



Paisley West End Regeneration

Masterplan Document

November 2017

keppie

1.0 | Historical Context

WEST END, PAISLEY

The West End of Paisley is an inner urban area located immediately to the west of Paisley Town Centre. Paisley is historically known for its role in the weaving industry, and the scale of the West End population led to the formation of a secondary town centre.

1850s

The site perimeter is defined by tenemental properties and low rise cottages constructed at Well Street and West Brae. In 1852, the John Neilson Institution was constructed and the majority of the predominantly sloping site was then used as school playing area.

1900s

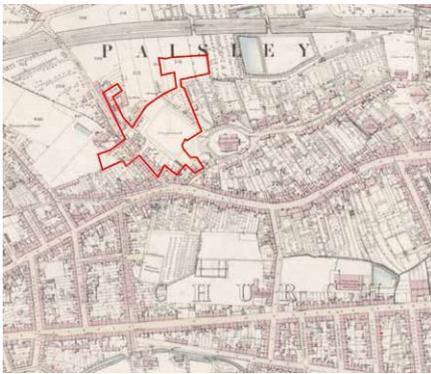
The central open area of the site remains in use as school playing area and the edges of the site at Sutherland Street and Underwood Lane are now defined by tenemental residential properties.

1950s

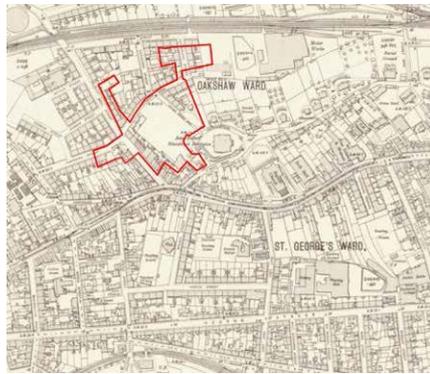
No substantial changes to the site. Industrial use is consolidated to the North beyond the site boundary. Housing is predominantly tenemental in scale with ground level shops serving a high density, established local community.

TODAY

The John Neilson Institution has been converted to residential use. The central sloping open area is privately owned and un-maintained. There is an outdoor play area which is located behind the stone wall at underwood Lane which is unsupervised. The University of West of Scotland student accommodation is redundant and vacant. Some of the tenements on the east side of Well Street are in a very poor state of repair. In addition the industrial area to the North has been demolished and replaced with low level family type housing. The tenements at Sutherland Avenue have also been taken down and their footprint is currently used as a temporary growing grounds.



