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| Report To: | Environment and Regeneration Committee | Date: | 2nd May 2013 |
| Report By: | Head of Environmental and Commercial Services | Report No: | ERC/ENV/IM/13.158 |
| Contact Officer: | Willie Rennie | Contact No: | 714761 |
| Subject: | Birkmyre Park, Port Glasgow, Improvement Project | | |

1.0 PURPOSE

- 1.1 The purpose of this report is to provide an update on progress on the proposed improvement works to the ex bowling green site within Birkmyre Park, Port Glasgow.

2.0 SUMMARY

- 2.1 The Birkmyre Park project relates to the ex-bowling green site which has been in a dilapidated condition for a number of years. In April 2012 a landscape architect was commissioned to undertake an initial feasibility study of the wider park environs and thereafter to produce outline design proposals for the ex bowling green site. A draft concept design report was produced in early November 2012.
- 2.2 Following feedback from the Port Glasgow West Community Council, a second, alternative concept design was drafted in order to give local residents more of a choice as regards the type of options available. The designs are as represented in appendices 1 and 2.
- 2.3 With the assistance of the Community Council, public consultation was entered into as regards the two potential landscape proposals. The consultation period closed on 17th March 2013, feedback from the public and Community Council favoured the more traditional of the two landscape designs under consideration – as represented in appendix 2. There was also strong support for the inclusion of a play area as part of the project.
- 2.4 In the circumstances it is proposed to develop the favoured option to the detailed design and costing stage and thereafter to submit a Planning Application.

3.0 RECOMMENDATIONS

- 3.1 That the Committee approve the landscape proposals being proposed in respect of the Birkmyre Park, Port Glasgow.
- 3.2 The Committee remit it to the Head of Environmental & Commercial Services to progress the landscape proposals to conclusion through further detailed design, producing tender documents, selecting tenderers and appointing the most economically advantageous tenderers.

Ian Moffat
Head of Environmental & Commercial Services

4.0 BACKGROUND

- 4.1 An earmarked reserves budget of £200k was allocated to the project to undertake improvement works to Birkmyre Park, Port Glasgow. The project is planned to take place in 2013/14.
- 4.2 The bowling green site ceased to be maintained by the Council in 2004, when responsibility for ground maintenance and day to day management was passed to the Birkmyre Bowling Club. The club could not afford to maintain the environs of the wider site, so in effect much of the site was not maintained for 7 – 8 years. The club folded in 2007/08 and vacated the premises. The clubhouse was thereafter subjected to repeated acts of vandalism which culminated in it being burnt out in June 2008. Demolition took place shortly thereafter. Heavy machinery used in the demolition caused severe ruts in the surface of the ex bowling greens.

Following demolition the park gates were locked preventing public access. For three years no maintenance of the site took place at all and it became badly overgrown. In the summer of 2011 a very limited ground maintenance regime was introduced - the grass areas are now cut 3 times per annum. This basic level of ground maintenance is intended to keep the site tidy, it is not intended to maintain it to a standard that would permit even general recreational use or public access. The site is in very poor condition and will require quite significant work to get it to a condition whereby it is safe enough to allow public access.

In the circumstances a £200k earmarked reserves budget was allocated to landscape the ex bowling green site.

- 4.3 In April 2012 a landscape architect was commissioned to undertake an initial feasibility study of the wider park environs and thereafter to produce outline design proposals for the ex bowling green site. The key design principles which formed part of the design brief are:
- Improve the attractiveness and functionality of the bowling green space.
 - Change the shape and form of the bowling greens so that the final design does not allude to the site's former use as bowling greens.
 - Reduce the steepness of the slope on the southern side of the site to aid future maintenance.
 - Incorporate seating areas to take advantage of the views to the north over the Clyde Estuary.
 - Promote access to the site by means of suitable access and egress points to ensure a perception of safety.
 - Any tree planting should not obscure views from neighbouring properties or other vista points within the park.
- 4.4 Appendix 1 is the draft concept design report which was produced in early November 2012 and discussed with the Community Council in January 2013. Following feedback from the Community Council a second landscape option was drafted – appendix 2 is a representation of the alternative design. It was also agreed at that time to hold a public meeting in Port Glasgow Town Hall to allow the public to view and comment on the proposals. The public meeting was held on 28th February and the consultation period held open until 17th March.
- 4.5 Feedback from the public and Community Council favoured the more traditional of the two landscape designs under consideration – as represented in appendix 2. There was also strong support for the inclusion of a play area on the site.

