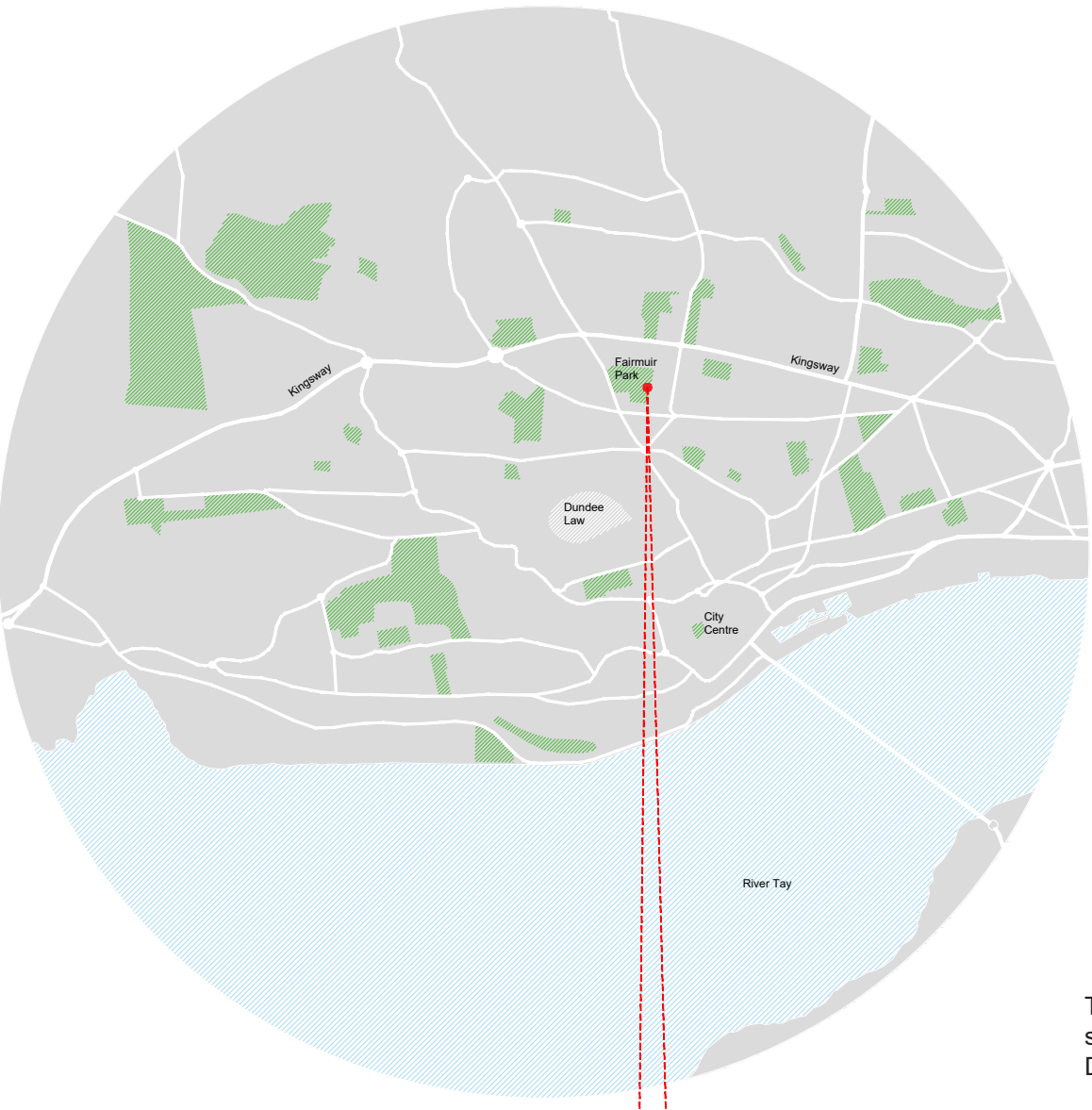


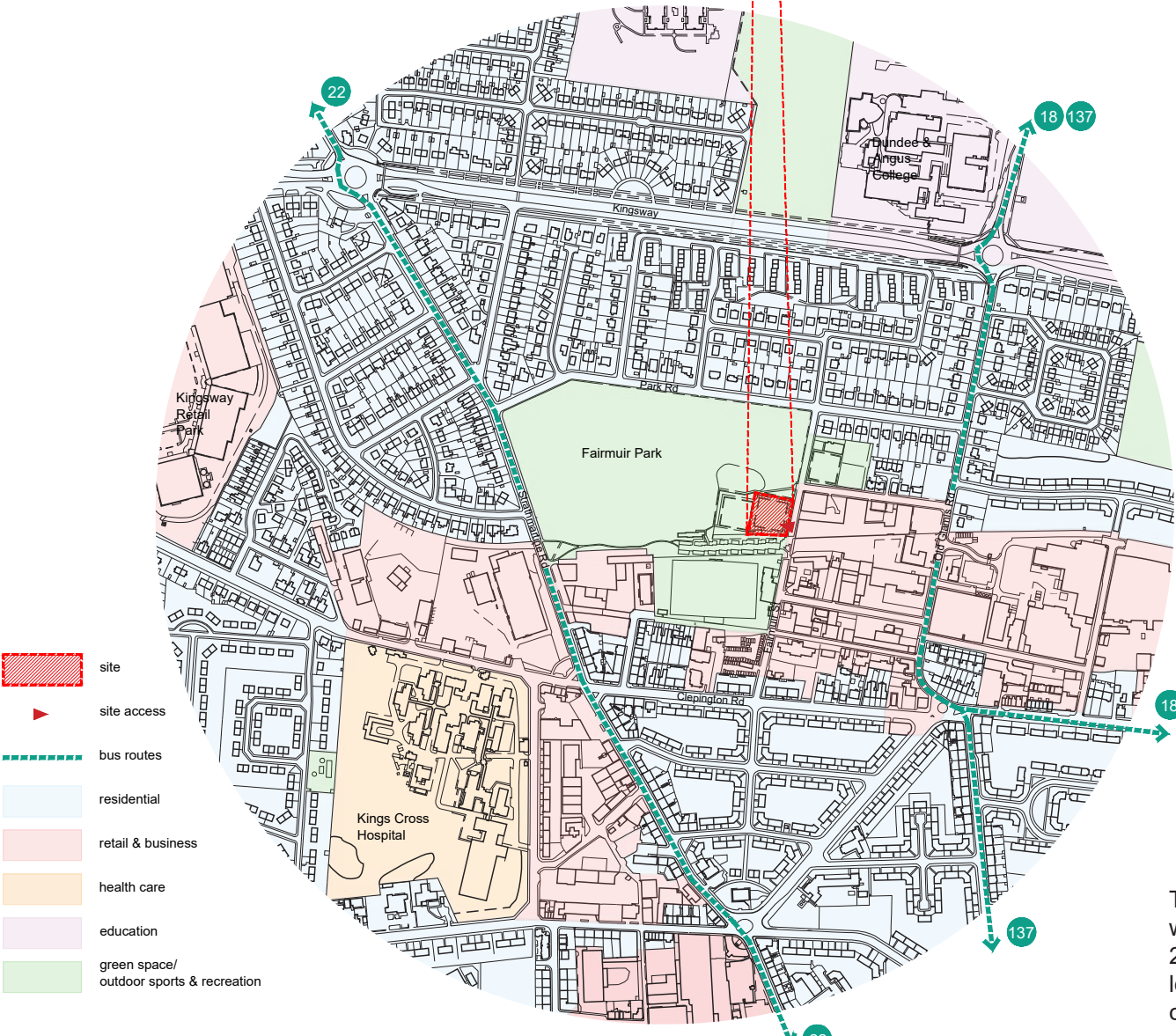
Dundee Wards

The proposed site at Fairmuir Park Bowling green is situated perfectly in the heart of Dundee. The site is centrally located and only ¼ mile from Dundee main arterial route the Kingsway (A90). The site also sits just west of the Fairmuir retail and business district.



