



LOCHWINNOCH
COMMUNITY DEVELOPMENT TRUST

LOCHHEAD GARDEN DEVELOPMENT - PROJECT PLAN

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1. PROJECT OVERVIEW

Lochhead Gardens is a one acre space in the heart of Lochwinnoch. It is situated on Lochhead Avenue and was historically home to the old Parish Church, and later to a furniture making factory. Lochwinnoch Community Development Trust took on informal occupation of the site during the pandemic and used it for vegetable growing by a group of volunteers with permissions from the local authority who own it; We gave the produce to the Community Larder which was distributed in veg boxes to those who needed help with food locally. In November 2021, the Trust was given a License To Occupy, and we now look to develop the site and work toward an [Asset Transfer](#) to secure tenure of a three year lease, with the longer term goal of bringing it in to community ownership as a sustainable and vital project for the people of Lochwinnoch.

In 2020, the Trust received £1000 funding from Scottish Government Supporting Communities Fund via Lochwinnoch Community Council as part of a consortium bid between various groups. £1000 was also received from National Lottery Awards for All as part of a wider £7600 award to LochwinnochCDT on behalf of several groups including Lochwinnoch Food Committee and Lochwinnoch Community Gardens. Both of these awards were used for establishing community food growing during the pandemic.

In 2021 we secured £29999 funding from Renfrewshire Council's Green Spaces Fund, followed by a further £9200 from Renfrewshire Council's Community Empowerment Fund in 2022. Some of this funding allowed us to engage professional designer [Rachel Bailey](#) to help us come up with a bold and imaginative plan for this valuable space! Work here is ongoing, but we're well on the road to bringing those plans to life.

Many more activities are planned for this site and it will be important to establish income generating activities so that we can support the maintenance and upkeep of the garden. These are detailed in this document along with the community consultation which has led our decisions.

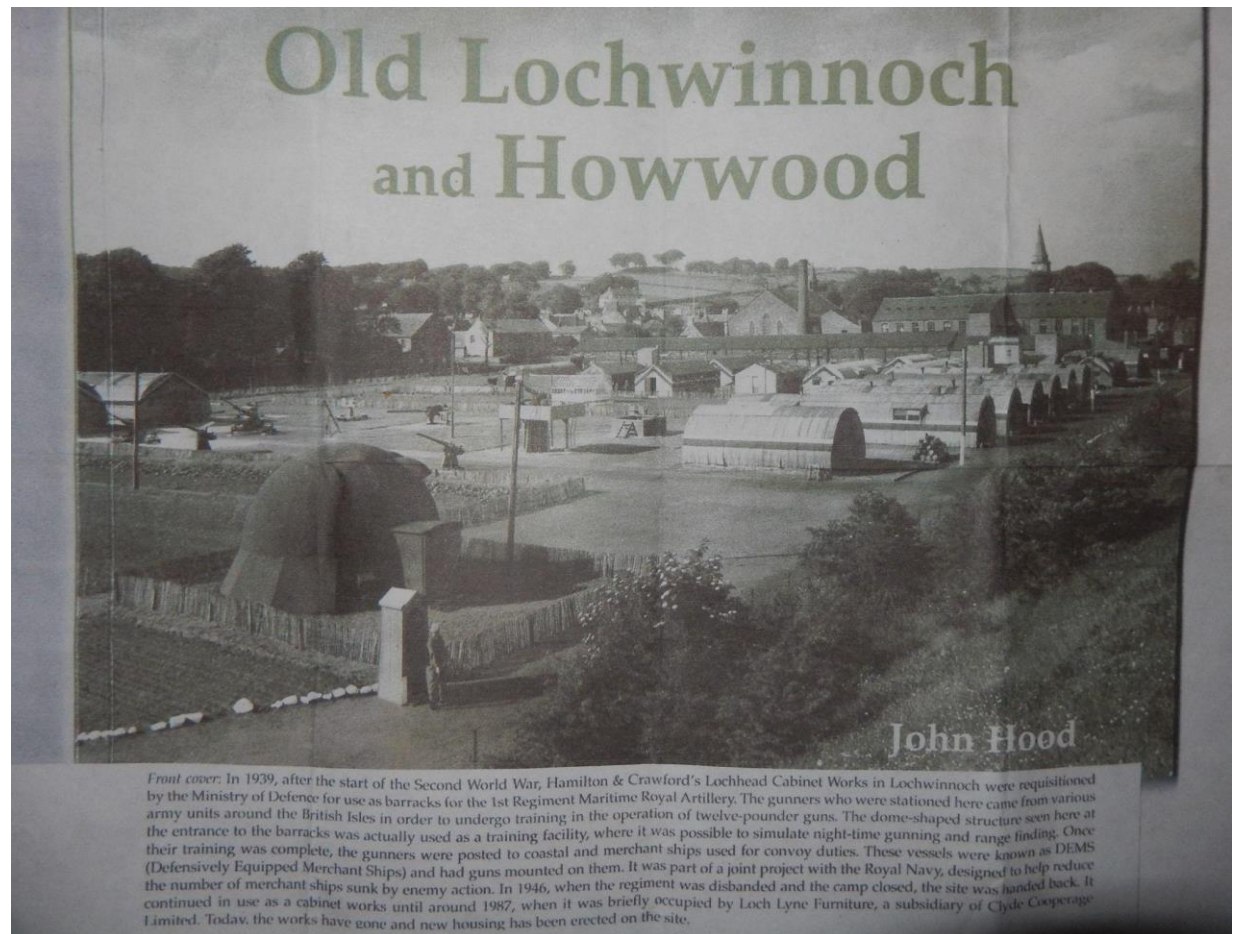
The garden is currently used by:

- Wildcare, a Social Enterprise which occupies an area as a base for childrens' outdoor holiday clubs
- An informal Home Education group, as an outdoor meeting space each Friday
- Charity Local Energy Action Plan (LEAP) as a location for the Community Larder project
- Community Group Force For Nature as a space for wildflower planting and creating habitats to support biodiversity

2. PROJECT AIMS

- Creation of an inclusive space where all villagers can meet and socialise.
- Improvement of local facilities and services, helping our community to become more self-reliant.
- Provision of space for local charities, social enterprises, business and community groups to base projects, workshops and events.
- Creation of routes to market for local businesses and community groups, improving the local economy.
- Creation of a space where nature can thrive and be enjoyed by all, benefiting the environment, and community wellbeing.

Old image looking over what is now the Cooperage, towards Lochhead Gardens.

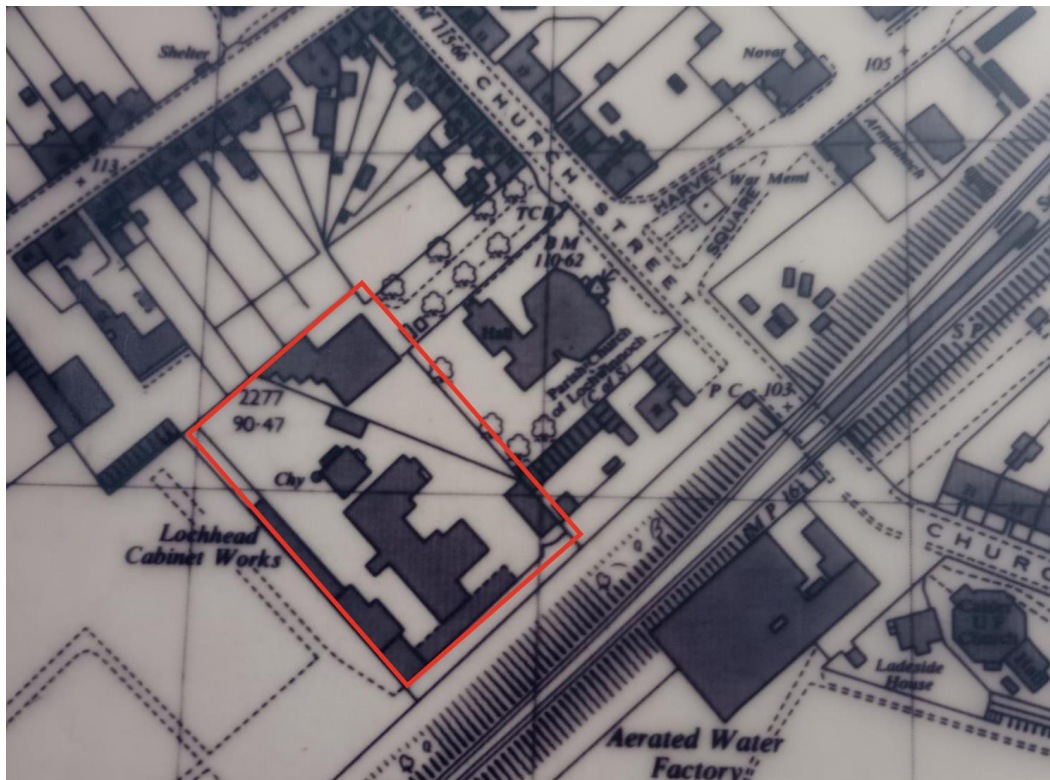


Front cover: In 1939, after the start of the Second World War, Hamilton & Crawford's Lochhead Cabinet Works in Lochwinnoch were requisitioned by the Ministry of Defence for use as barracks for the 1st Regiment Maritime Royal Artillery. The gunners who were stationed here came from various army units around the British Isles in order to undergo training in the operation of twelve-pounder guns. The dome-shaped structure seen here at the entrance to the barracks was actually used as a training facility, where it was possible to simulate night-time gunning and range finding. Once their training was complete, the gunners were posted to coastal and merchant ships used for convoy duties. These vessels were known as DEMS (Defensively Equipped Merchant Ships) and had guns mounted on them. It was part of a joint project with the Royal Navy, designed to help reduce the number of merchant ships sunk by enemy action. In 1946, when the regiment was disbanded and the camp closed, the site was handed back. It continued in use as a cabinet works until around 1987, when it was briefly occupied by Loch Lyne Furniture, a subsidiary of Clyde Cooperage Limited. Today, the works have gone and new housing has been erected on the site.

3. PROJECT SCOPE

Activities on the site should all directly feed into the project aims, or generate income which will help to sustain the project and pay running costs. All activities will be carried out in line with environmentally sustainable principles, and with the impact on the community as a priority. The Trust observes a policy of inclusion and equal opportunities for all people. We will make decisions relating to the site in-line with the results of ongoing, open community consultation. The site will be fully risk assessed.

Copy of an old OS map of the garden showing the cabinet works and old church



4. COMMUNITY CONSULTATION

Throughout the Project, we have depended upon research and surveys to guide us. There have been several community consultations throughout the development of the site, and these are ongoing. These have been conducted online through surveys as well as in-person on-site at consultation days; leaflet drops door-to-door; and via meetings with community members, community organisations and local businesses.

