



Addendum Relating to the Village Centre

ROYAL ORDNANCE BISHOPTON
PHASE ONE DESIGN CODE

OCTOBER 2015

11.0 Village Centre

ROYAL ORDNANCE BISHOPTON DESIGN CODE

11.0 Village Centre - Preface

This is an addendum to the Phase One Design Code which was approved by Renfrewshire Council in February 2012. The need for a Design Code is set out in the planning permission in principle for 'regeneration of the site to form a mixed use community growth area' (reference 06/0602/P).

This addendum relates only to the village centre. The addendum is needed because some of the design principles outlined in the original Design Code need to be revised and updated. This is in response to the key messages from market testing and is a reflection of how the regeneration of the former Royal Ordnance site as a whole (now Dargavel Village) is evolving.

The design vision for Dargavel Village has not changed. There remains an ambition to create a place where a diverse range of uses and activities can be assembled in a co-ordinated way.

This new place is an expansion of the established village of Bishopton. A key part of the design vision is to create convenient links and to integrate Dargavel Village with the more established neighbourhoods at Bishopton.

The focus of this addendum is on design detail rather than the broad design vision. It will examine how the village centre can form a mixed use centrepiece for the new development with buildings that are well integrated with high quality public spaces.

11.0 Village Centre - Overview



11.1 Overview

11.1.1 Development Plots: M1, M2, M3, M4, H4A, H4B, H4C, H11

11.1.2 The village centre provides the core of the new development with a character founded on the strength of the existing landscape. The village centre is linked to the long established cluster of commercial uses around Bishopston rail station through a series of public spaces which run from Station Road to the ponds (the Central Ponds). These spaces incorporate mature deciduous trees at the threshold of the village centre. They are high quality spaces which will provide a setting for new development as well as an essential amenity for the community.

11.1.3 Housing in the village centre will have an identity which is forged by its relationship with the high quality public spaces which punctuate it. It is envisaged that housing will be located on development plots M1, M2, M4, H4B, H4C and H11. There is also potential for new housing on development plot M3 if an alternative location is found for the proposed primary school. Commercial and community uses will be clustered on development plot H4A which is closest to the rail station and existing shops along Station Road. It provides the best opportunity to create a hub of commercial and community uses which are tightly grouped around the rail station. The mix of uses on development plot H4A could include retail, small scale service uses and a health care.

11.1.4 The buildings across all the development plots will address surrounding public spaces in a positive way.

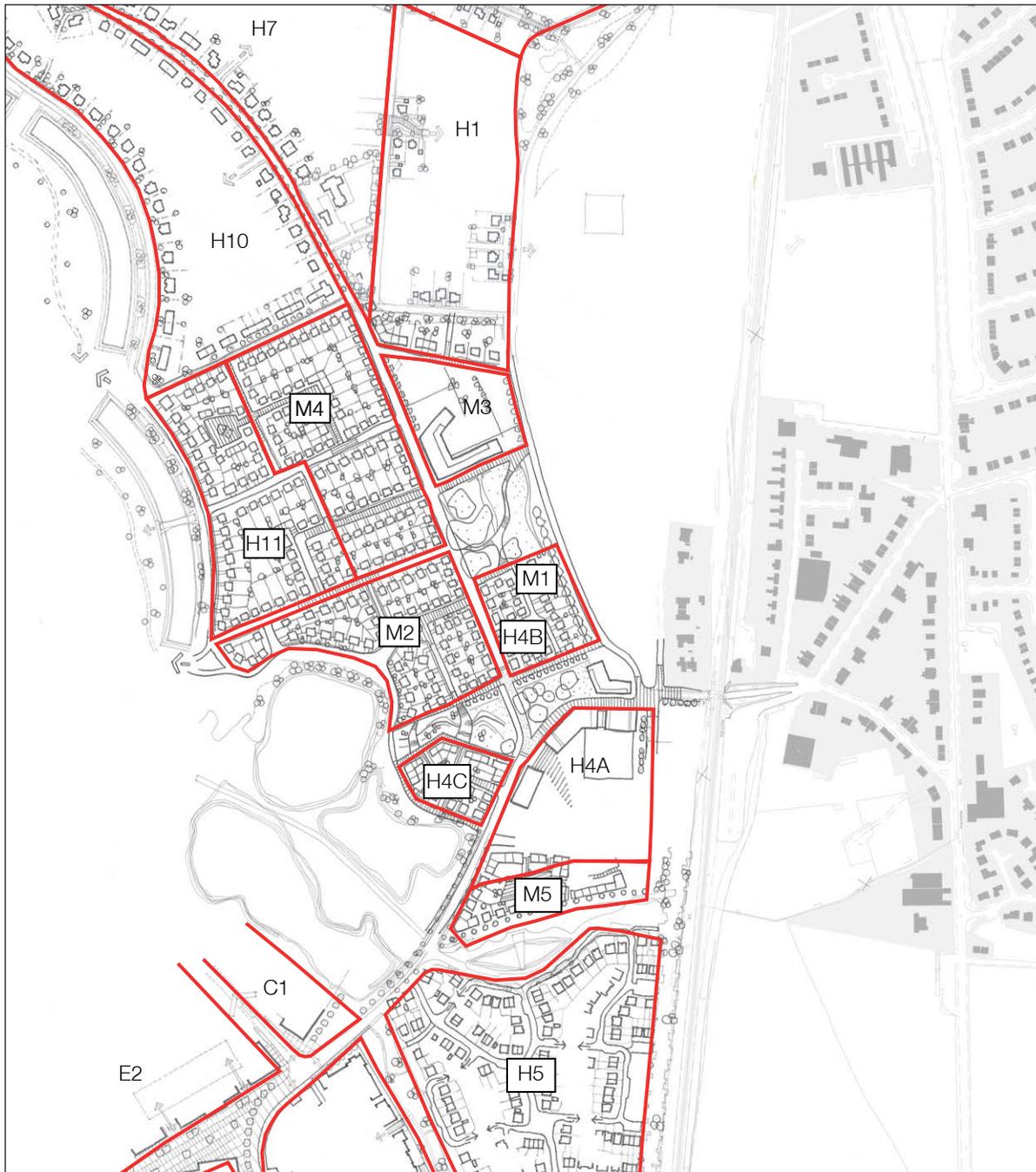
11.1.5 There should be a reasonable continuity of frontage adjacent to public spaces. This can be created by linked or terraced buildings or, on occasion, by individual buildings and well conceived boundary walls or hedges to link neighbouring buildings.

