

To: Planning and Climate Change Policy Board

On: 23 May 2023

Report by: Chief Executive

Heading: Site Development Briefs – Robertson Centre, Glasgow Road & the former Chivas Brothers Headquarters, Renfrew Road, Paisley

1. Summary

- 1.1 Site development briefs have been prepared for two sites in Paisley, the Robertson Centre on Glasgow Road & the former Chivas Brothers Headquarters off Renfrew Road.
 - 1.2 The site development briefs identify a number of factors that require to be considered and addressed in preparing development proposals for these sites.
 - 1.3 The site development briefs will be a material consideration when considering future planning proposals.
 - 1.4 A copy of the site development briefs are attached at Appendix 1.
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2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Approve the site development brief relating to the Robertson Centre, Glasgow Road, Paisley; and,
 - (ii) Approve the site development brief for the former Chivas Brothers Headquarters, Renfrew Road, Paisley.
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3. Site Development Briefs

- 3.1 The site development briefs set out a planning framework that aim to provide a comprehensive checklist and set of good placemaking parameters to guide any future development proposals.
- 3.2 The Robertson Centre off Glasgow Road in Paisley, is currently the offices for the Renfrewshire Joint Valuation Board and OneRen. Due to changing working practices, there is no longer the same space requirements for the staff within this building. In vacating this building, the Council has currently not had any interest or demand for this space and therefore the site presents an opportunity for new development proposals/uses.
- 3.3 The former Chivas Brothers site off Renfrew Road presents an opportunity for new development proposals/uses following the closure of the Chivas operation on the site and the clearance and demolition of operational and ancillary buildings. Three buildings remain on site including the category C listed building of the former Chivas Brothers administration building, Kersland House and the gatehouse building.
- 3.4 The site development briefs highlight a number of considerations which require to be taken into account when preparing development proposal for the sites.

The factors include:

- Site context;
- Site layout and building design;
- Landscaping and boundary treatments;
- Accessibility (walking/cycling/routes to public transport, vehicular access and parking);
- Sustainable urban drainage;
- Renewables/Sustainability;
- Digital connections;
- Affordable housing;
- Education provision;
- Open space provision; and
- Required supporting information.

4. Next Steps

- 4.1 If approved by the Board, the site development briefs will be placed on the [Council's web pages](#) and used to guide development proposals for these sites.

Implications of the Report

1. **Financial** – The extent and details of the additional duties is still to be confirmed.

2. **HR & Organisational Development** – None.

3. **Community/Council Planning** –

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

4. **Legal** – None.

5. **Property/Assets** – None.

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 Risk** – The proposed site development briefs seek to ensure that any development proposal on these sites aids the adaption required as a result of climate change.

Appendix 1 – Site Development Briefs:

- Robertson Centre, Glasgow Road, Paisley; and,
- The former Chivas Brothers site, Renfrew Road, Paisley.

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Robertson Centre, Glasgow Road, Paisley

Development Brief 2023

Introduction

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

Site Context

The site is located to the east of Paisley town centre and is approximately 0.3 hectares in size with the principal elevation fronting onto Glasgow Road. There is rear and side access to the site from Kilnside Road. The site lies adjacent to the Greenlaw Conservation Area.

Land use within the surrounding area is a mix of residential and local services. To the south and west of the site are residential flatted properties with associated car parking. To the east of the site is traditional 4 story tenement properties, with commercial units at ground floor facing Glasgow Road. To the north of the site is Glasgow Road which is a key public transport route and gateway to Paisley town centre.

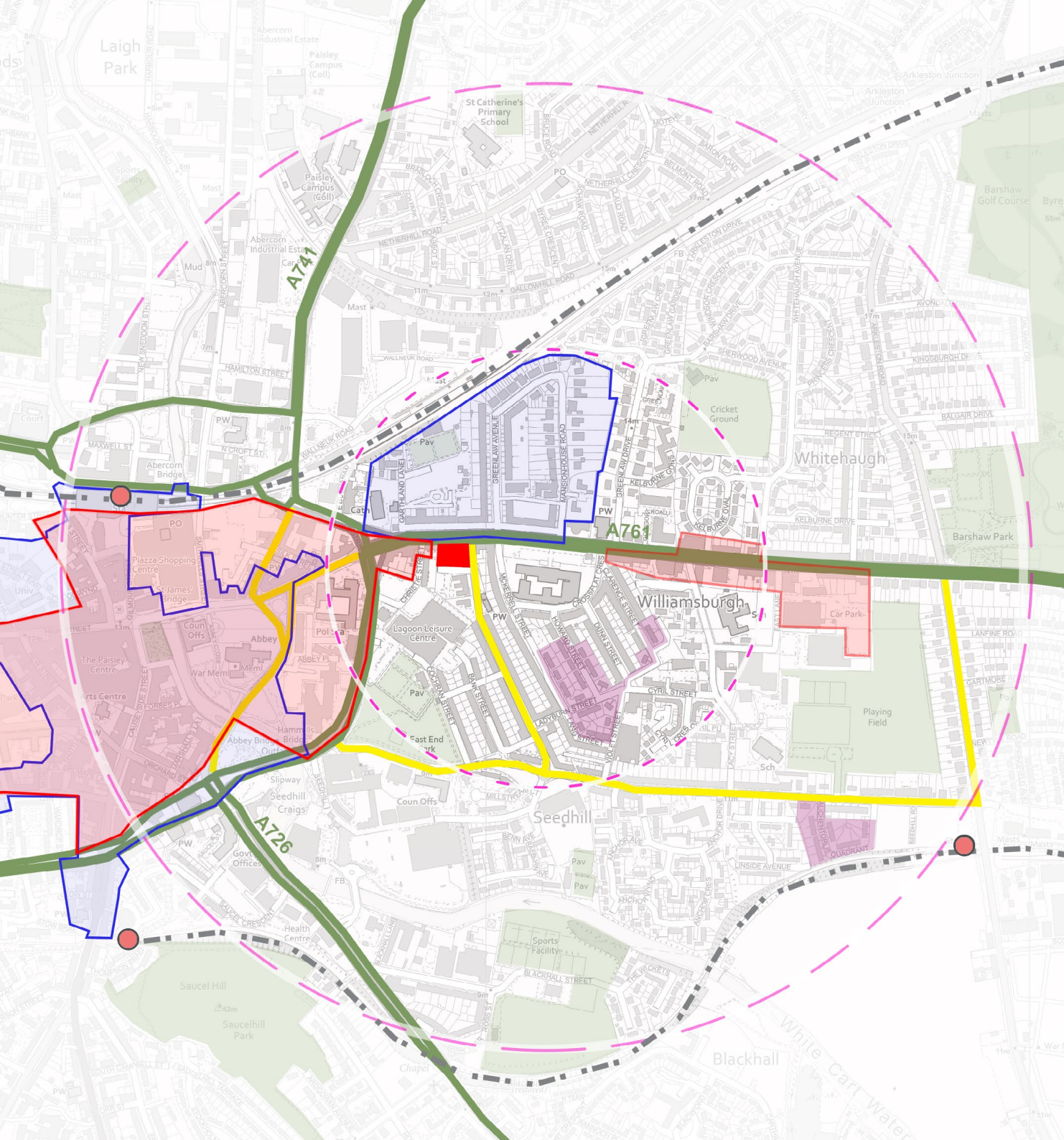
The building/structures on the site are not listed. Properties immediately to the west of the site (No 10 and 12 Glasgow Road) are category B Listed.



Development Plan Framework

Development proposals for this site will require to be assessed against the relevant policies in National Planning Framework 4 and the local policies and guidance in the Renfrewshire Local Development Plan (2021) and associated New Development Supplementary Guidance (2022).

The development site is designated under Policy P1, within the Local Development Plan, which supports the continuance of built form where proposals are compatible and complementary to existing uses.



Local Context Map Key



Site



400m / 800m Radius



A Road



Local Road



Train Station



Train Line



Conservation Area



Neighbourhood Plan



Policy P 1 -
Renfrewshire's Places



Policy P 6 -
Open Space



Policy C 1 -
Renfrewshire's Network of Centres

Wider regeneration and renewal programme

This site provides an opportunity to link into wider regeneration proposals that are being progressed by the Council for the east end of Paisley.

Renfrewshire Council are progressing a £100m ten-year Housing-led Regeneration and Renewal Programme 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-east of the Robertson Centre lies the Howard Street/ Auchentorlie area which is part of the Council's housing renewal programme.

A neighbourhood plan is currently being prepared for the Howard Street/ Auchentorlie area in consultation with the local community to support the housing investment proposals.

The neighbourhood plan will set a vision to enhance the area providing the opportunity to reimagine spaces, including the provision of new residential development, enhancement or creation of new community space which act as a focus for residents and align with the aspiration for the neighbourhood as a liveable, sustainable and productive place.

Paisley Grammar school is located approximately 100m to the east of the Robertson Centre. Plans are progressing to relocate the school. In due course, the existing Paisley Grammar site will become a key development opportunity supporting the wider regeneration of Paisley east end.



This section of the development brief sets out the main planning parameters that require to 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 good principles.

Land Use

The site is considered suitable for a range of uses compatible with those neighbouring the site. It is considered that the site provides a particular opportunity for a residential use at the edge of Paisley town centre.

It should be noted that while the Robertson Centre is unlisted, it is considered to be a heritage asset and the viable adaptation and retention of which should be considered in the first instance. In particular, the two storey part of the building makes an important contribution to the streetscape and built form.

Built Form

The proposal requires to demonstrate how inclusive design will be achieved with the development relating to and linking well with the surrounding area.

The design and finishing materials of any new build will require to be of high quality which relates to the existing surrounding area, integrating in terms of style, appearance and materials with a high standard of development layout and design.

The Council supports innovative approaches to place making in line with Renfrewshire's Places Design Guide which sets out guidance in relation to sustainable place making and design:

<http://www.renfrewshire.gov.uk/article/3041/Development-Planning-Guidance>.

Development proposals for the site require to reflect the approach and principles established in this document and the Renfrewshire Local Development Plan.



