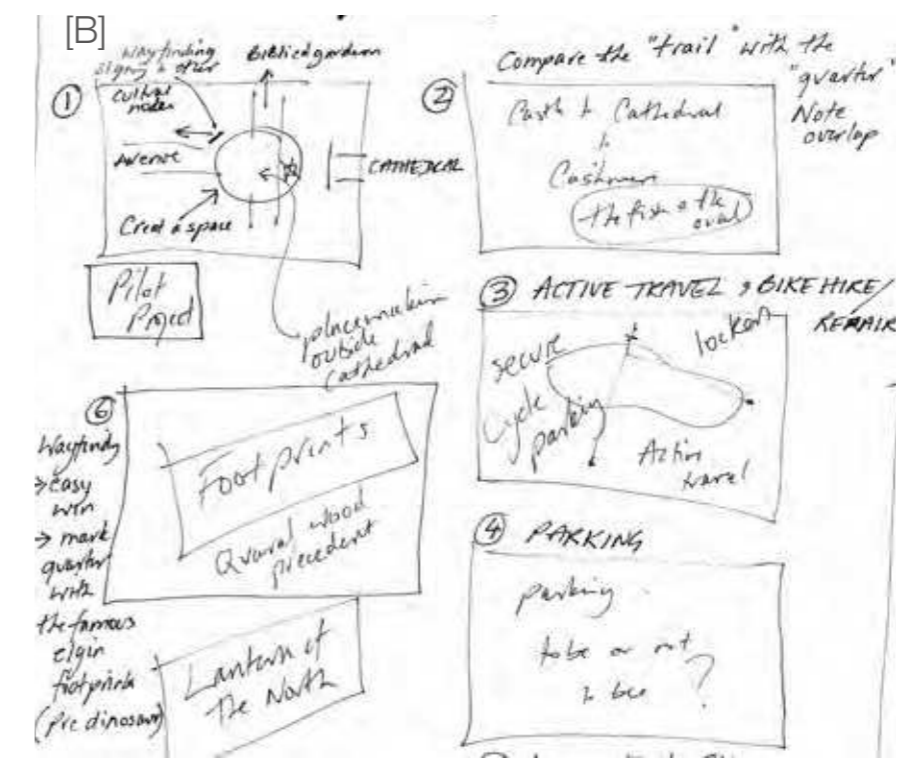
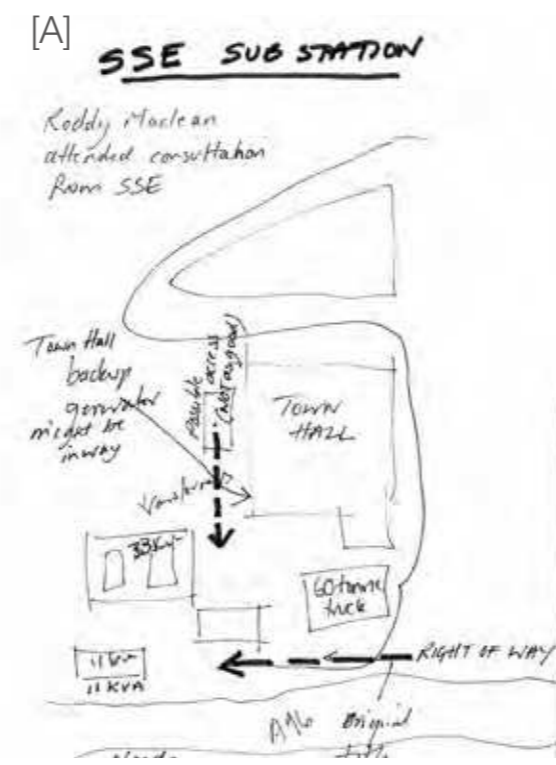
[A] SSE - current access to east and south of town hall; possible crane and vehicular access from north.

- [B] Noting key focus aspects -
1. Cathedral precinct;
 2. Integration of the existing C-C-C trail and the Cultural 'Quarter';
 3. Active travel and bike hire/bike repair
 4. Parking organisation;
 5. Inclusion of Art Colleges to Cultural offering;
 6. Elgin symbols
 7. Way-marking Elgin as a destination

[C] Bike hub by the Town Hall - repairs, hire, e-bike charging, secure cycle parking

[D] Coach and drop off to the Cathedral and Cultural Avenue - option of North College Street for coach bays and enhanced pedestrian experience of the Cathedral frontage.

[E] Elgin footprints and the Burghead Bulls.



04

Proposals

Proposals have been further developed within zoned areas, in order to identify work packages.

As a result of the Stage 2 proposals and costing process, the high-level prioritisation of works packages has been agreed with the Moray Council stakeholder team and is set out overleaf.

4.0 - PROPOSALS

The focus of the study includes the public realm linking Elgin's most significant cultural assets and nodes.

These include:

- The High Street and St Giles Church
- North Street and the Underpass
- Holy Trinity Church
- Elgin Town Hall
- Cooper Park and Pond
- Elgin Library (and future EY STEM Hub)
- Grant Lodge
- Elgin Cathedral
- Biblical Garden
- Elgin Museum

There is a need, and an opportunity, to improve access and implement public realm enhancements, which can create cohesion, and strengthen the identity of Elgin's cultural and heritage nodes.

The routes and spaces between the above assets represent potential projects, or phases of work, as defined in the plan set out in this report.

A strategic approach should be applied that allows each zone to complement its neighbour, whilst providing appropriate levels of local distinctiveness in the context of each landmark. The future demands and uses of external spaces will differ from one space to another, and this will require bespoke solutions. However, there should also be consideration of how the townscape of Elgin can be given a strong unified character through the careful application of materials and public realm components such as furniture, lighting, and signage.

The following plan defines the main zones within this project. The enhancement of the defined zones will provide templates for further enhancements in the future.

PROPOSALS

A series of **Initial Proposals** were developed and costed by the Design Team, with prioritisation of the proposals led by the Moray Council client team and informed by wider consultation.

As such, the proposals are divided and presented as three distinct phases:

- **Preliminary Works**
- **High Priority Projects**
- **Medium Priority Projects**

Preliminary Works are a series of smaller projects that could be delivered in a short timescale and/or support the delivery of longer term proposals.

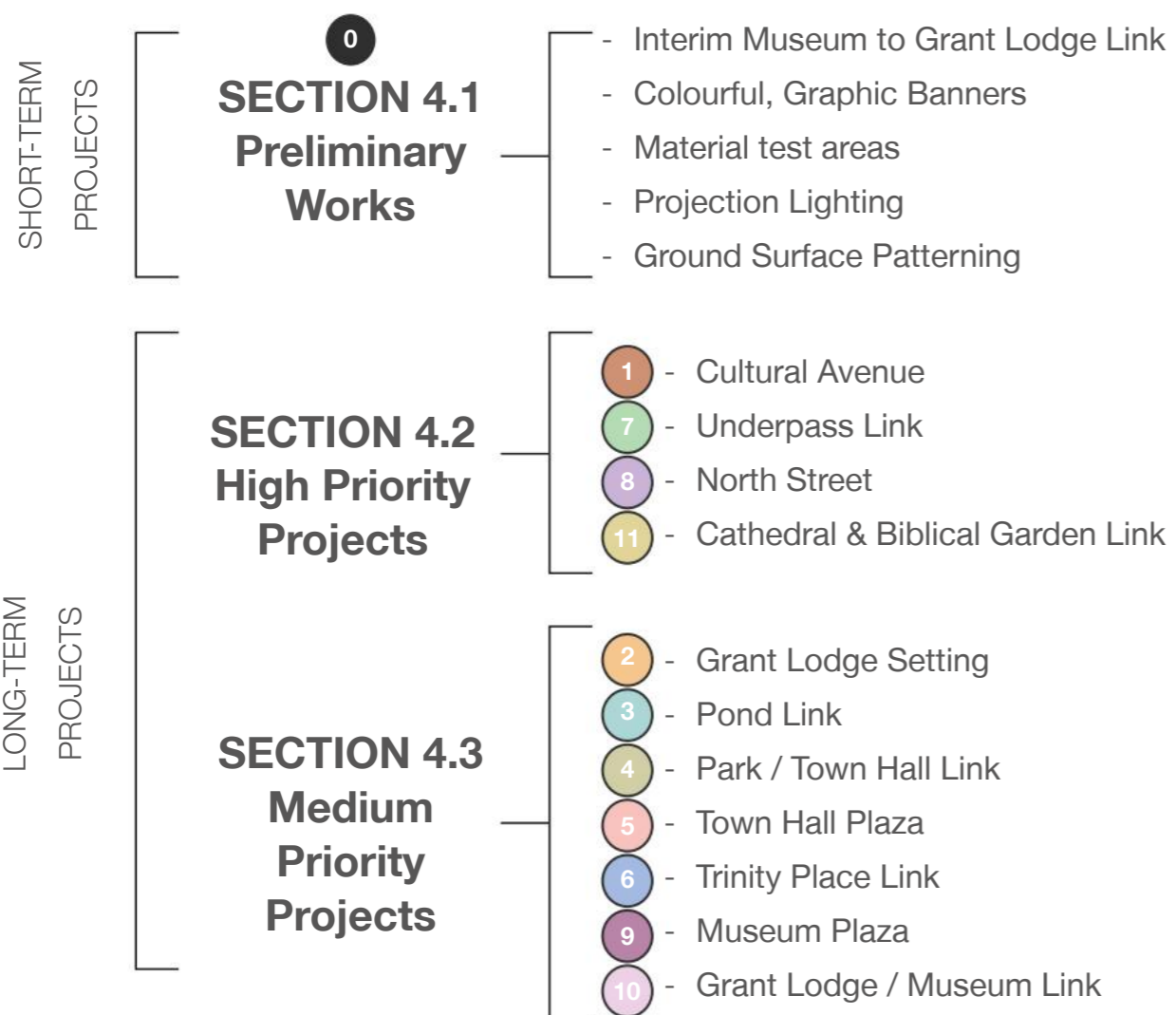
The main aim of the shorter timescale is to begin implementing the 'knitting together' of the Cultural Quarter forming its identity and providing tangible progress to the public realm.

Long Term Projects are divided between '**High Priority**' works - of greatest potential to be implemented and benefit the Cultural Quarter identity, and '**Medium Priority**' works which may, for various reasons, take longer to deliver, or are interdependent on the delivery of other City Centre or Moray Growth Deal projects.

Initial proposals, which are illustrated in the following pages, were developed and presented to stakeholders and the public for comment during Stage 1. The proposals were then costed and developed further into the categories described above.

During Stage 2, further design development was applied to the preliminary and higher priority projects to aid in the costing exercise and allow the client team further opportunity to comment.

4.0 - PROPOSALS - REPORT NAVIGATION



Stage 1 proposals were zoned around the Cultural Quarter. There is a strong focus on optimised public realm materials and lighting to bring a coherence to the route, whilst being affordable, replicable and locally appropriate.

Each numbered zone was developed for consultation during Stage 1 and overleaf, key focus areas were identified for enhanced proposals during Stage 2.

4.1 - PRELIMINARY WORKS

SHORT-TERM
PROJECTS

0

SECTION 1 Preliminary Works

- Interim Museum to Grant Lodge Link
- Colourful, Graphic Banners
- Material test areas
- Projection Lighting
- Ground Surface Patterning

LONG-TERM
PROJECTS

SECTION 2 High Priority Projects

- 1 - Cultural Avenue
- 7 - Underpass Link
- 8 - North Street
- 11 - Cathedral & Biblical Garden Link






SECTION 3 Medium Priority Projects

- 2 - Grant Lodge Setting
- 3 - Pond Link
- 4 - Park / Town Hall Link
- 6 - Trinity Place Link
- 9 - Museum Plaza
- 10 - Grant Lodge / Museum Link
- 5 - Town Hall Plaza

4.1.1 - PRELIMINARY WORKS OVERVIEW

0 Preliminary Works



-  Application of a coloured graphic pattern on the existing ground surface
-  Test areas for longer term materials
-  Installation of vertical graphic banners on existing lighting columns or freestanding
-  Installation of artistic light projections onto building facades. Design to be developed with the community.
-  Removal of fencing to allow pedestrian access from museum to Grant Lodge.



0 - PRELIMINARY WORKS

The Cultural Quarter covers a large area, with individual project programming extending across a number of years. There is potential to carry out a scheme of preliminary works, which would help give an identity to the Cultural Quarter and provide several early visual deliverables. These preliminary works could be seen as short-term, temporary works and could be less likely to require extensive discussions with Planning or Transport teams. The works could also provide an opportunity for the community to be involved with the development of the Cultural Quarter project through the design of imagery and graphics.

Interim A96 Link - Museum - Grant Lodge

Removal of the wire mesh fence currently located alongside the A96, to allow and encourage pedestrian access between the Museum and Grant Lodge. This would also require installation of a short length of path from the existing uncontrolled A96 crossing point into Cooper Park.

Crown lifting / removal of specific trees at the edge of Cooper Park, and removal of an existing planted bed, to improve the visibility of Grant Lodge from the Museum area

Colourful, Graphic Banners

Propose colourful, graphic banners to be fixed to existing lighting columns along the length of the 'Cultural Avenue', exact locations to be agreed. It is suggested the community could be involved in the banner designs to increase sense of ownership to the proposal. Similar successful projects have been carried out elsewhere, on an annual basis, to keep ideas fresh and exciting.

Test Areas for Long Term Material Proposals

Propose 2no. test areas for the installation of the suggested longer term, higher quality materials, to check viability and resilience. Suggested materials are:
Resin bonded aggregate which is installed on the existing asphalt surface
Stone setts alongside the edges of the carriageway.

Projection Lighting

Propose 3no. historic buildings along the 'Cultural Avenue' to be locations for facade image projections, to create night-time animation and draw attention to these key buildings. The three locations suggested are:

Elgin Cathedral;
Grant Lodge;
Holy Trinity Church.
Elgin Cathedral as the focal point at the east end of the 'Cultural Avenue'; Grant Lodge as a key building which has a frontage facing onto the 'Cultural Avenue'

Holy Trinity Church on Trinity Place was located as a key focal point at the end of a view down North Street from High Street. This view has been disrupted by the A96, but creating a projection onto the church could help to re-connect Trinity Place and North Street together.






Ground Surface Patterning

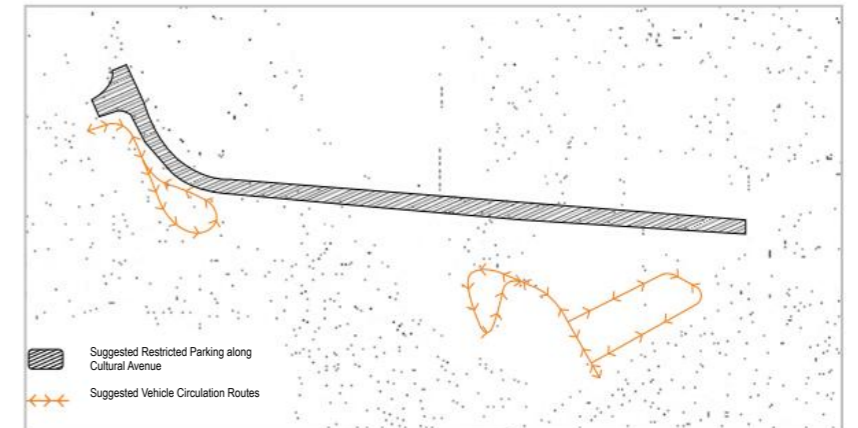
Propose a ground surface graphic pattern to be installed along the length of the 'Cultural Avenue', extent to be agreed. It is suggested the community could be involved to design the pattern to increase sense of ownership to the proposal. It is suggested that 1m wide strips at either side of the route are excluded from the pattern, to allow for any future changes to the edges as a result of installing the suggested longer-term material upgrades.