In March 2019 LochwinnochCDT commissioned Community Enterprise Ltd to undertake a community consultation to explore how the site should address local priorities. The survey included a public meeting, an online survey completed by over 250 respondents and 3 focus group meetings for young people, working age people and older people. The report of the consultation noted that the village was generally a healthy and economically active community, although there are pockets of deprivation. The location of the Lochhead Gardens is particularly well suited for the community as it is centrally located and is easily accessible.

Progress was slowed by the pandemic but an online survey was conducted in June 2020 reviewing popular opinion about potential uses for the site. The outcome of that demonstrated a strong interest in bringing it into community ownership for vegetable growing as well as for social activities.

The steering group for this site was originally set up in October 2021; It represents the current Site Users and is an open forum which anyone locally with an interest can join. Through them, we have been able to consult with the individual groups and organisation stakeholders, and their members.

The Trust carried out a Community Consultation online, between February and April 2022, which had 94 respondents. The outcomes were overall very positive and showed good support for the idea of developing this site. They are detailed at the bottom of this section.

In April 2022 we applied for planning permission for the build of a new storage space, and this was granted in June of that year. We carried out extensive consultation at this time and received numerous letters of support from local businesses and individuals which were forwarded on to Planning Officers and local Councillors / the Community Council.

It was during this period that we put together our governing document; This is a live document which is shared in the public domain at all times and regularly updated as the project evolves. It is accessible via our website and social media and we sent the link to our membership, the residents of Lochhead Avenue, Lochwinnoch Community Council and many officers of Renfrewshire Council:
<https://docs.google.com/document/d/1qPBbAleCkJoYuQHORcVjMtnxJ36ai6nuPy-LamrLeLw/edit?usp=sharing>. This document contains more detail about our consultations and the results thereof.

In July 2022 we set up a distribution group for the owners of the next neighbouring properties in the Cooperage housing estate. Initial contact was made via their own social media for the

estate, as well as by flyering every house on Lochhead Avenue. We had individual conversations with many households and listened to their ideas and general opinions. We surveyed them specifically to review their vision for the site, and understand fully any concerns they might have. We continue to engage with this group via email for any updates about the project, as we go and keep them updated about our plans and any work that is due to take place.

We met in person with Lochwinnoch Community Council to discuss this project in October 2022; At the meeting we discussed how the plans for the site fit into our local Place Plan and ensured their support for the Project.

Following the completion of the drawings for the Garden Design, we held two community consultations in collaboration with Garden Designer Rachel Bailey on Saturday 19th and Tuesday 21st November. Over the two sessions we had 83 visitors; on Saturday - 43 visitors, and on Tuesday - 40 visitors. Rachel explained to visitors about the garden design based on the earlier community consultation. Three different surveys were created for the consultation, enquiring about:

1. Outdoor Events- Fee Paying Activities
2. Market Stalls
3. Garden Activities, Volunteering Activities and Focus of LCDT

Results from the survey confirmed that the top response for using the garden was hosting a local market/market stalls, closely followed by workshops, and children's parties and other family gatherings. Additionally there was support for hiring bbq equipment and play equipment. When asked about what time of year would be most utilised, spring and summer rated most highly, however there was still support for activities in the autumn and winter.

Suggested issues to be considered were parking during larger events and access and facilities for those with disabilities.

Suggested activities to take place on site included wildlife surveys, wildflower planting, and wild cooking. There was also a high response rate to family activities and family play. When asked whether respondents would like to take part in volunteering at the gardens, there was a favourable response, with 22 wishing to volunteer.

Further community surveys included the market surveys mentioned in section 5. LochwinnochCDT have approx 130 members who we liaise with via email distribution of newsletters, updates and surveys. We encourage direct feedback from our members with enquiries or comments about projects.

We are in constant ongoing dialogue with other local organisations and groups to engage them and understand how the site could benefit them, and whether they have concerns.

The Trust carried out a Community Consultation online, between February and April 2022, which had 94 respondents. The outcomes were overall very positive and showed good support for the idea of developing this site. This Consultation will be ongoing, in different formats, and it is important that all community members have a chance to give input.

Below is an outline of some of the concerns and comments, together with our responses from our online consultation in Feb - Apr 2022:

ISSUE TOPIC	RESPONSE
Can we provide something for older residents at Lochhead Gardens?	Definitely! We want the site to be accessed by all members of the community and be intergenerational. Part of our aims are to make sure this is a place where people who might be isolated can come together and meet. We'll be making sure the site is easily accessible and we'll be keen to partner with groups such as ROAR and ReEngage to host suitable events here. We know a lot of elderly people already visit LEAPs Community Larder who already use the site.
Can we make the gardens suitable for disabled access?	Yes, this is a big priority. We will be extending the paving across the whole site so that all areas can be accessed easily. We will also ensure there is seating available.
Are there still plans for a borehole project?	This was shelved at the start of the pandemic due to the uncertainty about the market, but we hope to have another look at it.
How will the community be involved in the project? Will they be able to participate in the build?	We want and need volunteers! We would love to invite people to volunteering days when the time comes. We will also be doing continued community consultation around all aspects of the project so that people get their say on an ongoing basis.
How will the space be maintained?	We will have a robust management plan and risk assessment. Excitingly, the Trust will soon have a Development Officer in post who will be tasked with managing the site. Maintenance and supervision could also be shared with the other groups using the site such as LEAP, others.
How will noise and antisocial behavior be managed?	Luckily, we have not yet had any issues with anti-social behavior at the site. However, we are realistic that at some stage, a community space like this might come up against this kind of problem. A risk assessment will look at these types of issues. Mitigation will include: - Using security cameras and security lights - Continued maintenance and daily supervision - Getting young people involved in the project and making them feel a sense of ownership of the site