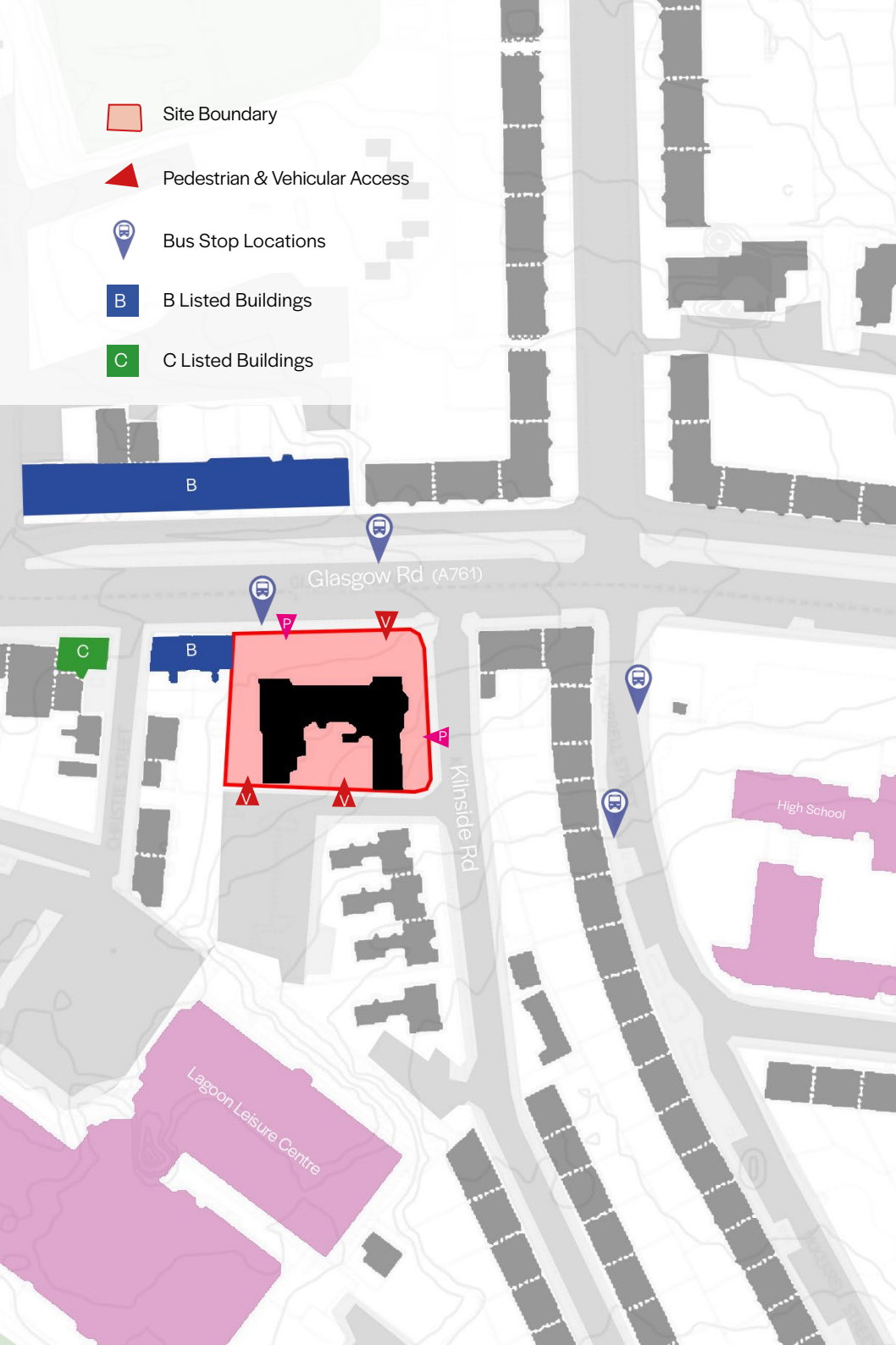
Landscaping and Boundary Treatments

It is the preference that the existing stone wall which fronts the site requires to be retained and incorporated into the development proposal.

There are also a small number of trees along the frontage of the site. Any proposed development must be designed to take account of these existing trees.

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

Any boundary treatments shall utilise high quality materials and planting to define public and private spaces contributing to the character, appearance and setting of the area.



Accessibility

The site layout must provide safe routes for pedestrians, cyclists and vehicular users, with a particular focus on promoting active travel to/from the site .

Access and parking is currently well defined on site. 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 with Design for Roads and Bridges.

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

Any residential proposals will be required to provide a minimum 10% of all homes designed to be easily adaptable for residents that are a wheelchair user. 5% of all new homes on this site must be designed to be wheelchair accessible.

Sustainable Urban Drainage Systems

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

New development will require to integrate surface water management into the design of green infrastructure including 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 ground source heat pumps and passive factors such as ventilation and sustainable materials. Provision requires to be made for electric car charging points.

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

Funding may be available within the Council's Strategic Housing Investment Plan to support the delivery of affordable homes on this site.

Early discussions with the Council are encouraged to discuss the potential to deliver affordable homes on site and opportunities to link into the Council's regeneration plans for the Howard Street area.

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.

Developer`s Responsibilities

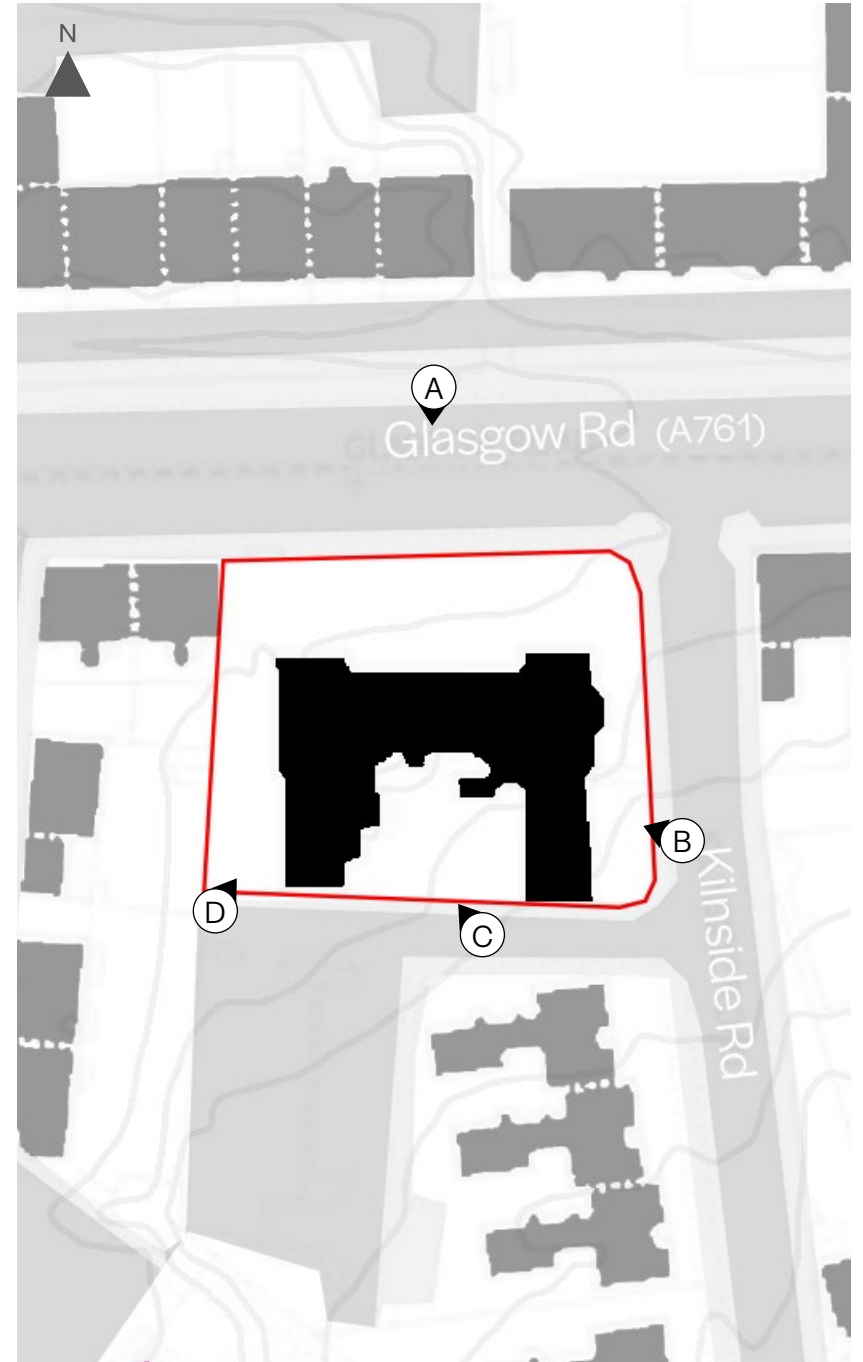
The developer will be solely responsible for the following:

- 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 new development proposal for this site should be accompanied by the following information:

- Sustainability Statement
- Built Heritage Visual Assessment & Plans
- Building Condition Survey
- Drainage Assessment
- Site Investigation (soil condition)
- Design and Access Statement
- Planning Statement
- Tree survey / Tree Constraints Plan /Management & Maintenance Strategy





Further Enquiries

Further enquiries in relation to the content of this planning statement should be directed to:

dc@renfrewshire.gov.uk

Robertson Centre, Glasgow Road, Paisley

Development Brief 2023



Former Chivas Brothers Headquarters

Development Brief 2023

Introduction

The purpose of this development brief is to set out the planning context and design aspirations in relation to the development opportunity at the former Chivas Brothers headquarters buildings, Renfrew Road in Paisley.

Site Context

The site measures approximately 1.04 hectares and consists of three separate buildings:

- The category C listed, former Chivas Brothers administration building;
- Kersland House: and,
- The gatehouse.