Dundee Landscape

The proposed Site at Fairmuir Park Bowling green sit right in the heart of Dundee just north of the iconic Dundee Law Hill



Dundee Transport

The site sits on Fairmuir Street and a short 3min walk from the site are the main bus routes, 18, 22, 23, 137 and 138 which would allow travel to various location throughout the City and town centre to allow connections.

Alexander Community Development New Building and Community Asset Transfer Proposal

ACD is an asset locked community-based organisation. Focussed on delivering opportunities, creating employment and retaining talent in the city. ACD has delivered a clear and sustainable business model over the last 12 months by catering for the demand for these much-needed services.

The 'Transition to Trade' is a unique on-site based programme, delivered to schools (School programme) and employability providers (Bespoke programme), where people will gain accredited qualifications whilst gaining experience of work within a trade environment.

The 'Food Distribution' was established during Covid-19 lockdown in partnership with DCC and Faith in Community. In the current model, ACD takes delivery up to £10K of food per week, purchased by DCC, and organizes and distributes this to the 27 food groups within the city.

'Trades for All' is a multi-trade building and construction service, delivering discounted yet high quality work to the 3rd sector, commercial businesses and private individuals. It is engaging young people in pre-employment and retired tradespeople who want to give back, allowing knowledge sharing with these more experienced tradespeople and those starting their careers.

Asset Transfer

Over the last year, ACD has become a well know, reputable organisation in the city and we believe we have built up a lot of trust and goodwill with our communities. We are continuously demonstrating that our programmes work and the only hurdle that we face is the lack of space. In short, we cannot keep up with the demand.

ACD is seeking an asset transfer of Fairmuir Bowling Green and Pavilion to allow us to expand the offering across all of our projects and widen our grass roots engagement and collaboration having now established a firm base in the city. We see this asset transfer as part of our wider model and something that will become sector leading and help boost Dundee's image on the national stage.

On the ground of the bowling green, ACD is proposing to building a new Community Campus, bringing benefit to the local residents, the people of Dundee and further afield. Within the building there will be changing facilities, a community café, training rooms and large open training areas.

As the proposed site is located approximately 20 metres from our current location, we have experience of how vital bringing a fit for purpose facility to the area would be.

Community Benefit

Dundee is changing. Our waterfront is changing the city's reputation. We believe it is vitally important that the communities outwith the town centre is not left behind. There is a focus on trying to regenerate some of the buildings around the 'Kingsway' and we feel this compliments that focus. It is also the right time to invest in this area of the city, which will help to improve the overall look and feel of the local area.

ACD envisages this building having the opportunity to enhance the Coldside area. We are looking to develop a space on the edge of the park that is overgrown and unused. Creating a space that not only houses ACD but also creates a hub for other like-minded organisations to run groups, manage the community café, organise events, and create job opportunities. We hope this will contribute to the area and begin to create links between training and industry.

ACD is an approved SQA centre, something which allows us to work with other organisations to utilise the space for various types of training such as hospitality, green keeping, outdoor spaces, etc.

ACD hopes to create a campus that encourages and supports any groups which align with our goals.

ACD is committed to working with our community, whether that be our neighbours (both residential or commercial), our partner organisations, our school partners and the park users, as we believe in the importance community.

The building will have facilities for

- Recreational use of the café and outdoor seating
- Community groups and clubs
- Training and meeting spaces
- Networking between employers and potential employees
- Food distribution as part of the Food insecurity network, funded by Dundee City Council
- Training in the Café
- Youth groups to meet
- Andy Man's Club
- Partnership working with local clubs, 3rd-sector partners and industry partners
- Local neighbouring organisations including sports clubs
- We would also like to see new groups forming such as running clubs, craft and hobby clubs, mum and baby groups etc.

We foresee the 'buzz' in the building coming from the community and group use. We will create space that is affordable and accessible for the community, providing access to training and meeting space (something which is deemed a premium in the city), café spaces in the evenings and weekends and opportunities for various groups to meet.

Feedback

Members of the Public, whilst at this presentation, are encouraged to complete feedback on the proposals, for which forms are provided. The feedback at this stage is sent to and collated by the applicant's design team who must list the issues raised and provide a response as part of any formal application.

