

DATA LABEL: PUBLIC



ARMADALE AND BLACKRIDGE LOCAL AREA COMMITTEE

COMMUNITY REGENERATION UPDATE

REPORT BY HEAD OF PLANNING, ECONOMIC DEVELOPMENT & REGENERATION

A. PURPOSE OF REPORT

The purpose of this report is to update members on the Regeneration Teams activity within the Armadale and Blackridge Ward. An update of projects funded from the West Lothian Town Centre Improvement Fund (TCF) for Armadale along with new proposals for projects are also included within this report along with a list of expenditure from this fund.

B. RECOMMENDATION

It is recommended that the members:

1. note the continued work to support organisations and communities within the ward in an ever-changing environment due to the current pandemic;
2. note the progress to date on seven projects from the West Lothian Town Centre Improvement Fund;
3. approve the three new proposals being put forward to be funded from the West Lothian Town Centre Improvement Fund from Armadale Community Council, The Shed and West Lothian Rangers Service and approve the additional allocation of funds for the Street Trees project.

C. SUMMARY OF IMPLICATIONS

I Council Values	Focusing on our customers' needs; Being honest, open and accountable; Providing equality of opportunities; Developing employees; Making best use of our resources; Working in partnership.
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	Community regeneration reinforces the council's commitment to community planning at a local level.
III Implications for Scheme of Delegations to Officers	None.

IV Impact on performance and performance Indicators	Performance indicators relating to the activity within the plans are captured within the set of regeneration key performance indicators.
V Relevance to Single Outcome Agreement	<ul style="list-style-type: none"> - We are better educated and have access to increased and better quality learning and employment opportunities. - We live in resilient, cohesive and safe communities. - We live longer, healthier lives and have reduced health inequalities. - We make the most efficient and effective use of resources by minimising our impact on the built environment.
VI Resources - (Financial, Staffing and Property)	Activities will be funded from existing budgets or external sources.
VII Consideration at PDSP	Annual updates on regeneration plans will be presented to the Community Planning Partnership board.
VIII Other consultations	None.

D. TERMS OF THE REPORT

D1 Background

Local Plans for agreed areas in West Lothian are required by the Scottish Government as part of their Community Empowerment approach. These plans focus on the areas identified through the Scottish Index of Multiple Deprivation and highlight the needs and priorities of the specific community and are reported through the Community Planning Partnership. The existing plan for Armadale was developed using data and community engagement using a range of tools and methods. Local groups have been established to develop the priorities for the area.

Due to the current pandemic a large shift in the needs of our communities has emerged and as such a new approach has been required to ensure that our communities are being supported during this difficult time. The established working group have been utilising meetings to update on changes that services have been doing to adapt to the new working climate.

D2 Armadale's Working Group

The Armadale Working Group have continued to meet monthly using an online platform. Various organisations are regular attendees and as such are able to provide an update on how they are continuing to deliver services during lock down.

The group have agreed to change the remit of the working group to a service group with an update to be provided and presented to the Armadaale Community Council linking both together. A template is being designed to ensure that a consistent approach is used when providing information to the Community Council and will include information and updates from a number of organisations and work being undertaken to address priorities raised by the community.

A new consultation is being designed for the community using Survey Hero. This will help the group identify changes to the current priorities and enable the plan for Armadaale to be updated. The draft questions are being taken to the next meeting and once agreed will be published widely utilising as many local group's social media outlets as possible. A findings report will be published once the consultation has been completed and will be brought to the next Local Area Committee.

D3 West Lothian Town Centre Improvement Fund – Armadaale Fund

The Armadaale Town Centre Fund has been accessed by organisations to help with specific projects within the town. An update on projects already agreed are included in the following table:

Project	Update	Complete
Armadaale Thistle Football Club Work to improve the East Terrace	This project is fully complete	Yes
Armadaale Community Council Community Garden	This project is complete. A change in use of ornamental figure was decided with a new centre piece being used from the Old Armadaale Nursery building retaining an ornate original thistle stone sculpture.	Yes
The Goth Signage to Tower and Information Board	This project is complete with new signage matching the original signage being installed to the iconic Tower. The information lectern has been designed, manufactured and installed to the front of the building.	Yes
Active Armadaale Group & WLC Planning Street Trees	Since the LAC approved £28k in Spring 2020, the initial Covid-19 lockdown as delayed NETs & Land Services and Construction Services ability to progress the work. A specialist landscape consultant was appointed in Autumn 2020 and a site inspection held with the WLC Arborist. Since the initial survey in 2018 identified the issue, there are more trees requiring replacement than anticipated. A greater area of pavements	In progress – additional funding from the TCF required to complete the project. Please see appendix 4

	will have to be lifted and re-laid to ensure the tree pits have a better quality growing medium/ larger pit and some drainage issues addressed. This will incur additional costs but the consultant Quantity Surveyors are still working on cost options and these will be available in March 2021. Additional funding from the Armadale Town Centre Management Improvement Funds will allow for a more robust project to be undertaken and ensure longevity of the replaced street trees that can contribute to the improved public realm in East Main Street.	
Armadale Community Council Provost Lamp	The search for an original lamp has not been successful and as such a company has been approached to provide a quote for the manufacture of a lamp in the original style. The lamp can be connected to the network in the location that has been identified.	In progress. Expected to be complete in 2021
The Shed Facility Upgrades	This project is complete with a new extractor fitted to remove dust improving the air quality within the facility.	Yes
Armadale Methodist Church Sensory Garden	This project is complete with improvements to the original space incorporating raised beds with sensory plants for people to enjoy.	Yes

New proposals for projects that will benefit the town and attract visitors to the area are also included with the full proposals available in appendix 1, 2 and 3. A brief description of the proposals are below for the approval from members.

The Shed – Appendix 1

The Shed have requested support to increase accessibility for members by purchasing new inclusive equipment. The new equipment will allow members with mobility issues to be able to safely use the equipment allowing barriers to participation being reduced.