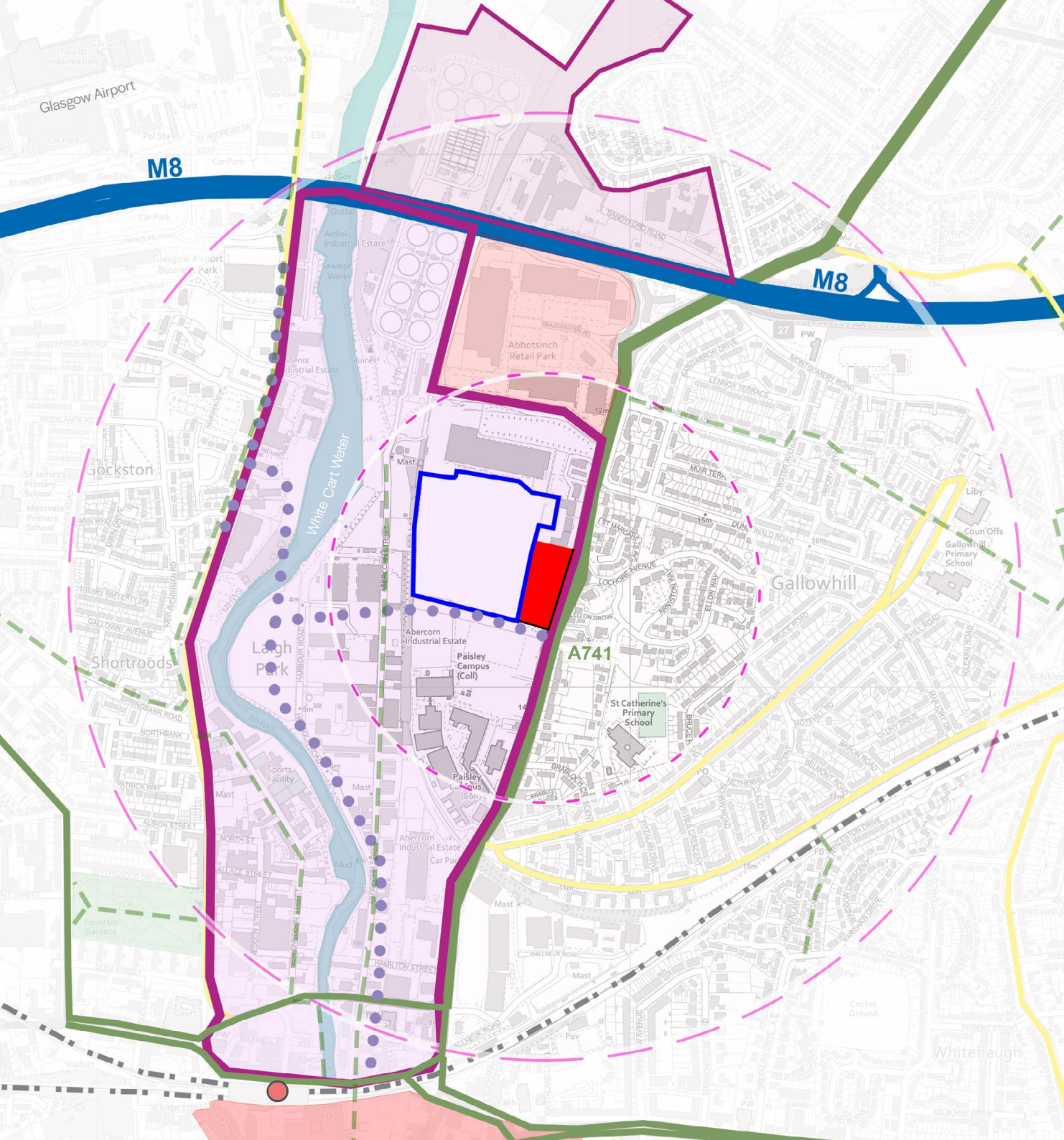
The main administration building is set back and below the level of Renfrew Road which fronts the site and provides the main access. To the rear is the proposed site for the new Paisley Grammar school campus. The site is immediately adjacent to the West College Scotland Paisley Campus.

The surrounding area consists of a combination of industrial and commercial uses to the north and west, as well as residential to the east across Renfrew Road. The site is within a short walking distance of both bus stops along Renfrew Road and Paisley Town Centre.

















This area is to benefit from the Advanced Manufacturing Innovation District Scotland (AMIDS) south infrastructure project which aims to improve links, connect communities and bolster business growth between Paisley town centre and the AMIDS site at Glasgow Airport. This project aims to deliver:

- A 1.7 kilometre riverside route from Abercorn Street to Inchinnan Road;
- A road bridge crossing the White Cart River at Harbour Road;
- An east-west road from Renfrew Road to the bridge crossing;
- Dedicated cycling and walking provision along all new routes; and
- An underpass for walking and cycling at Renfrew Road into Gallowhill.



Local Context Map Key

-  Site
-  Proposed Paisley Grammar Boundary
-  400m / 800m Radius
-  M8 Motorway
-  A Road
-  Local Road
-  Train Station
-  Train Line
-  Core Paths
-  AMIDS South Transport Links
-  Policy P 1 - Renfrewshire's Places
-  Policy P 6 - Open Space
-  Policy E 3 - Transition Areas
-  Policy C 1 - Renfrewshire's Network of Centres

Development Plan Framework

Development proposals for this site will require to be assessed against the relevant policies in National Planning Framework 4 and the local policies and guidance in the Renfrewshire Local Development Plan (2021) and associated New Development Supplementary Guidance (2022).

The development site is designated under Policy E3 Transition Areas, within the Local Development Plan, which would support a range of land uses where proposals are compatible and complementary to existing uses and will not have a detrimental impact on the character or amenity of the surrounding area.

Listed Building

Designed by the architectural practice of Lothian Barclay Jarvis, the main administration building was built to resemble a traditional Scottish Country House in a historicist, classical Renaissance style; something unusual for the mid-20th century.

The headquarters building, excluding interior, was designated as a Category C listed building in September 2022 by Historic Environment Scotland.



This section of the development brief sets out the main planning parameters that require to 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 good principles.

Land Use and Built Form

The site is considered suitable for a range of uses compatible with those neighbouring the site. It is considered that the site provides a particular opportunity for a residential or hotel development.

The Category C listed, main administration building and the original Kersland House are considered to be important heritage assets which offer opportunities for restoration and adaptation as part of any development proposal.

Development proposals require to demonstrate how inclusive design will be achieved with the development relating to and linking well with the surrounding area including the new AMIDS south infrastructure routes and the adjoining site proposed for the new Paisley Grammar school campus.

Appendix 1 provides indicative options for the future development of this site. The options identified are not exhaustive and the Council supports innovative approaches to place making in line with Renfrewshire's Places Design Guide which sets out guidance in relation to sustainable place making and design.

<http://www.renfrewshire.gov.uk/article/3041/Development-Planning-Guidance>.

The design and finishing materials of any new build will require to be of high quality which relates to the listed building and the surrounding area, integrating in terms of style, appearance and materials with a high standard of development layout and design.



Landscaping and Boundary Treatments

Any proposed development will be required to provide appropriate landscaping and boundary treatment using high quality materials and planting to define public and private spaces contributing to the areas character.

In particular, high quality planting/boundary treatment will be required along the boundary with the proposed Paisley Grammar school campus and along the Renfrew Road frontage.



Accessibility

The site layout must provide safe routes for pedestrians, cyclists and vehicular users, with a particular focus on promoting active travel to/from the site and linkages to the proposed AMIDS South active travel network.

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 with Design for Roads and Bridges.

Parking and service provision will be subject to development type. Early engagement with the Council is encouraged to consider further detail in this regard. All vehicle access to the site is expected to be achieved from the existing roundabout junction used to enter the former Chivas site.

Any residential proposals will be required to provide a minimum 10% of all homes designed to be easily adaptable for residents that are a wheelchair user. 5% of all new homes on this site must be designed to be wheelchair accessible.

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.

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

Funding may be available within the Council's Strategic Housing Investment Plan to support the delivery of some affordable homes on this site. Early discussions with the Council are encouraged to discuss the potential to deliver affordable homes on site.

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.

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.
- Ensuring compliance with requirements of planning and building standards consent.

Supporting Information

Any development proposal should be accompanied by the following :

- Sustainability Statement
- Landscape and Built Heritage Visual Assessment & Plans
- Building Condition Survey
- Drainage Assessment
- Transport Assessment
- Site Investigation (soil condition)
- Design and Access Statement
- Planning Statement



