



East Kilbride A726
← Irvine (A737)
Johnstone (B789)
(M8)
Glasgow ✈ →
A726

Controlled
Parking
ZONE
Blue Sign
Blue Sign



Renfrewshire
Council

Robertson Centre, Glasgow Road, Paisley

Development Brief 2023

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Introduction

The purpose of this development brief is to set out the planning context and design aspirations in relation to the development opportunity at the Robertson Centre, Glasgow Road in Paisley.

Site Context

The site is located to the east of Paisley town centre and is approximately 0.3 hectares in size with the principal elevation fronting onto Glasgow Road. There is rear and side access to the site from Kilnside Road. The site lies adjacent to the Greenlaw Conservation Area.

Land use within the surrounding area is a mix of residential and local services. To the south and west of the site are residential flatted properties with associated car parking. To the east of the site is traditional 4 story tenement properties, with commercial units at ground floor facing Glasgow Road. To the north of the site is Glasgow Road which is a key public transport route and gateway to Paisley town centre.

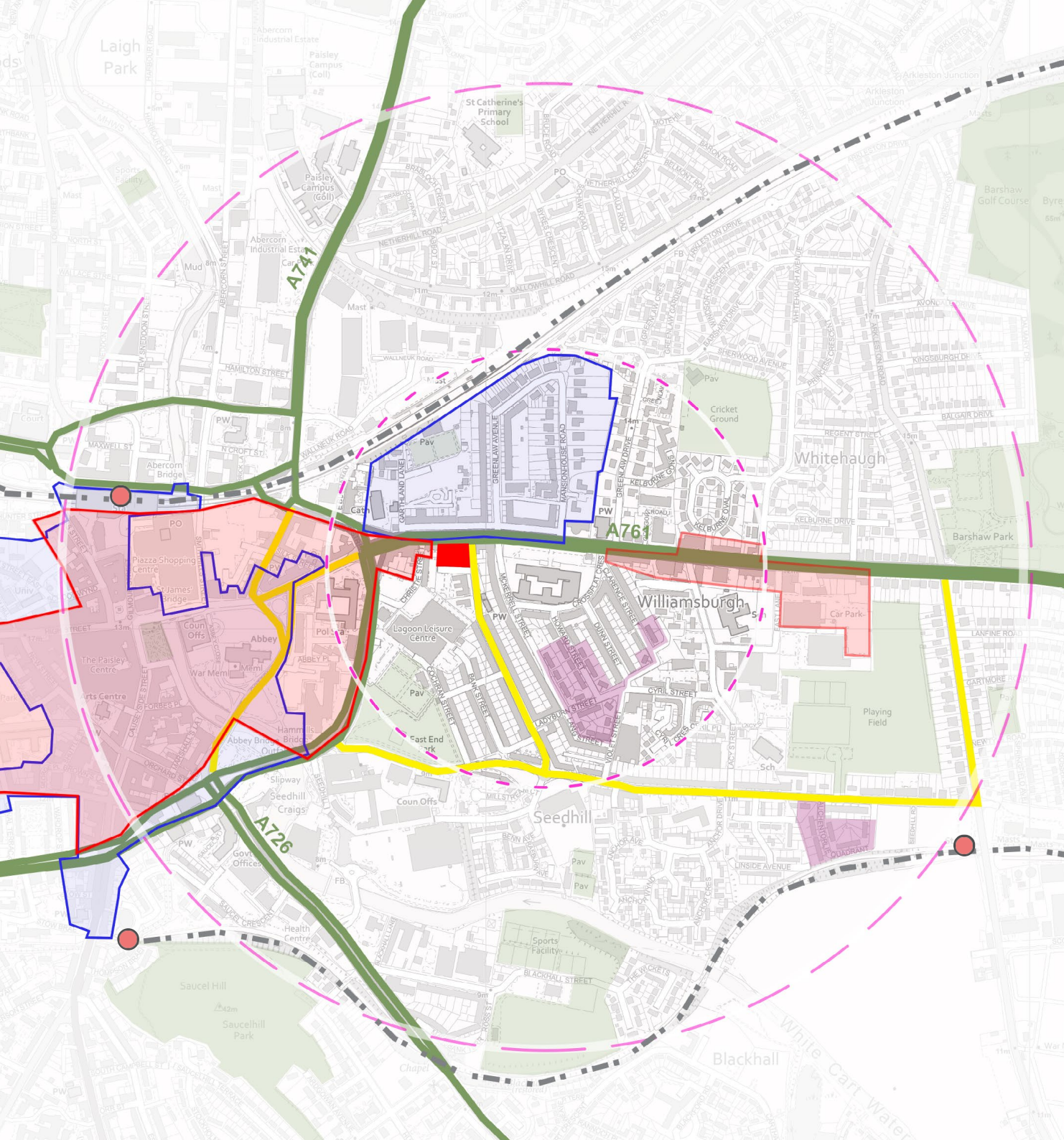
The building/structures on the site are not listed. Properties immediately to the west of the site (No 10 and 12 Glasgow Road) are category B Listed.














