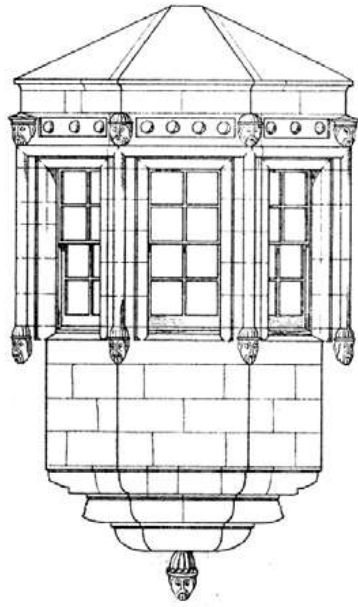


# MAYBOLE CASTLE COMMUNITY PROJECT

## Options Appraisal Workshop



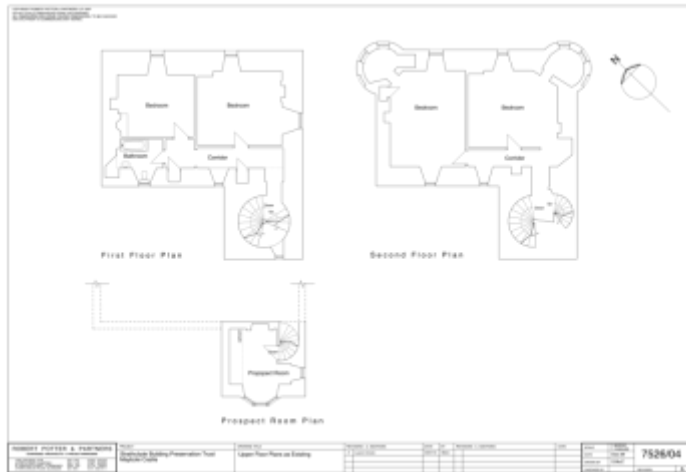
# Agenda



- Welcome & Introduction
- Progress Presentation:
  - Strategic Context: Existing Facilities
  - Castle: Survey & Appraisal: Issues & Constraints
  - Questionnaire & Survey: Responses
  - Emerging Options
- Group Tasks
- Next Steps
- Finish 9.00pm



# Team



## **Strathclyde Building Preservation Trust**

- Project management

## **Robert Potter & Partners**

- Conservation architects

## **Douglas Wheeler Associates Ltd**

- Business advisor & community involvement

## **Engineer: Hodgins Smith Partnership**

## **QS: Morham and Brotchie**

## **Valuer: Glasgow District Valuers office**

# Workshop Aims

- Report on progress
- Summarise questionnaire & youth survey responses
- Identify/confirm key issues
- Review emerging options
- Identify fundamental components & principles



# MCCT Brief



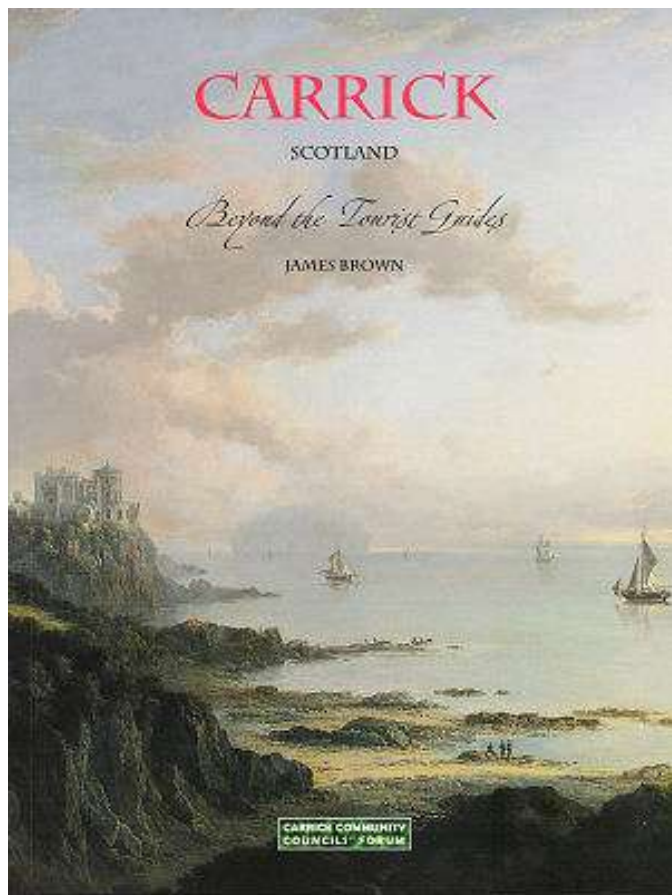
- Castle offered to local community by Cassills Estate
- Options appraisal for adaptive reuse
- Structural & condition survey
- Outline sketch schemes: preferred scheme
- Maybole Castle as a social enterprise
- Fiscal, legislative & strategic development
- Identify optimum end use & costs
- Physically best suited & financially viable
- Financial appraisal & business plan: risks & mitigation
- Working closely with MCCT/community

