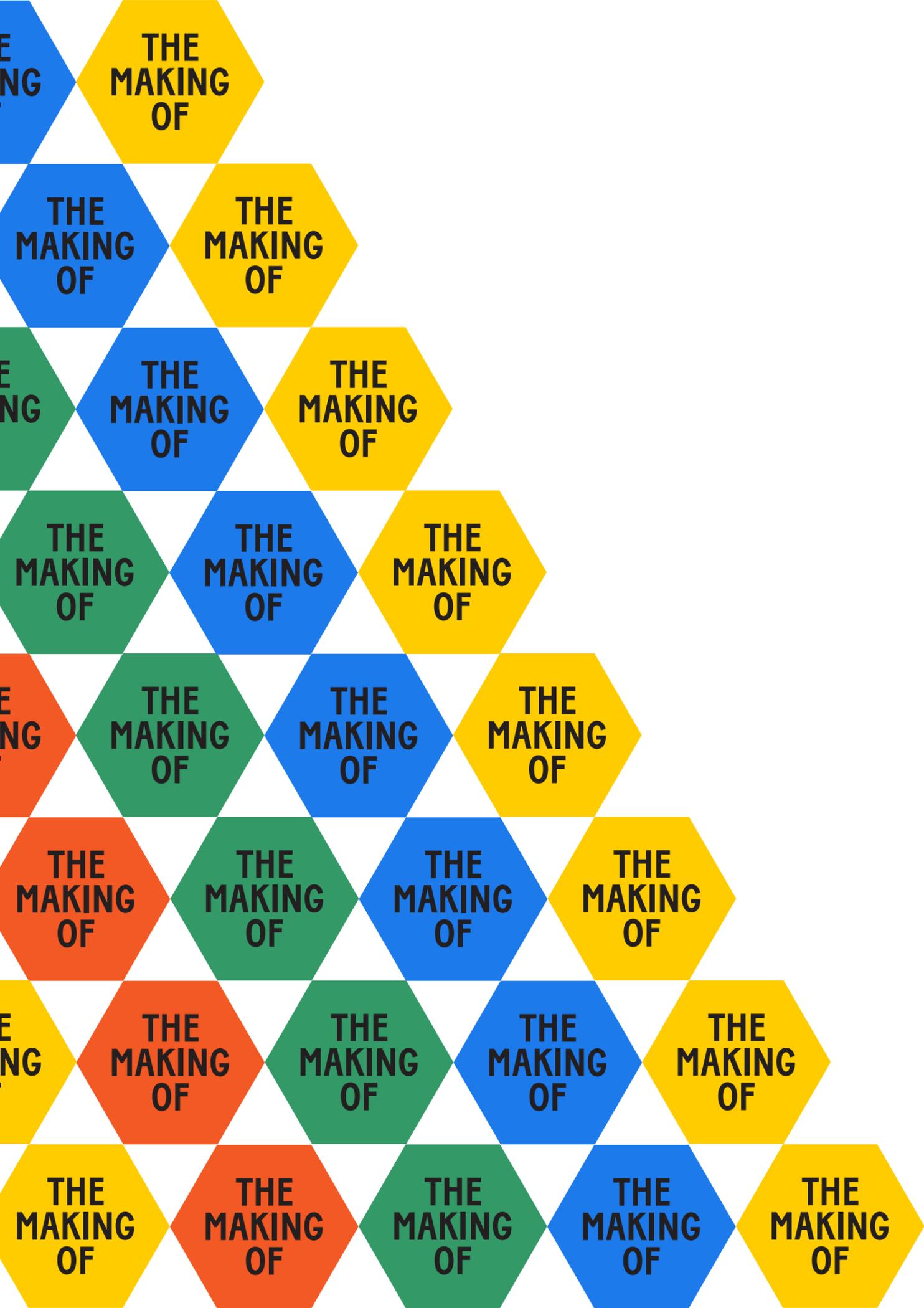


**THE  
MAKING  
OF**

**FERGUSLIE  
PARK**



# Creating the vision for Ferguslie Park

December 2021



COLLECTIVEARCHITECTURE

CREATE

ilka





# Foreword

The Making of Ferguslie is a plan that sets out the local community's vision for the future of the neighbourhood over the next five to ten years. It builds on wider housing investment in the area, a strong network of community activity and the energy, pride and ambition of local residents.

The plan has been produced in partnership with the local community, Renfrewshire Council and Community Planning Partners, with the key aim of supporting local people to become more involved in shaping their place.

The local community are at the heart of this plan. Their support and enthusiasm have been instrumental in its preparation and Renfrewshire Council and partners will work jointly with a range of local groups to support delivery of actions and realise the vision for the area.

