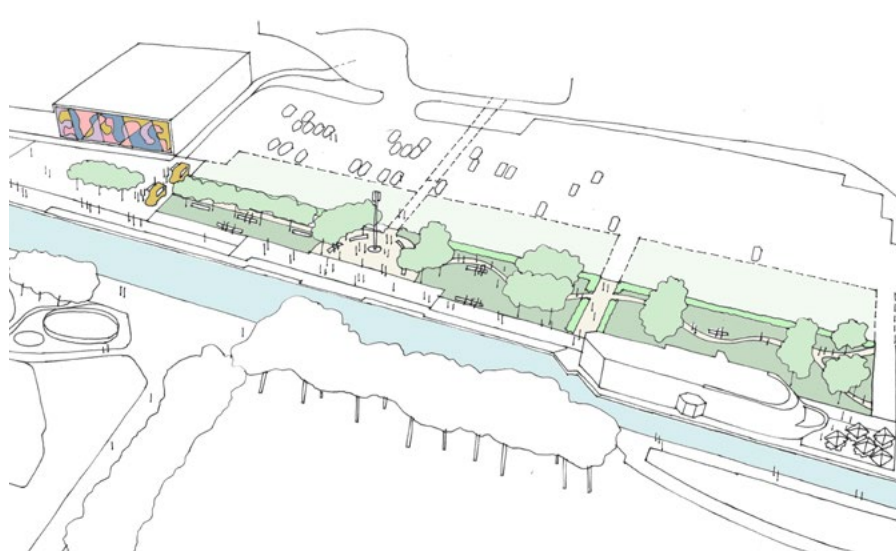
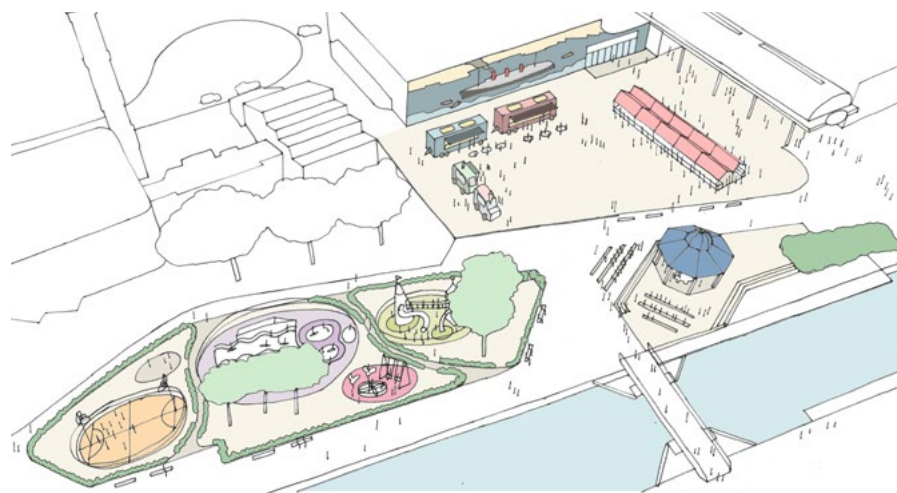
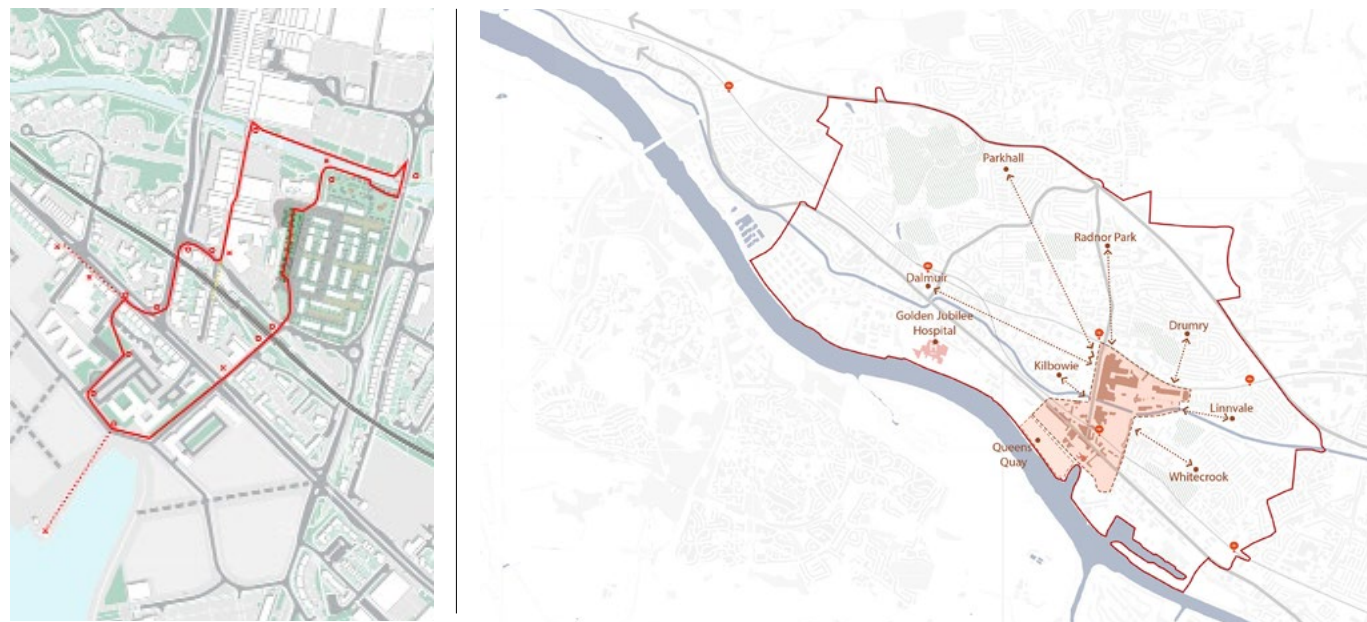




Clydebank LTP: Three Year Investment Plan

Prepared for the Clydebank Town Board

August 2024

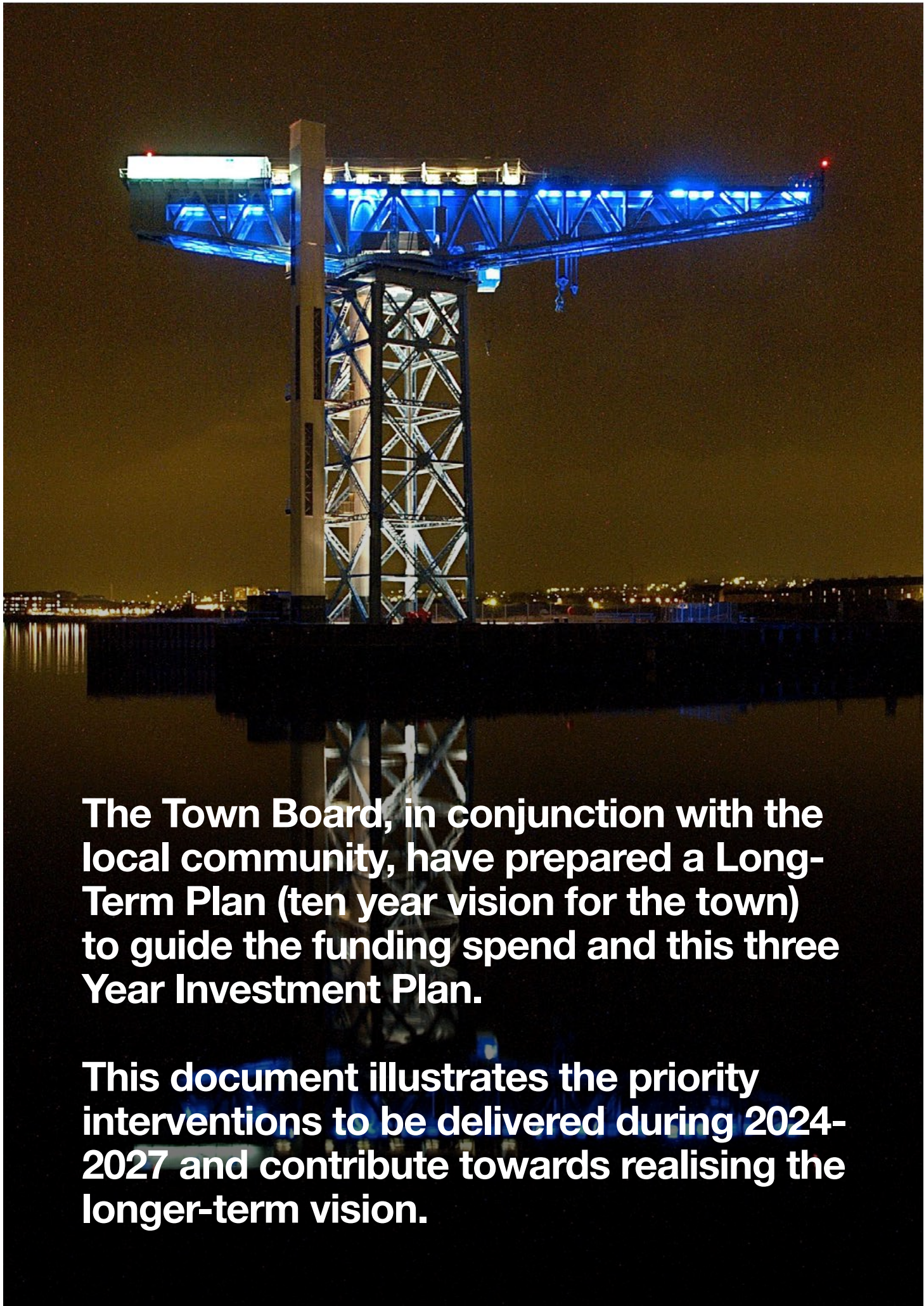


About This Document

This **Three Year Investment Plan** is the second element of the Clydebank Long Term Plan and has been developed from its first, the Ten Year Vision for the town. It identifies how the Town Board intend to utilise the first three years of available programme funding, underpinned by evidence of consultation with the local community and stakeholders.

It illustrates the specific interventions selected by the Town Board, supported by West Dunbartonshire Council that are being taken forward, which of the three investment headings they fall under, their 'on' or 'off' menu status and, where applicable, the powers as per the policy toolkit that the town will seek to use to deliver and/or supplement this activity.

The proposals have been developed to an RIBA Stage 1 level and are supported with preliminary high level cost, programme, risk and delivery considerations.



The Town Board, in conjunction with the local community, have prepared a Long-Term Plan (ten year vision for the town) to guide the funding spend and this three Year Investment Plan.

This document illustrates the priority interventions to be delivered during 2024-2027 and contribute towards realising the longer-term vision.

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Clydebank Town Board



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Project Team
West Dunbartonshire Council
Turner & Townsend
Threesixty Architecture
Sweco

context

Long Term Plan for Towns

The UK Government have identified 55 towns to benefit from from the Levelling Up Programme via the Long-Term Plans, to drive ambitious proposals to regenerate local towns across the UK over the next decade.