Amount requested: £2,388

Armadale Community Council – Appendix 2

Members of the community have highlighted the need for signage directing people to Woodbank Cemetery. There is currently no signage within the Town Centre and the community council would like to see this rectified to allow people and visitors ease of access in finding the cemetery. West Lothian Council have been approached to support this project and have provided an estimated cost to design, manufacture and install 6 signs.

Amount requested: £1,000

West Lothian Council Rangers Service – Appendix 3

Due to public consultation and members of the public requesting better access to the local natural reserve, Blackmoss, a project to not only improve the path network but also the activities within the moss is being put forward from the Ranger Service. By improving the access to the Blackmoss barriers to people benefiting from the outdoors is greatly reduced with the area becoming more accessible for all. New pond dipping platforms will encourage greater use by individuals and groups providing an educational resource for all ages. Increasing visitors to the area with appropriate marketing will help to increase footfall within the town centre. QR codes situated on already established signage within the moss will link to a webpage allowing people to not only know about the nature reserve but also the history of the town and the many cafes and shops in the town.

Amount requested: £38,150

Armadale Street Trees additional funding – Appendix 4

Additional funding is requested for the project to reinstate the street trees along the East and Main Street of the Town Centre. The additional funding will allow for a more robust project and will ensure longevity of the replaced trees that can contribute to the improved public realm in East Main Street. The additional funds are required due to an increase in costings relating to the additional work required, including the number of trees needed, and the additional work to the existing tree pits to ensure that the appropriate drainage is in place. At the LAC in January 2020 £28,000 was approved for this project. An additional £28,000 is recommended.

Amount requested: £28,000

Total cost if all four projects are supported: £69,538 this will leave a balance of £4,147.58 to support any shop frontage improvements or other projects for the Town Centre that may be requested. The full five-year capital programme will have been drawn down with no additional funding being received. A full breakdown of expenditure and commitments to date can be seen in Appendix 5.

Discussions between the developers at Southdale and West Lothian Council Planning department are in process relating to the outstanding developer's contribution and the amount that will be available for Armadale Town Centre from this.

E. CONCLUSION

The Armadale Services group is continuing to meet virtually on a monthly basis and are looking at identifying up to date priorities for the communities by developing an online survey. Further updates on the survey along with the finding report produced using the data will be presented at the next Local Area Committee. A regular and consistent update is to be provided to Armadale Community Council to ensure that the sharing of information and developments between the two groups are linked.

Ongoing support is being provided by the Community Regeneration Officer to community groups and organisations regarding their ongoing projects along with support being provided to new projects funded from the West Lothian Town Centre Fund for Armadale. Members are asked to support the project proposals set out in appendix 1, 2, 3 and 4 and to also be aware that if these projects are supported the remaining balance for the full programme will be £4,147.58 with no additional funds to be drawn down. The remaining balance of £4,147.58 will be for any requests to support shop frontage improvements or additional projects up to 2023.

A further update on progress will be presented to the next Local Area Committee.

F. BACKGROUND REFERENCES

West Lothian Regeneration Framework 2014-2034

Appendices/Attachments: Four

Appendix One:	The Shed
Appendix Two:	Armadale Community Council
Appendix Three:	West Lothian Council Rangers Service
Appendix Four:	Armadale Street Trees additional funding
Appendix Five:	West Lothian Council Town Centre Fund for Armadale Expenditure and Commitments to date

Contact Person: Michelle Kirkbright, Community Regeneration Officer, 01506 283233
michelle.kirkbright@westlothian.gov.uk

Craig McCorriston
Head of Planning, Economic Development and Regeneration

23 February 2021

Project Name	Facility Upgrade
Organisation	The Shed
Lead Contact	James Gribben – Treasurer
Partners	West Lothian Council, Armadale & District War Memorial Association, Armadale Academy, West Lothian College, The Dale Hub, Armadale Food Bank and Armadale Thistle Football Club
Description of Project: What Why	<p>We wish to replace our existing table saw which at present is a site saw</p> <p>This saw is a mobile piece of machinery and as such is challenging to use for our members using wheelchairs and those with a lack of confidence.</p> <p>A new fixed table saw with extended side tables means that firstly the table will not move during use especially if it is bumped by a wheelchair user.</p> <p>Secondly with the more substantial work surfaces (extending tables) it makes the saw more user friendly when working with a buddy system.</p> <p>Overall it will allow our members with a physical difficulty to contribute more of their own efforts into producing their own projects.</p> <p>We also wish to purchase a small wood-turning lathe.</p> <p>This particular lathe is specially designed for beginners and is also suitable for members with limited abilities.</p> <p>We are most fortunate in having a fully qualified wood-turning instructor as a member.</p> <p>It was at Roberts suggestion that we apply for funding for this project.</p> <p>It is an ideal starter lathe which can allow the new user to achieve an end product safely and with more ease than can be achieved on a standard lathe.</p>
Evidence of Need (Consultation)	<p>We are a volunteer organization and charity and as such we have formed community partnerships and continue to do so.</p> <p>Our current partnerships are with Armadale Academy, West Lothian College, West Lothian Council Regeneration Scheme, Armadale & District War Memorial Society.</p> <p>We also engage with and support other sheds in particular Kennoway Community Shed</p> <p>We arranged a day trip to Kennoway through our partnership with Armadale Academy.</p> <p>They allow us use of their mini-bus as one of their employees is also a member of the shed.</p> <p>We have had a return visit from Kennoway with forty of their members visiting Armadale.</p> <p>This year we had plans for many other outings with other interested sheds.</p> <p>Unfortunately these plan are now on hold but we hope to resume as soon as it,s sae to do so.</p>