4.1.2 - PRELIMINARY WORKS - OVERALL PLAN

0

Preliminary Works

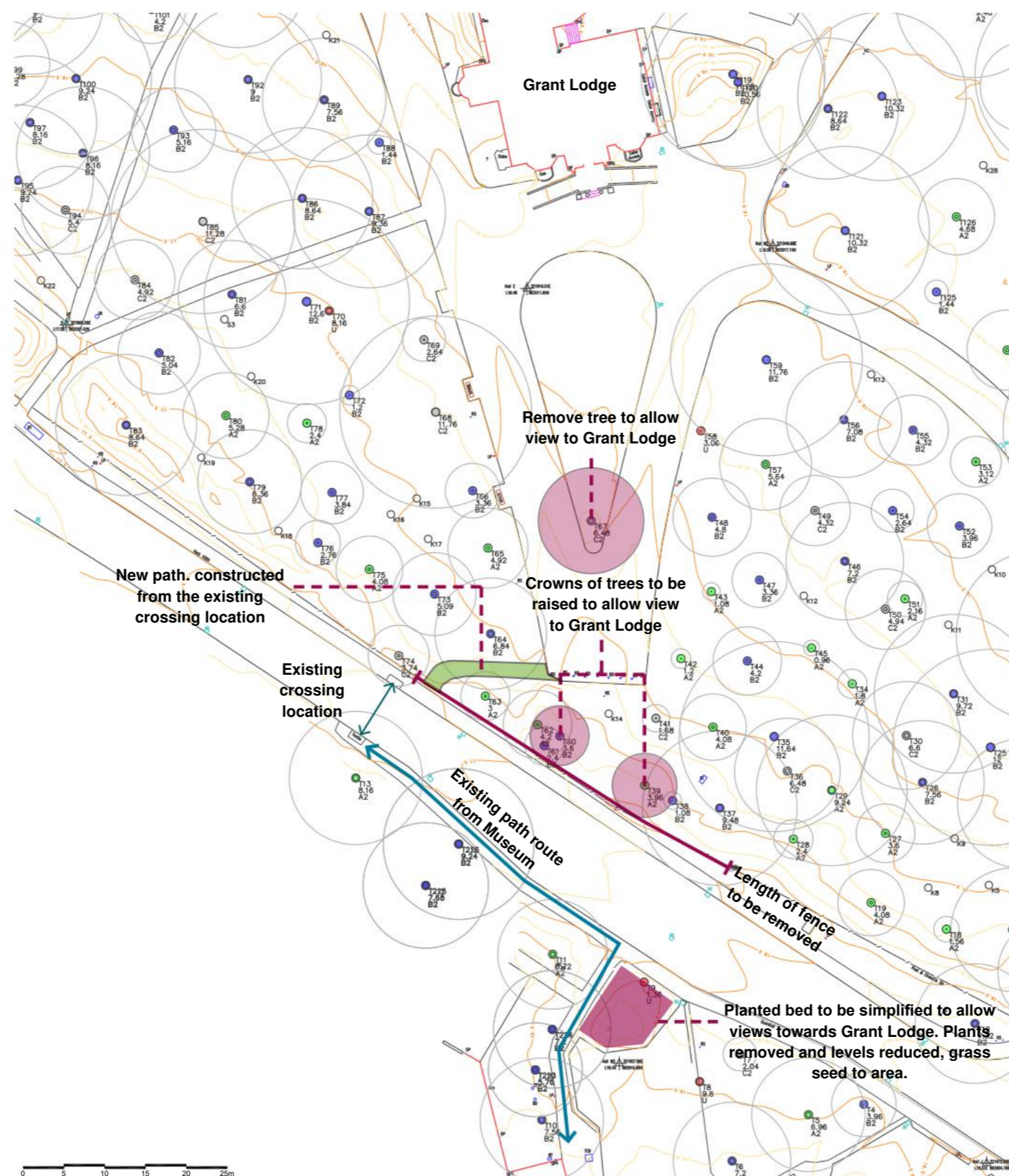
-  Application of a coloured graphic pattern on the existing ground surface
-  Test areas for longer term materials
-  Installation of vertical graphic banners on existing lighting columns or freestanding
-  Installation of artistic light projections onto building facades. Design to be developed with the community.
-  Removal of fencing to allow pedestrian access from museum to Grant Lodge.



4.1.8 - PRELIMINARY WORKS - LINK BETWEEN ELGIN MUSEUM AND GRANT LODGE

0 Preliminary Works Link between Elgin Museum & Grant Lodge

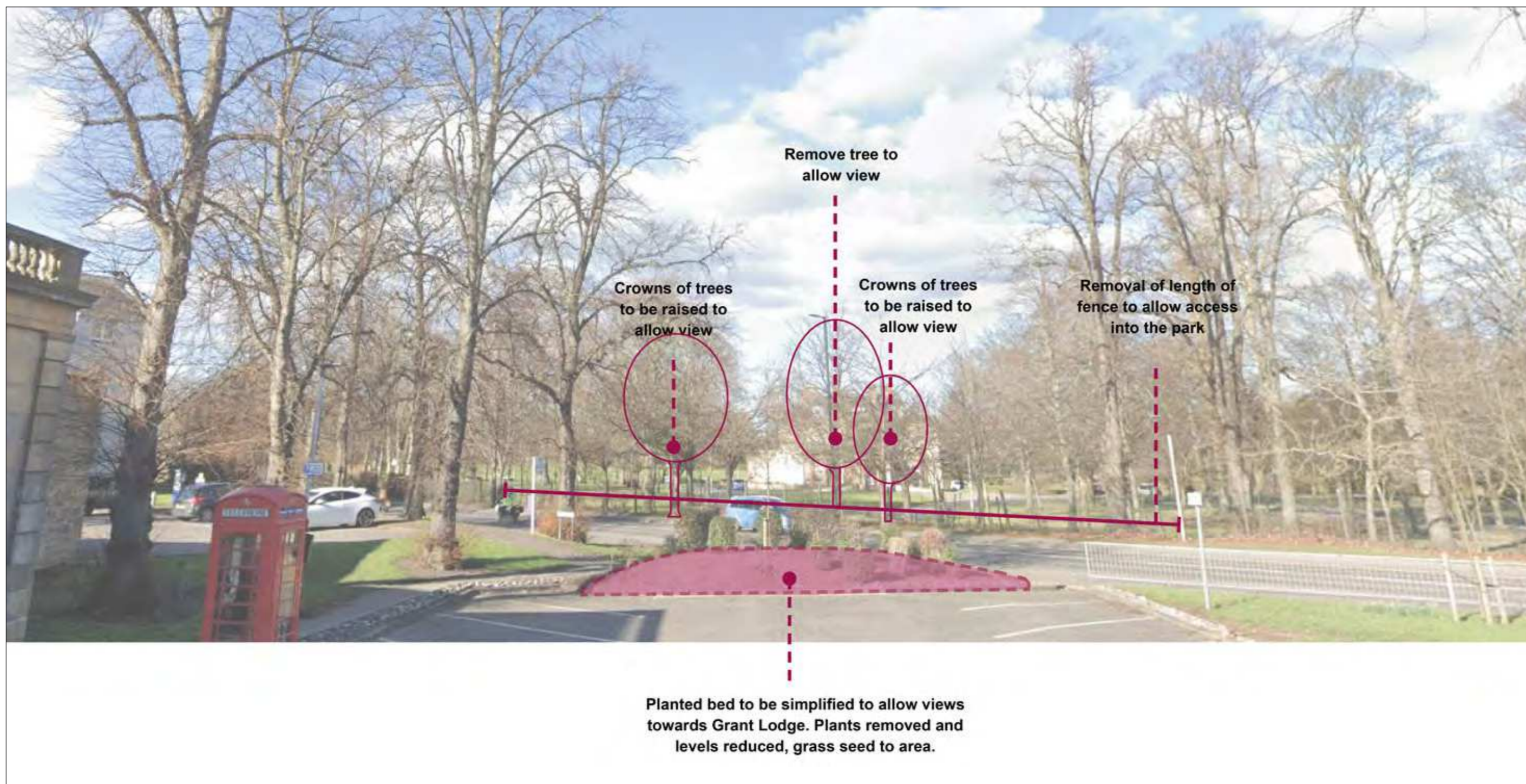
- There are a number of preliminary work items which could be undertaken to improve the visual and physical link between Elgin Museum and Grant Lodge:
- The removal of a length of wire mesh fence which is currently located alongside the A96 road
- There is an existing uncontrolled crossing point which could be utilised immediately rather than waiting for a signalised crossing to be installed. A short length of path would be required to connect from the crossing point to the area of hardstanding surface in Cooper Park.
- There are works suggested to 3no. specific trees to help improve the visual connection: The Cherry tree located directly in front of the Lodge was surveyed in 2013 and deemed to be of low quality, therefore we are suggesting its removal as this would greatly open up the view. Two further Cherry trees have been identified which would benefit from crown raising to further improve the visual link.
- The planted bed at the end of the Museum car park area is in poor condition and we are suggesting removal of the planting to allow the bed to be levelled and seeded which would also help open up the view towards Grant Lodge from the Museum area.



Plan of preliminary works to improve the visual and physical link between Elgin Museum and Grant Lodge

4.1.8 - PRELIMINARY WORKS - LINK BETWEEN ELGIN MUSEUM AND GRANT LODGE

0 Preliminary Works Link between Elgin Museum & Grant Lodge



View of preliminary works to improve the visual and physical link between Elgin Museum and Grant Lodge

4.1.4 - PRELIMINARY WORKS - GRAPHIC BANNERS - PRECEDENTS

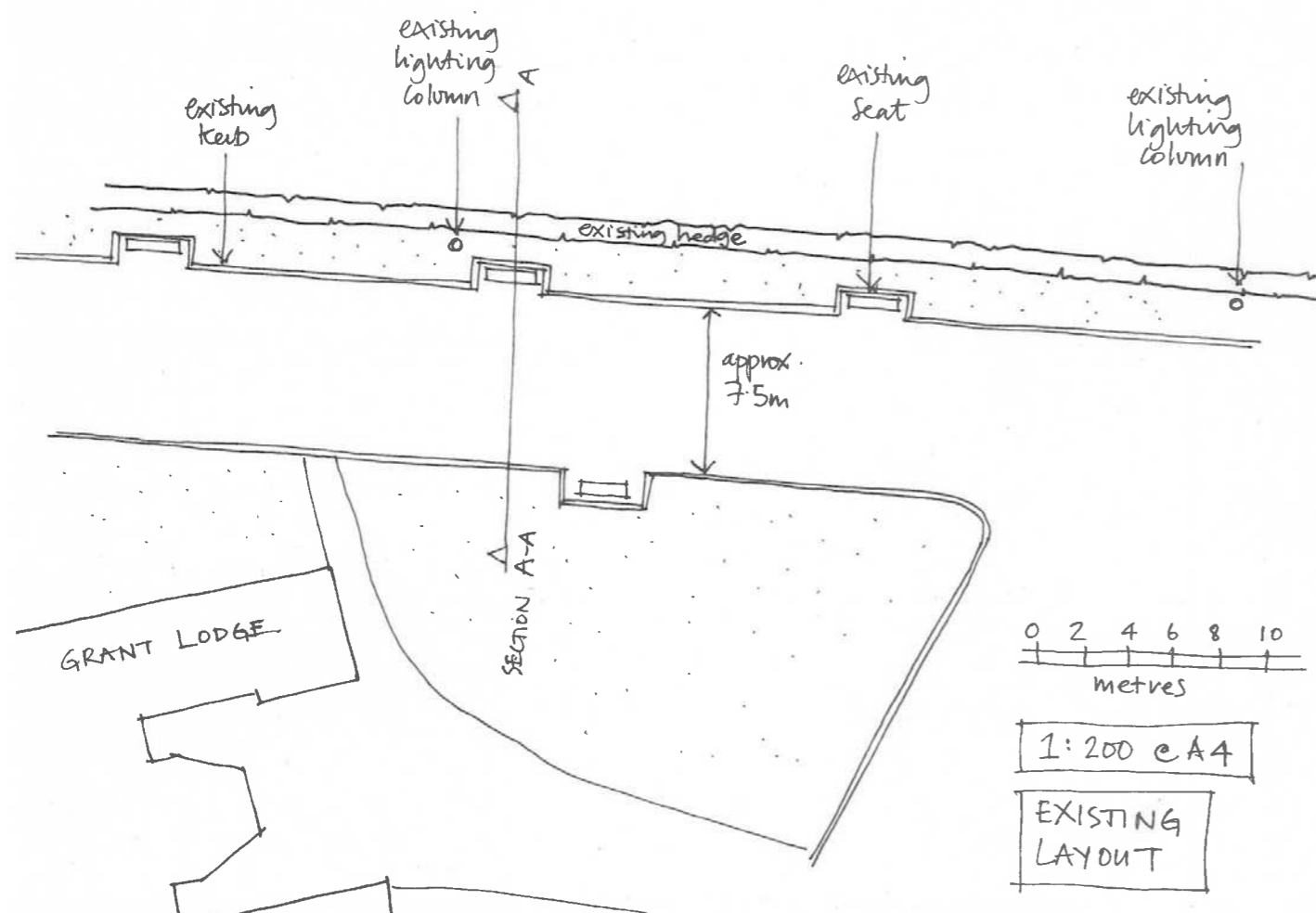
0

Preliminary Works Colourful, Graphic Banners



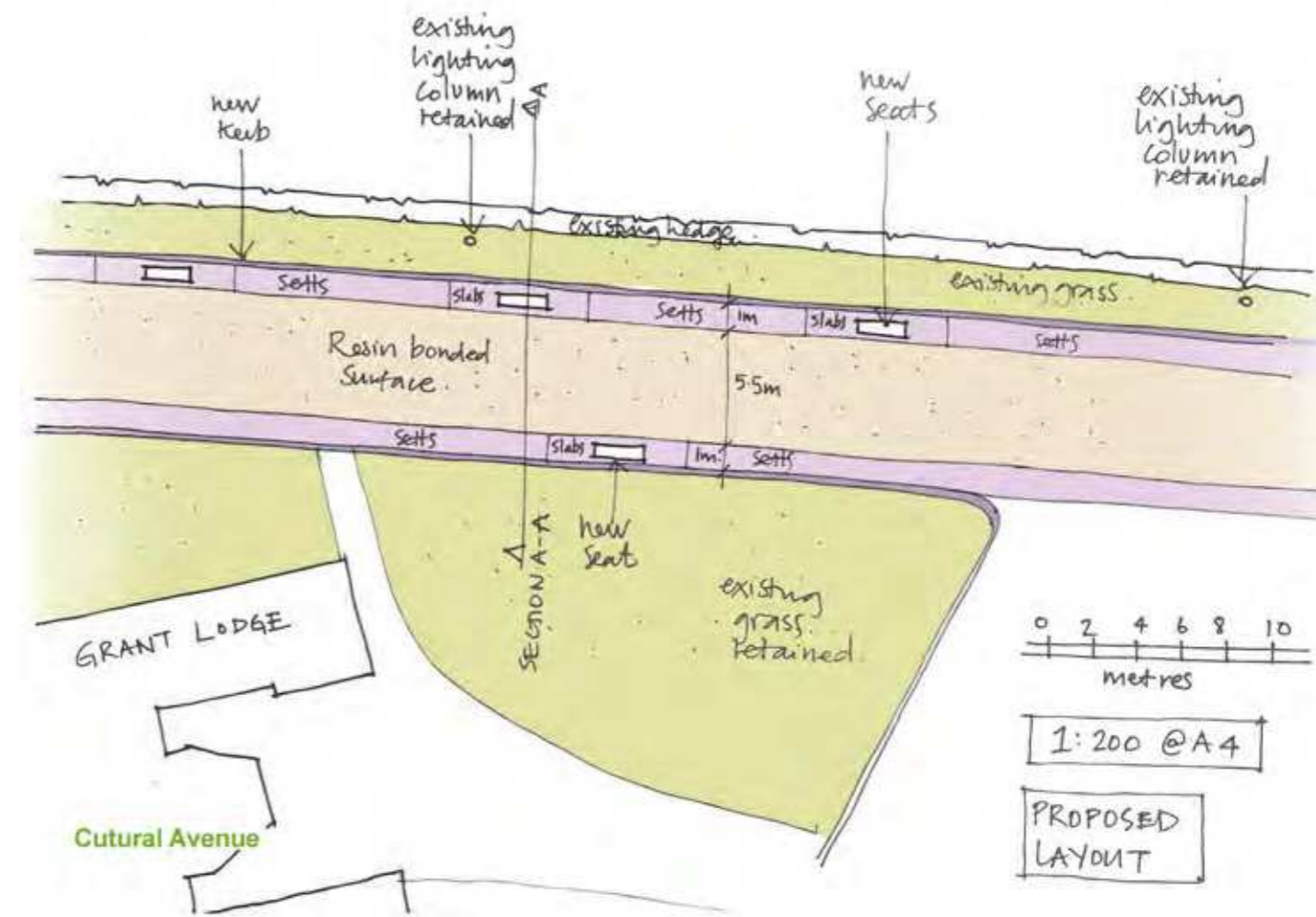
4.1.7 - PRELIMINARY WORKS - TEST AREAS - GRANT LODGE SETTING

0 Preliminary Works Test Areas



Existing Layout

- The existing space and materiality between Grant Lodge and the park indicates a design, which prioritises vehicle access. The asphalt surfacing and set back benching demonstrates this.
- The lighting columns have been recently upgraded.
- There is existing grass and hedging, which can be retained.