Clydebank has been chosen as one of seven towns in Scotland to receive funding as part of this programme. Each town is expected to do the following:

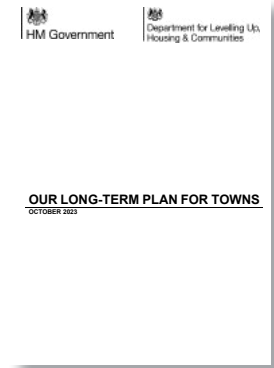
- Develop a Long-Term Plan to invest in and regenerate their town, based on the priorities of local people, and put to local people for consultation.
- Receive £20 million in endowment-style funding and support over ten years to support the Town Plan, to be spent on issues that matter to local people, including regenerating high streets and securing public safety. This plan will be put to local people.
- Establish a Town Board to bring together community leaders, employers, local authorities, and the local MP to oversee and deliver the Long-Term Plan.
- Use a toolkit of powers, from tackling anti-social behaviour to auctioning empty high street shops, reforming licensing rules on shops and restaurants and supporting more housing in town centres.

Established Priorities

Flexibility has been provided to make a range of improvements under three broad investment themes, and are open to being driven by the needs and wishes of local communities.

These themes are:

1. High Streets, Heritage and Regeneration
2. Transport and Connectivity
3. Safety and Security



Scope

The Government have set out two key requirements upon which their funding is dependent, namely:

A 10 Year Long-Term Plan comprising:

- High level Vision Statement
- Strategic case for change: evidence/ data/stories (definition of boundary / focus area)
- Outcomes / objectives and alignment with community
- Proposals / interventions across the 3 investment themes

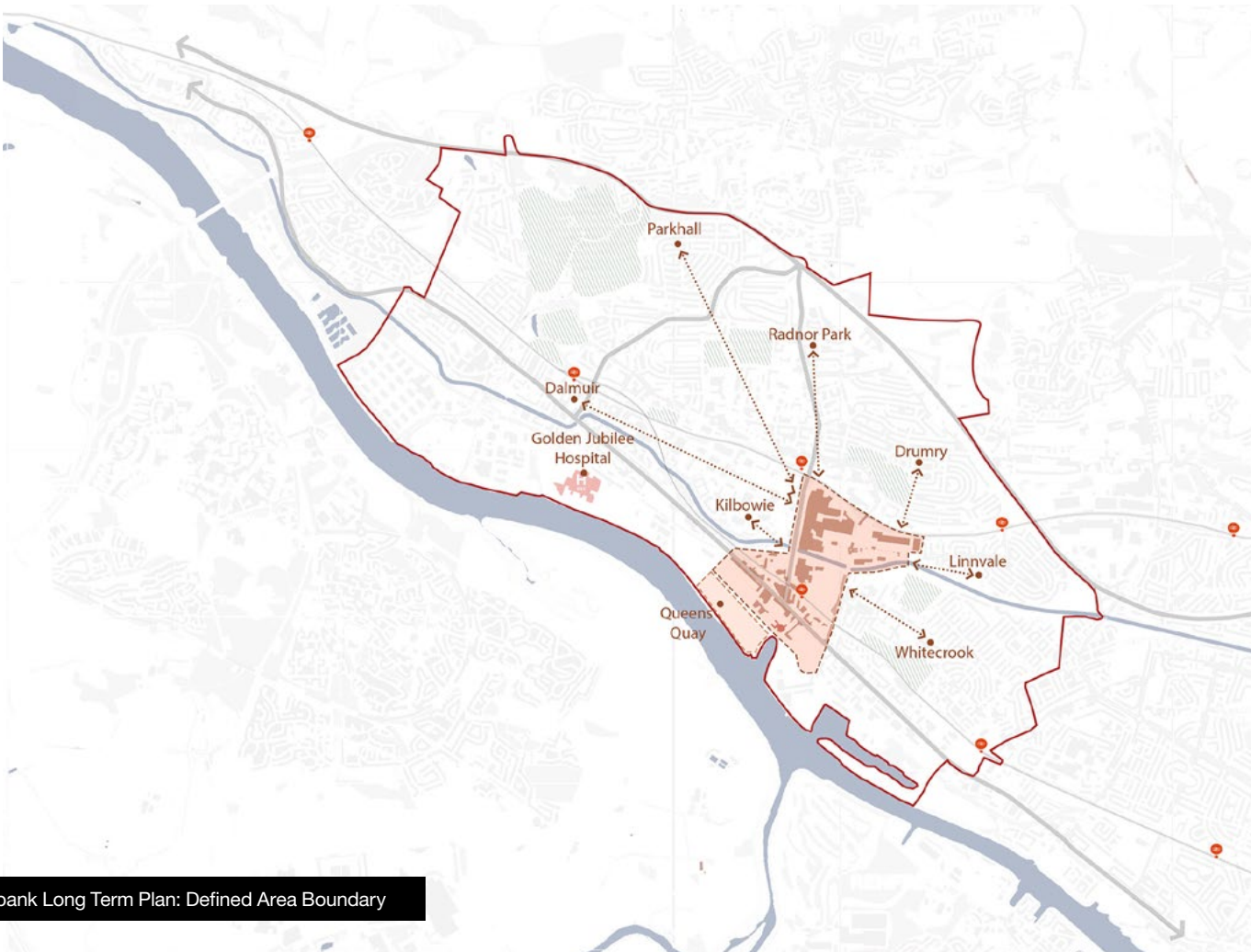
Evidence of community and stakeholder representation engagement & ongoing mechanism

- Delivery Milestones (phasing) over 10 years & use of powers across 3 investment themes

A 3 Year Investment Plan describing:

- Interventions and powers employed over the 3 years for each investment theme
- Commentary on whether interventions 'on or off menu' the latter requiring outline business case, insight from local stakeholders and agreement of local authority underwriting/support.

In accordance with the requirements within the scoping document we will ensure that the Urban Capacity Study will be capable of being read as both a stand-alone report and offer analysis and evidence to influence and shape the Long Term Plan.



The Town Board

The UK Government published guidance in December 2023 outlining the requirement for each of the towns identified to benefit from the £20 million investment to establish a ‘Town Board’ to draw up and drive ambitious proposals to regenerate their town over the 10 year period.



UK Government Guidance

The guidance stipulated both the responsibilities of the Town Board and who its members should be drawn from within the community. It stated:

‘While the local authority remains the accountable body for funding and executing plans, Town Boards are responsible for developing the Long-Term Plan, working closely with local people.

The independent chair of Long-Term Plan for Town Boards should be invited by the local authority, considering who is best placed to convene partners and is a respected figure in the community with an obvious passion for the place. The local MP should be engaged as part of the process.

Town Boards must be chaired by a local community leader or local businessperson. The chair should act as a champion for the town and provide leadership for the Town Board, ensuring it is community-led and embedded within the local area. They can be anyone who holds a prominent role such as:

- a local charitable organisation
- a philanthropist
- the head of a Further Education College
- a director for the NHS Board or Trust
- a director of a football club

Elected representatives, such as MPs, MSPs, MSs or local councillors, must not chair the Town Board.’

Ensuring the Town Board is a community-led institution

Town Boards should be community-led institutions that build civic capacity in the town, with the local authority, or an alternative organisation such as a community group, providing a secretariat function. The local authority will act as the accountable funding body.

We encourage local authorities to help empower the Town Board in realising this role and driving forward a community-led vision for change. This may include providing advice and support on legal duties like impact assessments, to help leaders with non-public sector backgrounds navigate those requirements they may be less familiar with.

The Town Board and the local authority should also consider existing community organisations that might want to undertake work on behalf of the Town Board. Capacity funding could be used support this, or the recruitment by a third-party of an individual to lead the development of the Long-Term Plan full-time.

Local Trust research shows that employing a single member of full-time staff from the community helps to build local capacity and resilience. If support is required to identify suitable community organisations, local authorities should speak to their respective area team leads in the first instance. Area teams will provide ongoing support for the duration of the programme, including helping local authorities and Town Boards to access the support they need, and acting as a focal point between them and central government, including the Towns Unit and the High Streets and Towns Taskforce.’

Clydebank Town Board

At a meeting of West Dunbartonshire Council’s Infrastructure, Regeneration and Economic Development committee in February 2024, approval was given for Liz Connolly, Principal of West College Scotland to be appointed as Chairperson of the Clydebank Town Board.

The Board, in accordance with the guidance is made up of a combination of local businesses and groups, essential service providers, politicians and local elected members, council officers and members of the community.



Liz Connolly, Principal, Chair of Clydebank Town Fund Board

Clydebank Town Board Members

West College Scotland

Liz Connolly, Principal, Chair of Clydebank Town Fund Board

WDC (Elected Members)

Lawrence O’Neill
Clare Steel
Mary Ann Smith, President
Kirsten McLatchie, Area Commander
Sandie Scott, Director of Strategic Communications and Stakeholder Relations
Andrew Forrester, Centre Manager
Fiona McInnes, Chief Executive
Lynette Lees, Chief Executive,
John Mooney, Board Member
June Todd
Douglas McAllister MP
Marie McNair MSP
Calum (Supported by Lucy McGovern (Development Officer)
Selina Ross, Chief Officer
Peter Hessett, Chief Executive,
Alan Douglas, Chief Officer Regulatory & Regulation,
Gail Macfarlane, Chief Officer Roads & Neighbourhood,
Laurence Slavin, Chief Officer, Resources

Dunbartonshire Chamber of Commerce
Police Scotland
Golden Jubilee National Hospital

Clyde Shopping Centre
Clydebank Co-Operative
Clydebank Housing Association

Community Representative
Member of Parliament
Member of Scottish Parliament
Youth Representative
West Dunbartonshire CVS
West Dunbartonshire Council (Officers)

Community Engagement

Key to the success of the Long Term Plan for Clydebank will be meaningful engagement with the local community that will influence the positive transformation of Clydebank in the coming years.

The local community have been asked to take part in a number of engagement events and charrettes in the last few years and the opinions collected informed the 2021 Vision

and Developmet Framework which this Long Term Plan takes as its starting point.

Beyond these events, the community have again been asked by the Town Board, as part of the creation of this Long Term Plan to give their thoughts and opinions on Clydebank, this time tailored to the three key investment headings.

This was undertaken in two ways, firstly, a questionnaire was sent out to a number of community groups and secondly, a public event was held in the Clyde Shopping Centre over two days in July.

A summary of the responses received from all events thus far, that have informed this Long Term Plan are outlined on the next pages.



Clydebank Town Centre Design Charette

West Dunbartonshire Council, supported by the Scottish Government as part of the Scottish Government's Charrette Mainstreaming Programme, sponsored a locally driven town centre design Charrette, an intensive consultation that engages local people in the design of their community in early 2015.

Conclusions

In response to the issues and observations emerging from the Brief and discussions in the Charrette a series of overarching transformational themes for inclusion in the Vision for Clydebank Town Centre 2025, were presented, including:

- Enrich the town centre
- Capitalise on its loyal local customer base

- Refresh Clydebank Regional Shopping Centre and Cinema
- Maximise existing strong transport links
- Improve open space, walking and cycling connections
- Develop Queens Quay to complement the Town Centre
- Focus on health well-being, social justice and community safety
- Clydebank as a vibrant social destination
- Support new employment opportunities

Clydebank Can

Clydebank Can was a series of placemaking workshops held between March and May of 2018, supported by the Scottish Government's Making Places programme and was an opportunity for the local community to collaborate with WDC and Scottish Canals and their design team, to undertake additional design and implementation work on the projects and actions from the Charrette.

Conclusions

Clydebank Placemaking Principles forming overall strategy for the town centre:

- An active canal - add to the activity on the banks, the towpath and on the water.
- Make more of what exists in the town centre – re-use empty buildings and spaces.