	<p>As we are quite a unique shed we have had lots of interest from other shed to visit many to learn from our Wood Turning Instructor but also the experience the model we operate and the process of integrating all types of members.</p> <p>We also receive referrals both by recovery organisations and social prescribing.</p> <p>This means we are continually adapting our facilities for new members with either physical or emotional issues. Increasing numbers of people are suffering from loneliness, social isolation along with other mental health problems</p> <p>Even more so in this current climate</p> <p>We at Armadale Shed strive to provide a facility where members can maintain a work ethic by joining the shed and participating in worthwhile projects and personal projects which helps to promote both physical and mental health wellbeing.</p> <p>One of the many benefits we have noticed is since we were able to purchase the new planer thicknesser last year with a generous grant from yourselves many more members were much more confident using it.</p> <p>This was due to the noise level of the new machine being much lower than the previous one.</p> <p>As our existing site saw generates more noise than the one we hope to replace it with we hope to see another similar increase in use.</p> <p>While work situations and site conditions are acceptable in the building industry with appropriate ppe in the shed even with the same PPE members are more nervous using very loud machinery anything we can do to reduce that and give them more confidence contributes to their overall wellbeing.</p>
Breakdown of Costs	<p>Jet Wood Turning lathes with starter kit: £913.00</p> <p>Axminster trade saw bench with table extension and location base: £1475.00</p>
Timescale	Within 90 days of being awarded funds.
Potential implications on other budgets including revenue costs (on-going costs/maintenance)	N/A
Benefits	<p>Purchasing these items will allow us to broaden our appeal to both new members and others who would like to visit to develop new skills that they can transfer to their own local shed.</p> <p>We aim to cater for all interested parties and feel that through our community partnerships our face book page and our Armadale Shed website we will encourage people to visit Armadale to make use of our facilities. This in turn would bring more visitors to Armadale Town Centre</p> <p>The initiative we started with Armadale Academy last year allowed us to engage with pupils who were academically challenged.</p>

	<p>We introduced them to the use of basic hand tools and under supervision they made outdoor furniture for the school and items for the Armadale & District War Memorial Society.</p> <p>Making these items fosters and encourages an interest in the local community and provides a solid background in wood working should they wish to develop this into a possible career.</p> <p>This initiative has also contributed to an increase in pupil attendance at school.</p> <p>Armadale Shed is the only community shed in West Lothian and, as such, we are a community asset for both Armadale, West Lothian and surrounding areas.</p> <p>We actively promote the Shed through social media, particularly Facebook our posts typically reach about 900 people each week.</p>
Quotes:	<p>Jet Wood Turning lathes with starter kit: £913.00</p> <p>Axminster trade saw bench with table extension and location base: £1475.00</p> <p>TOTAL: £2,388</p>

Project Name	Woodbank Cemetery Signs
Organisation	Armada Community Council
Lead Contact	
Partners	West Lothian Council – Operational Services
Description of Project: What Why	We wish to purchase and install signage within the Town Centre to direct people to the Woodbank Cemetery. There are currently no signage directing people to the cemetery and we feel that this is much needed.
Evidence of Need (Consultation)	Members of the public have raised this as a concern and one that should be resolved.
Breakdown of Costs	Cost of approx. £1000 has been provided by WLC. This includes the design, manufacturing and installation of the signs – 6 in total.
Timescale	This would need to fit in the West Lothian Council Operational Services timescale.
Potential implications on other budgets including revenue costs (on-going costs/maintenance)	West Lothian Council has no budget for this, however if the Community Council receive funding from the TCF West Lothian can design the signs, get them made up and install in the most suitable locations.
Benefits	At present there are no signage for people to know how to get to the cemetery. By installing signage it will allow people to know where the cemetery is and how to get there.
Quotes:	Price for the design, the making up and the installation of the signs has been provided by West Lothian Council. TOTAL: £1000.00

Project Name	Black Moss Nature Reserve
Organisation	West Lothian Council Ranger Service
Lead Contact	Hannah Crow / Tracey Smith
Partners	WLC Regeneration team Armadale Community Council
Description of Project: What Why	<p><i>We have already secured £12,427 through the Town Centre Fund, however there was a shortfall within that project that makes up the main elements of Phase 1 below.</i></p> <p>Improve the path network and pond area within Blackmoss Nature Park for all users. Works will include:</p> <p>Phase 1</p> <ul style="list-style-type: none"> - Reinstall the ditches along the pond path and secondary path running along the eastern edge of the moss. - Scrape back and resurface these paths with additional culverts, where required - Cut back vegetation along these paths to reduce overhang and improve sightlines - Resurface paths leading to pond dipping platforms - Remove rotten bench and replace with a number of perch seats <p>Phase 2</p> <ul style="list-style-type: none"> - Upgrade core path WL21 from the entrance to Blackmoss on Avondale Drive through to the A89 (west of Armadale Academy) - Thin out areas of dense scrub/trees within Blackmoss - Clear out pond – removing rubbish and 1/3 of vegetation - Removing old boardwalks and installing a new pond dipping platform - Installation of new directional signage <p>Blackmoss is a well-used local park with over 2km of surfaced path network however it is now in slow decline with work required to bring the paths back up to a good standard.</p> <p>Blackmoss Nature Park received a grant from the Peatland Action Fund a number of years ago to restore the raised lowland moss at Blackmoss Nature Park. Since then there has been a need to improve the wider park area. New signage was purchased in the last round of the TCF, to create welcoming entrances and to help guide new visitors around the Park.</p> <p>However, there is a need to improve the path network within Blackmoss Nature Park so that all members of the community can access and benefit from the site.</p>