11.0 Village Centre - Overview



- 11.1.6 There are a number of key design and development principles which will define the particular character of the village centre:
- There is a primary vehicular route (the Village Road) running through the village centre which is one part of an informal grid layout of roads offering a choice of routes. The primary route provides for a bus service.
 - The most valuable trees in the centre, including trees around the Central Ponds, are retained where possible and have been incorporated into the design of the public realm.
 - The use of perimeter blocks set around public spaces has the distinct advantage of creating a safe and secure landscape where there is clear demarcation of public and private realm.
 - Passive surveillance of public space by ensuring that buildings and their main entrance points face outwards, towards the space.

- Buildings at the corners of development plots will be particularly significant. They will often need to provide active frontage on two primary elevations, facing directly onto either a public space or a road. Corner buildings represent turning points and should be designed accordingly.
- Gateway buildings, particularly at the Station Road threshold, will need to be carefully designed to engage with the street at groundfloor level with entrances and break out spaces. They should create a sense of arrival by their increased scale and form but, in turn, they will also need to add to the street in which they are placed through the shared use of materials, architectural form and proportion.



11.2 Overview of Development Plots

- 11.2.1 The eight development plots within this character area lie at the core of the new development with residential, commercial and community buildings set around public squares, streets and overlooking open spaces.
- 11.2.2 The diagram opposite sets out the position of each development plot in relation to the village centre.
- 11.2.3 Plots H11 and M4 provide a key gateway into the village centre from the north. H11 has an important frontage onto the Central Park space looking west. Development on Plot M4 will give the west edge of the Village Road corridor into the centre of the development.
- 11.2.4 It was originally envisaged that development plot M3 would be the location for a primary school. It is now likely that the primary school will be positioned so that it is closely integrated with the sports facilities to be created in the Central Park. The alternative use for plot M3 is housing.
- 11.2.5 Plot M2 has a key frontage onto the Central Ponds and open space to the west. There is an imperative for an active frontage with the Village Square to the south.
- 11.2.6 It is envisaged that plots M1 and H4 will be developed together with housing to provide an active edge to the Village Road (west), the Village Square (north and south) and Birch Road (east).
- 11.2.7 Plots H4A and H4C form the south edge to the Village Square with important residential and commercial frontages.
- 11.2.8 Plot M5 has a south facing residential frontage onto Craigton Burn and the adjacent SUDS pond.

11.0 Village Centre - Routes & Linkages



11.3 Routes and Linkages

- 11.3.1 The village centre is penetrated by a wide range of different routes enabling a high degree of permeability through the area.
- 11.3.2 The main route through the village centre is the north – south Village Road which links the Northern and Southern gateways.
- 11.3.3 The urban street character along the Village Road is created by the principal face of buildings along its edge by strong boundary walls and hedges (often to link buildings) and by a layout of development which minimises parked vehicles in the private spaces alongside the road.