- Work to change the vehicle/pedestrian balance – create more space for people.
- Diversify the town centre – incorporate more than just retail.
- Encourage Jobs, employment and training.
- Biodiversity - help the areas that already have good biodiversity to flourish and introduce more.
- Placemaking - create spaces and routes that promote local peoples' happiness, health and enjoyment of the town centre.
- Town centre living – housing in the town centre that has a good mix of types and tenures
- Maximise Inclusion.

Clydebank Town Centre Vision & Development Framework

As part of the work undertaken to develop the Vision and Development Framework, a stakeholder event was held on the 19th August 2021

The stakeholder event was attended by a wide cross section of those with an interest in the town, including secondary school pupils from St. Peter the Apostle High School, members of community groups, representatives of the business community, private developers and West College Scotland, the further education establishment with an extensive campus at Queen's Quay.

It was explained that the event had been set up to help shape the brief for a visioning project for Clydebank town centre and to understand where the key stakeholders can contribute to the process. The purpose of the afternoon was not to educate but to gather the ideas of those in attendance. It was hoped that everyone in attendance would approach the series of workshops with the best interests of Clydebank at heart and that they would become ambassadors for the visioning project within their respective organisations and communities.

The invaluable and extensive consultation previously undertaken (Design Charette and Clydebank Can) was acknowledged and attendants who had been involved in this process were asked to continue their enthusiasm for this new exercise.

Four workshops were run over the course of the afternoon with the following titles;

Workshop 1
SWOT Analysis
(Strengths, Weaknesses, Opportunities, Threats)

Workshop 2
What is Clydebank's Future Story?

Workshop 3
What do I Need from my Town Centre? & What would make me live in the Town Centre area?

For this workshop, attendees were asked to consider these questions from the standpoint of 5 key demographic groups:
Families with young children
Teenagers (13-17)
Young Adults (18-25)
Adults (26-60)
Seniors (60+)



to obtain responses from specific perspectives.

Workshop 4
How can my Organisation Invest More in Clydebank Town Centre and why Should we?

This exercise looked to create three groups, each focussed on a particular interest; Education, Commercial and Residential, with community-based attendees then distributed amongst them.

The outcomes of the workshop sessions were summarised and published in a report document that in turn informed the development of the detailed project brief for the visioning study.

Workshop 1 Outcomes: SWOT Analysis (Strengths, Weaknesses, Opportunities, Threats)

Strengths

- The people of Clydebank's motivation
- Active communities keen to engage
- The canal and river
- Transport links
- The lived experience of recent history of the town
- Heritage
- Town reinventing itself and looking towards the water
- Free Parking

Weaknesses

- Lack of activities / facilities for young people
- Lack of connectivity/walk-ability/visibility
- Lack of 'dwell' points and shelter
- Competing with out of town retail

- Lack of attractors
- Lack of a clear purpose
- Too focused on Queens Quay
- Lack of heart to town centre
- Inward facing shopping centre closes at 5.30pm
- Lack of green space
- Shortage of spaces to hang out informally for free
- Lack of activation around Three Queens Square

Opportunities

- People want to live in the area
- Proximity to rest of Scotland (Kilpatrick hills and beyond)
- The Canal
- Clydebank as green sustainable town
- Lose parking, gain green space
- Open space and vacant sites

- Offer an authentic town centre, unlike Braehead etc.
- Cultural opportunities (west of Scotland's cultural centre)
- Digital connectivity and skills
- Renfrew bridge
- Open up shopping centre to canal for bars & restaurants
- More housing / more people

Threats

- Renfrew bridge
- Traffic (Kilbowie Road & bridge)
- Lack of funding
- Queens Quay successful but disconnected from town
- Policy limitations on pubs in areas of centre
- Town centre closes when shopping centre closes

Workshop 3 Outcomes: What do I need from my Town Centre? What would make me live in Clydebank town centre?

Families with Young Children

- Local activities for children of varying ages within close proximity, walkable
- Community hub to meet like-minded people and support for young families
- Good schools
- Green space / Central outdoor play space with play equipment
- Public toilets/accessible facilities
- Colour coded routes through town for different levels of ability
- Program of family events
- Nurseries

Teenagers

- Activities - Bowling, sport and leisure facilities, evening venues (for under 18s)
- Places to meet and gather informally

- Water activities on the canal
- Independent restaurants and kiosks with outdoor seating
- Retail variety; local, artisan
- Extended nighttime activity
- Super-fast Wi-Fi - digital town

Young Adults (18-25)

- Bars, restaurants, night time economy. Music venues
- Affordable housing
- Good transport links and updating the station
- Variety in job opportunities
- Connections to the college
- Walkable activities / destinations
- Add street food / food hall

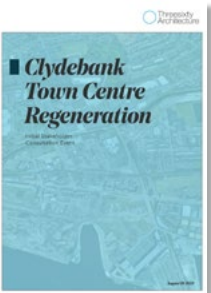
Adults (26-60)

- Safety in the town centre. Need passive surveillance
- Work hub area

- Program of cultural events
- Industry & workshops

Seniors (60+)

- Senior clubs to socialise
- Accessibility
- Market or foodhall with smaller food retailers
- Bowling green/allotments in town
- Rest points; shelter, seating, refreshments



Clydebank Town Board
Consultation Questionnaire

A questionnaire based around the three key investment themes was developed and issued by CVS to 37 registered groups with a potential membership reach of around 9000 people within the Clydebank area.

Returns were received from 19 groups and the findings collated and published in July 2024.

A summary of the key responses is shown on the next pages under each theme.



Responses:
High Streets, Heritage and Regeneration

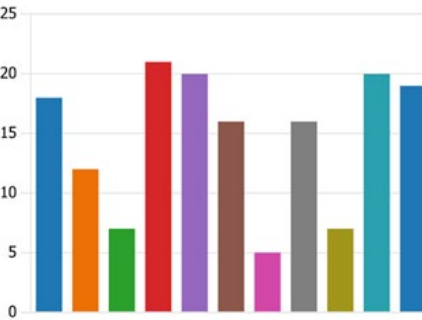
High Street

- Create a recognisable town centre, not just a decent shopping centre
- A greater focus on corner/ speciality shops rather than the ‘vanilla’ high street offerings in place within the current Clyde Centre
- There will probably be a drift of people to Braehead when the bridge is completed, so the offering in Clydebank will have to be diverse and appealing if trade is to be maintained
- Canal is significant factor in ‘high street’ – this needs to be better utilised.
- Current store locations / entrances don’t reflect the opportunities to maximise the canal as an extension of the high street
- Dog litter bins on all main streets
- Seating for older people/disabled



Better, more accessible meeting
spaces

- Better, more accessible use of existing, available community buildings for community activity.
- Developing any new community spaces should be on the basis that they can support diverse activities
- Disabled access and needs must be taken more seriously
- Local parks need more attention and equipment. Valuable to support the wellbeing outdoors brings, but must be kept open
- Ensure basic rights for children to have safe free areas for play
- Destinations and activities which allow families to socialise together free or at low cost
- Resources to help to keep local community centres open
- Exercise equipment in playparks/ parks
- Extend a Waterfront walkway to the Hospital / Beardmore... Bistros, cafes, a Saturday market.



Heritage and Culture

- New sustainable projects are needed to exploit the areas’ heritage and culture to attract people to the area, including local people
- Projects to get more local people involved in arts & culture, need to think about how these can be better used to support employability and provide employment opportunities
- The canal is a large part of Clydebank’s heritage however the lack of maintenance/innovation in its use is off-putting.
- Improved walking routes, linking in local walking groups and history society to ensure a sustainable collaborative approach
- Three Queens Square is vastly under-used. This civic community asset has huge potential yet is used only a handful of times per year
- There is a lack of evidence of Clydebank’s importance in the Industrial heritage of Scotland. A world-class museum evidencing John Brown’s Shipyard and the Singer Sewing Machine Factory would be highly desirable: also a living memorial to the Clydebank Blitz. The Kelpies have brought an estimated 80 million to their local area in the last 10 years. If done correctly, a purpose-built heritage centre/theatre could do the same here. Work with the Shipyard Trust to deliver?

Responses:
Transport and Connectivity

Road/Pavement Routes

- Potholes and broken pavements damage cars and people
- We'd like to see paths and cycle paths especially along the canal area
- Pedestrians hardly able to get halfway across the road before the lights change especially on Kilbowie Road
- Immediate issue with the pending relocation of the Carers Centre.
- More improvements to roads & pavements especially for the disabled as not enough lowered curbs & not enough disabled parking
- Shared space model in Dumbarton Road is not working as expected. A number of near misses, car-car and car-pedestrian. Also turning space for buses onto Kilbowie Road is now problematic
- Better street-lighting needed. LED lighting is very poor especially in winter
- The bus lane on Kilbowie Road between Hardgate and the Fire station isn't working. It is creating way more congestion than it is solving.
- Many utility providers have dug up pavements leaving them uneven which may lead to walkers being injured. The Council should ensure that the contractors leave the pavements in an acceptable condition.
- Need to cut green areas more often cut down over hanging trees.

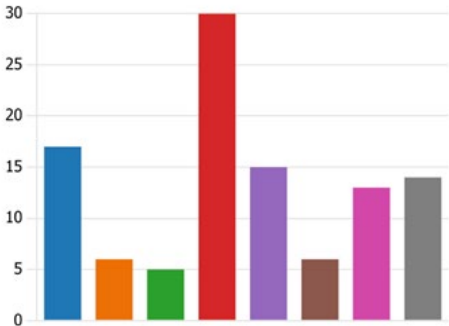
Infrastructure

- Better broadband - fibre broadband is not widely available
- Better lighting, better outdoor seating, better interactivity
- Lightning along the canal pathways
- Improve the environment by cleaning up the Canal / overgrown grass / trees.
- Upgrade / provide public toilets
- The improvement to canal path at Centre 81 was great - more activities and connections to improve the usage, safety and active travel activities



Public Transport

- New and extended bus routes needed – and running into the evening
- Bus / Train interchange needs to be fulfilled. Visually impaired / disabled persons have difficulty because of the number of bus shelters
- Lack of bus route to / lack of parking at the health centre is a significant issue



Responses:
Safety and Security

Community Policing – as deterrent and engagement tool

- Greater police presence on the ground to deter gathering in groups
- Anti-Social behaviour is increasing including gang challenges
- Feeling of being unsafe in certain key areas e.g. underpass between Shopping Centre and Business Park and areas of Canalside, especially after 5pm
- Do not use policing tactics that target the young and poor, alienating them from the policing community – increase engagement to reduce past perceptions
- Policing of increasingly visible e-bike/drug dealing issues.
- Does CCTV actually deter crime – people and communities deter crime
- Better policing needed to ensure outdoor meeting spaces are safe and available for all sections of the community

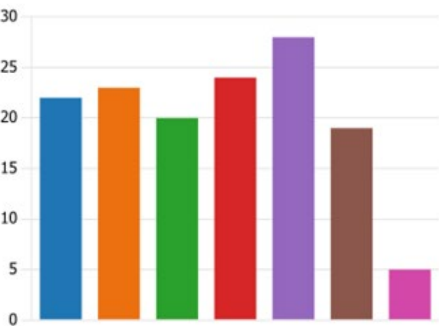
Community Engagement / Participation

- Increased and more diverse range of community opportunities for children and young people – revitalising community facilities
- General lack of dedicated places for young people. Commonly used spaces are badly lit and not well policed, raising issues of safety
- Increased focus on disabled access
- More regular outdoor activities and greater focus on maximising outdoor spaces and opportunities for wellbeing
- Support for neighbourhood-based initiatives such as gala days/events
- Make more use of the Riverside, in innovative way, not for additional housing
- Investment in community facilities should not be limited to larger organisations but should focus on neighbourhood services, increasing local buy-in and feelings of ownership



Amenities

- Better repairs for potholes on key roads - temporary repairs are a false economy and cause issues for disabled people and carers
- Traffic crossing timings do not reflect the actual time required for pedestrians to cross – causing anxiety in older residents and potentially restricting engagement
- Improving street lightning and extending this to cover areas such as cycle paths and canals would ensure these areas can be used all year round.
- Need for more lowered kerbs where disabled or elderly people live



Public Engagement Events:
Clyde Shopping Centre

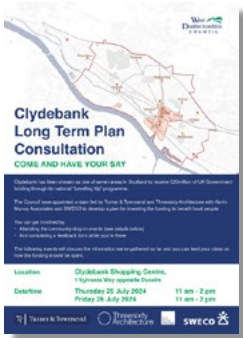
Public engagement events were held on the 25th and 26th July in the Clyde Shopping Centre to showcase the project and ascertain the opinions of the local community.

