

HAWKLAW WIRELESS TELEGRAPHY STATION
CUPAR, FIFE
DESIGN & ACCESS STATEMENT

July 2008

6a Architects
6a Orde Hall Street
London WC1N 3JW
t +44 (0)20 7242 5422
www.6a.co.uk

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South facade of former Wireless Telegraphy Station

1.0 - Introduction

1.1 - This planning statement has been prepared by 6a Architects in support of a full planning application for the conversion and first floor extension of the former GCHQ military listening station at Hawklaw into 9 residential units.

There have been many applications for change of use over the twenty years that the site has lain empty, few have been financially viable. None have recognised the extraordinarily rich history attached to Hawklaw.

This proposal offers a new approach to the site recognising Hawklaws role as a GCHQ listening station active during WWII, its buildings are not in themselves of architectural merit in a traditional sense but the social and cultural history attached to the site is one we feel is worth preserving and is a key principle within the design of the proposed conversion.

The application aims to set out the argument for a development which would both enhance the existing buildings, shedding light on its once highly secretive past, and provide the armature for a sustainable residential community with generous amenities that will be a distinguished addition to Cupar as a whole, The proposal is sensitive to its landscape location and sets out a landscape strategy and the design principles behind the first floor extension which maintains the horizontality of the existing building and contributes to the existing character without blurring the new with the old.

1.2 - The core design team is as follows:

Architecture and design	6a Architects
Landscape design	Jonathan Cook Landscape Architects
Energy and sustainability proposals	Skelly & Couch

Additional expertise has been provided by:

Ministry of Defence & Bletchley Park Historians
Scottish Civic Trust

1.3 - The following reports have been produced in support of the application:

In this document:
Design Statement
Landscape Proposals
Building Services & Environmental Strategy
Sustainability Appraisal
Schedule of Areas
Architectural drawings and renderings

In separate documents included in this application:
Architectural drawings and renderings @ A1
Hawklaw Wireless Intercept Station, History 1939 - 2008

Following various changes of use over the last ten years which have proved to be financially unviable and an unsuccessful appeal on the last application for the site this is a new application by a new design team. It aims to bring a new Hawklaw site whose buildings have lain empty for twenty years.

2.0 BACKGROUND



2.0 - Background

2.1 - Applicant

Fraser MacKenzie inherited the site and an ongoing planning appeal from his father who had owned the land previously but not found a viable use for it. Following the appeal Fraser Mackenzie has set a fresh and challenging brief to rediscover Hawklaw's history whilst making a financially viable and architecturally innovative and sustainable residential proposal for the site.

2.2 - Site Location

Hawklaw is located approximately 1/2 mile North of Cupar the former county town of Fife on the river Eden in Scotland. Cupar a former market town is still a busy town centre well connected to St Andrews, Dundee and Edinburgh.

Hawklaw derives its name from the old Scottish term 'law' meaning hill and it sits above the town, its tall poplars visible from the upper floors of the town hall. The site is bounded on the South by Bishopgate Road, it overlooks fields to the South of the road with good views across the valley. Further along the road a quarter of a mile to the east are a group of 4 cottages.

On the North Eastern boundary of the site are 12 mature poplar trees approx 12- 14m tall The North and Eastern edges of the site are bounded by a mesh fence onto agricultural fields. It is understood that Kingask Farm to the North and East is owned by The Secretary of State for Defence. To the West it is bounded by hedgrows and shrubs separating it from agricultural fields.



Aerial view of Hawklaw & Cupar

2.3 Site Description

The site consists of an area of approximately 0.89 hectares (2.2 acres) of grass, hardstanding and a gravelled carpark with three former military buildings and various small brick outbuildings on it.