# Approach

## Project Programme

Task	Week	1	2	3	4	5	6	7	8	9	10	11	12	+
1 Inception Meeting		■												
2 Update Baseline & Strategic Regeneration Policy Context		■												
3 Map Existing Facilities: Services & Proposals		■	■											
4 Networking with Service Providers & Questionnaire				■	■									
5 Community Aspirations & Barriers: Questionnaire					■	■								
6 Confirming Development Concept & Key Elements: Market Testing							■							
7 Options Appraisal Workshop								■						
8 Options Appraisal Outline Feasibility Study: Prospectus & Business Plan									■	■	■	■		
9 Input to Final Reports & Presentation											■	■	■	■

# Policy Context



## Europe/National

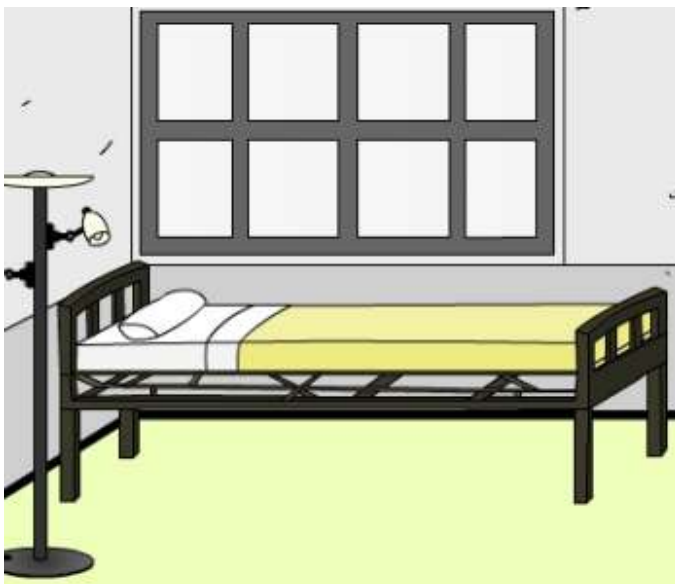
- Lowlands and Uplands Scotland 07-13 ESF
- LEADER
- SG Economic Recovery Programme

## SAC Community Assets Transfer MAYTAG: Feasibility

## Carrick CC Forum: E D Strategy & Action Plan

- Developing employment & economic wealth: tourism
- Improving enterprise, innovation & employment
- Developing active engaged & involved communities