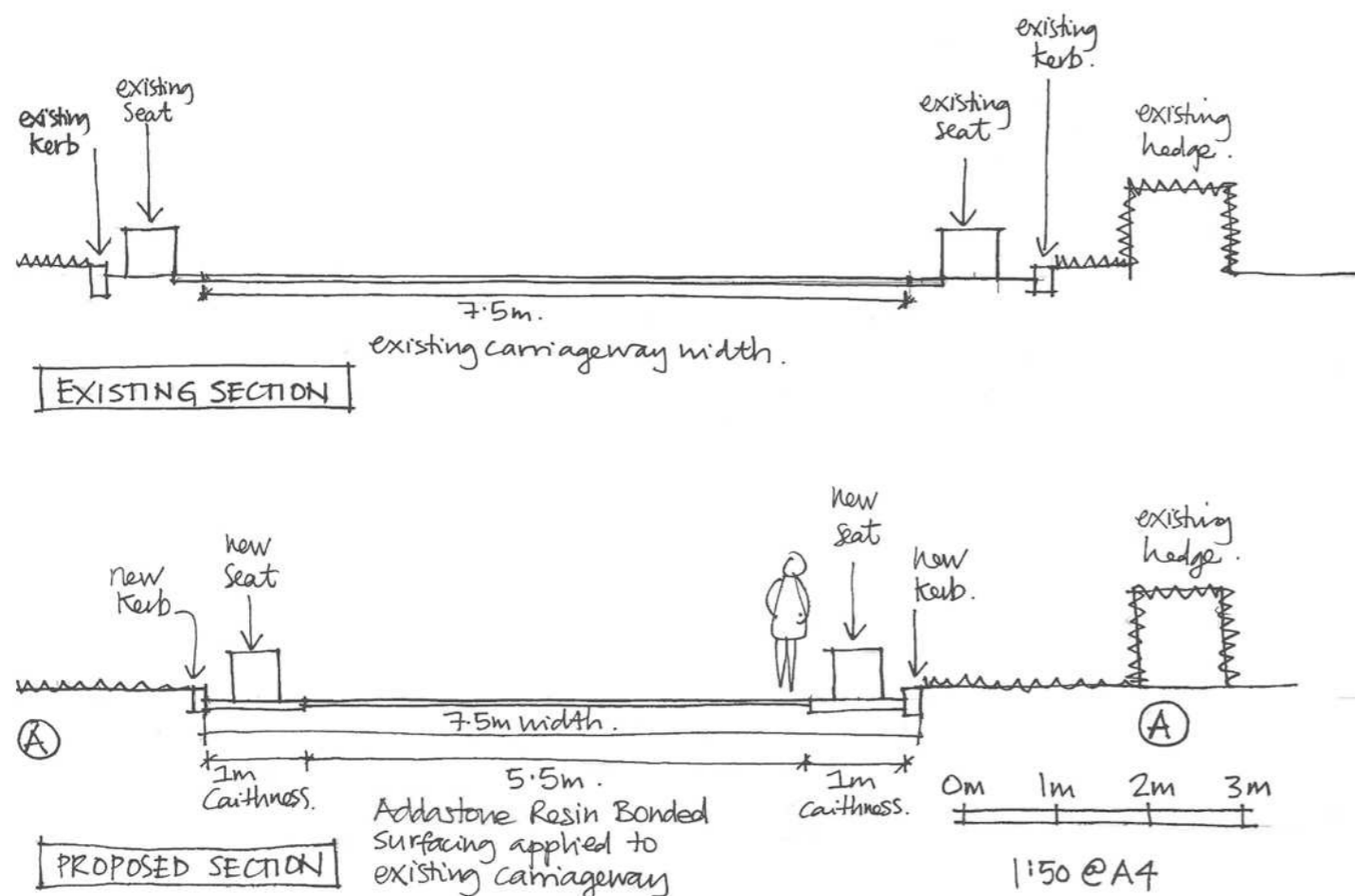
Proposed Layout

Creating a usable paved space between the refurbished Grant Lodge north façade access and the Cultural Avenue:

- Introduce a new 'avenue' surface treatment (e.g. stone sett edging / asphalt re-surfaced with resin bonded aggregate in a suitable heritage colour).
- Materiality to suit an enhanced pedestrian experience with better controlled vehicular access.
- Additional bench seating in appropriate locations.
- Retaining existing lighting columns, grass to front of Lodge and hedging to the park.

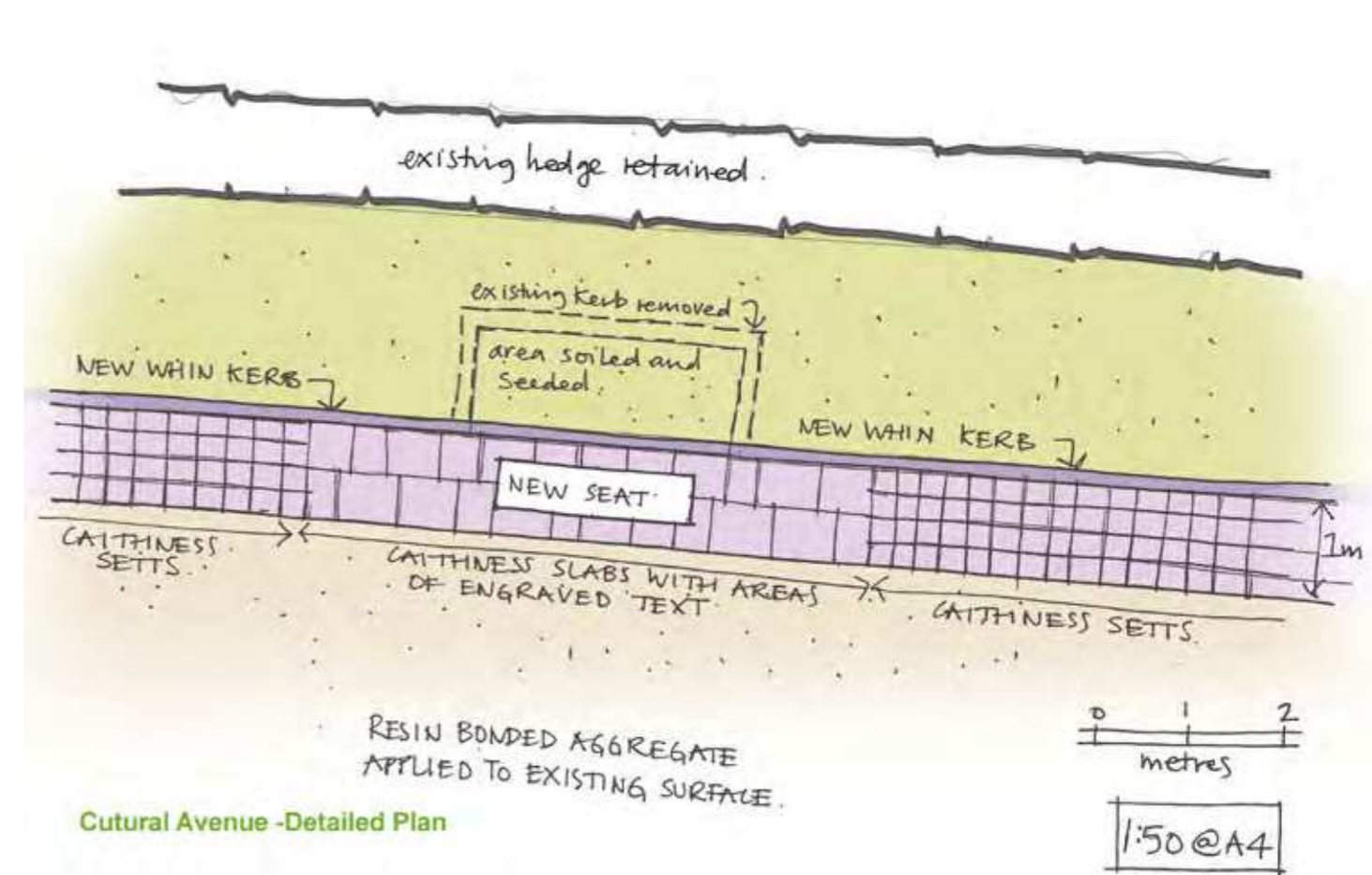
4.1.7 - PRELIMINARY WORKS - TEST AREAS - GRANT LODGE SETTING

0 Preliminary Works Test Areas



Existing & Proposed Sections

- The 7.5m carriageway width is reduced to 5.5m. The materiality is updated to resin bonded surfacing, from tarmac.
- The proposals incorporate the new seating, sat upon a strip of Caithness Stone, within the overall 7.5m zone, increasing the amount of green surfacing.
- New Kerbing is proposed to be installed.



Detailed Plan

- This plan indicates how the materiality will start to create layers within the landscape, zoning the seating area, shared surfacing and parkland.
- The materiality is designed to suit the enhanced pedestrian experience.

4.1.4 - PRELIMINARY WORKS - PROJECTION LIGHTING - PRECEDENTS

0 Preliminary Works
 Projection Lighting



4.1.3 - PRELIMINARY WORKS - GROUND SURFACE PATTERNING - PRECEDENTS

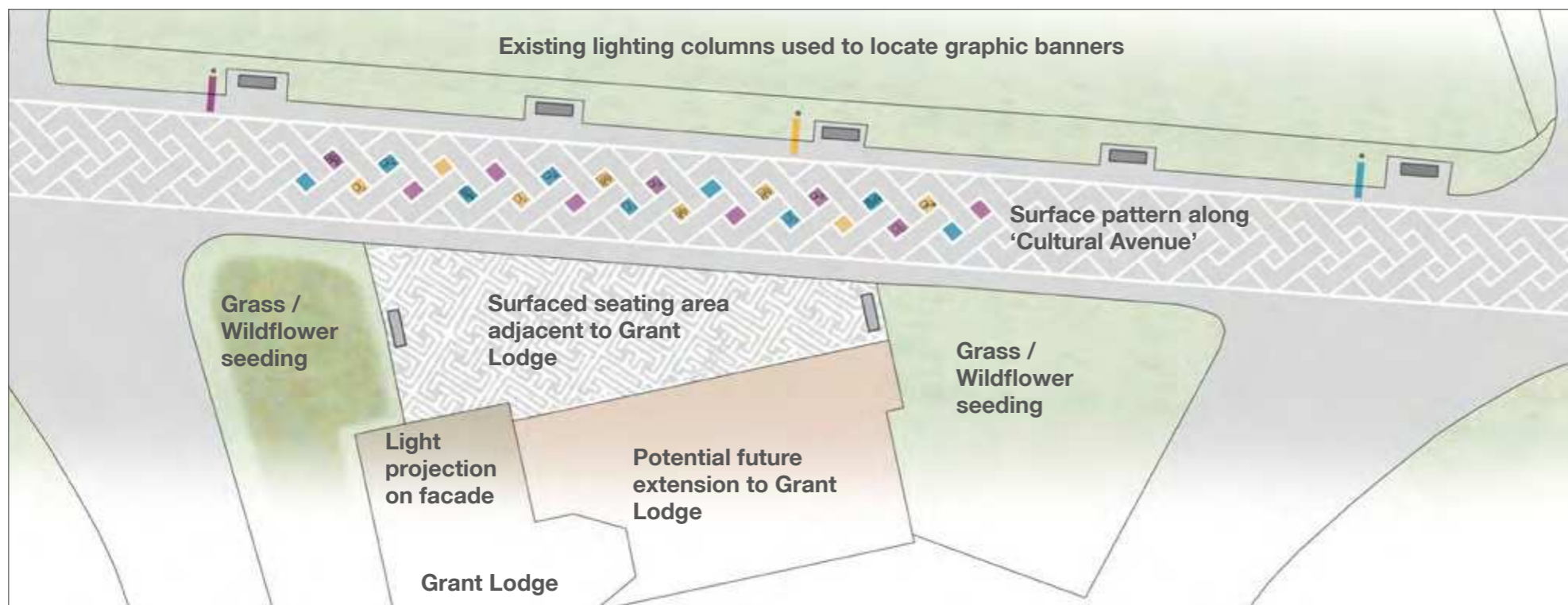
0 Preliminary Works Ground Surface Patterning



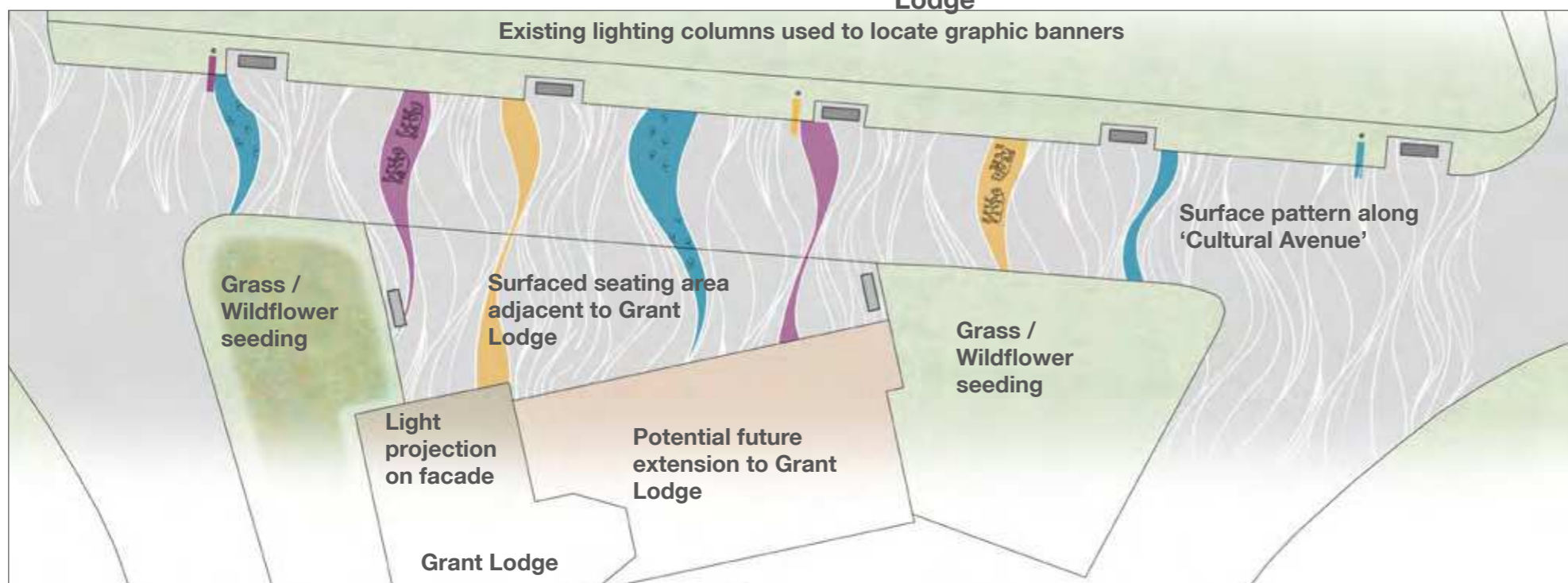
The examples above show a range of colours, sizes and patterns possible for road and path installations. Further detail would be required from manufacturers to ascertain longevity and maintenance parameters. Design could stem from community and public workshops / consultation.

4.1.3 - PRELIMINARY WORKS - GROUND SURFACE PATTERNING - GRANT LODGE

0 Preliminary Works Ground Surface Patterning



Plan of suggested Preliminary Works adjacent to Grant Lodge



Plan of suggested Preliminary Works adjacent to Grant Lodge

Preliminary Works to Cultural Avenue adjacent to Grant Lodge:

- Ground surface pattern extending along the length of the 'Cultural Route'. Two indicative patterns are shown on the adjacent plans and visuals - the final design could be developed with the community and provides an opportunity to incorporate elements that reinforce the heritage of the Elgin area, such as the Burghead Bulls and prehistoric footprints which are part of the Elgin Museum collection
- Existing lighting columns utilised to locate colourful graphic banners. Indicative pattern shown on visuals - the designs could be developed with the community
- Area adjacent to the potential extension to Grant Lodge could be resurfaced as part of the preliminary works or could be part of the permanent works once the building project commences
- Northern facade of Grant Lodge used as a light projection surface to create night-time animation of the 'Cultural Route'. Indicative pattern shown on visuals - the designs could be developed with the community

As illustrated on the Preliminary Works Overall Plan drawing, works of a similar nature are also intended at the following locations along the 'Cultural Route':

- Elgin Cathedral
- Elgin Library (& future EY STEM Hub)
- Cooper Park Entrance
- Elgin Town Hall
- Holy Trinity Church
- A96 Underpass
- North Street
- Elgin Museum