- 1. Kersland House
- 2. Gate House
- 3. Former Administration Building

Option A

Option A Office Existing Summary

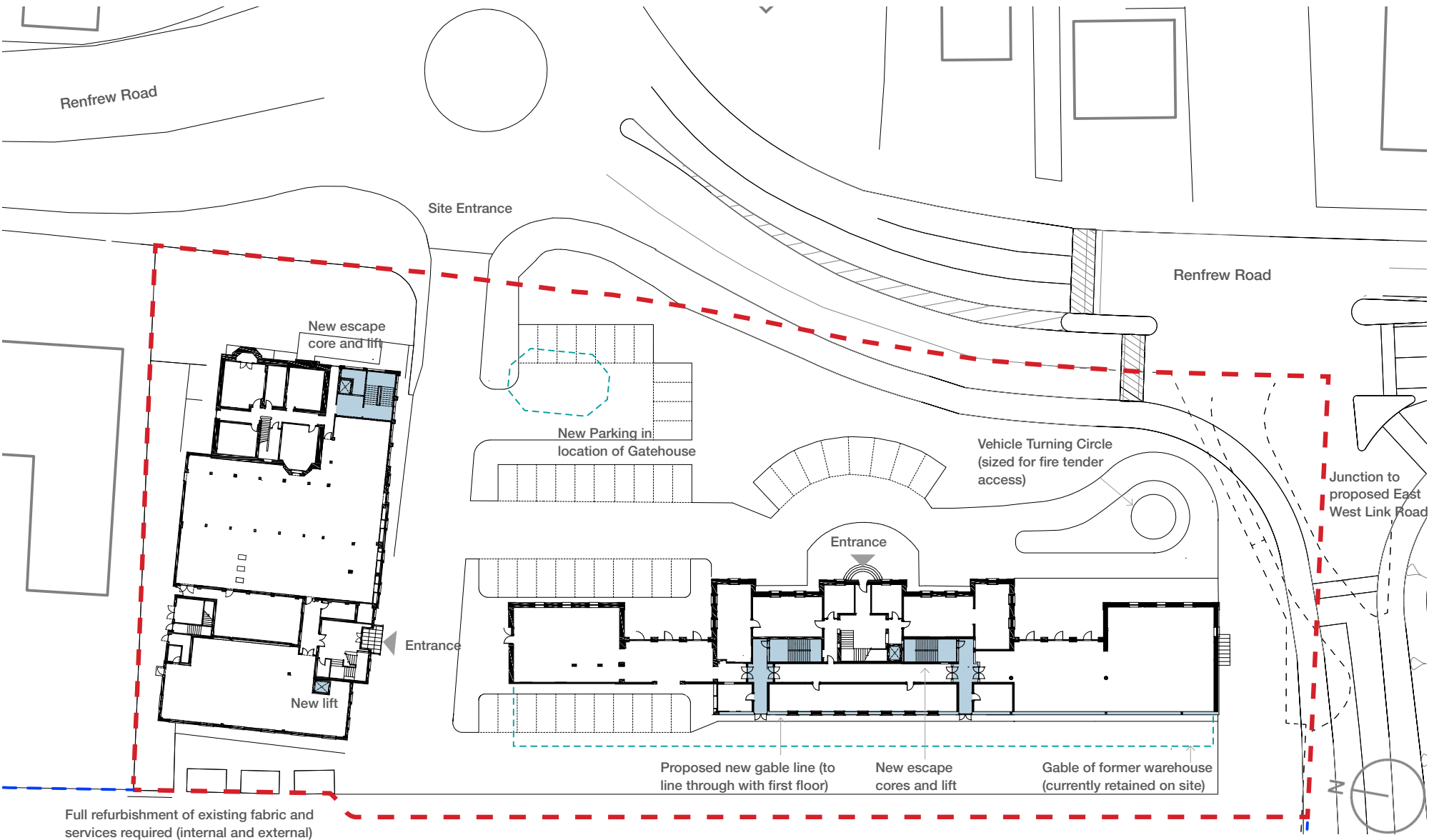
51 Carpark spaces

2175sqm net area – Kersland House

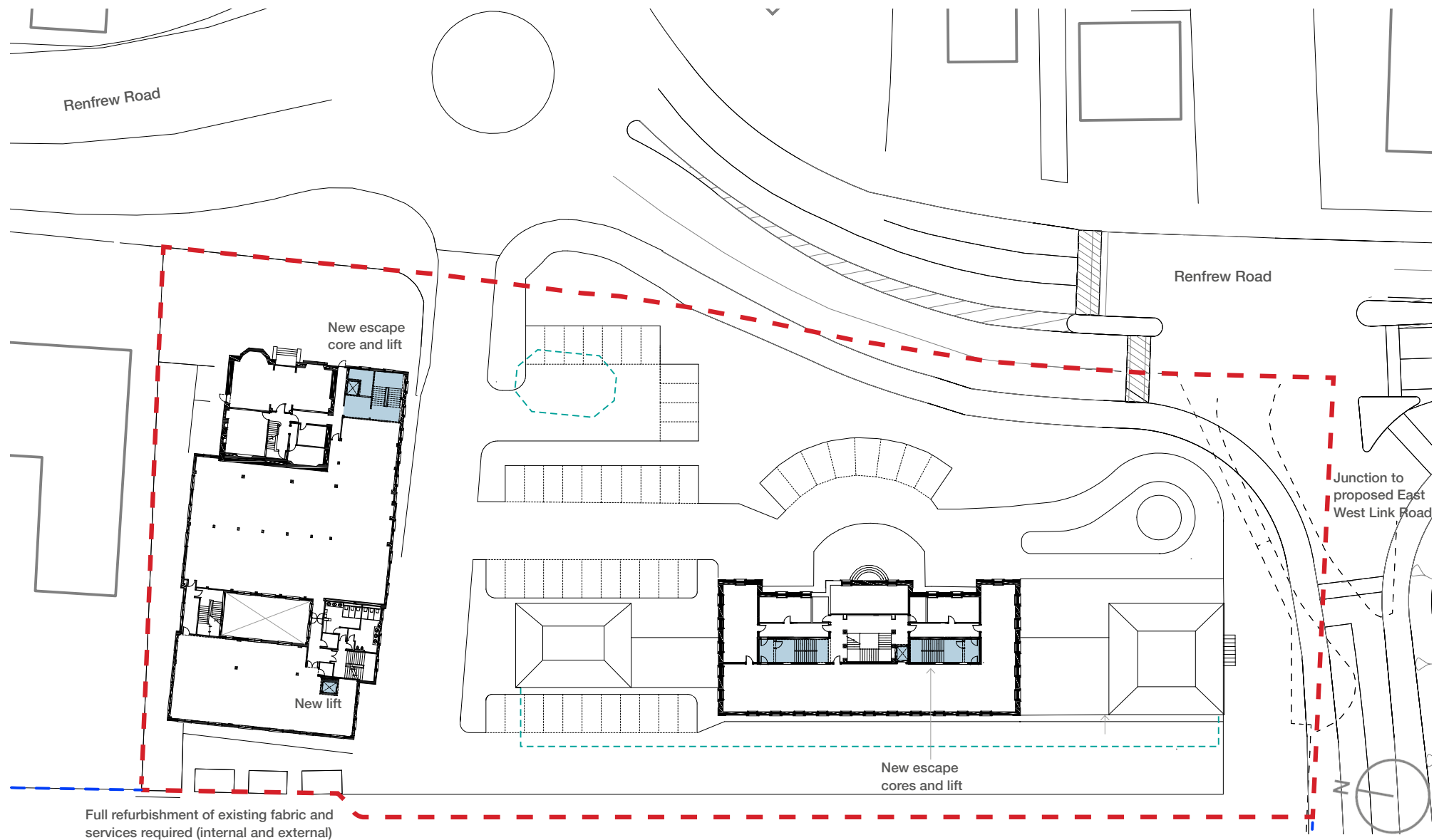
1550sqm net area – Administration Building



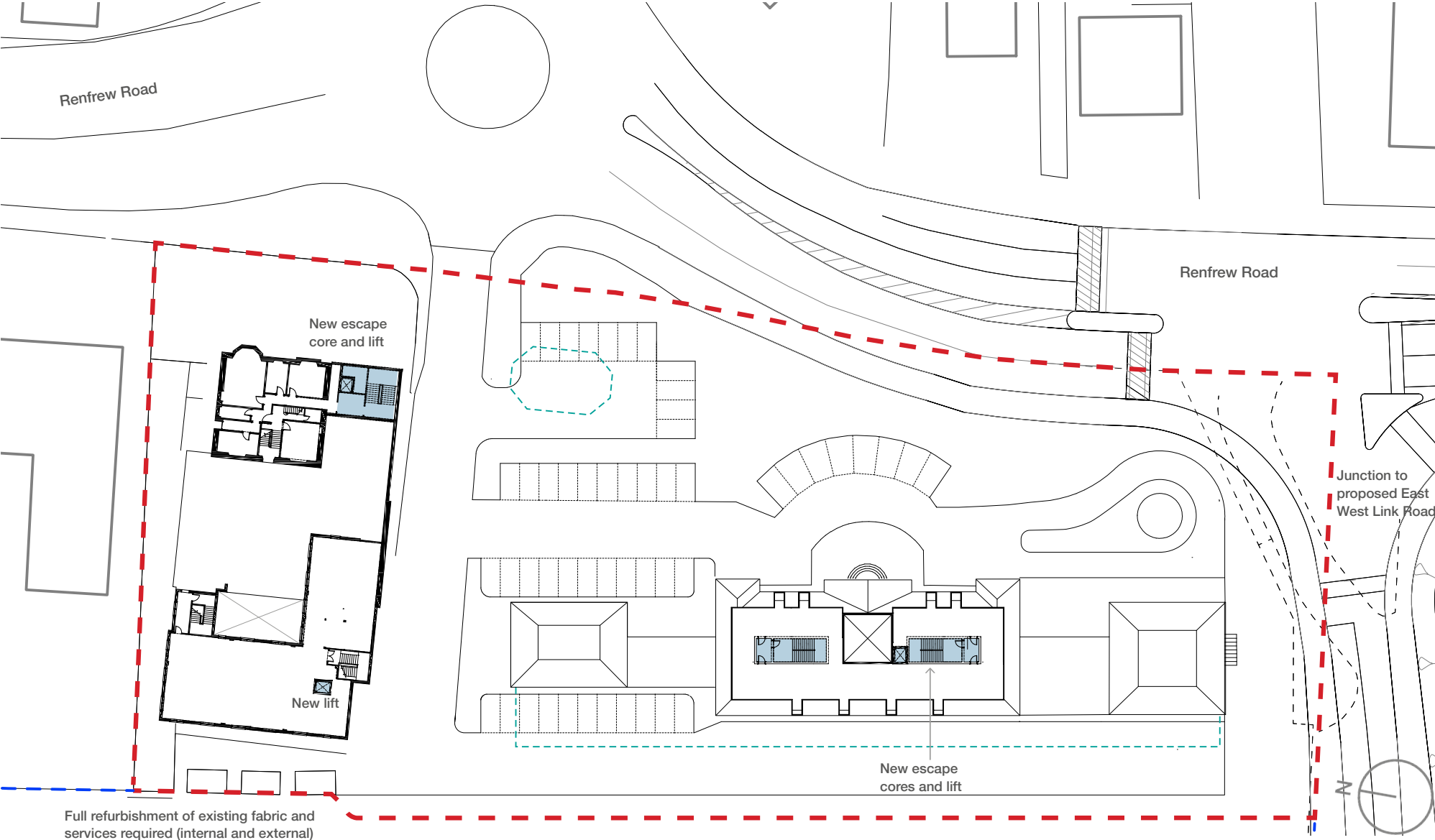
Option A Office Existing Ground Floor Plans