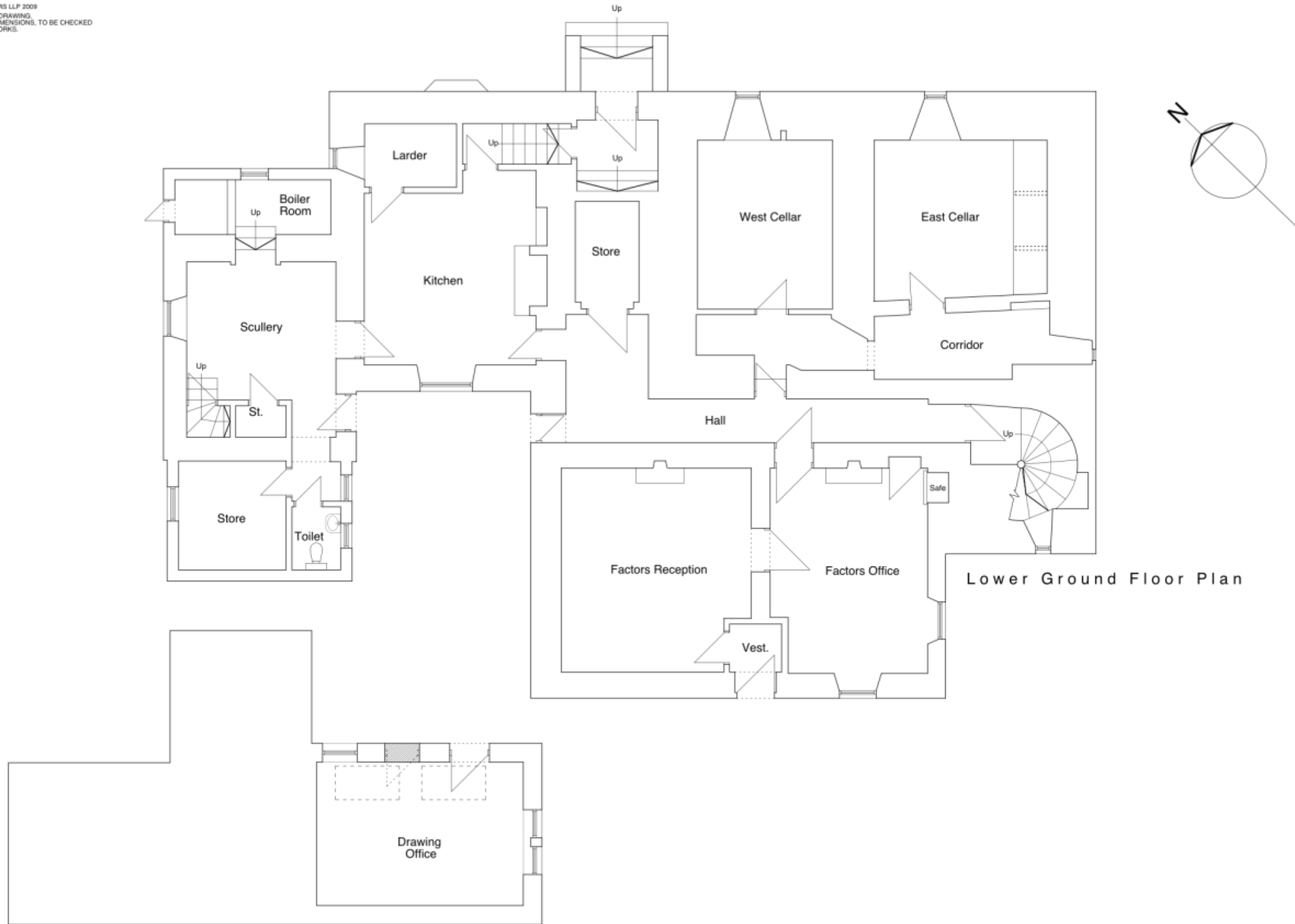
# Existing Facilities & Services



- **Excellent service base:**
  - day hospital & health centre, library, town hall, community education centre, Carrick Academy, 3 primary schools, swimming pool, SAC housing & social work offices, police & ambulance stations, health care services, post-office, pharmacy, banks
- Proposed Carrick Centre will provide **new community facilities**
- **Strong network of community groups:** Community Council, churches, elderly/day-care, mothers/toddlers, youths, music
- Schools have **strong links** with the community
- Interest in green & eco-friendly projects
- **Sports/recreation:** swimming pool, bowling, golf, snooker, fitness/dancing
- Transport connections: railway station & bus service



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Lower Ground Floor Plan

**ROBERT POTTER & PARTNERS**  
 CHARTERED ARCHITECTS & PROJECT MANAGERS  
 7 MILLER ROAD, AYR KAT 2AX 01292 - 281228  
 49 RAE STREET, DUMFRIES DG1 1JD 01367 - 255509  
 87 HARVEY STREET, STRANRAER DG9 7RQ 01778 - 723483  
 4 PARK CIRCUS PLACE, GLASGOW G3 6AN 0141-332 9111

