



Clydebank can

Community design workshop

18 April 2018

YOUR PLACE YOUR PLAN



Forward Planning

Antony McGuinness, Matthew Spurway

Communities

Elaine Troup, Colin Smith

Performance & Strategy

Amanda Coulthard

Regeneration

Marnie Ritchie

Place & Design

Ashley Mullen

Scottish Canals

Chris Breslin, Helena Huws



Introduction - The Team

Kevin Murray Associates

Kevin Murray, Husam Al Waer, Iain MacPherson,
Lynne Gibbons, Rim Chouaib

Oliver Chapman Associates

Oliver Chapman, Martha Halliday

Harrison Stevens Landscape

Mike Harrison

Colin Ross Workshop

Colin Ross, Stephen Murray, Jason Nelson

Community Links Scotland

Stephen Singer



- To have **community-led design** approach
- Support **implementation of projects & actions** from **Clydebank town centre charrette**:
 - **Key sites**
 - Projects surrounding **Forth and Clyde Canal**.



Programme – 18 April, 4 May, 23 May

Clydebank Can - Design Workshop Programme

	Design Workshop 1 – 18 April Clydebank Waterfront Parish Church	Design Workshop 2 – 4 May Centre81	Design Workshop 3 – 23 May Clydebank Town Hall
Morning Session One	10am – 12pm Shared site visit <ul style="list-style-type: none"> To review issues, sense of scale Shared experience Feedback issues Use of Place Standard 	10am – 10:30am Presentation of Principles <ul style="list-style-type: none"> Principles presentation Discussion to confirm and tighten these principles 	10am – 12noon Exhibition and Presentation <ul style="list-style-type: none"> Pin-up of options, with explanation, detail etc. Presentation of the process that led to these options
Morning Session Two			
Afternoon Session One	1pm – 2pm Framing the Workshops <ul style="list-style-type: none"> Introduction from pre-engagement work Clarity on purpose and aims of this work Key points feeding into our brief + site constraints Group activity to affirm key outcomes and set direction 	1pm – 2:30pm Options generation – Cycle 2	1pm – 3pm Review Workshop <ul style="list-style-type: none"> Groups review different sites – evaluation of options against the principles and guidance.
Afternoon Session Two	2pm – 4pm Future Scenarios for Key Sites <ul style="list-style-type: none"> Use a future scenarios exercise to 'push the envelope' on possibilities for the area. 	2:30 – 3:00pm Options Review	3:30 – 5:00pm Refinement of Options <ul style="list-style-type: none"> Further work to refine options based on Review Workshop discussions.
	4pm – 5pm Finding the Guidance and Principles	3:30 – 5:00pm Options Generation – Cycle 3	
Evening Session	6pm – 8:30pm Repeat Scenarios and Principles exercise <ul style="list-style-type: none"> Compression of scenarios and principles exercise for those who are unable to attend day sessions 	6:30 – 8pm Options Generation – Catch-up cycle <ul style="list-style-type: none"> This third cycle will involve revisiting some work to allow new attendees to input. Also opportunity to generate new options. 	6:00 – 8:00pm Review and Refinement Workshop <ul style="list-style-type: none"> Repeat Review and Refinement workshop in a compressed format. If not necessary, a further cycle of review and refinement can be undertaken.

Morning session	10 am – 12 pm	Shared site visit and Place standard
Afternoon session 1	1 pm – 2 pm	Framing Workshops
Afternoon session 2	2 pm – 4 pm	Future Scenarios for Key Sites
	4 pm - 5 pm	Finding Guidance and Principles
Evening Session	6 pm - 8:30 pm	Repeat Scenario and Principles exercise

- Bring your specialist and local knowledge
- Think of other roles and users
- Look across a generation – 20-25 years
- Think what information tenderers need
- Be challenging and aspirational