Option A Office Existing First Floor Plans



Option A Office Existing Second Floor Plans



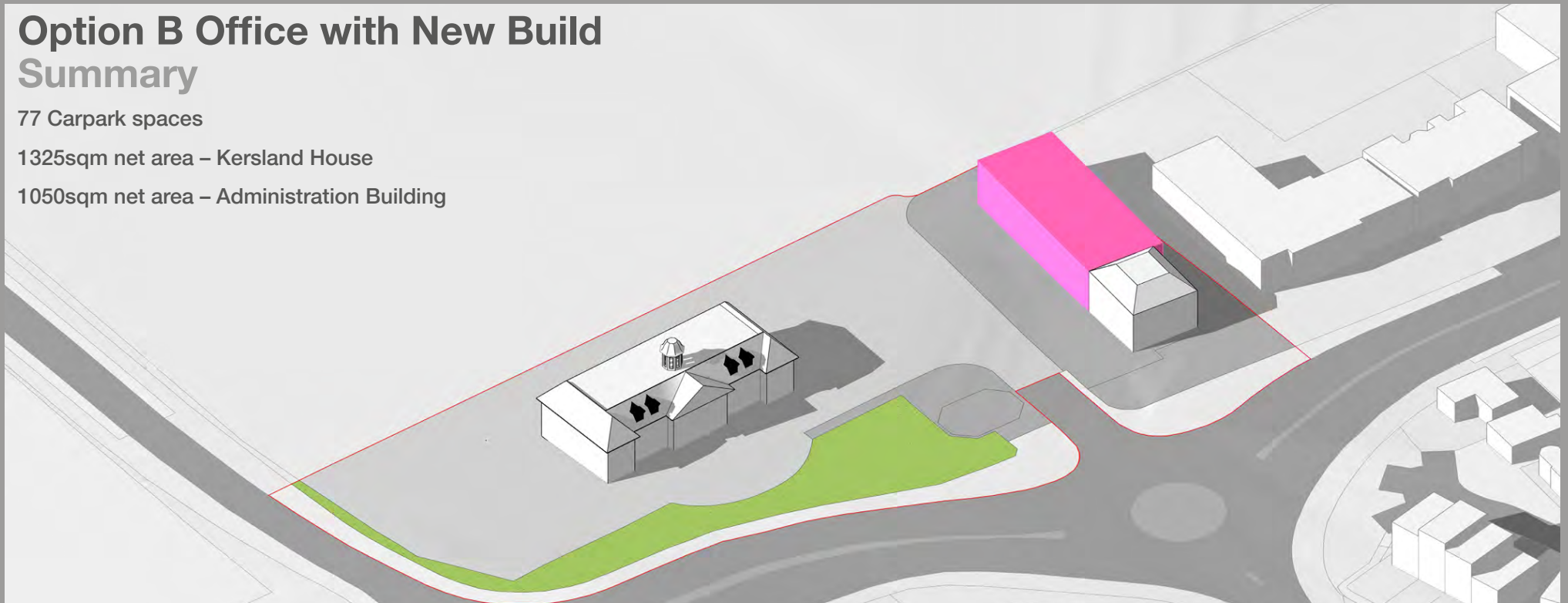
Option B

Option B Office with New Build Summary

77 Carpark spaces

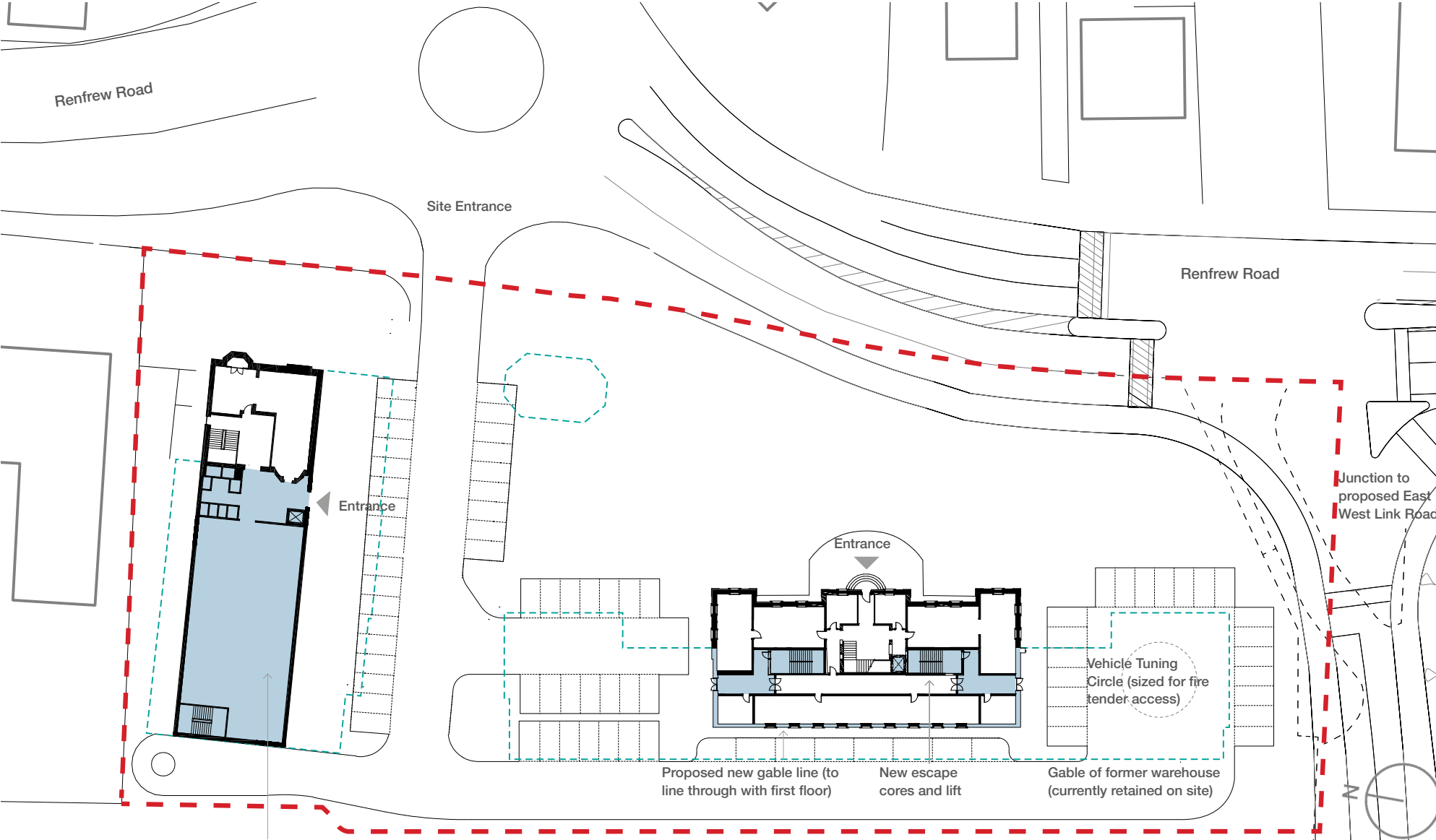
1325sqm net area – Kersland House

1050sqm net area – Administration Building



Option B Office with New Build

Ground Floor Plans



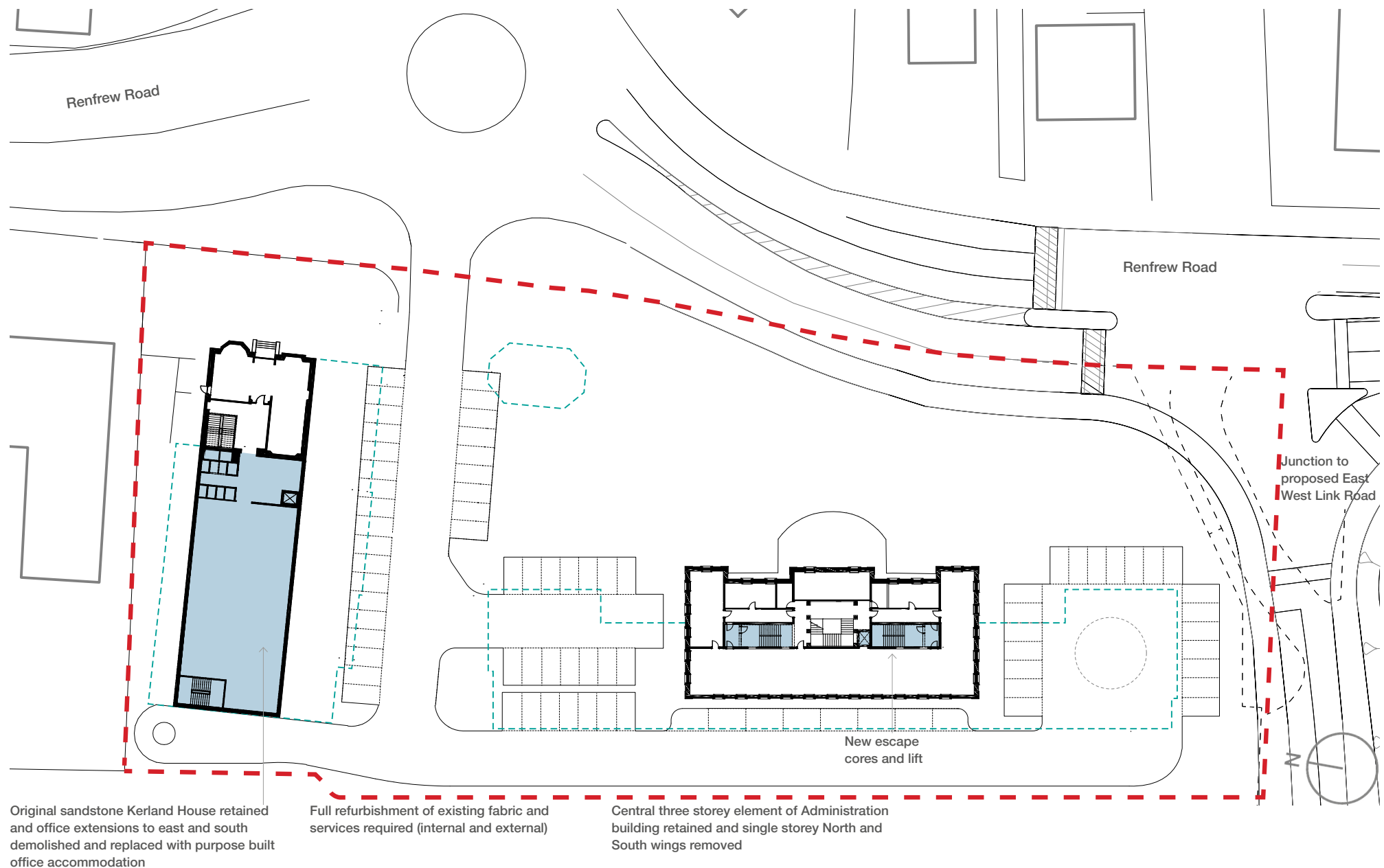
Original sandstone Kerland House retained and office extensions to east and south demolished and replaced with purpose built office accommodation

Full refurbishment of existing fabric and services required (internal and external)

Central three storey element of Administration building retained and single storey North and South wings removed

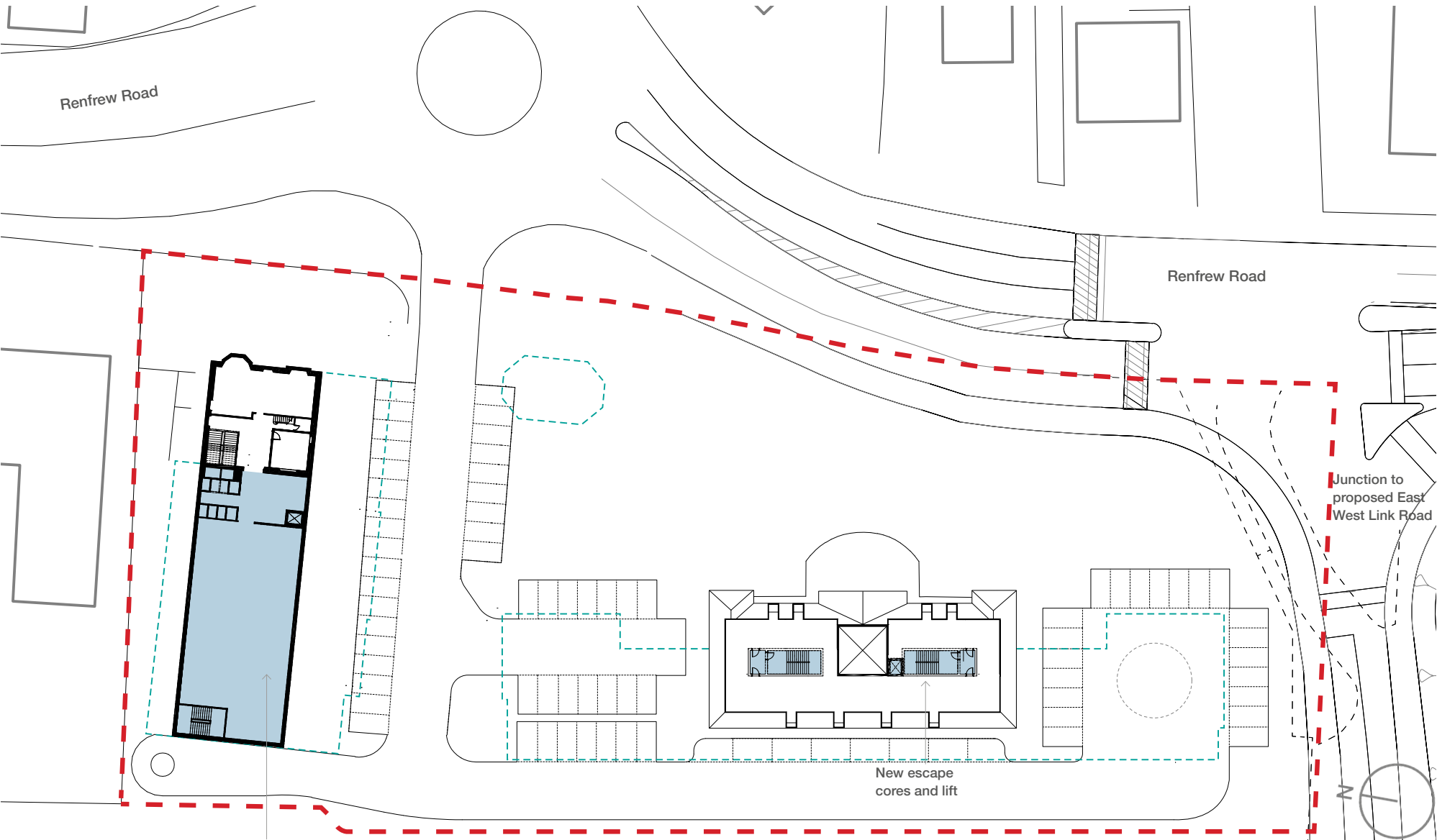
Option B Office with New Build

First Floor Plans



Option B Office with New Build

Second Floor Plans



Original sandstone Kerland House retained and office extensions to east and south demolished and replaced with purpose built office accommodation