Development Plan Framework

Development proposals for this site will require to be assessed against the relevant policies in National Planning Framework 4 and the local policies and guidance in the Renfrewshire Local Development Plan (2021) and associated New Development Supplementary Guidance (2022).

The development site is designated under Policy P1, within the Local Development Plan, which supports the continuance of built form where proposals are compatible and complementary to existing uses.



Local Context Map Key

-  Site
-  400m / 800m Radius
-  A Road
-  Local Road
-  Train Station
-  Train Line
-  Conservation Area
-  Neighbourhood Plan
-  Policy P 1 - Renfrewshire's Places
-  Policy P 6 - Open Space
-  Policy C 1 - Renfrewshire's Network of Centres

Wider regeneration and renewal programme

This site provides an opportunity to link into wider regeneration proposals that are being progressed by the Council for the east end of Paisley.

Renfrewshire Council are progressing a £100m ten-year Housing-led Regeneration and Renewal Programme aimed at delivering modern, high quality, energy-efficient and affordable council housing which will contribute to the transformation of Renfrewshire as a place.

To the south-east of the Robertson Centre lies the Howard Street/ Auchentorlie area which is part of the Council's housing renewal programme.

A neighbourhood plan is currently being prepared for the Howard Street/ Auchentorlie area in consultation with the local community to support the housing investment proposals.

The neighbourhood plan will set a vision to enhance the area providing the opportunity to reimagine spaces, including the provision of new residential development, enhancement or creation of new community space which act as a focus for residents and align with the aspiration for the neighbourhood as a liveable, sustainable and productive place.

Paisley Grammar school is located approximately 100m to the east of the Robertson Centre. Plans are progressing to relocate the school. In due course, the existing Paisley Grammar site will become a key development opportunity supporting the wider regeneration of Paisley east end.



This section of the development brief sets out the main planning parameters that require to be taken into account in preparing development proposals for the site. It does not intend to be prescriptive in terms of imposing a specific layout or building design but rather to establish good principles.

Land Use

The site is considered suitable for a range of uses compatible with those neighbouring the site. It is considered that the site provides a particular opportunity for a residential use at the edge of Paisley town centre.

It should be noted that while the Robertson Centre is unlisted, it is considered to be a heritage asset and the viable adaptation and retention of which should be considered in the first instance. In particular, the two storey part of the building makes an important contribution to the streetscape and built form.

Built Form

The proposal requires to demonstrate how inclusive design will be achieved with the development relating to and linking well with the surrounding area.

The design and finishing materials of any new build will require to be of high quality which relates to the existing surrounding area, integrating in terms of style, appearance and materials with a high standard of development layout and design.

The Council supports innovative approaches to place making in line with Renfrewshire's Places Design Guide which sets out guidance in relation to sustainable place making and design:

<http://www.renfrewshire.gov.uk/article/3041/Development-Planning-Guidance>.

Development proposals for the site require to reflect the approach and principles established in this document and the Renfrewshire Local Development Plan.



