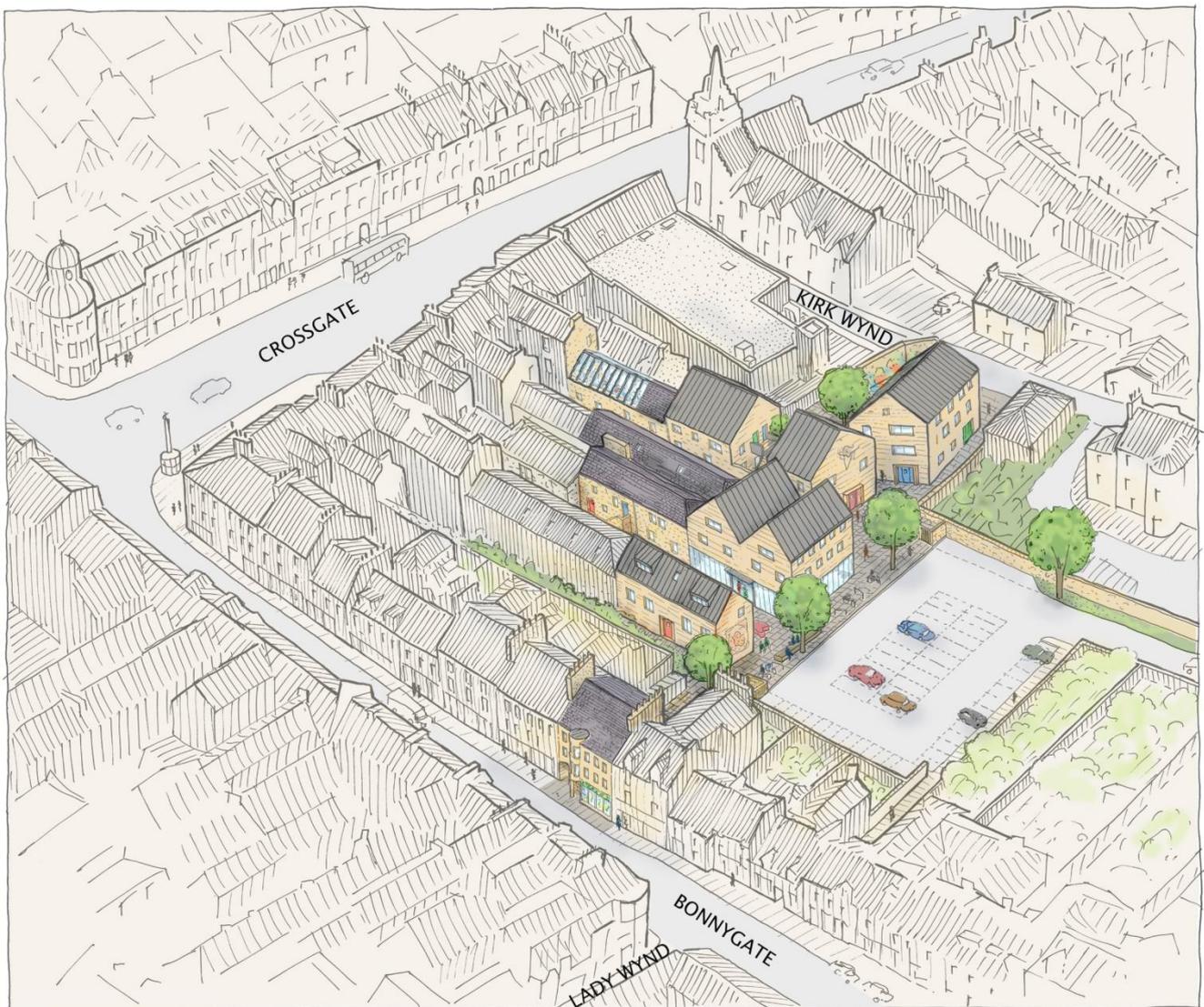


Cupar Inner Court

Resuscitating the Heart of Cupar Town Centre



Your Town! FutureTown Design - Cupar Town Centre Regeneration Proposal

'Cupar Inner Court' will plug in a mixed-use infill to the heart of Cupar. Generating

- more than thirty affordable homes
- a six unit creative business hub
- two live-work terraced units
- a ground floor shop on Bonnygate

Community Support – The pictorial illustration formed part of a ten board exhibition at two consultations run by the Development Trust in March 2016. The display also featured in the four day 'Cupar Could' Charrette in the Corn Exchange which focussed on the town centre. The Cupar Inner Court proposal was fully endorsed in feedback from these events.

Housing Need – The proposal addresses a recognised housing shortage in the area. Kingdom Housing Association is interested to build and tenant the thirty plus, mainly two bedroom units. The demand for such accommodation is unmet in the vicinity. Private rented flats in the town centre are on the whole poorly maintained and in many cases substandard. Tenants of these flats are mainly young adults on limited incomes.

Respecting the Historic Context - The proposal respects the historic pattern of the town. Housing is developed within the riggs and closes layout. Careful positioning of the two and three storey housing blocks allows light to flood into the enclosed spaces.

Addressing Dereliction - The site stretches south from the vacant plot of a formerly dangerous property on Bonnygate (now referred to as the Bonnygate Gap Site) to include several large, vacant, redundant and derelict properties behind Crossgate and fronting Kirk Wynd. The area, in large part, has languished for over ten years in the heart of old Cupar. It is now entered on the Vacant and Derelict Land Register 2016 due for publication in 2017.

Improving Pedestrian Routes - The development will open up a new pedestrian route from Bonnygate to Kirk Wynd. It will also refurbish, improve and enliven the historic closes leading west from the Crossgate to complement closes improvements on the east side.

New Confidence and Investment – Cupar is benefitting from £1.5M Historic Environment Scotland and Heritage Lottery Funding in a Conservation Area Regeneration Scheme and Townscape Heritage Initiative. Scaffolding is a common sight with repairs to stonework, roofs, and windows helping to rescue some of the old buildings. The Cupar Inner Court will build on this investment and impel further investments and proposals to come forward.

Local Architect Worked with Community The design is the culmination of analysis and consultation by a renowned conservation architect, Tom Morton. The brief was developed and issued by Cupar Development Trust to three local architects. Arc Architects was appointed following competitive proposals and presentations. Funding for the design feasibility work was sourced from partners, Fife Council and Kingdom Housing Association.

Jim McLeish, Trustee and Volunteer, Cupar Development Trust