Full refurbishment of existing fabric and services required (internal and external)

Central three storey element of Administration building retained and single storey North and South wings removed

Option C

Option C Residential Summary

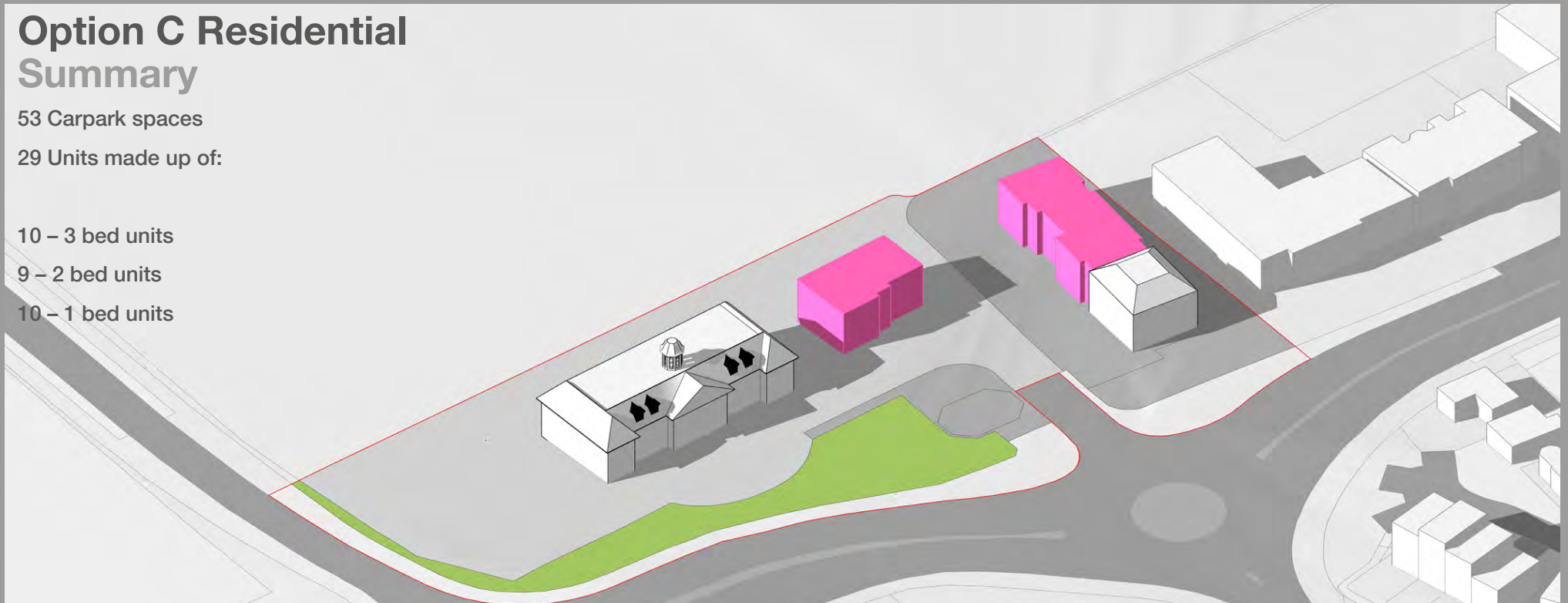
53 Carpark spaces

29 Units made up of:

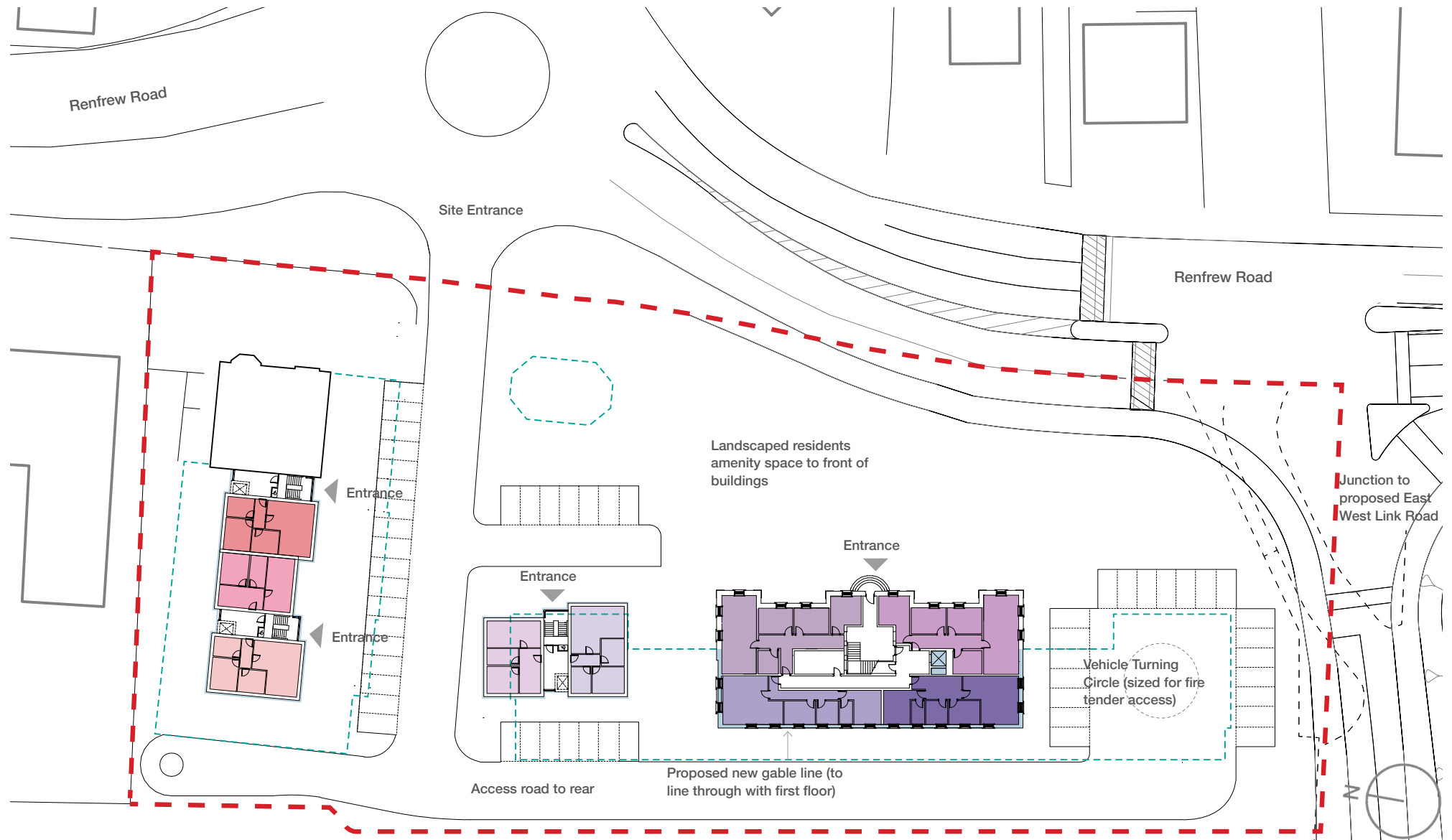
10 – 3 bed units

9 – 2 bed units

10 – 1 bed units



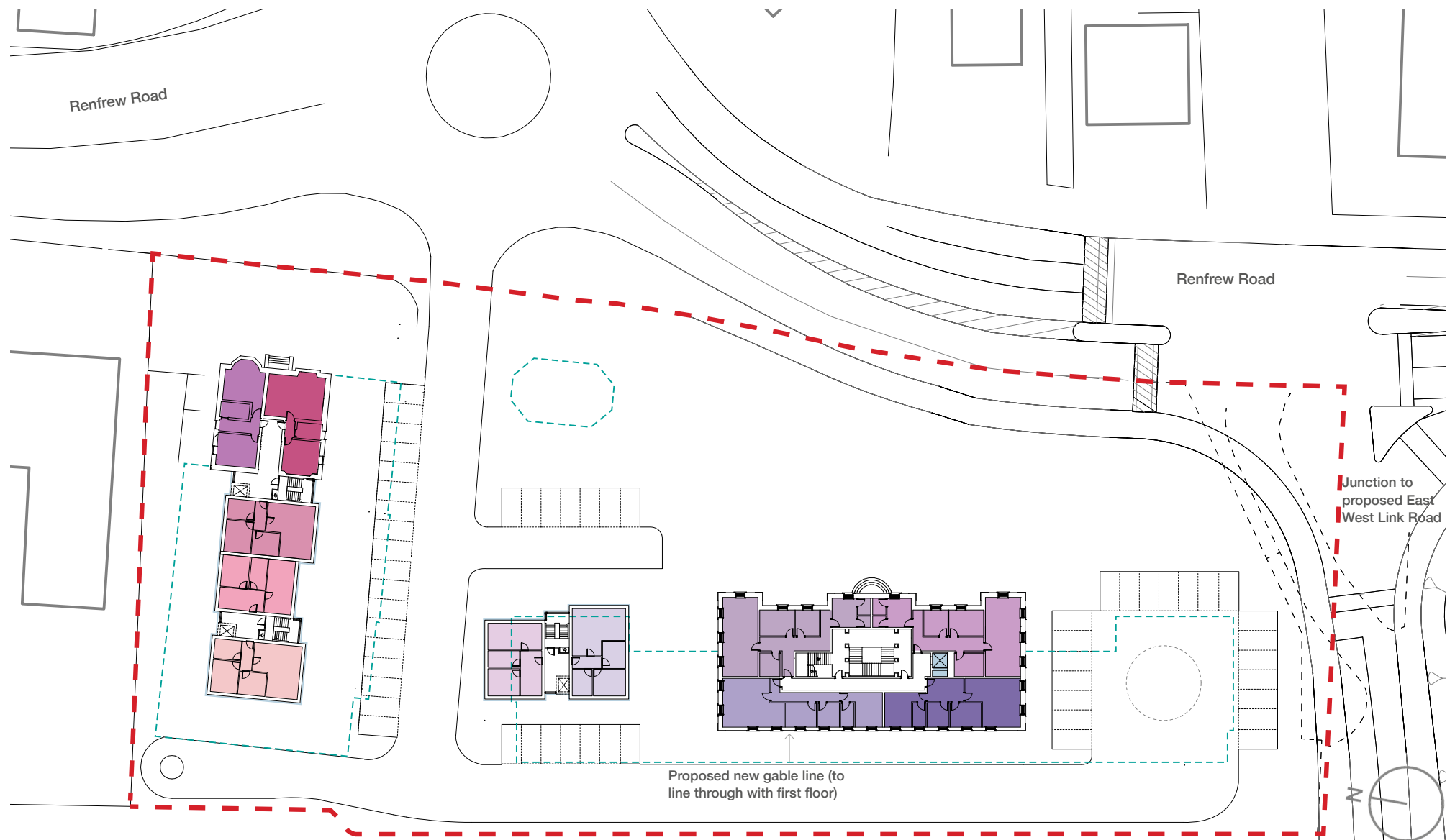
Option C Residential Ground Floor Plans



Original sandstone Kersland House retained and office extensions to east and south demolished and replaced with purpose built residential accommodation

