

PITTENWEEM WEST BRAES PROJECT

PUTTING GREEN

SENSORY PATH

POOL RESTORATION

PICNIC AREA

MULTIPURPOSE BUILDING

The west Braes Project is aimed at the rejuvenation of a large area of ground attached to the west side of the village of Pittenweem. The area is set on a hillside overlooking the west shore and harbour areas of the town. Contained within the area is a crazy putting course in need of repairs, an outdoor lido/swimming pool which is one of the main focal points of the area but it too is in need of urgent attention, a skate park, kids play area, a small shelter, public toilets that are in need of an upgrade and also a disabled friendly access path to the beach side area at the west shore.

To make the project more manageable I have split them into 5 different projects. Project 1-putting, 2-sensory path, 3-pool, 4-picnic area and

WEST BRAES PROJECT

PUTTING



Strengths

Location
Facilities
Footfall
Crazy golf layout all ready in place
Car parking

Weaknesses

State of repair of crazy golf
Small area for normal putting may only fit 9 holes
No buildings for putter hire

Opportunities

Capitalise on footfall
Area for standard putting
Toilets in area
Possibilities to expand project

Threats

Continued deterioration of facilities
Less reasons for people staying in the area

On inspection of the putting area found that most of the crazy putting holes are in not to bad a condition with a few needing attention. Location of the hut was another thing I looked at and think this would be best placed just to the side of the original skate area. On the map below you will see the suggested layout for the hut and where a normal putting green could be designed. We would also need to look into who would be responsible for the cutting of the grass if we were to add a putting green. Would fife council help with getting someone to cut the grass for the putting area.