The consultant team would like to thank the many local residents and organisations who enthusiastically contributed to the making of this plan, including:

Active Communities  
Darkwood Crew  
Engage Renfrewshire  
Feegie Needlers  
Ferguslie Arts and Social History Group  
Ferguslie Community Council  
Ferguslie Walking Group  
Fire and Rescue Scotland  
Fitness for Ferguslie  
Ferguslie Park Housing Association  
Glencoats Primary School  
Good Community Relations Project  
Own Yer Bike  
Pals of the Privies  
Paisley Men's Shed  
Police Scotland  
RAMH  
Renfrewshire Access Panel  
Renfrewshire Leisure  
Scottish Football Association  
Star Project  
Strathclyde Partnership for Transport  
St Fergus Primary School  
St Mirren FC  
Tannahill Centre

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# INTRODUCTION

## ABOUT THE MAKING OF FERGUSLIE PARK

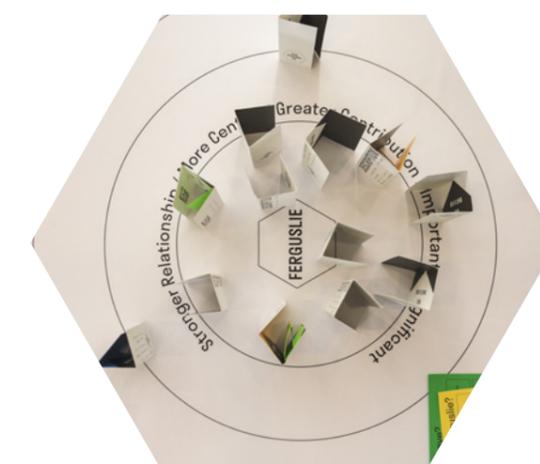
This plan sets out a vision for Ferguslie Park that is focussed on the future of the neighbourhood. The plan is rooted in the local priorities, ambitions and aspirations of the local community, gathered through a series of engagement events with local people over 2020 and 2021.

Ferguslie Park is characterised by a strong community spirit and a deep sense of pride and ambition. This can be seen in the energy of various groups and active organisations within the area, committed to supporting community wellbeing and enhancing the neighbourhood for local residents.

Ferguslie Park is changing, with new homes and streets being built. This plan brings the opportunity to complement this investment and harness the strong community activity within the area to help shape the future of the neighbourhood.

The plan sets out a vision for Ferguslie Park as a “20 minute neighbourhood” – well connected with a variety of local greenspaces, facilities and activities which support a healthy and sustainable place. To achieve this it sets out a range of actions to reimagine underused land, enhance greenspaces, encourage creativity and support existing community initiatives.

The plan imagines a Ferguslie Park that is vibrant and flourishing; a place shaped by its strong community and which celebrates a creative past, present and positive future. It is intended as a flexible framework to guide collaborative action by local residents, community groups, the local authority, Community Planning Partners and other stakeholders over the next five to ten years.





## APPROACH

Renfrewshire Council and a specialist consultant team worked together with local residents and community groups to develop the plan.

Early in 2020 the consultant team hosted a series of workshops and events to hear the views of the local community on the future of the neighbourhood. This included events with primary schools, one to one meetings with community groups and artist workshops where people could learn new creative skills. A public open day called 'The Big Listen' was held where people were invited to come along and contribute their views and aspirations through maps, games, photos and discussion.

A series of making workshops were held in the Tannahill Centre. Facilitated by the artist, Laura Aldridge, these events brought members of the local community together

to make objects for their homes. As well as the objects and the act of making being an end in themselves the conversations held around these workshops informed the team's understanding of Ferguslie and the project vision.

The events sparked a range of views and ideas which informed a series of key principles and actions. Over 2021 The emerging plan was tested further through one to one meetings with community groups, online engagement through a bespoke website [www.ferguslie.co.uk](http://www.ferguslie.co.uk) and a leaflet distributed within the neighbourhood.

More information on community engagement is set out in appendix 1.



The Big Listen workshop, held in the Tannahill Centre, incorporated a variety of engagement methods including a Ferguslie board game, large scale model and individual interviews.

# Part One

## OVERVIEW

Ferguslie Park is a residential neighbourhood to the north west of Paisley Town Centre with a population of approximately 4,000. Developed on the site of an estate associated with Paisley Abbey that dates back to the 16th century, much of the urban form dates from the late 1940's and early 1950's.

The neighbourhood is relatively self contained and bounded by railways to the south and east with the A737 trunk road to the north, leading to the M8 motorway and Glasgow Airport. St James Rail Station lies a short distance to the east.

Around half of the neighbourhood is urbanised, comprising mainly of residential areas and local community facilities. Much of the remainder of the area is characterised by large pockets of informal amenity space and vacant land from previously developed sites.

Two primary schools lie centrally within the neighbourhood, with local facilities the Tannahill Centre and Ferguslie Community Sports Centre a short distance to the west. St Mirren FC moved to a new purpose build stadium within Ferguslie in 2009 and this brings a large number of visitors on match days. A small retail offer and medical facilities including a GP practice lie adjacent to the Tannahill Centre and Ferguslie Library within the centre itself.