Central three storey element of Administration building retained and single storey North and South wings removed

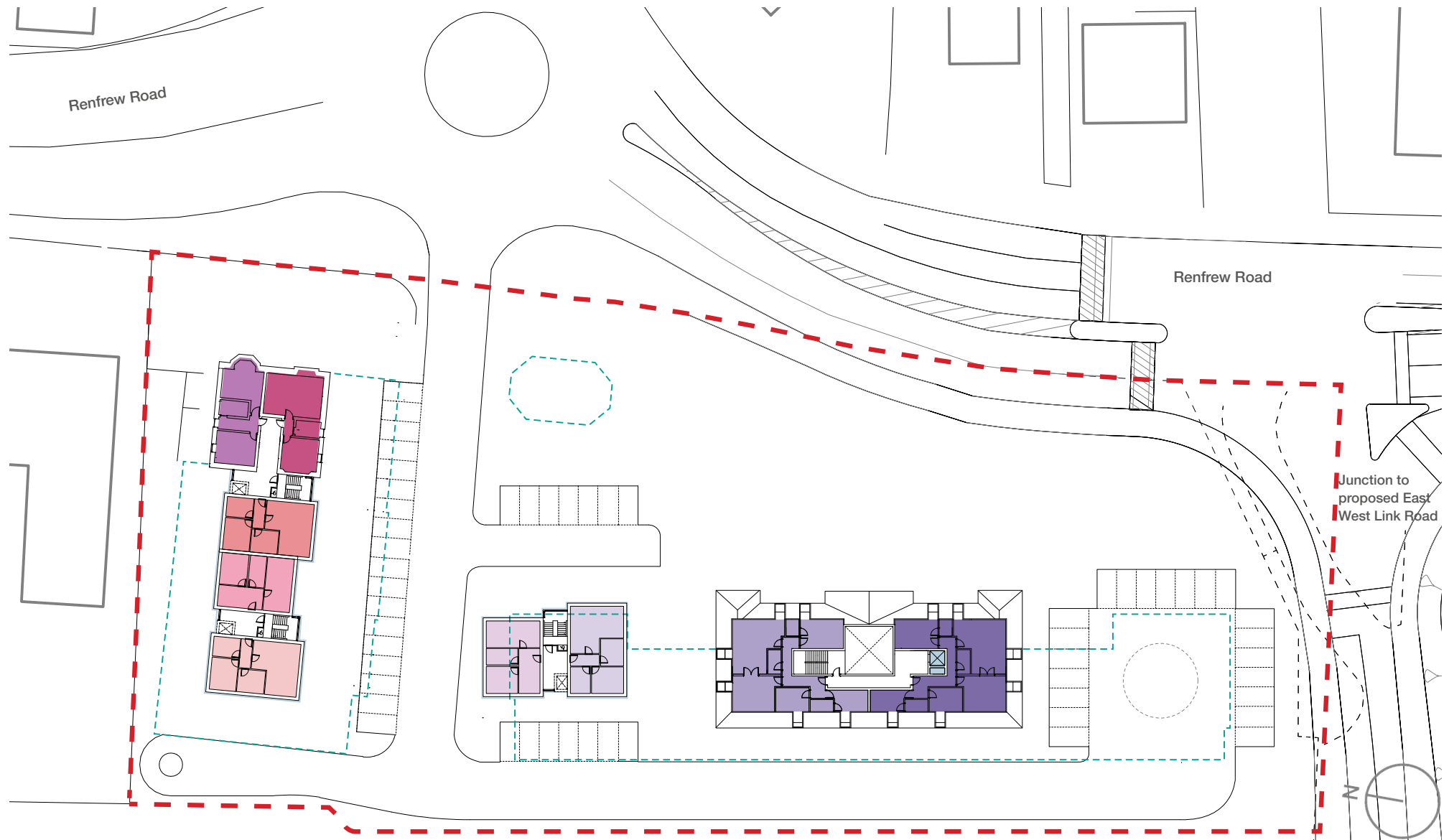
Option C Residential First Floor Plans



Original sandstone Kersland House retained and office extensions to east and south demolished and replaced with purpose built residential accommodation

Central three storey element of Administration building retained and single storey North and South wings removed

Option C Residential Second Floor Plans



Original sandstone Kersland House retained and office extensions to east and south demolished and replaced with purpose built residential accommodation

Central three storey element of Administration building retained and single storey North and South wings removed

