
Report To:	Environment and Regeneration Committee	Date:	25 October 2018
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	ENV042/18/SJ
Contact Officer:	Alan Williamson	Contact No:	01475 712491
Subject:	Clune Park Masterplan		

1.0 PURPOSE

- 1.1 The purpose of this report is to seek approval of the proposals for the Clune Park area set out in the Clune Park Masterplan

2.0 SUMMARY

- 2.1 Hypostyle Architects were commissioned by the Council and River Clyde Homes to prepare a masterplan for the Clune Park area of Port Glasgow. The masterplan has been prepared and includes as its focus the redevelopment of the tenemental area to the north of Robert Street for a mix of 80 new build houses and flats, based on the current street pattern. Proposals are also made for other sites in and around Clune Park in order to improve the overall appearance and amenity of the area.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee approve the proposals for the future development of the Clune Park area set out in the Clune Park Masterplan and attached as Appendix 1 as the vision for the redevelopment of this area, and that the Council engage with its partners, including River Clyde Homes and the Scottish Government, with a view to exploring delivery.

Scott Allan
Corporate Director
Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 The Clune Park area is identified as a priority for regeneration in the Council's Local Housing Strategy, Strategic Housing Investment Plan and Local Development Plan. As an outcome of discussions with Scottish Government officials, it was agreed that the Council would prepare a masterplan for the future regeneration of the area. River Clyde Homes, as a strategic housing partner of the Council, and a registered social landlord with housing stock in the Clune Park area, agreed to partner the Council in the commissioning of the masterplan.

5.0 CLUNE PARK MASTERPLAN

- 5.1 Following a competitive tender, Hypostyle Architects were appointed in November 2017 to prepare a masterplan for the Clune Park area. Hypostyle's process for preparing the masterplan has involved a baseline consultation event in the Clune Park Resource centre in February 2018, an exhibition of initial proposals in the Clune Park Resource Centre and Port Glasgow library in May 2018, an all members briefing in June 2018, and a series of meetings with the client team consisting of officials from the Council, River Clyde Homes and the Scottish Government.
- 5.2 The initial stage of Hypostyle's commission was to undertake a desktop review of previous reports covering the Clune Park area, particularly the ODS Housing Options Study from June 2006 and the Housing Condition and Social Survey from 2011. Hypostyle's recommendation were that the new build options from the ODS study be reviewed in the context of current housing needs, local housing providers, tenure balance and current funding routes.
- 5.3 Hypostyle then proceeded to develop a masterplan for the area based on the area north of Robert Street being cleared following demolition. This process involved the exploration of options including bringing some or all of the underused Glasgow Road to the north of Clune Park into the development area and the removal of the roundabout at the western edge of the site and its replacement with a new road layout. The study also looked at the wider area around Clune Park to see where enhancements could be made.
- 5.4 The masterplan's final proposals are included for approval as Appendix 1. The key proposals are listed below:

North of Robert Street – the development of the current tenemental area for 35 houses/townhouses and 45 flats, 80 units in total. The existing street layout would remain with development fronting onto Robert Street and terraced development down one side of each of Bruce Street, Wallace Street, Clune Park Street and Maxwell Street.

Clune Park school – the masterplan recommends the retention and reuse of this building is explored, particularly its façade onto Robert Street, with the area behind developed for a mix of community, workspace and residential uses. It is suggested that an energy centre could be integrated into the area immediately behind the retained façade, which would power the new and possibly existing properties.

Clune Park church - the masterplan recommends the retention and reuse of this building is explored. The church has potential for community use, with the land to the rear for residential development.

Entrance area – proposals are presented for a mix of flats and houses fronting onto Ashgrove Lane and Clune Brae at the western entrance to the site.

Clune Brae – proposals are presented to: reduce speeding, improve and create pedestrian crossing points; improve bus infrastructure; and formalise on street parking arrangements. Two opportunities for residential or commercial development are identified on gap sites on Clune Brae.

Garage site – the masterplan recommends aesthetic improvements at the western entrance to Clune Park so to improve the overall appearance of the area. The garage site is recognised

as having possible long term redevelopment potential.

Newark Street – possible development opportunities are identified in the Newark Street area.

- 5.5 Whilst the comprehensive nature of the masterplan is welcomed, the Council's focus is the redevelopment of the tenemental area to the north of Robert Street. The masterplan provides a vision for the redevelopment of this area, with which the Council can engage with its partners, including River Clyde Homes and the Scottish Government, with a view to exploring delivery.

6.0 IMPLICATIONS

Finance

- 6.1 There are no financial implications arising from this report.

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

Legal

- 6.2 There are no legal implications arising from this report.