4.1.3 - PRELIMINARY WORKS - GROUND SURFACE PATTERNING - GRANT LODGE

0 Preliminary Works Ground Surface Patterning



Visual of suggested Preliminary Works adjacent to Grant Lodge

4.1.3 - PRELIMINARY WORKS - GROUND SURFACE PATTERNING - GRANT LODGE

0 Preliminary Works Ground Surface Patterning



Visual of suggested Preliminary Works adjacent to Grant Lodge

4.1.3 - PRELIMINARY WORKS - GROUND SURFACE PATTERNING - GRANT LODGE

0 Preliminary Works Ground Surface Patterning



Night-time visual of suggested light projection onto Grant Lodge facade

4.1.9 - PRELIMINARY WORKS - COST PLAN SUMMARY

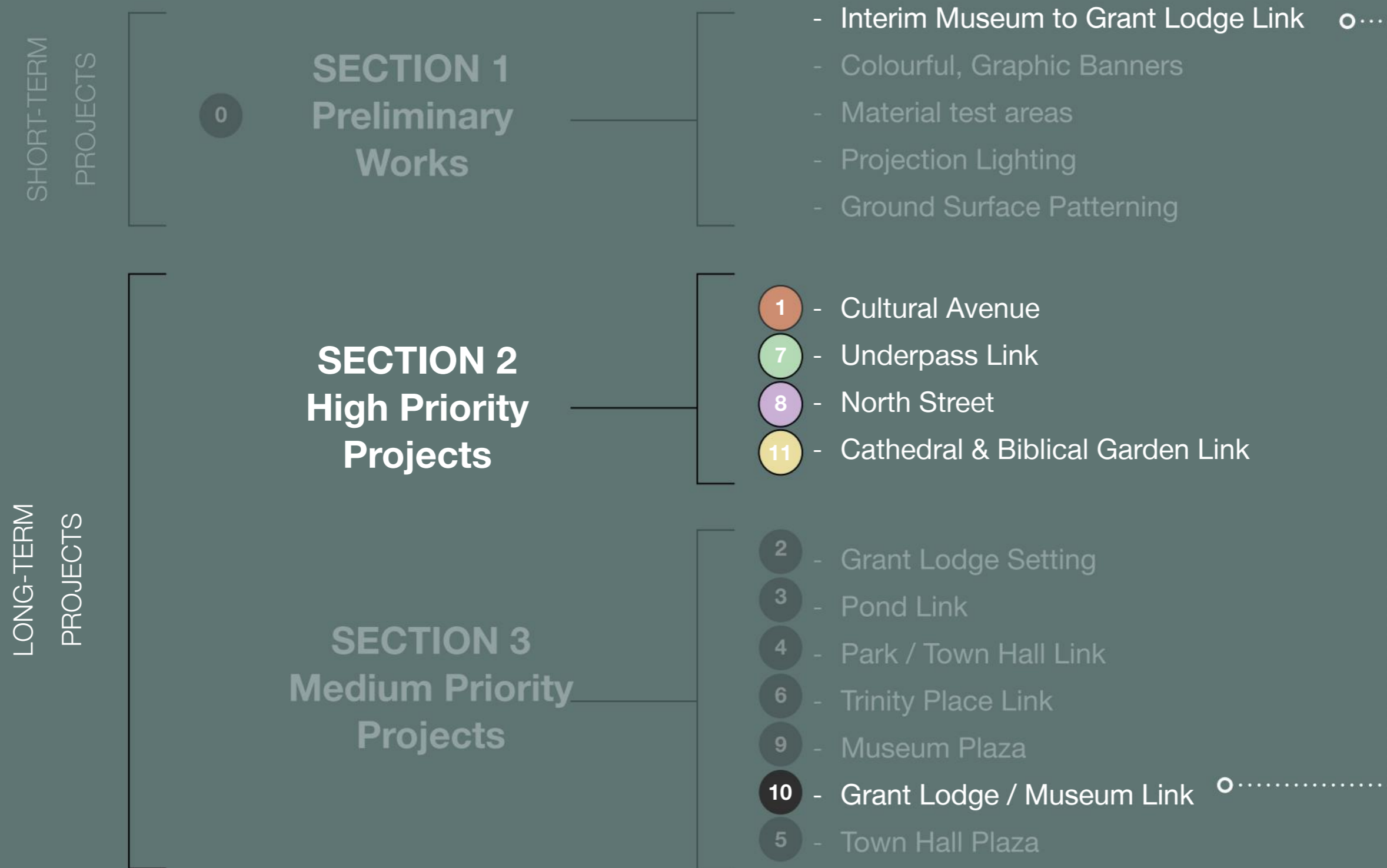
0 Preliminary Works

COST OVERVIEW

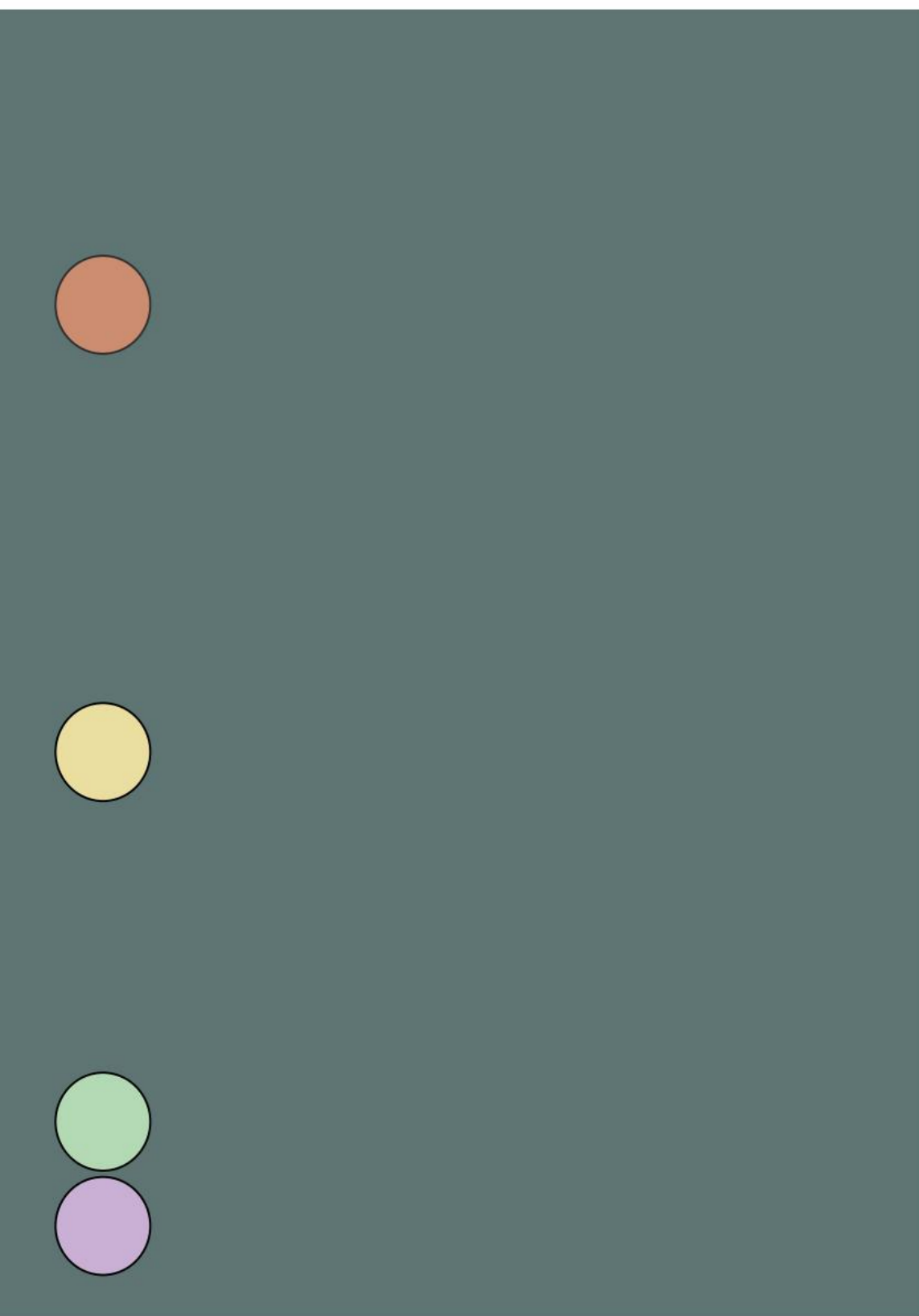
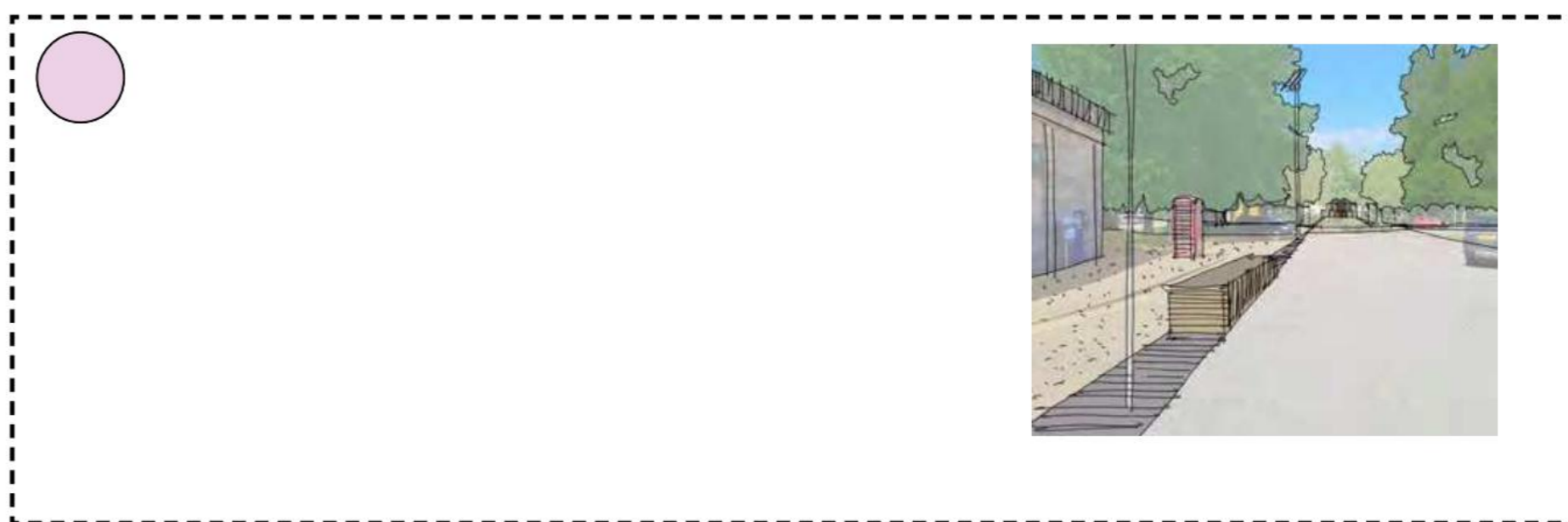
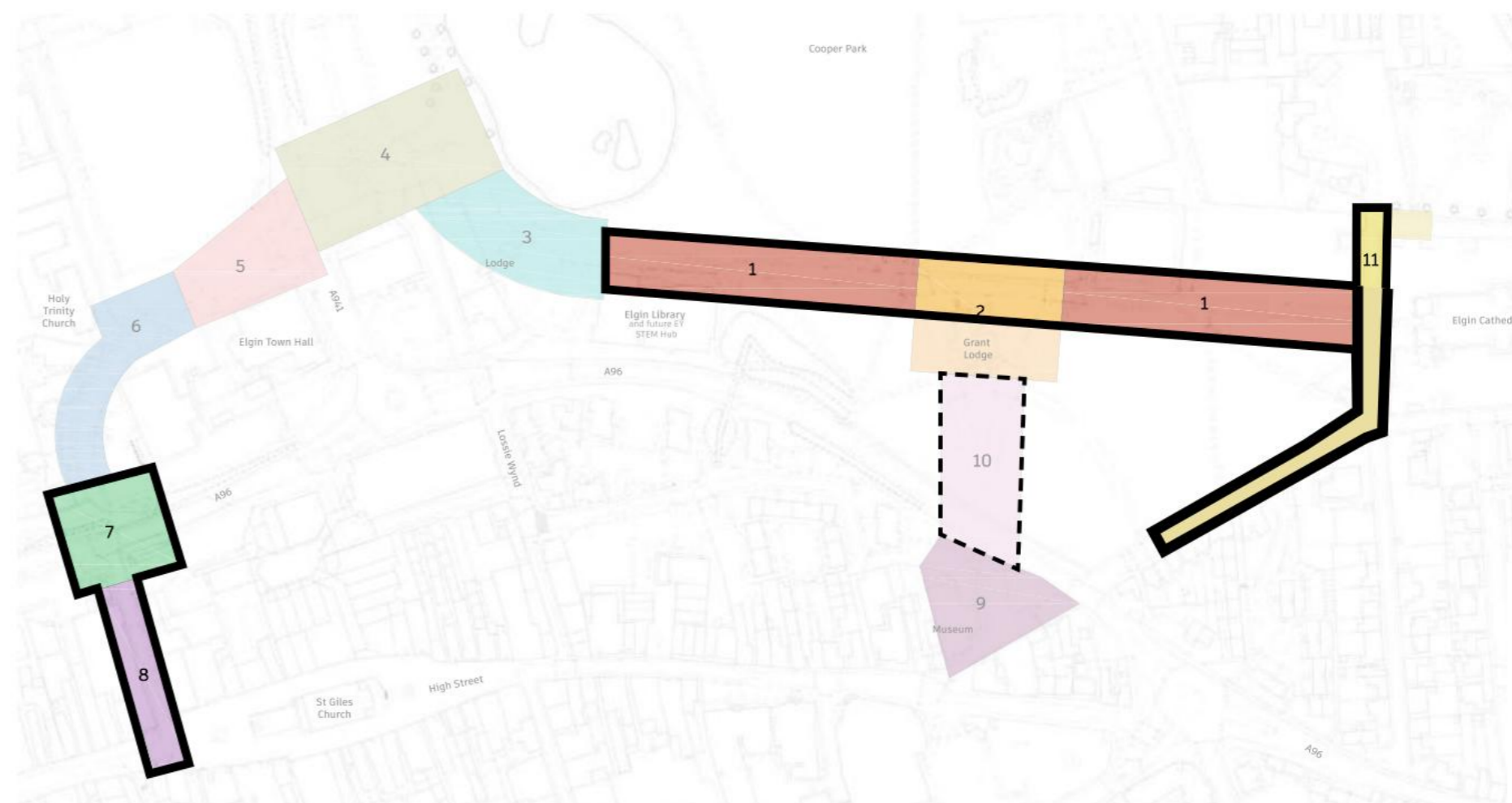
Opposite - summary costs for the preliminary Works.
For full costing refer to Appendix C.

Elgin Cultural Quarter Delivery Plan		0. Preliminary Works			
0. PRELIMINARY WORKS					
<u>Ground Surface Pattern</u>					
A	Preparation of existing surfaces	5,075	m ²	2.00	10,150.00
B	Coloured thermoplastic paint patterns to bitmac	5,075	m ²	20.00	101,500.00
<u>Graphic Banners</u>					
C	Supply and Erect Graphic Banners on existing lamp posts	18	Nr	900.00	16,200.00
D	Extra for providing posts	11	Nr	700.00	7,700.00
<u>Building Light Projections</u>					
E	Allowance for light projections at Grant Lodge		Sum		25,000.00
<u>Grant Lodge Museum Link</u>					
F	Take down section of fence and provide 2Nr new strainers		Sum		500.00
G	Remove mature tree	1	Nr	1,500.00	1,500.00
H	Lift Crowns of mature trees	5	Nr	200.00	1,000.00
I	Remove landscaping, reduce levels and seed		Sum		2,500.00
J	New 2.00m wide tarmac footpath	16	m	220.00	3,520.00
<u>Test Area - rate based on Section 1</u>					
K	Kerbs, Setts, Slabs and resin bound gravel	215	m ²	312.53	67,193.95
Net total of Construction Works					236,763.95
Preliminaries			15%		35,514.59
Contingency			10%		27,227.85
TOTAL CARRIED TO GENERAL SUMMARY					299,506.40
Ground Surface Pattern - Option for reduced area					
	Preparation of existing surfaces	1,000	m ²	2.00	2,000.00
	Coloured thermoplastic paint patterns to bitmac	1,000	m ²	20.00	20,000.00
					22,000.00

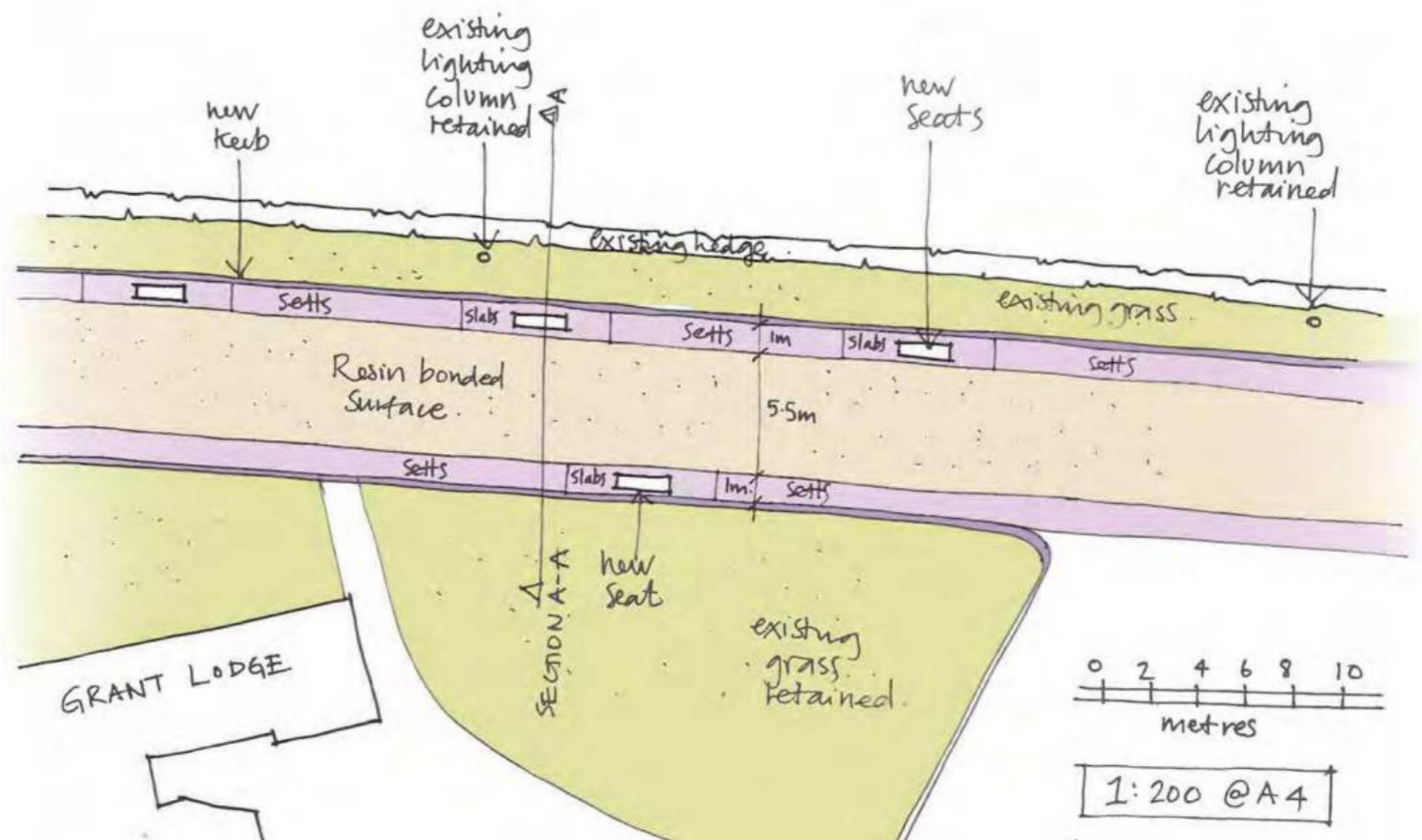
4.2 - HIGH PRIORITY PROJECTS



NOTE: Project 10 is linked to the Preliminary Works project associated to the interim Museum / Grant Lodge Link. If the preliminary works project is not undertaken, the Grant Lodge Museum Link becomes High Priority. It is listed under section 4.3.