How will we engage with local businesses?	Partnership working is really important to us and we'll make sure we're speaking to businesses throughout the development. It would be part of our plan that local retailers would be involved in market stalls and we could find ways to promote the local economy. Priority will always be given to local businesses.
How will we ensure financial sustainability?	Community markets are one way we plan to generate income which will help cover running costs. We also plan to develop the site to make it suitable for children's parties etc. which could bring in hire fees and income from delivery of tailored services. We are also looking at the possibility of a vegetable and seed growing social enterprise next year.
Events - will they be early morning / late at night / large scale?	At this stage, any plans for events would not be early morning or late at night. Nor would they be likely to be large scale. They would most likely be daytime childrens parties; One-off community events; Social gatherings via organised groups - all managed appropriately.
Will the site be over-developed? What will the impact be on wildlife and biodiversity?	What we heard from the community during the consultation is that people don't want to see this site over-developed. We will be working with environmental consultants to make sure we are protecting biodiversity here and ideally creating habitats where we can. We will keep as much as possible of what already exists here. To make the best use of this valuable space, we might need to remove some of the scrub, at the right time of year, but this will be kept to a minimum and be done on a phased basis.
Will Wildcare definitely continue?	We are committed to making sure that Wildcare continues and that we improve the facilities on the site for the benefit of this group, the Larder, and all others. This will include a proper, plumbed-in toilet and storage space. We will be looking at all the ways we can work with Wildcare to ensure that these valuable holiday clubs continue providing this amazing community service.
What about overlap with the Community Gardens and other local projects?	We will definitely be speaking to the Community Gardeners at every stage of development. We don't want to duplicate anything they're already doing.
How will we work in partnership with other organisations?	We are keen to work with as many groups, businesses and individuals within the community as possible. Working together will be important to the success of the project. We are already partnering with Force For Nature, Local Energy Action Plan and Wildcare on the site. We will be proactively looking for partnerships with others going

	forward. If you want to get involved, please get in touch!
How will the space be accessed / bring benefit for young people?	We're conscious that the local park is due to be renovated soon and we don't want to replicate that work that is being done there. We do however expect there to be projects and activities on this site which will interest young people. They will be very welcome to use this site.
How will the community and the Trust members be kept up-to-date?	We have a mailing list of the members who receive a newsletter from us. We'll continue to communicate via social media and on our new website. We will also be hosting surgeries and community meetings. One idea we're developing is to have a workshop for garden planning where people can come and help workout the layout of the garden project.
Can the Trust organise a buy-out of the Parish Church?	This is something we're definitely interested in doing. We hope to take on a Development Officer for the start of June and at that stage, we will be able to look at the feasibility of this project. If you would be interested in joining our Board or a steering group for any of the projects please get in touch - the more support we have the more we will be able to achieve!
Can we develop a sensory garden for dementia sufferers?	This isn't something that we're considering for the simple reason that Lochwinnoch Community Garden Group are already planning to do this at their site over the wall.

In the consultation survey, we listed ideas for proposed activities. Community members also suggested their own ideas, which included the following, in their own words:

- *Outdoor exercise classes, yoga boot camps etc*
- *Creation of linear orchard + scrumping hedge, with community celebrations such as wassailing or similar to bring attention and stewardship over the area; use any opportunity to demonstrate sustainable practices so that the space is used also for informal education*
- *Encourage wildlife by sympathetic management and use the wildlife as a valuable resource to learn about nature and the environment*
- *To include in the landscape gardens peaceful space for our older villager's , particularly those with dementia and their carers. i.e scented garden, flowers common in the past.*
- *A wildlife pond, for biodiversity and education.*
- *Borehole*
- *Tool share / People shed*
- *Sensory garden full of healing plants and herbs for everyone's use and dogs too*
- *Sensory garden with seating.*
- *Definitely a space where people can just come and sit and get involved freely would be good. A space for artists to host exhibitions and maybe small gigs too and community*

events. They had a disco on a few years back and people loved it. Working with the existing community garden would be nice and expanding it and having a place locals can plant fresh fruit and veg and pick it too. Fruit picking for the weans would be good and talking about for sensory plants fresh herbs like basil and mint would be good. They could have a wee tea shed where you can make tea with the herbs been picked. Reusing stuff to make it as well get the community involved in making it happen, you could make hanging plant pots from old juice bottles you could collect and put along fences. Could make a worm farm too and good composting bit for people to bring food waste to would help the plants grow. Self sufficiency.