The neighbourhood has an active and thriving community network. A number of self-organised and volunteer led organisations run a range of programmes including gala days, community meals and the restoration of spaces including Glencoats Park.

The development of new build homes within the Tannahill area of Ferguslie Park by Renfrewshire Council is currently underway and provides a catalyst for wider regeneration.

# FERGUSLIE PARK TODAY



# Part Two

## VISION AND PRINCIPLES

### GUIDING PRINCIPLES

The plan imagines a Ferguslie Park that is vibrant and flourishing; a place shaped by a strong community and which celebrates a creative past, present and positive future.

Outcomes from the community engagement informed the development of a clear vision of Ferguslie Park as a place where people can live well locally – a '20 minute neighbourhood' with a variety of greenspaces, facilities and activities which are well connected, accessible and meet the needs of local residents.

#### Principle 1 - IMPROVE CONNECTIVITY

- Develop a new active travel route which would act as a central green 'spine' for the area, help to create a sense of place and provide a focus for activity.
- Improve gateways and thresholds at the boundaries of the area to support the development of safe and pleasant routes.
- Reconnect to surrounding areas with active travel routes which link to the places people want to go outwith Ferguslie.
- Support and create the conditions for public transport which connects Ferguslie Park to Paisley and the wider area.

#### Principle 2 - ENHANCE THE ENVIRONMENT

- Be a vibrant and attractive place to live and visit; sustained through a sense of community ownership guiding the quality of the built and natural environment.
- Reimagine and reactivate underused spaces to be multi-functional, useful and appealing to all.
- Be a place where community decision making informs the maintenance and management to sustain quality.

#### PRINCIPLE 1

### IMPROVE CONNECTIVITY

to enhance Ferguslie Park as a walkable neighbourhood with good links to Paisley and beyond.

#### PRINCIPLE 2

### ENHANCE THE ENVIRONMENT

by re-imagining vacant and underused land and by promoting quality in new buildings and land uses to improve the local environment.

**PRINCIPLE 3**

# CULTIVATE A PARK IDENTITY

by transforming Ferguslie's greenspace.

- Principle 3 - CULTIVATE A PARK IDENTITY**
- Embrace a 'park' identity; encouraging positive and sustainable choices about everyday living, playing, growing, and travelling.
  - Be a place for recreation with opportunities for outdoor activities in both designed and natural, biodiverse landscapes.



**PRINCIPLE 4**

# COMMUNITY EMPOWERMENT

by working together, sharing knowledge and achieving goals.

- Principle 4 - SUPPORT COMMUNITY EMPOWERMENT**
- Be a sustainable, resilient and enabling place which attracts and maintains long term commitment.
  - Be a place where community aspirations to access and manage space is championed and prioritised.
  - Be an innovative place where testing of community-initiated ideas, initiatives and enterprises are encouraged including pop-up uses of land and indoor spaces.



**PRINCIPLE 5**

# EMBRACE CULTURES, HERITAGE AND SOCIAL VALUES

by the prioritisation of culture and heritage to inform Ferguslie's transformation.

- Principle 5 - EMBRACE CULTURES, HERITAGE AND SOCIAL VALUES**
- Be a connected and inclusive place with strong opportunities for social support and interaction.
  - Build on Ferguslie Park's existing rich cultural heritage, embracing cultural practices and creativity in its development and ongoing sustainability.
  - Be a place rich in offerings of activities which cultivate cooperation, belonging and learning.
  - Be a place where opportunities are realised and where all stakeholders have rights and responsibilities to contribute to the livelihood of the area.

The Big Listen workshop: review of assets identified through the Ferguslie Board Game

# Part Three

# SPATIAL STRATEGY AND PRIORITY PROJECTS

The guiding principles are supported by 12 projects which help to deliver the vision. These range from 'early win' projects which could be realised in the short term to longer term aspirations.

Each priority project is described in this section, with illustrative proposals and images. The priorities should be seen as a framework for collaborative, community-led action. The details may need to be flexible over time in response to opportunities and available support, but broadly form the basis of action over the next 5-10 years.

The table below shows how the projects contribute to the vision themes and the plan on page 18 shows where the vision and projects could be implemented within the neighbourhood.