	Without external funding these paths and pond area will continue their slow decline, becoming wetter and more overgrown.																				
Evidence of Need (Consultation)	<p>Members of the local community have approached not only Council Officers but also Ward Councillors to request improvements to the path networks within Blackmoss Nature Park so that more people are able to enjoy this natural resource within their immediate area.</p> <p>By improving the accessibility for people to walk in Blackmoss Nature Park, we are supporting the mental health and wellbeing of the local community. Due to the current pandemic this is needed more than ever.</p> <p>There is abundant evidence showing the correlation between a person's mental health and their access to open space and physical activity. With this in mind, reducing barriers to people accessing open space and physical activity will be a huge benefit for the local community.</p> <p>Encouraging more use of this natural open space will attract visitors to the area and will help support the smaller local businesses in the town centre.</p> <p>Working with a partner project to install additional information within the Park and surrounding area will also help draw people to local amenities and facilities. This will help create a joined up and connected community within Armadale.</p>																				
Breakdown of Costs	<p>PHASE 1</p> <table> <tr> <td>Path Work</td><td>£14,950</td></tr> <tr> <td>Vegetation Management</td><td>£600</td></tr> <tr> <td>Perch Seats x 6</td><td>£1,500</td></tr> <tr> <td>Total</td><td>£17,050</td></tr> </table> <p>PHASE 2</p> <table> <tr> <td>Path Work</td><td>£15,300</td></tr> <tr> <td>Vegetation Management</td><td>£1,800</td></tr> <tr> <td>Pond Dipping Platform</td><td>£2,000</td></tr> <tr> <td>Signage</td><td>£2,000</td></tr> <tr> <td>Total</td><td>£21,100</td></tr> <tr> <td>Grand Total</td><td>£38,150</td></tr> </table>	Path Work	£14,950	Vegetation Management	£600	Perch Seats x 6	£1,500	Total	£17,050	Path Work	£15,300	Vegetation Management	£1,800	Pond Dipping Platform	£2,000	Signage	£2,000	Total	£21,100	Grand Total	£38,150
Path Work	£14,950																				
Vegetation Management	£600																				
Perch Seats x 6	£1,500																				
Total	£17,050																				
Path Work	£15,300																				
Vegetation Management	£1,800																				
Pond Dipping Platform	£2,000																				
Signage	£2,000																				
Total	£21,100																				
Grand Total	£38,150																				
Timescale	<p>Phase 1 delivered in conjunction with TCF to be completed by August 2021</p> <p>Phase 2 would be delivered before end March 2022</p>																				
Potential implications on other budgets including revenue costs (on-going costs/maintenance)	On-going maintenance of paths and pond areas will be overseen by the Parks & Woodland Teams and other Council Services (where appropriate).																				
Benefits	Wide, well surfaced paths will benefit local communities wanting to access Blackmoss Nature Park for recreational or educational reasons as well as those commuting or using the space for improving their health and wellbeing.																				

	<p>The health benefits of immersing ourselves in outdoor green spaces are widely recognised. Living in areas with grass and trees has been linked to lower risk of various health conditions such as high blood pressure and cardiovascular disease. As well as physical health, greenspace is associated with positive mental health but these spaces need to be welcoming, well maintained and accessible to all.</p> <p>Having quality local greenspaces are more important than ever due to COVID, there is an increased need to have space to socially distance in public places, as well as space to destress and 'reset'.</p> <p>Cutting back the vegetation will not only allow extra space but will open up the paths, creating better sightlines which is especially welcome the winter months when light levels are particularly low. This creates a safer and more pleasant environment for the local community to enjoy.</p> <ul style="list-style-type: none"> • Town Centre Living – A well maintained and attractive Park will encourage more people to use the area. A higher footfall will also increase natural surveillance and public ownership, thus deterring anti-social behaviour that would be associated with a degrading Park. • Enterprising Communities – A well maintained Park encourages community activity and can create a greater sense of ownership. It offers opportunities for events and activities to be carried out on the site as well as outdoor education for local schools, nurseries and play groups, all of which help increase the health and wellbeing of local communities. • Accessible Public Services – A well maintained Park offers the space for people to use their local facilities rather than having to travel to other regional facilities. • Proactive Planning – Having access to free high-quality green spaces is not only more sustainable and lowers carbon output (as opposed to travelling), it also helps connect people and places which in turn promotes natural and cultural assets.
What if 100% funding not awarded?	<p>A phased approach is suggested in the breakdown if full amount is not awarded.</p> <p>The Ranger Service will continue to seek external funding for any outstanding project work</p>
Quotes:	<p>Quotes for path work have already been received but other elements still need to go out to tender.</p> <p>TOTAL: £38,150.00</p>

Project Name	Armadaale Town Centre Public Realm Improvements – East Main Street: street tree re-planting.
Organisation	West Lothian Council (Planning Services – in association with NETs & Land Services & Parks & Woodland: Trees Team)
Lead Contact	Chris Alcorn – Planning Services
Partners	Construction Services (via specialist landscape consultants Rankin Fraser); NETs & Land Services + WLC Arborist.
Description of Project: What Why	<p>Since the Armadaale & Blackridge LAC approved £28k (i.e.; £25k works + £3k fees), in Spring 2020, there was delay due to the initial Co-vid shutdown and NETs & Land Services and Construction Services could not staff resource the project. A specialist landscape consultant was appointed in late Autumn 2020 and a site inspection held with the WLC Arborist. (See attached Inspection report - December 2020, follow up Proposals Report – January 2021 and example tree pit details & layout).</p> <p>It transpires that since the initial survey in 2018 identified the issue, there are more trees requiring replacement than anticipated. In addition, a greater area of pavements will have to be lifted and re-laid to ensure the tree pits have a better quality growing medium/ larger pit and some drainage issues addressed. This will incur additional costs, but the consultant Quantity Surveyors are still working on cost options and these will be available in March 2021. However, it is anticipated double the initial £28k budget will be required to make the scheme successfully work.</p> <p>Additional funding from the Armadaale Town Centre Management Improvement Funds would allow for a more robust project to be undertaken and ensure longevity of the replaced street trees that can contribute to the improved public realm in East Main Street.</p>
Evidence of Need (Consultation)	<p>Over a dozen dead, or missing, street trees in footways on both north and south sides of East Main Street, Armadaale; (+ 1 missing tree on West Main Street). Previous LAC report in Spring 2020.</p>
Breakdown of Costs	Quantity Surveyor, employed via Rankin Fraser consultants, are currently working on the outline costs and options for this project. The report would be available in mid-March 2021.
Timescale	Planting in Autumn 2021 is optimum time for establishing street trees and reducing any stress on the new tree stock and enhancing establishment.
Potential implications on other budgets including revenue	On-going maintenance will be via NETs & Land Services assisted by the WLC Parks & Woodland Team Arborist, but maintenance should be minimal once street tree replacement successful replanted.

costs (on-going costs/maintenance)	
Benefits	<ul style="list-style-type: none">• Streetscape and town scape enhancement.• Removal of dead street trees.• Known Climate change benefits from street trees in urban environment via carbon sequestration urban cooling & shade.
Quotes:	(See above re 'Breakdown of costs').