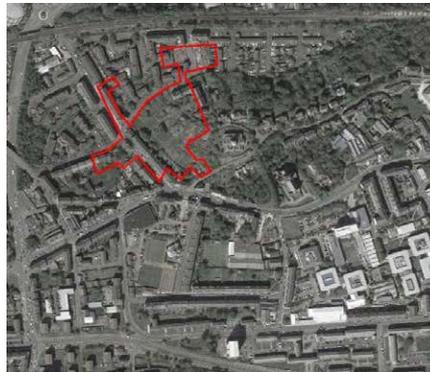
OS map 1858



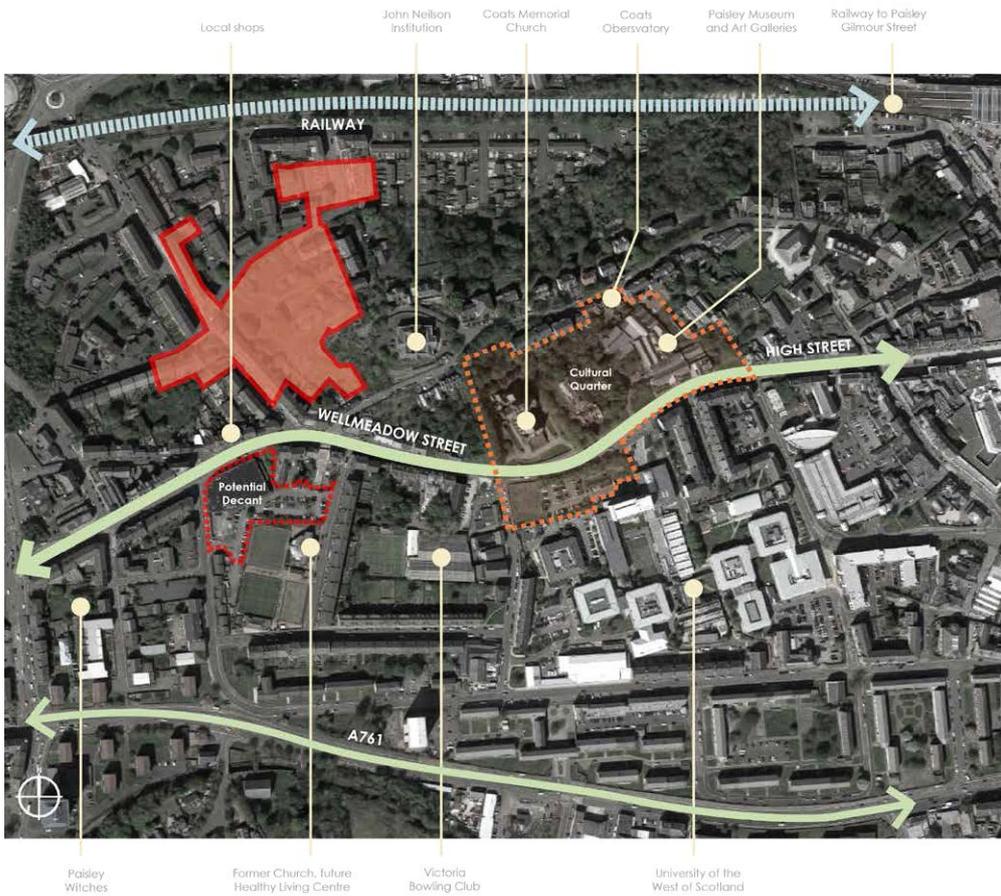
OS map 1913



OS map 1950



OS map 2016



2.0 | Area Appraisal

The project is located in the West end of Paisley. The site covers Well Street, Underwood Lane, Sutherland Street, Oakshaw Brae and West Brae.

LOCAL ROAD NETWORK

The A761 is located a short distance to the south, and the site is also within a 10 minute drive from Glasgow Airport.

RAILWAY NETWORK

Nearby railway stations include Paisley Gilmour Street, which provides a link to Glasgow with a 10 minute train journey to Central Station. Gilmour Street is also earmarked as a future station hub on the proposed new rail link to Glasgow Airport.

PROMINENT LOCAL DESTINATIONS

The site is centrally located, at only half of a mile from the town centre. The John Neilson Institution, the Paisley Museum and Art Galleries and the University of the West of Scotland campus are all within a short walk from the site.

ORIENTATION

The positioning of the proposed units in order to maximise potential solar gain was a key consideration in developing the masterplan.



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3.0 | Existing Plan

Residents/Businesses involved:

19 blocks of tenement flats - in 8 blocks all flats are owned by Renfrewshire Council; in 3 blocks all flats are privately owned; in 8 blocks the flats are in mixed ownership.

129 tenement flats in total:

- 82 owned by Renfrewshire Council (63.6%)
(16 of which are currently occupied)
- 47 privately owned (36.4%)

31 commercial units (13 trading at April 2017):

- 5 are owned by Renfrewshire Council

4.0 | Masterplan - November 2017



5.0 | Proposal

Currently, this part of Well Street is narrow and compressed. The existing retail units are predominantly vacant and the tenemental flats above are in a poor state of repair with high levels of empty properties. The landscape backland to the rear of the tenements is poorly maintained and views to the John Neilson Institution and the Coates Memorial spire are largely obstructed.

The masterplan seeks to work as a catalyst for regeneration and transformation of the West end of Paisley. The proposals aim to widen the street, and to create a landscaped public space which affords views through to the listed cupolla and spire at the John Neilson Institution and the Coates memorial church, seeking to increase pedestrian movement towards the Oakshaw Conservation area and into the town centre.

The Masterplan has been developed to encourage passive supervision of pedestrian linkages to assist improved wayfinding and safer movement through this area.

The housing mix and layout has been developed to encourage increased sustainable family living in the west end and to create a vibrant and accessible community in the heart of the town.



Well Street view south - Proposed



Well Street view south - Existing

6.0 | Proposal

To the south, and immediately north, of Underwood Lane (east side of street only) the existing Well Street tenements are proposed for demolition. The existing vacant blocks on Clavering Street East are likewise proposed to be replaced.

These could be replaced with higher quality and sustainable modern residential properties of which about 70% of the new homes could be for sale. The masterplan allows for setting these properties back from the existing street / building line. This would have the advantage of allowing a new landscape buffer zone between the street and the new housing. The proposals would also seek to add quality hard landscape, tree planting and on-street parking at Well Street (resident parking will be to rear of the properties). The new housing units could be predominantly elevated at the street side to allow **privacy for ground floor windows. Street access would also be incorporated to encourage an active lively frontage.**

The density and scale of the established historic townscape is recognised and the new development would seek to revise the existing urban scale. The increased width of the street and the addition of softer landscape elements seek to make the Well Street area a more attractive place to both live and work.

The scale and density of the proposed housing reduces to the East of Well Street. The masterplan has been developed to encourage increased family living in the West End of Paisley. Existing topography and historic built features are recognised and embraced to assist creating a distinctive new neighbourhood which will be a desirable, distinctive, attractive and safe place to live and work.

This new residential district benefits from excellent pedestrian linkages through the Oakshaw Conservation area and into the Paisley Town Centre with excellent rail links to Glasgow City and potentially Glasgow Airport in the near future.



Oakshaw Brae view south - Proposed



Oakshaw Brae view south - Existing