

Blooming Neilston environmental enhancement project

for



site development briefs



— benton scott-simmons

September 2019

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site development briefs

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Introduction

The site development briefs included in this document have been prepared on behalf of Neilston Development Trust (NDT) in response to their BLOOMING NEILSTON environmental enhancement project.

The objective of this project is to reclaim Neilston's distinctiveness 'to re-start the process of mending the villagescape'. This will be achieved by:

- small interventions
- addressing environmental concerns
- capacity building
- engagement
- building a legacy group to maintain any planting

The locations in the Project Brief identified by NDT were reviewed and details on ownership, management and future development requested from East Renfrewshire Council (ERC). Several additional sites were also considered including the public realm within the village centre, key approaches and Market Square. All the sites are illustrated in the accompanying **location plan** and details summarised in the **summary table**.

The overarching objective is to build upon work undertaken to date and support initiatives already in place including:

- GET: food growing team
- Active Travel
- Wellpark cycle route
- The Bike Hub

How to make it happen

The intention is that the emerging site development briefs will be discussed with the wider community so that a clear steer can be provided on priorities and preferences.

- agreeing a collective vision
- allowing local people to lead
- encouraging everyone to work together (people/ businesses/ organisations)

How each project will be delivered is the subject of further discussion and has not been finalised at this stage.

Liaison with ERC

Update on ERC initiatives/ projects

The **Locality Plan** is currently being written. It is intended to set out a way of working, a process and is not a finite document.

ERC's aim is to focus on key aspirations, to maintain momentum and engage with the community including the Community Council, NDT and other community groups.

Short, medium and long-term projects will be identified so that a '**Project Pipeline**' can be set up.

It was accepted that a **revised masterplan** for Neilston needs to be developed building on previous initiatives but taking new developments into account. Whilst this is beyond the current scope of works being undertaken by NDT, ERC confirmed that they would be keen to develop this in partnership.

It was noted that any village wide public realm improvement/ infrastructure masterplan will need to wait until the **School Campus masterplan** and programme are confirmed. At present the deadline isn't known. No further road infrastructure works are proposed in the village centre until completion of the School Campus masterplan.

The Locality Plan will be used to help ERC set priorities which, in time, the masterplan can feed into.

Partnership working

As NDT does not have the resources or expertise to coordinate the delivery of physical projects the process could be jointly run through a partnering arrangement. ERC has confirmed that it could provide partnership support to NDT through Neighbourhood Services to assist with delivery, installation and planting of the community planters/ spaces identified as part of the Blooming Neilston initiative. Ongoing maintenance is a key concern for ERC and NDT will need to demonstrate that there is a strategy in place to address this.

Town Centre Fund (TCF)

There is an opportunity for NDT to access funding from ERC through the Town Centre Fund. ERC confirmed that the capital elements of NDT's Blooming Neilston initiative could be funded through the TCF (i.e. items such as the planters, general maintenance equipment and materials). As this funding is time restricted, to be eligible any project must be committed and started by **March 2020**.

Whilst this could potentially support NDT's 'Going Places' and/or 'Blooming Neilston' initiatives, this is subject to wider discussion and agreement with the community with respect to their priorities. If the decision was taken to go down this funding route, NDT would need to submit the scope and costs associated with the Blooming Neilston initiative to ERC as soon as possible.

ERC support priorities

For any project to be considered eligible the consensus is that:

- delivery is critical (i.e. they must be physical projects)
- effort should be focussed on 2 or 3 key projects
- geographically, the projects should be located on Main Street to ensure maximum impact
- temporary installations may be considered in advance of larger infrastructure projects where a 'change in habit' may be advantageous e.g. works to footways/ redistribution of parking
- where temporary installations are proposed, such as elements of the Blooming Neilston initiative, the key components should be capable of being moved and reused elsewhere (e.g. moveable by forklift)
- these projects should act as a catalyst

Whilst larger, permanent projects such as Market Square or public realm works on Main Street could be considered, they should be captured in the Locality Plan at this stage.

Programme

The key driver will be grant application dates and the ability to fund the design, deliver and maintain physical works.

Next steps – working towards delivery

The suggested next steps and indicative programme are as follows:

- present the concept development briefs to the community (wk beginning 9th September)
- finalise community priorities (wk beginning 16th Sept)

opportunities

- green streets (tree planting/ natural verges/ drainage swales/ rain gardens/ pocket parks)
- do they need to be permanent or could they be temporary?
- if temporary – how manoeuvrable do they need to be?
- temporary activities could be ...? (Stalled Spaces Scotland A+DS exemplar 2014-16)
- green spaces provide leisure uses – play/ sport/ learning/ events/ community buildings
- create more people friendly and healthier spaces
- can GET programme be extended (community food growing spaces) (Fife Eats/ Concrete Garden Possilpark)

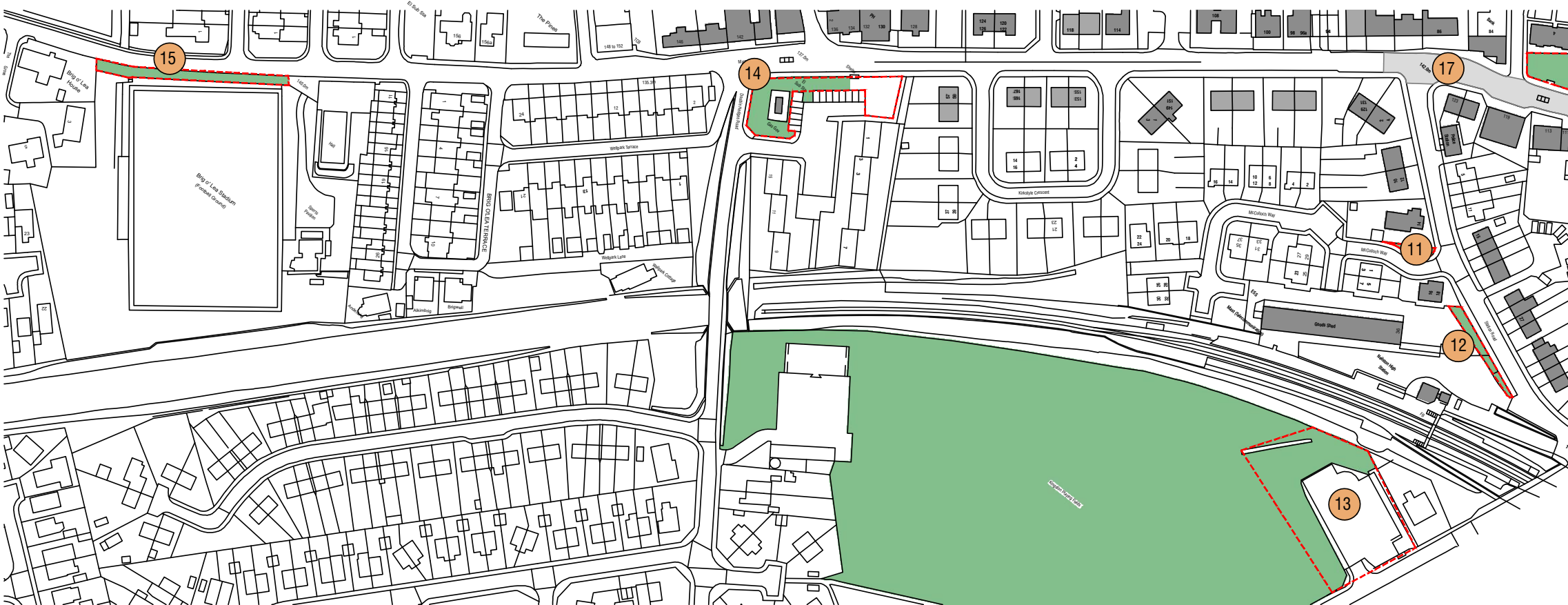
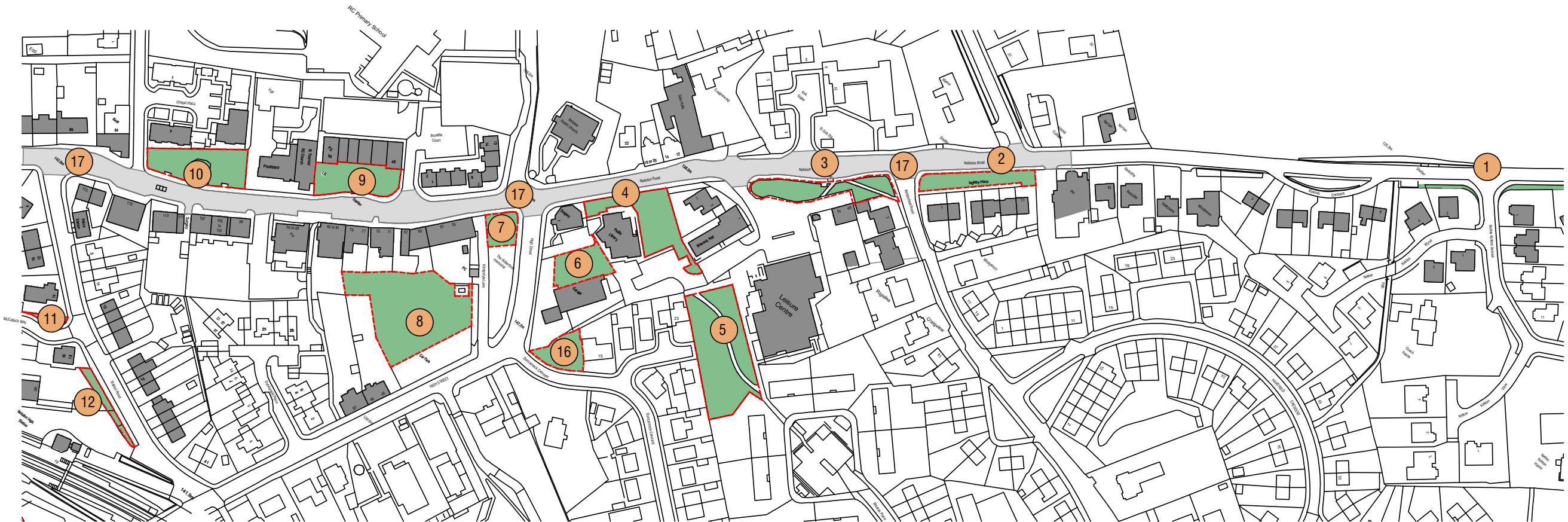
considerations