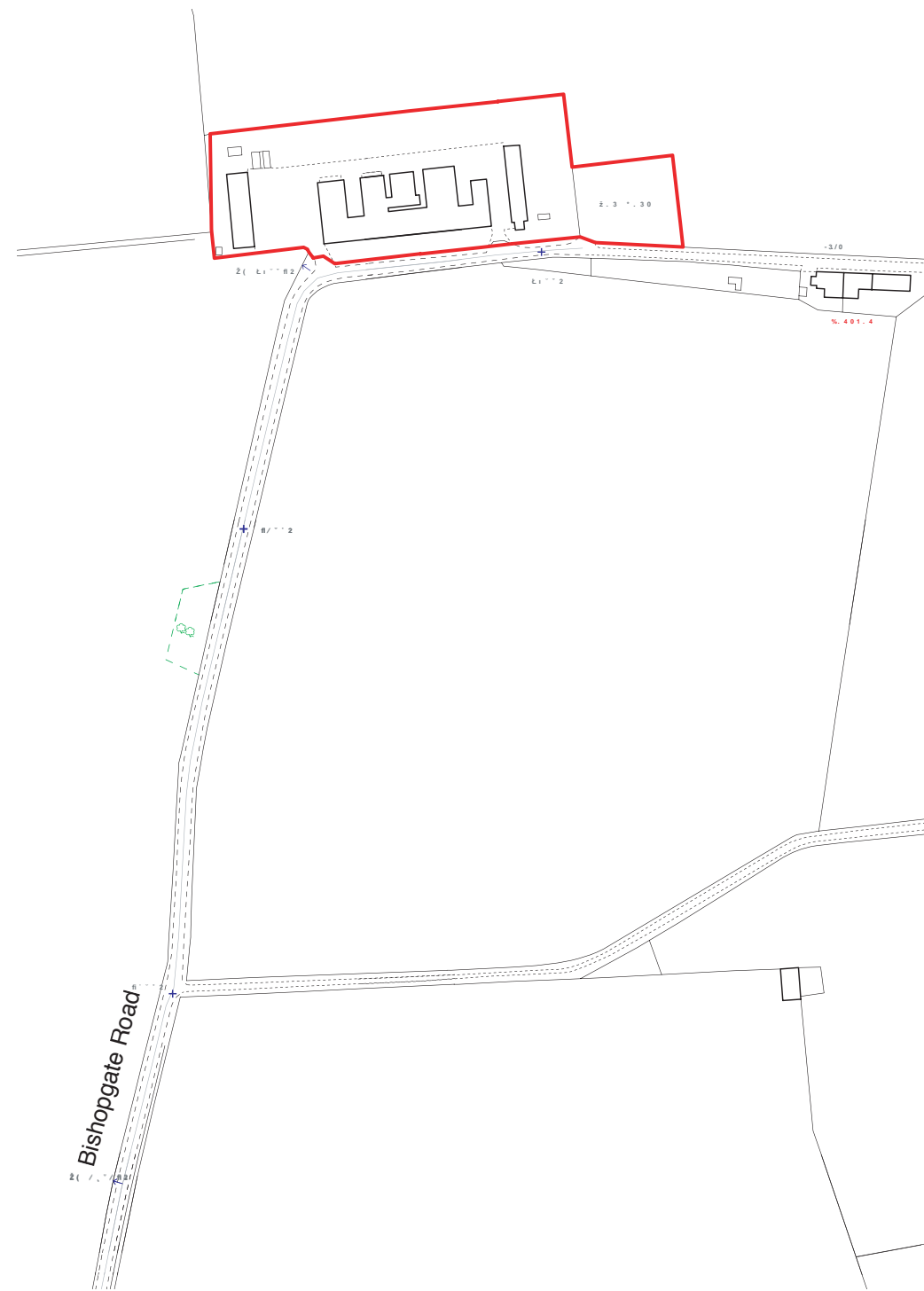
The surrounding landscape is characterised by large irregular agricultural fields, with some long low temporary industrial greenhouse structures to the North, a striped pattern of farming, indigenous dark green hedgrows and trees across a gently undulating topography.



View to the North from Hawklaw



View to the South from Hawklaw



Location Plan

2.3 Site Description

Access to Hawklaw is by way of Bishopgate Road which leads up the hill from the town centre. this road leads on to 4 cottages further east on the south side of the road.



Aerial View of Hawklaw site



Approach to Hawklaw from Bishopgate Road South



Approach to Hawklaw from Bishopgate Road East



Wireless Telegraphy Station South (Front) Elevation



Wireless Telegraphy Station South (Front) Elevation



Administration Building West (Front) Elevation

Engineers Garage Building East (Front) Elevation



Administration Building West (Front) Elevation & rear of Telegraphy Station

Wireless Telegraphy Station Section of North (rear) Elevation



2.4 Existing Buildings

There are three existing buildings, each of solid masonry construction and four small outhouses. The main buildings are:

- Former Wireless Telegraphy Station
- Former Administration Building
- Engineers' Garage and Store

The largest building is a single storey building, south facing, It is long and low, sited at the crest of the hill, 65 x 9m x 3.5m tall. It has a white render façade on a concrete framed brick infill with crittall steel windows set high in the elevation.

Originally built to house the main radio rooms there have been several irregular brick extensions to its north face to house further telegraphy operations. There is one two storey access room on the roof and some unsightly mechanical ventilation units located prominently on the roof.

The administration building is similar in construction with high set steel crittall windows in a brick rather than render facade. It is predominantly single storey but does extend up to two storeys south of centre on the building. Internally it is subdivided into smaller rooms, formerly offices to the administration staff of the wireless station.

The Garage building is a double height single storey building. It has large garage style openings in the main volume on the west facade and smaller doors to the former plant and store areas. To the West and South it has high level steel crittall windows. Its facades are brick rather than render. Internally it has exposed steel frame construction.

The buildings are horizontal in proportion, the main building's exceptional length of 60m generating a distinctly institutional/military character accentuated by the steel crittall windows set high in the elevation. The buildings not ancient or exceptional, but it represents a very important point in history having been specifically designed for and within the constraints of the active role it was to play during WWII and the Cold War.





2.4 Existing Buildings

The interiors of the main buildings reflect the economy and purpose with which they were planned at the outset of the war. Ceilings are exposed concrete plank in places painted or plasterboarded over. The windows are steel crittal windows almost all sited high up in the walls for light and privacy. As a GCHQ building it was highly secretive.