(V1- 9.2.21)



ARMADALE REPLACEMENT TREES

ART-RF-XX-XX-RP-L-001

DATE 25.01.2020

INTRODUCTION

rankinfraser believe that the tree pits associated with the failed trees along East & West Main Street are substandard. We believe that the soil in these pits is compacted and this has prevented the circulation of air, water and nutrients to the roots of the trees resulting in the trees death. We feel to give any replacement trees the best chance of long term survival the tree pits should be replaced. We have explored three techniques to construct new tree pits that would prevent the compaction of the soil. These techniques are;

Structural soil cell

Amsterdam tree soil

Stockholm tree pits



Severely compacted soil that is "dense as bricks" and not conducive to tree root growth



Soil that is light, porous, and suitable for growing trees

ARMADALE REPLACEMENT TREES

rankinfraser Landscape Architecture

FUNDAMENTALS OF TREE PIT DESIGN

Trees can be an important part of a sustainable drainage system. They draw large amounts of water up through the soil, and their leaves catch and slow down water before it reaches the ground. Tree roots can also absorb pollutants from soil and soil-water. Therefore, it is important that tree pits are integrated with the overall site drainage design.

There are three key aspects of a successful tree pit design:

SOIL VOLUME

Designers need to specify enough soil to support the tree at its mature size.

WATER

Trees need a continual supply of water if they are to thrive. In the urban environment a tree's water supply can be naturally sustained if rainwater is collected and diverted into the tree pit.

AIR

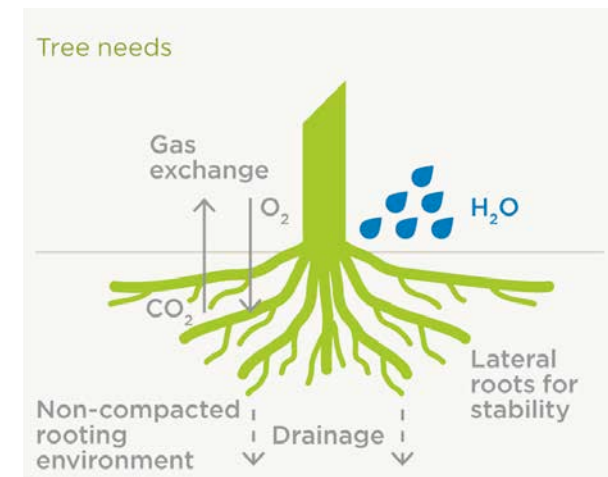
Roots and soil organisms respire in order to generate energy which is a process that requires oxygen. Therefore, pathways need to be provided for gaseous exchange between the soil and the above ground atmosphere.

There is a direct relationship between the volume of below ground growing space and how a tree is likely to develop, the greater the soil volume:

the faster the tree will grow
the bigger it will become
the healthier it will be
the better it will look
the longer it can be expected to live

ARMADALE REPLACEMENT TREES

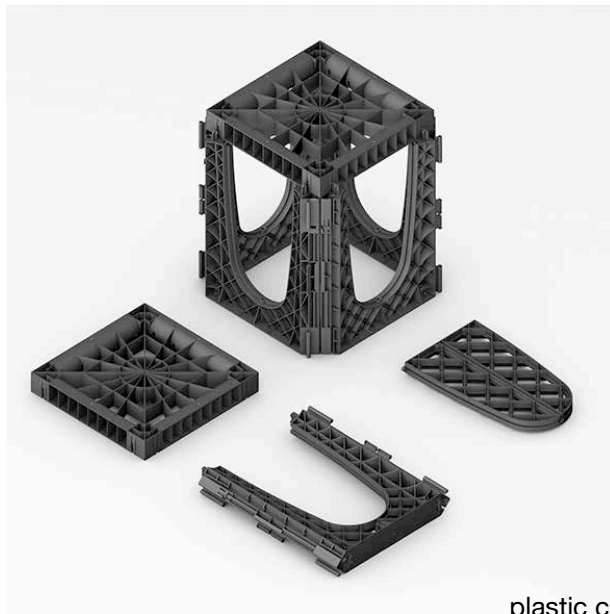
rankinfraser Landscape Architecture



STRUCTURAL SOIL CELL

This option would see the installation of plastic cells below the footpath. These cells are then filled with soil before the pavement is relaid on top. This option is the most high-tech and would be the most expensive. From our experience, cells give the best chance for the trees survival but this is not a cost-efficient solution.

rankinfraser have installed trees into soil cell and so far all of the trees have survived.



plastic cells



ARMADALE REPLACEMENT TREES

rankinfraser Landscape Architecture

AMSTERDAM TREE SOIL

Amsterdam tree soil is a blend of silica sand and composted green waste for added organic matter. This is a tried and tested technique but trees do not establish as well as with soil cells. There is more risk with tree failure and we would need to be more selective about the tree species. Amsterdam tree sand is less fertile, therefore the pit needs to be larger and this would result in more of the pavement being dug up.

rankinfraser have installed trees into Amsterdam tree sand with mixed results.



