

Chapter 4

Delivery Strategy





Key Deliverables

The following sets out the requirements, timescale and principles for the development of each key intervention site. The preferred option for each site has been considered here

Project 1: Kippen Dairy Site

KEY INTERVENTIONS	LEAD AGENCY/ SUPPORT	TIMESCALE	PRIORITY	NEXT STEPS	FUNDING SOURCES	DESIGN PRINCIPLES
Project 1: Kippen Dairy Site						
Option 1 Residential	<ul style="list-style-type: none"> WDC Cordale Housing Association Private developer 	Short/ medium term	High	<ul style="list-style-type: none"> WDC to prepare a development/ design brief for the Kippen Dairy site 	<ul style="list-style-type: none"> Private sector led residential development Social housing provided by housing association 	<ul style="list-style-type: none"> Objective of providing greater public space for the centre of Alexandria that extends the existing cross-site – a new civic space for the town. New set back building facades opposite existing High St elevations create a broad and long space that is of traditional 'market town' proportions Re-enforcement of connection from High Street down to River Leven through new avenues planting

Development Site Area	Development Site Area	Building Footprint	Residential Footprint(x storeys) = total m2	Public Realm	External Areas	Street Planting Avenues	Indicative Total Cost
Project 1: Kippen Dairy Site Option 1	7,300	4000	2000 (x 3 sty)	3,100	200	-	£7m -£10m

Project 2: Leven Cottage

KEY INTERVENTIONS	LEAD AGENCY/ SUPPORT	TIMESCALE	PRIORITY	NEXT STEPS	FUNDING SOURCES	DESIGN PRINCIPLES
Project 2: Leven Cottage Site						
Residential Development (Preferred Option)	<ul style="list-style-type: none"> WDC Cordale Housing Association 	Short/ medium term	High	<ul style="list-style-type: none"> WDC to prepare a development/ design brief to be issued to Cordale Housing Association for the development of the Leven Cottage site 		<ul style="list-style-type: none"> Objective of providing greater public space for the centre of Alexandria that extends the existing cross-site – a new civic space for the town. New building facades opposite existing High St elevations create a broad and long space that is of traditional 'market town' proportions

Development Site Area	Development Site Area	Building Footprint	Residential Footprint(x storeys) = total m2	Retail/ Commercial Business Footprint (x storeys) = total m2	Public Realm	External Areas	Indicative Total Cost
Project 2: Leven Cottage Site	1000	550	550 (x 2 upper floors) = 1100	550 (x ground floor) = 550	50	400	£3m

Project 3: Mitchell Way / Church Street town centre core options

KEY INTERVENTIONS	LEAD AGENCY/ SUPPORT	TIMESCALE	PRIORITY	NEXT STEPS	FUNDING SOURCES	DESIGN PRINCIPLES
Project 3: Mitchell Way / Church Street town centre core options						
Option 1 Removal of all of Mitchell Way properties – retail and residential	<ul style="list-style-type: none"> WDC Private: Supermarket operator and residential Housing Association Network Rail/Scotrail Traders Association 	Medium/long term	High	<ul style="list-style-type: none"> WDC to discuss potential options with existing residents Undertake detailed feasibility study of development options for the site Planning brief to be prepared for redevelopment of site 	<ul style="list-style-type: none"> Delivery of all the Mitchell Way options assumes a partnership approach between developers, WDC, and housing associations, with contributions from Network Rail and others. Private sector-led development of supermarket and other commercial and residential developments, and contribution to public realm and roads infrastructure. Social housing provided by housing associations, assisted by WDC. 	<ul style="list-style-type: none"> This option maximises the opportunity for reconstruction New offices with commercial units on the ground floor will be developed The supermarket is integrated into the realigned Mitchell way An intact urban block is recovered with the Mitchell way, Bank Street and Main St Edges A defined edge is formed with residential flattened development at the railway at the end of Church St and Bridge St The supermarket car parkway is sited to allow the Bank St and Mitchell Way street edges to be defined Retail uses are replaced and a new public space formed
Option 2 Part removal of south side of Mitchell Way	<ul style="list-style-type: none"> WDC Private: Supermarket operator and residential Housing Association Network Rail/Scotrail 	Medium/long term	High	<ul style="list-style-type: none"> WDC to discuss potential options with existing residents Undertake detailed feasibility study of development options for the site Planning brief to be prepared for site redevelopment 	<ul style="list-style-type: none"> As above 	<ul style="list-style-type: none"> This arrangement maximises the retained and refurbished building stock Residential opportunities (on Bank St & towards the railway line at the end of church St) respect building line to create Street edges Somerfield Unit Retained

Development Site Area	Development Site Area	Building Footprint	Residential Footprint(x storeys) = total m2	Retail/Commercial Business Footprint (x storeys) = total m2	Public Realm	External Areas	Indicative Total Cost
Project 3: Option 1 - Mitchell Way / Church Street town centre core options	48,000	11,900	4200(x3.5sty) = 14700 2600 (x 2 above retail) = 5200 Total 19,900	7700	8800	27,300	£30m-£40m

Development Site Area	Development Site Area	Building Footprint	Residential Footprint(x storeys) = total m2	Retail/Commercial Business Footprint (x storeys) = total m2	Public Realm	External Areas	Indicative Total Cost
Project 3: Option 2 - Part removal of south side of Mitchell Way	42,000	8600	2600(x3.5) = 9,100	6000 (+ some two storey) = 7000	1000	32,000	£25m – £30m