Human Resources

- 6.3 There are no personnel issues arising from this report.

Equalities

- 6.4 There are no equalities issues arising from this report.

Repopulation

- 6.5 The implementation of the proposals set out in the masterplan would result in the creation of an attractive residential environment in a

7.0 CONSULTATIONS

- 7.1 The Clune Park masterplan has been prepared in consultation with River Clyde Homes and the Scottish Government.

8.0 LIST OF BACKGROUND PAPERS

- 8.1 Clune Park Regeneration Report (September 2018) – full report

Appendix 1: Clune Park masterplan final proposal

EXECUTIVE SUMMARY 2.0

The Masterplan brings forward proposals for the re-generation of the Clune Park area of Port Glasgow. The main focus and driver for the re-generation will be the re-development of the existing tenement housing blocks bounded by and to the North of Robert Street, including Caledonia Street, Bruce Street, Wallace Street, Clune Park Street and Maxwell Street.

The condition of existing housing stock in the Robert Street area and its wider visual impact on Port Glasgow makes Clune Park a priority for re-generation.

The masterplan has been prepared to harness the potential of the site and act as a guide for both immediate and future development.

The masterplan will also inform and direct the activity of housing providers and their efforts to attract investment.

Community and stakeholder engagement has formed an important part of the masterplan process. Local people have been informed of the masterplan as it developed and their feedback recorded. Similarly, Inverclyde Council departments, local housing providers and private developers have been given the opportunity to comment on the proposals.

In summary the masterplan proposes the creation of approximately 88 new homes within the Robert St. area. A mix of housing is envisaged from cottage flats through to larger family houses to promote a sustainable varied community profile.

The masterplan seeks to integrate the proposed new-build housing with the wider area and to increase the potential of adjoining sites. Proposals have been incorporated to upgrade the current streetscape, the public park and to also improve pedestrian links to the shopping area to the West of Clune Brae and Port Glasgow itself.

Proposals have also been incorporated for a community energy solution to meet the combined heat and power requirements for the new housing. In order to provide a sustainable use for the retention of the listed former Clune Park Primary school it is proposed that the front-piece becomes an 'Energy Centre'. This would have the potential to prime the further re-development of the current resource centre and by extension the sites immediately adjacent and currently in private ownership. The Energy Centre should be made capable of extension to serve existing housing stock. The existing natural environment could provide innovative solutions to current and future low carbon fuel provision.

The masterplan identifies further interventions and development sites that have the potential to contribute in tandem with the overall re-generation of the Clune Park area.

The overall view of the masterplan is included in the page opposite. Full details of the masterplan are to be found in chapter 11, **Final Proposals**.

FINAL MASTERPLAN _ EXECUTIVE SUMMARY

Pedestrian link to Town Centre and Crossing Improvements.
Controlled pedestrian crossings to Clune Brae subject to a safety audit. New landscaping and lighting to improve the key pedestrian access to the Town Centre.

Ashgrove Lane
Existing historic street reinstated as pedestrian and cycle link between Clune Park and Bouverie Brae. This is to act as main pedestrian access to Clune Park, and entrance to neighbourhood.

Aesthetic Improvements
Industrial / Commercial sites retained with investment into aesthetic improvements to visible face of area.
Future potential for redevelopment.

Public Park Investment
Continued investment in public park including Toll Boys memorial.