Chatham House rule

Note of session

Pictures for the record – consent forms



Engagement so far



<https://vimeo.com/266646216>

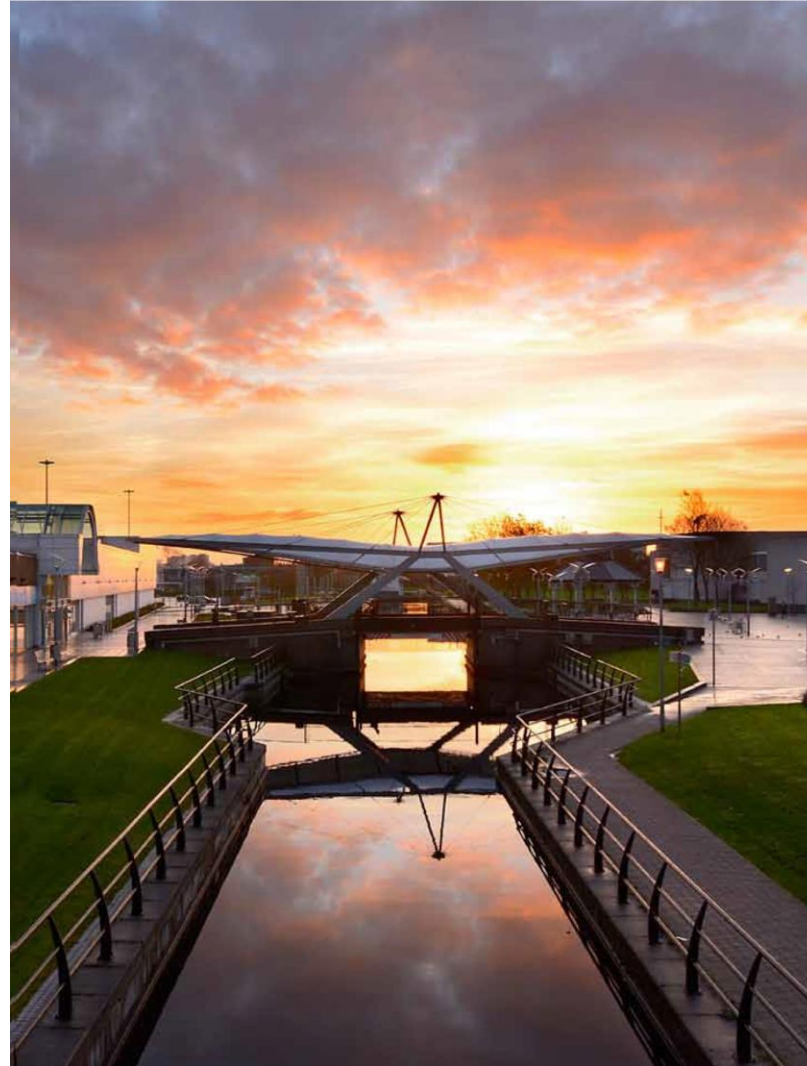
Context – New Direction for Change

CLYDEBANK TOWN CENTRE: DESIGN CHARRETTE

FINAL REPORT
AUGUST 2015

Follow steps of

- Charrette 2015 outcomes
- Local Development Plan 2
- Making Places Project



WEST DUNBARTONSHIRE
**Local Development
Plan 2**
Development Opportunity Review

April 2017

West
Dunbartonshire
COUNCIL

**YOUR PLACE
YOUR PLAN**

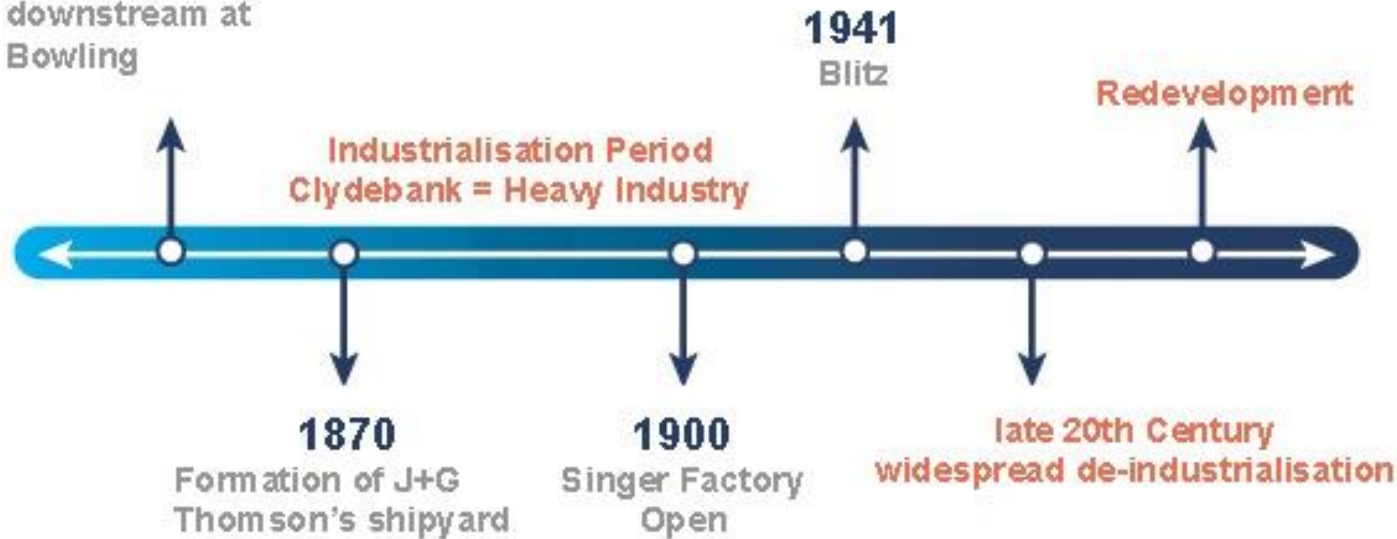


West
Dunbartonshire
COUNCIL

**Scottish
Canals**

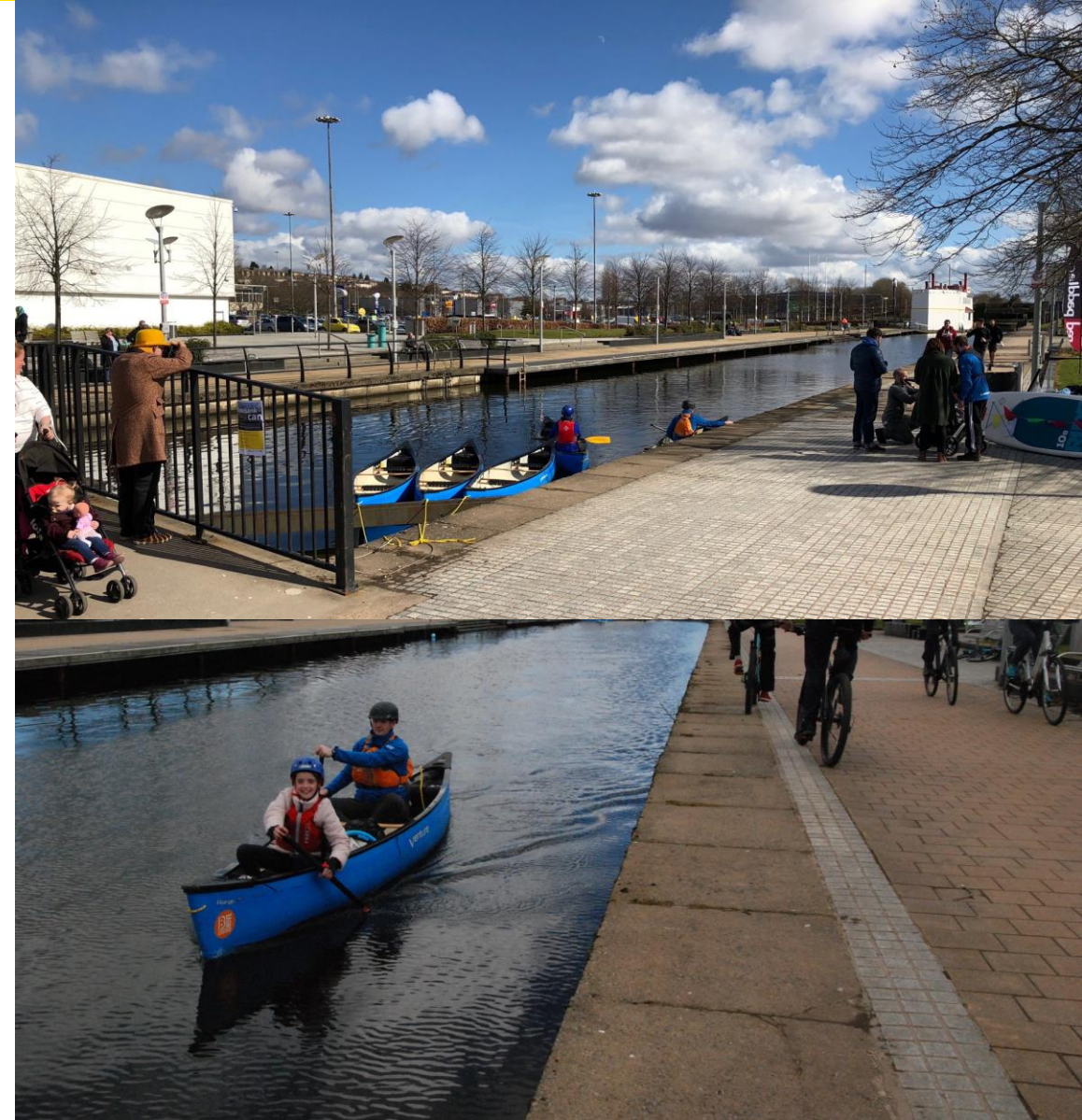
Clydebank hub of innovation & industry for over 100 years

Agricultural land with Forth-Clyde canal running to connect to Clyde downstream at Bowling



Forth and Clyde Canal

- Runs **through town centre** between **northern & southern** side of **shopping centre**
- Has **events space** on both side - Three Queens Square (south side of canal)
- **Revitalisation** of canal in last 18 years – Millennium Link Project
- Historically **economical role**
- Now, **opportunity for leisure, green open space & green connectivity**



Clyde Regional Shopping Centre

- **Major change** to town centre (badly damaged in Blitz), opened 1982
- Originally comprised **2 open air precincts** north & south of canal
- **North portion roofed & refurbished in 2003**
- **Investment in public realm** around centre – Canopy, North Bank, Three Queen Square
- **Defines Clydebank town centre**



- Clydebank part of “**Changing Places**” areas excepted to **change** over next **5-10 years**

Aims to remain attractive destinations for our residents & visitors in terms of shops, other facilities and physical environment



West Dunbartonshire
Local Development Plan (Proposed Plan)



The current **strategy** for **Clydebank town centre** is (2016 Proposed LDP)

- Maintain **Clyde Shopping Centre** as **attractive** retail core;
- Support **modernisation** of **southern part** of **shopping centre**;
- Support **new superstore** on **Playdrome site**
- Support **evening economy** & **leisure offer** of town centre;
- Protect **setting of Forth & Clyde Canal** & increase **activity** around it
- Improve **public transport facilities** & **accessibility**.



West Dunbartonshire
Local Development Plan (Proposed Plan)



Housing in Clydebank (LDP2 MIR, 2017)

- Since 2011, only **267 houses** were **completed**
– Low number
- New **Queens Quay** development to **address shortage** with 1000 new homes
- In 2015-2016, **more social housing** built than **private**, mostly brownfield sites
- **Housing land** – most **land supply** is already **development land** - **Opportunity for regeneration**



Town centre improvements

Northern part of Clyde shopping centre renovated to meet retailers requirements

- Good parking & public transport accessibility
- Modern units
- Potential to reconfigure unit sizes to meet changing retail requirements
- Key location within West Dunbartonshire for attracting national 'high street' retailers



Town centre improvements

Local Development Plan (2016)

- Supports refurbishment of southern part of shopping centre
- Identify **Playdrome site**:
 - **Supermarket** - limited availability in Clydebank
 - Range of **other town centre uses** such as non-food retail & leisure
- Town centre has **limited leisure & evening activities**