- 11.3.4 A number of secondary routes and urban lanes provide access into the residential neighbourhoods. These secondary routes are made up of local roads and a series of shared surface streets and courtyards.
- 11.3.5 All routes should provide for pedestrian and cycle access throughout the area with a key connection onto the Bishopton Core Footpath to the east.

11.0 Village Centre - Frontages, Spaces, Buildings



11.4 Frontages, Spaces, Buildings

- 11.4.1 The village centre is defined by a series of key spaces aligned on the north south Village Road that dissects the area.
- 11.4.2 Overall there should be a reasonable continuity of frontage to create an urban character.
- 11.4.3 A key consideration is the threshold between the urban core and the wider landscape, most notably the habitat surrounding the Central Ponds to the west.
- 11.4.4 The primary space is formed by the Village Square that lies between Station Road to the east and the Central Ponds to the west.
- 11.4.5 The Village Square will act as the focal point for the whole of Dargavel Village and creates an important interface with the existing village of Bishopton.

- 11.4.6 The treatment of any buildings that fronts onto public spaces should take into account the significance of the space and should orientate towards that space.



Village Centre - Frontages, Spaces, Buildings

Key Development Spaces



Key Landscape Spaces



Key Frontages



Key Buildings

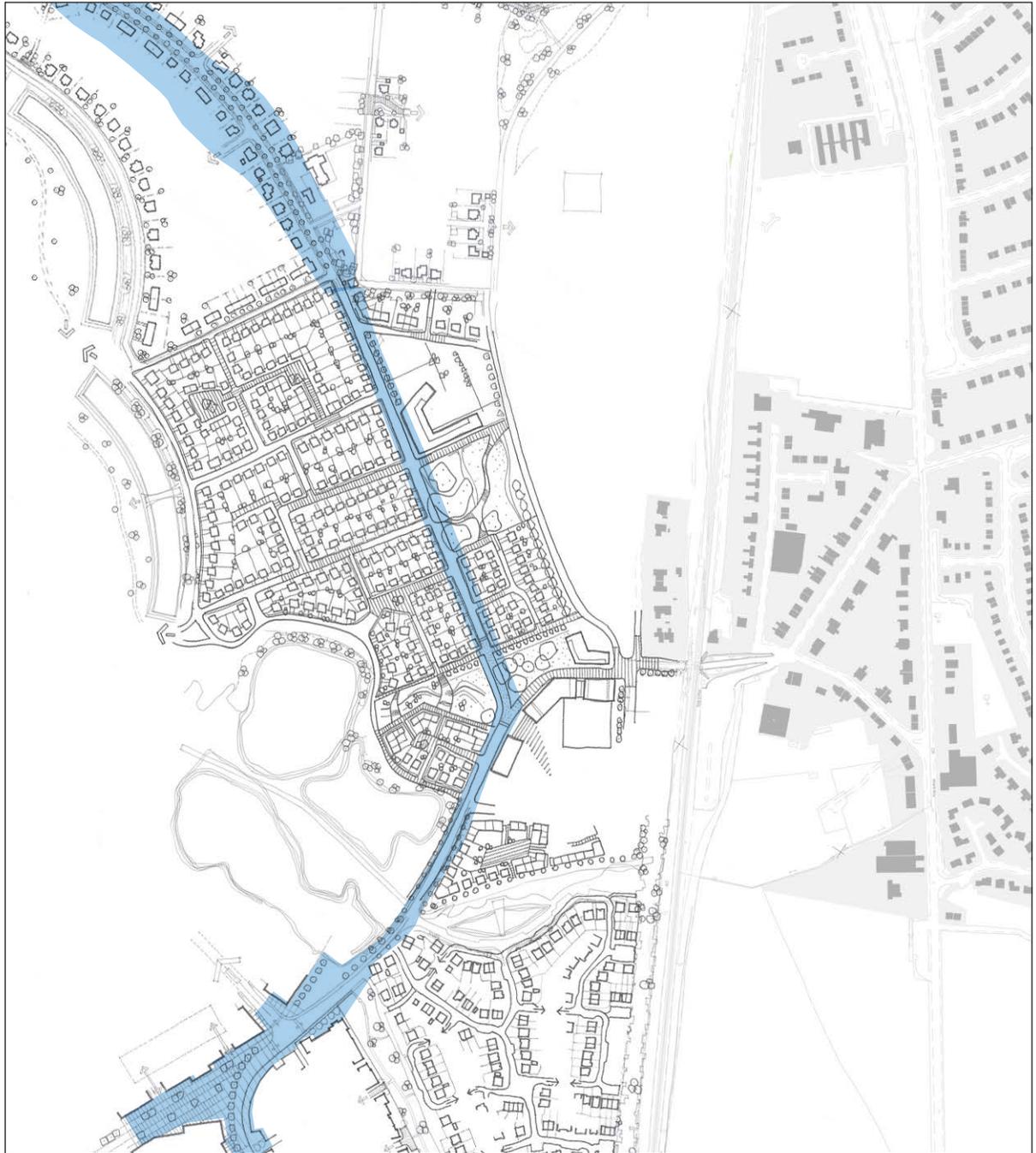


11.0 Village Centre - Village Road



11.5 Overview

- 11.5.1 The Village Road provides the link into the Village Centre from the Northern and Southern Gateway character areas.
- 11.5.2 The road also provides an important interface with the existing community in Bishopton via the Village Square and Station Road.
- 11.5.3 The road is defined by a number of important street frontages and public space nodal points creating an urban character.
- 11.5.4 The road provides access to all residential areas, the mixed use area and public spaces through a variety of local roads and shared surface streets.
- 11.5.5 The following pages set out detailed guidelines for the main components of the Village Road including the key spaces, street sections, junctions and architectural treatments.



11.0 Village Centre - Village Road



11.6 Village Square + Station Road

11.6.1 The entrance from Station Road into the village centre is a key threshold. This threshold zone is being enhanced to provide improved stepped and ramped access to the station platforms, an enhanced Park and Ride and a clear route into the development and the Village Square.

11.6.2 Routes

11.6.3 A clear pedestrian route will be provided giving access into the development from the rail station. The route along Station Road will be clearly de-marked with the use of high quality materials including some natural stone paving to provide safe and generous pedestrian access.