Many of the floors have deep trenches with timber board access panels formerly used to carry the cabling required by all the communications equipment on site. Otherwise they are simply concrete with lino coverings.

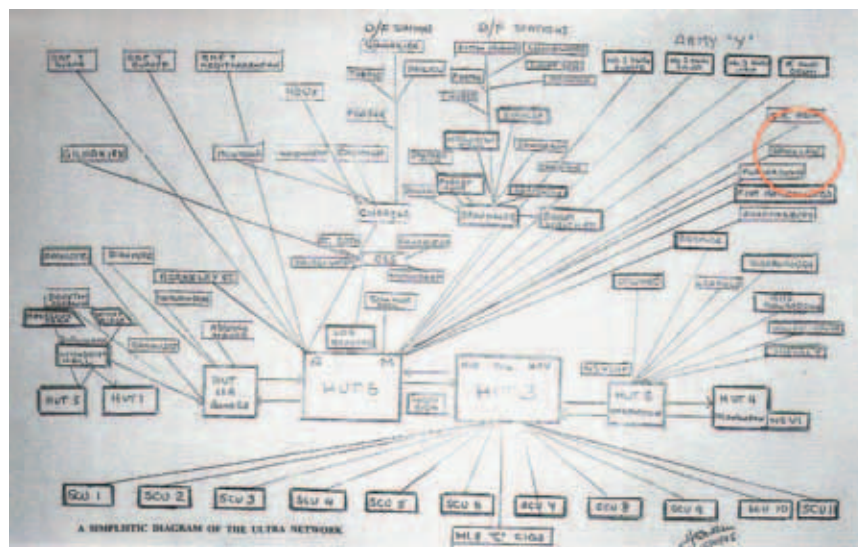
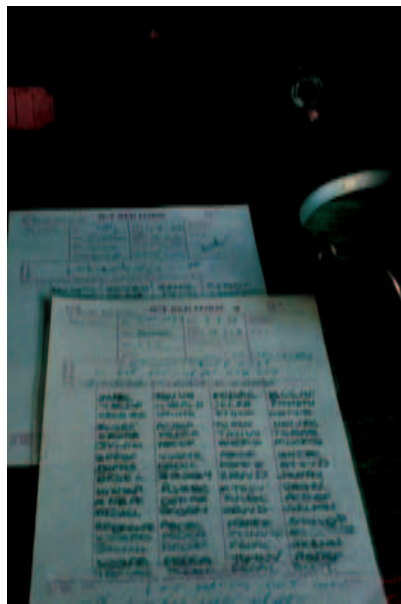
It is typical 1940's palette of prefabricated small parts, easily assembled. In the administration building some original signage remains to officers rooms.

Interior of existing main building filled with light from South facing high front windows.





Original images of Hawklaw in operation (above & below) were considered grainy enough by MOD historians to be released in November 2007. Identities were still censored.



2.5 Site History

Hawklaw listening station has a significant but often unrecognised history, due to the shroud of secrecy around it until its de-militarisation in 1988. It has played a vital role in the history of the nation's intelligence services and has weathered the changes of the modern world from WWII code machines to Cold War hyper-technology.

Planned in the lead up to war in 1939 and operationally active from early 1942, Hawklaw joined the raft of “Wireless Telegraphy Stations” or Y-Stations controlled by the Government Codes and Cipher School (GC&CS), run by the Foreign Office and the wartime intelligence services. By the end of the war there were thirty-six listening posts in the UK, Hawklaw one of seven others in Scotland. Their mission was a crucial one, the interception of enemy radio communications, which provided the raw material for the now famous code breakers at Bletchley Park.

During the war some 8000 men and women from the RAF, Army, Royal Navy, Post Office, Metropolitan Police and the Foreign Office were engaged in this form of reconnaissance.

Hawklaw, with a workforce of 120, was staffed by the General Post Office but overseen by GC&CS. The station operated 24 communications receivers and was manned continuously, day and night. Each operator was glued to an HRO radio and headset, scanning frequencies and translating thousands of enemy messages from Morse code at speeds around 20 words a minute. A significant focus was interception of the Wehrmacht's Enigma encoded radio traffic. This was quickly scribbled onto “W/T Red Forms” in columns of five seemingly nonsensical characters. These scripts were then either sent by teleprinter or raced the length of Britain by dispatch riders on motorcycles straight to the code breakers and machinists in Hut 6 at Bletchley Park. Once the message had been translated it was passed, in a wooden tray and pushed by broom handle, to the intelligence analysts next door in Hut 3.

Y-Stations such as Hawklaw were invaluable to the war effort, being described as the “ears of the country” and responsible for intercepting vast swathes of intelligence material. The operators were a highly skilled and specialized unit, each signing the Official Secrets Act and receiving full Military pensions.

Hawklaw particularly came to be known amongst the intelligence community for its efficiency and diligence but also for its reputation as a “happy Station” with many romances having blossomed into marriage from the station and the Cupar area.