- do shopping habits need to be changed
- do parking habits need to be changed
- support local entrepreneurs – pop-up shops
- calendar of community events

threats

- that interventions are too fragmented and fail to make the necessary visual impact
- how to be distinctive ...
- it is too much for the community to deliver on their own
- that enthusiasm wanes and the Council need to step in
- liaise with ERC with respect to TCF (wk beginning 16th Sept)
- agree requirement for any additional professional support to take key projects forward (to project officer/ volunteers) (wk beginning 23rd Sept)
- wider engagement/ agreement of priorities with community (October 2019)
 - write up community comments and priorities
 - publication and circulation of above
 - detailed discussion with ERC in relation to funding (current TCF and/or later spend?)
 - decision on 2020 deliveries (supported by ERC and/or others)
 - application to NWL for project officer/community gardener roles
 - clarification of extent of professional support required to facilitate delivery

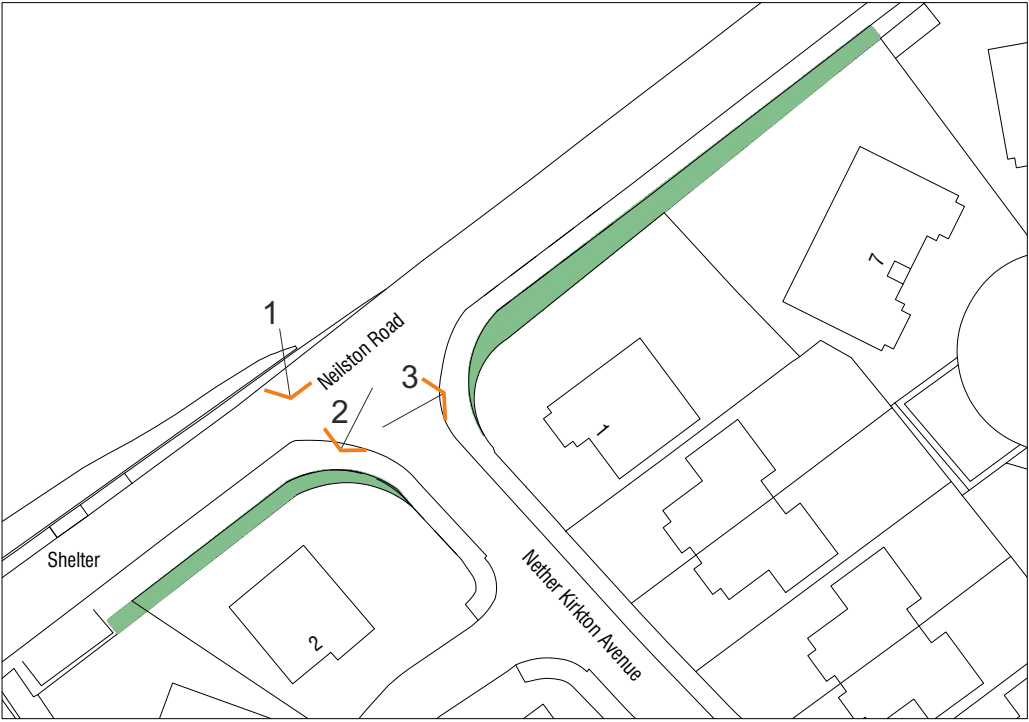
- finalise detailed designs (November 2019)
- confirm funding outcomes/ recruitment of community gardener/ project officer (December 2019)
- development work within the community: gardening talks, scoping of potential tasks, liaison with ERC, sponsorship conversations with local businesses (January/ February 2020)
- planting and installation commence/ community programme launches (March 2020)



- Proposed site locations
- 1. Nether Kirkton estate
 - 2. Ingleby Place
 - 3. land north of leisure centre
 - 4. area at library
 - 5. footpath link to Madras Place
 - 6. area at Robbs Garage
 - 7. christmas tree location
 - 8. High St (Pig Square)
 - 9. market place
 - 10. war memorial
 - 11. McCulloch Way and Station Road
 - 12. land at station entrance
 - 13. Kingston playing fields and Skatepark
 - 14. Doubles Hedges Road and Main Street
 - 15. land at Neilston FC
 - 16. Robbs garage and Duncarnock Crescent
 - 17. Main Street



site location



concept plan



1



2



3

site photographs

site 1

(ref NDT 11)
entrance to Nether Kirkton Estate

description

- Small areas left over between back of footway and property boundaries.
- Adjacent to Neilston Road on the main approach to the village from the east.

assumed area

- tbc

ownership / maintenance

- Private ownership of Nether Kirkton Estate..

opportunity

- Limited opportunity for physical intervention due to potential conflict with sight lines on adjacent road.
- Improve surface – either hard paving or soft landscape.

physical interventions

permanent

- area between back of footway and property boundary to be block planted as a solid hedge – potentially mixed native species to improve biodiversity. Mulch area to reduce ongoing maintenance burden.
- retain access to street lighting.

temporary

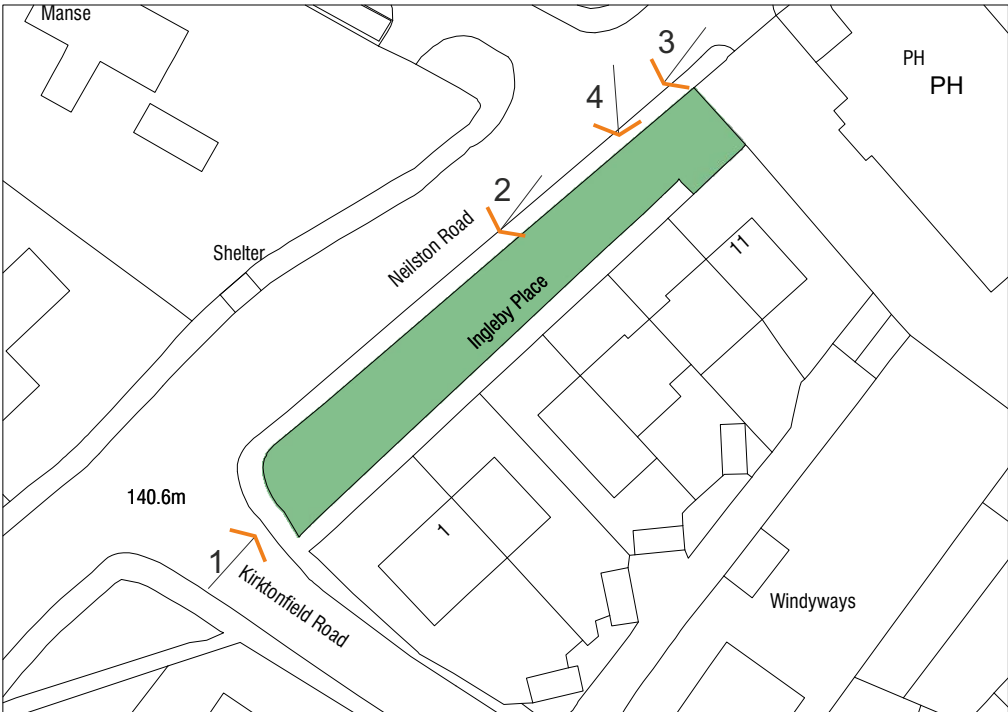
- area resurfaced with gravel laid on a Terram layer.
- purchase and plant up freestanding decorative planters (1No, 1.5m tall HS tree with 8No 3L shrubs or grasses).