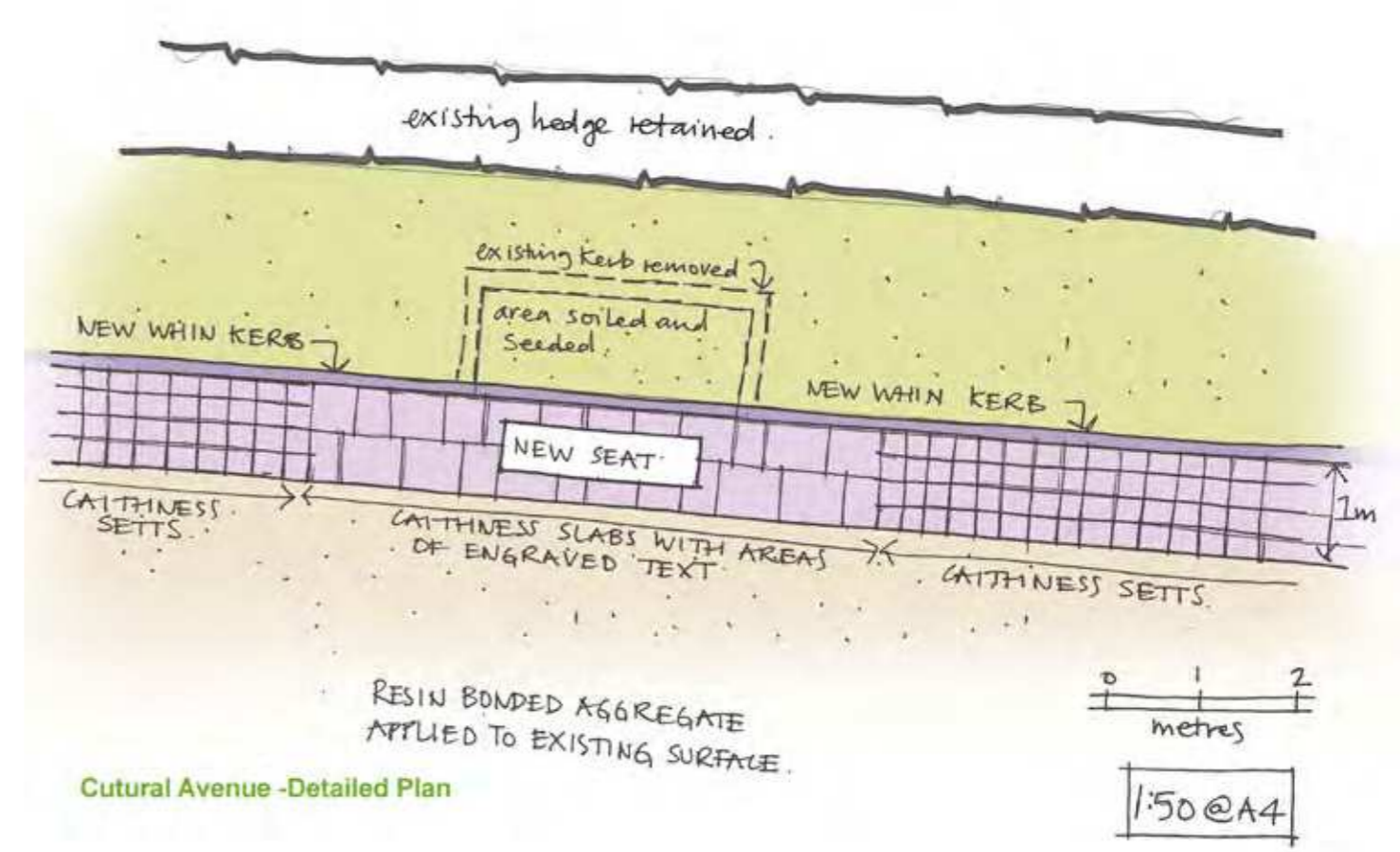
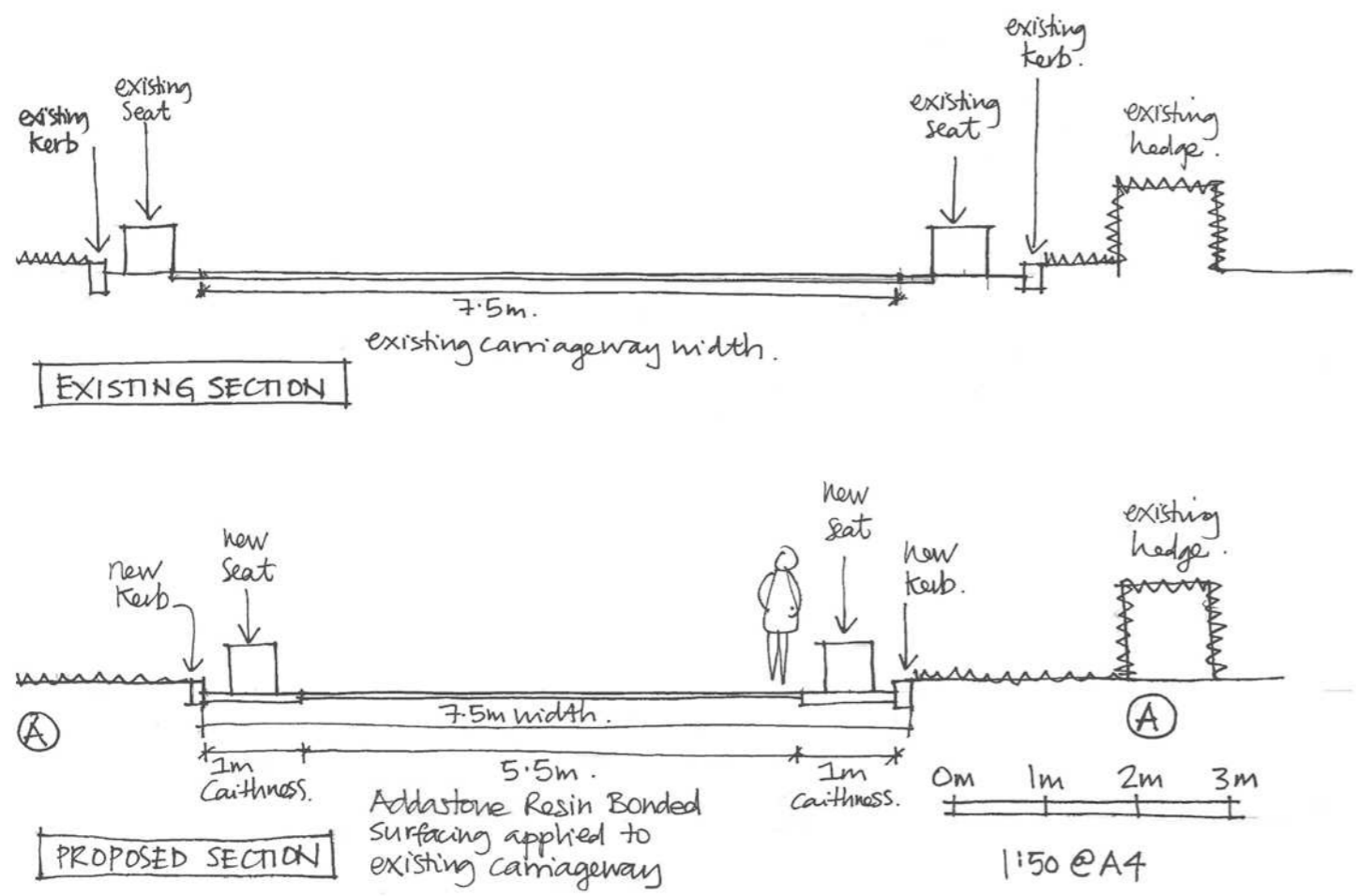






4.2.2 - HIGH PRIORITY PROJECTS - CULTURAL AVENUE

1 Cultural Avenue



Existing & Proposed Sections

- The 7.5m carriageway width is reduced to 5.5m. The materiality is updated to resin bonded surfacing, from tarmac.
- The proposals incorporate the new seating, sat upon a strip of Caithness Stone, within the overall 7.5m zone, increasing the amount of green surfacing.
- New Kerbing is proposed to be installed.

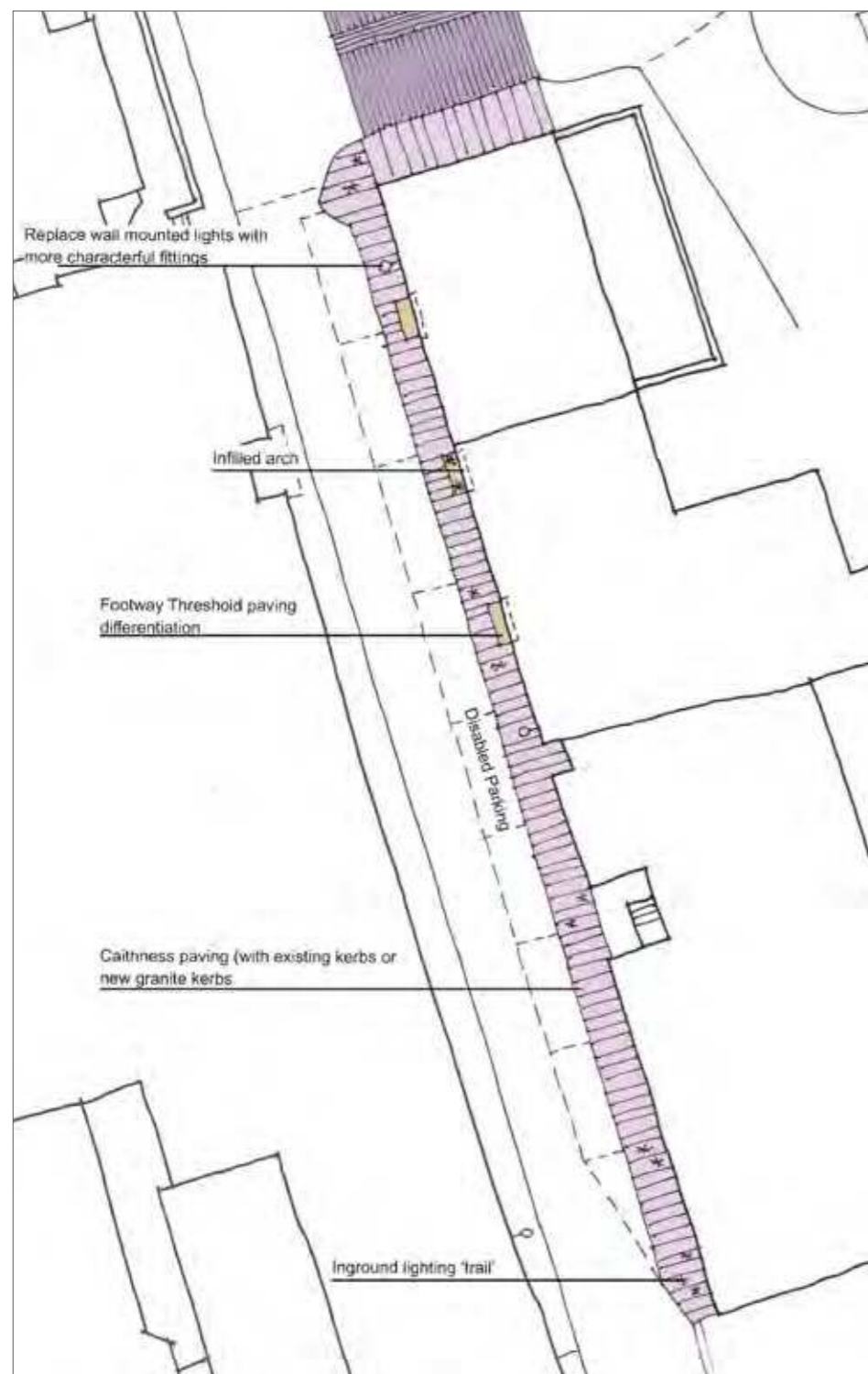
Detailed Plan

- This plan indicates how the materiality will start to create layers within the landscape, zoning the seating area, shared surfacing and parkland.
- The materiality is designed to suit the enhanced pedestrian experience.

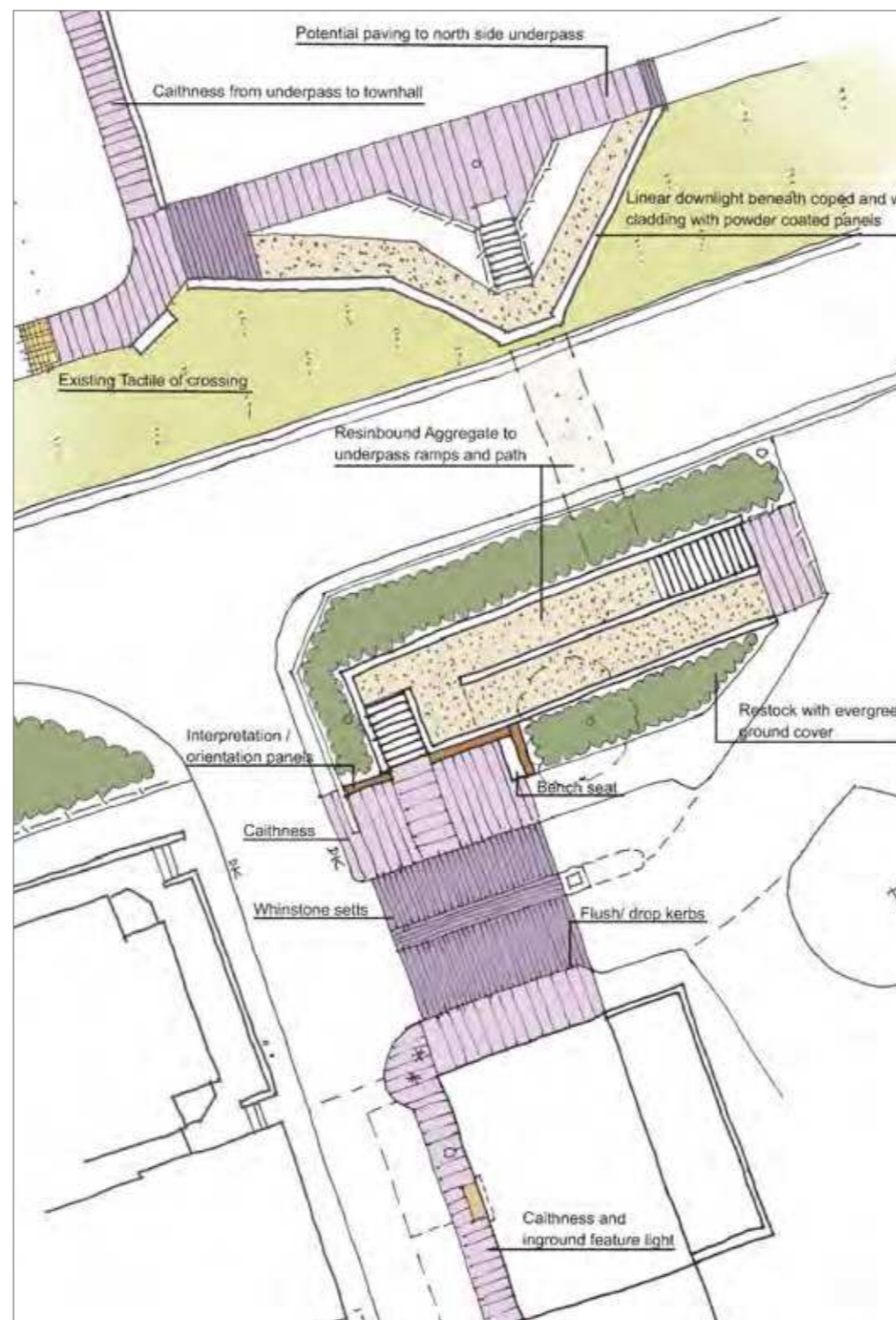


4.2.4 - HIGH PRIORITY PROJECTS - NORTH STREET & UNDERPASS - LAYOUTS

7 8 North Street & Underpass



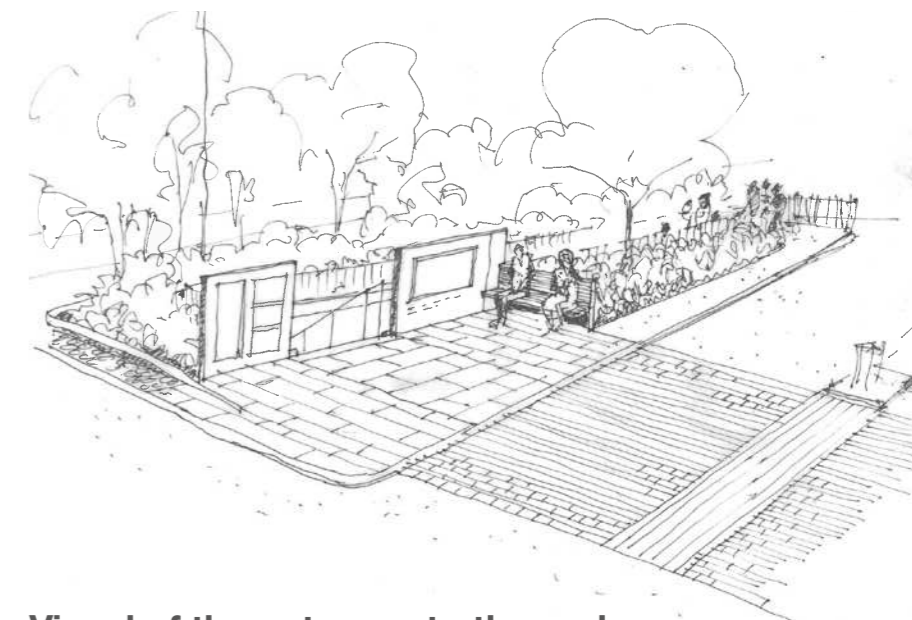
Proposed North Street Layout



Proposed Underpass Layout

Proposed Landscaping Strategy

- The layouts demonstrate an improved pedestrian experience from the High Street, down North Street and through the underpass.
- The strategy utilises an improved and rationalised surfacing treatment strategy.
- An improved lighting strategy assists with pedestrian experience at night-time.
- At North Street Caithness paving is proposed. Contrasting materiality at door thresholds is proposed to allow differentiation. Existing wall mounted lighting to be replaced, with more characterful fittings.
- At the underpass. Durable, heavy duty whinstone and blocks utilised at the bus station entrance, to ensure the surfacing can withstand buses entering and exiting. Caithness used at underpass, to highlight entrance and area of interpretation. Low maintenance planting (evergreen ground cover) to ensure some greenery.