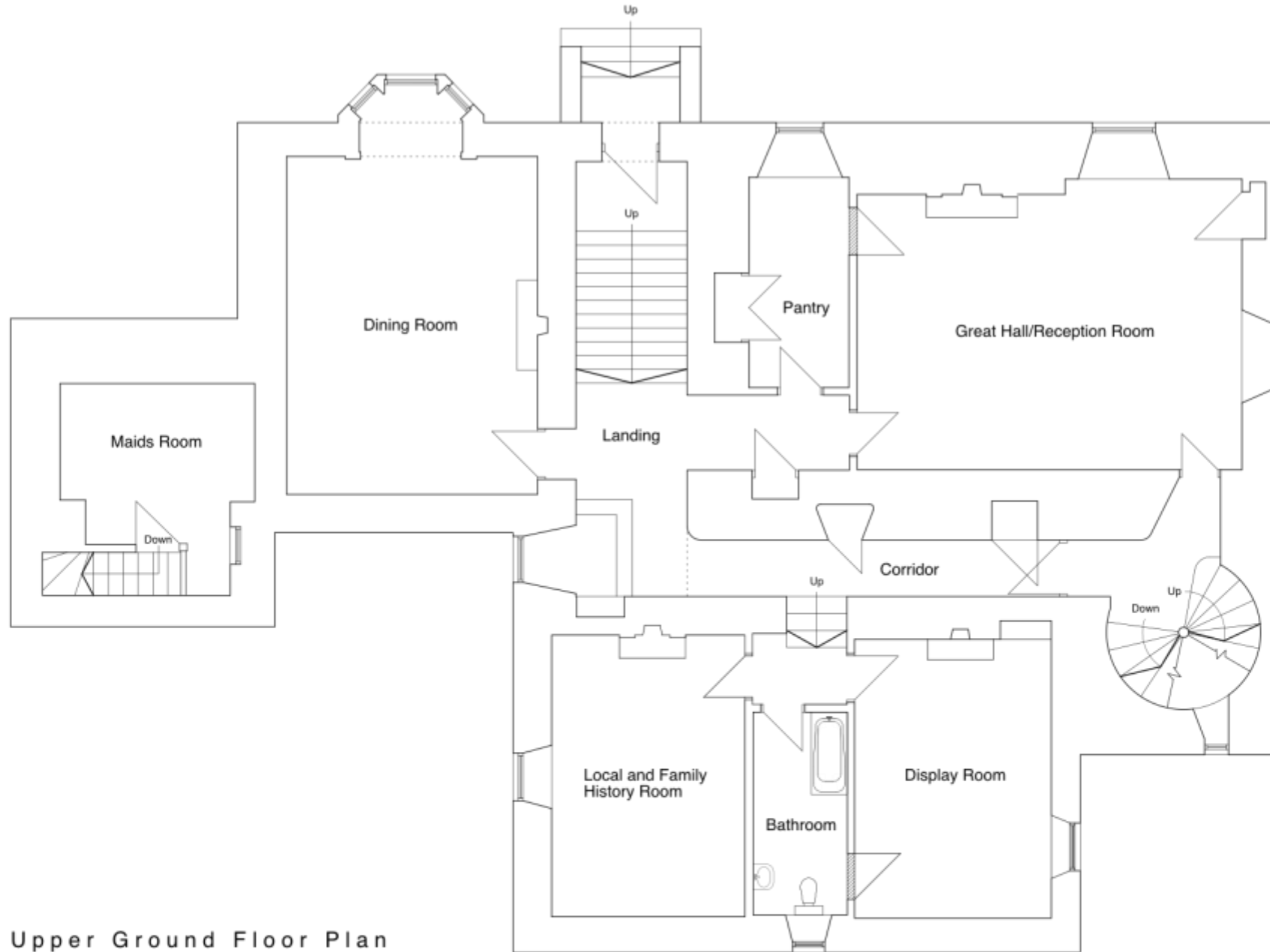
PROJECT  
 Strathclyde Building Preservation Trust  
 Maybole Castle

DRAWING TITLE  
 Lower Ground Floor Plan as Existing

REVISIONS & ADDITIONS	DATE	BY	REVISIONS & ADDITIONS	DATE
A Layout revised.	05/01/10	SMcC		

SCALE	1:50 @ A1 1:100 @ A3	<b>7526/02</b>
DATE	Dec.09	
DRAWN BY	S.McC	
CHECKED BY		REVISION
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Upper Ground Floor Plan

**ROBERT POTTER & PARTNERS**  
 CHARTERED ARCHITECTS & PROJECT MANAGERS

7 MILLER ROAD, AYR KAT 2AX 01292 - 261226  
 49 RAE STREET, DUMFRIES DG1 1JD 01367 - 255509  
 87 HARVEY STREET, STRANRAER DG9 7RQ 01776 - 753453  
 4 PARK CIRCUS PLACE, GLASGOW G3 6AN 0141-332 9111