Project 4: Alexander Steet Area

KEY INTERVENTIONS	LEAD AGENCY/ SUPPORT	TIMESCALE	PRIORITY	NEXT STEPS	FUNDING SOURCES	DESIGN PRINCIPLES
Project 4: Alexander Street Area						
Preferred option for major intervention: significant replacement of existing residential units and upgrade links to the River Leven	<ul style="list-style-type: none"> WDC Private developer Housing association 	Long term	Medium	<ul style="list-style-type: none"> WDC to establish ownership of all properties and associated land; sites in private ownership to be established Effective consultations with existing residents a priority Detailed design proposals to be prepared for upgrading of Alexander Street and Suzannah Street 	<ul style="list-style-type: none"> Major housing development with a mix of homes by type and tenure. To be delivered by the private sector, WDC and housing associations. 	<ul style="list-style-type: none"> Demolition of the urban design mistakes of earlier development would be extensive The defined Street form between North St and Steven Street would be recovered The central residential thoroughfare of Gray St would be reformed as a street Point blocks that are at variance with the urban grid are replaced with infill blocks to repair the townscape form New avenue planting theme to link main St to river bank

Development Site Area	Development Site Area	Building Footprint	Residential Footprint(x storeys) = total m2	Public Realm	External Areas	Amenity/Park	Street Plantint Avenues	Indicative Total Cost
Project 4: Alexander Street Area	12,500	6000	6000 (x 3.5 storey) = 21,000	1000	5,500	3,500	11,400	£30m

Project 5: Railway Street Residential development

KEY INTERVENTIONS	LEAD AGENCY/ SUPPORT	TIMESCALE	PRIORITY	NEXT STEPS	FUNDING SOURCES	DESIGN PRINCIPLES
Project 5: Railway Street Residential development						
Preferred option	<ul style="list-style-type: none"> WDC Private Housing Association 	Medium term	Medium	<ul style="list-style-type: none"> WDC to prepare a development brief for the site and prepare marketing information 	<ul style="list-style-type: none"> Mix of homes by type and tenure. To be delivered by the private sector, WDC and housing associations. 	<ul style="list-style-type: none"> Development site has a variety of opportunity from Victorian urban grid to Brownfield zone between railway and recent housing development Street Edges of Wilson St and Lennox St defined within building frontage Parkland Treatment to central area providing maximum buffer to rail line. The Victorian Street pattern continued into terraces New site development has detached and semi detached properties contained by end development of flats with courtyard development to north end

Development Site Area	Development Site Area	Building Footprint	Residential Footprint(x storeys) = total m2	Public Realm	External Areas	Amenity/Park	Indicative Total Cost
Project 5: Railway Street Residential development	50,500	8000	-8000 (x 2.5 acg) = 20,000	1000	31,000	1,500	£35m

Project 6: Leven Street Site

KEY INTERVENTIONS	LEAD AGENCY/ SUPPORT	TIMESCALE	PRIORITY	NEXT STEPS	FUNDING SOURCES	DESIGN PRINCIPLES
Project 6: Leven Street Site						
Preferred option	<ul style="list-style-type: none"> WDC Dunbritton Housing Association 	Short term	Medium	<ul style="list-style-type: none"> Prepare detailed layout of site 	<ul style="list-style-type: none"> Housing Association WDC 	<ul style="list-style-type: none"> New residential development terraces would define the urban block formed by Leven St and Thomas St The existing terraces of Thomas St are accommodated Private rear garden court with shared communal area Small Public Green/amenity space retained and improved at Southern end of site Some southern end properties with views down river

Development Site Area	Development Site Area	Building Footprint	Residential Footprint(x storeys) = total m2	Public Realm	External Areas	Amenity/Park	Indicative Total Cost
Project 6: Leven Street Site Option 1	5,400	1200	1200(x2.5) = 3000	500	2,700	1000	£3.5m

Project 5: Railway Street Residential development

PUBLIC REALM PROJECTS	LEAD AGENCY/ SUPPORT	TIMESCALE	PRIORITY	FUNDING SOURCES
Project 1: Main Street (including Overton Street space and rear car parks west of Main Street)				
Option 1 Open space at Overton Street junction with Main Street	<ul style="list-style-type: none"> WDC 	<ul style="list-style-type: none"> Main Street: Medium term Overton Street: Medium term Rear car parks: Medium term 	High Medium Medium	<ul style="list-style-type: none"> WDC Contributions from private sector developer of the Mitchell Way site

PUBLIC REALM PROJECTS	LEAD AGENCY/ SUPPORT	TIMESCALE	PRIORITY	NEXT STEPS	FUNDING SOURCES
Project 2: Bank Street and Smollett Fountain area					
Option 1	<ul style="list-style-type: none"> WDC 	<ul style="list-style-type: none"> Medium term 	Medium	<ul style="list-style-type: none"> Prepare detailed design of public realm improvements 	<ul style="list-style-type: none"> Contribution from private sector developer of Kippen Dairy site WDC

PUBLIC REALM PROJECTS	LEAD AGENCY/ SUPPORT	TIMESCALE	PRIORITY	NEXT STEPS	FUNDING SOURCES
Project 3: Riverside					
Option 1	<ul style="list-style-type: none"> WDC 	<ul style="list-style-type: none"> Medium term 	High	<ul style="list-style-type: none"> Prepare detailed design of public realm improvements 	<ul style="list-style-type: none"> WDC Contribution from private sector developers

PUBLIC REALM PROJECTS	LEAD AGENCY/ SUPPORT	TIMESCALE	PRIORITY	NEXT STEPS	FUNDING SOURCES
Project 4: Station site (west of tracks)					
Option 1	<ul style="list-style-type: none"> WDC Network Rail/Scotrail and SPTE 	<ul style="list-style-type: none"> Medium term 	Medium	<ul style="list-style-type: none"> Prepare detailed design of public realm improvements 	<ul style="list-style-type: none"> Network Rail WDC

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