action

- Progressed privately by Estate.



site location - site 2



concept plan



existing site photographs

site 2
(ref NDT 1a)
Frontage to Neilston Road (Main Street), Ingleby Place

description

- existing green area: wide grass verge with blocks of pruned shrub planting

assumed area

- 438m²

ownership / maintenance

- currently maintained by ERC

opportunity

- to create entrance to village/ containment
- to contain and provide a consistent edge to Main Street

physical interventions

permanent

- remove existing shrub planting
- reinstate and over-seed existing grass
- plant 10No EHS trees in a mixed species avenue
- bark mulch a continuous trench, 2m wide, at base of trees
- provide 6No benches

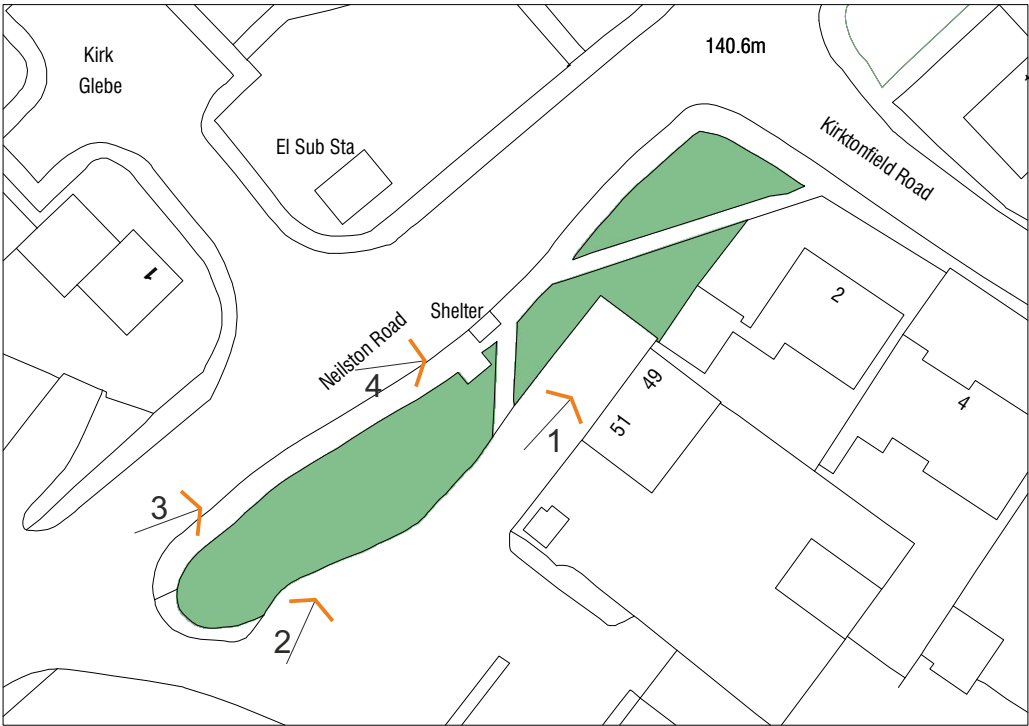
temporary

- remove existing shrub planting
- reinstate and over-seed existing grass
- purchase and plant up freestanding decorative planters (1No, 1.5m tall HS tree with 8No 3L shrubs or grasses)

Site 2 - Ingleby Place - development brief



site location



concept plan



1



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3



4

site photographs

site 3

(ref NDT 1b)
Frontage to Neilston Road (Main Street) setting to leisure centre

description

- open greenspace with single mature ash tree currently

assumed area

- 653m²

ownership / maintenance

- maintained by ERC

opportunity

- to provide a consistent edge to Main Street to create setting to adjacent buildings
- to provide context for bus stop and waiting area

physical interventions

permanent

- plant 4No SM specimen trees (mixed species)
- plant 46lm of 'Instant' beech hedge (1.2m in height)
- provide 3No circular benches to each tree
- approach SPT to get bus shelter upgraded

temporary

- purchase and plant up freestanding decorative planters (1No, 1.5m tall HS tree with 8No 3L shrubs or grasses)

Site 3 - land north of leisure centre - development brief



site location



concept plan



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4

site photographs

site 4

(ref NDT 1c)
Frontage to Neilston Road (Main Street)
setting to Library, adjacent to Masonic Hall

description

- open, flat grass area

assumed area

- 822m²

ownership / maintenance

- currently maintained by ERC

opportunity

- to provide a consistent edge to Main Street
- create a useable parklet

physical interventions

permanent (frontage to Neilston Road)

- plant 4No SM specimen trees (mixed species)
- plant 36lm of 'Instant' beech hedge (1.2m in height)
- provide 3No benches

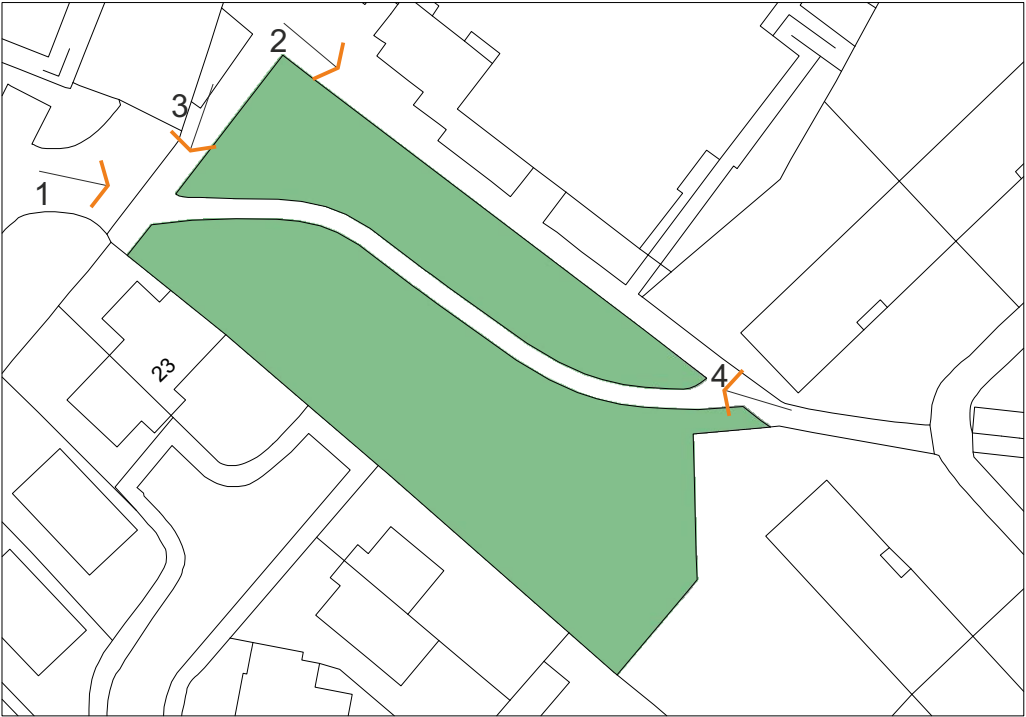
temporary

- purchase and plant up freestanding decorative planters (1No, 1.5m tall HS tree with 8No 3L shrubs or grasses)
- in addition, plant up 9No timber planters 2m x 2m, planted with native apple trees to form mobile 'community orchard'
- grass managed to improve biodiversity with mix of short and long swathes cut in a grid pattern

Site 4 - area at library - development brief



site location



concept plan



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4

site photographs

site 5
(ref NDT - additional)
Greenspace adjacent to Leisure Centre with pedestrian link to Madras Place

description

- open, flat grass area

assumed area

- 1983m²

ownership / maintenance

- currently maintained by ERC (tbc)

opportunity

- to extend useable greenspace (link with site 4) and improve biodiversity

physical interventions

permanent (frontage to Neilston Road)