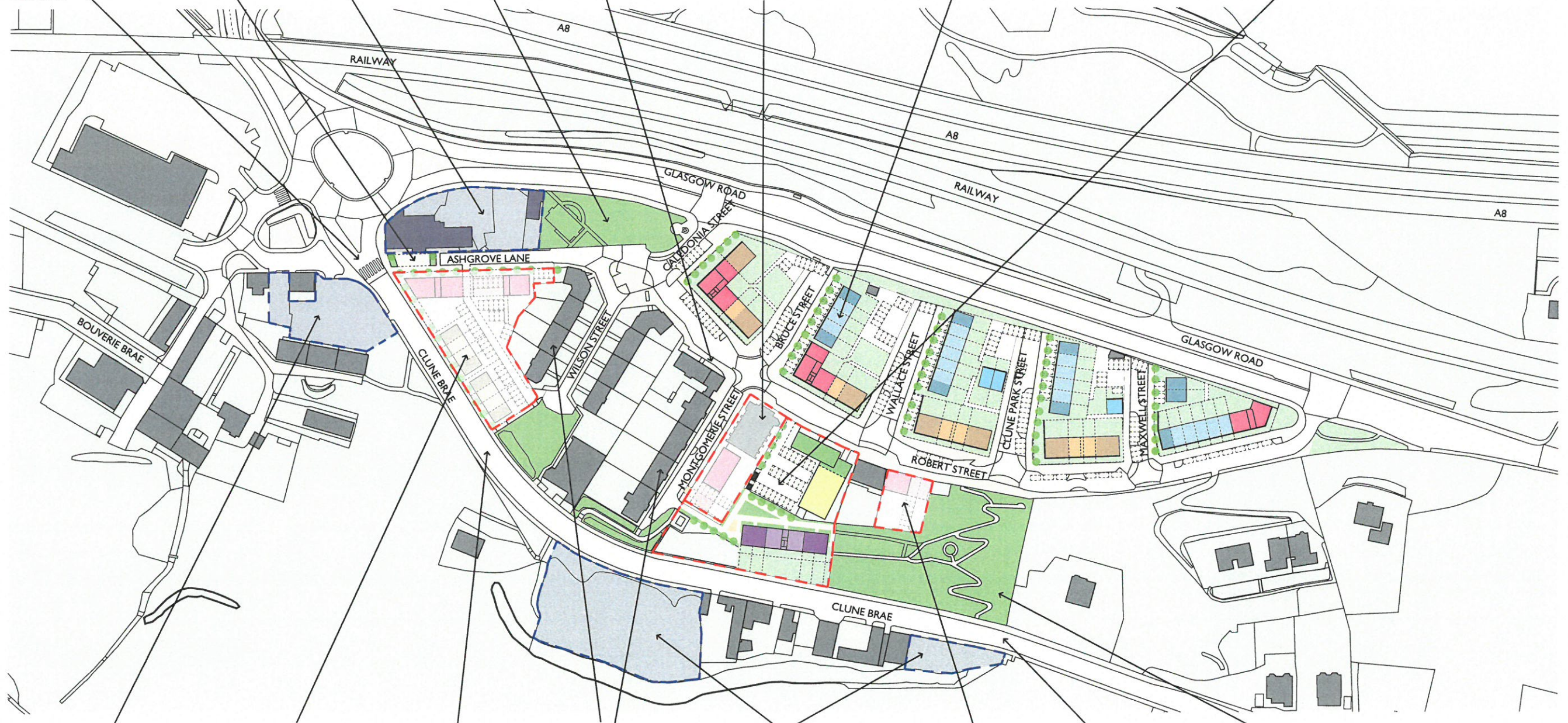
Public Realm Investment
Landscaping and public realm improvements to Robert Street and outside Shops.

Clune Park Church
Potential Development Opportunity with variety of uses. Potential for residential units along with co-working spaces, offices, or community use in B-Listed church once retention and re-use investigated.
8 flats, 400-800m2 commercial/retail

Core Housing Redevelopment
New housing to North of Robert Street to provide accommodation suitable to modern needs and standards. The overall layout still retains the historic 'radial' pattern of streets.
35 Houses and 45 Flats & Cottage flats.

L-shaped layout emphasises radial street pattern, with 3-storey townhouses and flats to Robert Street. 2-storey houses to other streets. Parking courts and private gardens to rear.

Clune Park School Site
Development Opportunity with variety of uses. Potential for residential units along with co-working spaces, offices, or community use in B-Listed church and school buildings once retention and re-use investigated.
8 flats, 500m2 community 350-700m2 commercial/retail



Newark Street Development Opportunity
2 vacant sites outwith study area, which have potential for redevelopment as residential and commercial/retail. New buildings should aim to pick up the new building line of Ashgrove Lane / Newark Street.

Ashgrove Lane Development Opportunity
Create new face to neighbourhood with new housing to Clune Brae and flats to Ashgrove Lane. Vehicle access from rear to avoid disruption to Clune Brae. Development enhances Ashgrove Lane as key entrance into area.
8 Townhouses and 12 Flats

Speed control and improved crossing points
Vehicle speed on Clune Brae reduced by narrowing to standard road widths.

Existing Property Investment
Continued investment to improve existing Riverclyde Homes properties throughout neighbourhood.

Commercial / Industrial Opportunities
Vacant land, accessible from Clune Brae provides opportunities for redevelopment as commercial or industrial sites.

Robert Street Development Opportunity
Possible residential development with option for ground floor retail / commercial unit.
6 or 7 flatted dwellings.

Clune Brae Improvements
Pedestrian crossing points introduced at links from Robert Street. Existing on-street parking formalised. Can be achieved with painted lines and stand-alone planters, or preferably hard landscaping.

Park improvements and link to Clune Brae
Park re-opened with improvements and potential new pedestrian link to Clune Brae and Upper Port Glasgow beyond.