The Y Service was not disbanded at the end of the war, but many changes took place for it to emerge reborn again. Hawklaw became a Composite Signals Organisation Station (CSOS), a GCHQ controlled Y Station, continuing to be run by the British post office but masquerading as a long distance radio station. In a true espionage spirit it was not broadcasting messages but rather continuing to intercept them, primarily commercial communications in the growing Eastern Block. They collected Morse code, telephone exchanges, telex, radar, telemetry and many other signals emanating from behind the Iron Curtain.

Operations continued until the widespread use of satellites made ground activity obsolete and the centre was decommissioned in 1988. It has been derelict ever since, with consecutive conversion plans for an office, a children's holiday centre and a nursing home each proving economically unviable. Unfortunately, after nearly 20 years the building is now showing signs of neglect.

The accompanying booklet prepared by 6a Architects: Hawklaw Wireless Intercept Station History 1939-2008 gives an expanded account.



Existing Buildings FORMER USE KEY:

- A Wireless Telegraphy Building
- B Engineers Garage Building
- C Administration Building

- 1. Sheds
- 2. Grass
- 3. Tarmac
- 4. 17 no. mature Poplar trees height 14m

- 5. PABX
- 6. G.P.O.
- 7. Conference Room
- 8. Radio Room 1
- 9. Radio Room 2
- 10. Maintenance
- 11. Aerial
- 12. Switch Room
- 13. Records
- 14. Workshop
- 15. Electronics
- 16. Locker Room
- 17. WC
- 18. Boiler & Fuel Store
- 19. Kitchen

2.5 Site History

The former uses of the main building were discovered in an old plan with the original documents. Further history surrounding activities on the site was not uncovered until extensive research with historians at Bletchley Park and the MOD prompted the release of declassified information. Photographs of people in this information was still censored when released in 2007.



Location of GCHQ WWII Military Buildings

3.0 PLANNING HISTORY
APPEAL SUMMARY
NEW APPLICATION
RELEVANT POLICY



3.1 Planning History

Since its military decommissioning in 1988, the site has remained unoccupied. Six previous applications have been made for planning permission on the site at Hawklaw.

Planning Applications

1991 planning permission was granted for a change of use to a Class 4 Business Use.
1996 planning permission was granted for a change of use to a Children's Holiday Centre.
1997 planning permission was granted for the conversion of the existing buildings to a nursing home, with accommodation for 36 residents and full supporting accommodation.
 Planning Application **ref: 01/96/0971P**

None of the above applications proved viable, thus no works commenced and each permission has now lapsed.

2001 Application for conversion to form 14 dwellings. Withdrawn
2002 Application for conversion to form 10 dwellings. Withdrawn
Ref 02/03045/EFULL

2005 Planning permission was sought & refused for the conversion and alterations to the station to form 10 new dwellings. The houses, fin shaped roof additions to the existing blocks, were considered to be visually over-intensive and of a design unsympathetic to the local landscape character. It was also deemed contrary to policy and premature pending the resolution of the 2006-2026 Fife Structure Plan (currently awaiting approval from the Scottish Executive). In the light of these the application was refused and an appeal to this decision was dismissed.
 Planning Application ref: **05/01348/EFULL**

2007 An Appeal ref: on the 2005 application decision was dismissed.
 A summary of the Appeal Report is included further on.
 Copy of Appeal Report **Appendix 6.1**

Feasibility Study

2004 In between the applications by others in 2002 and 2005 6a Architects was invited by the owner to undertake a feasibility study for the site. 6a Architects met with Alistair Hamilton, Planning officer with Fife Council on 13th April 2004 to discuss Hawklaws planning history, the planning policies affecting the site and the councils objectives for the project. The feasibility scheme developed by 6a examined massing strategies, local context and landscape character.

On 1st June 2004 6a Architects met again with Alistair Hamilton to present the pre planning concept scheme for comment. AH said that 6a 's design 'is what is needed' for the site, an 'Inspired' contemporary addition that engages well with the buildings qualities and makes a positive change to the site and to the broader landscape.

Minutes of both meetings **Appendix 6.2, 6.3**

6a Architects and Skelly & Couch were not involved in the previous submitted applications.

2007 Following the result of the appeal Fraser Mackenzie took over the site and approached 6a Architects to develop their earlier designs for it and submit an application for a project sensitive to the character of the existing site and with the aim of producing an outstanding architectural project.

3.2 2005 Application reasons for Refusal and Appeal Summary :

Planning application ref: 05/01348/EFULL for which Appeal was sought.

Original Council Grounds for Refusal:

- 1.1** Proposal premature as before delineation of northern expansion to Cupar in Fife Structural Plan (FSP) (2006-26, draft currently with Scottish Exec).
- 1.2** Proposal contravenes Policy T1 Transport and development in Fife Local Plan (FLP) and FSP. Regarding increased traffic use of site exacerbating road in Bishopgate.
- 1.3** Proposal contravenes Policy COU3 regarding development in the countryside (FLP), as existing building cannot, in their opinion, be described as a traditional long-life construction.
- 1.4** Proposal considered over-intensive, unsympathetic design and of too great a height on a prominent site. Contrary to guidelines of Policy BE3 (Design) in FLP.