Visual of the entrance to the underpass

4.2.4 - HIGH PRIORITY PROJECTS - NORTH STREET & UNDERPASS - LIGHTING

7 8 North Street & Underpass



North Street - south entrance from the underpass and bus station



North Street - north entrance from the main street



North Street - north entrance from the main street



North Street - travelling towards underpass and bus station

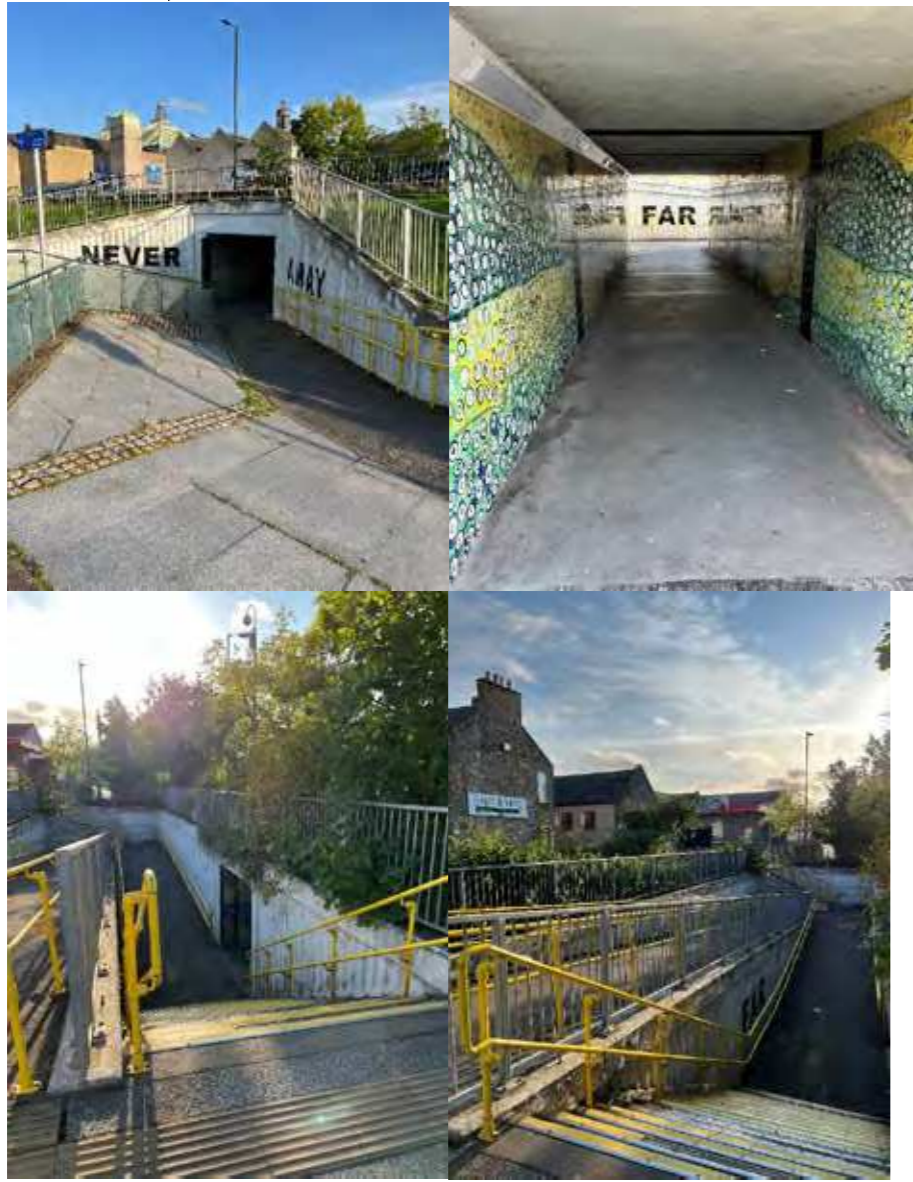
Lighting on North Street

- A key aim of the Cultural Quarter is to improve the night-time economy of Elgin city centre. North Street provides a key link between Elgin High Street, the bus station and Elgin Town Hall. There is an opportunity to enhance the lighting provision in this area to encourage pedestrian use of the underpass and to improve the experience of walking down North Street after daylight hours.
- It is understood that vehicular traffic will be returned to North Street on the completion of the Poundland development (redirected from Batchen Street), and good lighting will encourage safe use of the link for pedestrians and cyclists alongside vehicles.
- Lighting opportunities may not be confined to building mounted or street lighting columns, but could take the form of in-ground luminaries or down-lights - refer to the Elgin Streetscape report for precedents.

--- Current street lighting provision

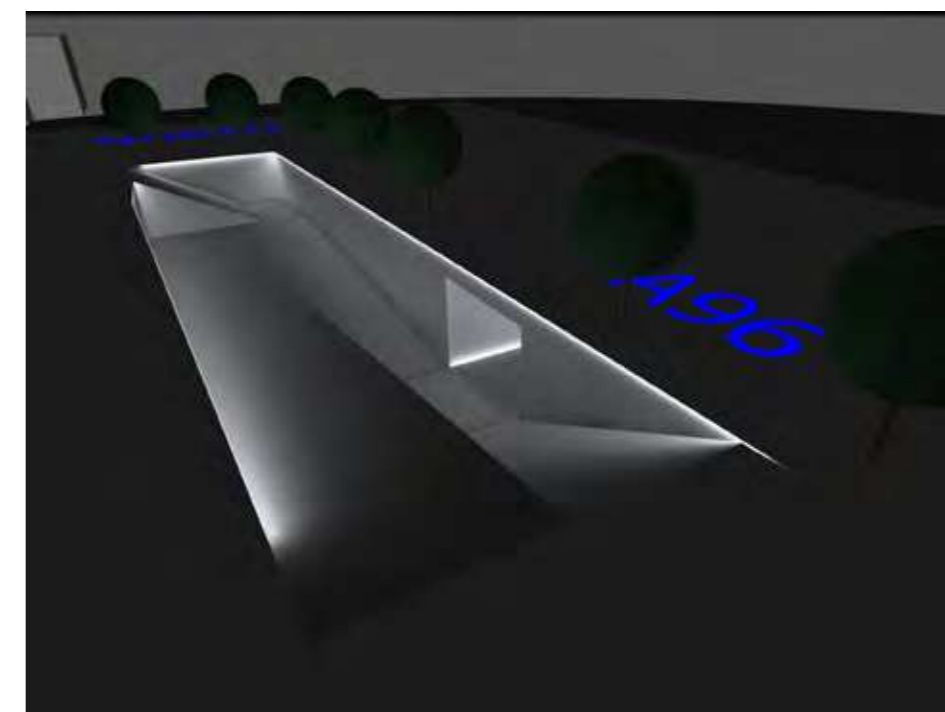
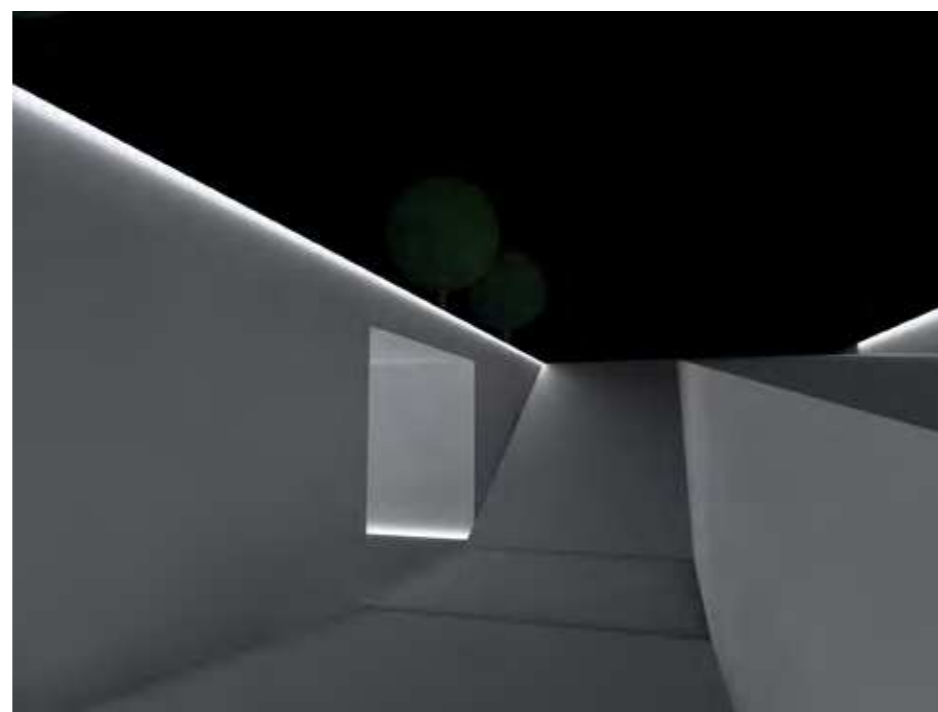
4.2.4 - HIGH PRIORITY PROJECTS - NORTH STREET & UNDERPASS - LIGHTING

7 8 North Street & Underpass

ITEM	DESCRIPTION
4.0	<p>Pedestrian Underpass below A96</p>  <ul style="list-style-type: none"> No direct lighting to the ramp, or stairs on the 'town' side of the underpass. Only lighting comes from nearby spill from nearby columns. New cornice lighting has recently been installed to the underpass itself Concern that basic minimum lighting levels as stated in BS5489 Part 1 Table 3 are not being met (20 lux maintained, 10 lux minimum)

ITEM	DESCRIPTION
5.0	<p>North Street</p>  <p>Existing High Level LED wall mounted street lighting, on the eastern side of the street. One of these is mounted at each end of this tenement block.</p> <p>4 No. small wall mounted floodlights are mounted to the opposite side of the street, assumed to be non-functional</p> <p>Note that an element of this street, approaching the High Street is currently unlit (potential new lighting fixed to the new poundland façade?)</p>
6.0	<p>Elgin Street Lighting Generally</p> <p>There does not appear to be any cohesion between the street lighting methods or products around the town centre, with various techniques and styles of lighting adjacent to each other with no obvious decision.</p>

4.2.4 - HIGH PRIORITY PROJECTS - NORTH STREET & UNDERPASS - LIGHTING



Lighting in the Underpass

The above images indicate the impact of LED tape lighting (at upper level) and Recessed Lighting (at lower level) within the underpass area. The modelling results show appropriate lux levels for the environment.

The LED tape can be fixed in numerous ways, however a bespoke metal cover would prevent any damage to the lighting from wear and tear or vandalism.

4.2.5 - HIGH PRIORITY PROJECTS - COST SUMMARY

COST OVERVIEW

Opposite - summary costs for the High Priority Long Term projects. For full costing report refer to Appendix C.

Elgin Cultural Quarter Delivery Plan		High Priority	
<u>ELGIN CULTURAL QUARTER DELIVERY PLAN</u>		<u>AMOUNTS</u>	
<u>High Priority</u>			
0	0. Preliminary Works		
1	1. Cultural Avenue	£	865,835.37
2	2. Grant Lodge Setting		
3	3. Pond Link		
4	4. Park/ Town Hall Setting		
5	5. Town Hall Plaza		
6	6. Trinity Place Link		
7	7. Underpass Link	£	275,162.80
8	8. North Street	£	99,606.10
9	9. Museum Plaza		
10	10. Grant Lodge - Museum Link		
11	11. Cathedral and Biblical Garden Link	£	270,918.73
GRAND TOTAL		£	1,511,523.00