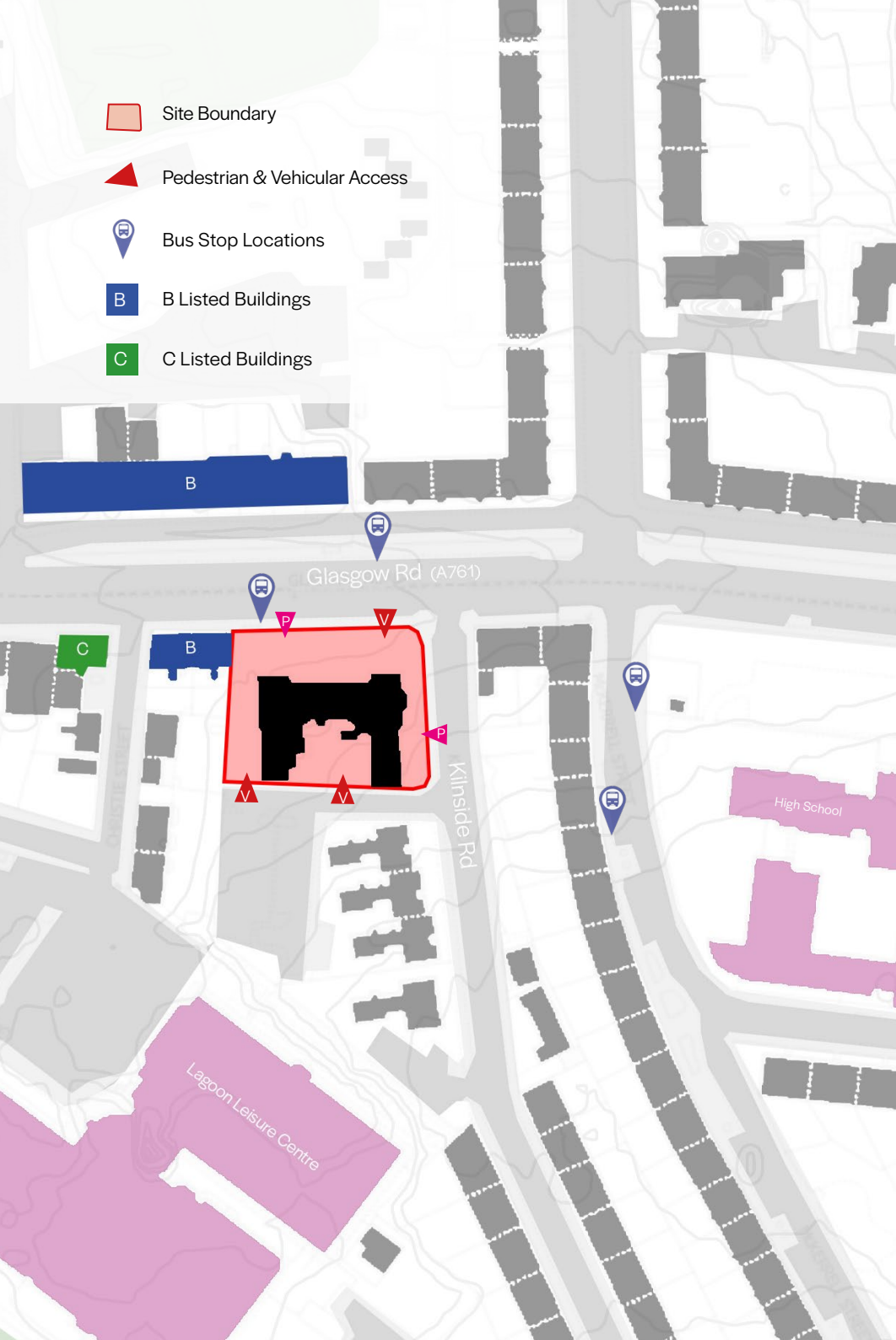
Landscaping and Boundary Treatments

It is the preference that the existing stone wall which fronts the site requires to be retained and incorporated into the development proposal.

There are also a small number of trees along the frontage of the site. Any proposed development must be designed to take account of these existing trees.

The provision of planting and preservation of trees must be in line with the *Renfrewshire's Planning & Development Tree Policy*.

Any boundary treatments shall utilise high quality materials and planting to define public and private spaces contributing to the character, appearance and setting of the area.



Accessibility

The site layout must provide safe routes for pedestrians, cyclists and vehicular users, with a particular focus on promoting active travel to/from the site .

Access and parking is currently well defined on site. As a general requirement, all roads, footpaths, servicing and parking requirements should be designed in accordance with the guidance set out in the National Roads Development Guide (SCOTS, 2017) and with Design for Roads and Bridges.

Parking and service provision will be subject to development type. Early engagement with the Council is encouraged to consider further detail in this regard.

Any residential proposals will be required to provide a minimum 10% of all homes designed to be easily adaptable for residents that are a wheelchair user. 5% of all new homes on this site must be designed to be wheelchair accessible.

Sustainable Urban Drainage Systems

Drainage requirements, constraints and solutions will be integral to the submission of the planning application.

New development will require to integrate surface water management into the design of green infrastructure including permeable surfaces.

Renewables/Sustainability

Low or zero carbon generating technologies require to be integrated into the development proposal including the use of both active carbon reducing technologies such as ground source heat pumps and passive factors such as ventilation and sustainable materials. Provision requires to be made for electric car charging points.

These details will require to be outlined in a sustainability statement and submitted along with the planning application.

Digital Connections

The development will incorporate existing or future high speed digital network connections and other digital technologies that could improve connectivity. These details require to be included in the submission of the planning application.

Affordable Housing

Funding may be available within the Council's Strategic Housing Investment Plan to support the delivery of affordable homes on this site.

Early discussions with the Council are encouraged to discuss the potential to deliver affordable homes on site and opportunities to link into the Council's regeneration plans for the Howard Street area.

Education Provision

If a residential development is proposed the cumulative impact of residential development on both primary and secondary school provision will require consideration subject to the final site capacity, potential site start and phasing of the development.

Once further details are known in relation to the proposed development, it should be noted that a developer contribution in respect of education provision may be required.