5.0 PROPOSAL

5.1 In the circumstances it is proposed to develop the favoured option to the detailed design and costing stage and thereafter to submit a Planning Application.

6.0 IMPLICATIONS

6.1

| Financial | | | | | |
|------------------|----------------------------|-------------|----------------------------------|---------------|-------------------|
| Cost Centre | Budget Heading | Budget Year | Proposed Spend this Report £'000 | Virement From | Other Comments |
| 02441 | Birkmyre Park Port Glasgow | 2012/13 | 5 | | Architect's fees. |
| | | 2013/14 | 195 | | Main project. |
| | | | | | |
| | | | | | |
| | | | | | |

6.2 **Human Resources:** No implications.

6.3 **Legal, Equalities and Diversity:** No implications.

6.4 **Repopulation:** No implications.



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Birkmyre Park Concept Design Report DRAFT

Prepared by LUC
06.11.2012



Document Control

| Version | Date | Version Details | Prepared by | Checked by | Approved by Principal |
|---------|----------|------------------------------------|-------------|------------|-----------------------|
| 1.0 | 06.11.12 | Outline Design Report DRAFT | AP | DMcL | DMcL |
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1 Birkmyre Park Bowling Greens Refurbishment

Landscape Design

Introduction

- 1.1 LUC (Land Use Consultants) has been appointed by Inverclyde Council to consider outline design proposals for the refurbishment of 2 redundant bowling greens at Birkmyre Park, Port Glasgow. The commission builds upon an analytical report prepared by LUC for the whole of Birkmyre Park in April 2012.
- 1.2 This report outlines a concept feasibility design proposal for the Birkmyre Park Bowling Greens.

Existing Site

- 1.3 The site comprises 2 redundant bowling greens on a split level located within Birkmyre Public Park, Port Glasgow. The park is a steeply sloping open space on the hillside above Port Glasgow Town Centre. The redundant bowling greens form a terrace cut into the steep slope.
- 1.4 The northern limit of the site comprises the existing railing that sits above a retaining wall / made ground that runs along the perimeter path of the bowling greens.
- 1.5 The eastern limit of the site is the woodland edge (approx. 4-5m offset from the existing perimeter path).
- 1.6 The western limit of the site is Ardenclutha Drive.
- 1.7 The southern limit of the site is the upper level high path that sits above the steep slope above the bowling greens.
- 1.8 The bowling greens, and associated drainage trenches and paths, are currently overgrown and in a state of disrepair. The former

bowling green pavilion has been demolished and material removed odd site although the former building's footprint is still evident in the centre of the site.

- 1.9 The 2 former bowling greens are separated by a brick retaining wall that is in a state of disrepair.

Design Principles

- 1.10 A number of key design principles have been established in discussion with Inverclyde Council to guide initial design concepts. These include:
- To improve the attractiveness and functionality of the former bowling greens space;
 - To change the shape and form (and perception) of the bowling greens so that they no longer look like bowling greens;
 - The need to reduce the steepness of the existing slope on the southern side of the bowling greens to aid maintenance;
 - To consider the incorporation of seating areas to take advantage of views to the north over the Clyde Estuary;
 - To promote access (a path network), and allow for more than one point of access / egress to ensure a perception of safety;
 - Any tree planting should not obscure views from neighbouring properties.

Concept Design Proposal

- 1.11 In discussion with Inverclyde Council it was suggested that the importation of significant amounts of fill material should be explored to aid a radical transformation of the shape of the bowling greens and to reduce the gradient of the existing steep slope.
- 1.12 The concept design proposal utilises the importation of significant amounts of fill material to create a series of simple grass terraces on top of the bowling greens. Ground cover planting (such as Ivy) would be utilised to cover the change in level between the grass terraces to create a strong and distinctive landscape aesthetic as well as maximise ease of maintenance. Steps, highlighted by tree planting, would be located at strategic locations to link a simple path network and promote access up and down the terraces.
- 1.13 The terraces are proposed to:
- overcome a significant problematic level change / slope;
 - take advantage of the views to the north over the Clyde Estuary;
 - provide a contrast in treatment to the rest of Birkmyre Park;
 - act as a distinctive focal point / area of interest on the main desire line through the park;
 - minimise maintenance requirements;
 - act as a strong visual reference from lower elevations e.g. from Port Glasgow Town Centre.
- 1.14 The concept design is illustrated on a series of illustrations on the following pages including:
- Figure A – Sketch Plan
 - Figure B – Section
 - Figure C – Visual 1
 - Figure D – Visual 2