PROJECT IDEAS	THEME / PRINCIPLE ADDRESSED	THEME / PRINCIPLE ADDRESSED				
		1 Connectivity	2 Environment	3 Park	4 Community	5 Culture
1	Community Routes	Blue	Orange	Green	Purple	Yellow
2	Productive Environment	Blue	Orange	Green	Purple	Yellow
3	Front Gardens	Grey	Orange	Green	Purple	Yellow
4	Play & Learning	Grey	Orange	Green	Purple	Yellow
5	Gasometer Activities	Blue	Orange	Green	Purple	Yellow
6	BMX / Pump track	Grey	Orange	Green	Purple	Yellow
7	Gym (General fitness / Boxing)	Grey	Grey	Grey	Purple	Grey
8	Startup Project Support	Grey	Orange	Green	Purple	Yellow
9	Community Spaces for Socials and Meals	Grey	Grey	Grey	Purple	Grey
10	Match Day Experiences	Blue	Orange	Green	Purple	Yellow
11	Artist residency and house	Grey	Orange	Grey	Purple	Yellow
12	Community Assets - Vacant Spaces Study	Grey	Orange	Green	Purple	Yellow

# THE SPATIAL STRATEGY



project 1

# COMMUNITY ROUTES



EXISTING ASSET  
Path connecting Glencoats Park with Blackstoun Road

## PROJECT SUMMARY

A key outcome emerging from community engagement is the opportunity to improve or create routes for walking and cycling which provide better linkages between local facilities, greenspaces and residential areas within the neighbourhood, as well as connections with Paisley town centre and adjacent areas such as Phoenix Retail Park.

The development of these routes could link with other priority projects and include educational, creative activities or wayfinding to support greater engagement with the outdoors.

The key diagram shows the location of potential routes, including a new 'Green High Line' a route which would act as the central green spine for the neighbourhood, support the creation of a greater sense of place and provide a focus for activities.

Key gateways such as those to Millarston or to Paisley St James station would also benefit from enhancements.

## KEY ROUTES



SHARING FAVOURITE PLACES AND ROUTES WITH OTHERS

project 2

# PRODUCTIVE ENVIRONMENT



LOCAL ASSET  
West End Growing Grounds Association

## PROJECT SUMMARY

Ferguslie Park has vacant and underused land which could be transformed into exemplary assets, either temporarily, or for the longer term. These underused pockets of land could be productive, providing for the community in many ways including local growing, activities or events spaces.

The reuse of these spaces around the concept of productive environment - managing for biodiversity, woodland, leisure, community growing and sustainable urban drainage - could provide for transformational physical change within the neighbourhood.

Key pockets of underused land which could be reimagined under this project include Belltrees and North Candren, subject to further consultation with the local community.

### POTENTIAL LOCATIONS

- 1 - Belltrees
- 2 - North Candren
- 3 - Sports Centre
- 4 - Village Green
- 5 - New Civic Greenspace
- 6 - The Gasometer



ALLOTMENTS OR COMMUNITY GARDENS COULD BE DEVELOPED IN EXISTING GREENSPACES IN A NUMBER OF LOCATIONS INCLUDING BELLTREES, NEAR ST MIRREN PARK OR WITHIN THE PROPOSED NEW CIVIC GREENSPACE