PROJECT  
 Strathclyde Building Preservation Trust  
 Maybole Castle

DRAWING TITLE  
 Upper Ground Floor Plan as Existing

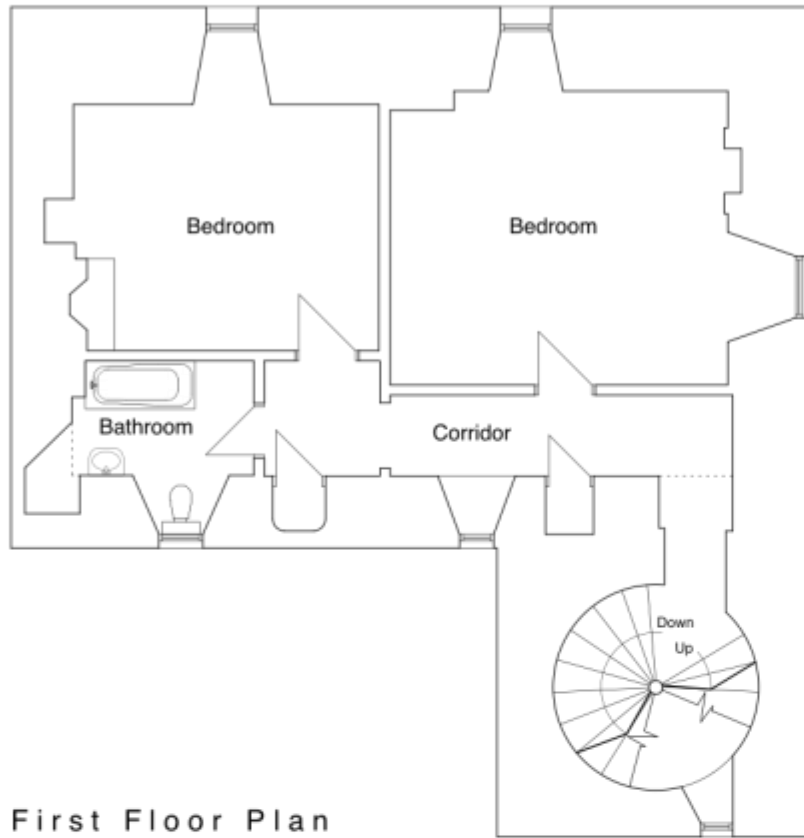
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A Layout revised.	05/01/10	SMcC		