- Figure E – Contour Plan
- Figure F – Probable heavy vehicle route

Risks

- 1.15 The following key risks to the project have been identified:
- The quantity and subsequent cost of fill material required to achieve terraces throughout;
 - The adequacy of adjacent residential road infrastructure to accommodate significant heavy vehicles in the transportation of fill materials;
 - The potential disturbance to neighbouring properties during the transfer of materials through residential roads;
 - The presence of Japanese Knotweed on the eastern edge of the site within the woodland areas;
 - The structural strength of the existing bowling green terraces to accommodate the expected weight of significant new material;
 - The need to ensure slope stability of the terraces.

Transport Access

- 1.16 As the project would require the importation of significant amounts of fill material there would be a subsequent need for heavy vehicle access to the site. The most likely route to the site for heavy good vehicles is illustrated on Figure F and would include access via:
- Glen Avenue;
 - Glenpark Drive;
 - Alderwood Road;
 - Ardenclutha Drive.
- 1.17 A temporary site access haul road would be required from Ardenclutha Drive to gain access to the site. Vehicle turning would either have to be accommodated within the site or utilise Lochview Road. Traffic management in the form of temporary on street parking restrictions may be required on the above streets.

Figure A - Sketch Plan

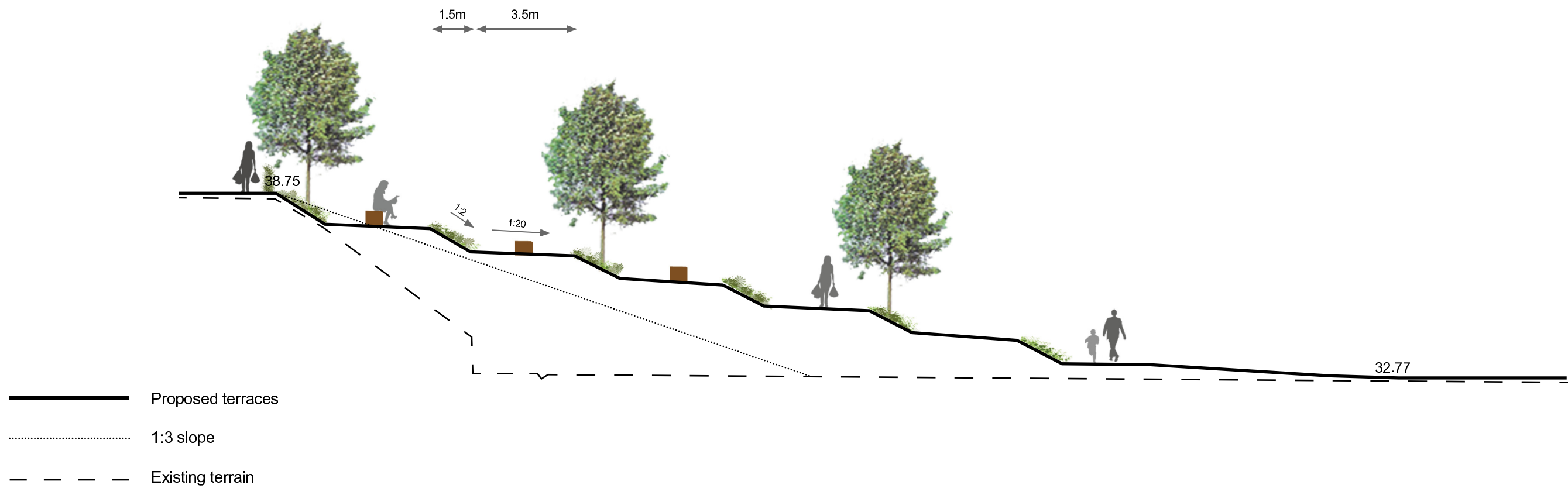


Scale: 1:300

Figure B - Section B-B



Precedent images of similar parks

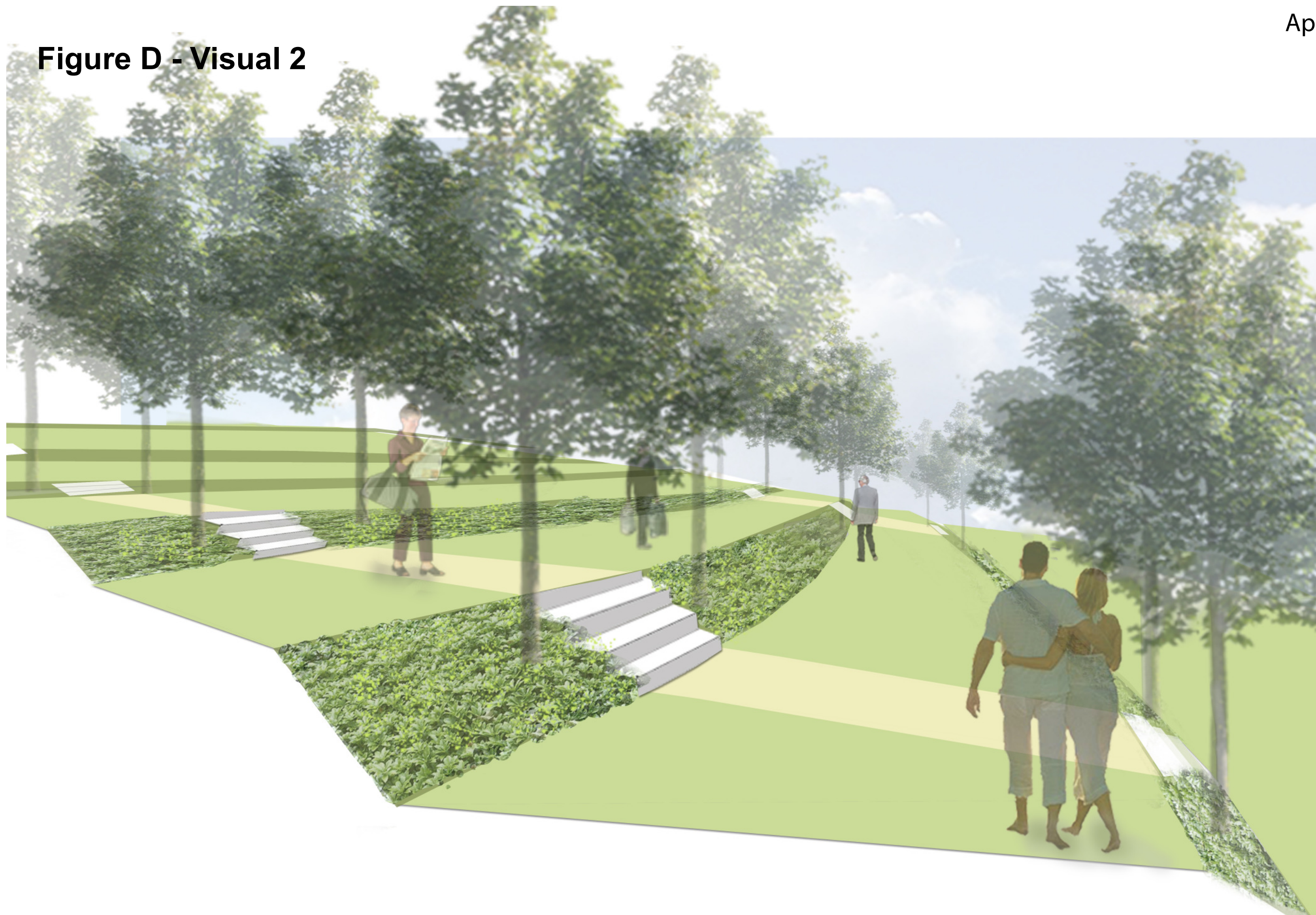


Scale 1:150



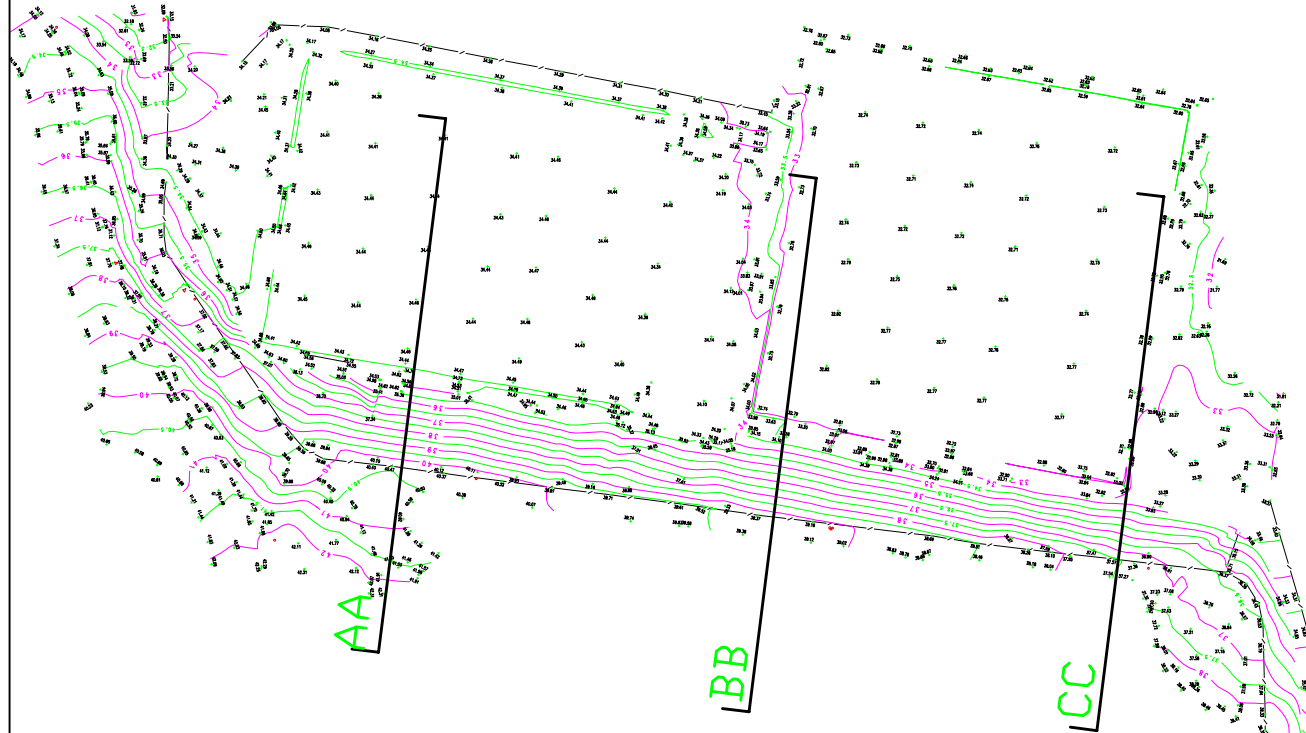
Aerial view looking westwards towards Ardenclutha Drive