Providing feedback at this stage allows people an opportunity to voice opinions and raise issues for consideration with the prospective applicant at an early stage in the process, but in no way limits their ability to submit further comments to DCC on the actual application once it has been submitted.





Site Location.

The Fairmuir Park Bowling green is situated within easy access of Dundee city centre. The site is close to Fairmuir Industrial Area to the north east of the site. The site is positioned immediately to the south of the Kingsway West ring road, which is a major arterial transport route within the city. The building has been situated in location and scale to best fit the site, sitting near to the existing industrial area. This provides a fantastic opportunity to provide a building that will create a link between the park and larger area of Fairmuir. It is hoped that this development would benefit Fairmuir Park and the industrial area with all being able to use the grounds of the proposed development.

1 - Renewable Energy's.

Understanding how the light works within a building and the park is critically important in order to optimize conditions for both. As part of our initial explorations of the site and studying the orientation of the park and the proposed site it was key to make sure that any built form would help to maximise both spaces. Green space and renewable energy are also key in understanding how the site and the building will work together.

Positioning the building to the North of the site for the least amount of overshadowing allowing as much of the south of the site to be green space that will allow for the two spaces to seamlessly link and to flourish.

Studies of this nature help us to establish core principles of design, which when examined in the context of the site and its limitations allows us, even at this early stage, to set out a sound proposal for the community campus.

It is also intended the building will be energy efficient with a zero-carbon output using renewable energy sources that will be incorporated within the design.

2 - Private Parking.

One of the main concerns expressed by the public to date is car parking provision. LJR+H and ACD have worked closely on initial proposals for parking on site with a one-way route through the site with two entrances and parking on both sides of the proposed access, this will provide parking spaces for staff and people using the campus. With two accesses (entry and exit) there is adequate space for manoeuvring and parking which will negate delays and disruption to the nearby streets.

Public transport to the site is located within a five minute walk and with the green initiative and working with the local authority this will allow for a seamless transition from front door to campus entrance. Pedestrian routes to the site are also available from all directions through the park and existing footways.