Over the two days there were 111 attendees to the event. The display boards remained on display in the Shopping Centre and were also hosted online. A deadline of 9th August was set for responses. In total 308 responses were received.

A detailed report can be found in the appendices section of this document, however a summary of the key responses received can be summarised as follows:

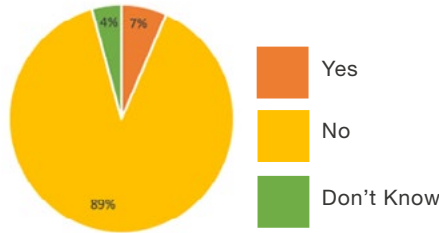


Public Engagement:
Feedback Summary

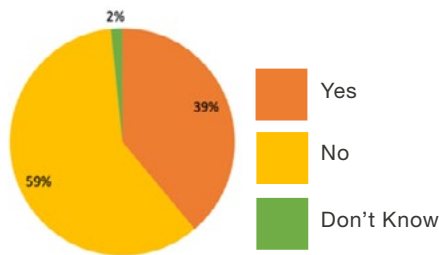


Part 1: About the Long Term Plan

Are you aware of or have you participated in any of the previous consultations in Clydebank?



Have you heard of the Long Term Plan before today?



Part 2: Prioritising Projects
Theme 1 -
High Streets, Heritage and Regeneration

Respondents were given the opportunity to highlight specific activities and suggest additional ideas that can be looked at in the first three years of the fund. Below is the thematic analysis of the respondents' suggestions.

The most recurrent theme was activities and amenities for families and young people - especially teenagers - to attract people to Clydebank, enhance health and wellbeing and to divert the youth from anti-social behaviour. There was an emphasis that these should be affordable.

The other suggestions were:

- Maintenance and cleanliness of the whole area
-
- The creation of a multi-group centre
-
- Amenities and activities for all ages including families and young people that are affordable
-
- Parks and green areas
-
- Better use of the river and canal for activities
-
- Regeneration of the Clydebank Shopping Centre
-
- Improved Night economy

Theme 2 -
Transport and Connectivity

The respondents were given the opportunity to highlight specific activities and suggest additional ideas that can be looked at in the first three years of the fund. Below is the analysis of the respondents' comments and suggestions.

The comments and suggestions received were:

Develop walking routes with history markers, sustainable lighting, central clock, and canal integration

Create better connections to enhance green link movement and overall town walkability.

- Develop and extend bus routes, including a dedicated route to the health centre, Queens Quay and Golden Jubilee for better accessibility.
- Address the need for a bus station, improve local main routes, and enhance bus stops
- Repair potholes and broken pavements
-

Create a scheme for green bicycles and scooters for short term hire.

- Enhance connectivity with the south side of the city, specifically Renfrew & Braehead.
- Introduce bus boats going along Clyde both to Greenock and to Glasgow.
- Better broadband connection, introduce fibre broadband.

Theme 3 -
Safety and Security

The respondents were given the opportunity to highlight specific activities and suggest additional ideas that can be looked at in the first three years of the fund. Below is the analysis of the respondents' comments and suggestions.

The comments and suggestions received were:

Diversionary activity for young people: engage youth and prevent antisocial behaviour.

- More facilities and opportunities in Clydebank: music venues, an arcade

centre which stays open till at least 10pm

- Regular outdoor events to build positive police-youth relationships
- Create graffiti walls around Clydebank
- Improve street lighting around new housing and canal paths to boost safety and encourage use
- Improve the Railway viaduct
- Town-wide safety measures by implementing CCTV, improved lighting
-

Increase police presence and community care to tackle anti-social behaviour and drug dealing including more social workers

- Engagement with young people and educate the youth on hate crimes against disabled people
- Enhance security to deter group gatherings and ASB
- Increase town centre living

Long Term Plan Community Engagement:
Summary of Findings

The combined feedback based on responses from both the questionnaire and the public engagement events has produced lists of desired projects / interventions from the community. They are presented here under their relevant investment theme heading.

There has been a consistency of responses across all community engagement undertaken, including the earlier events that influenced the recent Clydebank Town Centre Vision and Development Framework.

Focusing on the town centre was a strong message received through the engagement process, as people felt it was where the funding could have the biggest long term impact and would be the most visible.

The vast majority of the interventions suggested by the public are included within the long list but two currently are not, as they do not have a physical building / landscape component, namely:

- Better broadband and digital access
- Increased hot-spot policing

High Streets, Heritage
and Regeneration

In order of Preference:

1. New Parks / Green Spaces
2. Better Use of Community Spaces
3. Funding for Sports Facilities and Bringing People Together
4. Funding for Volunteering and Social Action Projects
5. Improving the Shopping Area

Transport and
Connectivity

In order of Preference:

1. Better Maintenance of Roads / Pavements
2. Upgrade or Create New Footpaths / Cycle paths
3. Better Connectivity of Train / Bus Travel Options
4. Better Broadband & Digital Access
5. New Greenspace at the Canal

Safety and Security

In order of Preference:

1. Diversionary Activities for Young People
2. Increased Hot-spot Policing
3. Better Streetlighting
4. Ensure Daytime & Evening Activity
5. Activate the Canalside for All

Development of the ‘Long List’

The long list of potential interventions outlined in the following pages was developed using both the recently completed Clydebank Town Centre Vision and Development Framework and the responses to the Community Engagement

In accordance with the UK Government guidance, each intervention was judged as to its status as either ‘on menu’ or ‘off menu’.

The pre-determined list of ‘on menu’ interventions from the guidance for each of the three investment themes is shown below.

All potential interventions were determined to be ‘on menu’ and, in accordance with the guidance, where it spanned more than one theme, it was wholly allocated to the theme that it best meets.

High Streets, Heritage and Regeneration Pre-determined ‘On Menu’ Interventions

H1: Funding for place-based regeneration and town centre and high street improvements.

H2: Funding for new or improvements to existing, community and neighbourhood infrastructure projects and assets including those that increase communities’ resilience to natural hazards, such as flooding, and support for decarbonisation of facilities, energy efficiency audits, and installation of energy efficiency and renewable measures in community buildings.

H3: Creation of, and improvement to, local green spaces, community gardens, watercourses and embankments.

H4: Enhanced support for arts, cultural, heritage and creative activities,

projects and facilities and historic institutions that make up the local cultural heritage offer.

H5: Support for local arts, cultural, heritage and creative activities.

H6: Funding for the development and promotion of wider campaigns which encourage people to visit and explore the local area.

H7: Funding for impactful volunteering and social action projects.

H8: Funding for local sports facilities, tournaments, teams and leagues.

H9: Investment in capacity building, resilience (which could include climate change resilience) and infrastructure support for local civil society and community groups.

H10: Investment and support for digital infrastructure for local community facilities.

H11: Investment in open markets and improvements to town centre retail and service sector infrastructure, with wraparound support for small businesses.

H12: Funding for the development and promotion (both trade and consumer) of the visitor economy, such as local attractions, trails, tours and tourism products more generally.

H13: Grants to help places bid for and host international business events and conferences that support wider local growth sectors.

Transport and Connectivity Pre-determined ‘On Menu’ Interventions

T1: Support for active travel enhancements in the local area.

T2: Funding for bus infrastructure and connections to speed up journeys.

T3: England and Scotland Only: Additional revenue funding added

to the Bus Service Improvement Programme Plus (BSIP+) funding model from June 2024.

T4: Funding for new, or improvements to road networks to improve access within and to the town.

T5: Funding to improve rail connectivity and access.

T6: Reducing vehicle emissions.

T7: Investment and support for digital infrastructure for local community facilities.

Safety and Security Pre-determined ‘On Menu’ Interventions

S1: Design and management of the built and landscaped environment to ‘design out crime’.

S2: Engage with Police Force and together consider interventions to focus on visible crime prevention in defined areas places.

S3: Measures to prevent anti-social behaviour, crime and reduce reoffending.





S4: Measures to reduce repeat burglary.






'Long List' of Potential Interventions

The potential interventions below were organised, as requested by the Town Board in terms of ease of deliverability based on a number of considerations:

- Potential programme to delivery
- Projected cost
- Land / asset ownership

	Description	'Menu' Compliance	Visibility / Impact	Delivery Considerations	Projected High Level Cost (where possible to determine)
1 	Introduce a series of 'meanwhile' uses to vacant / underlet buildings and spaces throughout the town centre	<p>H1: Funding for place-based regeneration and town centre and high street improvements.</p> <p>H5: Support for local arts, cultural, heritage and creative activities.</p> <p>H7: Funding for impactful volunteering and social action projects.</p>	Instant positive transformation of both vacant buildings / retail units and gap sites or underused external spaces, increasing activity and vibrancy throughout the town centre.	<p>Opportunity for localised short term improvements</p> <p>Potential Programme: 3 - 12 months</p> <p>Potential to host events, revenue funding would be required</p>	<p>£100K - £500K (dependent on scale / type of intervention(s) proposed)</p>
2 	Improvements and activation to Three Queens Square	<p>H1: Funding for place-based regeneration and town centre and high street improvements.</p> <p>H12: Funding for the development and promotion of the visitor economy, such as local attractions, trails, tours and tourism products more generally.</p>	Transforms existing inactive, underused area into a leisure (hospitality) focused active community space.	<p>Potential to introduce greenery, better seating, childrens play or temporary pavilion</p> <p>Potential Programme: 52 - 76 weeks</p> <p>Potential to host events, revenue funding would be required</p>	<p>£0.5 million (dependent on scale / type of intervention proposed)</p> <p>T&T High Level Cost £1,824,273 Increase to scope & to include additional area and improvements to existing surfaces</p>
3 	Transform the existing railway viaducts with lighting and public art and develop a lighting / public art strategy for town centre and key connecting routes	<p>S1: Design and management of the built and landscaped environment to 'design out crime'.</p> <p>S3: Measures to prevent anti-social behaviour, crime and reduce reoffending.</p>	More attractive, colourful and vibrant urban realm that feels safer for those passing through.	<p>Potential Programme: 9 - 12 months</p>	<p>£0.6 million</p>
4 	Introduce a new Canalside Activity Centre	<p>H1: Funding for place-based regeneration and town centre and high street improvements.</p> <p>H7: Funding for impactful volunteering and social action projects.</p> <p>H8: Funding for local sports facilities, tournaments, teams and leagues.</p>	Brings new activity and life to the canal, reinvigorating Three Queens Square in the process. (Current published location does not reflect published town centre framework and may frustrate future development)	<p>New-build option already has funding, potential programme: 12 months</p> <p>Alternative location in repurposed unit within Clyde Shopping Centre adjacent to Canal Potential Programme: 48 weeks</p>	<p>£1.3 million (majority secured from RCFG, revenue funding required)</p> <p>£0.5 million T&T High Level Cost £756,300 Increase to scope & to include external works</p>