- I work in a centre for children and adults with autism and profound disabilities it would be great to create a sensory garden with wheelchair access
- Would be nice if entire space made from recycled materials, paths from old bottles, planters from painted tyres, big bug hotels from pallets. Everyone could be involved in the build by donating recycled items.
- Gardening classes
- Social cooking, fermenting, jam making etc. Look at incredible edible in neilston for ideas. Bees? Fire pit?
- The original aim for the site was to develop the underlying water source. Whilst this may still not be commercially viable in the short/medium term, we should not write this out of plans indefinitely. Water is a fantastic resource and the aquifer underneath the site is high quality, so keeping this option open as plans are developed for the layout of the site.
- Small units could be rented by small businesses
- More than one compost toilet
- Something for young people - please ask them
- Sustainability hub, zero waste shop

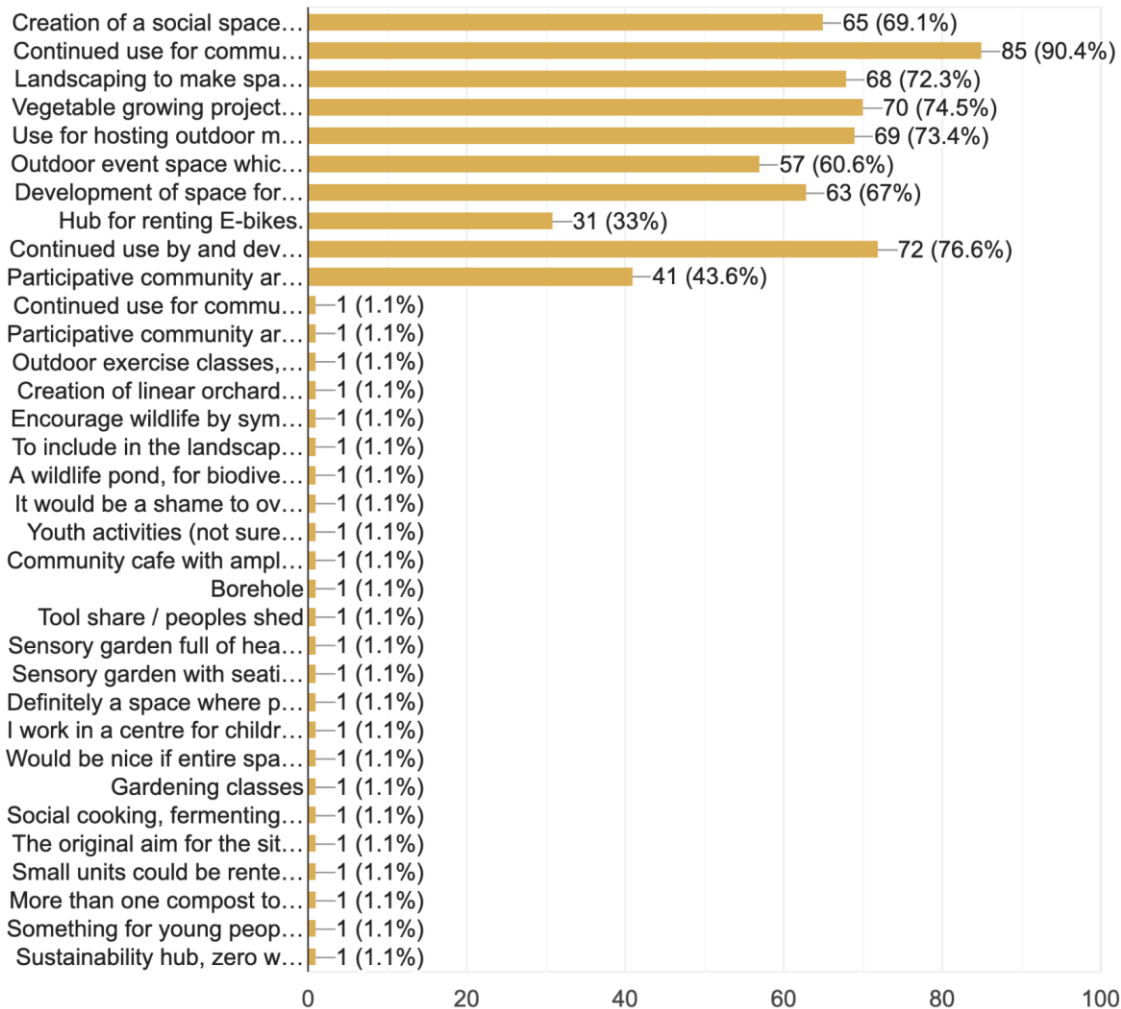
Below are the results of how the respondents supported the list of activities we proposed:

- 69.1% supported: Creation of a social space where villagers can meet: this could include seating and basic shelter.
- 90.4% supported: Continued use for community food project, Lochwinnoch Community Larder, for their activities distributing free food.
- 72.3% supported: Landscaping to make space for flowers and wildflowers.
- 74.5% supported: Vegetable growing project where produce could be sold. This could include polytunnels and raised veg beds throughout the site.
- 73.4% supported: Use for hosting outdoor markets: farmers markets, craft markets, zero waste markets etc.
- 60.6% supported: Outdoor event space which could be let to community members for daytime social occasions - might include BBQ area, pizza oven, composting toilet, seating, and open space for gazeebos etc.
- 67% supported: Development of space for hosting outdoor classes and workshops.
- 33% supported: Hub for renting eBikes
- 76.6% supported: Continued use by and development of space for Wildcare early years outdoor nursery social enterprise
- 43.6% supported: Participative community art project / installation like a model fairy village?

Infographic of how the community voted on activity ideas:

Which of the following options do you think would be a good use for the land at Lochhead Gardens? (Tick multiple where appropriate)

94 responses



5. PLANNED ACTIVITIES

While we await the outcome of our CAT Application, existing activities on the site will continue (LEAP's Community Larder, Wildcare, Force For Nature & the Home Ed Group).