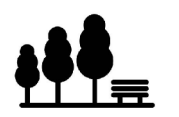
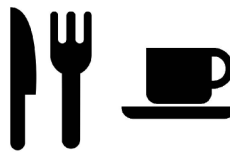
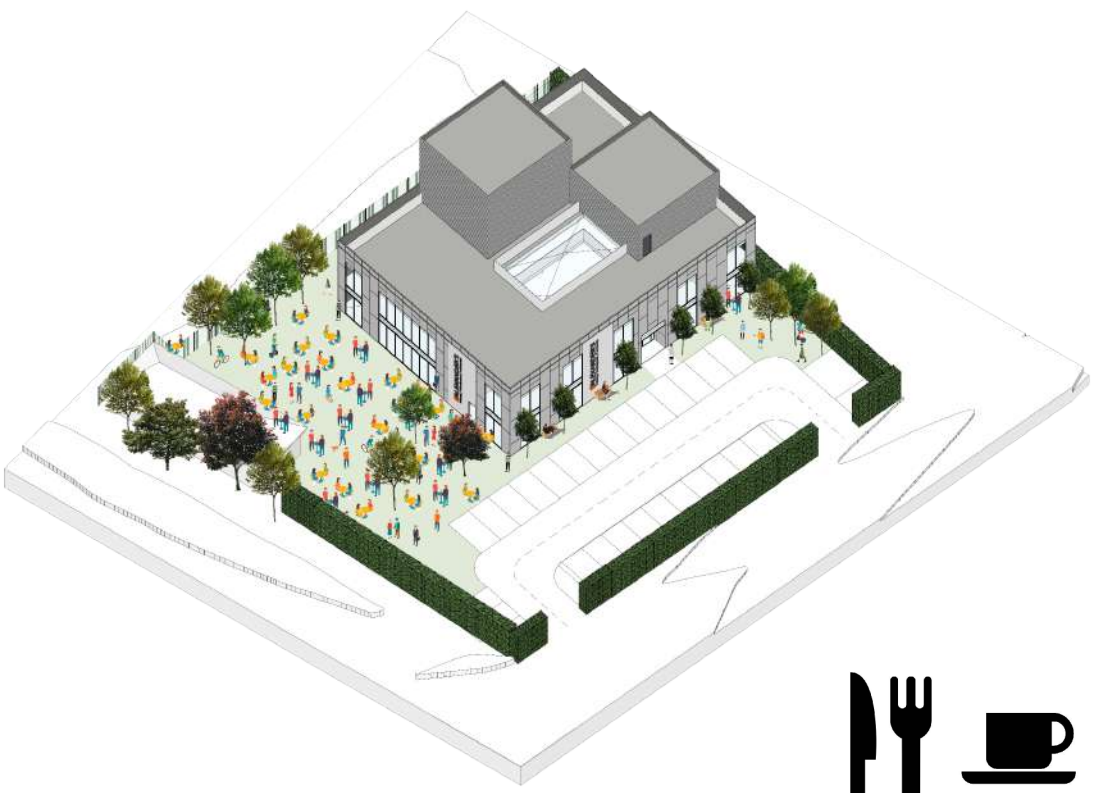
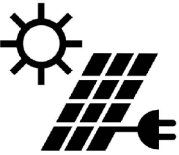
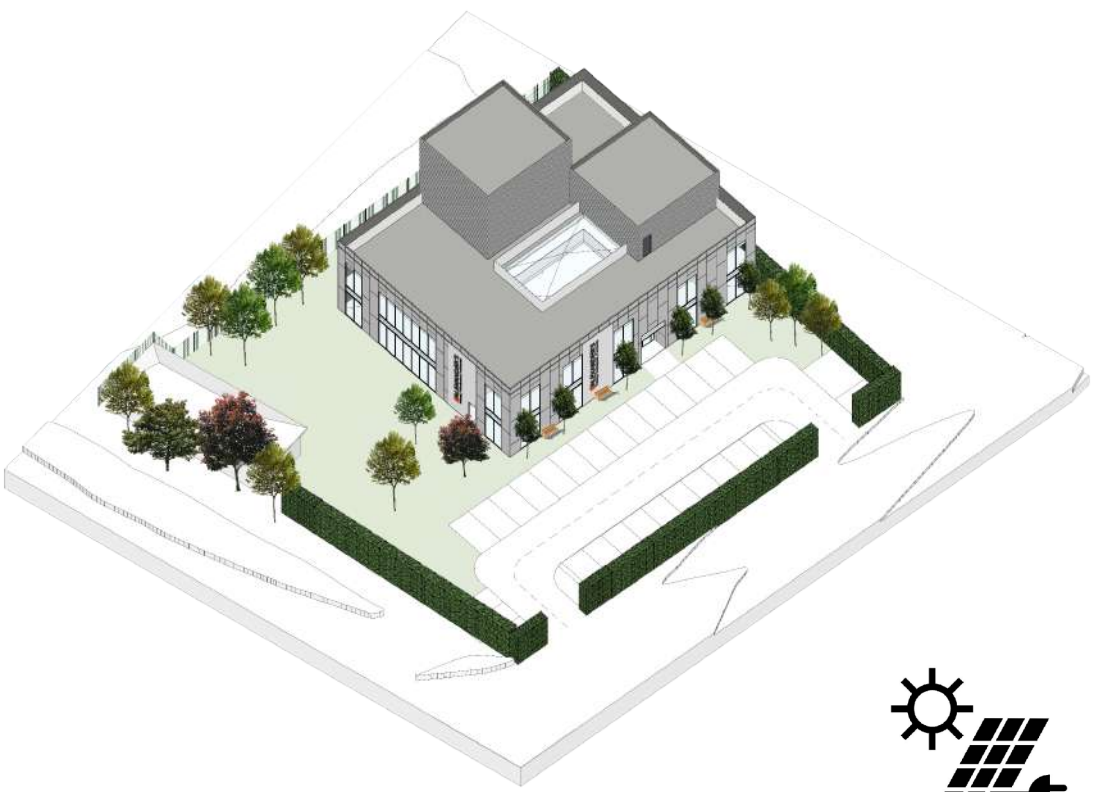
It is also intended that green transport will be made available with electric vehicles bringing users to site from City Centre and other locations. Cycling will also be encouraged and bicycle storage facilities will also be available on site for the use of all park users.