Figure D - Visual 2

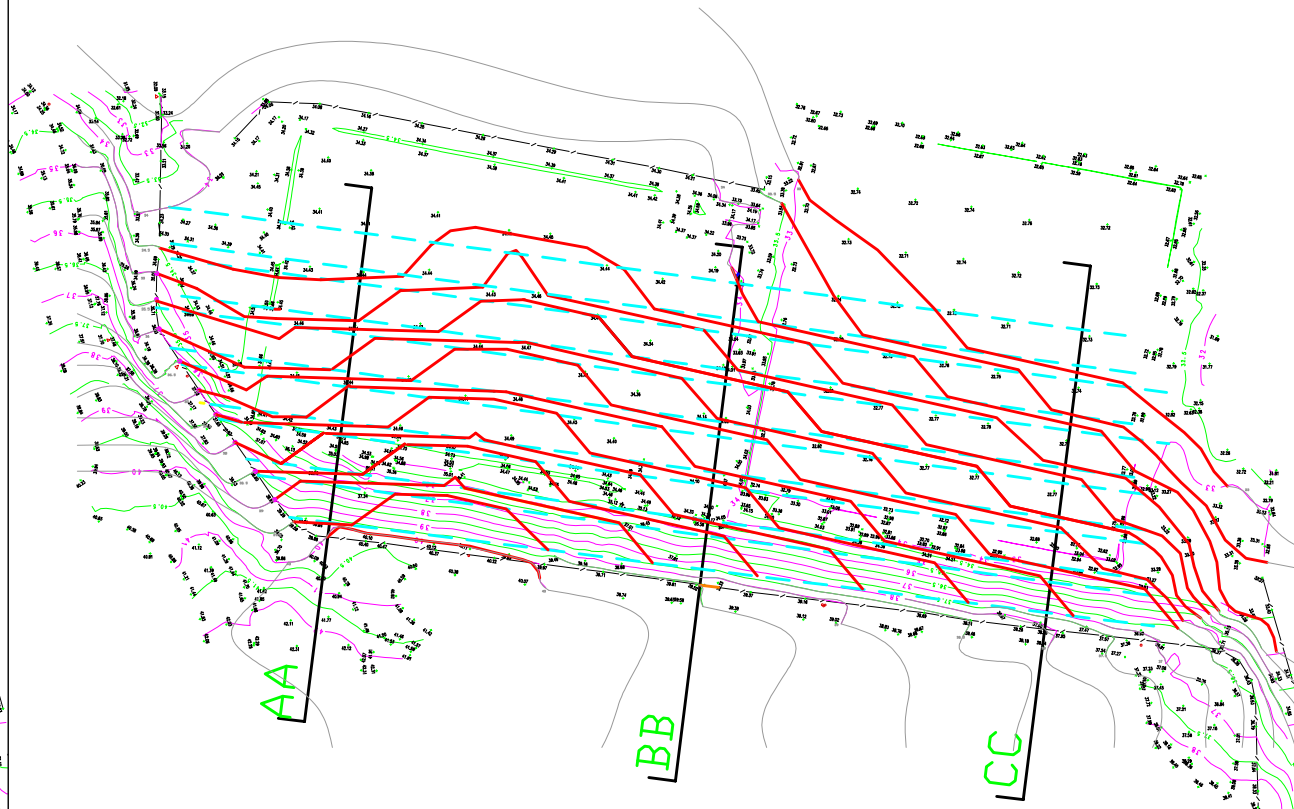


Eye level view looking westwards towards Ardenclutha Drive

Figure E



Plan_Existing contours 1: 750

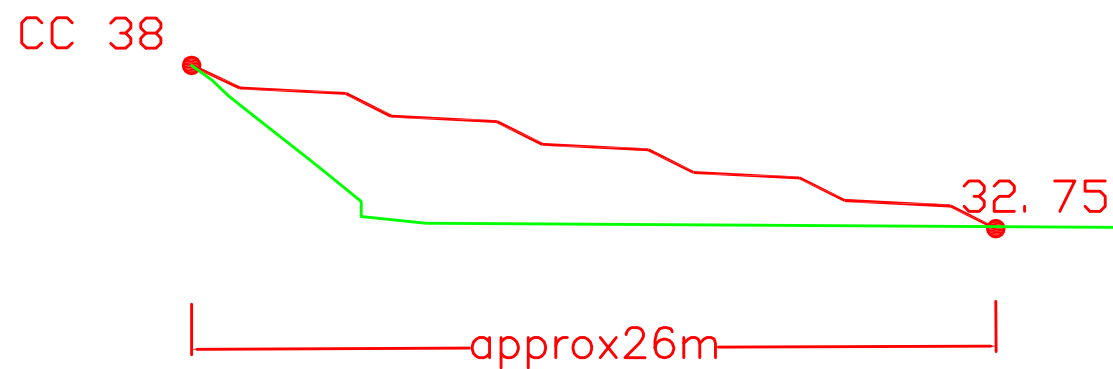
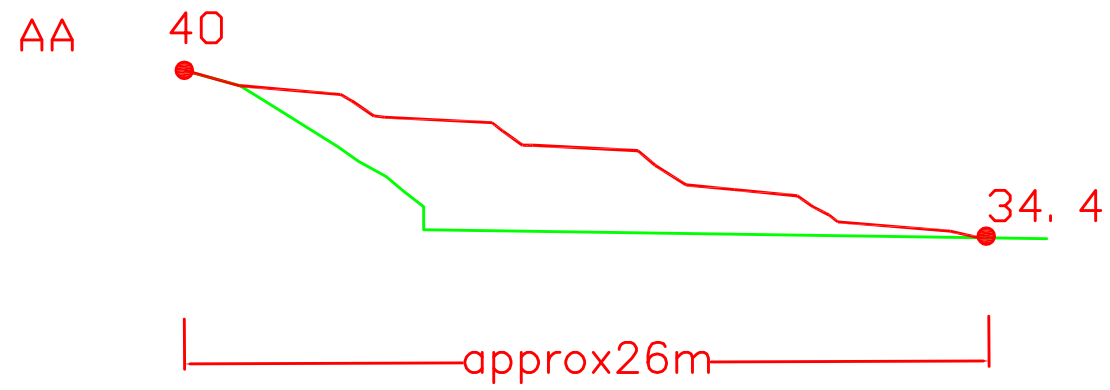


Plan_Proposed contours 1: 750

Appendix 1

Notes:

1. Do not scale from this drawing.
2. All dimensions must be checked on site and any discrepancies verified with landscape architect.
3. All dimensions are drawn in mm.
4. Landscape drawing only.
5. All materials/items used to be as specified or alternatives to be approved by landscape architect.