Town centre improvements

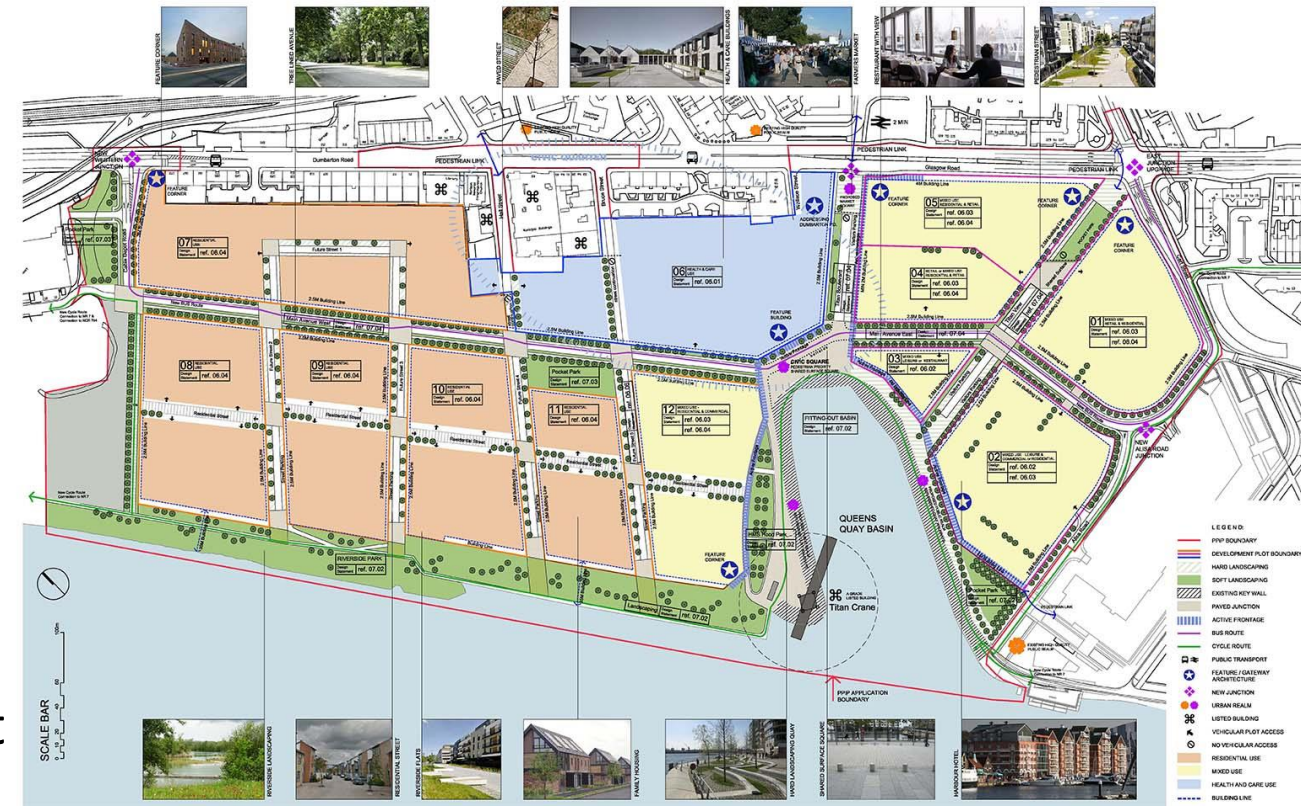
- **Forth and Clyde canal** undergone **public realm improvements**
 - Bridge canopy,
 - North Canalside
 - Three Queens Square public realm
- Spaces to **host events & markets** to boost **interaction with canal, contribute to economy & offer of town centre.**
- Any proposal adjacent to canal area should **interact with canal** such as facing or providing access, or outdoor seating areas.



Developments around the town centre Queens Quay Masterplan

Masterplan objectives

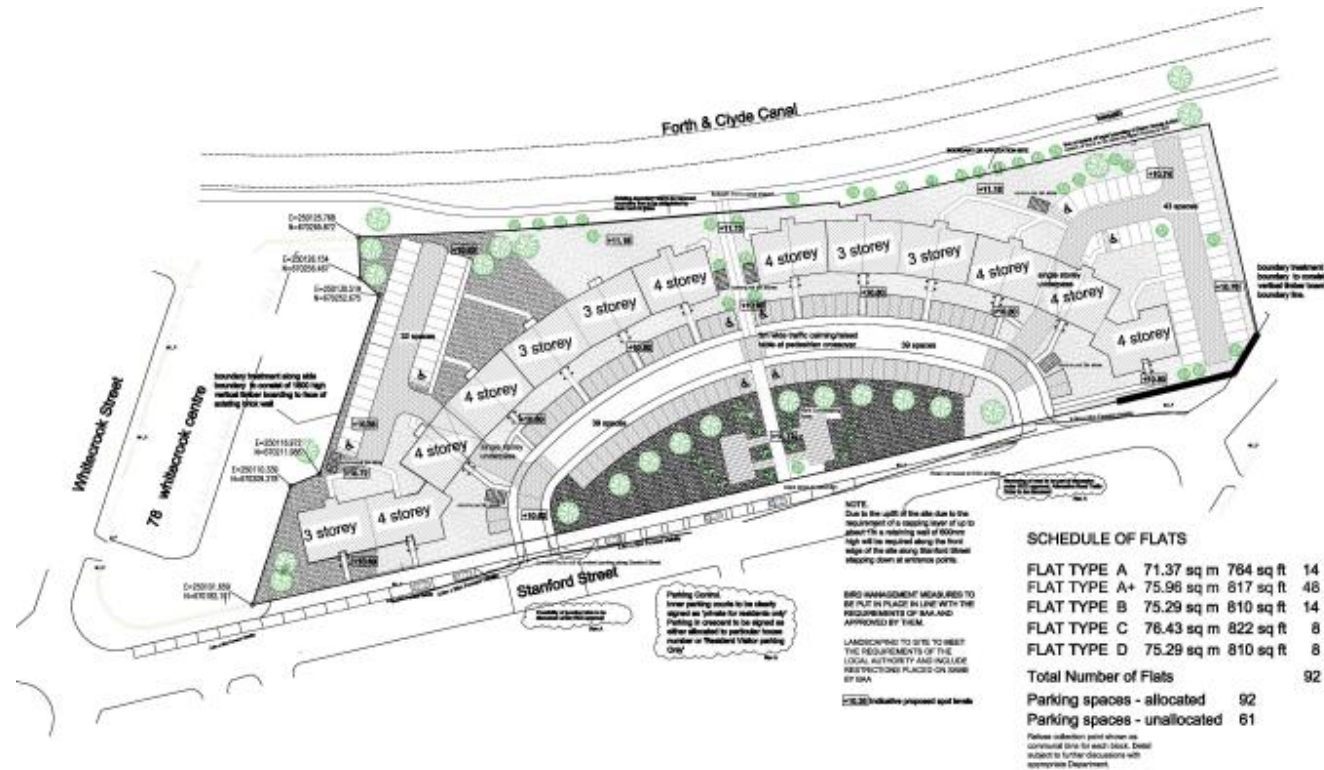
- Quality public realm with safe pedestrian & cycle connections
- Improve connections towards town centre
- Bank of River Clyde - key destination
- Regeneration through creation of employment & residential development for over 1000 new homes



Developments around the town centre

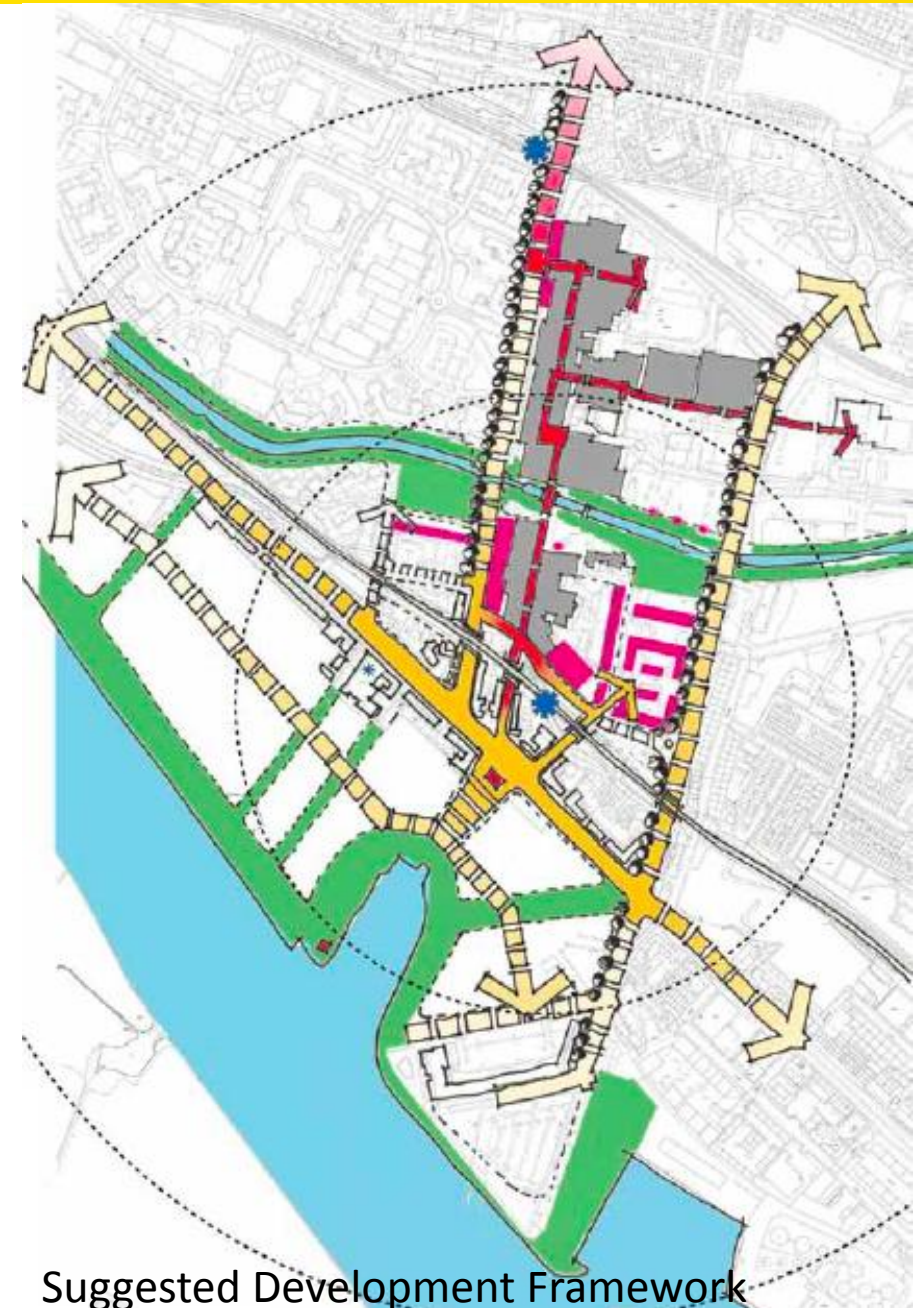
Site located between Stanford Street and south side of Forth and Clyde Canal towpath