3 - Community Campus.

From their current location ACD have worked hard to build the good relationship that they now have with the local community. It is hoped that once their operation is located on this new site with enhanced facilities, they will be able to build on these relationships with the wider community.

4 - Community Park.

The proposed design was to provide a layout which takes account of the activities proposed and the ranges of facilities to make best use of the location. The building is positioned to allow two large spaces with two smaller areas. One provides the required parking and the other a large plaza. This is located to the south to ensure best use of light and contain activities. This layout also ensures that existing trees and planting are retained where possible and providing additional planting to help the new building blend with the park. Ensuring that both the park and training facility can operate individually, without disruption to the other.



The Goal: End poverty in all its forms everywhere.

22,000 children die each day due to poverty. ACD work to alleviate some of poverty's key drivers; unemployment, lack of access to education and nutrition. Our "Transitions to Trades" programme enables young people to gain qualifications and a route to a career. Training and workplacements are offered through ACD, which provides education and employment. The delivery and distribution of food within the network of 25 foodbanks feeds 4500 people each week, who otherwise would go hungry. With the increased education and income, our clients can then invest in their family's healthcare, nutrition, housing and education. As a result, when we invest in the people of Dundee we address the key drivers of poverty, transforming entire communities.

The Goal: End hunger, achieve food security and improved nutrition and promote sustainable agriculture.

1 in every 6 people on Earth don't get enough food to live a healthy life. To address this issue, we support the delivery and distribution of food to 25 Dundee foodbank groups. This provides food to 4,500 people each week. As a result, the people of Dundee are less like suffer the consequences of hunger.

The Goal: Ensure healthy lives and promote well-being for all at all ages.

Healthcare is a basic human right. A lack of education around positive mental health particularly in men is a key issue in Dundee. ACD will continue to support good health and well-being with the support of retired tradesmen through weekly meet ups and engaging them with projects in their local community. As a result positive mental health is promoted. Furthermore, the provision of food to 4500 people per week promotes good nutrition within the city.

The Goal: Ensure inclusive and quality education for all and promote lifelong learning.

In Dundee, ACD provide "Transition to Trade" SQA accredited programme to Dundee, Perth and Angus school pupils, and users of employability services in the city. It is designed to engage pupils who have found it challenging to participate in mainstream education or have subsequently disengaged in their later teen's. This allows qualifications to be achieved across our city, levelling the playing field and unleashing talent in students from typically socially deprived backgrounds.

The Goal: Promote inclusive and sustainable economic growth, employment and decent work for all.

We facilitate access to education, employment and trade opportunities creating decent work and economic growth via our "Transition to Trades" programme. Our clients grow their skills and confidence and as result, are able to have access to better employment opportunities. Through its unique combination of Inspiration, Knowledge and Networks, ACD raises the aspirations of young people, helping those from poorer backgrounds into employment, contributing to UK economic growth.

The Goal: Reduce inequality within and among countries.

The UK is one of the least socially mobile countries in the developed world. All too often your success in life is determined by the postcode you were born in. "Transition to Trades" is our flagship programme for addressing this. The "Transition to Trades" programme will place has placed over 360 candidates per year from socially immobile backgrounds onto work experience placements within the first three years of operations. We reduce inequalities through focusing on education, health and enterprise, lifting some of the world's poorest and most marginalised, out of extreme poverty.

The Goal: Make cities inclusive, safe, resilient and sustainable.

To be sustainable, cities and communities must be inclusive, safe and resilient. ACD was created for the city of Dundee to have a sustainable legacy that services the city by meeting the needs of the people. At our retired tradesmen groups, resilience and sustainability go hand-in-hand creating collective, thriving communities through engagement, teaching and giving back to the local area. Not for profit groups receive training, crisis planning and risk management support in order to serve multiple community needs in a safe, sustainable way.

The Goal: Revitalize the global partnership for sustainable development.