FINAL PROPOSAL _ SITES

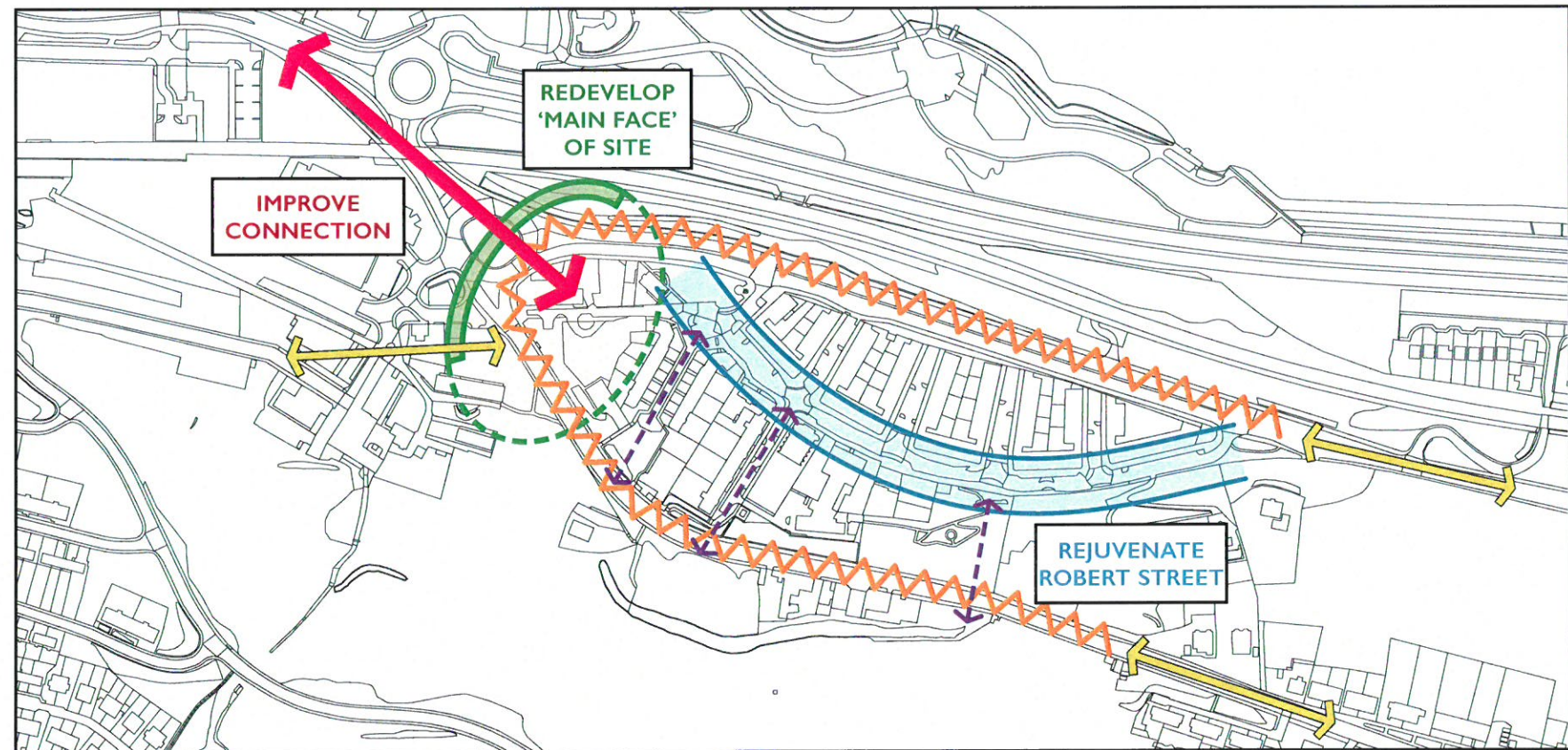
To enable a focus on delivery, the scope of the masterplan has been focused into the core area of Clune Park, focussed around rejuvenating the Robert Street area, bounded by Clune Brae and Glasgow Road. Within this area, two key sites for redevelopment have been highlighted: The land to the North of Robert Street, and the land associated with Clune Park School. These are marked in blue in the adjacent drawing.

As well as these two main sites, smaller sites at Ashgrove Lane, Clune Park Church, and Robert Street (South) have been highlighted as potential areas for future development. Initial designs and potential dwelling numbers are shown. These are marked in orange in the adjacent drawing.

Several additional areas have been identified as potential opportunities for future development. Although outside the scope and boundaries of this masterplan, if appropriately redeveloped in the future, these sites would help contribute to the main aims of the masterplan. These areas are identified in the adjacent drawing highlighted in red.