Further developments however will have to be put back to when the lease agreement is in place. We hope to have an outcome in May this year, and have broken the project into three year stages from that point forward to reflect the three year lease we have asked for. These are outlined below.

YEAR 1 (May 2023 - Apr 2024)

2023 - 2024 is a year of big development for the Project and we shall engage a PT Project Officer to help us deliver our plans. Once a three year lease is secured, we will work towards bringing in water and sewage services to the site, and building our toilet block and storage space. The garden design will also be enacted in phases. It will be important to set up income generating projects; we will apply for market holders licence and purchase equipment required to host outdoor markets (eg. food markets, craft markets, zerowaste) at the site. Likewise, once the storage space is built, we can purchase the equipment required for hosting childrens parties. We will utilise ad-hoc sessional staff to support events. The site will continue to be used for events such as LEAP's Feel Good Festival and other community group activities.

YEAR 2 (May 2024 - Apr 2025)

2024 - 2025 will be a year of consolidating on what we have built, and strengthening our income generation projects. We will continue to build the garden in line with the design plans. We will look to increase the regularity of markets and further develop it as a space for private hire for small scale daytime events.

YEAR 3 (Apr 2025 - May 2026)

Following two full seasons in the garden to fully develop income generating streams and build up our financial reserves, we hope to be able to sustain the project running costs without using grant funding. We will be guided as to new projects by our ongoing community consultation.

6. CURRENT PROGRESS

- We have engaged established garden designer Rachal Bailey who has given us amazing initial drawings of ideas based on the Community Consultation. At the moment, these are

just provisional and more community consultation will take place looking at the different elements and potentially adding more in. The drawings are in section 8 of this document.

- We are actively growing our Steering Group which will manage the project. If you would be interested in joining the Team, please get in touch!
- Electrical supply is now connected to the site and a meter has been installed.
- We have had Planning Consent for the toilet block and storage space, as well as permissions from Scottish Water.
- We have laid monoblock in the entrance of the site to make it more accessible.
- The Community Larder is an active project bringing many people to the site each day. They have more than 900 members from across The Villages of Renfrewshire South and North Ayrshire. Their Community Fridge is accessible to members 24/7 and their pantry cabin is open four days per week. They deliver parcels from the site on a fifth day. The Larder engages a large group of more than 60 active volunteers on the site. More information about the Community Larder and it's activities is available here: www.myleaproject.org/the-larder
- Our CAT Application has been submitted and we await an outcome in May 2023.
- Volunteers for the Trust are currently carrying out work clearing brambles and getting it ready for the next phases of development. If you would be interested in volunteering opportunities, please contact us!



7. CAT APPLICATION

The Trust has submitted a CAT Application to Renfrewshire Council. The application asks for a three year lease. If successful, we will have an outcome to the application in May 2023. Part of the process involves a 40 day public consultation period where local people get to

comment and have their say. We're open to answering any queries by any members of the public on the run up to this.

The CAT APplication will be the first step in securing tenure of the site which will then mean we can start work on the wider plans for developing the site. It will allow us to make a lot of improvements and build a sustainable project which will stand us in good stead for ultimately bringing this asset into community ownership.

8. NEXT STEPS

- We're working with Renfrewshire Council to establish a longer term lease via the CAT application process, while ultimately working towards a Community Asset Transfer for ownership.
- Soil testing due to be carried out asap to identify potential contamination issues within the site.
- Paving is being laid at the main entrance to improve accessibility.
- Volunteer work soon starts to clear brambles and carry out general maintenance.
- Further consultations will soon take place before the final design plans will be produced by Rachel Bailey.

9. DRAWINGS AND PLANS

Proposed plans for garden design:

LOCHHEAD COMMUNITY GARDEN: PRESENTATION PLAN @ A1

Overview

The design creates an attractive, welcoming, multifunctional space that can be used collectively by the entire community.

The premise of the design is to carve spaces out of wildness, allowing as much of the existing nature to remain as possible whilst offering seating areas, tables, areas to gather for workshops, classes, informal meetings, for growing or just for pure enjoyment, and an area for large events and a farmer's market for the people of the community.

Whilst the diversity of use of the garden by people is to be increased, so hopefully will the biodiversity through offering new habitats, retaining and in some cases enhancing existing ones allowing the garden to become part of the wider ecological network.



LOCHHEAD COMMUNITY GARDEN - OVERVIEW: SKETCH



Overview

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LOCHHEAD COMMUNITY GARDEN - THE MAIN ENTRANCE: SKETCH



INTO THE GARDEN

From the entrance hub, the main route leads to the centre of the garden where a large open space is provided for a farmer's market or for a marquee or similar for gatherings and other events. Within this space, planted borders offer a focal point with seating nestled amongst planting. The planted borders also break up the otherwise large open-space when not in use for large events.