ACD has fostered strong partnerships to deliver its social impact with corporations, schools and sports teams, demonstrating strength in collaboration to address the SDGs.





First Floor

Ground Floor



Photo montage from park north entrance

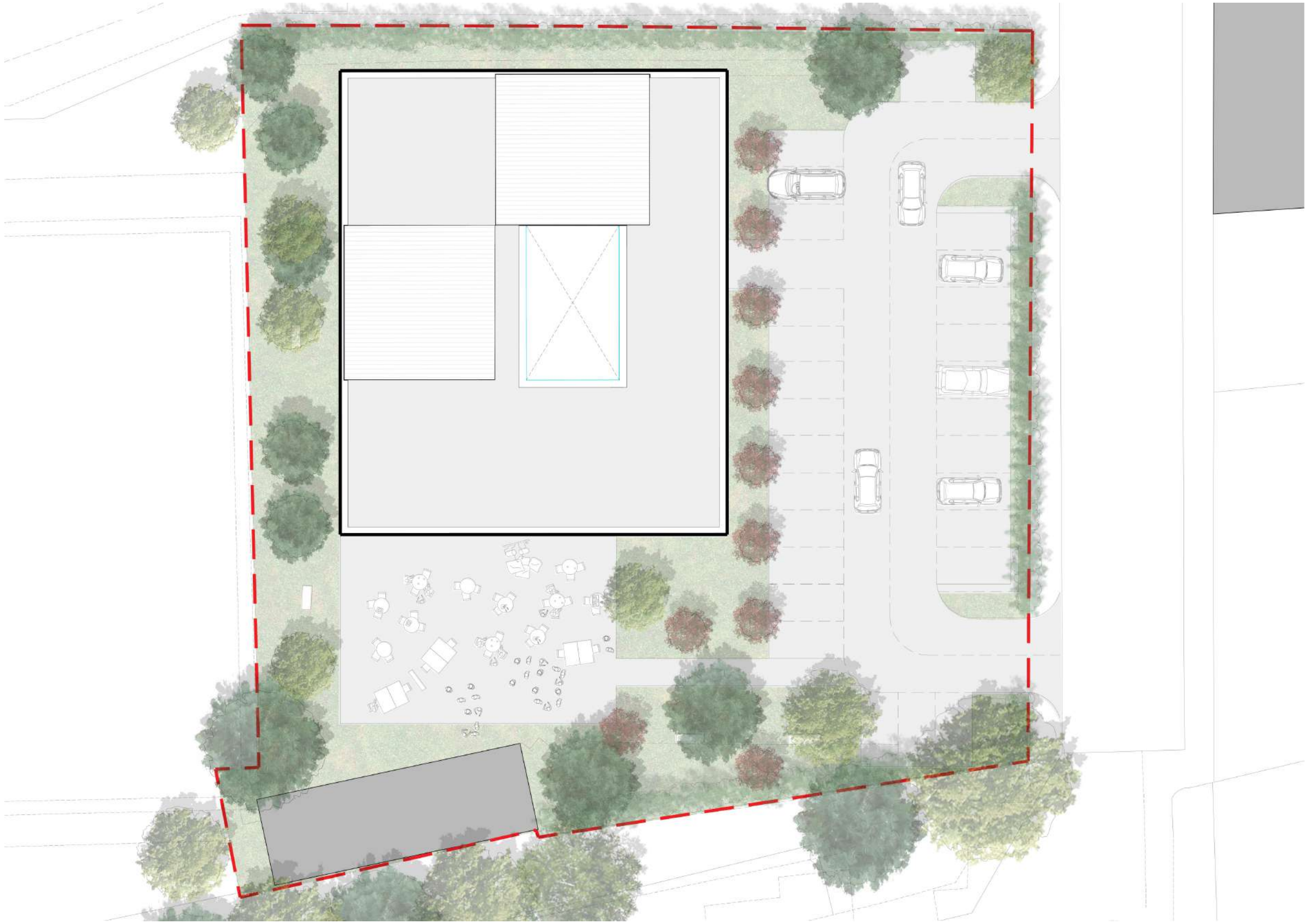
Photo montage from site north-east entrance