Landscaping and park improvements (marked yellow and green respectively) are included to improve both the streetscape of Robert Street, and also improve connections both to and across Clune Brae at both the North and South of the site.

In addition to these areas of redevelopment, investment into improving the existing buildings that remain on site is key to regeneration of the area. Dwellings owned by local housing associations are to be invested in, and those under private ownership will likely improve in value as the area as a whole is regenerated and improved.



MASTERPLAN _ FINAL PROPOSAL

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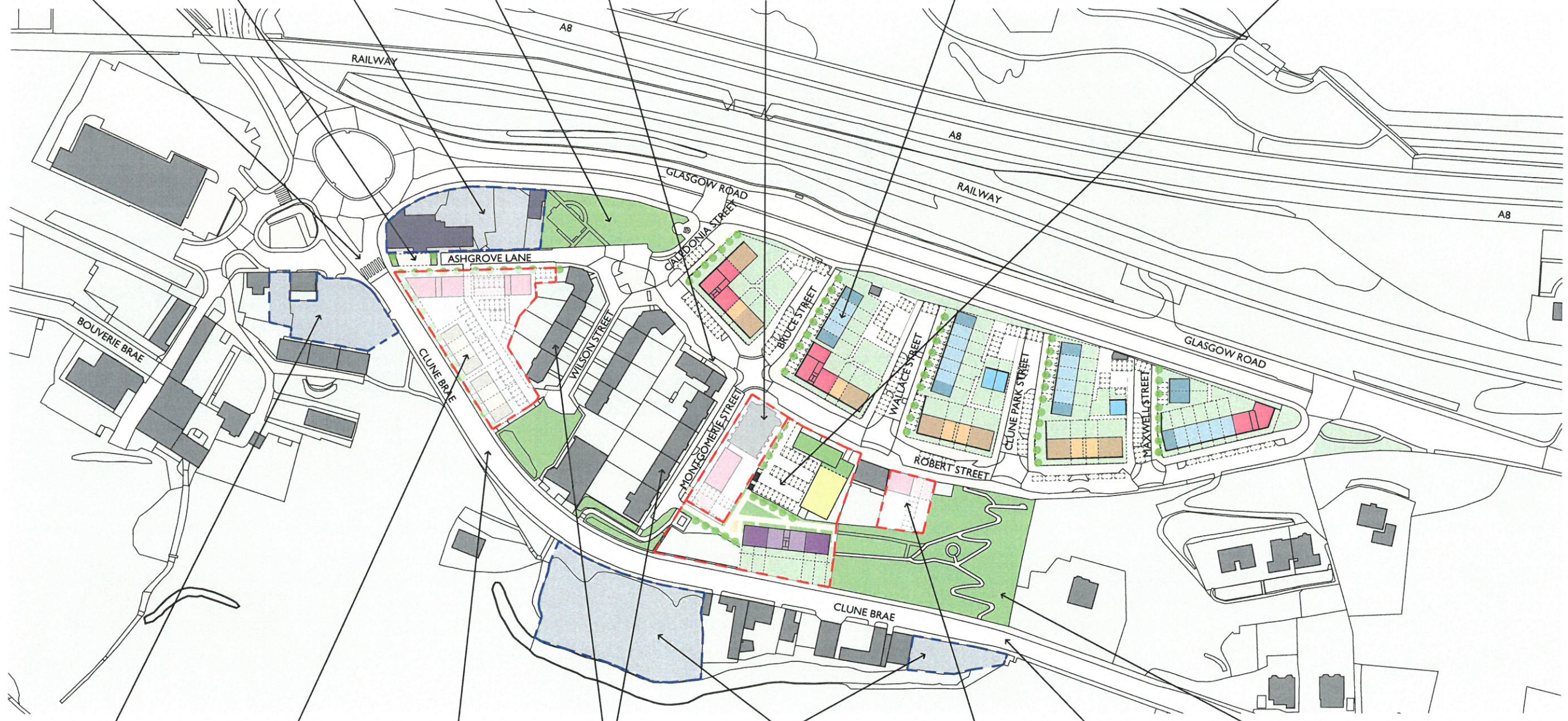
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2 vacant sites outwith study area, which have potential for redevelopment as residential and commercial/retail. New buildings should aim to pick up the new building line of Ashgrove Lane / Newark Street.