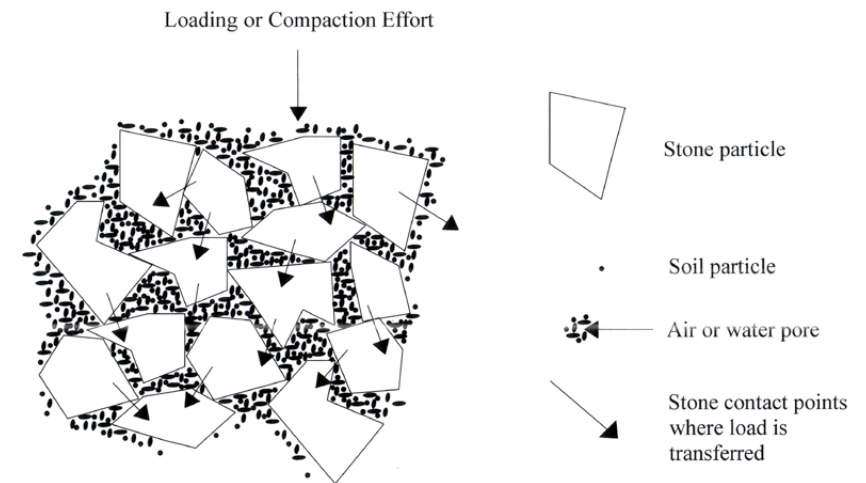
ARMADALE REPLACEMENT TREES

rankinfraser Landscape Architecture

STOCKHOLM TREE PITS

With this technique, we would look to create new pits with a stone-based growing medium. The new structural soil would be able to support pedestrian and vehicular traffic. These pits should be connected into the wider drainage system. The Stockholm system is not technically complicated but it requires rigorous implementation and site supervision from the beginning to the end of the works.

rankinfraser have not yet installed any Stockholm tree pits on any of our previous jobs but we have researched the technique and the trees look to establish well in the case studies shown. We believe that this method would deliver better results than Amsterdam tree sand.



ARMADALE REPLACEMENT TREES

rankinfraser Landscape Architecture



Root system of a tree grown in CU-Structural Soil® (left) compared to one grown in a regular compacted soil (right). Root systems are shown at three years post-transplant.

PROPOSED TREE SPECIES

rankinfraser have proposed a palette of trees that will, when established, be of appropriate scale with the context of East and West Main Street. These trees are frost hardy, can tolerate wind exposure and exposure to salt. All of the trees have tight compact canopies and all of the trees selected are deciduous. We have deliberately selected different species for the trees that are already on the street but we believe the proposed trees would complement the existing species.



Corylus columna 'VDB Obelisk'



Carpinus betulus 'A. Beeckman'



Platanus x *hispanica* 'Malburg'

TREE SURROUNDS

Instead of proposing metal tree grilles, we have proposed that the top of the tree pit is infilled with resin-bound gravel. To reduce the depth of sub-base below the resin-bound gravel we have proposed that a plastic cell is installed. Resin-bound gravel is a high-quality permeable product.

We have looked to specify trees that are of sufficient size that they will be difficult to vandalise. These trees would be secured using underground guides.



Blue Granite, Natural Aggregate

ARMADALE REPLACEMENT TREES

rankinfraser Landscape Architecture

Armadale Main Street Street Trees Site Inspection Report

Date of visit - 15 December 2020

Present - Ruth Strachan, WLC
Craig Sinclair, WLC
Chris Rankin, rankinfraser landscape architecture

Purpose - To review the current condition of the street trees on East/West Main Street Armadale

Notes

1. There are a number of street trees that are currently missing; 11 identified on the WLC survey plan plus a further 3 identified on site - 14 in total.

2. There are a further 41 trees planted within the streetscape in the study area. This excludes trees planted in grass verges.

3. Identification of all species was difficult due to the season however the following species were identified;

- Ash
- Birch
- Norway Maple
- Field Maple
- Sorbus
- Ginkgo
- Hornbeam
- Lime
- Prunus

These are identified on the accompanying plan.

4. The condition of the existing trees varies from some that have died to others that are reasonably healthy and retaining good form and putting on growth.

5. The following general comments can be made about the existing species

Ash - these are in a fair condition but susceptible to ash die back in due course

Birch - one tree is dead and the other, fastigate in form is not particularly healthy.

Norway Maple - these appear to be more recent and are planted further back from the road edge to the other trees. It would appear that these trees have more below ground growing

space and are in good health.

Field Maple - these appear to be the most common species and vary in condition.

Sorbus - Many of the Sorbus are leaning, possibly due to the root spread being impeded

Ginkgo - there are two ginkgo, both are in good health

Hornbeam - These are primarily on West Main Street and are in good health

Lime - These are in good health reasonable health

Prunus - One identified in reasonable health.

6. The tree pits of the missing trees show evidence of settlement of the paving in proximity of the tree pit and evidence of water sitting in these depressions indicating poor drainage of the pits.

7. Initial conclusions from the site visit are;

a, there are 14 missing trees in total;

b, several of the remaining trees are either dead, leaning or in poor condition;

c, the cause of the death/stress is most likely poor underground preparation resulting in, limited space for the roots to grow in to and poor drainage resulting in waterlogging and lack of air and nutrients;

d, compaction from the paving around the trees sinking into the pit will contribute to the compaction of soil further exacerbating resulting in waterlogging and lack of air and nutrients;

e, proximity to the carriageway may cause problems from salt spray;

f, successful species appear to be Ginkgo, Hornbeam, Norway Maple and Lime.


Potential next steps

1. Review the original brief scope - the original brief ask for recommendations to replace the missing trees. The site visit demonstrated that there are more missing trees than first indicated and others that are in poor health. An overview of the number and location of street trees would seem sensible in the light of the above.


Note:
Work to written dimensions only.
Do not scale from drawing.
Do not scale from drawing.
Any drawing errors or inconsistencies should be brought to the attention of rankinfraser landscape architecture as soon as they become apparent.