		Description	'Menu' Compliance	Visibility / Impact	Delivery Considerations	Projected High Level Cost (where possible to determine)
5		Develop of a series of new walking / cycling trails (Heritage / Active / Dog Walking / Safe Walking etc.)	H12: Funding for the development and promotion (both trade and consumer) of the visitor economy, such as local attractions, trails, tours and tourism products more generally.	Visible improvements to a number of routes with the introduction of new surface finishes, seating, wayfinding / information signage and lighting.	Potential Programme: 40 weeks	£0.3 - £2 million (dependent on extent and number of routes / trails proposed) T&T High Level Cost £993,600 (Based on provision of three new trails)
6		Undertake public realm improvements within town centre	T1: Support for active travel enhancements in the local area. T6: Reducing vehicle emissions.	Transforms the urban streets and spaces throughout the town centre, increasing accessibility and promoting more walking / wheeled journeys.	Potential Programme: 9 - 18 months	£0.5 - £2 million (dependent on scale / type of intervention proposed)
7		Strengthen connectivity and accessibility to and from town centre for surrounding communities, Queens Quay and the Golden Jubilee Hospital	T1: Support for active travel enhancements in the local area. T6: Reducing vehicle emissions.	Visible improvements to routes with the introduction of new surface finishes, seating, wayfinding / information signage and lighting. Fewer journeys being made by car, decreasing road congestion and improving air quality.	Potential Programme: 38 weeks	£0.5 - £2 million (dependent on scale / type of intervention proposed) T&T High Level Cost £1,238,000 (Queens Quay, GJH & 5 Neighbourhood routes)
8		Develop a new all ages greenspace at the heart of the town centre	H3: Creation of, and improvement to, local green spaces, community gardens, watercourses and embankments.	Brings much needed multi-use greenspace to the heart of the town centre for the benefit of the local population and visitors. Positively transformational and provides greater resilience in terms of surface water attenuation etc.	Proposed greenspace at Playdrome site will be in private ownership. Potential to improve existing green 'pockets' on canalside instead Potential Programme: 42 -62 weeks	£0.5 - £0.75 million (no location identified, dependent on extent of intervention) T&T High Level Cost £1.23 - 2.34 million (Based on 'small' and 'large' options)

		Description	'Menu' Compliance	Visibility / Impact	Delivery Considerations	Projected High Level Cost (where possible to determine)
9		Encourage new workplace (flexible co-work / maker spaces) at the heart of the town centre	<p>H5: Support for local arts, cultural, heritage and creative activities.</p> <p>H11: Investment in open markets and improvements to town centre retail and service sector infrastructure, with wraparound support for small businesses.</p>	Increases activity, footfall and employment opportunities at the heart of the town centre	<p>Potential use for vacant retail units or former council 'one stop shop' on Sylvania Way or within upper levels of Co-operative building</p> <p>Potential Programme: 6 Months</p>	£TBC
10		Work with West College Scotland to bring elements of their public facing services (hair and beauty / catering etc. to the town centre	H11: Investment in open markets and improvements to town centre retail and service sector infrastructure, with wraparound support for small businesses.	Could restore activity to existing underused / vacant street level spaces within the town centre combined with an increase in footfall.	Potential Programme: 6 - 9 Months	£100K - £250K (dependent on scale / type of intervention proposed)
11		Improve accessibility by providing new public welfare facilities including a changing places toilet, improved seating and sheltered areas within the town centre	H1: Funding for place-based regeneration and town centre and high street improvements.	Improves accessibility, welcoming all members of the community to enjoy their town centre, regardless of age or ability. Creates a more attractive urban realm and encourages greater dwell time within the town centre.	<p>Could be located within existing vacant unit or as part of new canalside activity centre or market hall community building (should these be taken forward)</p> <p>Potential Programme: 12 -18 Months</p>	£0.75 - £1 million (If stand alone new build element)
12		Make Improvements to public transport provision	<p>T1: Support for active travel enhancements in the local area.</p> <p>T2: Funding for bus infrastructure and connections to speed up journeys.</p> <p>T5: Funding to improve rail connectivity and access.</p>	Enhanced environment around train station and bus stance areas. Fewer journeys being made by car, decreasing road congestion and improving air quality.	<p>Transport Interchange proposals may take 3+ years to deliver</p> <p>Opportunity for localised short term improvements</p> <p>Potential Programme: 9 - 18 Months</p>	<p>£6 million +</p> <p>£0.5 - £1.5 million (dependent on scale / type of intervention proposed)</p>

		Description	'Menu' Compliance	Visibility / Impact	Delivery Considerations	Projected High Level Cost (where possible to determine)
13		Introduce more diverse uses to Co-operative Building and other heritage assets to safeguard their future	<p>H1: Funding for place-based regeneration and town centre and high street improvements.</p> <p>H4: Enhanced support for arts, cultural, heritage and creative activities, projects and facilities and historic institutions that make up the local</p>	Improves the building fabric and provides greater footfall around and within a key heritage asset of the town centre. More visible impact from street level intervention.	<p>Would require agreement with owners / operators of building(s)</p> <p>Potential Programme: 9 - 12 Months</p>	£0.5 - £1 million (dependent on extent of intervention)
14		Introduce a new town square / events space adjacent to Co-operative building on Sylvania Way	<p>H1: Funding for place-based regeneration and town centre and high street improvements.</p> <p>H5: Support for local arts, cultural, heritage and creative activities.</p>	Positively transforms town centre through the introduction of an active space of civic quality at a key location, visible upon approach from distance and upon arrival by bus or train. Creates a visible heart to the town and community.	<p>Requires as a minimum purchase of part of southern end of shopping centre (Current lease lengths TBC)</p> <p>Potential Programme: 24 Months</p> <p>Potential to host events, revenue funding would be required</p>	£4 million (includes allowance of £1 million for purchase of relevant section of asset)
15		Develop a new market hall / community building at heart of the town centre framing proposed town square	<p>H5: Support for local arts, cultural, heritage and creative activities.</p> <p>H11: Investment in open markets and improvements to town centre retail and service sector infrastructure, with wraparound support for small businesses.</p>	Highly visible new element at the heart of the town centre with active frontages energising the adjacent square and streets in stark contrast with existing inward looking shopping 'parade' that currently occupies the site.	<p>Contingent on progressing with new town square works to create cleared site</p> <p>Potential Programme: 18 Months</p>	£2 million
16		Create new serviced development platforms with associated streetscape and public realm, to facilitate the Introduction of new mixed-use residential blocks south of the canal at the heart of the town centre	<p>H1: Funding for place-based regeneration and town centre and high street improvements.</p>	Positively transforms key town centre routes, introducing scale, enclosure, active street facing uses and passive surveillance	<p>Requires purchase of southern end of shopping centre (Current lease lengths TBC)</p> <p>Potential Programme: 36 - 48 Months</p>	£5 million (includes allowance of £2 million for purchase of asset)

Selection of Three Year Investment Plan Priorities

The Long List of potential interventions outlined on pages 26-33 was presented to the Town Board at their meeting on 2nd August 2024.

Following the meeting, it was reorganised in terms of ease of deliverability and issued for consideration.

Board members were requested to respond with their comments and to select their top four potential interventions. These were then compiled into a preference chart based on their collective popularity.

The Chair of the Town Board then met with representatives of West Dunbartonshire Council and the final list of chosen interventions was decided upon and issued to the design team.

The next chapter of this report illustrates the RIBA Stage 1 initial design concepts for each of the shortlisted interventions.

Moving Forward

As stated, the next chapter illustrates an RIBA Stage 1 response from the design team that has developed a detailed brief and initial concept design proposals, together with a high level view of costs, preliminary programme and associated project risks.

Beyond this work, it is recommended that the Town Board select the detailed intervention(s) they wish to take forward first and appoint a design team to assist them in developing designs through the necessary RIBA Stages, that would involve:

- Design development
- Obtaining all necessary statutory consents,
- Providing regular updates and checks on costs,
- Preparation of production information
- Tendering the works
- Working with a Contractor to deliver on site.

Requirement for Revenue Funding

In order to maximise the opportunities that the selected interventions will bring to Clydebank and to ensure their ongoing positive impact for the community, there may require to be an allowance for revenue funding for the following purposes:

- Event organisation and management
- Ongoing maintenance costs for capital projects

Chosen Interventions



1.

Long List Project 5:

Develop of a series of new walking and cycling trails (Heritage / Active / Dog Walking / Safe Walking etc.) which could link with existing squares and spaces within the town.



3.

Long List Project 8:

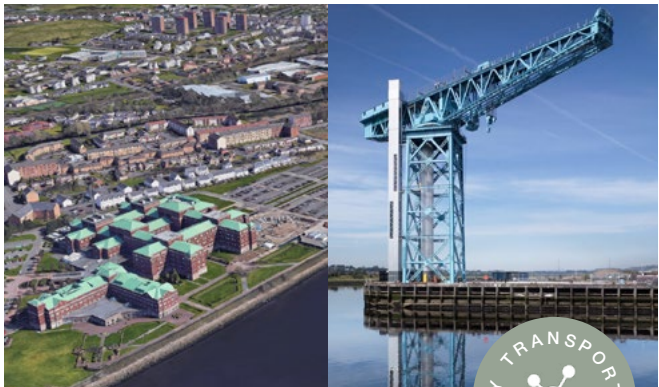
Develop new all ages greenspace at the heart of the town centre.



2.

A combination of Long List Projects 2 and 4:

Introduce a series of Improvements and activation to Three Queens Square; and Introduction of new Canalside Activity Centre.



4.

Long List Project 7:

Strengthen connectivity and accessibility to and from town centre for surrounding communities, Queens Quay and the Golden Jubilee Hospital. This would include exploring better public transport provision with SPT so links with project 12.



chosen interventions



Priority Intervention 1: Town Centre Walking and Cycling Trails

Clydebank town centre is currently dominated by seas of surface car parking with limited legible pedestrian connectivity.

Creating a safer and more attractive walking and cycling environment for all within the town centre will ensure that Clydebank evolves into a welcoming and sustainable town, ready to meet the challenges of the climate emergency.

Three new trails are proposed, that will appeal to a wide cross section of the local community and, in the case of the Heritage Trail, encourage an increase in visitor numbers. Those proposed are as follows:

- 1. Clydebank Heritage Trail
- 2. Active 2.5Km Trail
- 3. Safe Walking / Dog walking Trail

The creation of a series of new walking / cycling routes and trails will not only meet the ambition stated above but will also celebrate the town's unique history and heritage buildings, take advantage of its key civic spaces (Three Queens Square / Solidarity



Plaza / International Asbestos Memorial), provide opportunities for the community to 'get active' and allow those with limited mobility a safe defined route that links the key facilities of the town centre together with many pause points along the way.