11.7 Spaces

11.7.1 The overall character of the Station Road entrance will be improved with a combination of high quality hard paving to pedestrian routes, access points and enhanced tree and low level shrub planting.

11.0 Village Centre - Village Road



11.8 Village Square

- 11.8.1 The Village Square lies at the core of the village and the development. The square provides an important role in supporting and enhancing the vibrancy of the development that surrounds it. Development plots M2, H4A, H4B and H4C provide frontage onto the square with a mix of residential and commercial land uses.
- 11.8.2 A number of important landscape elements exert influence on the layout of the square. A major stand of existing trees will be retained to the east providing a mature scale and character to the space. The ponds to the west have been used to define the end point of the space.
- 11.8.3 The square has been designed as a flexible public space which is able to accommodate events, markets and shop front commercial activity.
- 11.8.4 Quiet grassed park spaces will be provided in the centre of the square under the existing trees to the east and in a separate park space to the west.



11.9 Routes

- 11.9.1 Specific pedestrian routes will be integrated into the hard paved area that forms a generous perimeter to the Village Square. Formal routes will cross the square at the east and west and along the access road. Informal routes will cross the grassed park spaces in the centre of the square.

11.10 Spaces

- 11.10.1 The principal spaces within the square will be the hard paved perimeter areas and the grassed central parkland spaces. High quality materials including some natural stone will be used.
- 11.10.2 The perimeter spaces provide for flexible use with a continuous paved surface that accommodates pedestrian movement, events and outdoor activities.
- 11.10.3 The central parkland spaces provide a link to the ponds and parks in the west through the use of rolling grassland, tree planting and the existing stand of mature deciduous trees. These spaces provide a quiet location at the heart of the village for local residents and visitors.

11.0 Village Centre - Village Road



11.11 Landscape & Ecology

- 11.11.1 The key component of the landscape within the square is the stand of mature deciduous trees to the east of the space. The trees will be retained and protected to provide a major focal point for the centre of the village.
- 11.11.2 The ground plane and levels will be retained within the centre of the square to provide a rolling landscape that slopes towards the ponds providing views out to the west.
- 11.11.3 Tree planting will be used to provide a formal and informal structure to the space with the latter drawing influence from the character of the pond habitats to the west.