SCALE 1:50 @A1  
 1:100 @A3  
 DATE Dec.09  
 DRAWN BY S.McC

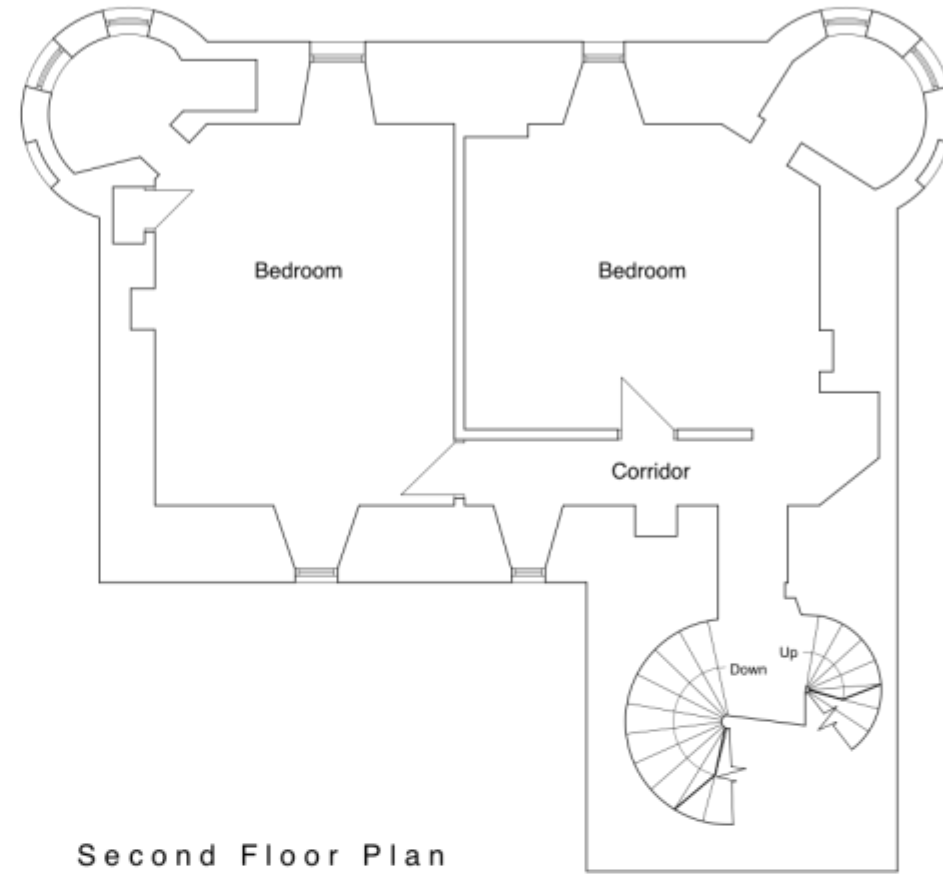
**7526/03**

CHECKED BY REVISION A

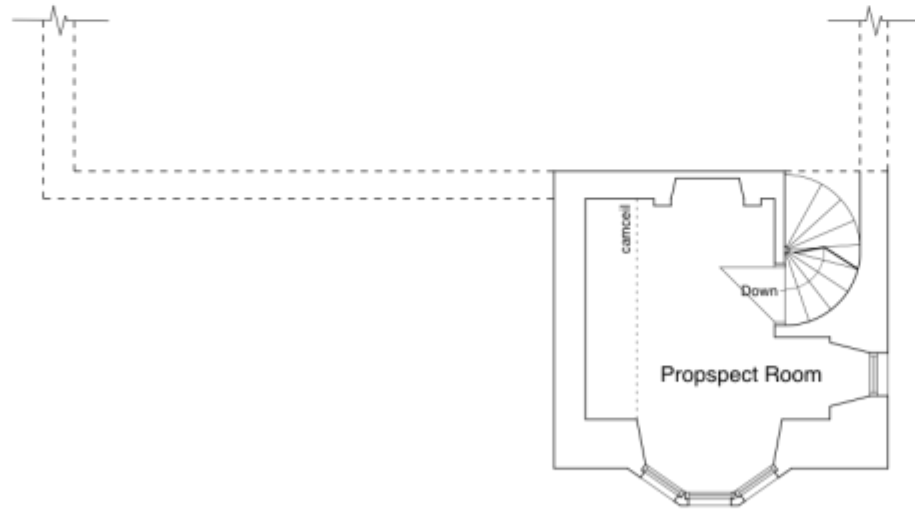
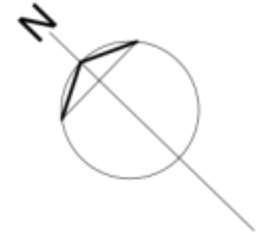
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First Floor Plan



Second Floor Plan



Prospect Room Plan

**ROBERT POTTER & PARTNERS**  
 CHARTERED ARCHITECTS & PROJECT MANAGERS

7 MILLER ROAD, AYR KAT 2AX 01292 281228  
 40 RAE STREET, DUMFRIES DG1 1JD 01387 255559  
 87 HARVEY STREET, STRANRAER DG9 7PS 01776 753443  
 4 PARK CIRCUS PLACE, GLASGOW G3 6AN 0141 332 9111

PROJECT  
 Strathclyde Building Preservation Trust  
 Maybole Castle

DRAWING TITLE  
 Upper Floor Plans as Existing

REVISIONS & ADDITIONS	DATE	BY	REVISIONS & ADDITIONS	DATE
A Layout revised.	05/01/10	SMcC		

SCALE	1:50@A1 1:100@A3
DATE	Dec.09
DRAWN BY	S.McC
CHECKED BY	

7526/04

REVISION A

# Condition & Structural Survey



## General

- Category A Listed Castle & grounds

## External

- Cement harling damaging stone
- Hard cement pointing increasing erosion of stone
- Significant roof repairs required
- Water penetration at chimneys

## Internal

- Excessive levels of condensation
- Damaged roof structure
- Movement in arches of cellars & doorway
- Considerable potential for rotten timbers

# Condition & Structural Survey



## Constraints

- Accessibility of accommodation
- Definitive size of existing envelope
- Restrictions on adaption due to historical importance

## Opportunities

- Potential for internal reconfiguration & introduction of lift
- Interest due to historical importance
- Development of Castle Gardens & field:
  - enabling restoration & adaptive reuse.
- Outbuildings suitable for different use from Castle itself