Sections 1: 250

| A | xx.xx.xx | First Issue | xx | xx | xx |
|-----|----------|-------------|----|----|----|
| Iss | Date | Issue Notes | - | - | - |

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Project
Birkmyre Park
Concept Design Proposals
Client
Inverclyde Council
Title
Outline Contour Plan

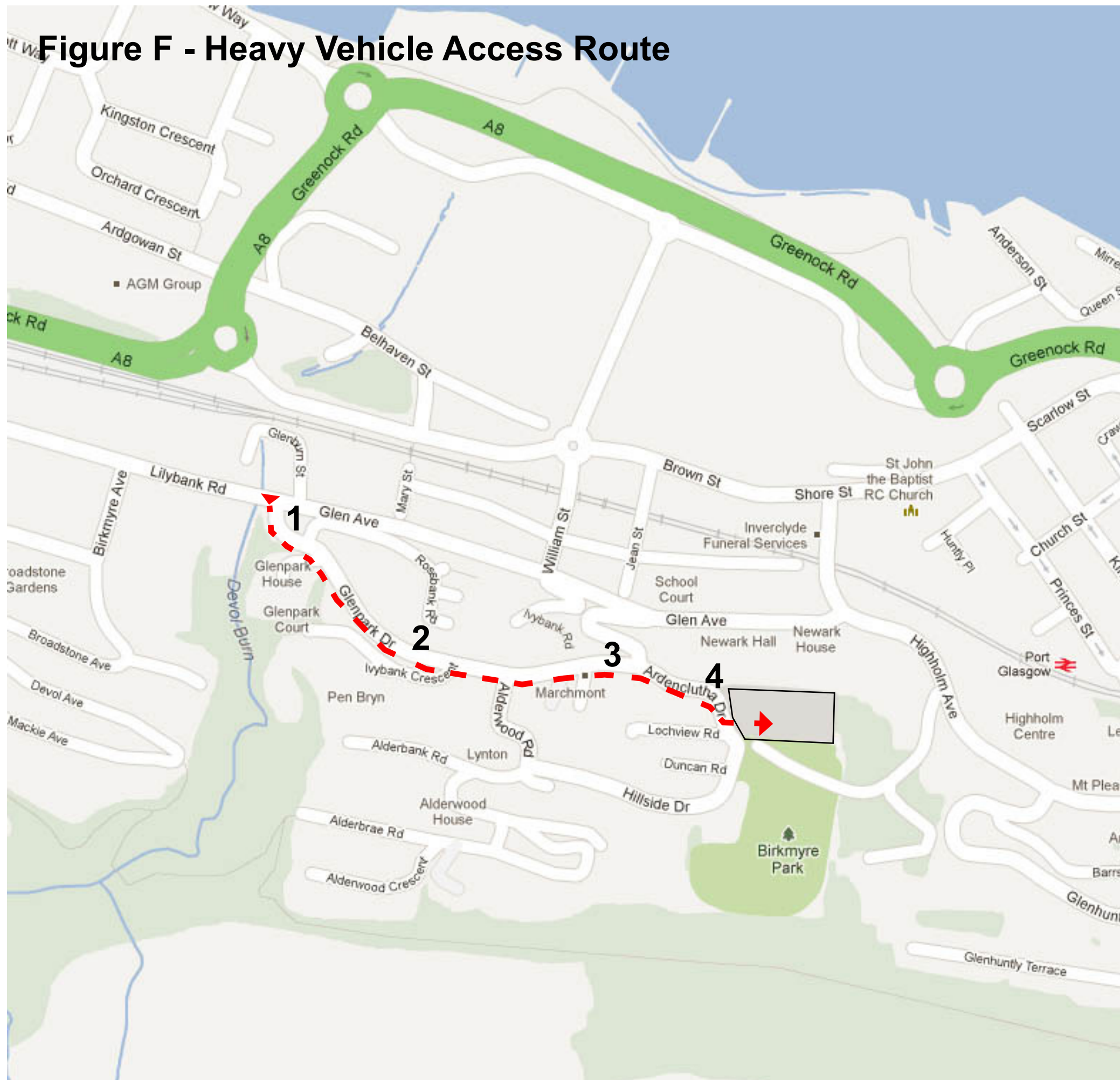
Scale
As shown

Status
Feasibility

Job No. Drawing No. Issue
4713.019 Figure F -

Do not scale from this drawing
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Figure F - Heavy Vehicle Access Route