11.0 Village Centre - Village Road



11.12 Village Square View

11.12.1 View towards Central Ponds from the rail station.

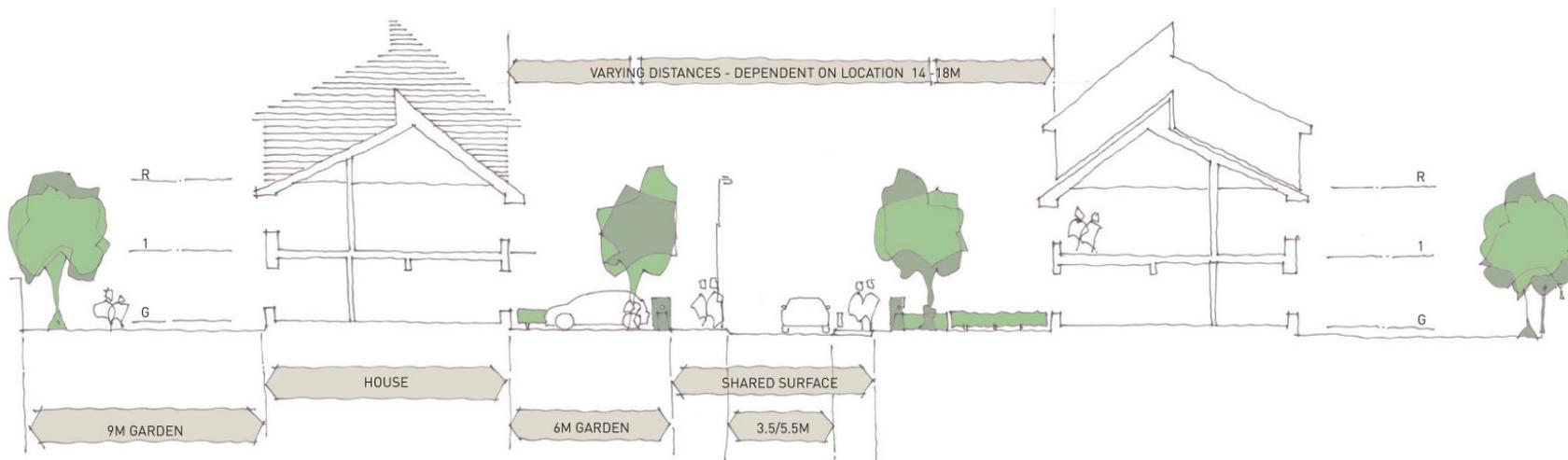
1. Strong connectivity to Station Road for pedestrians.
2. Strong visual linkage to existing landscape.
3. Commercial buildings integrated into Village Square frontage.
4. Existing mature trees retained as a focus, set out on new grassed area.
5. A balance of active retail frontages and appropriately designed residential frontages.
6. Green amenity space
7. Hard landscaped space close to Village Road provides facility for farmers markets and other functions.
8. Excellent views towards retained and enhanced ponds.

11.0 Village Centre - Local Roads, Streets, Urban Lanes + Courtyards



11.13 Streets + Urban Lanes

- 11.13.1 Streets should be designed to provide an integrated streetscape with private garden space, shared surface routes, street tree planting and car parking all considered together.
- 11.13.2 All streets should be designed according to Designing Streets. There should be clear connectivity between streets and public spaces.
- 11.13.3 Streets should vary in scale from informal urban lane links, to shared surface streetscapes to more conventional streets of carriageways and segregated footways.
- 11.13.4 Buildings and frontages should provide clear surveillance of the street from ground and first floor windows.
- 11.13.5 Private rear gardens should be incorporated into the development. On limited occasions where garden boundaries face onto public space these should be treated with a hedge or wall that enhances the character of the area.