All proposed trails take advantage of existing streets and paths and do not require the creation of extensive areas of new hard surface finishes. There may however be requirements for localised strategic improvements to surfaces to widen areas etc. to ensure safe use by wheelchair users, cyclists and prams. Identifying the extent of these works is beyond the scope of this study but will be determined as part of the next stages of design development.



Compliance with UK Government Guidance

The creation of a series of new town centre trails is 'on menu', as outlined by criteria H12:

'Funding for the development and promotion (both trade and consumer) of the visitor economy, such as local attractions, trails, tours and tourism products more generally.'

Identifying Markers

The new routes are identified by a series of physical interventions within the existing urban realm. At each heritage trail point of interest an interpretation totem will provide mapping and the history of the location.

On all routes, at changes in direction or at key points a combination of new colour coded paving, directional signage and a bench / planter would clearly identify the trails. Precedent examples of each component are shown on the adjacent page.



Community Feedback:
'Upgrade or Create New Footpaths / Cycle paths'

Community Feedback:
'Activate the Canalside for All'



Precedent Imagery

Harbour Promenade, Oslo

Only a few years ago to be able to walk along the Oslo harbour for almost 10 kilometres, with no interruptions was unimaginable.

The route reconnects old and new parts of the city with a variety of experiences, big and small, to be enjoyed along the way.

Orange towers show the way
Information markers with a shipping container

aesthetic are set up at regular intervals along the whole promenade, to make sure you find your way.

These are decorated with art and house boards with information on nearby attractions and the historic significance of the area.

Other interventions such as coffee kiosks and bench seating creating pause points are also branded to provide a consistent language to aid navigation along the length of the route.



1. Clydebank Heritage Trail

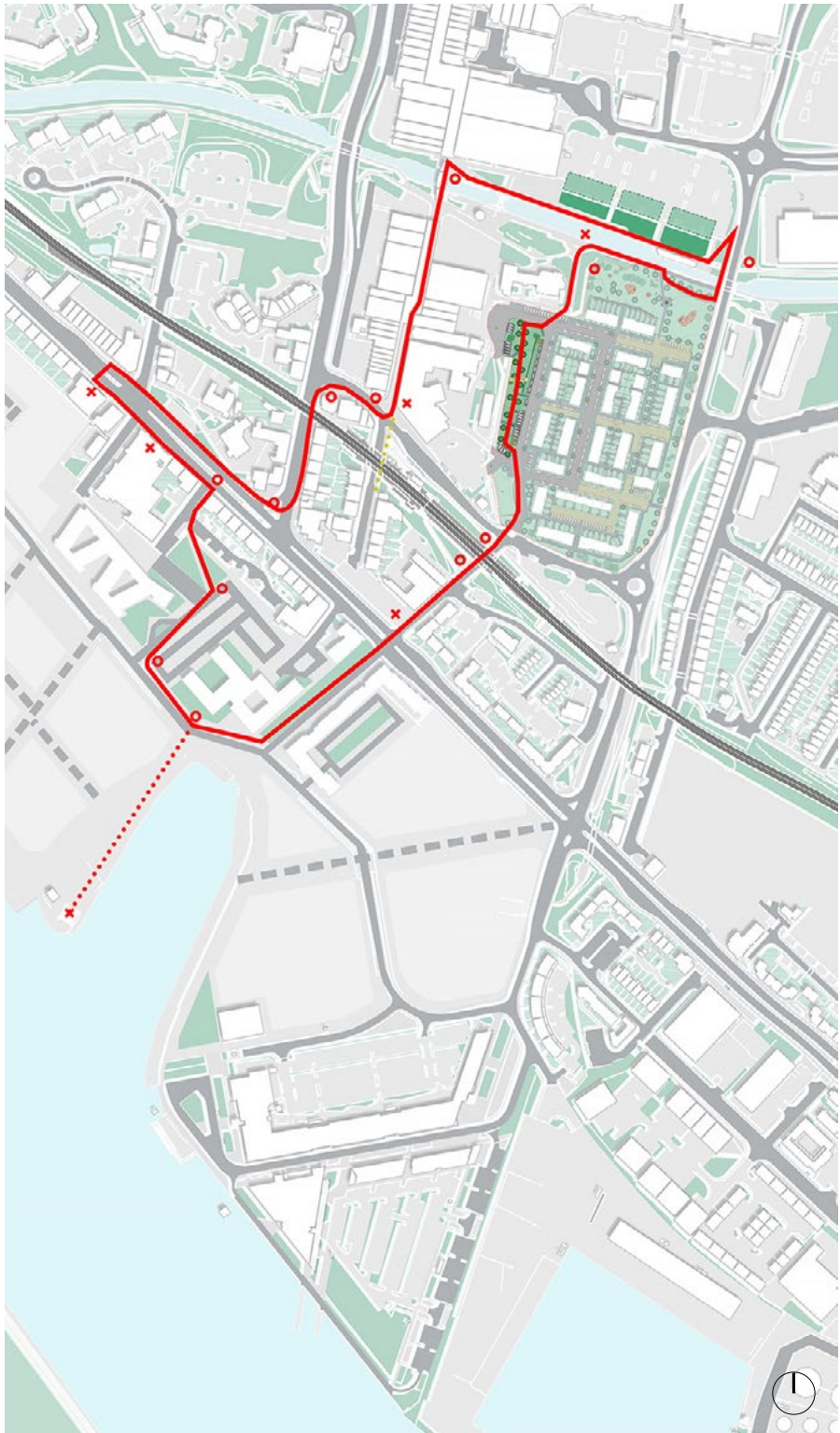
The suggested heritage trail begins and ends with the Co-operative building, a key building of note at the heart of the town centre.

The route continues to incorporate Solidarity Plaza and the Town Hall / Library Complex on Dumbarton Road before venturing down through Queens Quay to experience the grade 'A' listed Titan Crane.

It then travels, via the International Asbestos Memorial north through the redeveloped Playdrome site to the Forth and Clyde Canal before returning via Sylvania Way to its starting point.

This route passes through all key elements of the town centre, encouraging increased footfall for shops, cafes and businesses, hopefully leading to longer dwell times.

- x Denotes building / point of interest
A new interpretation signage totem to be introduced at each location
- o Denotes location for wayfinding point. A 2m x 2m bonded resin pavement insert, directional totem and coordinated bench / planter at each location (may be shared with other routes where possible)
- Proposed Route



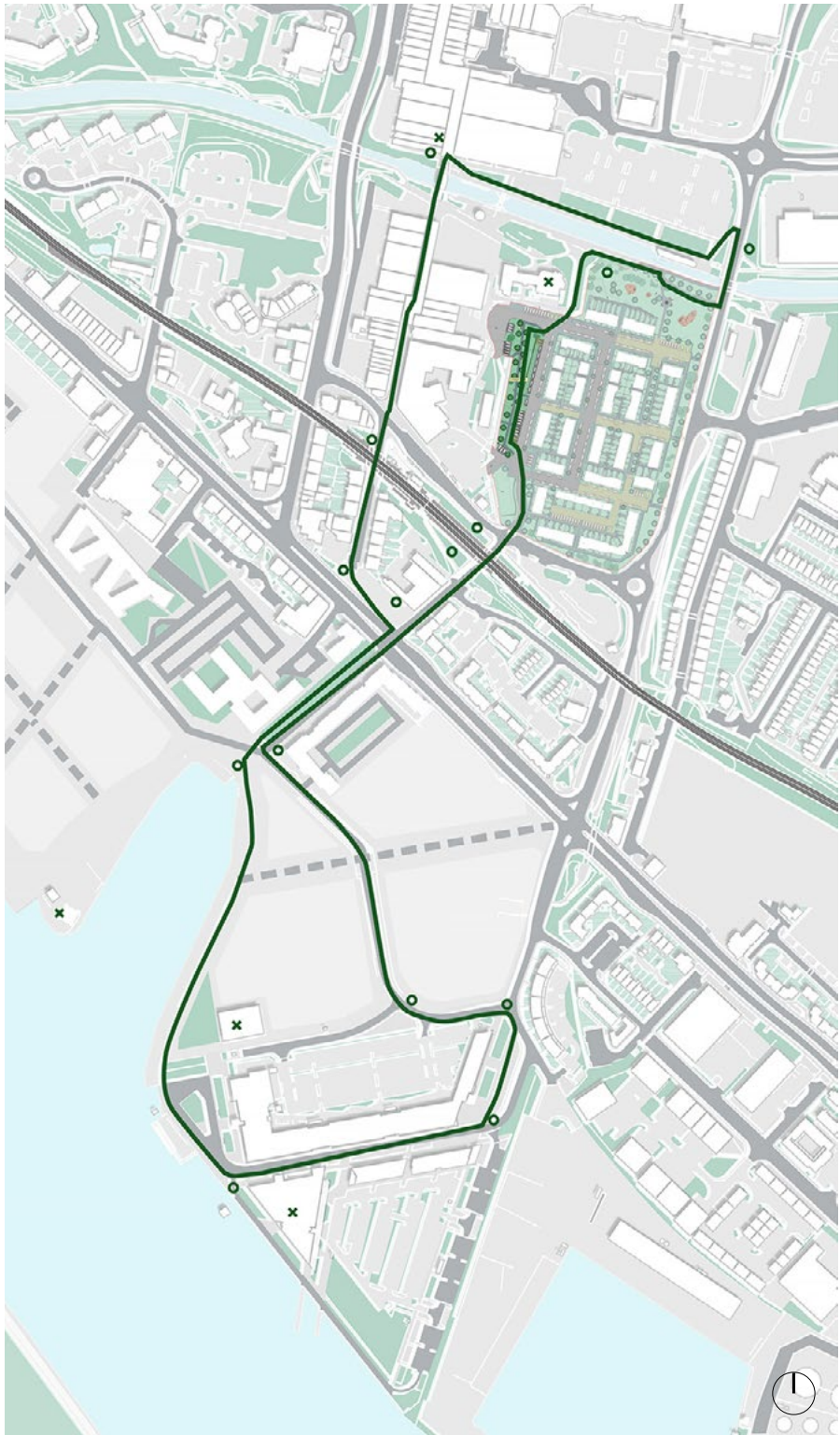
2. Active Running / Cycling ‘The Tower Route’

This circular route can be embarked upon at any point and is 2.5 Km in length to allow it to be used either once or in a series of multiples to travel the popular distances of 5 and 10 Km.

It has has been conceived to minimise interaction with vehicular transport wherever possible whilst using the distinctive ‘towers’ of the town centre as markers and a connecting narrative.

It connects both the existing Leisure Centre, West College Scotland, the free bike hire facilities at Queen’s Quay and the proposed Canalside Activity Centre, the latter perhaps being the ideal start / end point for cycling on the route.