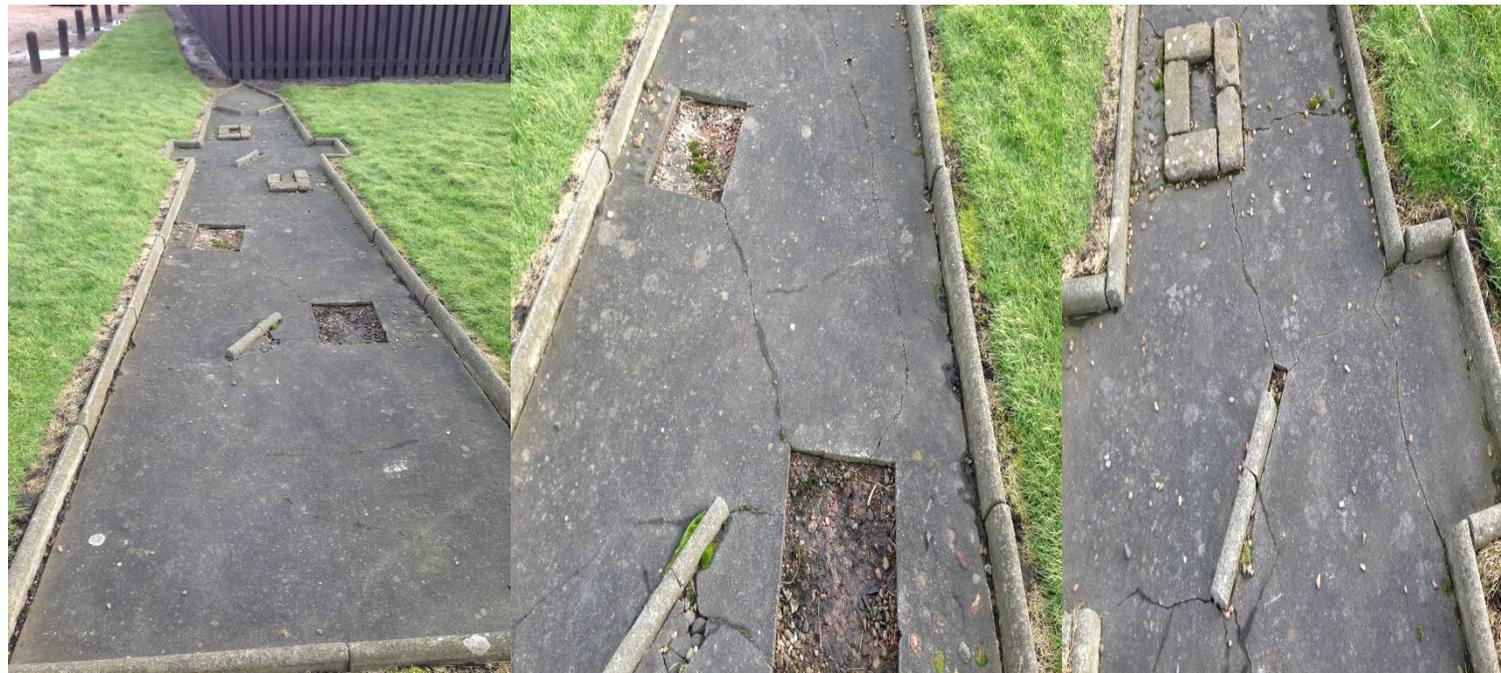


Hole number 1 missing edging block and also damaged concrete at far end. Holes 2 through to 6 are all in decent condition but could do with a power wash or hard brush to remove debris and moss.





Hole number 7 needing a bit of attention to the final obstacle. Looks like a new piece off pipe needed or whole thing rebuilt may be easier Hole number 8 stone obstacle has been worn away and needs dug out and replaced or may just need built up with cement. Hole number 9 looks like the worst affected hole with concrete needing patched and two obstacles missing. Looks like bricks needing recemented into the base.





Hole 10 looks a bit untidy but like the other complete holes needs power washed or brushed.

Hole 11 a few bricks needing replaced. Hole 12 good condition one block missing. Hole 13 in good shape nothing missing. Hole 14 last obstacle missing 2 blocks.





Hole 15 few bits need pointed up on the ramps and lots of moss needing removed.

Holes 16 and 17 usual moss needing removed.

Hole 18 few cracks at the edges needing cemented and also the structure of the boat could do with being rendered or plastered to make the appearance look better. All holes could do with some paint to add a splash of colour just to make the course more attractive.



On the whole a very realistic project with not much work needing done to get the crazy putting side up and running. Brushing the holes and using a hoe would remove the moss and stones that have gathered within each course. I'm sure with some advice and guidance from Robin the members of the group could achieve the work needed to repair the damaged holes or we may be able to get help from fife council with the community service workers.

One of the main issues would be the sighting of the hut. It has been spoken about sighting the hut at the side of the toilets but I think this would be to far away from hole 1 of the crazy putting and think that sighting the hut on ground near the small area of skate park would be more advantageous as this could also be the start for a normal putting area too.

Another issue would be the layout of the grass putting area and also the continued maintenance to keep the grass of a playable length.

Equipment that we would need would be 20-30 putters probably double that in balls also I'm sure that you need special balls for crazy putting that have little or no bounce. Also needed would be 18 small putting flags numbered, and possibly a hole cutting device and hole inserts. Some of the equipment we can see if the council have any excess putting gear that we can obtain from them or ask around the local golf course if they have any surplus to requirement.

Prices of equipment needed

Hole cups x 18 = £108

Putters x 20 = £140

Hole cutter x 1 =£90

Metal putting flag x 18 = £198

Hole direction arrow x 18 £180(not a necessity)

Hire shed from £390 - £650+

Balls low bounce £59 for 40

The prices above may vary as I have only checked the one supplier I could find online so donations from local courses or the council seem like the way forward.

Other costs may well be a base for the shed and also building the shed if not included in the price .