project 3

# FRONT GARDENS



EXISTING ASSET  
Front Garden project

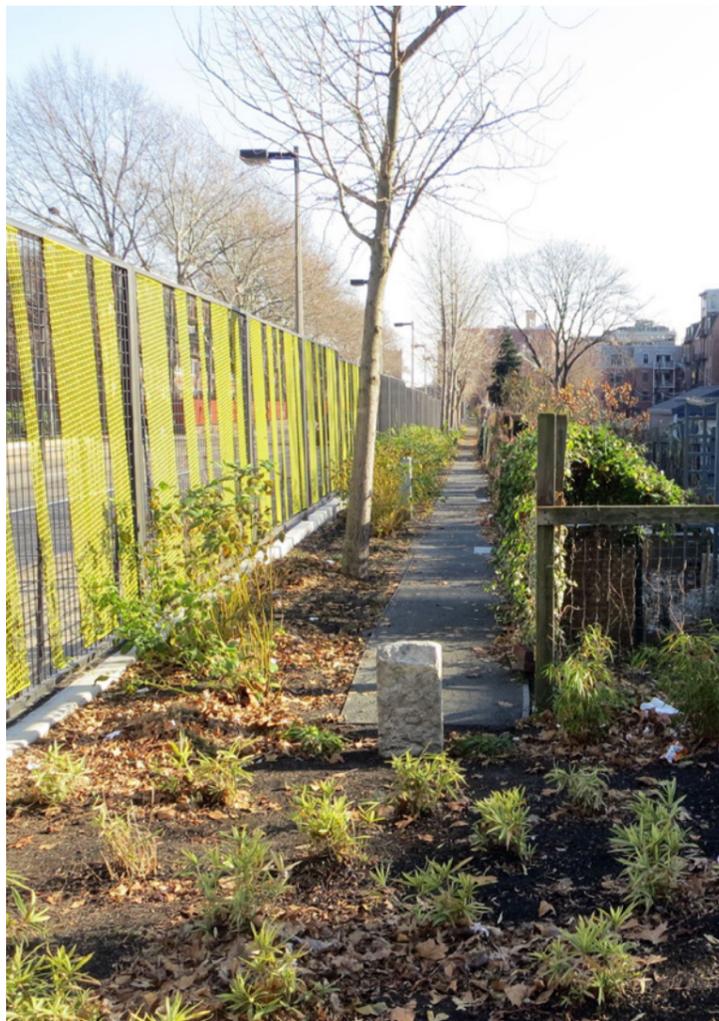
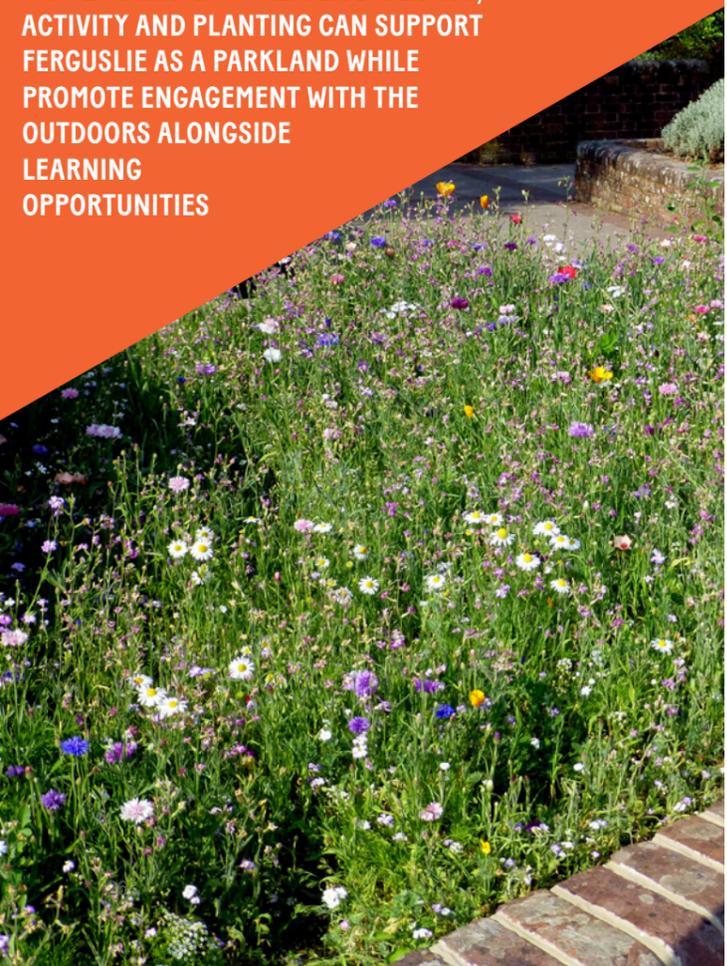
## PROJECT SUMMARY

A significant amount of visible green space in Ferguslie is located in people's front gardens. An initiative to develop gardening skills and access to new plants would assist residents who are interested in using their front garden more, help to 'green' streets in Ferguslie and increase biodiversity potential through including new habitats for wildlife.

Ferguslie residents responded positively to this approach during consultation and the project could align with and support the expansion of existing gardening initiatives already undertaken by local community groups within the neighbourhood.

The location of this project could apply throughout the area. Roads or streets which are particularly visible as thoroughfares or well used active travel routes could be prioritised, as well as those overlooking existing parks and green spaces to enhance the habitat connectivity potential of these gardens.

FRONT GARDENS FORM A LARGE PROPORTION OF FERGUSLIE'S GREEN SPACE - BRINGING GREATER DIVERSITY, ACTIVITY AND PLANTING CAN SUPPORT FERGUSLIE AS A PARKLAND WHILE PROMOTE ENGAGEMENT WITH THE OUTDOORS ALONGSIDE LEARNING OPPORTUNITIES



COULD FRONT GARDENS BE FLOWER GARDENS, GROWING SPACES OR HOMES FOR NEW TREES?

project 4

# PLAY AND LEARNING



EXISTING ASSET

Play and Learning project. Glencoats Park

## PROJECT SUMMARY

Ferguslie has a number of small scale playspaces and a central greenspace in Glencoats Park, which has been subject of recent improvements by the local community. The opportunity exists to develop further and different types of outdoor play spaces within the neighbourhood which could be used for education outdoors as well as free play for all ages.

This could include more structured play spaces including equipment in central areas of Ferguslie, with pockets of underused land in more outlying areas having the potential for more 'wild' nature based play.

### POTENTIAL LOCATIONS

- 1 - Belltrees
- 2 - North Candren
- 3 - Sports Centre
- 4 - Village Green
- 5 - New Civic Greenspace
- 6 - The Gasometer



EVENTS CENTRED AROUND PLAY AND LEARNING COULD BE HELD ON A RECURRING BASIS

project 5

# GASOMETER ACTIVITIES



EXISTING ASSET

The Gasometer is a clear connection to Ferguslie's social and industrial heritage

## PROJECT SUMMARY

The gasometer to the eastern edge of Ferguslie is an interesting and dramatic industrial relic that could provide a landmark for the neighbourhood and wider Paisley.

The site lies within private ownership and the project is a long term aspiration with much work necessary before proposals could be developed. If realised over a number of years, the project has the potential as a venue for both Ferguslie residents and to attract visitors from further afield.

