

To: Planning and Climate Change Policy Board

On: 19 March 2024

Report by: Chief Executive

Heading: Site Development Brief – Paisley Grammar School

1. Summary

- 1.1 A site development brief has been prepared for Paisley Grammar School, Glasgow Road, Paisley.
 - 1.2 The Education and Children's Services Policy Board of 21 January 2021 approved the relocation of Paisley Grammar School to a new campus at Renfrew Road, Paisley (23/0283/PP). The new School is anticipated to begin construction later this year and open in 2026.
 - 1.3 Board approval to declare the current Paisley Grammar School building surplus will be sought from the Infrastructure, Land and Environment Board at a future meeting. The development brief for the site will be progressed subject to this approval.
 - 1.4 The development brief identifies a number of factors which will require to be considered in preparing development proposals for the site. The brief will be a material consideration in the assessment of future planning applications.
 - 1.5 If approved, a copy of the development brief will be put on the Council webpage at www.renfrewshire.gov.uk/article/12717/Development-briefs
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2. Recommendations

2.1 It is recommended that the Board:

- (i) Approves the site development brief relating to the current Paisley Grammar School, Glasgow Road, Paisley.
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3. Background

3.1. The development brief sets out a planning framework for the potential development site and highlights a number of considerations which require to be taken into account in preparing a development proposal. These include:-

- Site context
- Site layout and building design
- Access and parking
- Landscaping and boundary treatments
- Sustainable urban drainage
- Renewables/sustainability

4. Next Steps

4.1. If approved by the Board and following approval of the Infrastructure, Land and Environment Board to declare the property surplus, the development brief will be placed on the Council's web pages and used to guide development proposals for the site.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community Planning** –

Reshaping our place, our economy, and our future – the proposed development brief sets out a framework for supporting, encouraging, and delivering sustainability, climate change adaptation, reaching Net Zero, biodiversity gain and creating great places.

4. **Legal** – None.
5. **Property/Assets** – Site to be marketed for sale if declared surplus by Council in due course.
6. **Information Technology** – None.

7. Equality & Human Rights -

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

12. **COSLA Policy Position** – None.

13. **Climate Change** – The proposed development brief seeks to ensure that any development progressed will be undertaken in a sustainable manner and supports adaption measures required as a result of climate change.

Appendices

- (a) Paisley Grammar School, Glasgow Road, Paisley – Development Brief

List of Background Papers

- (a) Education and Children's Services Policy Board, 21 January 2021 - Response to proposal to consult on the relocation of Paisley Grammar School to a new build Community Campus at Renfrew Road, Paisley

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Renfrewshire
Council

Paisley Grammar, Glasgow Road, Paisley

Development Brief 2024

Paisley Grammar, Glasgow Road, Paisley

Development Brief 2024

Introduction

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

Background Information

In May 2019 the Education and Children's Services Policy Board approved the report Developing the School Estate Management Plan which included a proposal to undertake a statutory consultation on building a new Paisley Grammar School. A condition survey had categorised Paisley Grammar school as condition level C which meant that the building was showing signs of major defect and that it was not operating as intended. A short list of three options were considered which included:

- New build Paisley Grammar Community Campus at existing location;
- New build Paisley Grammar Community Campus at Renfrew Road in Paisley; and
- New build Paisley Grammar Community Campus at Seedhill Road in Paisley.

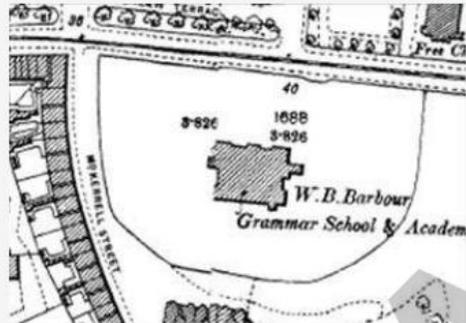


Following the formal consultation process which gained support from the school, wider community and Education Scotland the recommendation was to build a community campus on the former Chivas Regal site at Renfrew Road, Paisley. This campus will be ambitious and forward thinking and will incorporate a flexible learning resource for young people with additional support needs and a variety of facilities to support community learning and enterprise activity for the wider community.