# Online Questionnaire: Responses

- 60 responses
- 82% very important or important that the Castle is owned & managed by the local community

## Themes Ranked by Popularity (Castle)

1	Cultural Heritage	58	97%
2	Tourism	57	95%
3	Arts	55	92%
4	Events	48	80%
5	Community/Voluntary Sector	47	78%
6	Business	45	75%
7	Public Sector	20	33%
8	Youth	17	28%
9	Restaurant/Club/Hotel	6	10%
10	Residential	4	7%



**Maybole Castle Survey**

With the help of Strathclyde Building Preservation Trust (SBPT), a team of consultants is exploring options to secure the long term sustainable use of the castle.

**Maybole Castle needs you!**

Take part in the survey from 11-18 December

Maybole Castle Community Trust (MCCT) has been successful in securing funding to progress the next stage of the protection and use of Maybole Castle. We are interested to hear the views of the local community on possible future uses of Maybole Castle, by asking you to complete a survey.

To take the survey from 11-18th December:

- forward your email address to [petermckmason@aol.com](mailto:petermckmason@aol.com) (and the survey link will be emailed to you),
- access a link on the Maybole Website ([www.maybole.org](http://www.maybole.org)),
- access a link on the SBPT website ([www.sbpt.org](http://www.sbpt.org)), or
- collect a copy from the Town Hall, during those dates.

Go to - Take Survey!

Logos for Scottish Government, European Union, Strathclyde Building Preservation Trust, and Douglas Wheeler Associates are visible at the bottom.

# Castle: Themes & Future Uses

## Not Appropriate Themes

1	Residential	50	83%
2	Restaurant/Club/Hotel	47	78%
3	Public Sector	34	57%
4	Youth	34	57%



## Most Popular Uses

1	Museum	54	95%
2=	Art Gallery/Exhibition Space	52	91%
2=	Family History Archive	52	91%
4	Office:	45	79%
5=	Artists Workshops	44	77%
5=	Conference Centre for hire	44	77%
7	Registry Office:	43	75%
8=	Anniversary & Birthday Events	41	72%
8=	Room for Community/Voluntary/Charity	41	72%
10=	Heating System Shared with Hospital	40	70%



# Future Use of Grounds



## Themes Ranked by Popularity

1	Environmental/Eco-friendly	51	85%
2	Recreation	39	65%
3	Livestock/Horses	32	53%
4	Parking	20	33%
5	New Build	12	20%



## Most Popular Uses

1=	Community Wildlife Garden	40	70%
1=	Market Garden	40	70%
3	Small Park	35	61%
4	Wildlife Centre	29	51%
5	Community Farm	24	42%
6	Play Area for Toddlers	21	37%
7	Allotments	20	35%
8	Adventure Playground	16	28%
9	Car Parking	15	26%
10=	Community Compost Area	14	25%





# Youth Survey: Responses



## Castle: Future Uses

Anniversary & Birthday Events	29	69%
Registry Office:	29	69%
Room for Community/Voluntary/Charity	28	67%
Museum	27	64%
Restaurant/ Bar	26	62%
Family History Archive	25	60%
Youth Café/Club	25	60%

## Grounds: Future Uses

Small Park	24	60%
Market Garden	22	52%
Car Parking	21	50%
Wildlife Centre	21	50%
Community Wildlife Garden	20	48%
Adventure Playground	19	45%

# Themes & Uses 1



## 1. Museum & Family History: Visitor & Education

- Heritage Centre
- Family History
- Small events
- Cafe/toilets
- Outbuildings: business space

## 2. Arts Hub

- Gallery/exhibition
- Artists studios/workshop
- Artist in residence
- Community: 'club'

# Themes & Uses 2



## 3. Events Spaces

- Small conferences: video
- Community: anniversary & birthday
- Registry office



## 4. Business Space

- Community/voluntary/charity
- Start up business
- Exhibition/meeting space
- Specialist space: recording/rehearsal: cellars

# Group Tasks



- 1: Review & 'rank' themes.
- 2: Identify preferred theme: why ?
- 3: What are the barriers to delivering preferred theme ?
- 4: How to overcome barriers & any specific commitments?
- 5: Any other issues?

# Immediate Next Steps



- Take on workshop comments
- Confirm preferred option
- Sketch scheme
- Outline business plan
- Capital costs & values
- Community presentation
- Final documents