## LOCATION



THE LONG TERM VISION FOR THE GASOMETER IS TO BECOME A PLACE OF PLAY AND SPORT THAT FOR LOCAL AND REGIONAL USE

project 6

# BMX . PUMP TRACK



## PROJECT SUMMARY

Community initiatives focussed on cycling and bicycle maintenance already exist in Ferguslie. The opportunity exists to create a BMX 'Pump' track that provides bespoke space for cycling and supports existing community activity, perhaps also complemented by a programme of skills and bicycle repair sessions.

The track could be extended for skating use and could also act as a great venue for socialising, family visits and ultimately contribute positively to healthy lifestyles and social wellbeing within the neighbourhood.

## POTENTIAL LOCATIONS

- 1 - Belltrees
- 2 - Open space
- 3 - Village Green
- 4 - The Gasometer



A VARIETY OF TYPES OF TRACKS COULD BE ACCOMODATED WITHIN FERGUSLIE FROM SMALL SCALE INTERVENTIONS IN THE CENTRE TO MORE CHALLENGING COURSES TO THE WEST AND NORTH

project 7

# HEALTH AND FITNESS



EXISTING ASSET  
Sport centre and pitch

## PROJECT SUMMARY

Currently, Ferguslie Community Sports Centre provides opportunities for health and fitness activities within the neighbourhood. A strong view emerging from local residents through consultation was the opportunity to provide access to a range of new sports, training and coaching such as boxing.

This would build on existing facilities but could potentially in the longer term support improvements to the Sports Centre or a dedicated space if there was strong community interest, perhaps through reuse of an existing asset. The project would also contribute positively to healthy lifestyles, social interaction and community wellbeing within the neighbourhood.

### POTENTIAL LOCATIONS

- 1 - Belltrees
- 2 - North Candren
- 3 - Sports Centre
- 4 - Village Green
- 5 - The Gasometer



A VARIETY OF INDOOR AND OUTDOOR FACILITIES COULD BE DELIVERED TO COMPLEMENT EXISTING FACILITIES

project 8

# STARTUP PROJECT SUPPORT



## PROJECT SUMMARY

Ferguslie is home to a variety of strong community organisations and initiatives that positively support the wellbeing of the neighbourhood, from community meals and litter picks to improving Glencoats Park. The opportunity exists to support these organisations and those emerging through funding, training and management support.

The project would support existing activity but could also help organisations to grow sustainably, perhaps even to become social enterprises which provide training and employment opportunities for local people.



PROJECT  
SUPPORT  
WOULD BUILD  
ON EXISTING  
EXPERIENCE  
WITHIN THE  
COMMUNITY

project 9



# COMMUNITY SOCIAL SPACES

## PROJECT SUMMARY

A 'community meals' project currently exists within Ferguslie, led by a community organisation, where local residents come together to cook, share meals and socialise. The opportunity exists to support the project to grow sustainably, creating a bespoke space for community meals, either within an existing asset or vacant land within the neighbourhood.

Growth of the project could also involve training or courses around food preparation, increasing skills and providing employment opportunities. The project also has a key role to play in supporting healthy lifestyles and particularly community wellbeing.

### POTENTIAL LOCATIONS

- 1 - Belltrees
- 2 - St Ninian's Hall
- 3- Tannahill



TEMPORARY EVENTS CAN BUILD CAPACITY FOR ONGOING TRAINING PROGRAMMES OR EVENTS

project 10

# MATCH DAY EXPERIENCES



## PROJECT SUMMARY

Ferguslie is regularly host to football fans and this could be used to the advantage of the neighbourhood and wider Paisley by developing an offering of activities and spaces to be enjoyed on match-days and beyond.

This would encourage better connections between the local neighbourhood, St Mirren Stadium and Paisley beyond, revitalising underused spaces around the stadium for use as vibrant public spaces and green spaces, particularly on match days. Activities such as street art and food markets, potentially linking to existing community initiatives, would encourage visitors to contribute to the neighbourhood on match days and provides new spaces for local residents to use on a daily basis.



EVENTS AND COMMERCIAL ACTIVITIES CAN BE PROGRAMMED AROUND ST MIRREN PARK

project 11

# ARTISTS' RESIDENCES



## PROJECT SUMMARY

Culture already plays a key role in the activities of a number of community organisations within Ferguslie. To support existing activity, potential may exist to consider reuse of a vacant property within the neighbourhood as a social space for arts, craft and community events. This would bring additional social and educational opportunities for people of all ages and could assist in the delivery of this plan, for example through artists supporting improvements to outdoor spaces.

The project could include the appointment of an artist in residence to support a community led arts programme.