Hawklaw Appeal Summary :

3.3 Appeal Adjudicators Key Decisions:

Re refusal point 1.1 The Adjudicator Rejected Council’s reason that proposal was premature of FSP expansion north; as proposal will be outside of north expansion zone and will remain in demarcated countryside.

Re refusal point 1.2 With Regards to Policy T1 transport (1.2), the adjudicator found proposal to be consistent with development plan in terms of road safety. He highlighted that council’s Transportation Services accepted the proposal and did not believe an increase of 8-12 trips per hour would be detrimental to current situation. However, expressed some scepticism about idea of any public transport proposals.

Re refusal point 1.3 In response to Policy COU3 , the validity of development outside urban limits, the argument is described as “finely balanced” and centred on a description of the existing being, or not being, a “traditional long-life construction” ie. The applicants view that as a brick and concrete construction it is a ‘traditional long-life’ or in the alternative view council’s view; the building is a 1950s, flat roofed construction of non-tradition.

The adjudicator also states that there are differing arguments on whether the building is inherently worthy of preservation:

- 1.** After 50 years the buildings have become part of the rural scene
- 2.** A sustainable argument, based on the embodied energy in the existing building, although they are sceptical about its locality and dependence on private car use.
- 3.** Architecturally undistinguished except for visual interest of doorways. Ugly existing rooftop structures.
- 4.** Historical interest as GCHQ listening post.

Re refusal point 1.4 Design issues.

As the arguments in the previous point (1.3) are “finely balanced” much of the decision was based on aspects of design and adherence to the guidelines set out in the policies of BE3 and COU2. The adjudicators key points are summarised below:

- a.** The proposed 2 storey extension would visually dominate the existing, over writing the ‘traditional’ aspects with a “decidedly non-traditional” building.
- b.** Hence the form and scale of proposals would contravene Policy BE3. In light of the adjudicators comments We have concluded it is this extract from BE3 that is problematic:
“All new development is expected to make a positive contribution to its immediate environment by:
(a) maximising the contribution of any existing site features – in particular landform, trees, wildlife habitats and watercourses;
(b) its form, scale, layout, detailing and choice of materials;”
- c.** The proposal would appear as ‘a set of strikingly modern buildings’ and that the outcome is not consistent with the underlying purpose of COU3 – ie. the preservation of traditional buildings important to the countryside.
- d.** Adherence to Policy COU2 – Massing, Landscape, Visual Impact
- e.** Representations and Community council objections in regards to effect on landscape character and traffic and road safety. Adjudicator concurred with the landscape character/design objections for the previous scheme but not traffic objections.
- f.** Future Uses of the Site were explored with residential usage highlighted as the only reasonable future activity. Development to the site would be positive to prevent it becoming a dilapidated eyesore.

The Adjudicator concluded that the best future use was renovation of existing and conversion into 4 or 5 single storey dwellings. In their opinion this would be the best approach to preserve the character of the buildings and minimise the effect on the landscape.

3.4 The New Proposal responds to issues raised by Adjudicator:

The adjudicators comments have been taken on and considered. The new proposal has taken a different approach to the building and offers an architecturally innovative scheme. Where specific issues raised by the adjudicators are addressed by the new proposals described in the following pages these are hi-lighted below.

Re 1.3. In the new proposal for the site we have tried to show conclusively why the existing building is of historical importance and that whilst its architecture is not traditionally considered fine it is fundamental to the identity of the place which marks the culturally significant events that took place there during WWII. In the following pages are records of our meetings with institutions concerned with both the historic and contemporary architectural aspects of the new proposals for the site, The Scottish Civic Trust ‘welcomes this proposal to bring back into use a former military building and an important part of Cupar’s heritage’.

1.4 (a,b,c) In the new proposals maintaining the character and identity of the existing buildings whilst bringing them back into use with a new residential role is key to the proposal, the new additions are a positive contribution by being set back and dark coloured metal they refer to the sites former military use and make a new relationship to the landscape but they do not overwrite or blur the old buildings they keep a clear distinction between old and new and a clear connection to the existing buildings past.

1.4 (d)The new first storey extension reflects the horizontal and linear form of the existing building. It is dark coloured allowing it to merge into the dark linear hedgerows and trees from a distance. It is set 11m back from the front so that it does not detract from the front elevation when approaching the building..

1.4 (b)The previous scheme on which the adjudicator based his decision and recommendations had introduced a new irregular white skyline form which was extremely prominent and did not bear a relationship to the character or use of the existing buildings. It had used the same render finish on unrelated forms losing the landscape form of the original building and making a strange hybrid.