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8 Townhouses and 12 Flats

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Existing Property Investment
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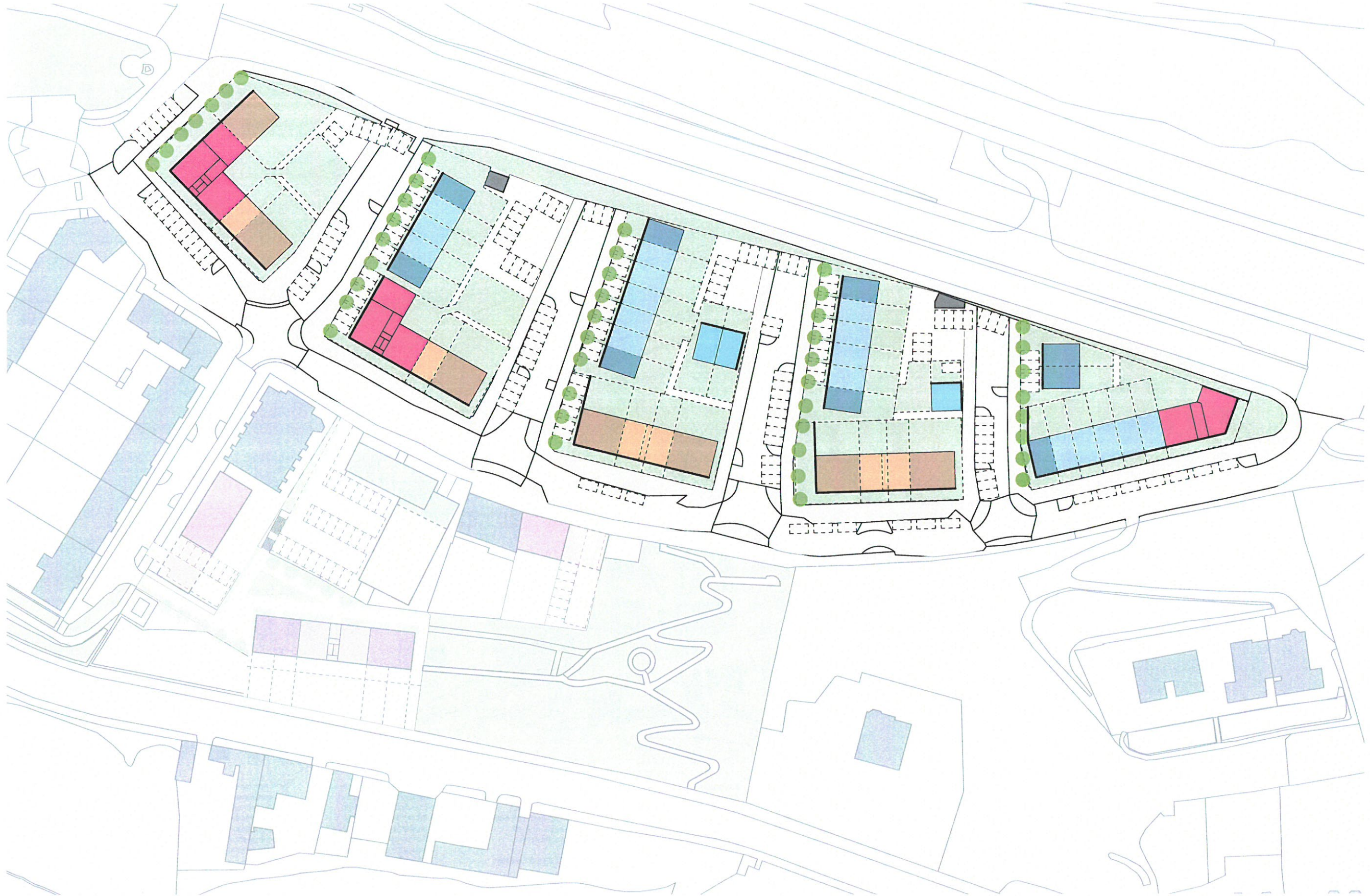
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FINAL PROPOSAL _ MAIN AREA



LAYOUT

3 storey blocks facing Robert Street and the 'book-ends' of the site. These are formed of close access corner blocks forming 9 flats each, cottage flats to the ends of blocks and townhouses mid-terrace.

The secondary streets of Bruce St, Wallace St, Clune Park St and Maxwell St form avenues with 2 storey terrace houses to the Eastern side, mews housing and parking areas to the West of each avenue. The terraced housing forms the other arm of the L-shaped block. These provide passive surveillance to the parking areas.

HOUSING MIX

This layout provides a greater proportion of small dwellings, either 1 or 2 bedroom, while maintaining the front door access that is popular with potential residents.

The mixture of dwelling types allows a diverse mix of residents in the area which helps maintain a balance within the community. Family orientated dwellings are concentrated to the secondary avenues, which have no through traffic, providing safer outside spaces for children.

URBAN CHARACTER

The gardens facing Robert Street are 3m in depth to maintain a more urban form while introducing greenery to the primary street. 3 storey buildings facing Robert Street maintain the urban scale of this primary street. These measures together differentiate the primary street from the secondary streets.