It is anticipated that the new school will become operational in 2026 and the existing Paisley Grammar site will be declared surplus to requirements.

Paisley Grammar History

The foundation stone of Paisley Grammar / William Barbour Academy was laid in 1896. The School was officially opened in 1898 and consisted of a central building with two towers one on each side.



Source: <http://www.paisleygrammarschool.com/school-history.html>

Over time the building has been altered to reflect the needs at the time. In the 1920s provision was made for a primary department which was known as the Crossflat Crescent Annexe. In the 1940s two blocks of temporary huts were constructed where the east and west wings currently stand. These temporary buildings lasted until major construction was undertaken in the late 50s/ early 60s when the west and east wings were constructed along with a gymnasium and assembly hall.

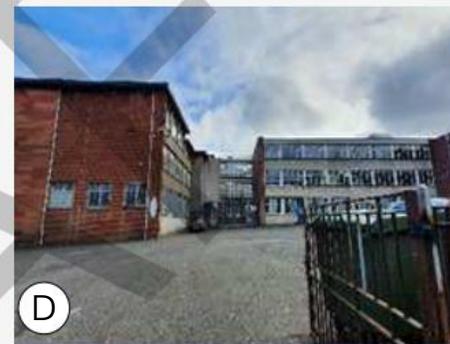
In the early 2000s there was the reorganisation of school provision in Paisley and major work was undertaken to improve and extend the facilities of Paisley Grammar. Two new three storey classroom blocks were erected to the rear of the existing building to provide additional classroom space and new library, games hall and changing facilities. This work was completed in 2002.