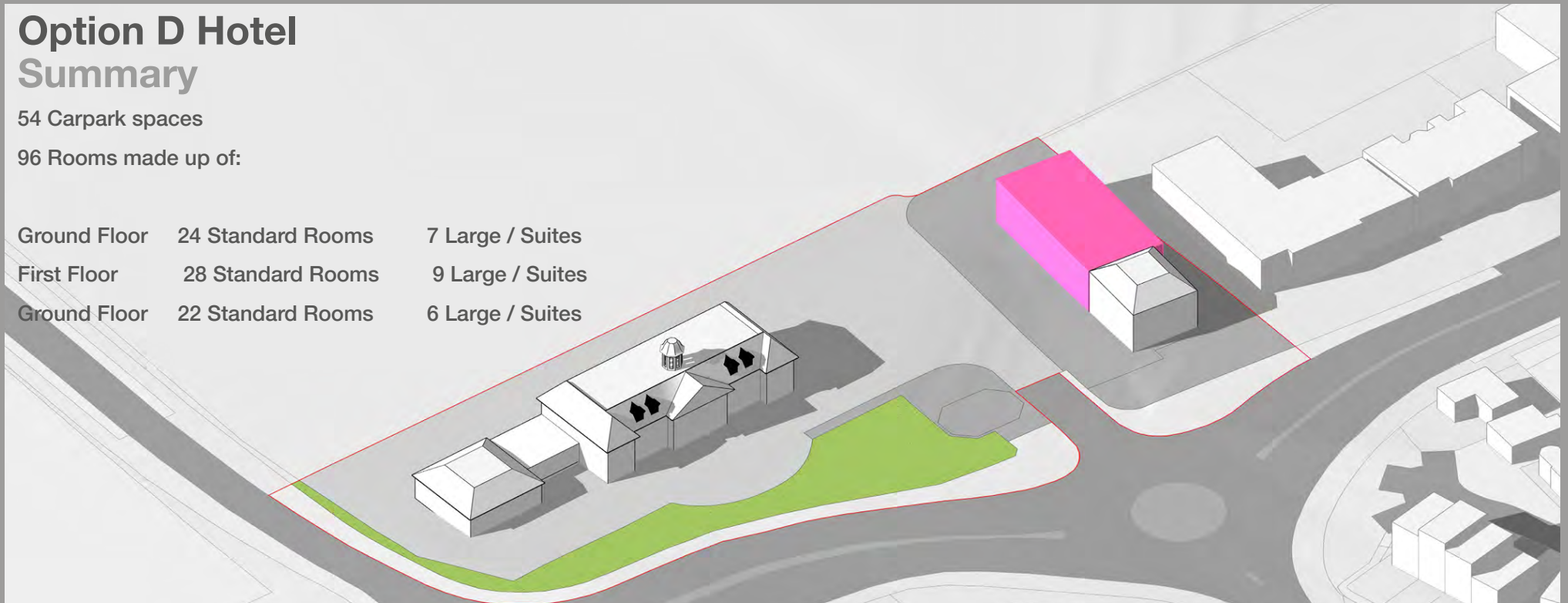
Option D

Option D Hotel Summary

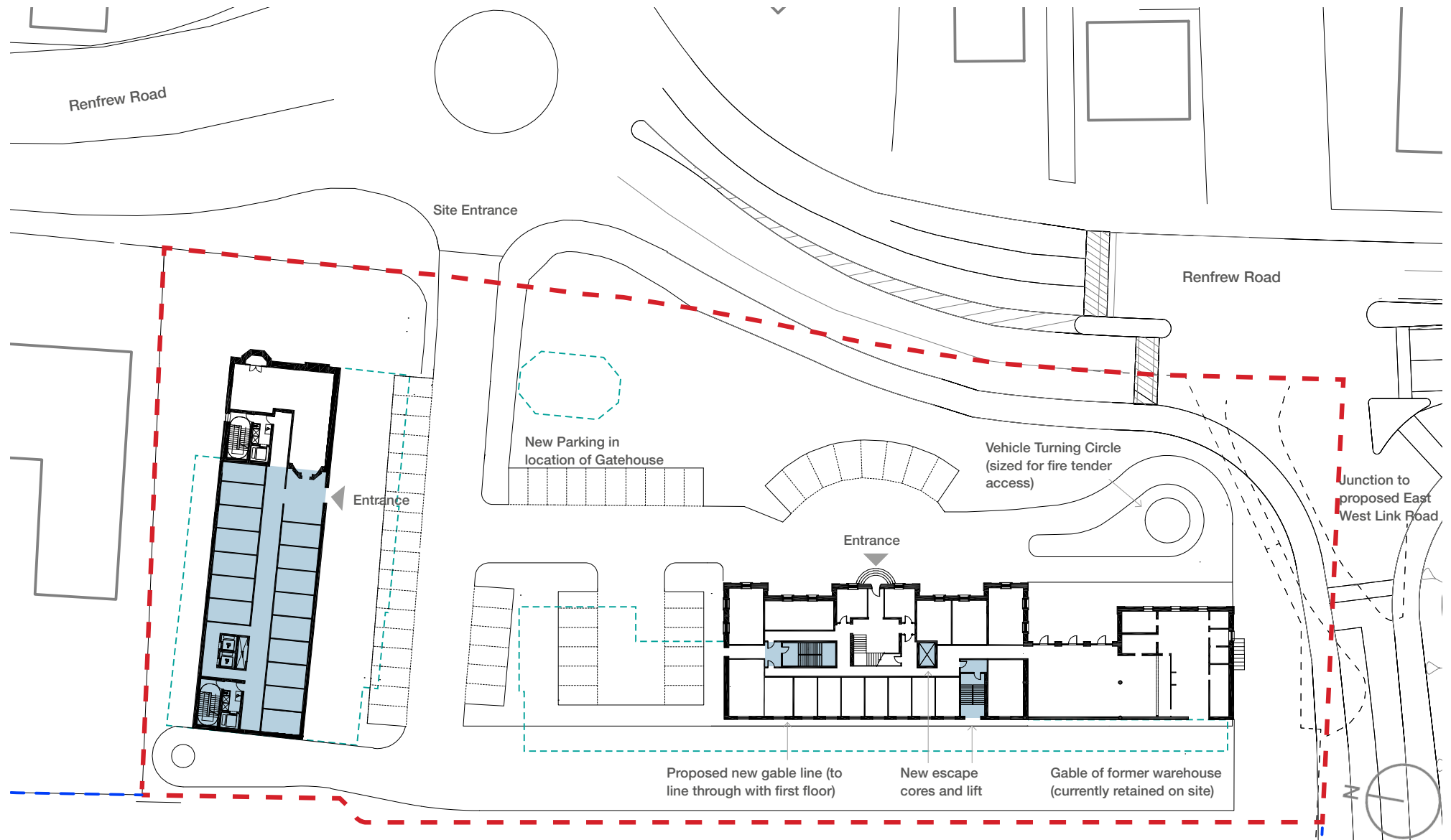
54 Carpark spaces

96 Rooms made up of:

Ground Floor	24 Standard Rooms	7 Large / Suites
First Floor	28 Standard Rooms	9 Large / Suites
Ground Floor	22 Standard Rooms	6 Large / Suites



Option D Hotel Ground Floor Plans

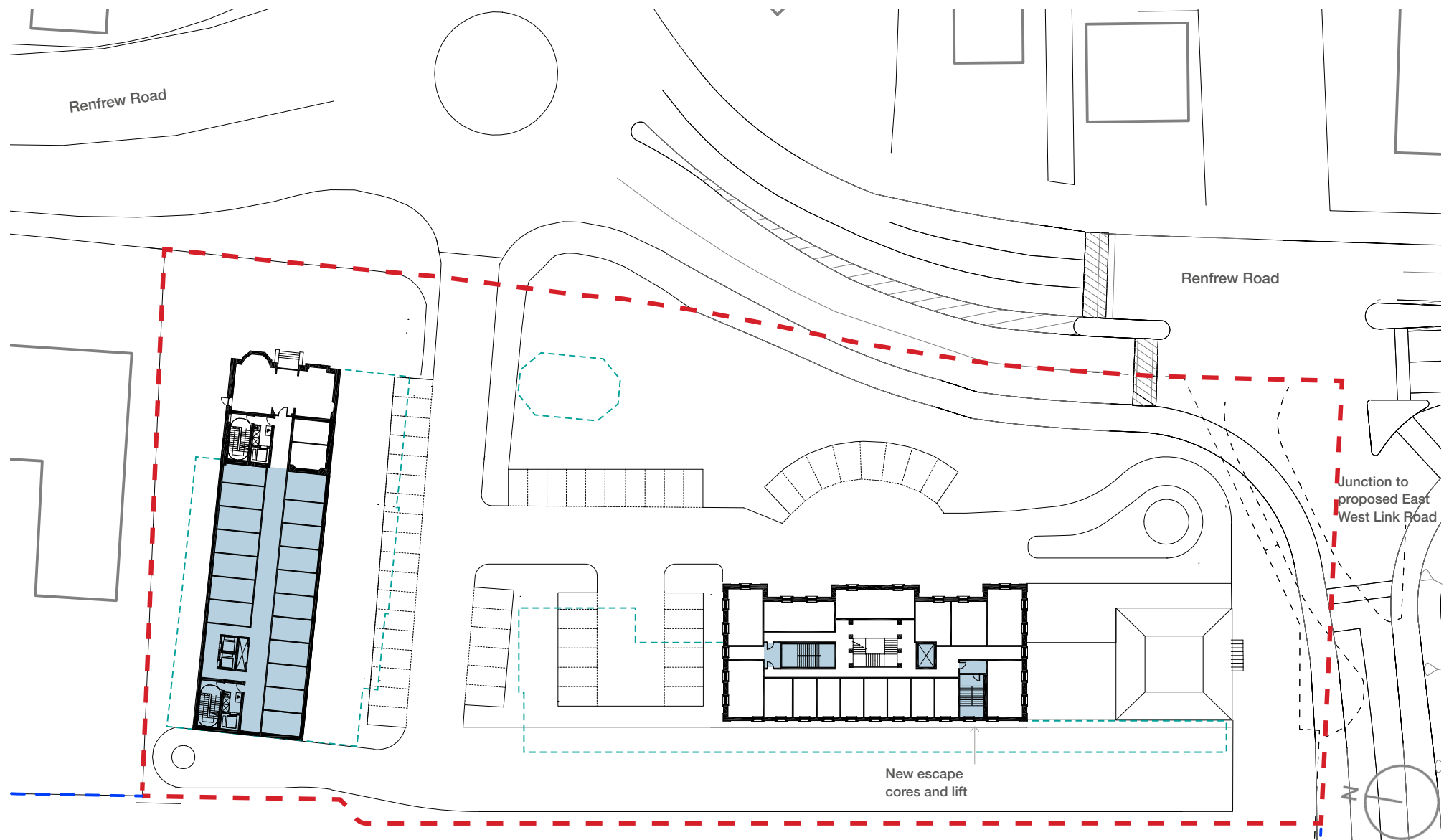


Original sandstone Kerland House retained and office extensions to east and south demolished and replaced with purpose built hotel accommodation

Full refurbishment of existing fabric and services required (internal and external)

Central three storey element of Administration building retained and single storey South wing retained

Option D Hotel First Floor Plans

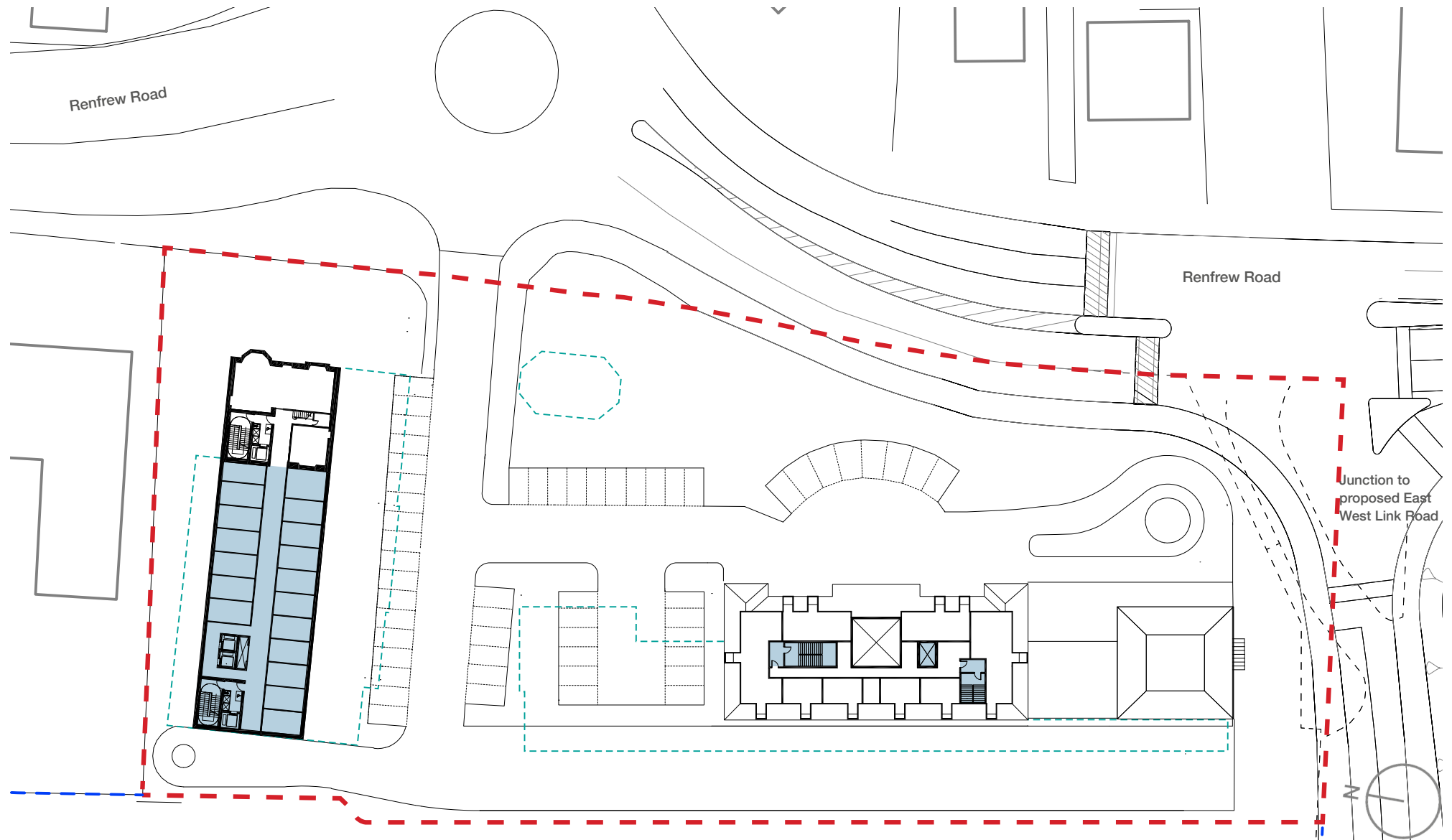


Original sandstone Kerland House retained and office extensions to east and south demolished and replaced with purpose built hotel accommodation

Full refurbishment of existing fabric and services required (internal and external)

Central three storey element of Administration building retained and single storey South wing retained

Option D Hotel Second Floor Plans



Original sandstone Kerland House retained and office extensions to east and south demolished and replaced with purpose built hotel accommodation

Full refurbishment of existing fabric and services required (internal and external)

Central three storey element of Administration building retained and single storey South wing retained



Further Enquiries

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Former Chivas Brothers Headquarters, Paisley

Development Brief 2023