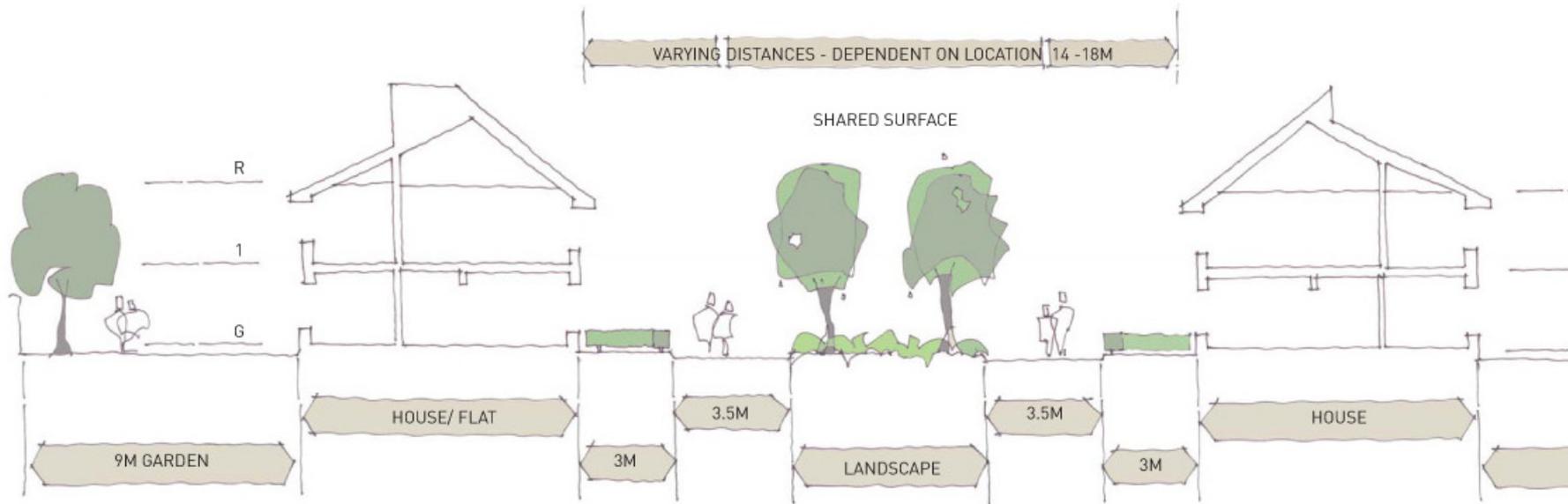


11.0 Village Centre - Local Roads, Streets, Urban Lanes + Courtyards



11.14 Shared surface courtyards

- 11.14.1 Courtyard spaces within the Village Centre should reflect the urban character of the surrounding buildings.
- 11.14.2 Courtyards should be designed to have a variety of characters ranging from hard paved spaces to spaces with tree planting and more extensive private gardens.
- 11.14.3 The section below illustrates an edge of private defensible space that contributes to the character of the overall courtyard with an area of public landscape in the heart of the space accessible by the local residents.



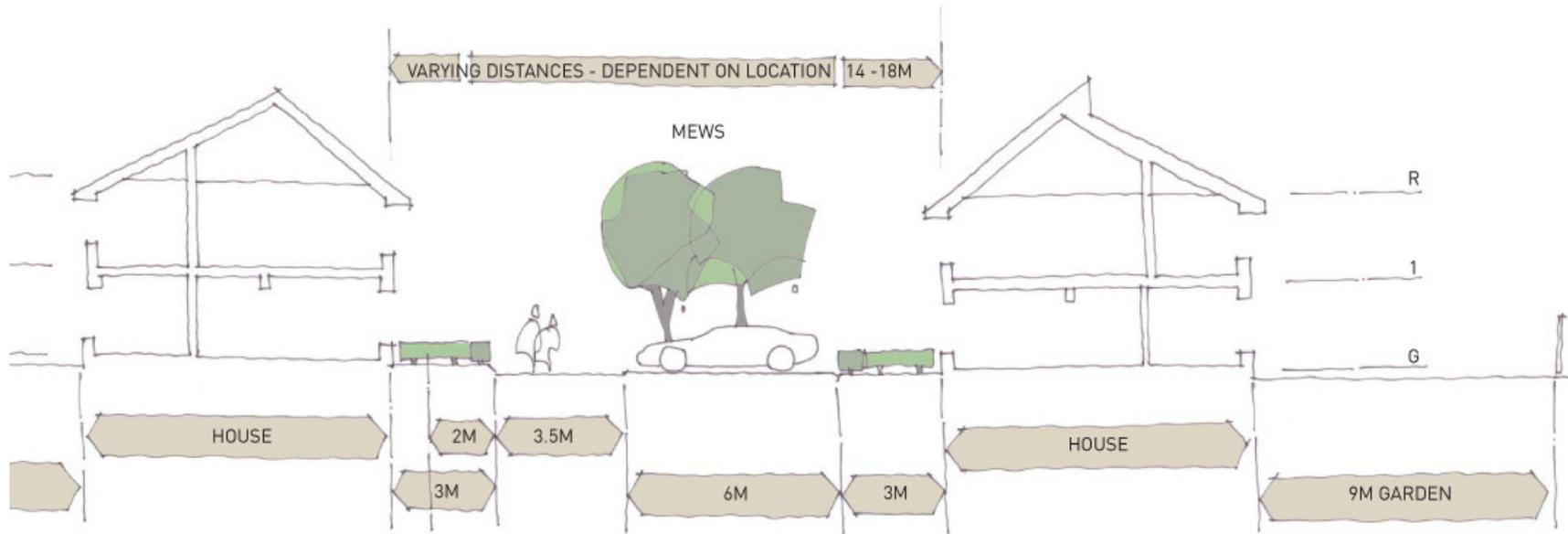
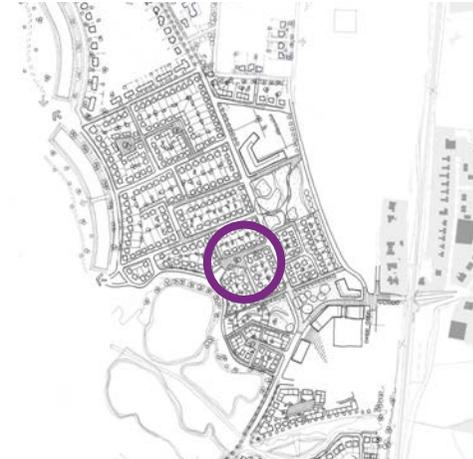
11.0 Village Centre - Local Roads, Streets, Urban Lanes + Courtyards



11.14.4 Courtyard spaces can also be used to provide mews parking based on a shared surface design but integrating amenity space.