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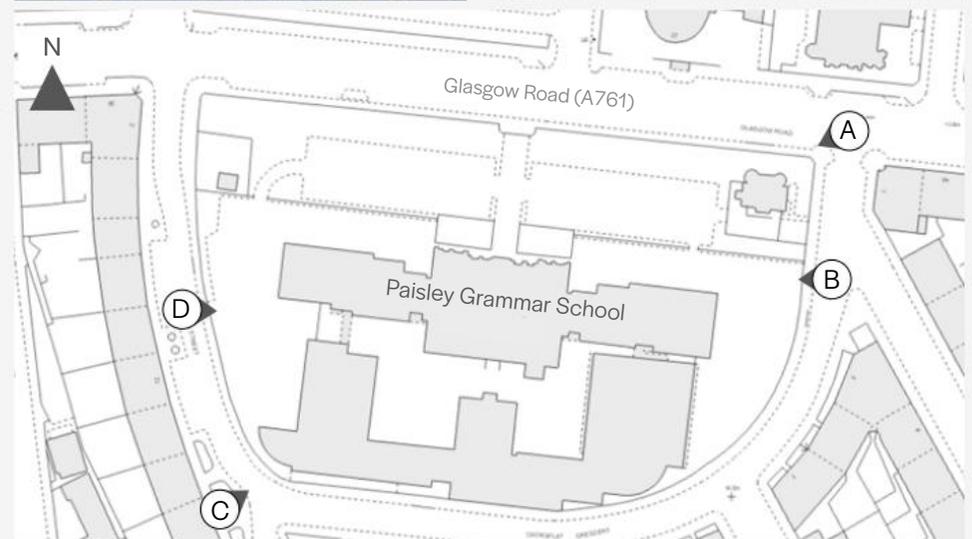
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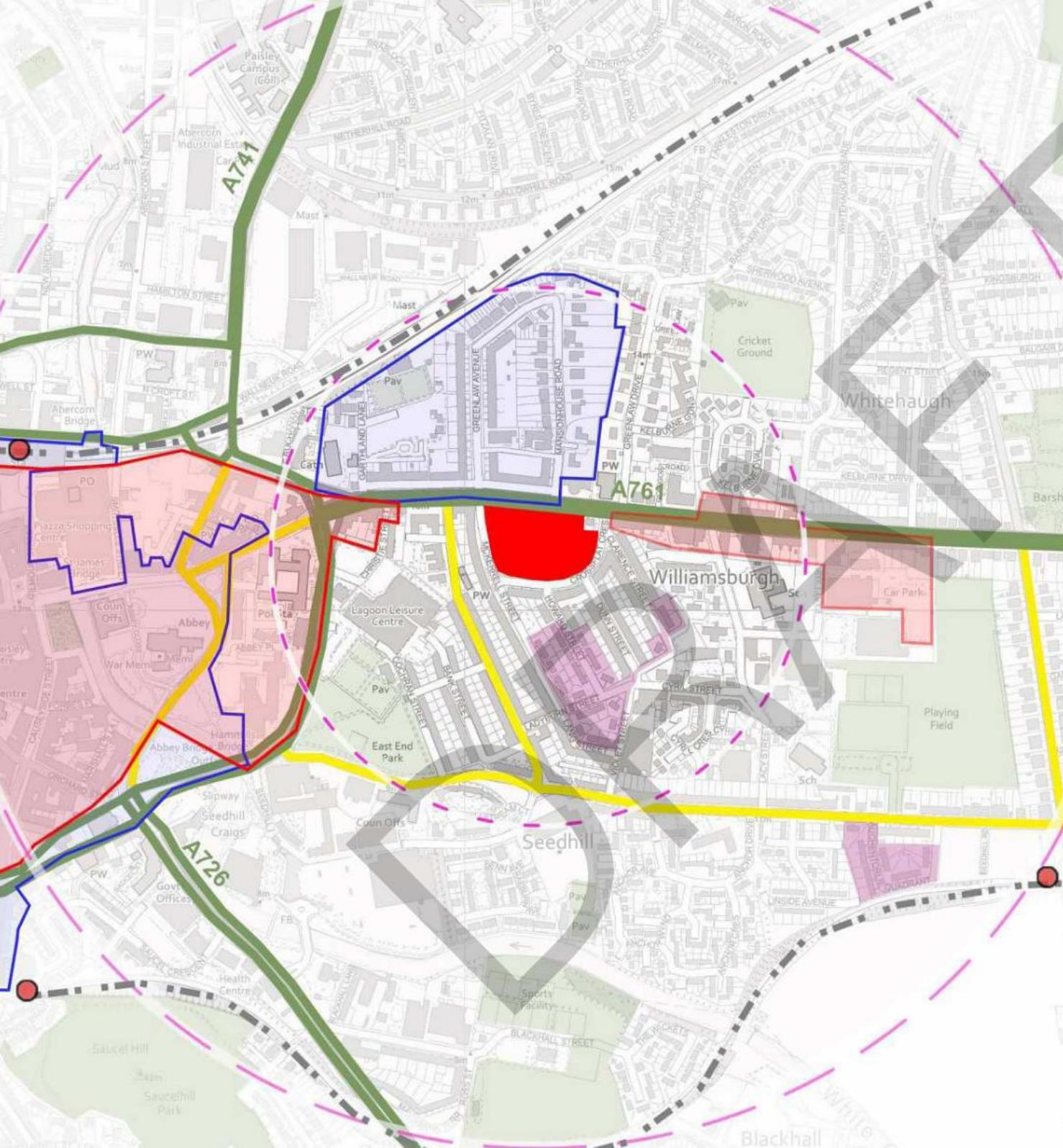


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C





Local Context Map Key

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

Site Context

Paisley Grammar is located to the east of Paisley Town Centre along Glasgow Road (A761). Glasgow Road is a key transport link between Paisley and Glasgow. The site is bounded on all sides by either Glasgow Road, McKerrrell Street or Crossflat Crescent.

The original building designed by T G Abercrombie in Scots Renaissance style, 1960s wings, janitors lodge, boundary walls and gatepiers are Category B Listed (<http://portal.historicenvironment.scot/designation/LB39129>)



Site Context

The site is approximately 1.6ha in size. The principal elevation faces towards Glasgow Road and lies just outside the Greenlaw Conservation Area. The original Paisley Grammar and 1960s extension is set back approximately 40m from the street. There is currently staff parking and playground space to the front of the building as well a tree belt and grass area along Glasgow Road that provides the landscape setting for the Listed Building. The main entrance to the site is through the Listed Gatepiers. There is also vehicular access to the site from McKerrrell Street.

Towards the north east corner of the site is the Janitors House that was designed by the local architect James Steel Maitland in an art deco style. It should be noted that the Janitors House is outwith the development site.