- Planning permission for **92 two bedroom flats with associated car parking** (June 2008)
- In 2013, an amendment to planning permission granted to extend commencement time for further 3 years



Clydebank Charrette 2015 - Outcome

- Baseline for **Making Places** project in terms of **direction of change**
- **Emerging issues:**
 - Lack of ownership of town centre by local communities
 - Limited evening economy
- **Playdrome site** could host
 - Food & leisure outlets
 - Landmark leisure destination
 - Residential led, mixed-use urban block.
 - Active frontage on all side & canal
 - Pocket park, with destination play facilities for canalside, adjacent to 3 Queens Square



Suggested Development Framework

Clydebank Charrette 2015 - Outcomes

Rosebery Place

- Residential development
- Create frontage onto Kilbowie Road & enhanced open space along canal

North canalside

- Introducing pavilions to enliven the canalside;

Queens Square

- Food/drink unit to front onto square, breaking up dead frontage & bringing activity;



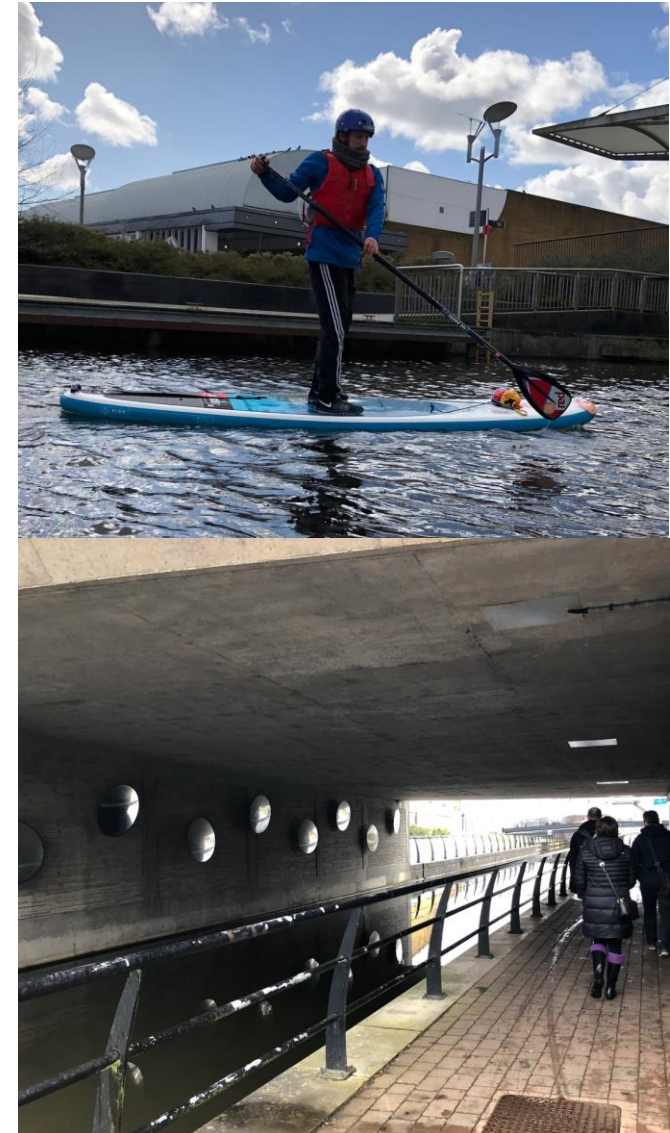
Before



After

Forth and Clyde Canal – More opportunities than constraints

- Scheduled ancient monument
 - Work require **Scheduled Monument Consent**
- **Unique town centre setting**
 - Attractive waterside setting for cafe or restaurant activity
 - Opportunities for water-based activities & events.
- **Leisure use** – water & in water activities
- **Wildlife corridor** – green space with variety of fauna & flora
- **Connecting communities** - canal towpath significant route for people travelling both locally & regionally on foot or bicycle.

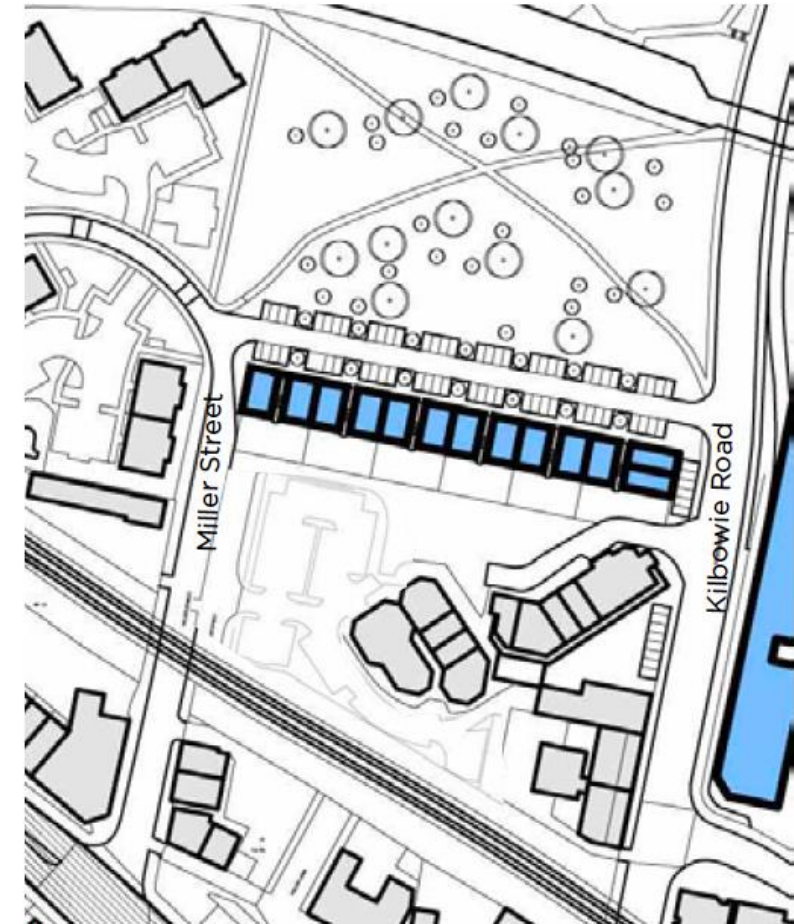


Rosebery Place

- Relocation of West Dunbartonshire Council, freeing the site
- 1.3 Ha, vacant site, **marketed for housing**
- Identified as **main housing opportunities** in Clydebank



As Existing



Illustration

Rosebery Place

Site constraints

- **Main sewer** runs under line of access road
- Maintain **right of access** to housing development.
- Miller Street Railway bridge **access point is too low** for access by fire engines, bin lorries & any delivery or removal lorries (3.2m clearance).
- **Non-adopted road**, but would need to become one
- **Unknown ground conditions** under surface car park.
- Could be **contaminated** ground requiring remedial work.



Rosebery Place

Opportunities

- New development should enhance Kilbowie Road, contribute to redefining its character as pedestrian friendly street & enhance open space along canal.
- Increasing residential population in town centre.