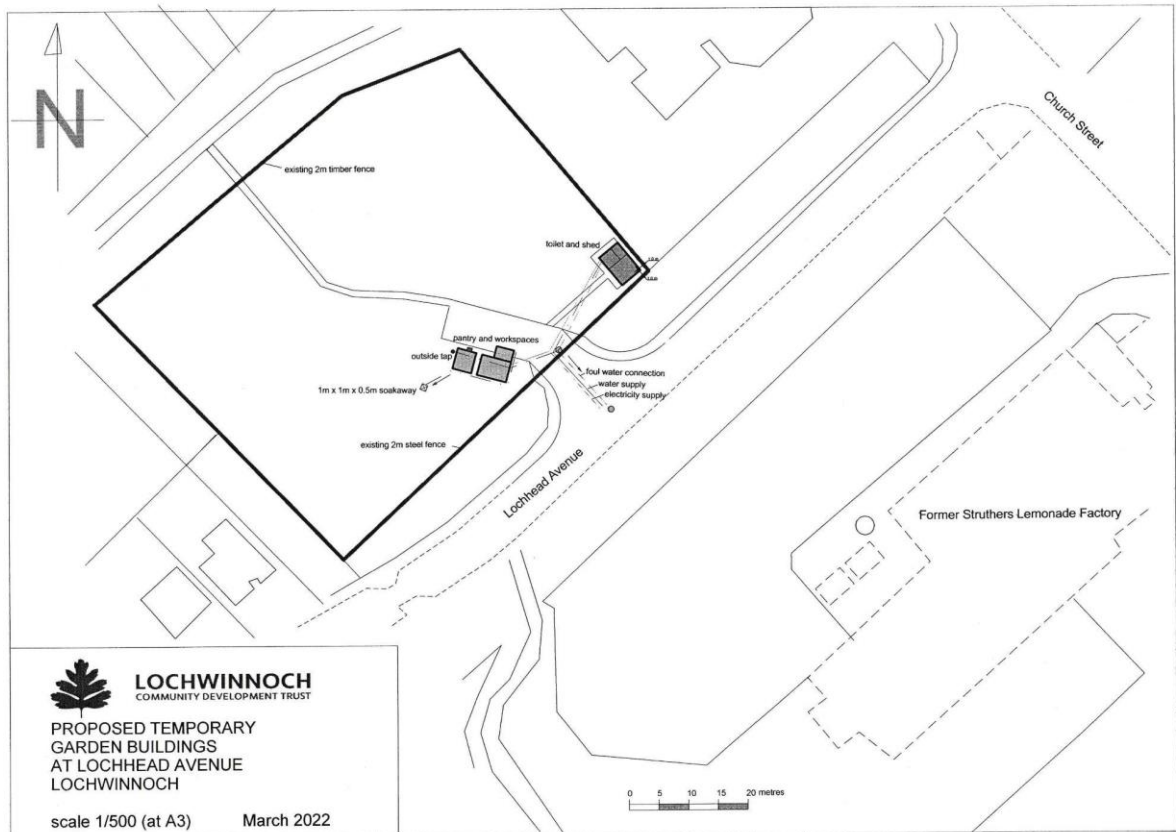
LOCHHEAD COMMUNITY GARDEN - HUB: SKETCH



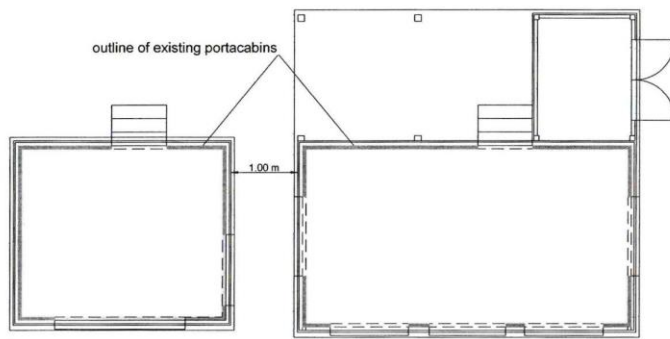
THE HUB

Close to Lochhead Avenue, the newly clad food pantry and meeting room offer a welcoming entrance where a deck, with seating and tables, is nestled within planting. Around the back of the meeting room, a larger seating area with pizza oven has been created for gatherings and informal meetings.

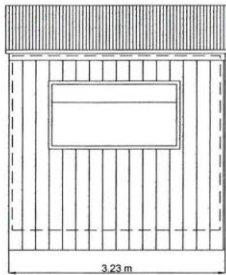
Site Plan Indicating Proposed Building Locations



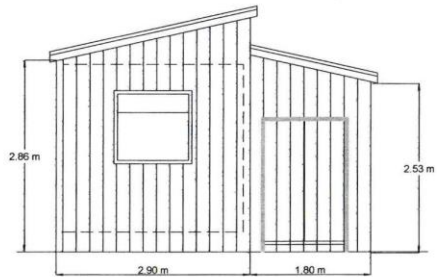
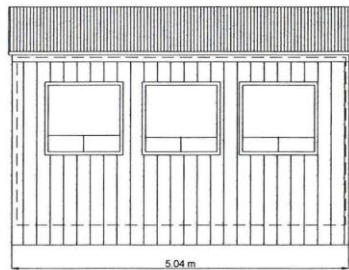
Cabins with Cladding



PLAN



SOUTH ELEVATION



EAST ELEVATION

0 1 2 3 4 metres

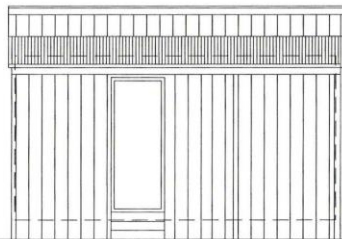


LOCHWINNOCH
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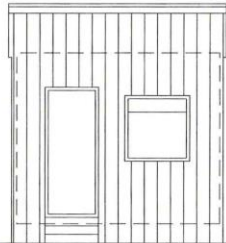
PROPOSED TEMPORARY GARDEN BUILDINGS
LOCHHEAD AVENUE, LOCHWINNOCH