The area is urban in nature. There is mixed land use in the surrounding area. To east, south and west of the site is primarily residential use, in particular traditional tenement properties. Glasgow Road offers a wide range of local shops and services. Within a 10 to 15 minute walk there are local primary schools, Barshaw and East End Park, supermarkets and Paisley Town Centre which offers a wide range of shops and services.

The site has good access to public transport. There are bus stops adjacent to the site with frequent bus services to Paisley and Glasgow. Both Paisley Gilmour Street Station and Hawkhead Station are both within a 10 to 15 walk.

Regeneration and Renewal Programme

The council is currently undertaking a housing regeneration and renewal programme across Renfrewshire 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 of Paisley Grammar is the Howard Street/ Auchentorlie renewal program where there is a vision to enhance the Howard Street and Auchentorlie/Seedhill areas as part of a wider 20 minute neighbourhood. The aim is create places where people can live well locally with well connected with greenspaces, facilities and activities which support a healthy and sustainable place.

A mix of demolition and housing investment is proposed and this will provide the opportunity to reimagine spaces within the area, including the enhancement or creation of new community space which act a focus for residents and align with the aspiration for the neighbourhood as a liveable, sustainable and productive place.



Howard Street Area

Proposed demolition

Proposed housing investment



Site Layout and Building Design

This section of the development brief sets out the main planning parameters that should 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 basic principles.

Any development proposal must be comprehensive, imaginative, and use place-based design principles. Key Listed Buildings must be retained and incorporated in a sympathetic manner. Early engagement with Council Officers and Historic Environment Scotland is encouraged to consider further detail in this regard. Any new ancillary development such as parking or bins should also be located appropriately, to protect the setting of the Listed Building.

Land Use

The site is considered suitable for a range of uses compatible with those neighbouring, in accordance with the Local Development Plan. It is considered that the site may offer particular opportunity for residential use. As Paisley Grammar is Category B Listed it is considered to be a key heritage asset which is a priority for adaptation and restoration.

Built Form

The Council supports the implementation of guidance from the Scottish Government in respect of innovative approaches to place making, in particular Designing Places and Designing Streets. Renfrewshire's Places Design Guide sets out further guidance in relation to sustainable place making and design which requires to be reflected in any development proposal: <http://www.renfrewshire.gov.uk/article/3041/Development-Planning-Guidance>. Development proposals for the site should reflect the approach and principles established in these documents. Any new development must be sympathetic to the listed buildings on site and the wider context in relation to height.