- x Denotes building / point of interest
- o Denotes location for wayfinding point. A 2m x 2m bonded resin pavement insert, directional totem and coordinated bench / planter at
- Proposed Route



3. Safe Walking / Dog Walking Route

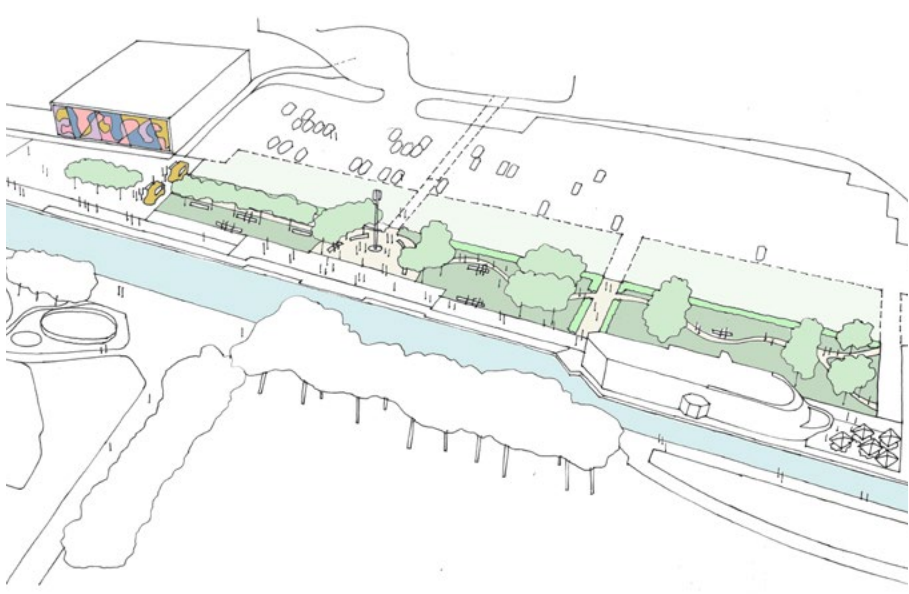
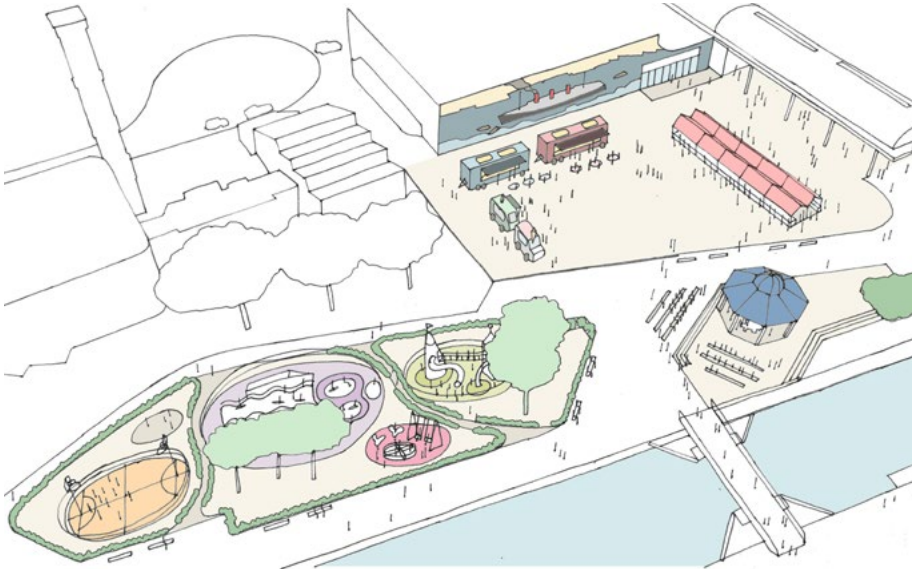
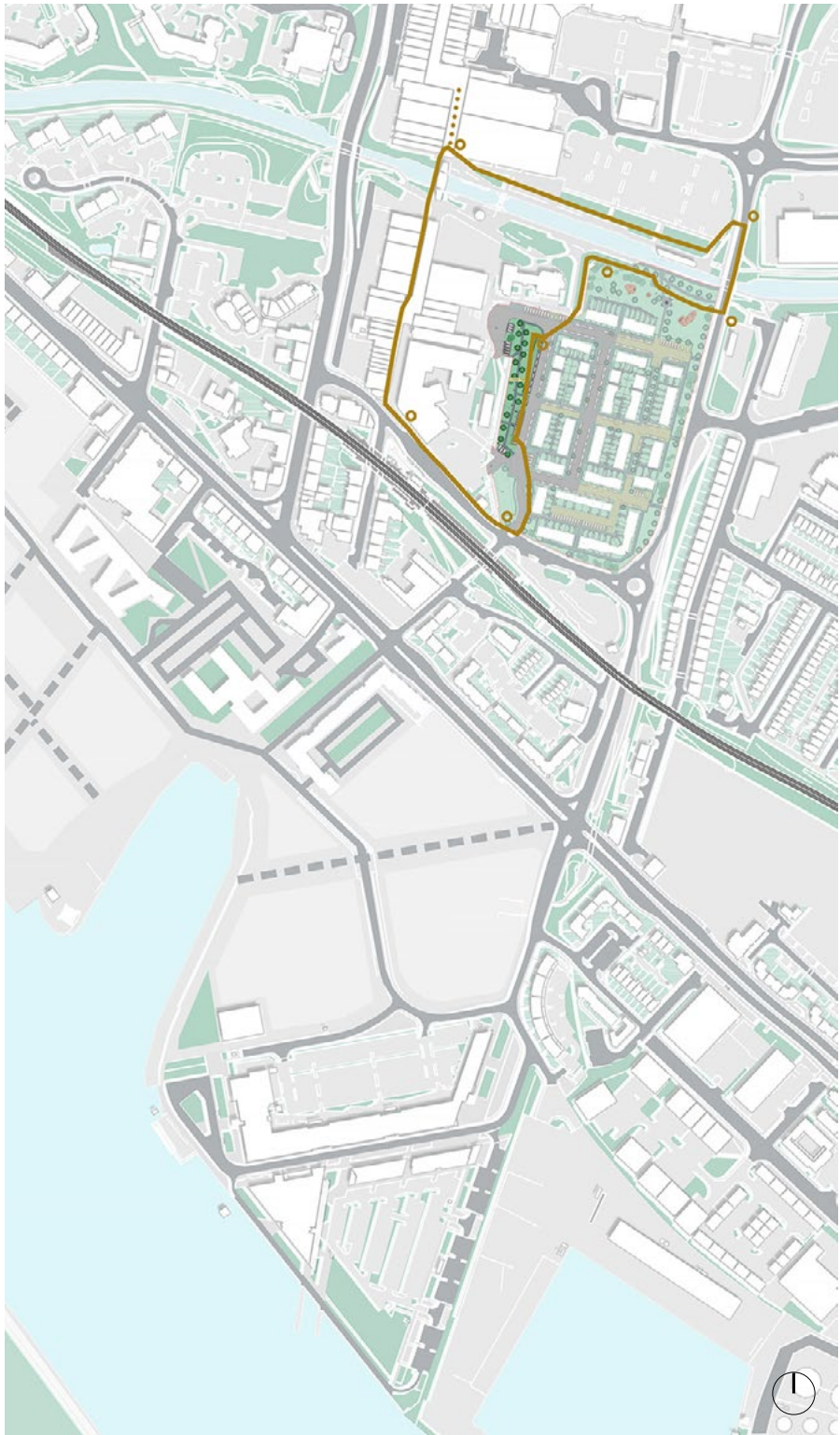
This route has been conceived to provide a safe walking route that takes in the key elements of the town centre, from the shopping and cafes to the canalside and new greenspace.

A compact looping route, it runs along predominantly pedestrianised streets and pathways, provides shelter within Sylvania Way and the opportunity to diverge off into the Clyde Shopping Centre and Retail Park, Three Queens Square and to take advantage of public transport options on Chalmers Street for those wishing to venture further afield.

It is also suitable as a dog walking route and passes through a number of proposed greenspaces, one of which could incorporate an enclosed area to allow dogs to run free under their owners supervision.

It passes the majority of shops and cafes in the heart of the town centre. If these businesses were pet friendly it would maximise their opportunity to take advantage of the recent increase in dog ownership.

- Denotes location for wayfinding point. A 2m x 2m bonded resin pavement insert, directional totem and coordinated bench / planter at each location (may be shared with other routes where possible)
- Proposed Route



High Level Cost Estimate

Item	Unit	Qty	Total
Historic / Heritage totems at points of interest, illuminated	Nr	10	£75,000
Wayfinding locations - 2x2m paving intervention with coloured bonded gravel / resin	m2	80	£28,000
Wayfinding locations - totem style signpost	Nr	20	£30,000
Wayfinding locations - Bench / planter	Nr	20	£60,000
Downtakings / repairs / making good	Item	1	£400,000
			£593,000
Add			
Prelims @ 17.5%			£103,775
Contingency @ 15%			£104,516
Sub-total			£801,291
Design fees @ 20%			£160,258
Inflation to assumed project midpoint of 3Q 2025			£32,051
Total			£993,600

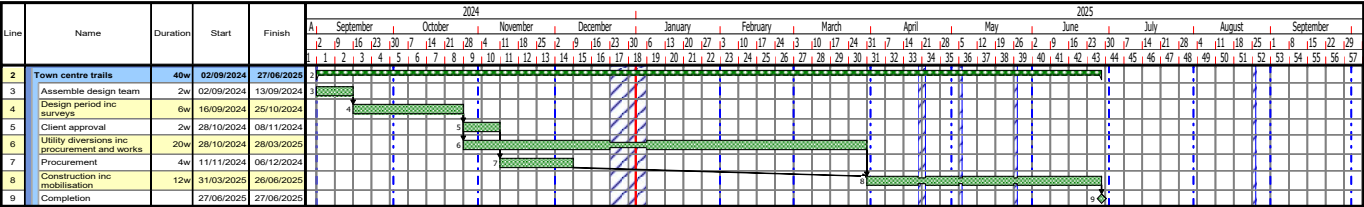
Basis of High Level Costs

1. Costs are high level estimates based on limited information currently available.
2. Threesixty Architecture sketch drawing reference 24013-SK-103 Town Centre Trails.
3. Discussion on scope with Threesixty Architecture.
4. It is assumed the works at the various locations can be carried out in a single continuous phase.
5. It is assumed that power would be readily available at each location.
6. Assume no issues in relation to ownership / wayleaves etc.
7. Inflation is based on high level programme indicated by TTPM.

Exclusions From High Level Costs

1. General drainage or street lighting works.
2. Any work in connection with utility services or diversion of same.
3. Any work not stated or implied on drawings.
4. VAT on works or fees.

Preliminary Programme, Risk and Approval Considerations



The programme above demonstrates that the three trails described in this report could be developed from this initial concept and delivered in a **40 week** period (subject to extent of making good established in detail design stages).

Lifecycle costs for ongoing maintenance of totems in particular to be established in following development stages and added to budget.