The secondary streets are lined with trees and deeper 6m gardens to the eastern side, in front of the domestic scaled properties. The western side is formed of the parking areas and private gardens which form the rear of each block.

DWELLING NUMBERS

29 Houses + 6 Townhouses

Total houses: 35 units

24 Flats + 21 Cottage Flats

Total Flats: 45 Units

Overall: 80 units

FINAL PROPOSAL _ SCHOOL SITE

SCHOOL & CHURCH SITES

Both the school and church buildings are B-Listed and have the potential to make a great contribution to the streetscape and appeal of the area. At present, both are in need of refurbishment. The sites are currently in separate ownership.

Located at the heart of the neighbourhood, these sites provide the perfect location for community facilities and could act as a focus for the area. The introduction of a form of district heating is anticipated for a neighbourhood of this size. This central site could be an ideal location of an energy centre associated with a new district heating network.

These sites could be re-developed as either individual sites, or combined into a larger site.



CLUNE PARK SCHOOL SITE

The front of the school building could be adapted for community use, with the area to the rear being used as a CHP energy centre for the neighbourhood, or other commercial/retail use.

As much of the existing fabric to the rear is in poor condition and not of much architectural value, this could be partially demolished to allow for re-development, with the attractive front of the school retained and restored.

Once cleared, the rear of the site can be used for residential development, with access either from Montgomery Street or from Robert Street. The layout can be adaptable, with a mixture of flatted units and main door housing. This example shows 2 storey flats and cottage flats occupying the plateau to the rear of the site.

DWELLING NUMBERS

Community: 500m²
Commercial/retail: 350-700m²
Flatted dwellings: 8 units



ADDITIONAL SITES _ **FINAL PROPOSAL**

The following sites have been highlighted as potential areas for future development. Initial designs and potential dwelling numbers are shown.

FINAL PROPOSAL _ ENTRANCE AREA

DESIGN

Formed from currently vacant sites 11 & 12, the location of this site on the corner of Ashgrove Lane and Clune Brae makes it one of the most prominent and visible areas of the neighbourhood. With the addition of improved pedestrian crossings, the site also becomes a key link in pedestrian movement.

Potential future developments at the garage opposite and gaps sites at Newark Street could link in to this site and enhance the entrance area.

LAYOUT

Based on restoring the prominence of Ashgrove Lane as a pedestrian link between Clune Park and Newark Street, 3 or 4 storey flatted units have been positioned to the South of Ashgrove Lane. Houses or townhouses face onto Clune Brae, giving a new frontage to the Clune Park area. Vehicle access to all dwellings is via a new route linking Ashgrove Lane to Wilson Street.

