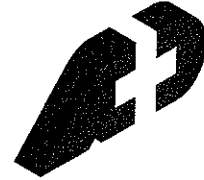


11 November 2008



**Architecture+DesignScotland**  
Aithearachd is Dealbhadh na h-Alba

GC Russell  
Head of Planning  
Renfrewshire Council  
South Building  
Cotton Street  
Paisley  
PA1 1LL

<b>RENFREWSHIRE COUNCIL</b>									
<b>DEPARTMENT OF PLANNING &amp; TRANSPORT</b>									
<b>13 NOV 2008</b>									
DIR	HR	HP	HED	DM	CM	OSM	URT	M+L	
TRA	RA	PA	BC	DC	PI	RE	FILE	OTHER	
COPIED TO:									

Bakehouse Close  
146 Canongate  
Edinburgh EH8 8DD UK

www.ads.org.uk  
info@ads.org.uk

T +44 (0)131 556 6699  
F +44 (0)131 556 6633

Architecture and Design Scotland is incorporated under  
the Companies Act 1985 as a private limited Company.  
Company No SC267870.

FAO: David Bryce

Dear Mr Russell

**Bishopton - Redevelopment Of Royal Ordnance Factory - Outline Planning Application Ref: 06/0602/PP**

Thank you for your letter dated 24 September 2008 enclosing details of the current application. The designs were discussed at the A+DS Design Review Panel on 04 November 2008.

A report detailing the views of A+DS on the project is enclosed. Please note that it is our intention to post this report on the A+DS website shortly.

A+DS aims to raise the quality of new development so that high standards of design are the rule, not the exception. Design Review offers independent expert advice on the quality of design for selected projects, and Ministers attach great importance to the Design Review process. The development industry, as well as decision makers on planning applications and appeals, must demonstrate what account has been taken of the views of A+DS in coming to a view on how to proceed.

A Design Review evaluation form is enclosed. As well as valuing your feedback, we need to know what account is being taken of A+DS's views in the development of designs and the planning process. We would ask you, or an appropriate colleague, to complete the form and return it to us at a significant stage in the project's development, or after six months, whichever is sooner.

A letter in similar terms has been sent to Graham Trehella of Cass Associates on behalf of the Project Team.

Yours sincerely

Angela Williams

Encl.

Cc: by email to David Bryce

**REPORT ON: RENFREWSHIRE - BISHOPTON - REDEVELOPMENT  
OF ROYAL ORDNANCE FACTORY - BAE SYSTEMS / REDROW /  
CASS ASSOCIATES – OUTLINE APPLICATION REF: 06/0602/PP**



Architecture+DesignScotland  
Aithearachd is Dealbhadh na h-Alba

## **INTRODUCTION**

This report relates to an outline planning application for the regeneration of the former ordnance works to form a mixed use community growth area at Bishopton. The project was previously presented to A+DS in December 2006 and a report issued 21 December 2006. The partly amended Outline Application was reviewed at the A+DS Design Review meeting held on 4 November 2008 in Glasgow.

Panel Members were Ric Russell (Chair), Alison Blamire, Pauline Gallacher, Lori McElroy, and Graham Ross.

A+DS staff present were Eric Dawson, Angela Williams, Steven Malone, David Seel and James Murray.

No A+DS Advisory Board Members other than those who sat on the Panel have taken any part in formulating A+DS' views.

## **A+DS VIEWS**

### **1 Previous Comments**

1.1 Our previous report noted that the scale of the project offered unique opportunities, and we encouraged an ambitious development of the scheme, which potentially might be an exemplar for similar future developments. It was also highlighted that the integration of the project with both itself and the wider context represented a particular challenge and it was noted that further work was required to address this issue.