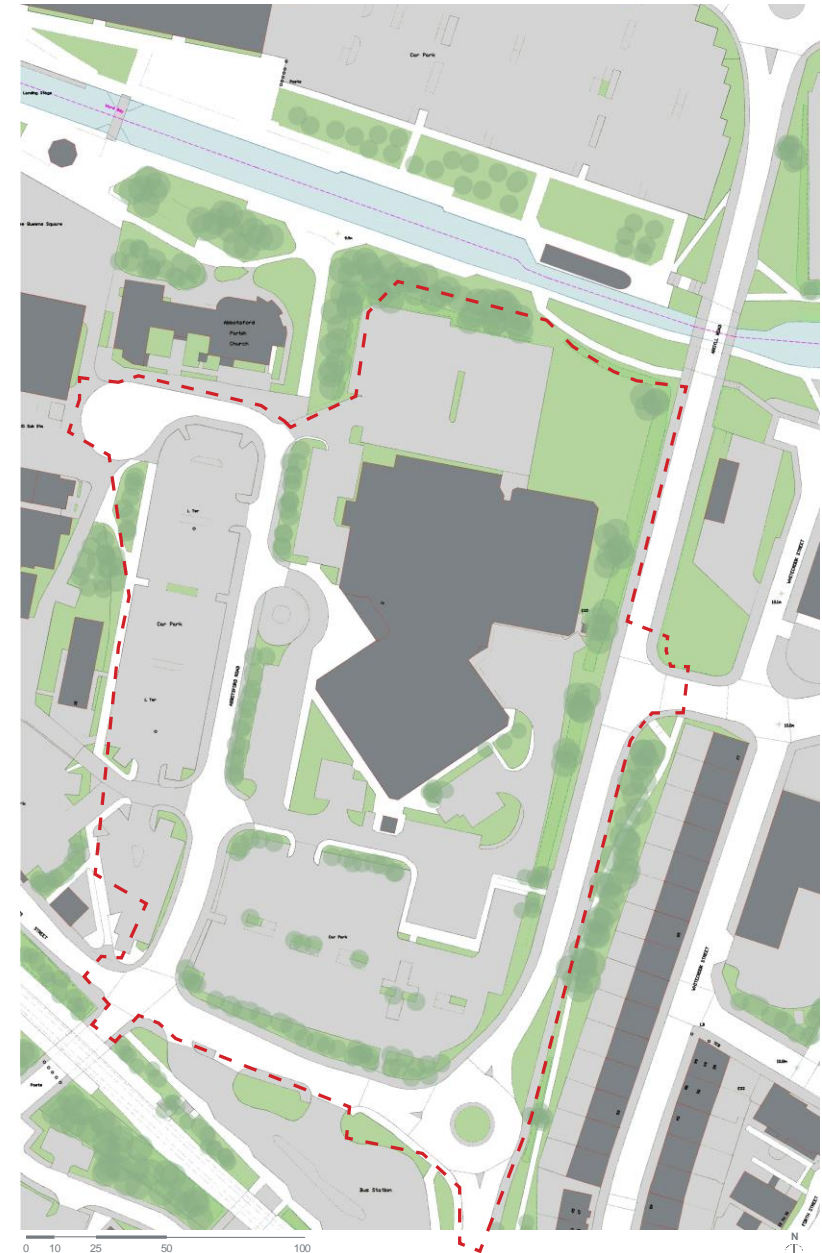


Playdrome site

Leisure centre **relocating** to Queens Quay **freeing up significant piece of land**

Opportunity

- **Largely flat site**
- **Repair fractured urban fabric** of south-eastern portion of Clydebank Town Centre
- Help contribute to **redefining quality & human scale** of Clydebank town centre
- Enhance setting for historic canal, improve visual presence & interaction with Argyll Road & repair & reinstatement of Abbotsford Road with carefully integrated urban design.



Playdrome site

Constraints (LDP2 MIR, 2017)

- **Demolition** of existing leisure centre will be required.
- Consideration for **impact on traffic & existing parking provision**
- **Railway line** to south & canal to north act as **physical boundaries**.



Playdrome site

Charrette 2015

- **Pocket park** destination on **North part**
- Rest of site should have **active frontages** that overlooks & **engage with park**
- Rest of site
 - Mixed-use residential led layout of tenemental flats creating perimeter block fronting principal streets & open spaces
 - Food and leisure outlets
 - Landmark leisure destination, perhaps with associated pavilion restaurant/cafes along park edge



Residential Development: Illustration



Commercial/Leisure Development: Illustration

Playdrome site

New proposal

- Site has been marketed & preferred bidder chosen
- Proposal based on retail park format with surface car parking
- Proposal
 - 7 retail units, food and drink outlets, pocket park leading to canal edge and realignment of Abbotsford Road, plus an additional access onto Argyll Road.
- Proposals are still being considered/developed by the preferred bidder



North Canal Bank

- Benefited from **high public realm investment**
- **Bandstand relocated** at edge of Three Queens Square

Refurbishment alone **does not attract footfall**, nor **encourage dwell time** nor **support range of events**, as intended

Site Challenges

- Dead frontages of the shopping centres
- Attracting additional footfall to the area
- Lack of green space in Clydebank
- lack of reason for people to stop & dwell in either of these public spaces.



North Canal Bank

Charrette 2015

- High quality design pavilions that can accommodate cafe, bar and restaurants that can be placed within an improved car park landscape setting.
- Provide canal frontage access to anchor units at southern end of shopping mall
- Improve the edge along the service yard and access to Kilbowie Road to enhance shop-front experience

As Existing



Suggested



Three Queens Square



- Lack of footfall and attraction
- Introduction of a food/drink unit to front onto square, breaking up dead frontage and bringing activity (LDP2 - monitoring statement)
- Charrette 2015 - creation of signature building on southern edge of square
- Reconfiguration of square should be considered in parallel with the Canalside 'Pocket Park' referred to for Playdrome Site.

- What is your experience of the town centre?
- Does the direction of change still sound like the right approach?
- Other ideas - What would you add to that direction?
- 20 minute discussion – then feedback

Drivers and Key Sites

1. More town centre living – Rosebery Place
2. More town centre activity – North Canal, Three Queens Square
3. Diversify the town centre economy – Playdome site
4. More community-led activity – Canal and Town Centre sites

Think 10-15 years in the future...change has happened

Using your groups driver of change, what might have happened to:

- Who is using the town centre and canal in 2030?
 - The range of activities and uses
 - Layouts – front, backs and interaction with canal
 - Movement, access and servicing
-
- Start by looking at the whole Town Centre (45mins) then key site (45mins)

Drivers and Key Sites

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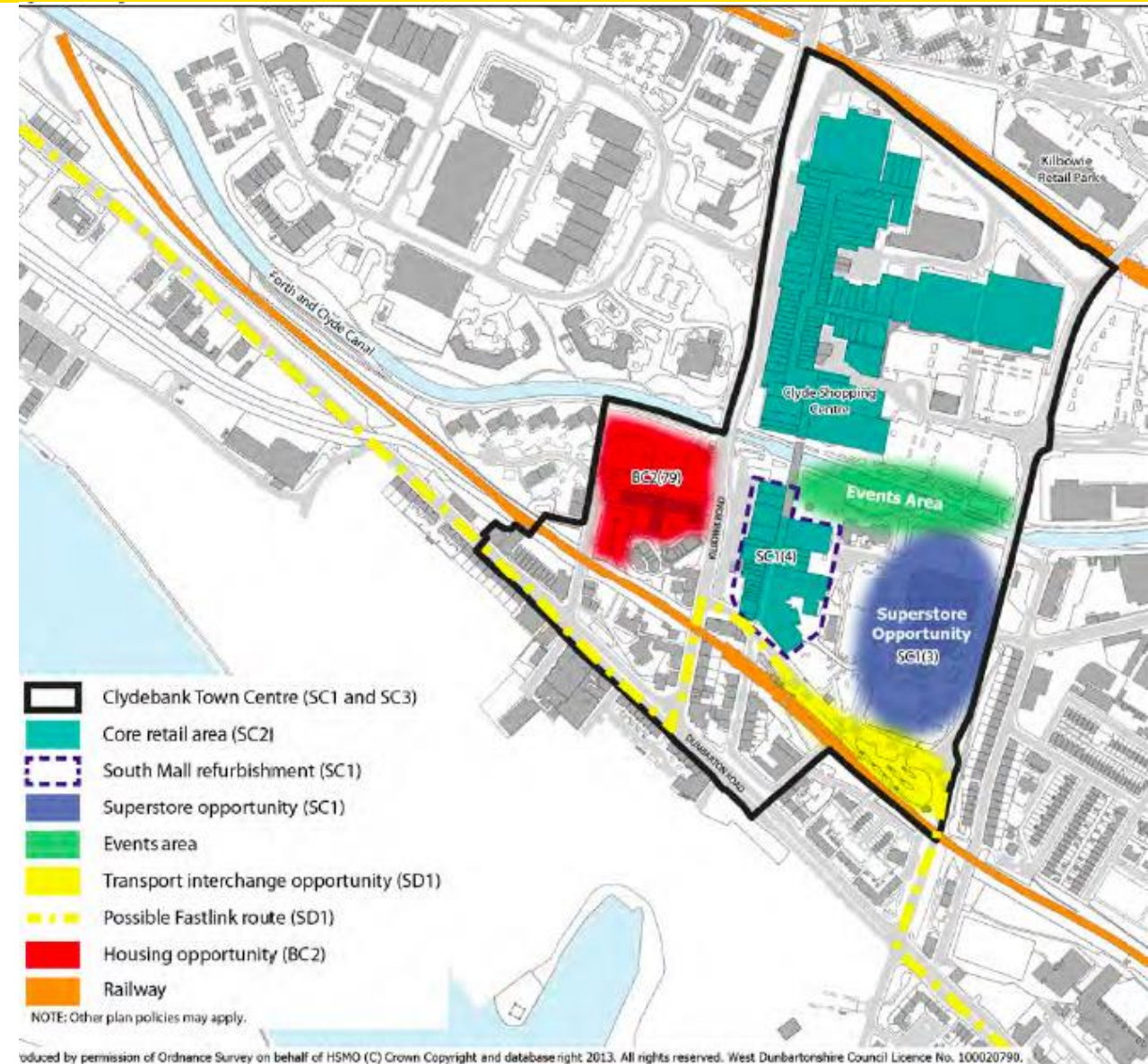
Clydeplan, Strategic Development Plan 2017