LEGEND

 Proposed location of replacement tree refer to detail

Tag	Latin Name	Common Name	Height	Root	Brks	Age	Girth	Form	CirStem	Number
Ph	Platanus x 'hispanica 'Malburg'	London plane	600-850cm	RB		3 x transplant	20-25cm	Clear stem	200cm	2
CC	Corylus colurna 'VDB Obelisk'	Turkish hazel	600-850cm	RB		3 x transplant	20-25cm	Clear stem	200cm	4
CB	Carpinus betulus 'A. Beckman'	Hornbeam	600-850cm	RB		3 x transplant	20-25cm	Clear stem	200cm	6

 Insufficient space to create tree pit due to services tree relocated and the surface of the old pit to be repaired, header course to be lifted

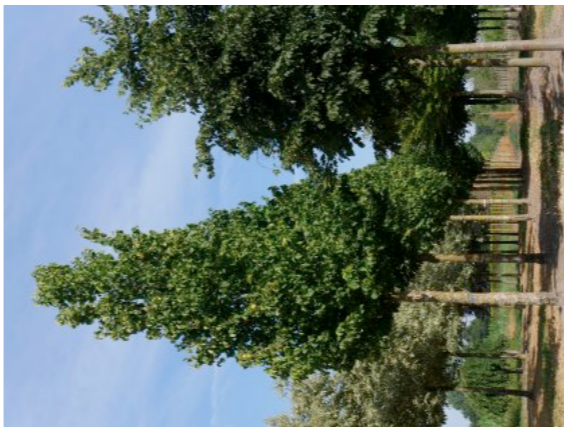
 Existing tree to be retained



Platanus x hispanica 'Malburg'
London plane



Carpinus betulus 'A. Beckman'
Hornbeam Tree



Corylus colurna 'VDB Obelisk'
Turkish hazel

PO1 23/01/21 drawing issued for discussion

rev date revision notes

rankinfraser
landscape architecture

project project nr 2018
Armadae Replacement trees

client West Lothian Council

drawing title
Landscape Layout Plan

drawing nr

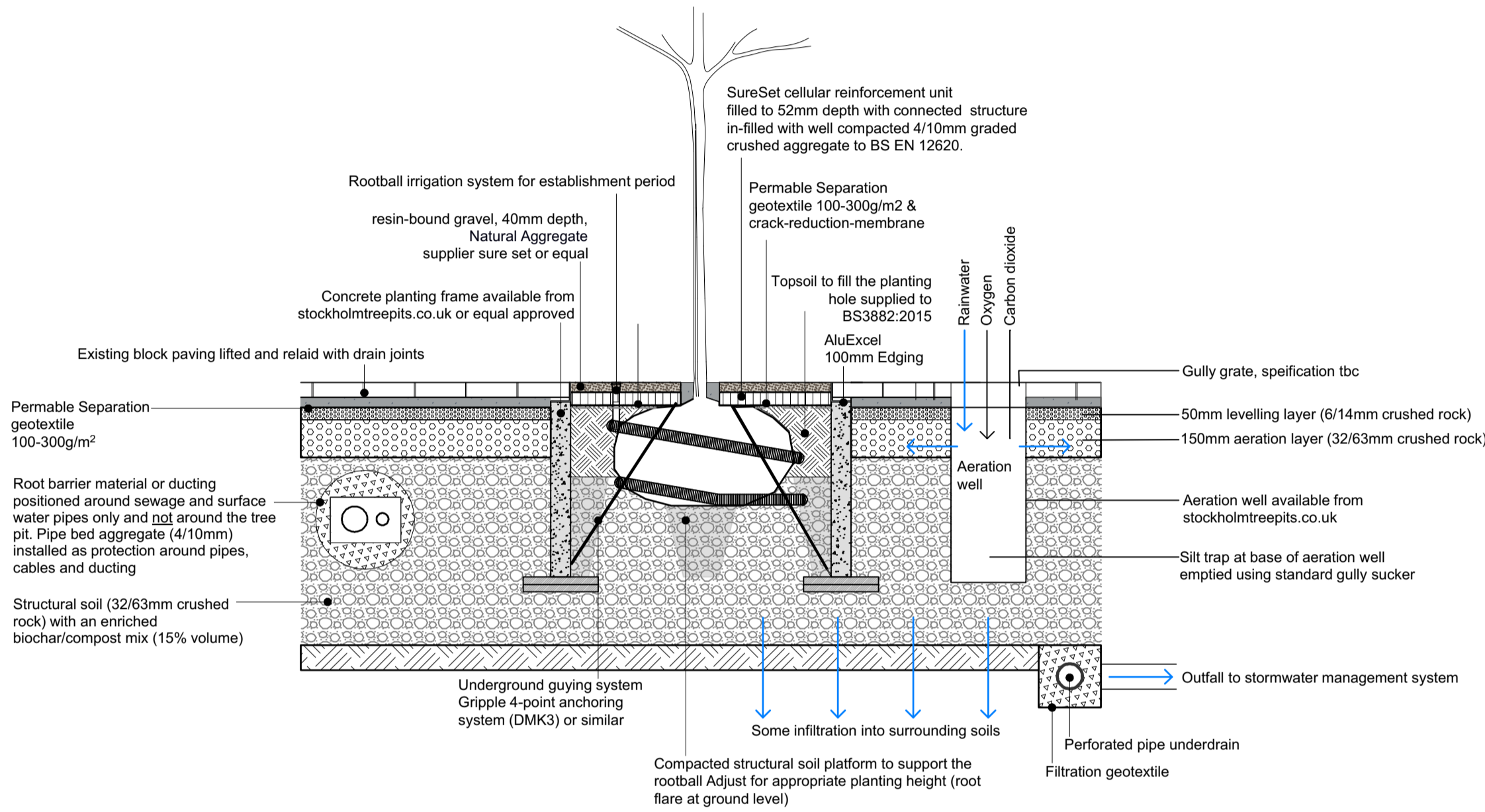
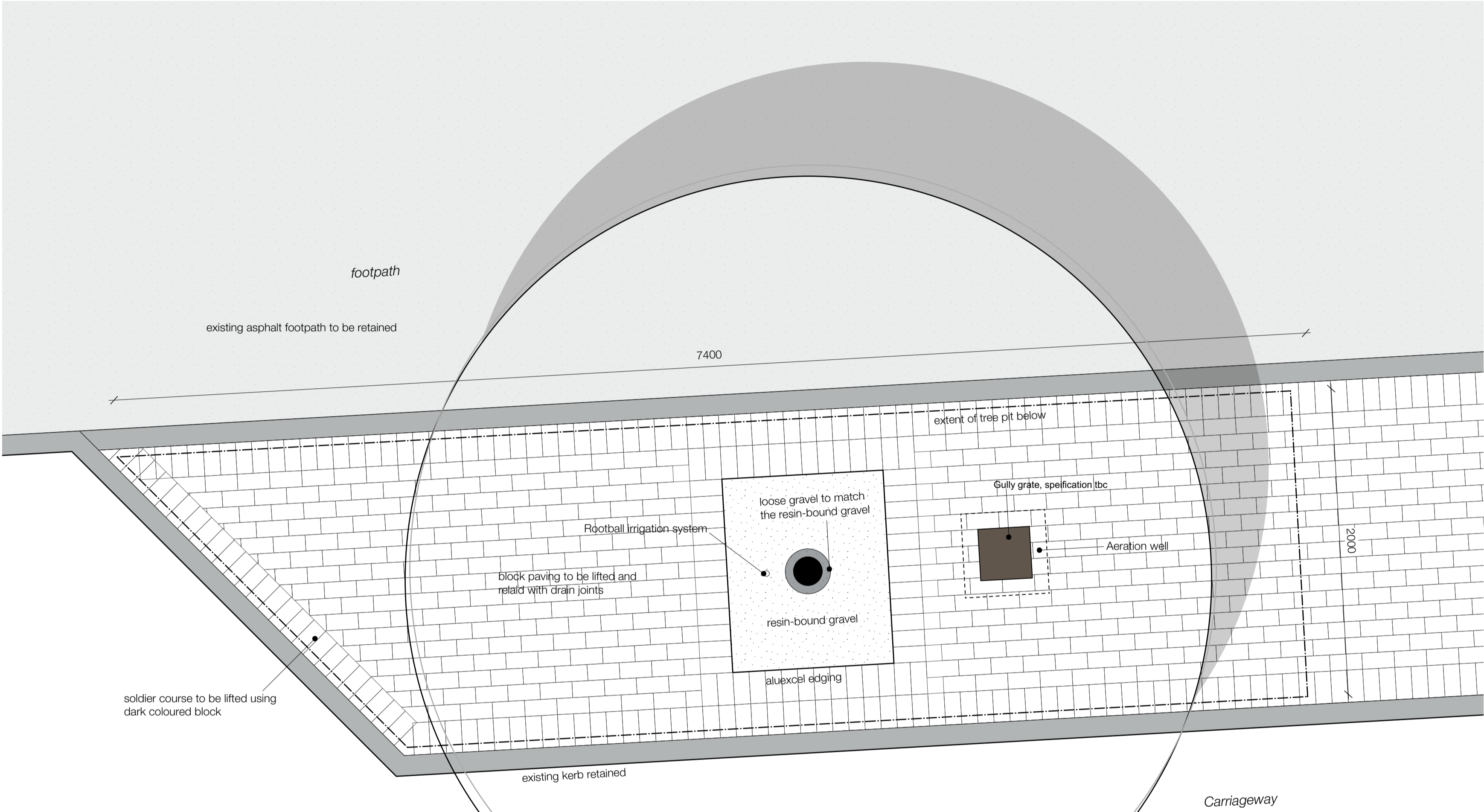
ART-RF-XX-XX-DR-L-001