1.4 (e,f)To make a viable residential scheme we propose nine large homes. Four to five houses, without altering the high windows of the existing buildings does not offer high quality enough spaces to each dwelling to support long term ownership. It is anti-intuitive to have an inward looking building on a site surrounded by countryside with views across the valley. The first floor addition is designed to enhance the historic part of the building, adding to the information about the site with its morsecode cladding and echoing its linear horizontality. but remaining visually distinct from the original built fabric. It will be integral to a natural ventilation and lighting proposal for the dwellings, enhancing its environmental performance. It will be “of a high standard of architecture” and “originality able to attract entrepreneurs and investors to live and start businesses in Scotland “. It also brings additional important south facing views which are not available when keeping the distinctive high level glazing of the existing ground floor front elevation.

The 2 storey proposal enables the dwellings to meet many of the requirements of the BE3 policy which will subsequently contribute towards a long term social sustainability attracting longer term owners and occupiers with generous and high quality homes offering light, views and a unique and sensitive relationship to the surrounding landscape.

3.5 Design Intention with regard to Policy

The client's brief for the new proposal was to convert the former military buildings at Hawklaw into high quality and sustainable family homes, a new occupation capable of restoring life and financial viability to what is a deteriorating site.

Hawklaws historical value lies in its cultural significance more than its building fabric. 6a Architects and Skelly & Couch, approached the design with a broad intention; not only to provide excellent new living spaces but to carefully reveal the story of the site, referring to its institutional and military past in form, scale and material. The new homes were to be designed with an integrated environmental strategy and any additions were to respond sympathetically to the natural surrounding landscape.

We took Planning Advice Note: PAN 72, Housing in the Countryside, 2005, as a useful design intention.

'Some landscapes will probably have to accommodate considerable change in the coming years. This change needs to be planned and managed so that the effects are positive. Buildings in rural areas can often be seen over long distances and they are there for a long time. Careful design is essential. Traditional buildings can be an inspiration but new or imaginative re-interpretation of traditional features should not be excluded. Where possible, the aim should be to develop high quality modern designs which maintain a sense of place and support local identity.

The revival of rural buildings to provide comfortable modern homes has become increasingly popular. It not only brings a building back to life but it may provide opportunities to sensitively conserve our built heritage, including buildings of merit which are not listed. The sympathetic restoration of buildings which are structurally sound, largely intact, safely accessible and linked to water and other services maintains the character and distinctiveness of places.'

3.6 Relevant National Guidance

Scottish Planning Policy 3 (SPP 3)

56. Buildings in the countryside no longer required for their original purposes can offer opportunities for conversion to dwellings. Residential and business conversions are a way of retaining buildings which contribute to local character and can result in distinctive assets to the local environment. [Even where planning authorities operate a policy resisting new housing outwith settlements, they should look sympathetically at proposals for the sensitive re-use, conversion or rehabilitation of buildings which can be accessed safely and readily serviced. Some limited new housing along with converted or rehabilitated buildings may be acceptable where it results in a cohesive grouping well related to its landscape setting.](#) However, redevelopment should not automatically extend to the replacement of wholly derelict buildings or development of a different scale or character from that which existed previously

Scottish Planning Policy 15 (SPP 15)

23. Opportunities to replace run down housing and steadings with designs using new materials should also be embraced. Planning authorities should not unreasonably constrain such modernisation and steadying conversion within the original footprint or height limit unless there are compelling design or conservation reasons for doing so. They should adopt a supportive approach and ensure that new development fits in the landscape. [There is an unmet demand for plots on which unique, individually designed houses can be built in rural locations. Consideration should be given by planning authorities to formulating supportive policies in their local plans where such developments may be justifiable for economic reasons. The availability of new, originally designed housing and plots should help to encourage entrepreneurs and investors to live in rural Scotland and to start new businesses. In addition, local contractors, using local materials, should often be able to benefit.](#)

28. Planning authorities should take a positive approach to innovative, modern designs that are sensitive both to their immediate setting and define the characteristics of the wider local area. Positive policies on rural design should be prepared building on themes such as landscape character, village plans and design statements. Local communities should have an input. These policies should guide developers towards good quality design appropriate to the location. Design criteria should also be applied consistently in development control.

3.7 Relevant Local Policy

Urban Design Guide for Fife 2005
Page 14
Details and Materials

Contemporary design solutions and careful incorporation of local materials are strongly encouraged. This will provide a sound basis for achieving buildings of their time and quality, while creating development relevant to its locality.

Where practical, development shall incorporate existing elements of Fife's indigenous industry or buildings, such as dockside cranes, former industrial buildings, and traditional buildings of quality into the design. This will help to retain historical connections and sense of place.

Page 15
Understanding a Place

- Development should be sited to enhance existing views, focal points and vistas, and create new ones.
- Recognisable landmark features or images which give a sense of location and orientation.
- Gateways features which can provide a visual sense of entrance/exit to particular areas should be considered.
- Routes should be clear and easy to navigate.
- Signage should be clear and provide a strong navigational tool. Signs should be well designed and co-ordinated and avoid visual clutter. Colour and materials are also key considerations.

Consider the siting, design, style, colour and formation of lighting.