- grass managed to improve biodiversity with mix of short and long grass swathes cut in a pattern
- possible location for elements of 'Green Gym' external items (link with leisure centre)
- possible location for elements of playable art or small natural play area for toddlers

temporary

- possible overflow/ extension of mobile 'community orchard', timber planters 2m by 2m, planted with native apple trees
- grass managed to improve biodiversity with mix of short and long grass swathes cut in a grid pattern



site location



concept plan



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2

site photographs

site 6

(ref NDT - 7)
Area adjacent to High Street, to rear of carpark by Robb's Garage

description

- open, flat grass area

assumed area

- 457m²

ownership / maintenance

- private

opportunity

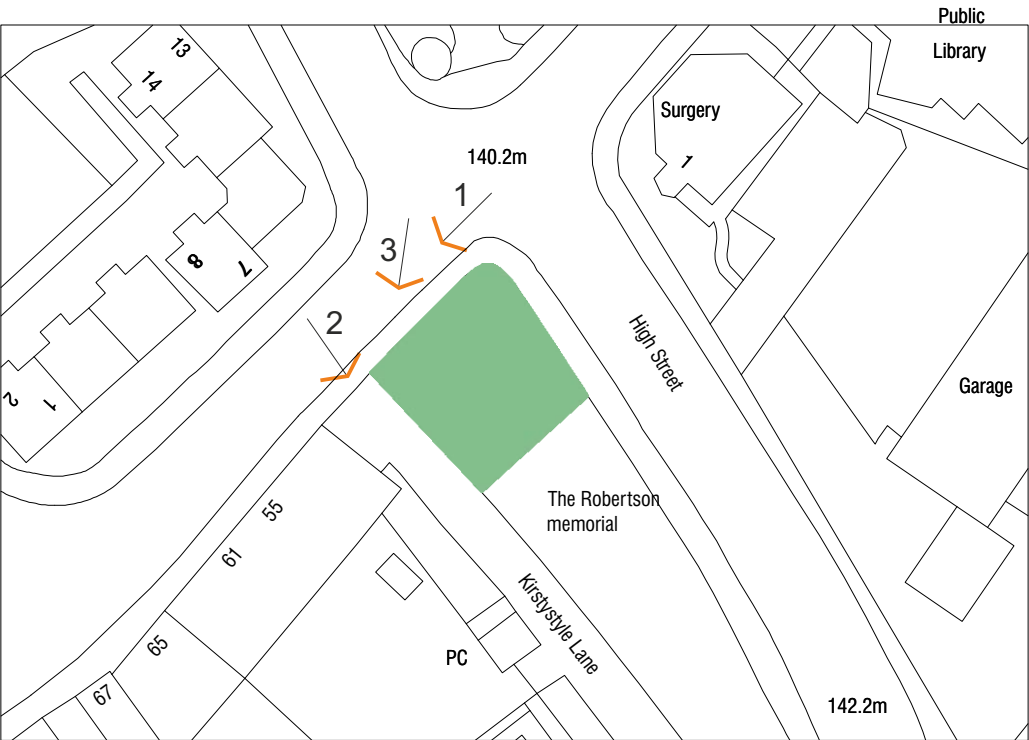
- to extend useable greenspace (link with sites 4 & 5) and improve biodiversity
- create link and useable external space next to Library and Surgery (elements of Green Gym equipment)

physical interventions

- none - area now used as a compound by owner.



site location



concept plan



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site photographs

site 7

(ref NDT - additional)
Robertson Memorial Garden on corner of Neilston Road and High Street (Kirkstyle Lane)

description

- tree lined (lime) grass area, setting for The Robertson Memorial
- location of Christmas tree

assumed area

- n/a

ownership / maintenance

- currently maintained by ERC (tbc)

opportunity

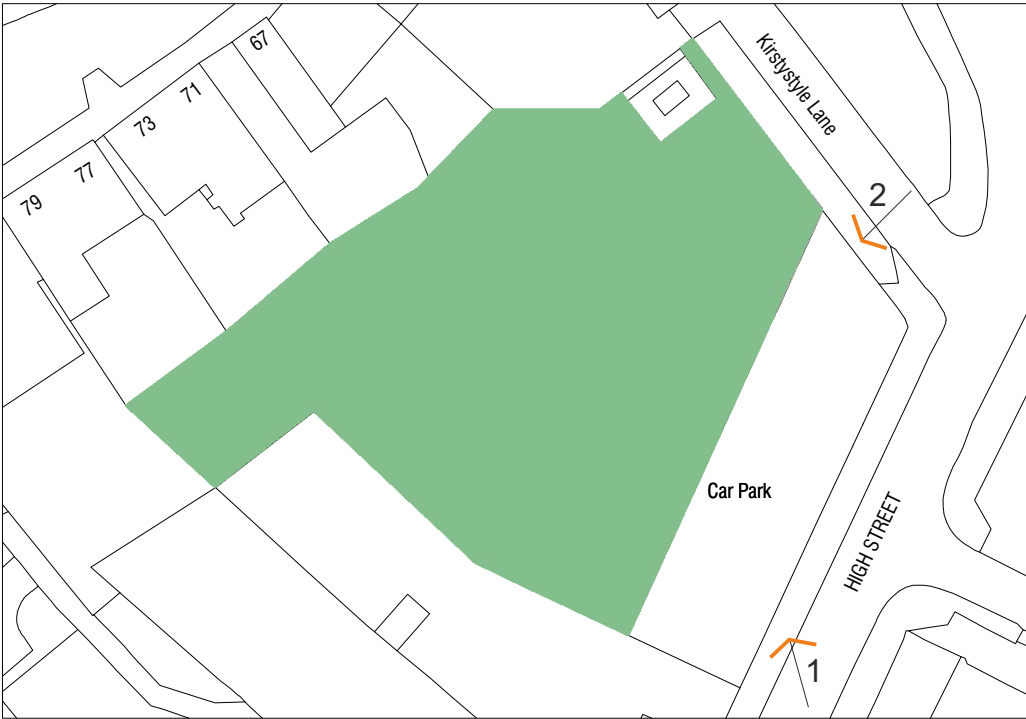
- to be retained and protected as a historic green space within the Village Centre Masterplan
- retain use as a Village Green
- limited opportunity for physical intervention due to existing mature trees

physical interventions

- address appearance of former public toilet block (now a garden store) ownership tbc
- confirm ownership and management responsibility for planters along Kirkstyle Lane
- introduce sections of stone wall (on both sides of the road) to contain the space
- no immediate action until resolution Schools Campus Masterplan and the adjacent space (Site 8)



site location



concept plan



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site photographs

site 8

(ref NDT 4)
Pig Square

description

- large, flat grass area bounded by public carpark with open frontage onto High Street and adjacent to the Robertson Memorial Garden

assumed area

- 2000m²

ownership / maintenance

- currently maintained by ERC (tbc)

opportunity

- Pig Square, together with Robertson Memorial Garden, are important historically and have assumed the function of the Village Green
- Together these spaces form part an important green lung in the heart of the village and should be protected as such (common good)
- This site will not be able to realise its full potential until the wider Village Masterplan and the Schools Campus Masterplan are completed

physical interventions

permanent

- no immediate permanent solution is possible until the resolution of the wider Village Masterplan and the Schools Campus Masterplan

temporary

- possible site of mobile 'community orchard' to reinforce community use



site location



concept plan



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site photographs

site 9

(ref NDT 10)
Market Square, hard landscaped space in front of parade of shops on Main Street

description

- a hard landscape space in front of the parade of shops with grid pattern of trees and lighting columns set within a sett trim and asphalt

assumed area

- 657m²

ownership / maintenance

- privately owned and maintained by the adjacent shop owners (*currently under review with ERC*)

opportunity

- Market Square should function as a flexible space in the heart of the village ownership, together with management and maintenance responsibilities need to be resolved
- permanent solution linked to the wider Village Masterplan and review of Main Street/ Neilston Road is required a permanent solution will require substantial levels of funding

physical interventions

permanent

- any permanent solution needs to be taken forward following the completion of the wider Village Masterplan

temporary

- purchase and plant up 10 No freestanding decorative planters to uplift visual amenity of the square and be used as a temporary community growing area
- upgrade and provide additional seating
- consider provision of incidental play elements
- provide a bike repair hub



site location



concept plan



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4

site photographs

site 10

(ref NDT 3)
War Memorial Garden, Main Street

description

- enclosed soft landscaped garden setting to war memorial

assumed area

- 858m²

ownership / maintenance

- garden currently well maintained by the War Memorial Association

opportunity

- to create a consistent edge to Main Street within the heart of the village

physical interventions

permanent

- introduce an avenue of trees along the garden's perimeter to provide greater enclosure to the garden areas
- introduce two feature trees as 'sentinels' on the Main Street entrance to the memorial
- extend seating opportunities to encourage gardens to be actively used
- extend areas of planting to provide seasonal interest
- reconsider access to the space