- Clydebank town centre part of **network of strategic centres**
- **Challenges to address to remain competitive**
 - Quality of retail offer
 - Quality of public realm & environment,
 - Quality of the evening/night time offer
 - Public transport facilities
 - Flood risk
- **Opportunity** for Rosebery place, Playdrome site, Three Queens Square, North Canal bank **to fulfil these**
- **Forth and Clyde canal opportunity for economic development, visitor economy, regeneration & surface water management**



Clydebank Town Centre (LDP2 MIR, 2017)

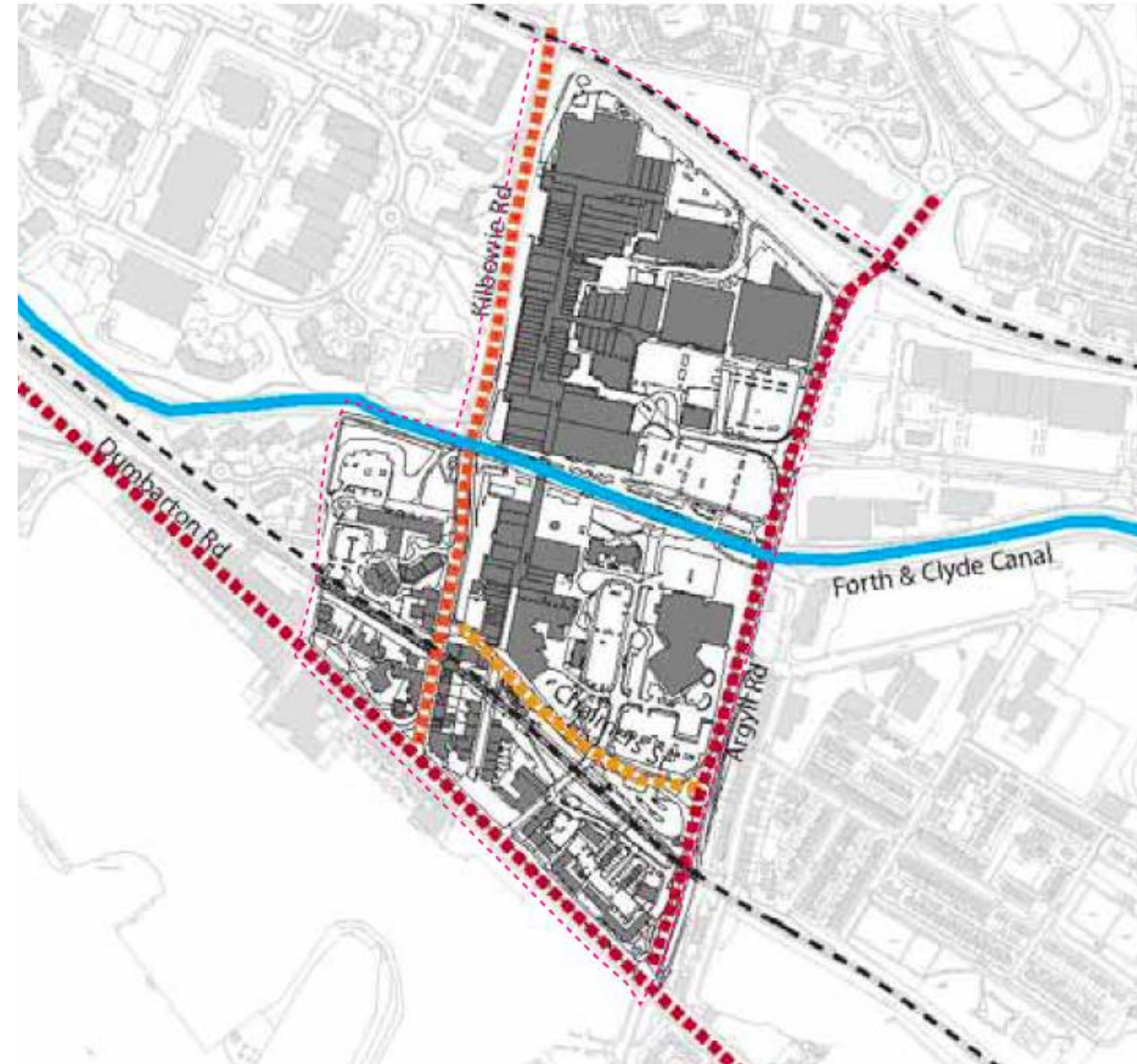
- **Important town centre** in West Dunbartonshire, largest of the 3
- Comprise **retail core** with **shopping area** divided between
 - **enclosed mall** northern part
 - **covered, unenclosed pedestrianised shopping** area southern part
- Adjoined by **large supermarket**, other **retail units**, **cinema** and **large parking area**



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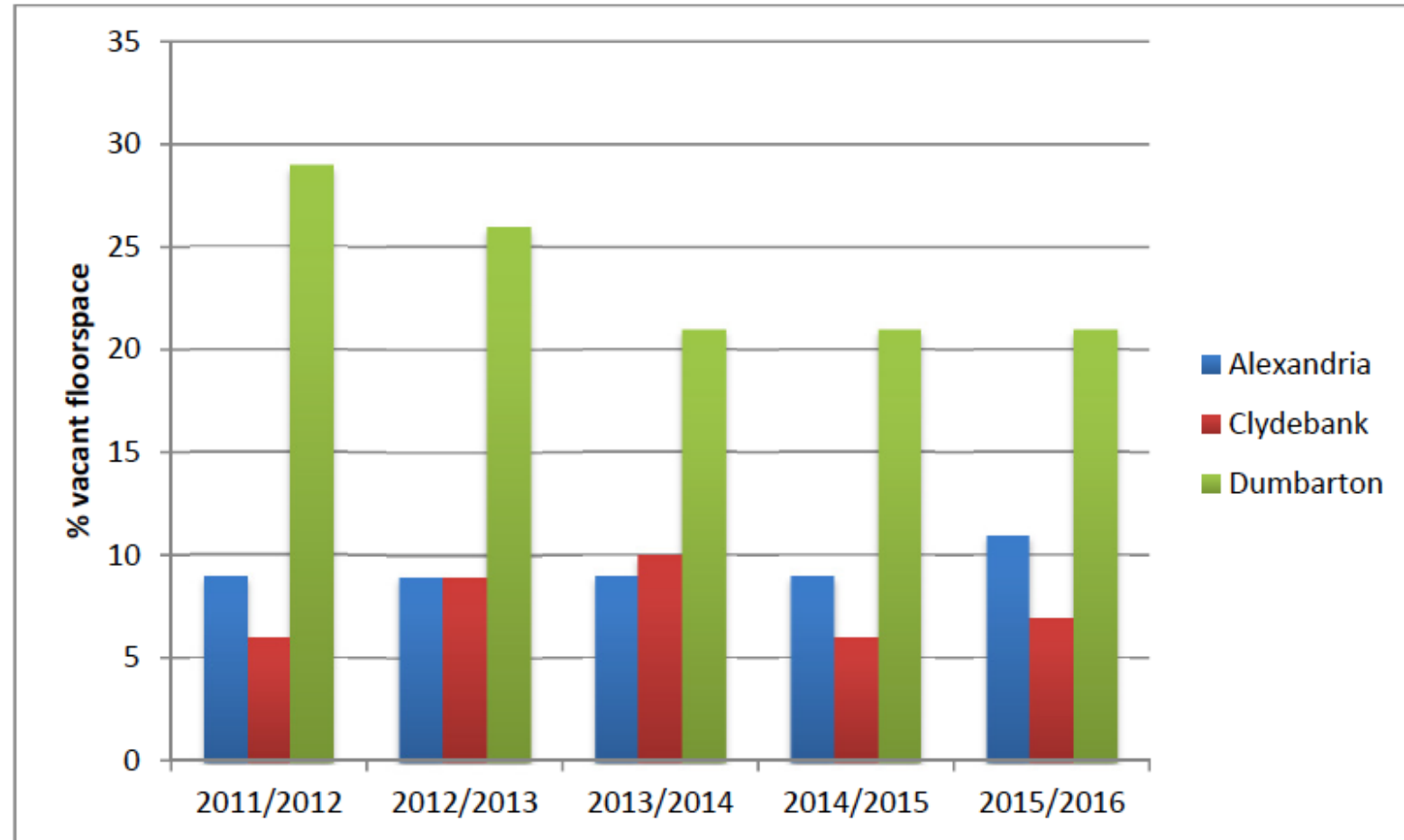
Clydebank Town Centre (LDP2 MIR, 2017)