Developer`s Responsibilities

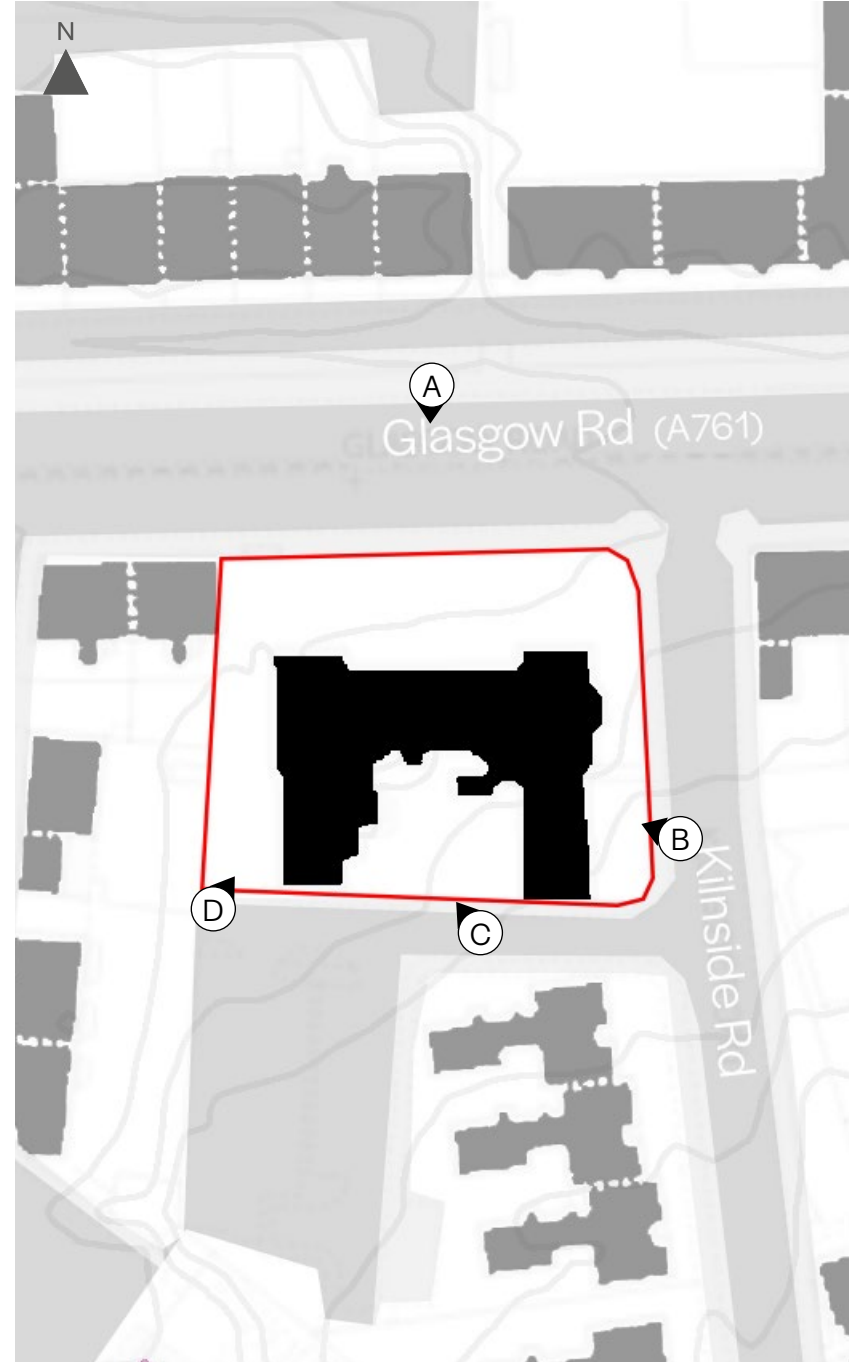
The developer will be solely responsible for the following:

- Establishing to their satisfaction the whereabouts of, and constraints concerned with all services in, on, over, under and adjacent to the site.
- Ensuring compliance with all statutory undertakers' requirements.
- Establishing to their satisfaction the soil and mineral conditions of the site.
- Ensuring compliance with requirements of planning and building standards consent.

Supporting Information

A new development proposal for this site should be accompanied by the following information:

- Sustainability Statement
- Built Heritage Visual Assessment & Plans
- Building Condition Survey
- Drainage Assessment
- Site Investigation (soil condition)
- Design and Access Statement
- Planning Statement
- Tree survey / Tree Constraints Plan /Management & Maintenance Strategy





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Further Enquiries

Further enquiries in relation to the content of this
planning statement should be directed to:

dc@renfrewshire.gov.uk

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