site location



concept plan



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3

site photographs

sites 11

(ref NDT 5)
small area on Station Road

description

- area of shrub planting at the junction with McCulloch Way

assumed area

- 70m²

ownership / maintenance

- private ownership - Barrhead Housing Association

opportunity

- to improve legibility of and approach to the station

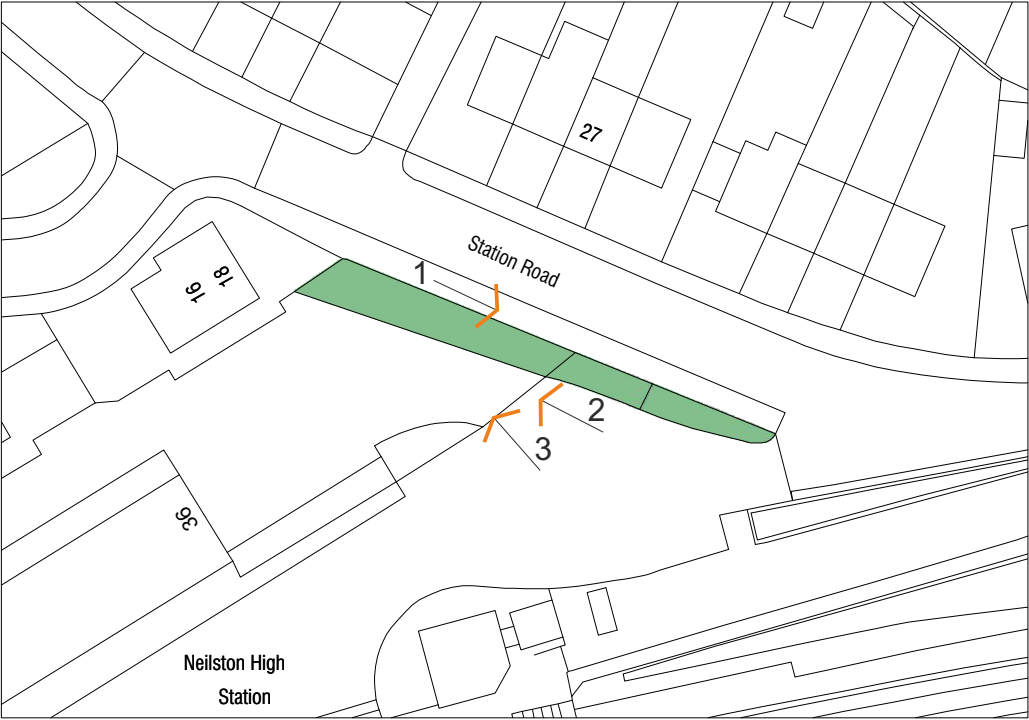
physical interventions

permanent

- available space is very constrained
- areas should be revisited as part of the wider Village Masterplan – reviewing legibility on Station Road and Kingston Road – and wider pedestrian and cycle connectivity to the village centre and primary schools
- no further action proposed at this stage



site location



concept plan



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3

site photographs

sites 12

(ref NDT 2)
small area on Station Road

description

- soft landscape area along the boundary to and within the station car park

assumed area

- 159m²

ownership / maintenance

- private ownership believed to be Network Rail

opportunity

- to improve legibility of and approach to the station

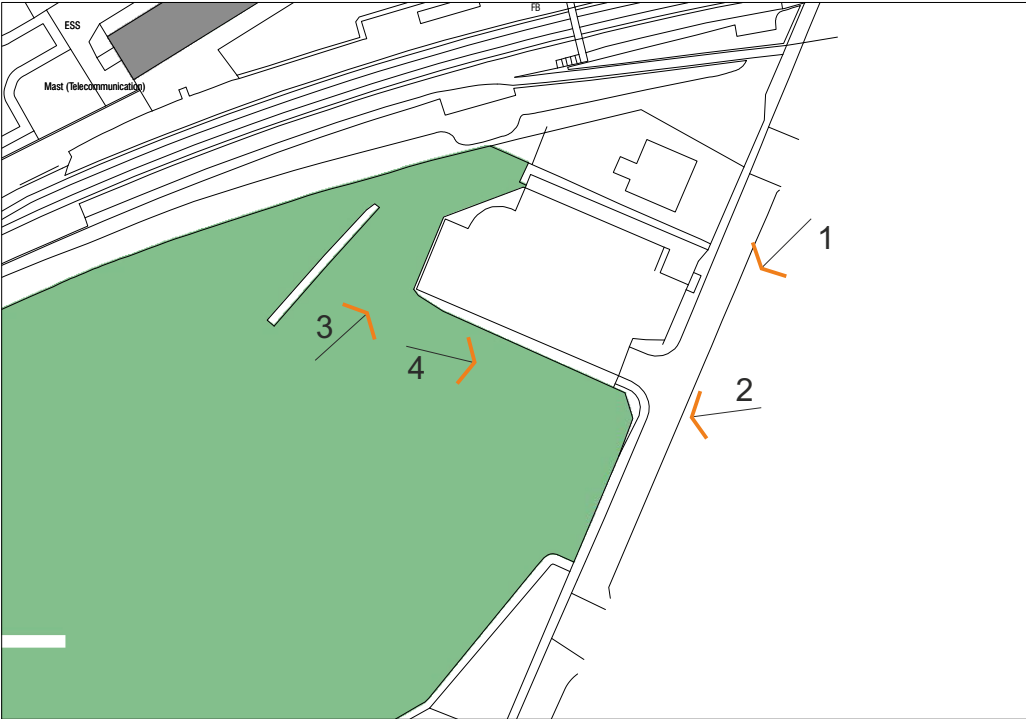
physical interventions

permanent

- available space is very constrained
- areas should be revisited as part of the wider Village Masterplan – reviewing legibility on Station Road and Kingston Road – and wider pedestrian and cycle connectivity to the village centre and primary schools
- existing planters on the station platform are well maintained by NDT and add to the visual amenity. Consideration should be given to additional planters and associated seating on approach to the station.



site location



concept plan



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4

site photographs

site 13
(ref NDT 6)
Skatepark and carpark on Kingston Road

description
• Asphalted carpark opens onto Kingston Road

assumed area
• 1626m²

ownership / maintenance
• currently maintained by ERC

opportunity
• to create more enclosure and protection
• provide a green edge to Kingston Road

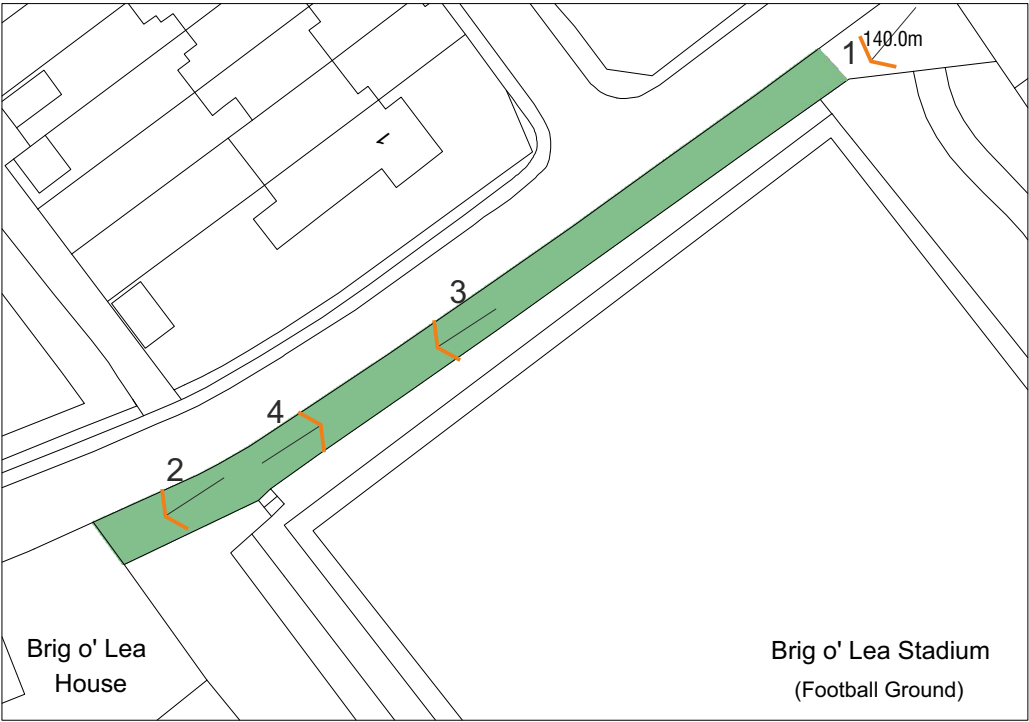
physical interventions
permanent
• improve quality and number of benches and cycle racks
• upgrade boundary treatment between new car park and pitch by extending mixed species hedge and native trees
• bulk up planting within existing hedge (Kingston Road)

temporary
• introduce avenues of colourful planters

**Site 13 - Kingston playing fields / skatepark -
development brief**



site location



concept plan



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3



4

site photographs

site 15

(ref NDT - additional)
Frontage to Neilston Juniors 'Brig O'Lea Stadium', Uplawmoor Road