- traditional mixed-use streets
 - commercial uses on ground floor
 - residential flats above - south of shopping mall
- Forth and Clyde Canal divides town centre
- Urban form result
Fragmented town centre

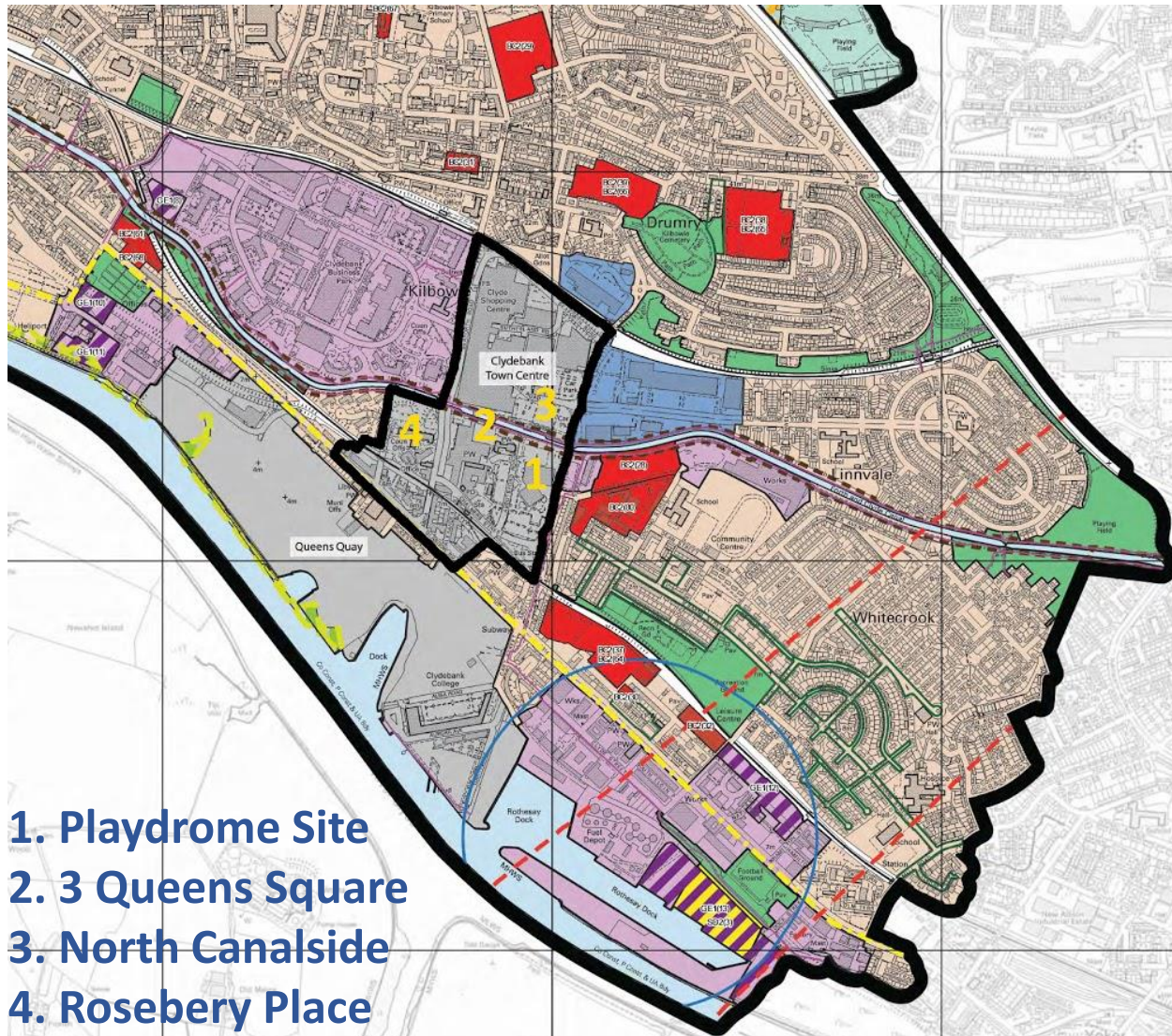


Town centre performance

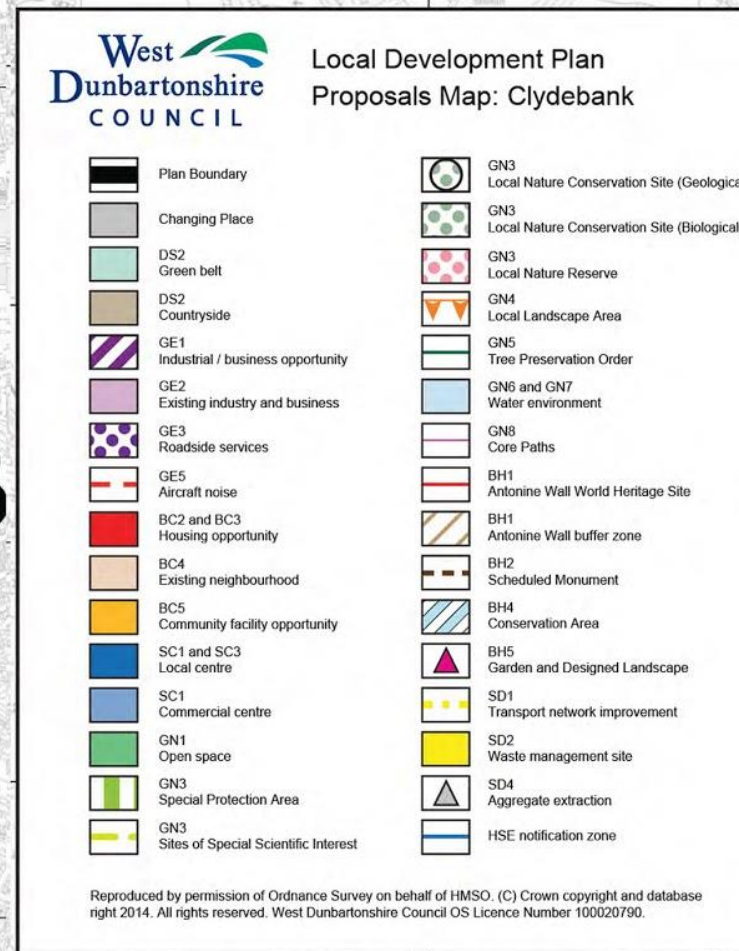
- Monitoring vacancy rate to assess town centre
- **Clydebank low vacancy rate**
 - primarily **contained** within **modern shopping mall** offering range of unit sizes.



Developments around the town centre - LDP



1. Playdrome Site
2. 3 Queens Square
3. North Canalside
4. Rosebery Place



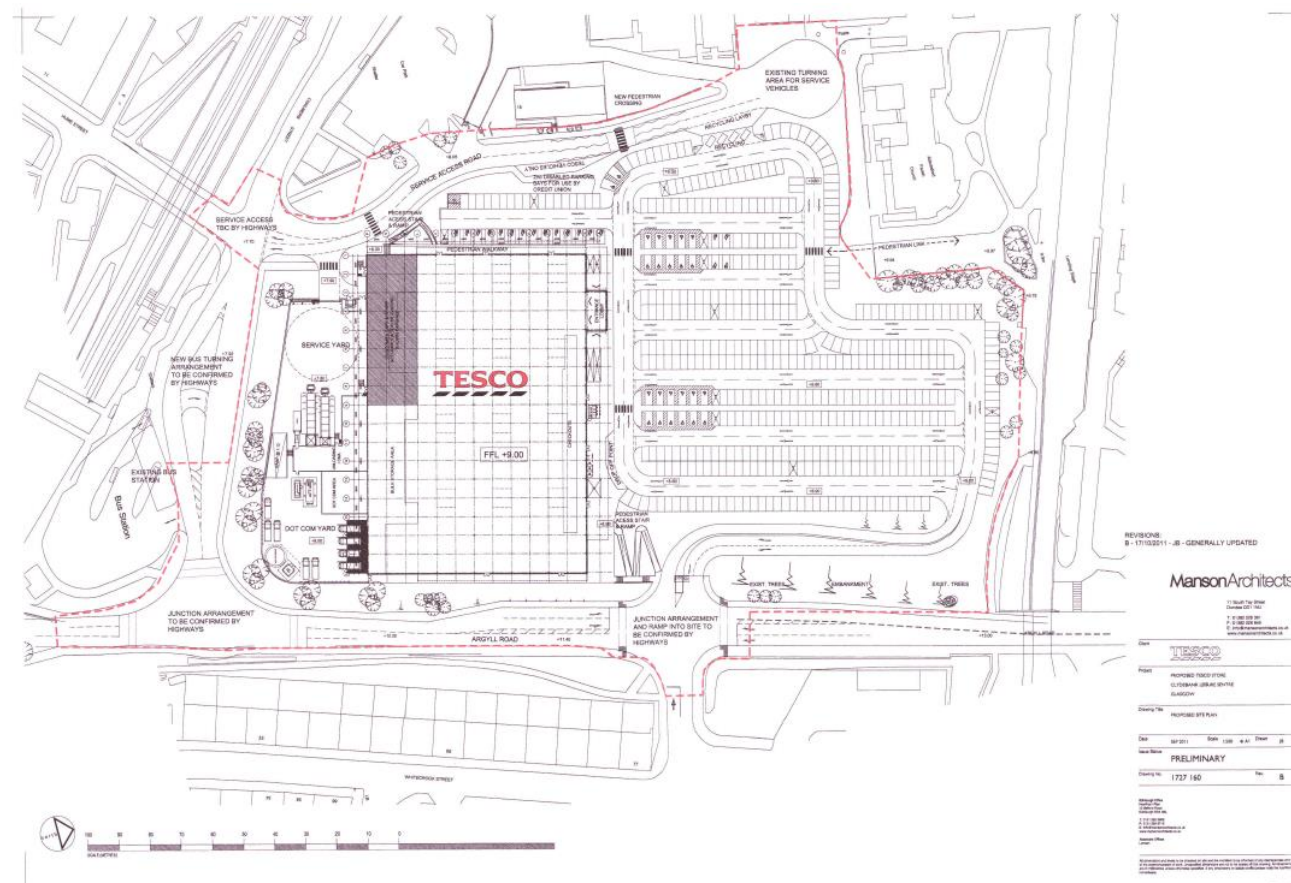
Summary of Issues highlighted in Local Development Plan 2, MIR, 2017:

- Clydebank town centre remain as a **Changing Place** but requires **updating of strategy** to reflect **charrette proposals**.
- Further consideration to reflect **how Playdrome site is identified in Plan** i.e. a mixed-use opportunity or other?
- **Clyde Crossing between Renfrew-Yoker** & its implications for Clydebank.
- Can **retail core policy** be applied less restrictively? **Allowing for evening uses** etc.
- Consideration of how Canal area around shopping centre can be better used & stimulate night time uses.

Playdrome site

Planning history

- 2004 - Outline Planning Consent for development of a Class 1 Foodstore, retail units, petrol filling station & associated car parking
- 2010 – Planning permission granted for same proposal
- 2011 – Formal screening asked part of the Town and Country Planning (Scotland) act 2006
- **No further progress**
- **Current market conditions reflect no demand for a superstore Monitoring statement, 2017**



Open Space

- **Deficit of accessible open spaces**, below average for West Dunbartonshire Council
- Open spaces **proposed** for **Queens Quay**

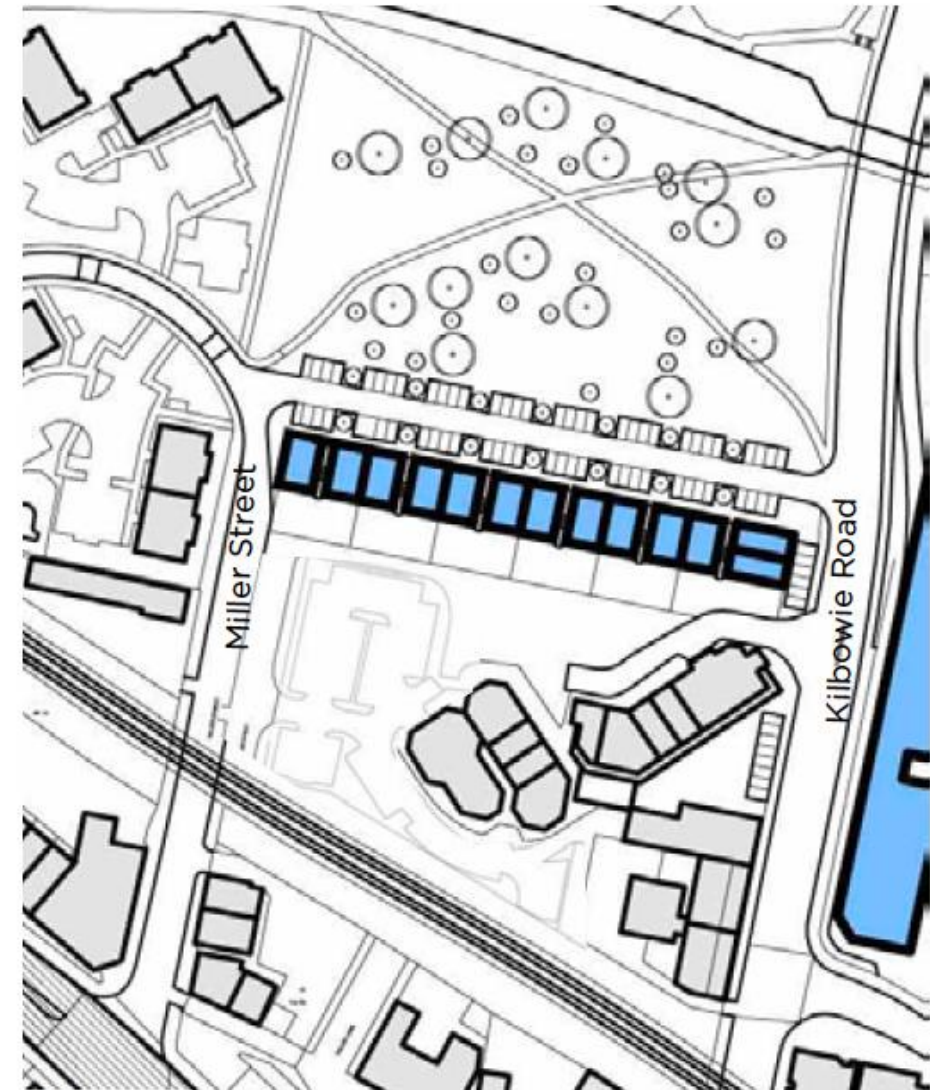
Transport and Accessibility

- High **reliance** on **public transport**
- **2 train station** serve centre - Singer & Clydebank
- Upgraded **accessibility** from **station to town centre** needed



Rosebery Place – Charrette brief

- **Preserving existing building** & retrofitting / remodelling it to accommodate flatted development
- **Demolish existing building** & erect preserving its footprint new flatted development (3 to 4 storeys) or 3 storey townhouses.
- Subject to establishing geo-technical characteristics of site, locating **landmark residential ‘pavilions’** along **northern edge** of site to obtain views of canal



Illustration

How often do you visit Clydebank

- around 48% of the 443 Clydebank residents visits their town centre 2 to 3 times a week - higher than average of West Dunbartonshire

How often would you visit your local town centre?

	Dumbarton	Clydebank	Alexandria	West Dunbartonshire
Daily	12%	8%	16%	12%
2-3 times a week	27%	48%	45%	41%
Once a week	33%	22%	23%	25%
2-3 times a month	20%	12%	9%	14%
Once a month	6%	6%	0%	4%
Less than once a month	2%	4%	7%	4%
Never	0%	Under 1%	Under 1%	Under 1%

How important do you think it is to have a vibrant town centre?

	Dumbarton	Clydebank	Alexandria	West Dunbartonshire
Very important	74%	67%	78%	72%
Quite important	25%	30%	21%	26%
Not very important	1%	1%	2%	1%
Not important at all	0%	0%	0%	0%
Don't know	0%	2%	0%	1%

Satisfaction with amenities in town centre

- In Clydebank, higher satisfaction with following amenities & facilities as demonstrated by table.
- This survey was conducted ahead of moving Leisure Facilities to Queens Quay, therefore, statistic on “Leisure facilities” may have changed.

Type of amenities and facilities	respondents stating “very satisfied” or “quite satisfied”
Banks	89%
Pharmacy, Health facilities	78%
Leisure facilities	70%
Cafe and restaurant	68%
Libraries, museum, art galleries	67%
Local Government and civic uses	58%
Charity shops	51%
Green open spaces	49%
The range of shops	44%
The quality of shops	42%
“Pound shops”	41%
Fast food outlets	40%
Pubs	26%
Betting office	12%
Pay lenders and pawn brokers	7%

Important uses for creating a vibrant town centre

Type of facilities and amenities	Clydebank sample of 443 people
1 - Wide range of shops	76%
2 - Good Quality shops	72%
3 - Banks	60%
4 - Pharmacy/ Health facilities	60%
5 - Libraries/ museums/ art galleries	46%
6 - Leisure facilities (cinema, etc.)	46%
7 - Green open space	41%
8 - Cafe and restaurant	30%
9 - Local Government and civic uses	25%
10 - Fast Food outlets	10%
11 - "Pound shops"	9%
12 - Charity shops	4%
13 - Pubs	2%
14 - Pay lenders and pawn brokers	1%
15 - Betting office	1%

Citizen panel survey from Payday Lending and Betting Offices Premises