CLADDING OF EXISTING PANTRY

Scale 1:50 (at A3) March 2022



NORTH ELEVATION



WEST ELEVATION

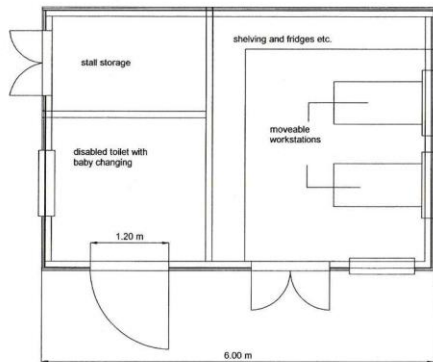


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COMMUNITY DEVELOPMENT TRUST

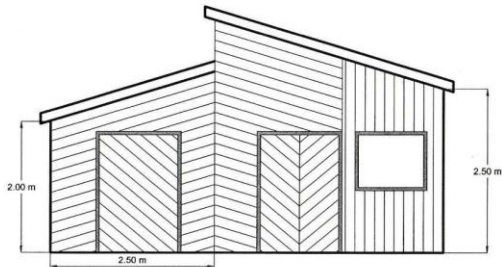
PROPOSED TEMPORARY GARDEN BUILDINGS
LOCHHEAD AVENUE, LOCHWINNOCH
CLADDING OF EXISTING PANTRY

Scale 1:50 (at A3) March 2022

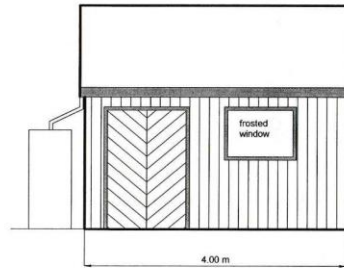
Proposed Toilet and Storage Space Plan



FLOOR PLAN



FRONT ELEVATION



LOCHWINNOCH
COMMUNITY DEVELOPMENT TRUST

PROPOSED TEMPORARY GARDEN BUILDINGS

LOCHHEAD AVENUE, LOCHWINNOCH

SHED AND TOILET

Scale 1:50 (at A3)

April 2022

NOTES

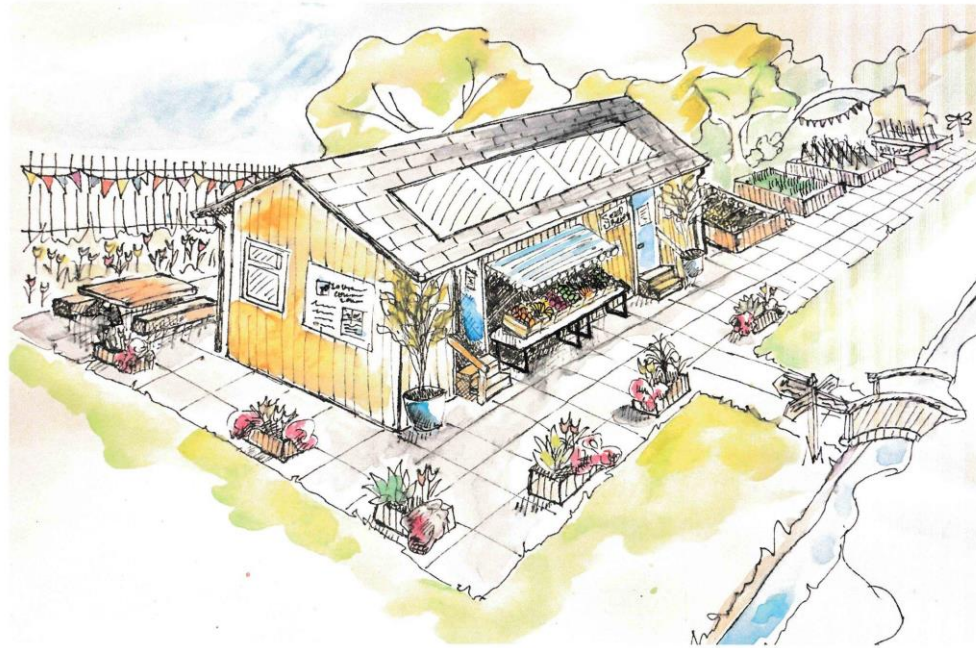
1. Walls to be larch cladding on 50 x 25 battens on 11mm OSB with breather membrane on 100 x 50 studs.
2. Roof to be turf on rubber pond membrane on 18mm exterior plywood on 145 x 50 bearers
3. Roof pitch to be 17.5 deg
4. Window and door surrounds to be charred larch
5. Roof fascia and edge boards to be black.
6. Vertical studs to be supported on paving slabs on compacted gravel

10. Photos

Wildcare



Lochwinnoch Community Larder



Feel Good Festival Activities at Lochhead Gardens July 2021 and April 2022



11. CONTACT DETAILS

If you would like to speak to any members of the Trust, you can contact us on lochwinnochtrust@gmail.com.

You can also contact our partner groups at the following:

Community Larder / LEAP communitylarder@myleaproject.org

Force For Nature: lochwinnochffn@gmail.com

You can also visit our website and social media here:

<https://lochwinnochtrust.org.uk>

<https://www.facebook.com/LochwinnochCDT>