11.14.5 Vehicular access into courtyard spaces should be designed to be fully integrated with pedestrian and cycle routes.

11.14.6 All courtyards should provide pedestrian and cycle through-routes into adjacent streets and spaces.



11.0 Village Centre - Buildings



11.15 Residential Streetscapes

11.15.1 The front face of buildings needs to make a positive contribution to the streetscape. The sketch on the left shows that buildings can be moved forward but that the essential buffer zone is strengthened with the use of the unifying wall or hedge. Moving the building forward and using devices such as canopies to link garages starts to create a unified townscape with what are essentially the same standard house types.

11.15.2 There is an opportunity to group semi detached units into terraces. This is where it is essential to consider gables in the context of the boundary wall and to ensure those gables are visually solid but not blind.

11.15.3 The boundary wall should be used in imaginative ways, lining pedestrian routes that lead into the heart of the block so signifying these as an extension of the public realm and creating stronger definition of corner gardens.



11.0 Village Centre - Buildings



11.15.4 It is not possible to fully 'turn the corner' by simply using 'front and back door' house types, and so this wall element must be used in conjunction with a strong landscape to provide a defined edge to any exposed back gardens. Standard timber fences are not acceptable in corner locations, although an attractively designed stone wall with timber panel infill detail may be.

11.15.5 The building setback from back of pavement here is proposed to be circa 3-4 metres, tightening the street visually

11.16 Residential Streetscapes

11.16.1 The front face of buildings needs to make a positive contribution to the streetscape. The sketch on the left shows that buildings can be moved forward but that the essential buffer zone is strengthened with the use of the unifying wall or hedge. Moving the building forward and using devices such as canopies to link garages starts to create a unified townscape with what are essentially the same standard house types.

11.0 Village Centre - Parks and Recreation



11.17 Overview

- 11.17.1 There are a number of key landscape spaces in or adjacent to the Village Centre. Each space either provides a key amenity space or setting for the development or both.
- 11.17.2 The Central Ponds create a focal point at the southern end of Central Park providing a key backdrop to the Village Square and an important ecological resource within the development.
- 11.17.3 The Central Park also provides an important backdrop and amenity resource for the residential neighbourhoods within the Village Centre.