description

- unbound verge used for informal parking adjacent to perimeter wall and fence

assumed area

- 371m²

ownership / maintenance

- ownership Council/ Neilston Juniors FC (tbc)

opportunity

- to improve visual amenity on key approach to village

physical interventions

permanent

- spray off weeds
- top-up unbound surface

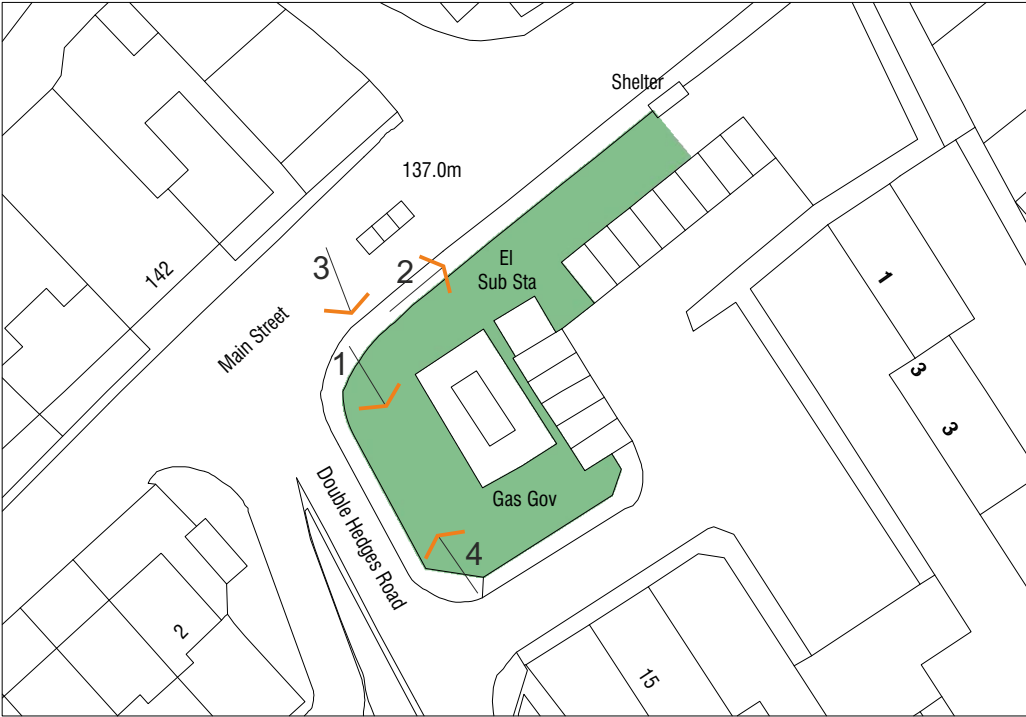
temporary

- use trees in planters to provide physical definition to the space and reduce visual impact of parking
- liaise with Neilston Juniors/ owners

Site 15 - Land at Neilston FC - development brief



site location



concept plan



site photographs

site 14
(ref NDT - 8)
Corner of Double Hedges Road and Main Street

- description**
- wide grass verge around electricity substation and gas governor

- assumed area**
- 533m²

- ownership / maintenance**
- ownership Scottish Power (tbc)

- opportunity**
- to improve visual amenity of prominent site on approach into the village from the west

- physical interventions**
- permanent*
- restricted due to wayleaves and underground services

- temporary*
- introduce planters as part of the consistent approach used throughout the village to improve visual amenity and provide an edge to the site along Main Street
 - Avoid arranging the planters around the buildings as this will draw attention to them making them more prominent.



site location



concept plan



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2



3

site 16
(ref NDT - additional)
Corner of Duncarnock Crescent and High Street

description
• area of open grass with 2No trees on prominent location

assumed area
• tbc

ownership / maintenance
• ERC or private ownership/ management responsibility (tbc)

opportunity
• to improve visual amenity on key focal point
• to improve biodiversity

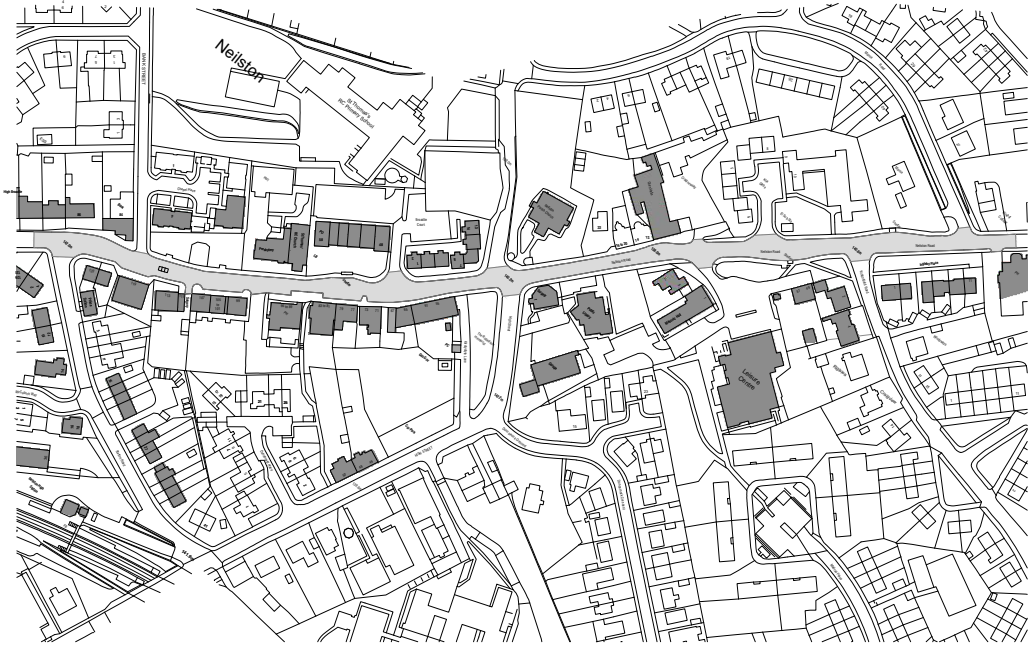
physical interventions
permanent
• review of wider area as pat of the Schools Campus Masterplan and use of adjacent spaces (sites 7 and 8)
• additional tree planting (3No specimen trees)
• grass managed to improve biodiversity with mix of short and long swathes

temporary
• lower priority

**Site 16 - Land at Robbs Garage and Duncarnock Crescent
development brief**



site location



concept plan



site photographs

site 17
(ref NDT - additional)
Main Street

description

- section of main street within the heart of the Village (between Manse Road and Station Road)

assumed area

- 5404m²

ownership / maintenance

- ERC management responsibility

opportunity

- to improve the public realm within the heart of the Village, reduce traffic speeds and provide provision for cyclists