SENSORY PLAY



A sensory path is a pathway environment that is designed with the purpose of stimulating the senses. This stimulation occurs courtesy of plants and the use of materials that engage one's senses of sight, smell, touch, taste, and sound. With the recent upgrade to the coastal path from the west shore leading up to the Braes this makes it easy for PICT to integrate sensory items to the path. A plan detailing different areas that we can plant up with plants that will provide a sensory experience needs to be drawn up. We can also look at items that can be placed on the path that can become interactive to help stimulate other senses. This would be a great way to work with Pittenweem In Bloom and get them involved with the planning and planting and also the continued maintenance of the project and also if we get the pool sensory garden area up and running this could be also looked after by PIB. Items that may be placed on or at the side of the path are wind chimes, small windmills, interactive displays, fruit plants, herbs and colourful flowers.



OUTDOOR POOL RESTORATION



The restoration of the pool is the biggest challenge of the West Braes Project. The pool restoration needs to be broken down into phases with each phase outlining the different objectives.

Phase 1 must be gaining authority from the council to begin work on restoration. Looking into any insurances we need, asking the council if they could rearrange the fencing of the area to allow easier access to the lower pool area. Risk assessment's and liaising with SNH and all relevant groups and obtaining funding for restoration.

Phase 2 must be the clearing of any debris from the pool at low tide once the water level in the pool has drained to obtain access to the pool floor. All large boulders and concrete sections that have been deposited into the pool must be removed to help make a safe swimming environment along with any other potential hazards. This can be achieved manually or by hiring a JCB/digger to scoop out larger items and also clear away sections of stones near the beach area. In previous conversation with Deirdre Munro the countryside ranger she expressed a concern about moving these as it may have an environmental impact on small sea creatures who live in this section. A third party has already had discussions with a JCB driver about access to the pool and bringing a JCB from the west shore area is viable.



Phase 3 is where we start to look at making the pool watertight so as to keep a safe level of water in the pool for recreational use. There are a number of issues here as the pool at the moment has no valve to control the flow of water even if we were to fix all the leakages around the different areas of the pool. The sourcing of a valve shouldn't be an issue and if funding is in place we can source a specific one to fit our needs. At the moment a third party has been gifted various different items that may do the job but they have been unable to couple them to the existing outlet as off yet meaning a few hours after the tide has gone out the pool fully empties.

Other issues are large amounts of water leaking underneath the right hand side wall as you look out to sea and also the far left hand side nearest the sea has a large segment missing from the back wall. If we were to address these three main issues the pool would be at a stage to hold water to a safe level for swimming.



I think that the first priority in phase 3 would be the valve replacement that way we can control the amount of water that escapes from the pool. Then we can look into filling the right hand wall with some sort of expanding concrete to reduce the leakage from that section.



The final piece in the waterproofing would be the far left hand side this section would need to be cleaned back to bare rock with even a support cage being built before it could be shuttered off and concrete added to reinforce and then bring the pool upto its full volume off water.

Phase 4 would be the reconstruction and repair to the walkways that surround the pool area and also making safe or removal of the old platform as seen on the picture on the right. Also there are a number of iron bars that once held in place the slide and diving platform that would need to be cut down or removed.

The walkways at sections of the pool are either missing or in poor shape. These would need to be cleaned back to the rock surface like the back wall then filled with a suitable concrete to recreate a full and safe path around the pool for bathers to access the furthest out section of the pool.



The section in the image below may be landscaped to help provide an access ramp for disabled users to gain access to the pool area from the path above.



Phase 6 would see the final phase of refurbishment. In phase 6 there could be the possibility to rebuild a few changing rooms for people to change before and after using the pool. These changing rooms/sheds could be situated on the site of the old changing rooms on the terrace on the left hand side of the steps. If small sheds were to be used these could be removed at the end of season just like the ones at Elie to help prevent storm damage and vandalism.

Within phase 6 we could see a tie in with the sensory path and create a sensory garden at the garden area just before the pool terracing. This would be a great addition to the area and even on days when the pool may not be used due to cold weather it will still give people a reason to visit this area and could also include other groups within the village like Pittenweem in Bloom who could look after and help landscape the sensory garden.