1



2



3

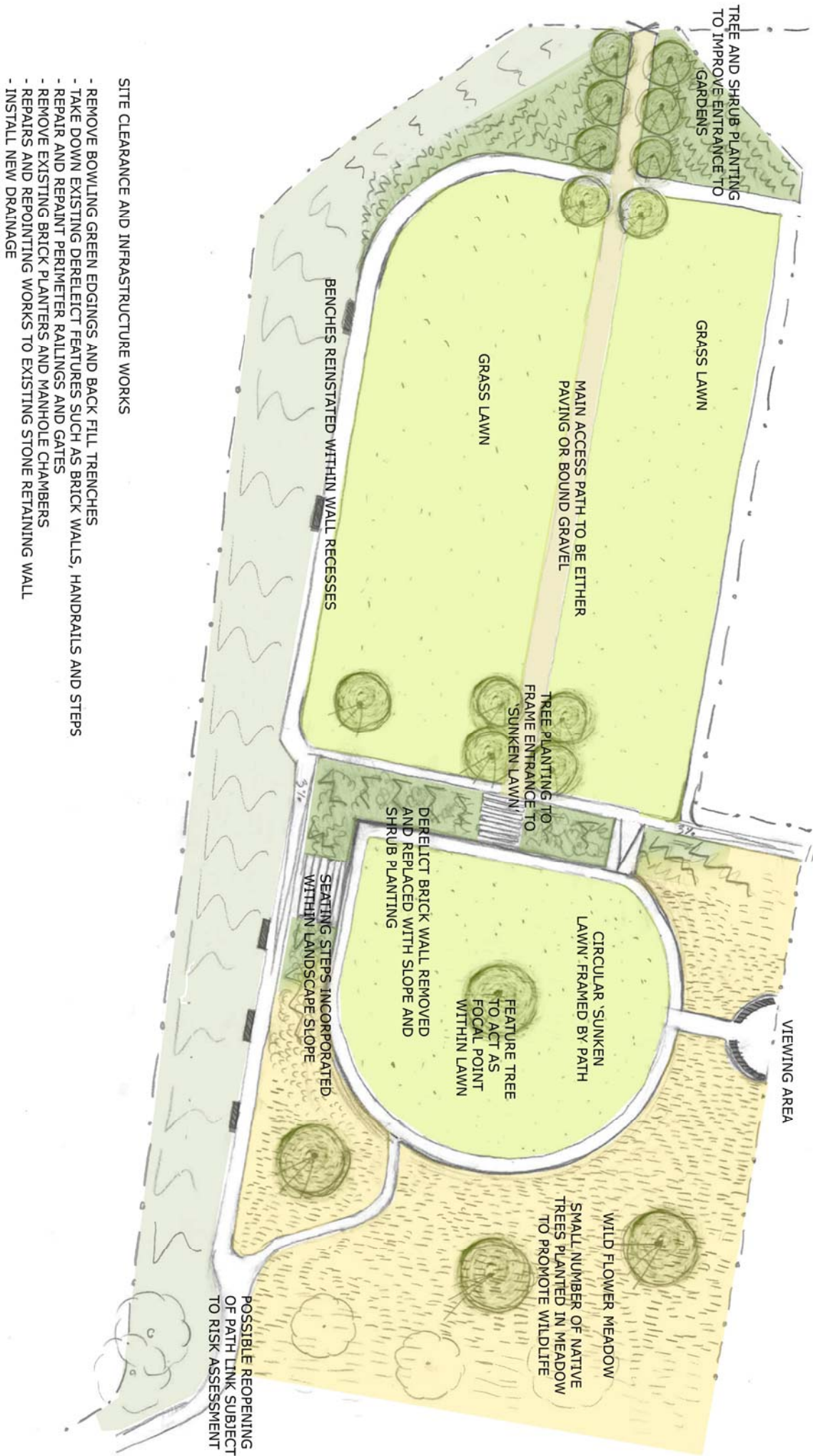


4



 Recommended access route

 Site boundary



SITE CLEARANCE AND INFRASTRUCTURE WORKS

- REMOVE BOWLING GREEN EDGINGS AND BACK FILL TRENCHES
- TAKE DOWN EXISTING DERELICT FEATURES SUCH AS BRICK WALLS, HANDRAILS AND STEPS
- REPAIR AND REPAINT PERIMETER RAILINGS AND GATES
- REMOVE EXISTING BRICK PLANTERS AND MANHOLE CHAMBERS
- REPAIRS AND REPOINTING WORKS TO EXISTING STONE RETAINING WALL
- INSTALL NEW DRAINAGE