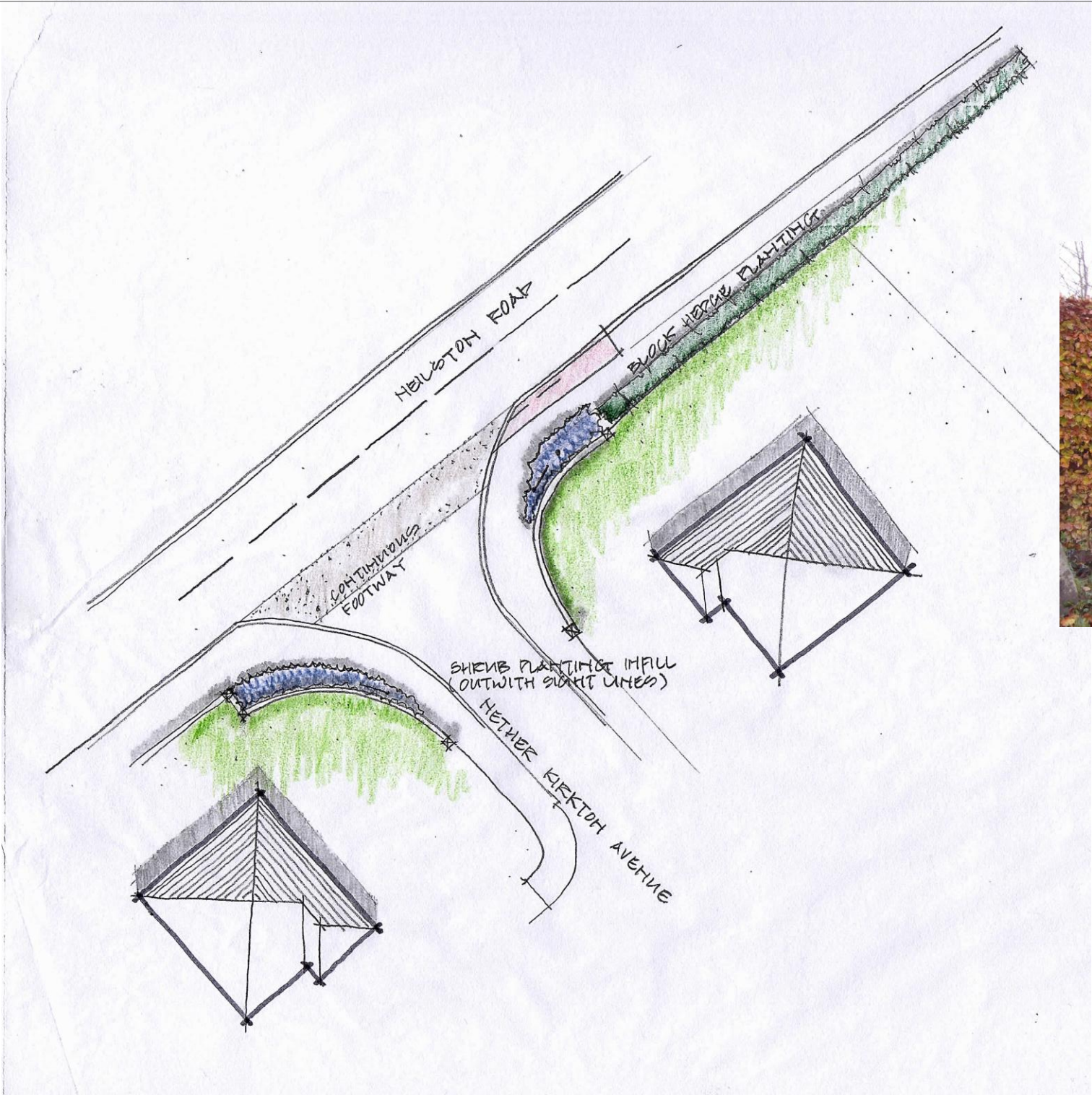
physical interventions

permanent

- works may include:
- replacement of road kerbs and narrowing of carriageway
- resurfacing of carriageway (use a DBM with clear coated aggregate to achieve a subtle colour change in the road surface)
- extending the width of footways where feasible to improve pedestrian access
- retaining parking but at footway level to allow greater flexibility in utilising the pedestrian environment
- provision of continuous footways at the junctions with side streets (improving accessibility)
- repairing and resurfacing the footways to provide a continuous surface treatment through out the heart of the village
- resurfacing loading and parking bays to provide a colour and texture contrast which helps to reduce the perceived width of the road
- replacement of street name signs
- provision of additional seats and bins (important resting places for the elderly)
- consider the introduction of rain gardens at carriageway level as part of a sustainable urban drainage strategy
- introduce tree planting/ planters within the footway to help improve air quality and general amenity
- consideration of cycling provision as part of a shared footway providing links to the wider cycling network
- provision of bike hub repair stations at strategic locations along the street

temporary

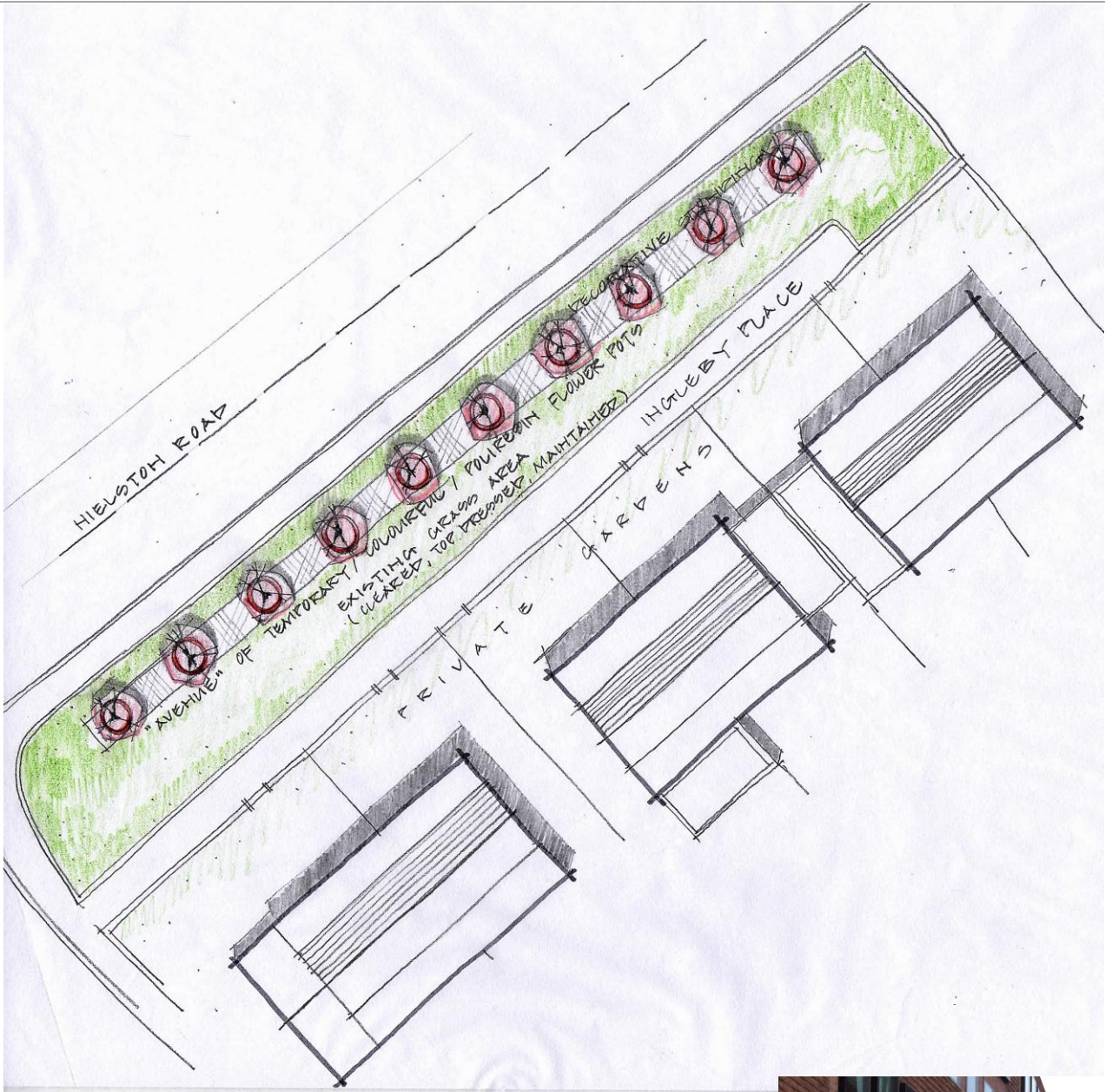
- to use temporary kerbs and planters to mark out and test some of the proposed traffic management considerations before permanent changes are made (e.g. adjacent to the CoOp)



Site 1 - (ref NDT 11)