Phase 7 would see the on going maintenance of the pool area with as mentioned above ties with local groups and local volunteers doing small jobs under the guidance of a pool sub committee and possibly PIB. If funding available during summer holidays and weekends the possibility of employing a lifeguard to keep watch over the pool for a few hours each day as is done at Elie beach and St Andrews.

PICNIC AREA



A picnic area would be a great addition to the West Braes Project. This would give tourist and locals alike a focal point to come and enjoy all that the West Braes has to offer. A morning spent out walking the costal/sensory path and enjoying a game of putting with the family to an afternoon spent cooling down in the pool. With the addition of a picnic area visitors to the area could spend longer in the area by having their picnic lunch in stunning setting. There are 2 areas that the picnic area could be set. One is the smaller skate park with the 2 ramps that I have never seen used, the other is the grass area to the left of the costal park. Both areas would offer much the same views and both could be set up with benches and disabled access. Permanent metal BBQ's could be positioned along with 3 or 4 benches. We could source wheel chair friendly benches which have a longer table than seating area for disabled visitors. We would also need to look at possible small recycling and waste collection areas to help make the area as green as possible.



3 or 4 small metal BBQ's like this could be built by local blacksmiths and could be concreted into position and maybe even removed at the end of season.

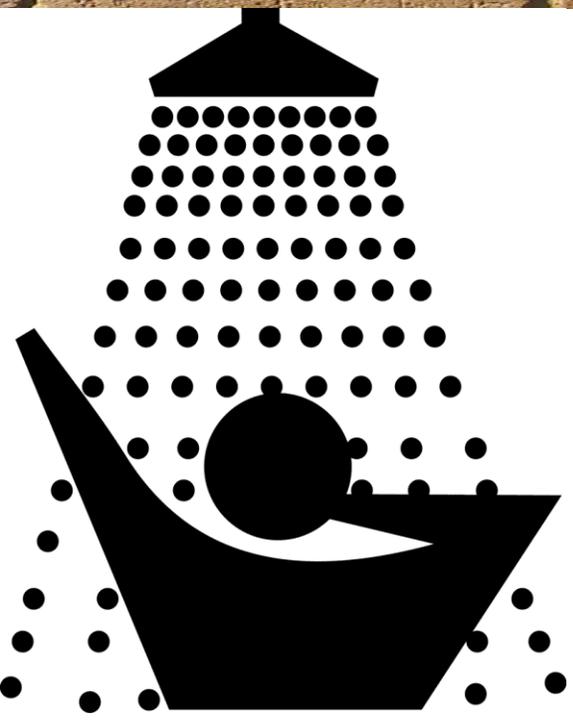


Disabled benches like these would be great as the newly done path is more wheel chair friendly.



With the correct funding in place no reason why we cant have a covered picnic area to beat the weather .

MULTI PURPOSE BUILDING



As the West Braes Project progresses the infrastructure of the area will need to be developed to reflect the needs of the area. One of the big opportunities is the location of the public toilets at the carpark. These have seen better days and in the long run knocking these down and building a purpose built building to house new facilities such as toilets, showers, visitor centre and café / restaurant would benefit not just the West Braes area but the hole town and even further afield as many walkers would use the facilities whilst using the coastal walk. The facilities have at present only running water and drainage but no electricity. If we were to progress and build a new premises we would have to look at getting electricity run to the facility or look at alternative sources like roof solar panels and or a small wind turbine. Installing gas for cooking, hot water for showers and hygiene shouldn't be a problem as this can be done with propane tanks.

once up and running PICT can chose to employ someone to run the facility or hire it out on lease base and make an income from the lease to help with upgrades and repairs to the building. A charge can be made for the use of the toilets and also for the showers this would also help raise funds for general upkeep and any insurance costs.