### **2 Design development**

#### **2.1 Vision**

We are disappointed that the re-submitted planning application has not significantly addressed issues that were raised in our earlier report. We encouraged the project team to be visionary in their approach to create a strong sense of place and a sustainable community. The additional illustrative material is insufficient to describe the bigger issue of what the nature of the new community could be. It does start to look at the nature of some spaces within the scheme but is very limited in scope and is at odds with the un-revised illustration re-submitted on the cover of the Cass Associates document. The vision would obviously need to encompass the whole area (including the housing which remains completely un-elaborated), and be able to describe how this settlement works and what ways of living in this village could be. We continue to believe that the project presents a unique opportunity for a sustainable new community that is less car reliant, and promote sustainable initiatives such as district heating, renewable energy, and

recycling. None of these issues have been adequately addressed in the re-submitted scheme.

## 2.2 Masterplan

The masterplan has hardly been amended and remains a zoning diagram where different uses are essentially separated out. We continue to urge the project team to adopt a more integrated mixed use approach to development and create a well connected and vibrant network of streets and public spaces. The additional planning information provided, i.e. the additional diagrams of built densities and maximum gable heights throughout the new development, only re-state the same zoned principles and do not explain a spatial strategy.

## 2.3 Integration with Bishopton

The extent to which the new development relates to Bishopton remains unclear, and there is still very little analysis of the existing settlement. We again encourage the project team to develop an overall vision for Bishopton, based on an understanding of the morphology and history of the village. The impact of the new settlement on the existing village centre and services should be fully considered and demonstrated. Further consideration should be given as to whether the new settlement is conceived as a separate entity in itself or is designed to complement the existing town.

## 2.4 Linkages

We note that the removal of cars from entering the site through the Station Road underpass has made one of the main routes potentially functional and more pedestrian friendly. This is a welcome change along with the proposed upgrading for bikes and pedestrians on two other routes into Bishopton. We note however that these are only traffic measures and do not address the problem raised in the report. We restate that the linking of old and new Bishopton requires a bold vision rather than incidental occurrences, which is what the proposed routes remain, using existing streets. We restate that using the Station Road underpass as a main entrance point would restrict the point of connection and could still divide, rather than join, the communities at what is intended as a main gateway. The quality and nature of these links for users needs to be addressed in a meaningful fashion, and it should be demonstrated how the new and old parts of Bishopton will be linked together successfully.

## 2.5 Rail Station

It is noted in the documents that the 'relationship between the bus / rail interchange and the development alters' but this is neither reflected in the plans, nor is it apparent in the revised Transport Assessment, other than in the revision to the traffic arrangements on Station Road on either side of the station. While this may assist in the quality of public realm near the station, nothing has been provided that actually changes the nature of the railway station, or any information that shows its relationship to the rest of the development being developed. For instance it is not clear how the Park and Ride facilities are to be integrated. The organisation of land use and provision of services on

either side of the station requires consideration. We maintain that the principles of how the station might best serve the community needs to be further reviewed, so that it aids connectivity between the new and existing settlements on either side of the railway.

#### **2.6 Business Park**

The business park is still proposed as an edge of settlement model, reliant on cars and a distribution system served by the motorway. This is reinforced in the Additional Illustrations and the built forms shown appear to be quite alien to the rest of the development. We believe that in its present location it continues to act as a barrier separating the community from the woodland.

#### **2.7 Architectural Imagery**

We note that the previous 'heritage' images of townscape are re-submitted along with the 'traditional' cover page image, which does not match the Additional Illustrations in content or appearance. We again encourage the project team to develop a cohesive and complete architectural vision that forms a contemporary response that is of its place and of its time.

### **CONCLUSION**

At the earlier review of this project we encouraged the project team to develop the nature and vision of the scheme proposed. We are disappointed that there has been very little in the way of any new design work or significant revisions to the structure or quality of the development in the re-submitted scheme, and the issues raised in the report remain un-addressed.

We cannot support the proposal in its current state. We would like to see a project that promises a strong sense of place and a sustainable community.

The project as currently presented does not comply with current Government policy and planning guidance. We encourage the project team, and the planning authority, to reconsider the proposals in relation to Scottish Government documents such as Designing Places (2001), and the PAN83 Masterplanning (2008). We would also encourage the project team to demonstrate a strong commitment to a sustainable agenda and recommend reference to best practice guidance e.g. Sustainable Housing Design Guide for Scotland (2007) from the Sustainable Development Commission.

**Report issued: 11 November 2008**