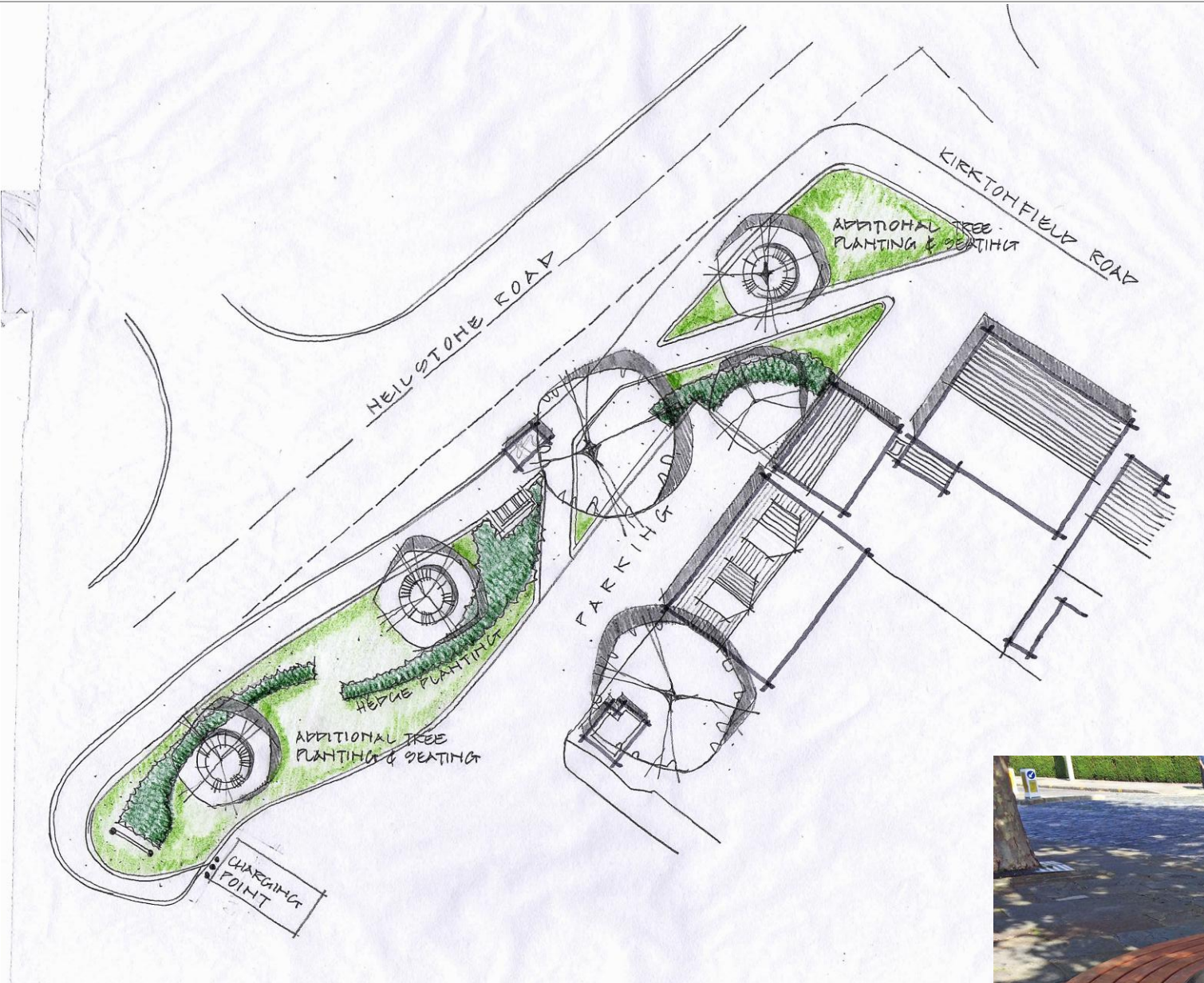
Site 1 - Nether Kirkton - exemplar images



Site 2 - (ref NDT 1a)



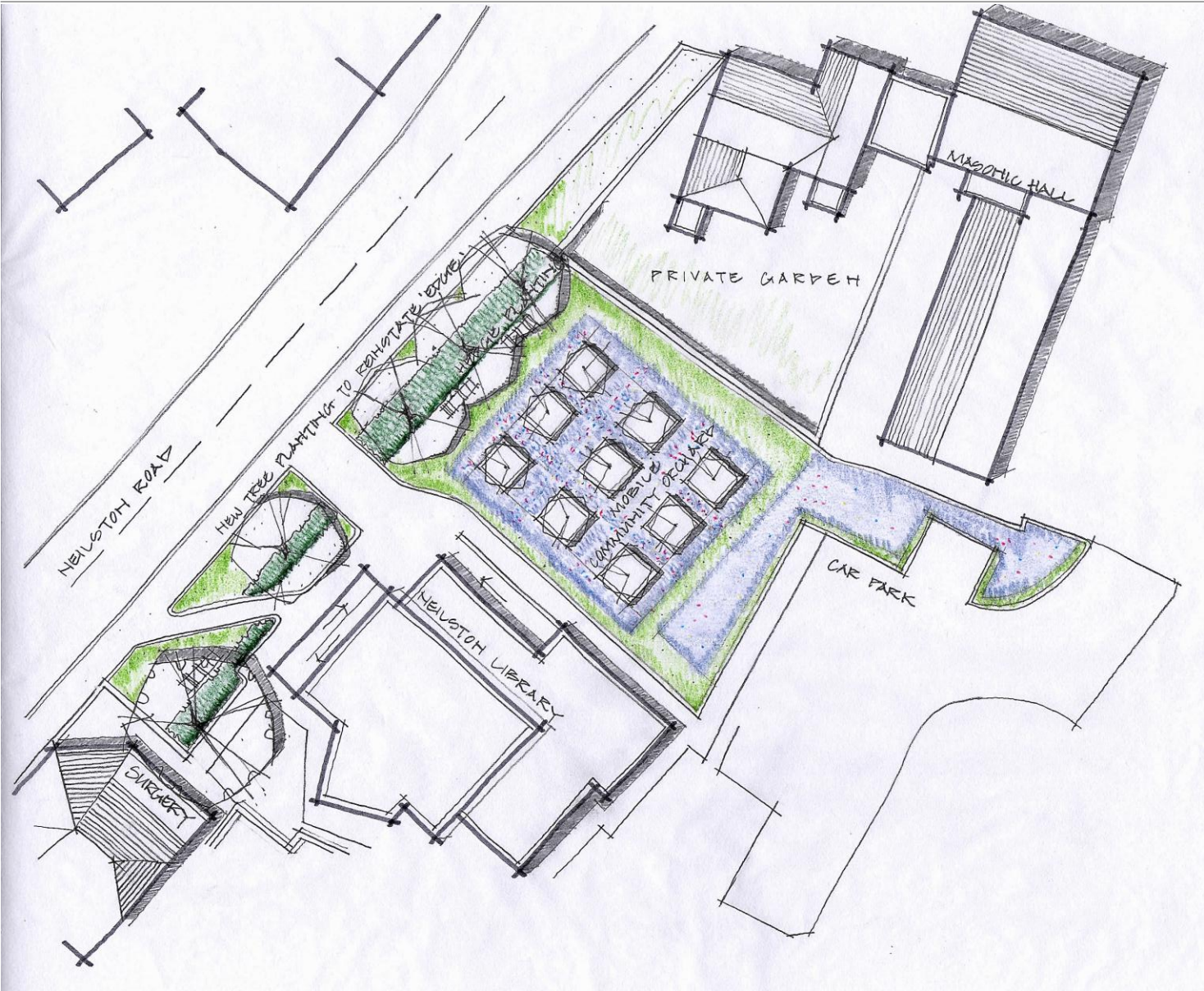
Site 2 - Ingleby Place - exemplar images



Site 3 - (ref NDT 1b)



Site 3 - land north of leisure centre - exemplar images



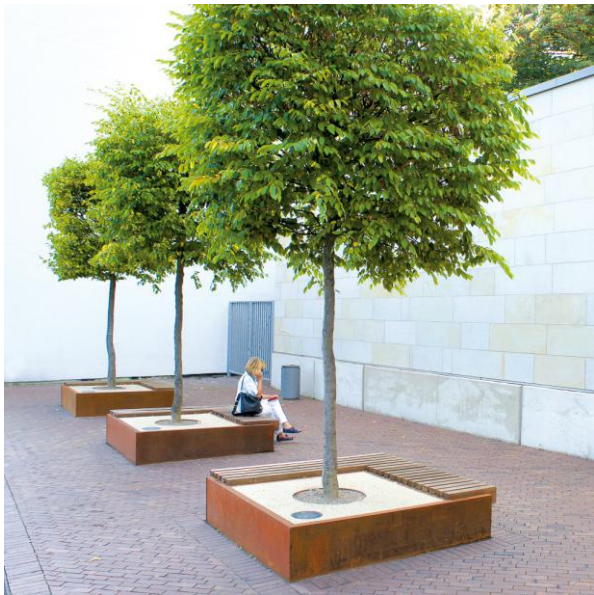
Site 4 - (ref NDT 1c)



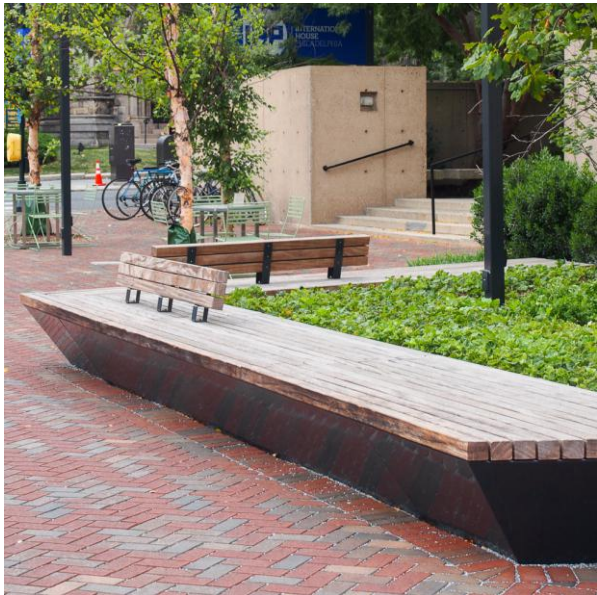
Site 4 - area at library - exemplar images



Streetlife - *Giant Flowerpot*



Streetlife - *Green benches*



Streetlife - *Solid edge benches*



Streetlife - *Tree Isles*



Scott Associates - *Bike Hub*



Passion for Pots - *Flower pots*



Factory Furniture - *Sonobe modular seating*