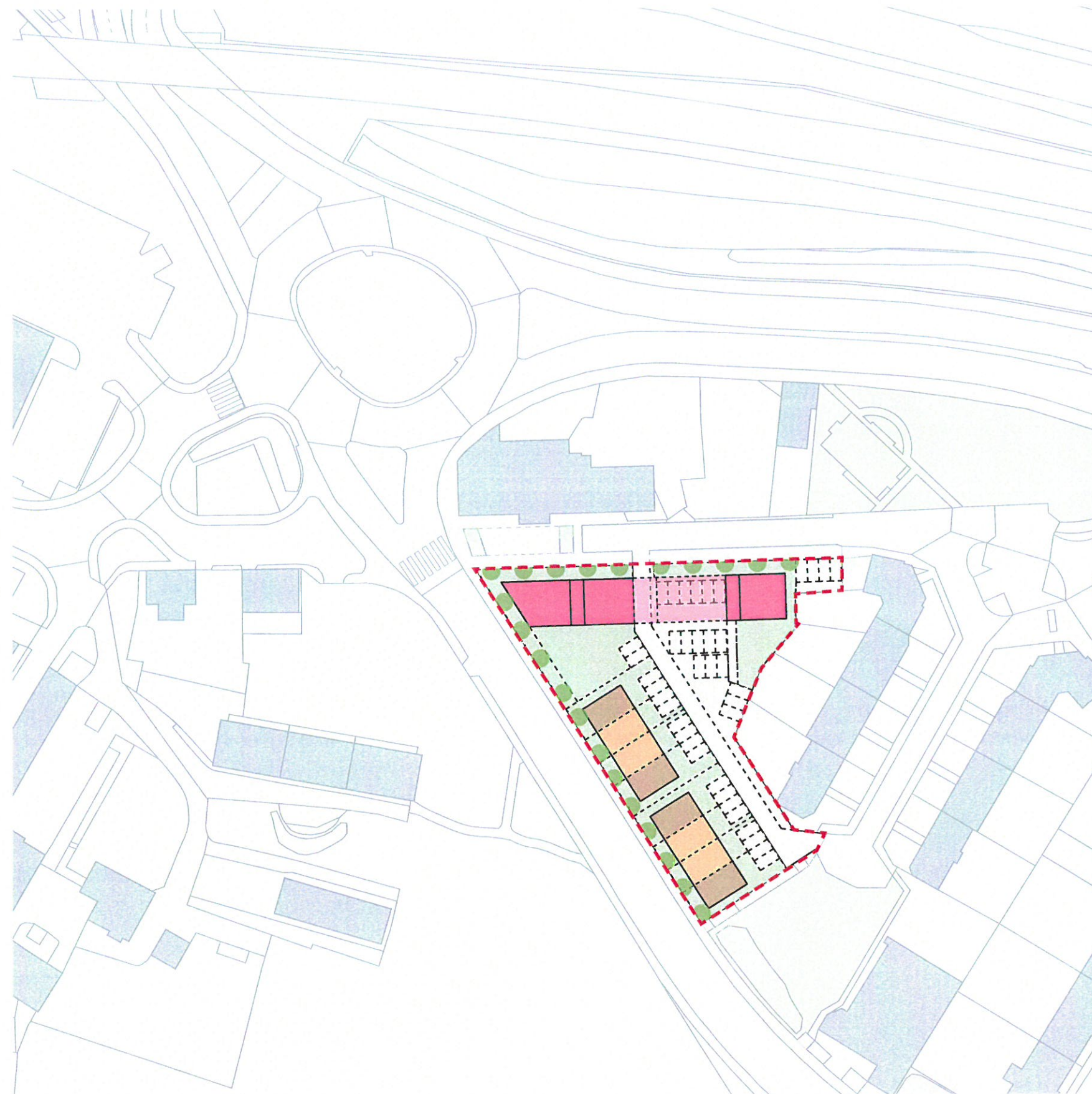
The lower storey of the flats has potential as small retail units depending on market values and future footfall.

DWELLING NUMBERS

Total houses: 8 units

Flatted dwellings: 12 units

Overall: 20 units



ROBERT STREET SOUTH SITES _ FINAL PROPOSAL

CLUNE PARK CHURCH SITE

The existing church building could be adapted for a variety of uses such as community or commercial use. The large plot of land to the rear of the church could be developed as flats accessible from Montgomerie Street.

As this site is currently in private ownership it will not be costed as part of this report. Future redevelopment of this site, either private or public, would bring many benefits to the neighbourhood.

DWELLING NUMBERS

Commercial/retail/community: 400-800m²

Flatted dwellings: 8 units



ROBERT STREET GAP SITE

This gap site on Robert Street could be redeveloped for residential use. Any future development should maintain the street edge and urban form created by the properties at 18 Robert Street, such as a 3 or 4 storey tenement style development. There is also potential for the ground floor to be utilised as a retail or commercial unit.

DWELLING NUMBERS

Flatted dwellings: 6 / 7 units

FINAL PROPOSAL _ ADDITIONAL OPPORTUNITIES

CLUNE BRAE

Efforts should be made to control vehicle speed along Clune Brae and to increase use by pedestrians, cycles and other alternative means of transport. Future development should be done with input from Transport Planning to ensure that the A761 remains fully operational for all necessary vehicle uses.

Reduce vehicle speed back to 30mph or lower.

Improve & create pedestrian crossing points to allow better connections for people on foot, subject to safety audit.

Improve public transport infrastructure. Create bus halts off the main carriageway to reduce temporary blockages.

Formalise on-street parking arrangements to avoid traffic disruption, while introducing greenery.



ADDITIONAL OPPORTUNITIES _ FINAL PROPOSAL

GARAGE SITE

Due to its location at the entrance to the neighbourhood, any improvements to this site would have great effects for the area.

Alterations should work with the site to the South of Ashgrove Lane to help re-define this route as the main pedestrian access to the area.

Aesthetic improvements to the high boundary wall facing the roundabout could help introduce character and identity to the area.

CLUNE BRAE SITES

Two areas of flat land to the South of Clune Brae offer potential sites for future development that would inform and improve the Clune Park area.

These could be suitable for a variety of uses, with both commercial and residential sites adjacent.

NEWARK STREET SITES

To the West of Clune Brae are two vacant sites.

Any future development here should aim to link in with the site at Ashgrove Lane and adopt the building line created by the existing buildings at Newark Street.

These sites could offer additional access and parking options to the existing flats at Kilmory Terrace that currently suffer from access issues.