date 23/01/21 rev PO1 scale 1:20 @ A1

issue
information
tender

construction
final construction
8 Darnaway Street Edinburgh EH3 6BG
0131 226 7071
mail@rankinfraser.com www.rankinfraser.com

Note:
Work to written dimensions only,
All dimensions to be checked on site,
Do not scale from drawing,
Any drawing errors or inconsistencies should be brought to the
attention of rankinfraser landscape architecture as soon as they
become apparent.



P01 23/01/21 drawing issued for discussion
rev date revision notes

rankinfraser
landscape architecture

project project nr 2018

Armada Replacement trees

client

West Lothian Council

drawing title

Tree Pit Detail

drawing nr

ART-RF-XX-XX-DR-L-002

date 23/01/21 rev P01 scale 1:20 @ A1

issue
information
billing
tender
construction
final construction

8 Damaway Street Edinburgh EH3 6BG
0131 226 7071
mail@rankinfraser.com www.rankinfraser.com

West Lothian Council Town Centre Fund – Armadale

Expenditure and Commitments to Date

Budget £	Projects	Expenditure	Balance £
225,000.00	Volunteer Park	35,000.00	190,000.00
Full 5 Year programme amount including 2017-18 c/f	North Street Car Park	51,191.38	138,808.62
	Shopfront Improvement	2,833.09	135,975.53
	Environmental Improvements, Former Toilet Block– ACC	3,000.00	132,975.53
	The Goth – Signage and Information Lectern	4,000.00	128,975.53
	Volunteer Park, Terrace Improvements - ATFC	9,777.00	119,198.53
	Provost Lamp - ACC	5,000.00	114,198.53
	Facility Upgrade – The Shed	4,250.00	109,948.53
	Sensory Garden – Armadale Methodist Church	7,800.00	102,148.53
	Armadale Street Tree Project – Planning	28,000.00	74,148.53
	Shopfront Improvement	462.95	73,685.58

Proposals for funding seen at the Local Area Committee February 2021

Budget	Projects	Project Cost	Balance if supported
73,685.58	Inclusive Equipment – The Shed	2,388.00	71,297.58
	Woodbank Cemetery Signs - ACC	1,000.00	70,297.58
	Improvements to Blackmoss Nature Reserve – Ranger Service	38,150.00	32,147.58
	Armadale Town Centre Public Realm Improvements – East Main Street: street tree re-planting	28,000.00	4,147.58

If all of the above proposals are supported by members, there will be £4,147.58 remaining in the budget to cover shop front improvements or additional town centre improvement projects. No other money will be drawn down from the 5-year programme that runs until 2023.