

21 December 2006



Architecture+DesignScotland
Alltearachd is Dealbhadh na h-Alba

GC Russell
Head of Planning
Renfrewshire Council
South Building
Cotton Street
Paisley
PA1 1LL

RENFREWSHIRE COUNCIL									
DEPARTMENT OF PLANNING & TRANSPORT									
22 DEC 2006									
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Bakehouse Close
146 Canongate
Edinburgh EH8 8DD UK

www.ads.org.uk
info@ads.org.uk

T +44 (0)131 556 6699
F +44 (0)131 556 6633

Architecture and Design Scotland is incorporated under
the Companies Act 1985 as a private limited Company
Company No SC287870.

FAO: David Bryce

Dear Mr Russell

Bishopton - Redevelopment Of Royal Ordnance Factory - Outline Planning Application Ref: 06/0602/PP

Please thank your colleague David Bryce for attending the Design Review meeting on 5 December in Glasgow, when designs for the above project were presented and discussed. We hope he found all the arrangements satisfactory both prior to and during the day. Any comments he may have on the process would be appreciated.

A report detailing the views of A+DS on the project is enclosed. Please note that it is our intention to post this report on the A+DS website shortly.

A+DS aims to raise the quality of new development so that high standards of design are the rule, not the exception. Design Review offers independent expert advice on the quality of design for selected projects, and Ministers attach great importance to the Design Review process. The development industry, as well as decision makers on planning applications and appeals, must demonstrate what account has been taken of the views of A+DS in coming to a view on how to proceed.

A letter in similar terms has been sent to Graham Trehwella of Cass Associates on behalf of the Project Team.

Yours sincerely



Angela Williams
Head of Design Review

Encl.

Cc: by email to David Bryce

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**REPORT ON: RENFREWSHIRE - BISHOPTON - REDEVELOPMENT
OF ROYAL ORDNANCE FACTORY - BAE SYSTEMS / REDROW /
CASS ASSOCIATES – OUTLINE APPLICATION REF: 06/0602/PP**



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INTRODUCTION

This report relates to an outline planning application for the regeneration of the former ordnance works to form a mixed use community growth area at Bishopton. The project was presented at an A+DS Design Review meeting held on 5 December 2006 at The Lighthouse in Glasgow.

The project was presented by Graham Trehwella (Cass Associates), Graham Vincent (BAE Systems), Stuart Milligan and Tom Freake (Redrow).

The meeting was also attended by David Bryce (Renfrewshire Council).

Panel Members were Rob Joiner (Chair), Graham Ross, Ric Russell, Stephen Tucker, and Dorian Wiszniewski.

A+DS staff present were Eric Dawson, Kate Francey, and Angela Williams.

No A+DS Advisory Board Members other than those who sat on the Panel have taken any part in formulating A+DS' views.

A+DS VIEWS

1 Vision

1.1 Opportunity

The project presents a unique opportunity, and we encourage the project team to be visionary in their approach to creating a strong sense of place. The scale of development offers the possibility of creating a healthy and eco-aware community that is less car reliant, and promoting sustainable initiatives such as district heating, renewable energy, and recycling.

2 Masterplan

2.1 Mixed use

The masterplan is presently a zoning diagram where different uses are essentially separated out. As the masterplan is progressed we urge the project team to adopt a more integrated mixed use approach to development and create a well connected and vibrant network of streets and public spaces.

2.2 Rail Station

Further consideration should be given as to how the rail station might best serve the community, and aid connectivity between the new and existing settlements on either side of the railway. A variety of services and other uses can be located within easy walking distance of the station, and the periphery of the development should link back to the station through a network of high quality green spaces and public realm.

2.3 Business Park

The business park is proposed as an edge of settlement model, reliant on cars and a distribution system served by the motorway. In its present location it acts as a barrier separating the community from the woodland.

2.4 Architectural Imagery

We encourage the project team to develop an architectural vision that is not necessarily rooted in heritage but considers a contemporary response that is of its place and of its time.

3 Integration with Bishopton

3.1 Morphology

The extent to which the new community relates to Bishopton, and the manner in which it connects, requires further exploration. We encourage the project team to develop an overall vision for Bishopton, based on an understanding of the morphology and history of the village. The impact of the new settlement on the existing village centre and services should be fully considered and demonstrated. Further consideration should be given as to whether the new settlement is conceived as a separate entity in itself or is designed to complement the existing town.

3.2 Linkage

The gateway between the new and existing communities requires a bold vision rather than incidental occurrence. The existing railway underpass may be inappropriate as it would restrict the point of connection and divide, rather than join, the communities.

3.3 Implementation

The project will be developed over an extended time period and consideration needs to be given as to how the community can be established and integrated with the least disruption to residents.

CONCLUSION

We thank those attending for their presentation, and welcome the opportunity to comment on the project at this stage in its development. The scale of the project offers unique opportunities. The integration of the project with both itself and the wider context represents a particular challenge and we look forward to commenting on the masterplan, as it develops, at a future Design Review session.

Report issued: 21 December 2006