SHORT-TERM
PROJECTS

0

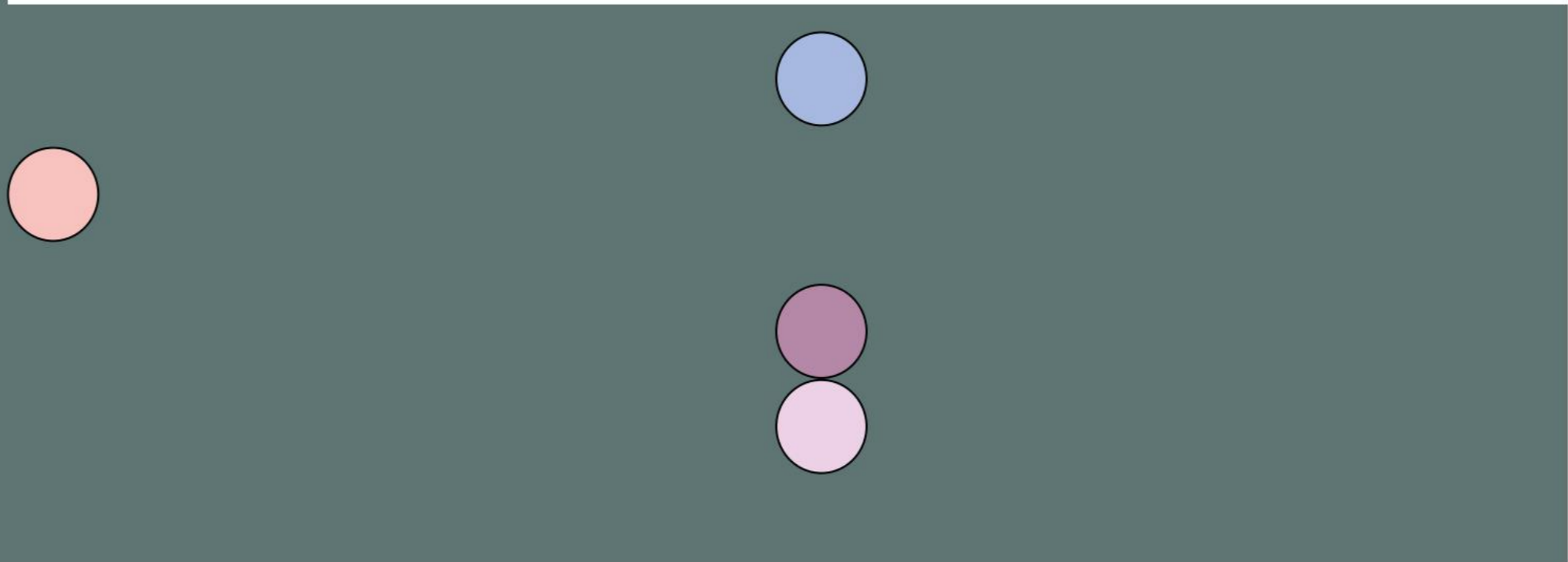
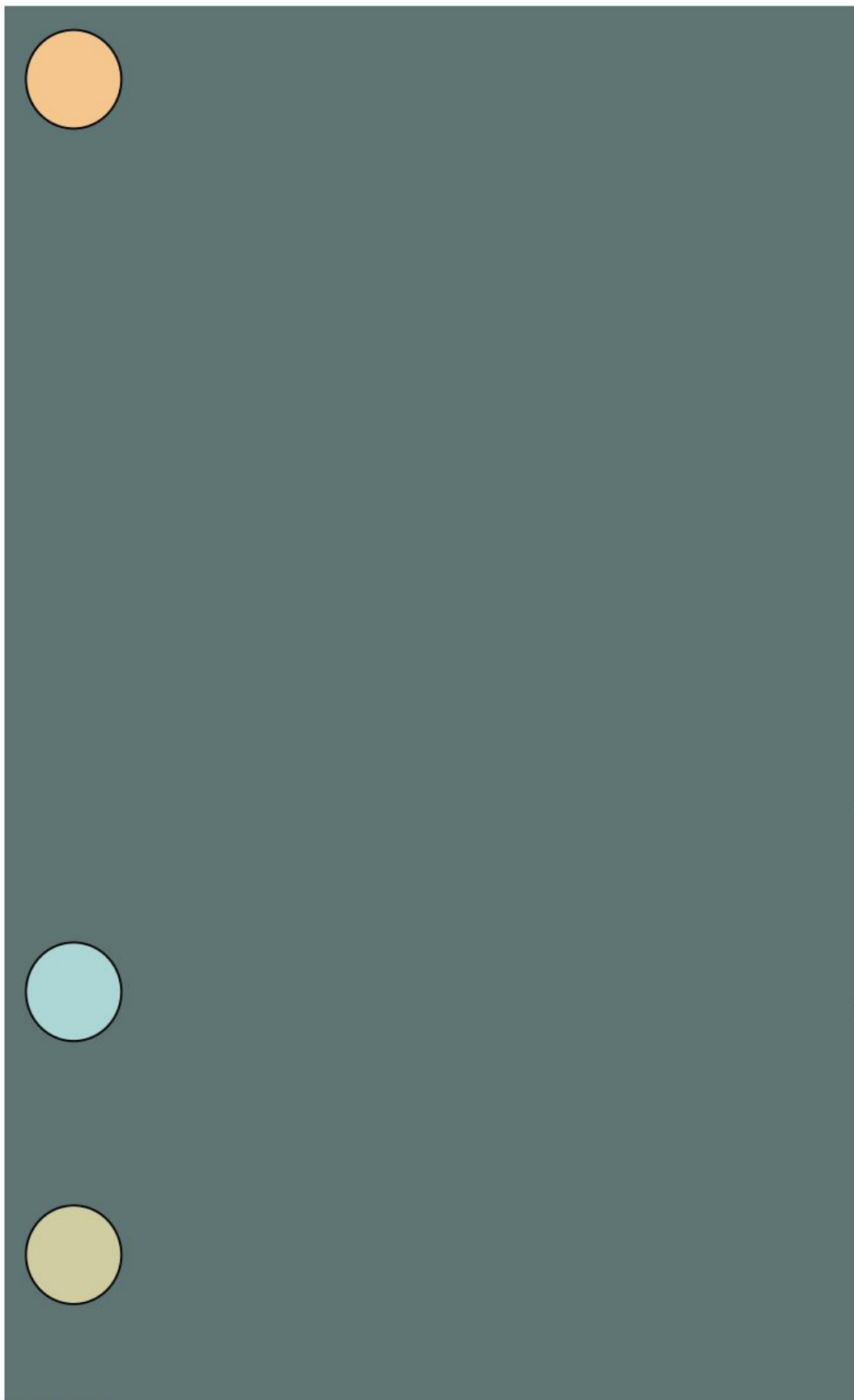
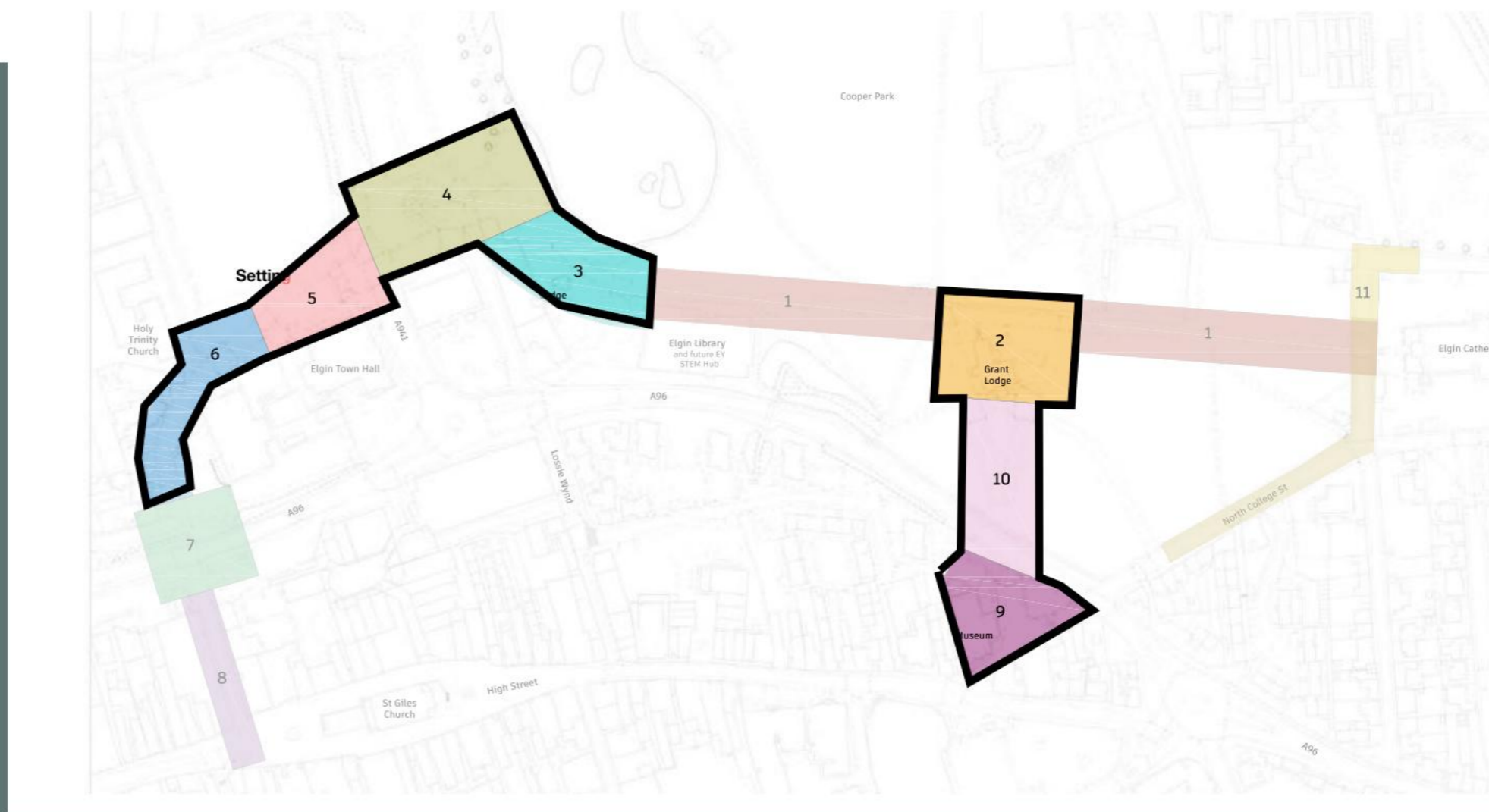
SECTION 1 Preliminary Works

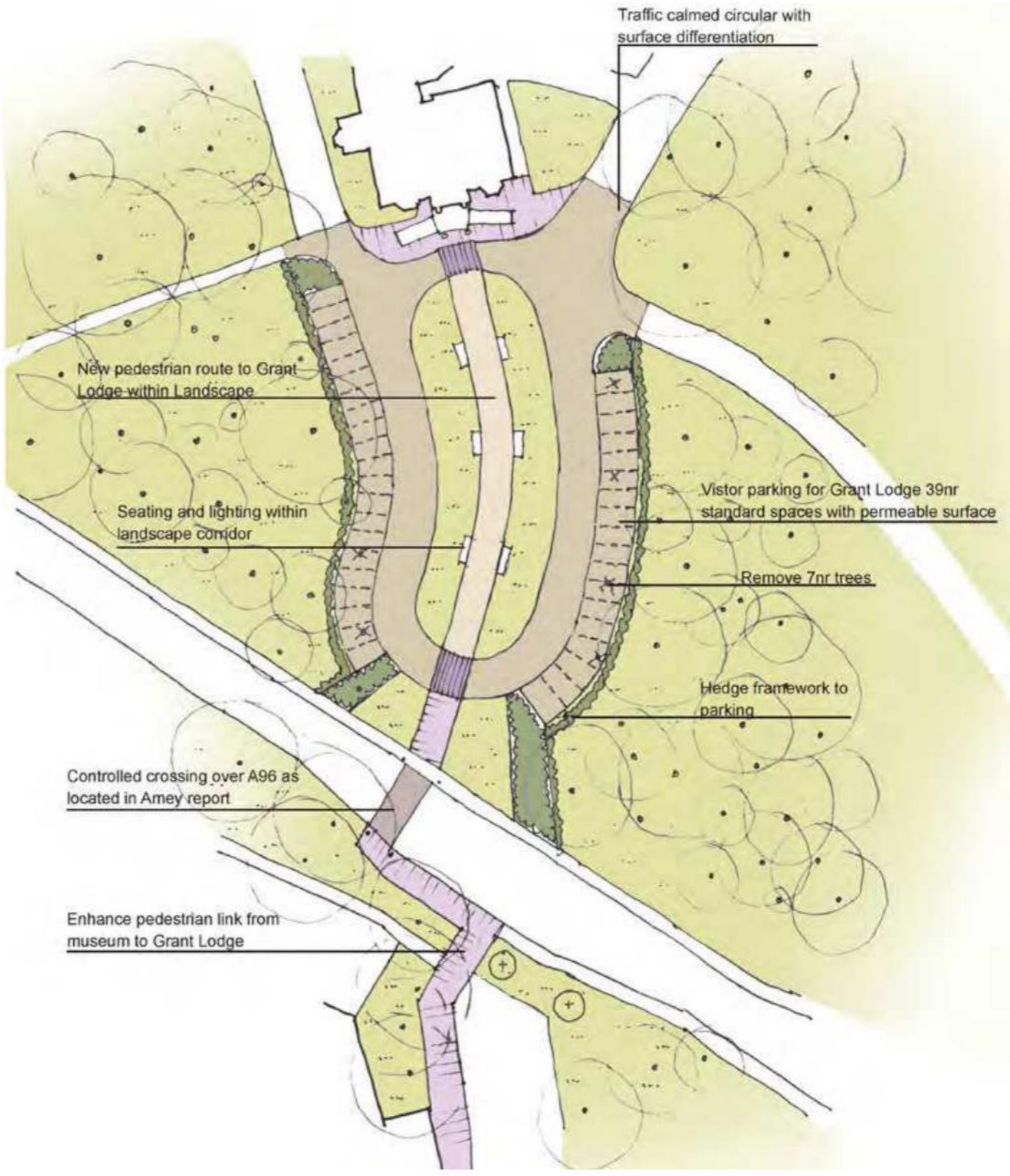
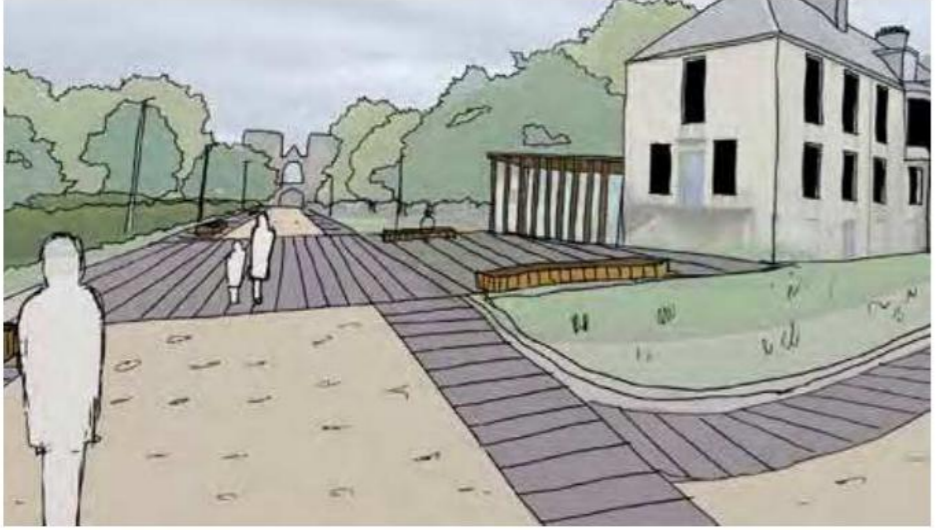
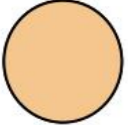
- Interim Museum to Grant Lodge Link
- Colourful, Graphic Banners
- Material test areas
- Projection Lighting
- Ground Surface Patterning

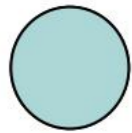
SECTION 2 High Priority Projects

- 1 - Cultural Avenue
- 7 - Underpass Link
- 8 - North Street
- 11 - Cathedral & Biblical Garden Link

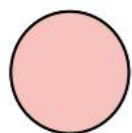


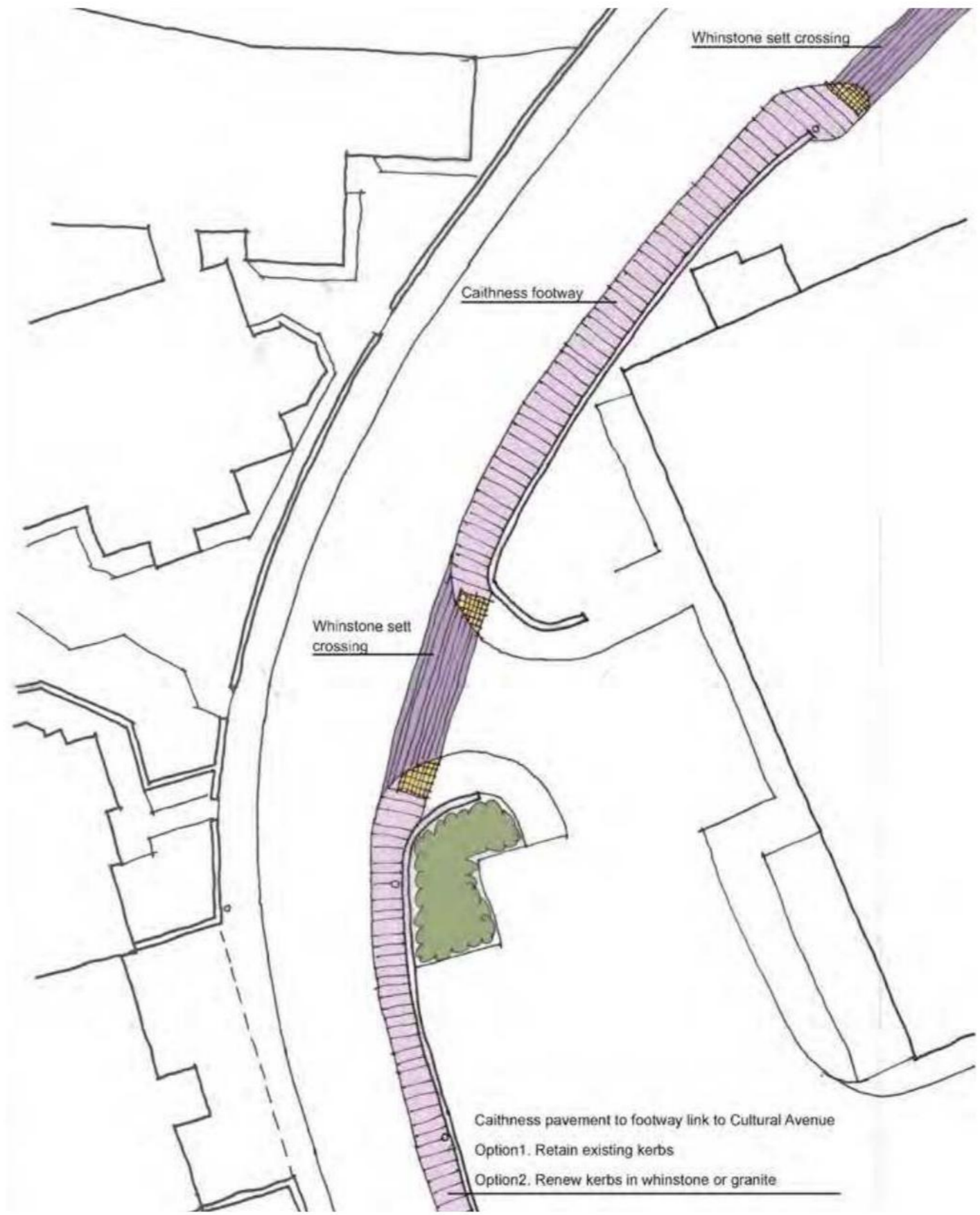
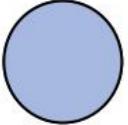


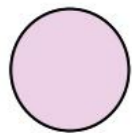












4.3.7 - MEDIUM PRIORITY PROJECTS - COST SUMMARY

COST OVERVIEW

Opposite - summary costs for the Medium Projects. For full costing report refer to Appendix C.