## POTENTIAL LOCATIONS

- 1 - Craigielea House
- 2 - Belltrees



ARTIST IN RESIDENCE PROGRAMMES CAN PROMOTE CREATIVE ACTIVITIES THROUGHOUT FERGUSLIE

project12



PROJECT SUMMARY

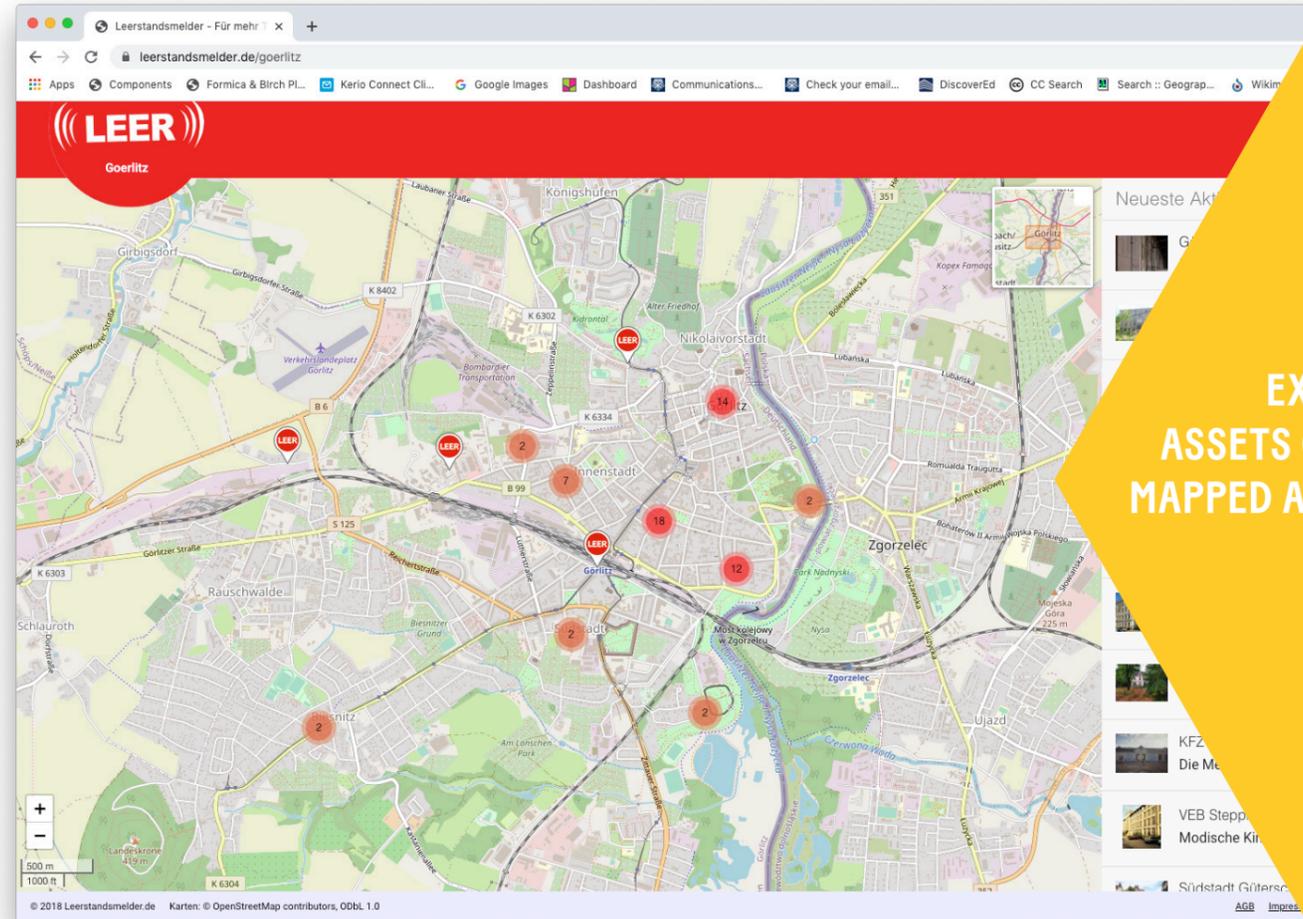
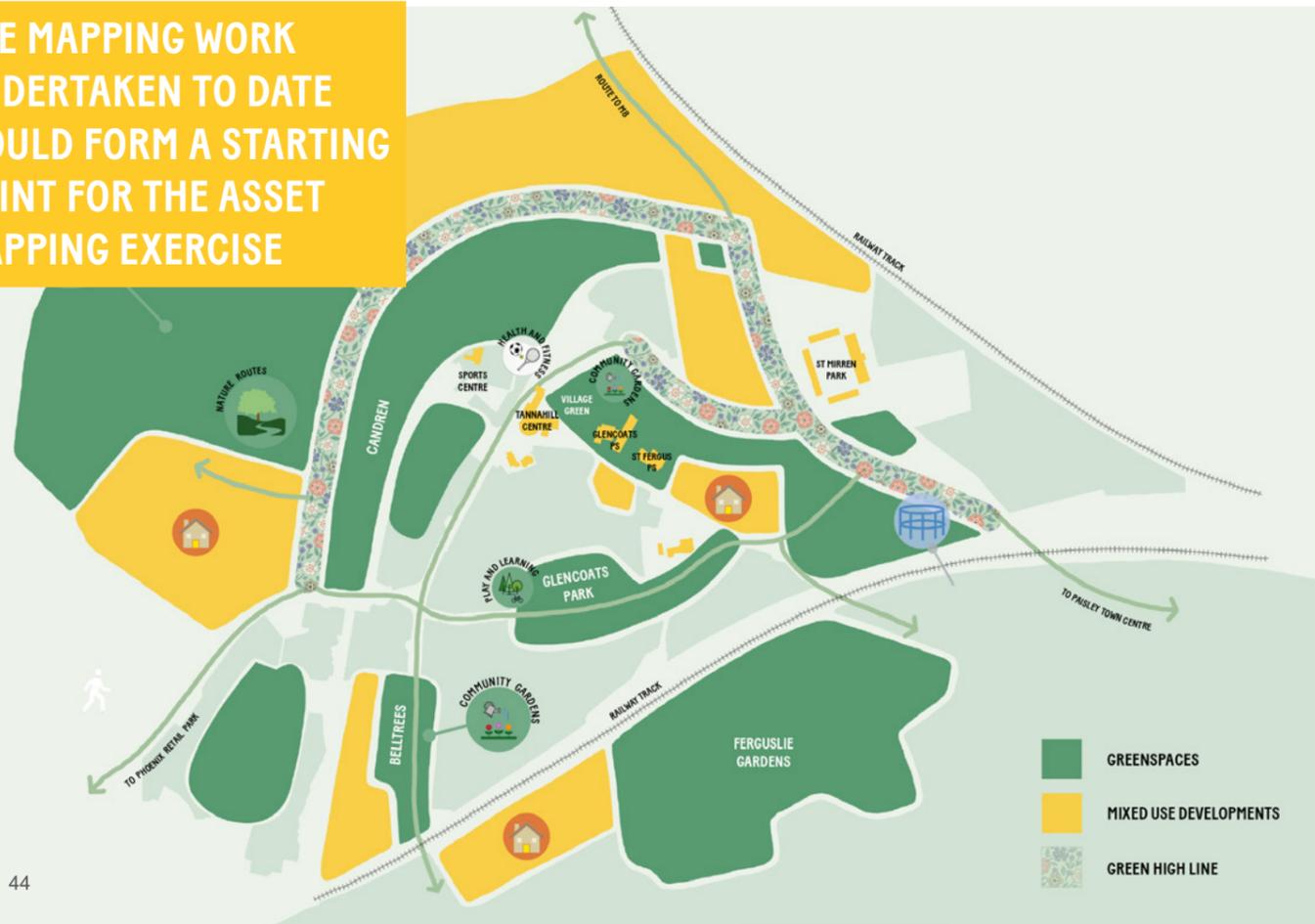
The Tannahill Centre currently provides facilities and acts as a social space for local residents and community organisations within Ferguslie. A key theme emerging from consultation with local residents is that given the number of community organisations and activities within the neighbourhood, additional community space would be strongly supported.