11.0 Village Centre - Parks and Recreation



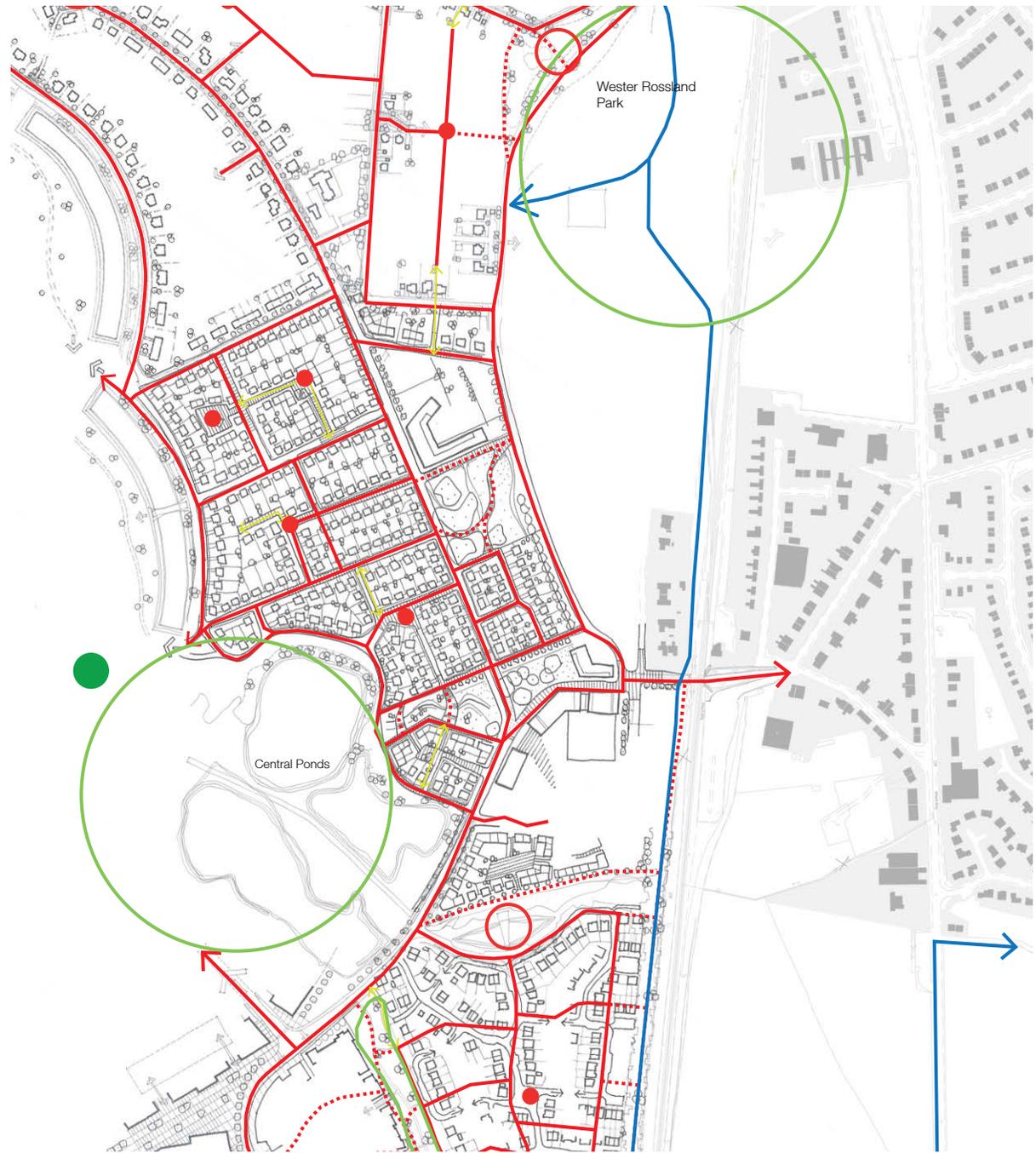
11.18 In Plot - LAPS

- 11.18.1 Recreation space should be provided within all development plots with the provision of a Local Area for Play (LAP)
- 11.18.2 LAP spaces should be positioned centrally to the development with residential units overlooking the spaces providing good quality passive surveillance.
- 11.18.3 Each LAP space should be easily accessible with clear links from all parts of the development plot and from the wider village centre.
- 11.18.4 The design of LAP spaces should relate to the character of the surrounding village development and the surrounding landscape of the development site with strong natural forms and a diverse native planting palette.

11.19 Parks and Recreation

- 11.19.1 There are a wide range of recreation spaces and routes throughout the village centre providing for a broad cross section of users.
- 11.19.2 The routes throughout the village centre create a permeable network that connects all the key spaces and buildings to each other and to the wider development.
- 11.19.3 There is one Neighbourhood Area for Play (NEAP) located in the Central Park to the west of the Village Centre.
- 11.19.4 The NEAP space will create a focal point to the east edge of the park with pedestrian and cycle routes connecting to it.

- 11.19.5 The space will derive its character from the natural forms of the adjacent ponds and SUDS features and Craighton Burn.
- 11.19.6 The space will be overlooked by residential streets that front onto the Central Ponds and Central Park.



Village Centre - Parks and Recreation

Vehicular, Pedestrian and Cycle Routes



LAPS



LEAPS



NEAP



Key Landscape Spaces



11.0 Village Centre - Parks and Recreation



11.20 Central ponds

- 11.20.1 The ponds will provide a rich and diverse habitat at the heart of the village. The area is made up of three ponds each with a strong perimeter of successional habitat and the Craigton Burn corridor that is also home to a wide range of flora and fauna. The habitats within the ponds are delicate and therefore public access will be limited to a number of designated routes that provide access to the central park to the west, the Village Square to the east and the residential areas to the south.
- 11.20.2 Residential development will front onto the eastern perimeters of the ponds at development plots M2 and H4C. The residential frontages will provide passive surveillance of the area with active frontages and dramatic views over the water. Public routes will be sensitively provided in front of each development plot.



11.21 Routes

- 11.21.1 A number of key pedestrian and cycle routes will be provided within the ponds space. Primary routes will be provided to the front of development plots M2 and H4C as they navigate the perimeter of the space.
- 11.21.2 A more sensitive nature trail route could be provided to the east of the most westerly pond. This route will provide a main route into the central park with the opportunity for minor nature trails off it to allow limited access to the waterfront and allow observation of the surrounding habitats.

11.22 Spaces

- 11.22.1 The primary space within the area is the ponds themselves. The water space and habitat provides a rich setting for the village centre and surrounding residential neighbourhoods.



- 11.22.2 A number of key public spaces can be accessed from the ponds area. Central Park, the Village Square, the Craigton Burn corridor and the residential parkland of development are all integrated with the Village Ponds.

11.23 Landscape & Ecology

- 11.23.1 The water edge habitat and Craigton Burn corridor will be sensitively dealt with. A minimum amount of construction work will be carried out within the area to allow the continued development of the habitats.
- 11.23.2 A number of key protected species including otter are present within the ponds. Further detail and information can be found in the Ecological Design and Management Plan.