Integrate public art in new developments. This can include innovative street furniture, architectural inscription, paving through freestanding structures to radical use of light or projection

Page 16
Diverse and Adaptable Places

- Wherever possible, reuse important and significant historic buildings.

Fife Local Plan 2003

Policy COU2 (FLP) Sympathetic to LandscapDevelopment in the countryside will require, through careful siting and design, to be sympathetic to the local landscape character in terms of scale, form, use of materials, and visual impact.

Policy COU3 (FLP) Development outside of urban environments
The development of new housing outwith the town and village envelopes defined in policy BE1 will only be supported if the proposal:

- (a) is justified by the operational needs of agricultural/forestry operations or other rural businesses and will be located as an integral part of those businesses; or
- (b) involves the renovation of a substantially complete building (i.e. external walls are complete and sound to wallhead level) last used as a house; or
- (c) takes the form of an alteration or change of use of redundant non-residential buildings of traditional long-life construction which cannot otherwise be used for a rural economic purpose; or
- (d) is for affordable or special needs housing in accord with the provisions of policy H2.

Policy BE3 (FLP)

All new development is expected to make a positive contribution to its immediate environment by:

- (a) maximising the contribution of any existing site features – in particular landform, trees, wildlife habitats and watercourses;
- (b) its form, scale, layout, detailing and choice of materials;
- (c) providing high standards of architecture;
- (d) protecting personal privacy and amenity;
- (e) enhancing community safety;
- (f) providing safe and convenient access for pedestrians, cyclists and people with disabilities and/or impaired mobility, including safe routes to school, and for sustainable modes of travel;
- (g) providing high standards of landscaping and, where appropriate, the creation of wildlife habitats;
- (h) the incorporation of properly laid out amenity and recreational space, where relevant to the land use;
- (i) the proper consideration of energy conservation; and
- (j) securing the long term maintenance of public and common areas, where necessary by binding agreement prior to the granting of planning permission.

For larger and more prominent or sensitive sites, Fife Council may prepare development briefs and/or master plans, setting out these parameters, or may require developers to do so. Subsequent development will require to conform to the brief.

4.0 DESIGN PROCESS & CONSULTATION

4.0 Design Process & Consultation

4.1 Introduction

This application is the product of an extensive design and consultation process starting with a rigorous feasibility study. The design development was informed by in depth historical research contributed to by historians at Bletchley Park Museum and from the MOD and by environmental and landscape consultants. Before finalising the design, comment was sought from the Scottish Civic Trust and we also approached Architecture and Design Scotland who could not comment formally at this stage but who did discuss the scheme informally. We presented the scheme to Cupar planning officers during development of both the feasibility study and as pre-application meetings for this submission. Comments have been considered and the design adjusted before a final presentation to the Royal Burgh of Cupar Community Council. The Presentation to the Community Council as with the other consultations had very valuable comments which have been taken on board as detailed in the following pages prior to submitting the full application.

4.2 The Feasibility Study

Previously referred to in the Planning history this was a study undertaken for the former owner of the site in 2004 which was not pursued at the time.

The study established the idea of reusing the existing building and working with the exceptional length and horizontality of the existing main building. It identified the need for central courtyards to bring light into the deep plan and the need to add a new first storey to ensure that there are generous views across the valley to the south as the ground floor would ideally want to retain its high windows and this would mean no South views if single storey.

4.3 Design Development for planning submission

In June 2007 6a architects again began work on the Hawklaw site. This time with a full brief much more time was spent in uncovering the history of the site partly to find material clues and partly to understand the nature of the buildings and the site more fully. Hawklaw's military background informed the landscaping and the material strategy and detail of facades in a very specific way.

4.3 Pre- Application Consultations

4.3.1 Fife Council ; Initial Feasibility meetings

6a Architects met with Alistair Hamilton, Planning officer for Fife Council on 13th April 2004 to discuss Hawklaws planning history, the planning policies affecting the site and the councils objectives for the project.

On 1st June 2004 6a Architects met again with Alistair Hamilton to present the concept scheme for comment. AH said that 6a 's design **'is what is needed' for the site, an 'Inspired' contemporary addition that engages well with the buildings qualities and makes a positive change to the site and to the broader landscape.** Minutes of both meetings are in appendices 6.2, 6.3

4.3.2 Fife Council; pre-planning application meeting

6a Architects met with Gary Dimeck, Planning officer on 9th October 2007. They presented the new scheme which although related to the feasibility had evolved to a much stronger strategy of making visible the history inherent in the site. This is both the cultural significance and the physical fabric where possible of the existing buildings and making an interesting and elegant residential proposal without losing the character of the original. GD said **'it was obviously a more thoughtful scheme which addresses the history of the site and issues of landscape'**.

GD made some suggestions regarding the design. 6a considered these further and tested the effect in some cases with models before responding to GD as noted below: GD suggested that of the two colours 6a had shown for the perforate metal cladding, both military colours; dark green and grey/bluess he thought the greys worked well in the landscape. 6a noted this but when modelled the building is so horizontal that from a distance or lower down the hill it reads as part of the hedgerows and trees which characterize the boundaries between fields in the area. The dark green seems to be more linked to the on the ground military activities and it has the optical appearance of being smaller.