Landscaping and Boundary Treatments

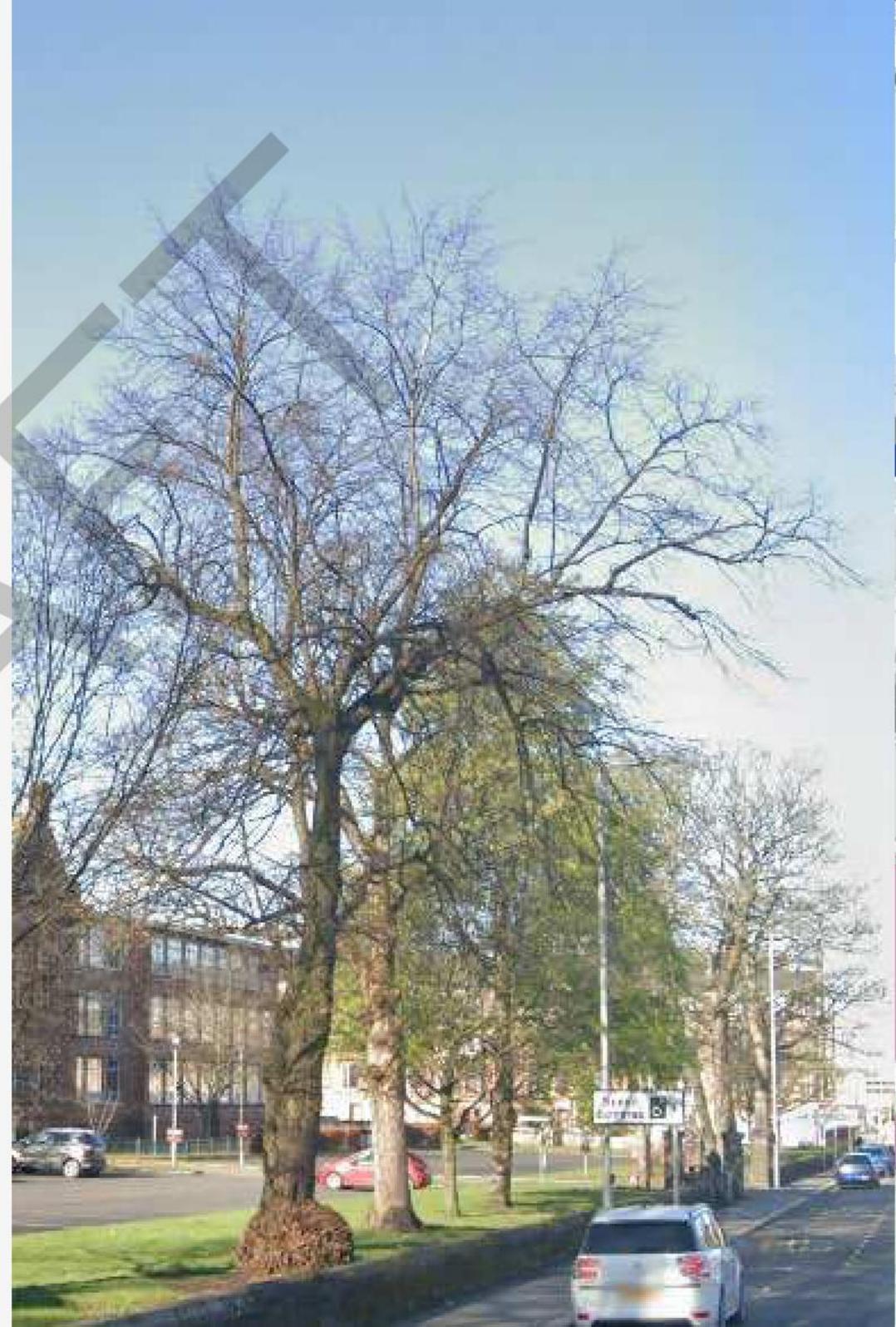
Development must protect existing trees, protecting important habitats and biodiversity as well as maintaining the existing natural screening. The trees also provide an important landscape setting for the Listed Buildings.