This project would build on the work undertaken as part of this plan and consider a more detailed review of underused, vacant spaces and buildings within the neighbourhood, both obvious and hidden, to determine which could be improved and made accessible for use as community assets.

The project could encourage local residents to suggest ideas for existing spaces and be inspired by examples of the reuse of spaces for community use across Scotland, the UK and wider Europe.

COMMUNITY ASSETS

THE MAPPING WORK UNDERTAKEN TO DATE WOULD FORM A STARTING POINT FOR THE ASSET MAPPING EXERCISE



EXISTING ASSETS CAN BE MAPPED AGAINST NEED

# Part Four

## NEXT STEPS

### USING THE VISION

The vision and priorities within the Making of Ferguslie have been developed in partnership with the local community. The role of this plan is to provide a framework to support further collaborative action and to steer future decisions and planning over actions, initiatives and partnerships within the area over the next five to ten years.

The plan should be seen as flexible in response to funding opportunities and available support. Collaboration is crucial and delivery of priorities will require positive partnership working between the Council, local residents and stakeholders that has been the focus of this plan.

A key element of next steps will be the production of a delivery strategy which considers:-

- How best to align the activities of local residents, community groups, landowners and stakeholders to support phased delivery;
- Available funding streams and how these are best matched to ambitions;
- Additional work needed to prepare proposals and test feasibility of the project ideas.

In doing so it is important that 'early win' projects are identified and delivered to generate momentum and sustain the enthusiasm generated in the production of the plan. These initial projects are likely to align with the work of community groups already active within the area.

The local community, Renfrewshire Council and all of those with an interest in the future of Ferguslie Park will work in partnership to develop and deliver the plan in the coming years.



THE  
MAKING  
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