GD suggested that the garage building be kept at its original height without extension. The Garage is taller than the main building and the administration building. The administration building has a two storey element which provides a natural place for a rear second storey extension. **6a agreed with GD and revised the scheme following the meeting to retain the Garage as a single double height volume.**

GD requested that the landscape strategy be fully developed with planting strategy and species defined. Since the meeting 6a have worked with Jonathan Cook Landscape Architects, a practice working with both historic landscapes and ecologically led landscping, to develop this further. Details are in Landscape section pg 30.

GD said finally that he thought **it was very positive to have consulted and have the support of the historical bodies given the buildings history.**

Minutes of meeting and letter detailing subsequent changes are in appendix 6.4

4.3 Pre- Application Consultations

4.3.3 Scottish Civic Trust

6a Architects contacted The Scottish Civic Trust to ask if they could present the project to them for comment and support if they felt it was of merit.

SCT mandate: protect and enhance Scotland’s historic environments; promote positive re-development; promote quality planning and public involvement; and promote awareness and concern for our built environment.

6a Architects met with Ms. Gemma Wild, Technical Officer, Scottish Civic Trust on 25th September 2007 to present the initial proposal.

At this meeting the site’s history was discussed and agreed that it was of both regional and national importance. The case of a similar Wireless Telegraphy Station, Montreathmont Moor, near Forfar in Angus generated significant public interest and national press coverage when it was sold in 2004. The relevant BBC News article of 24th July, 2004 is enclosed in the Appendix 6.9. It is now under threat of demolition. Ms. Gemma Wild stated her general approval of the proposal particularly:

Approval of the front elevation and hard landscaping to create a tree lined front ‘boulevard’.

The materiality of the new addition and the subtle reflection of Hawklaws history in its form colour and morse code shuttering. GW stated that the proposals bring out the buildings hidden history.

The retention of the existing and the stripped nature of its interior finishes- existing concrete flooring, planks and timber channels.

Further to the pre-planning consultation, additional comments from Ms. Gemma Wild and Mr. Terry Levinthal, Director, Scottish civic Trust were issued to 6a Architects along with a letter of support for the proposal.

‘The trust welcomes this proposal...Adding a second storey to a historic building can be problematic and has previously created difficulties on this site, however we feel this has been achieved in a very sympathetic manner... The metal screening allows the second storey to be read as an unbroken element, preserving the horizontality of the building...The proposals for both the interior and exterior of the building allude to and bring out the hidden history of the site.’

The letter is attached appendix.6.5

In the light of the comments issued by the Scottish Civic Trust, 6a Architects developed the design of the residences and landscape in consultation with SKelly & Couch and contacted the resident historian at GCHQ. In particular the massing of the western garage building was reduced and a more sympathetic approach was given to the design of the entrance porches.

GW expressed interest at being involved as an advisory consultee to Fife Council Planning Committee.

4.3.4 Scottish Architecture & Design

6a Architects presented the proposed scheme informally to officers at A+DS on 25th September 2007. They clarified that 6a could state that they had approached A+DS for consultation but at this time could not say that a formal approval had been given. A+DS would require a full board panel review with the planning authority officers input to enable a formal response. However ED stated that at a staff level, they believed it to be an interesting project with much design merit.

They commended the community consultation and asked to be kept informed of the project and issued a design statement when ready. 6a agreed to do so.

Minutes of the meeting attached in appendix. 6.6

4.3.5 Cupar Community Council pre-application Presentation

6a Architects contacted Cupar Community Council and arranged to present the project to Community Council members at the Council meeting on 27th November 2007, 6a Architects prepared three A1 presentation boards, a booklet recording the history of the station: Hawklaw wireless Intercept Station History 1939-2008. to be distributed and a 1:200 concept model.

The councillors were interested in the history unearthed about the site’s activities and made valuable comments particularly with regard to the representation of the proposals. They asked that visuals of the scheme be produced that could give a sense of the detail and materiality of the buildings, how the buildings would look in reality and that the buildings history would be treated carefully. 6a architects delayed the application in order to prepare larger models made by the practice and photographed. The site was also re-photographed to make a new computer modelled visual of the site.

Councillors asked that landscaping of roads, street lighting and the lighting of the building itself were carefully considered.

The chairman Pat McNally commented that Fife Council recommended the development of derelict sites, a policy supported by the Community Council, hence they would look favourably on the application if the planning drawings addressed issues of road improvement and lighting sufficiently. Further information regarding road improvement and lighting is on pg 34.

6a confirmed that lighting would be improved and new passing points provided. The Appeal reporter had been satisfied with the proposed access to the site for 10 dwellings and did not support this as a grounds for refusal.

4.3.6 Peer review and consultation

The proposed project has been well received by a number of Architectural critics and has been requested for publication in the national and architectural press in UK and abroad both for the qualities of the scheme as housing and with particular interest in the re-use of a building with a richer cultural significance than obvious architectural qualities.