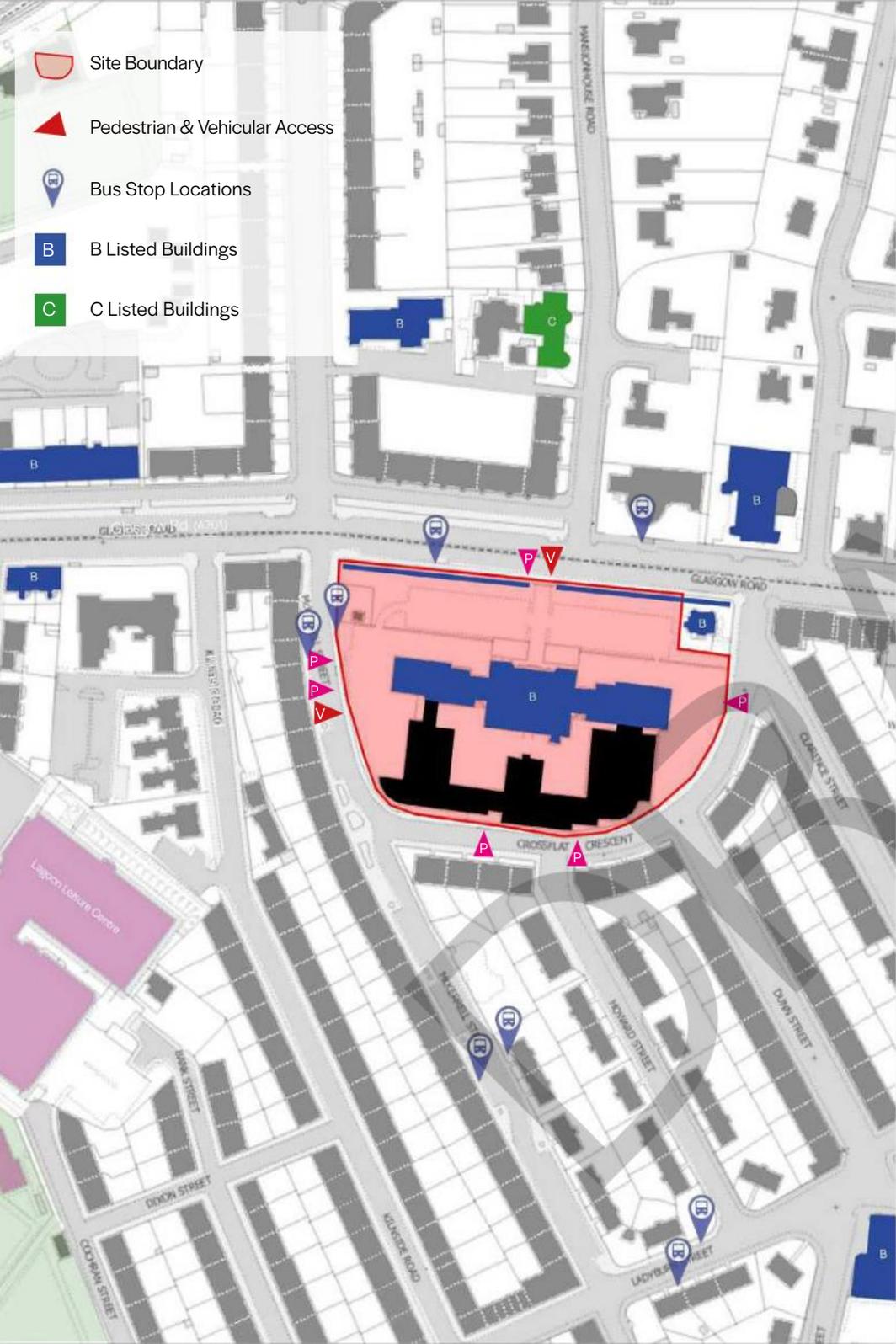
In order to protect existing trees, any development should include landscape buffers around trees, which will be informed by a tree survey provided by the applicant. The landscape buffers will ensure any new development is sited well clear of root protection areas and the crown spread of trees.

The provision of planting and preservation of trees must be in line with the [Renfrewshire's Planning & Development Tree Policy](#).

There is a presumption against any tree removal on site and any proposed development should be designed to take account of existing trees on site. Should the development proposal identify the removal of any trees, a detailed justification together with a comprehensive landscaping scheme and appropriate compensatory planting will be required.

Boundary treatment using high quality materials and planting will be required to define public and private spaces contributing to the areas character.





Accessibility

Innovative design solutions in respect of access and parking which reflect the principles of Scottish Government guidance are welcome. 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 Design Manual for Roads and Bridges.

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

Sustainable Urban Drainage Systems

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

New development will require to integrate surface water management into the design of green infrastructure including naturalised Sustainable Urban Drainage Systems and 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 solar panels or ground source heat pumps and passive factors such as orientation, siting, ventilation and sustainable materials. Provision requires to be made for electric car charging points for residents.

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

If a residential development is proposed and the site capacity exceeds 50 units, affordable housing requirements will require to be addressed providing 25% of the total site capacity as affordable homes. Affordable housing requires to be tenure blind with a similar design and style to the open market housing.

Early discussions with the Council are encouraged to discuss the requirements for the delivery of affordable homes on site and potential Registered Social Landlord partners.

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.

Open Space Provision

Children's play areas are sought for all housing developments more than 50 units. Provision should be the equivalent to 1 square metre per house in the form of a single area serving 50-150 units. Early engagement with Development Management is encouraged to consider further detail in this regard.

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 planning application should be accompanied by the following information:

- Sustainability Statement
- Ecology Report/ Habitat Survey
- Drainage/Flood Assessment
- Transport Assessment/Statement
- Site Investigation (soil condition)
- Design and Access Statement
- Landscape / Built Heritage Visual Assessment & Plans
- Tree Survey and associated management, maintenance and compensatory planting plans
- Plan(s) detailing safe routes to schools/local services
- Planning Statement



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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

Paisley Grammar, Glasgow Road, Paisley

Development Brief 2024