Elgin Cultural Quarter Delivery Plan		Medium Priority	
<u>ELGIN CULTURAL QUARTER DELIVERY PLAN</u>			
<u>Medium Priority</u>		<u>AMOUNTS</u>	
0	0. Preliminary Works		
1	1. Cultural Avenue		
2	2. Grant Lodge Setting	£	317,666.80
3	3. Pond Link	£	337,196.11
4	4. Park/ Town Hall Setting	£	400,191.07
5	5. Town Hall Plaza	£	722,409.88
6	6. Trinity Place Link	£	204,272.20
7	7. Underpass Link		
8	8. North Street		
9	9. Museum Plaza	£	347,362.34
10	10. Grant Lodge - Museum Link	£	534,917.90
11	11. Cathedral and Biblical Garden Link		
GRAND TOTAL		£	2,864,016.29

4.4 - PROJECT PROGRAMME & PRIORITY MATRIX

4.4.1 - PROPOSALS - CULTURAL QUARTER PROJECTS PROGRAMME

The current programme for the Cultural Quarter projects is shown, and will be a key tool in planning the delivery of the public realm works.

	2023-24				2024-25				2025-26				2026-27				2027-28				2028-29				2029-30				2030				2031				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Full Business Case	OUTLINE FULL BUSINESS CASE				Review			ETH	Review		GL tbc	Review																									
Stakeholder Engagement			D.O.D	YP	UK Shared Prosperity Fund Arts and Culture Activities																																
Updated Business Plans																																					
Options Appraisal / Organisation																																					
Socio-Economic Impact Assessment																																					
Benefits and Outcome Reporting																																					
External Works / CQ Delivery Plan																																					
Delivery and Phasing Plan	RIBA STAGE 1		STAGE 2																																		
Cost Package																																					
Preliminary Works Packages																																					
Prioritised Works Packages																																					
Elgin Town Hall																																					
Transition Plan	IN PRINCIPLE		HOT					VACATE									MOVE IN																				
Business Plan		EKOS / ETH						REVIEW																													
Design Works	BRIEF / STAGE 1		RIBA STAGE 2		STAGE 3-4		STAGE 5																														
Construction Works									ESTIMATED 20 MONTH CONTRACT																												
Handover																	H/O	Operational																			
Grant Lodge																																					
Business Plan		EKOS / PARTNERS																																			
Surveys/Safeguarding		RISK AND COST			MAINTENANCE PLAN		PHASE 1 / FABRIC REPAIRS TBC																														
Design Works	BRIEF / STAGE 1		STAGE 2		STAGE 3-4		STAGE 5																														
Construction Works									Estimated 18 months on site																												
Handover																	H/O	Operational																			
Hotel																																					
Feasibility / Strategic Case																																					
Site Identification																																					
Marketing																																					
Construction Works																																					

4.4.2 - PROPOSALS - CULTURAL QUARTER PRIORITY MATRIX

Priority - Importance and Impact on delivering the Cultural Quarter			Delivery timescale			
1	High	High impact work package - give visibility or easy win	S - Short term			
2	Medium	Medium impact work package - potential for visibility but dependent on other projects	M - Medium term			
-	-	Works associated with an independent project	L - Long term			
			Works associated with an independent project timescale			
Proposals	Description	Opportunities & Constraints	Priority	Timescale		
0	Preliminary Works Stencil treatment to areas of existing tarmac areas to highlight the Cultural offering and relationships, enhance pedestrian experience and slow traffic speeds Banner installation to key locations along Cultural Avenue from Cathedral to Town Hall 2 or 3 test areas for longer term material installations Removal of fence at edge of Cooper Park on the the Grant Lodge - Museum link A96 side.	Actions could incorporate public / local art group to contribute to imagery / graphics Test areas allow durability and maintenance of materials to be tested without excessive capital outlay	1	High priority - gives visibility to the Cultural Quarter and provides early visual deliverable S	Short term - unlikely to require extensive discussions with Planning or Transport teams Some measures could be considered temporary.	
1	Cultural Avenue Introduce a new 'avenue' surface treatment - e.g. stone sett edging / asphalt re-surfaced with resin bonded aggregate in a suitable heritage colour / additional bench seating in appropriate locations. Materiality to suit an enhanced pedestrian experience with better controlled vehicular access. Rationalise and reorganise parking along the Avenue, maintaining adequate accessible bays in agreed locations. Retain and enhance the attractive border planting	Noted in stakeholder sessions that the Avenue is subject to a parking order, which will require amendment were parking to be re-organised - likely required as part of the Grant Lodge refurbishment.	1	High priority - as an existing key asset, already well used and adjacent to the key Grant Lodge project M	Medium term - Moray Council team have advised that discussion and possible legal amendment to existing Parking Orders required.	
2	Grant Lodge Setting Introduce a new 'avenue' surface treatment - e.g. stone sett edging / asphalt re-surfaced with resin bonded aggregate in a suitable heritage colour / additional bench seating in appropriate locations. Materiality to suit an enhanced pedestrian experience with better controlled vehicular access. Rationalise and reorganise parking, maintaining adequate accessible bays in agreed locations - to be determined by Grant Lodge business and space planning - suggested to minimise the road width on either side of the Lodge to give more space to pedestrians / additional planting. Retain vehicular access for servicing the refurbished building. Create a usable paved space between the refurbished Grant Lodge north façade access and the Cultural Avenue	It is assumed that treatment of the Grant Lodge setting will fall under the Grant Lodge-specific project, and that materiality cohesiveness and parking strategies will be aligned with this project, but specifically tackled by the Grant Lodge design team.	-	Part of design outcome for Grant Lodge -	Dependent on Grant Lodge programme.	
3	Pond Link Introduce a new 'avenue' surface treatment - e.g. stone sett edging / asphalt re-surfaced with resin bonded aggregate in a suitable heritage colour / additional bench seating in appropriate locations. Materiality to suit an enhanced pedestrian experience with better controlled vehicular access. Retain one point of access to the car park area next to library Rationalise and reorganise parking, maintaining adequate accessible bays in agreed locations Create a focal point of the historic pavilion building Create a usable paved space between the pavilion and the pond, to encourage access to the waters edge Introduce additional hedging alongside the road to reinforce the park setting	Noted that the Pond is one of the Masterplan Cooper Park projects, and that proposals will need to integrate.	2	Medium priority - Dependent on Pond / Cooper Park proposals M	Medium term - Works will need to tie in to ongoing Masterplan Cooper Park projects	
4	Park / Town Hall Link Create a clear pedestrian movement area between the park and the Town Hall, redefine the connection Introduce a new 'avenue' surface treatment - e.g. stone sett edging / asphalt re-surfaced with resin bonded aggregate in a suitable heritage colour / additional bench seating in appropriate locations Narrow the carriageway area to redistribute more space to pedestrian movement Introduce further tree planting and hedging to reinforce the park setting	Related to parking reorganisation strategy for Cultural Avenue - Noted in stakeholder sessions that the Avenue is subject to a parking order, which will require amendment were parking to be re-organised. Possible adjacent hotel site is yet to be confirmed.	2	Medium priority - Dependent on hotel site strategy and parking outcomes. M	Medium term - Moray Council team have advised that discussions will be required regards amended road layout, possible new at grade crossing.	

The matrix shown above and overleaf offers an initial prioritisation matrix for the proposed packages of works to the Cultural Quarter.

The package have been categorised against both Priority / Importance and Delivery Timescale.

It is suggested that High Priority - Medium Timescale packages are prioritised for further development and costing - confirmation of which will be sought from the Moray Council project team during this project.

High level opportunities and constraints are noted against the proposals.

4.4.2 - PROPOSALS - CULTURAL QUARTER PRIORITY MATRIX

Priority - Importance and Impact on delivering the Cultural Quarter			Delivery timescale	
1	High	High impact work package - give visibility or easy win	S - Short term	
2	Medium	Medium impact work package - potential for visibility but dependent on other projects	M - Medium term	
			L - Long term	
-	-	Works associated with an independent project	Works associated with an independent project timescale	

Proposals		Description	Opportunities & Constraints	Priority		Timescale	
5	Town Hall Plaza	<p>Creation of a flexible space utilising high quality materials which allows the Town Hall to host outdoor events.</p> <p>Continuous surfacing across Trinity Place to reduce the dominance of vehicle movement</p> <p>Clear line of access between the Town Hall and the Lassie Green car park, and between the Town Hall and the park</p>	Noted that the treatment of the setting will be part of the separate design project related to the Town Hall.	-	Part of design outcome for Elgin Town Hall project	-	Dependent on Town Hall programme.
6	Trinity Place Link	<p>Surface pattern overlay to complement the heritage asset of Trinity Church and the views from North Street to the church</p> <p>Maximise footways to give priority to pedestrians where possible</p> <p>Introduce seating in appropriate locations</p>	<p>Preferred route to Town Hall is dependent on the design outcome of the Town Hall-specific project - i.e., whether an increased presence on the A96 side will also accommodate an access route.</p> <p>Furthermore - discussions have been initiated with SSE regards the existing and future access to the sub-station to the south of the Town Hall.</p>	2	Medium Priority - To tie in with the Elgin Town Hall project	S	Short term - a small package of work that could be contained.
7	Underpass Link	<p>Lighting strategy to improve the evening / winter environment of this link</p> <p>Note - assessment of existing lighting undertaken - refer to Rybka report.</p>	Noted in public consultation that good lighting would encourage more use of the underpass.	1	High priority - contained work package that could provide 'quick win' and strengthen evening Town Hall - High Street link as a 'safe route'.	S	Short term - a small package of work that could be contained.
8	North Street	<p>Lighting strategy to improve pedestrian experience from High Street to underpass.</p> <p>To be progressed with lighting designer in RIBA Stage 2</p>	Construction works associated with the Poundland redevelopment are currently underway, upon completion it is expected that traffic will redirect from Batchen Street to North Street.	1	High priority - Simple enhancement of existing planned works	S	Short term - a small package of work that could be contained.
9	Museum Plaza	<p>High quality surfacing to reflect importance of Museum as a cultural destination</p> <p>Refurbishment of existing heritage features where appropriate</p> <p>Refurbishment / reconfiguration of seating throughout public realm associated with Museum</p>	<p>Vehicle access to rear of museum (A96 side) requires review</p> <p>Museum works may incorporate into Museum-specific project</p>	2	Medium priority - Dependent on hotel site strategy and parking outcomes.	M	Medium term - Should tie in with Museum project - timescale unknown. May be partially dictated by Grant Lodge link.
10	Grant Lodge - Museum Link	<p>Introduce a new 'avenue' surface treatment - e.g. stone sett edging / asphalt re-surfaced with resin bonded aggregate in a suitable heritage colour / additional bench seating in appropriate locations</p> <p>Rationalise parking outside museum, retaining vehicular access for accessible parking and servicing to the surrounding buildings</p> <p>Improve the visual connection with Grant Lodge to encourage pedestrian movement along the Cultural Route, suggested tree canopy thinning / raising to increase the visibility of Grant Lodge from the Museum</p> <p>Removal of a section of fence alongside the A96 to allow the creation of a new entrance feature into the park (possible preliminary measure).</p> <p>Provision of a signalised toucan crossing in the location suggested by the Amey Report (2022) to create a safe crossing point between the Museum and Grant Lodge</p>	<p>Stakeholders offered a range of views over introducing a new crossing on the A96 - both positive and negative</p> <p>Previous Moray Council studies have indicated a possible crossing west of the bus laybys. There may be an opportunity to locate the crossing 'off axis' whilst still opening up the visual connection between the Museum and Grant Lodge through fence removal and canopy lifting.</p>	2	Medium Priority - Identified as key link at east end of Cooper Park and High Street, links existing Museum with future revitalised Grant Lodge	L	Long term - New crossing over busy trunk road will require extensive input from MC Transport Planners and Transport Scotland.
11	Cathedral and Biblical Garden Link	<p>Surface pattern overlay to complement the heritage asset of Elgin Cathedral and the connection to the nearby Biblical Garden.</p> <p>Possible partnership with HES to reorganise Cathedral precinct, access and fencing arrangement at entrance.</p> <p>Maximise footways to give priority to pedestrians where possible</p>	<p>Open approach reported from HES regards the current visitor access arrangement to the Cathedral grounds, possible collaboration opportunity.</p> <p>Discussed opportunity to utilise North College Street as coach set down (akin to Inverness Ardress Terrace) - requires tackling</p>	1	High Priority - Existing cultural attraction and 'bookend' to the Cultural Avenue. Could set a precedent to be continued into the Grant Lodge setting.	M	Medium term - Careful planning and possible partnership with HES to deliver meaningful adjustments to the Cathedral setting.

5.0 - SUMMARY AND NEXT STEPS

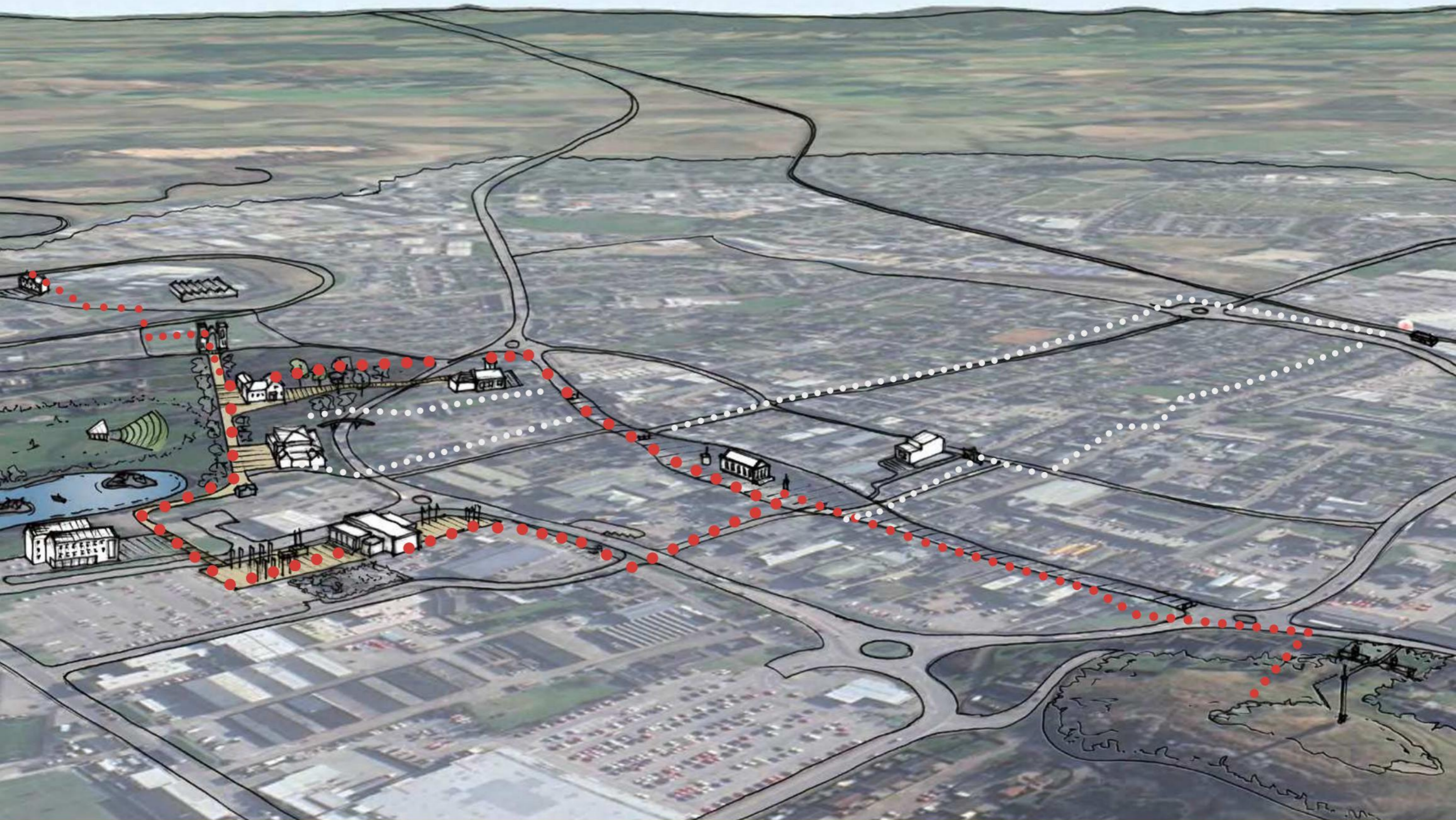


This report concludes the draft of RIBA Stage 2 of the Cultural Quarter Delivery Plan, with collated proposals and priorities presented for review by the Cultural Quarter team and Moray Council.

The final draft of this report will be presented to the CQ Board in November 2023.

The next step is for the Moray Council Cultural Quarter Team is identification and progression of specific works packages in line with the overall Cultural Quarter programme.

The project offers a real opportunity to kick-start the Cultural Quarter enhancement in a series of coordinated interventions and strategies, bringing coherence and unity to the emerging Cultural Quarter of Elgin.



Ardgay
The Barn
Drovers Square
IV24 3AL

T: 01863 766 190
E: Ardgay@oberlanders.co.uk

Edinburgh
16 Melville Street
Edinburgh
EH3 7NS

T: 0131 225 9070
E: Edinburgh@oberlanders.co.uk

Galashiels
1/4 Waverley Chambers
Ladhope Vale
TD1 1BW

T: 01896 809 520
E: Galashiels@oberlanders.co.uk

Glasgow
McClellan Works
Sauchiehall Street
Glasgow G2 4RY

T: 0141 471 9720
E: Glasgow@oberlanders.co.uk

Inverness
WASPS
Midmills Building, Stephen's Street
Inverness IV2 3JP

T: 01463 217 120
E: Inverness@oberlanders.co.uk

Oxford
99 Park Drive
Milton Park
OX14 4RY

T: 01235 854 078
E: Oxford@oberlanders.co.uk