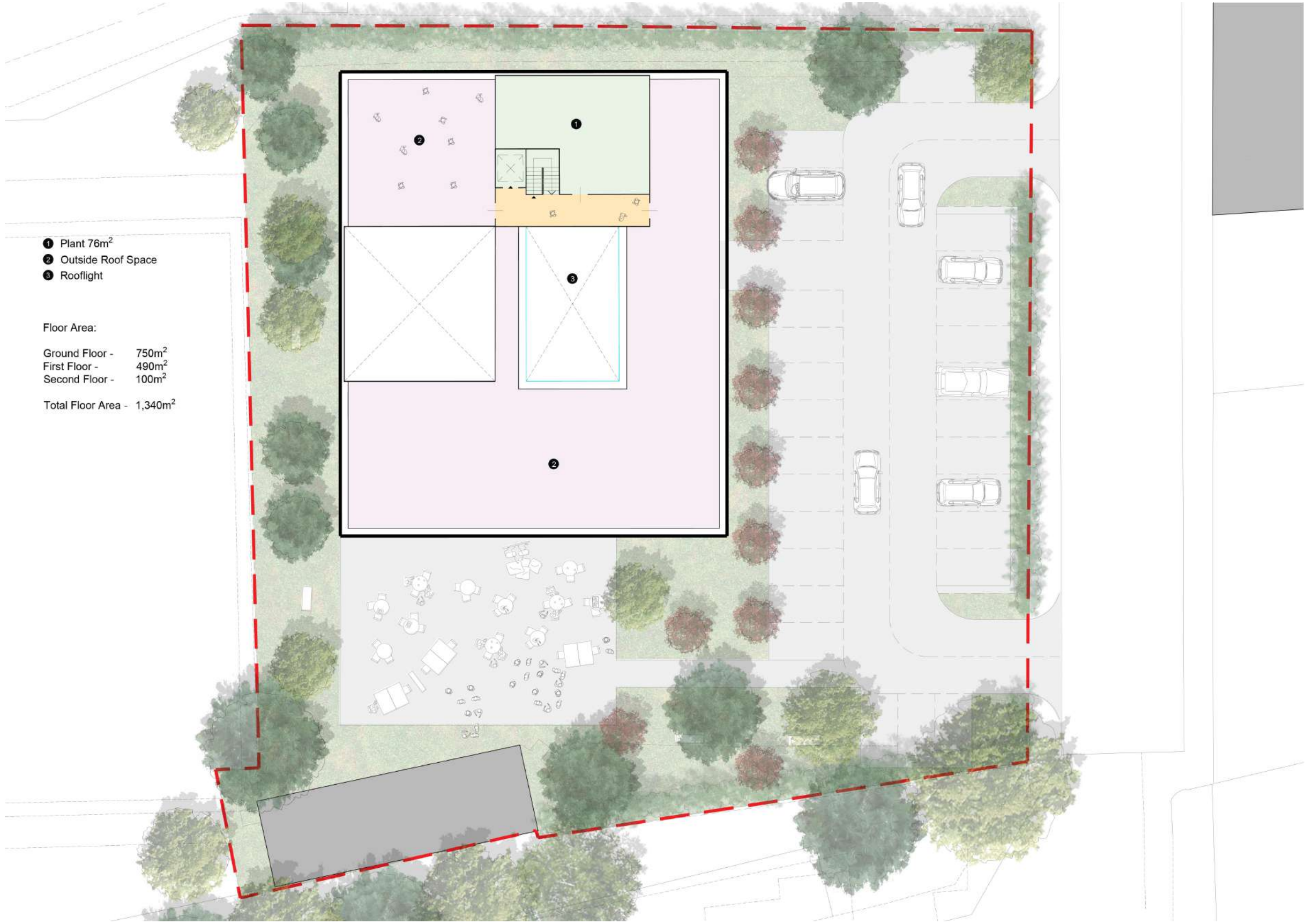


Photo montage from south-west entrance to the park



Roof Level

Photo montage from site south-east entrance



Second Floor