This is based on the following key stages:	Assemble Design Team:	2 weeks
	Design Development (incl. surveys):	6 weeks
	Utilities Diversions (4 week Procurement period runs concurrently):	20 weeks
	Construction (incl. mobilisation period)	12 weeks

Potential Risks

Risk	Mitigation
1. Power supplies not easily accessible for illuminated totems throughout trails and that extensive diversions/ new supplies are required.	Utilities surveys of intervention locations to be undertaken at earliest opportunity and proposals amended accordingly to minimise cost / requirement for diversions.
2. Interventions in remote locations could be subject to vandalism and plastered with stickers, etc. if not designed robustly with security and ongoing maintenance in mind.	Ensure robust design of any elements to minimise damage from vandalism, ensure allowance for ongoing maintenance and develop detailed design in collaboration with planned CCTV roll-out. The combined strategies of the Vision will lead to more activity and passive surveillance.
3. Proposed interventions may not be located within an area of local authority ownership and either need to be changed, or permission sought to install.	Identify ownerships as a priority moving forward and adjust locations / begin dialogue with owners where necessary.
4. Conflict / injury from overlapping of walking, wheeled and running routes.	Delineation where practical and signage reinforcing pedestrian priority.
5. Extent of existing repairs to make surfaces consistently safe and viable is underestimated.	Enhanced allowance for making good surfaces and detailed survey in subsequent stages of design and scoping.

Approval / Utility Considerations

Approval / Utility	Required (Yes / No)
Planning	N
Warrant	Y
RCC	N
Utility Diversion / Supply	Y (Power for signage)
Landlord Approval	N
Other Approvals	N

Expected Outcomes and Benefits

Encourages active travel – Health and Well Being

Greater physical and emotional connection to town centre and heritage – Shared Identity and Pride

Encourages Visitors and footfall strengthens economic activity – Welcoming and Economic Resilience



Priority Intervention 2a: Improving Three Queens Square

The location of Three Queens Square onto the Forth and Clyde Canal would, in other circumstances warrant a vibrant town centre location.

However, and notwithstanding it's recent refurbishment in high quality materials – it lacks activity and 'civiness' for the following reasons:

Lack of enclosure due to a reduced scale of built form

Lack of 'overlooking' and the passive surveillance of a safe environment

Proposals

A number of interventions are proposed to breathe life back in to Three Queens Square and attract more people to the heart of the town centre. The adjacent precedent imagery shows the potential look and feel of a number of these and their combined effect is illustrated on pages 50-51. The interventions consist of the following:

New mural to wall of existing centre to southern edge of square

New shopfront glazing to existing units that face onto square

Removal of glazed screens between Sylvania Way 'mall' and the Square and the replacement of existing paving

Inactive facades to most of the southern part of the Square

Dead façade to the Shopping Centre on the north side creating an unwelcoming environment

Lack of curated activity around the refurbished bandstand
Lack of curated activity along the Canal

Compliance with UK Government Guidance

The creation of a series of new town centre trails is 'on menu', as outlined by criteria **H1**:

'Funding for place-based regeneration and town centre and high street improvements.'

and **H12**:
'Funding for the development and promotion of the visitor economy, such as local attractions, trails, tours and tourism products more generally.'

within newly exposed northern area of Sylvania way 'mall'

New fixed seating around the Bandstand to facilitate performances

Pop-up services bollards to provide power for markets and events

Urban Activity Park with designated small children's play, sports area and dog exercise zone (option 2 only) surrounded by new paths, benches and lighting

Significant allowance to be made for reinforcing hard landscaping of 3QS to accomodate flexible use by heavier vehicles.

Community Feedback:
'Funding for Sports Facilities and Bringing People Together'

Community Feedback:
'Better Use of Community Spaces'

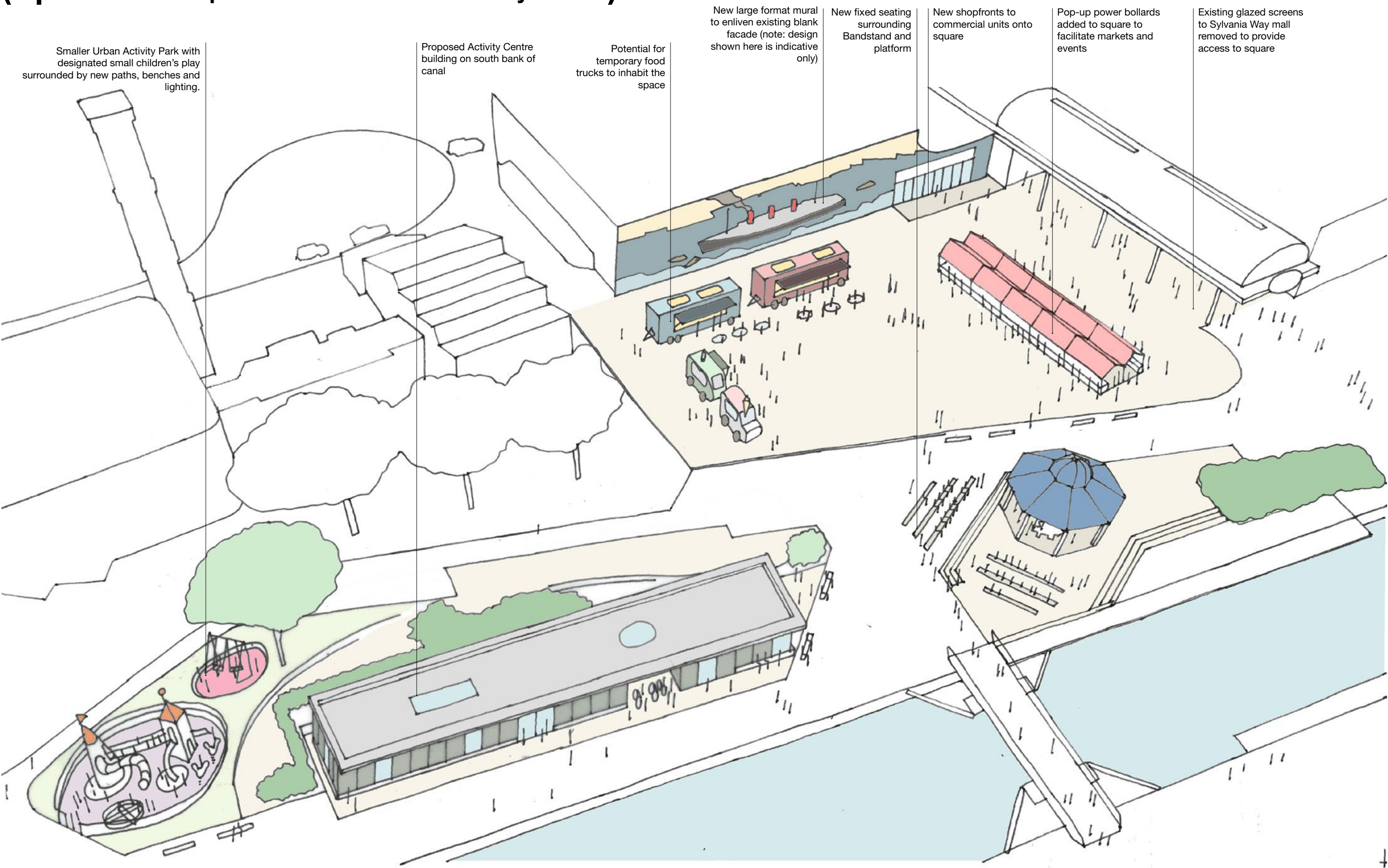
Community Feedback:
'Activate the Canalside for All'



Precedent Imagery

Three Queens Square Transformed

(Option 1: Incorporation of Canalside Activity Centre)



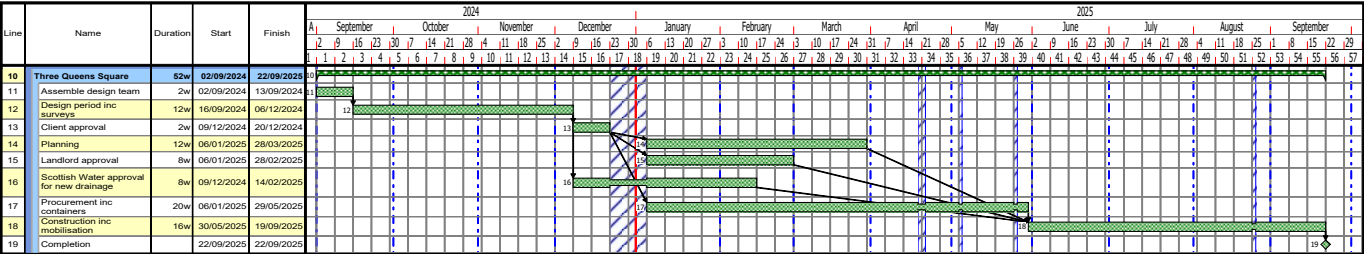
High Level Cost Estimate (option 1)

Turner & Townsend

Item	Unit	Qty	Total
Existing glazed screen to be removed and structure retained, assumed 4.5m high	m2	153	£22,950
Allow for making good	Item	1	£10,000
Allowance for reinforcement of existing hard landscaping to Three Queens Square for heavy vehicle usage	Item	1	£500,000
New external paving / surfacing to zone of Sylvania Way revealed when mall screens are removed	m2	350	£157,500
Enlargement of existing openings to market hall	Item	1	£40,000
New Decorative Wall Mural	m2	240	£36,000
Formation of small children's play area (70% of overall area)	m2	187	£32,708
Perimeter fencing to small children's play area	m	43	£3,240
Gates to small children's play area	Nr	2	£2,500
Allowance for play equipment	Item	1	£15,000
General downtakings / making good	Item	1	£40,000
Allowance for drainage / street lighting modifications	Item	1	£50,000
			£909,898
Add			
Prelims @ 17.5%			£159,232
Contingency @ 15%			£160,369
			£1,229,499
Design fees @ 20%			£245,900
Inflation to assumed project midpoint of 3Q 2025			£49,201
Total			£1,524,600

Basis of High Level Costs	Exclusions From High Level Costs
1. Costs are high level estimates based on limited information currently available. 2. Threesixty Architecture sketch drawing reference 24013-SK-101 Three Queens Square Improvement and email dated 20/09/24. 3. Discussion on scope with Threesixty Architecture. 4. It is assumed the works can be carried out in a single continuous phase.	1. Any work in connection with utility services or diversion of same. 2. Any work not stated or implied on drawings. 3. VAT on works or fees.
6. Small children's play area - assumed new surfacing to 70% area and budget for play equipment. 7. Inflation is based on high level programme indicated by TTPM.	

Preliminary Programme, Risk & Approval Considerations



The costs and programme would require adjustment if ‘stand alone’ activity centre option progressed.

Revenue funding for ongoing maintenance and a recurring events programme to be established in subsequent development stages.

The programme on page 52 demonstrates that the improvements to Three Queens Square described in this report could be developed from this initial concept and delivered in a **52 - 76 week** period.

This is based on the following key stages:

Assemble Design Team:	2 weeks
Design Development (incl. surveys):	12 weeks
Planning, Scottish Water Approval, Landlord Approval, Procurement (mainly concurrent)	22 weeks
Construction (incl. mobilisation period) (dependent on reinforcement works to 3QS surface)	16 - 40 weeks

Potential Risks

Risk	Mitigation
1. Protracted negotiations or failure to reach agreement with landlord for alterations to existing mall façade.	Engage with landlord at earliest opportunity and highlight benefits of better access to transformed square.
2. New surface water drainage required for playpark may result in need to seek Scottish Water approval and carry out diversion works.	Undertake utilities survey of location and begin preliminary dialogue with Scottish water at earliest opportunity.
3. CCTV and lighting may need augmented to contribute to safe usage of 3QS.	In later design stages, co-ordinate with Police and WDC on planned CCTV roll-out and existing lighting and maintenance, identify any shortfall, establish responsibility and adjust capital and revenue budget accordingly.

Approval / Utility Considerations

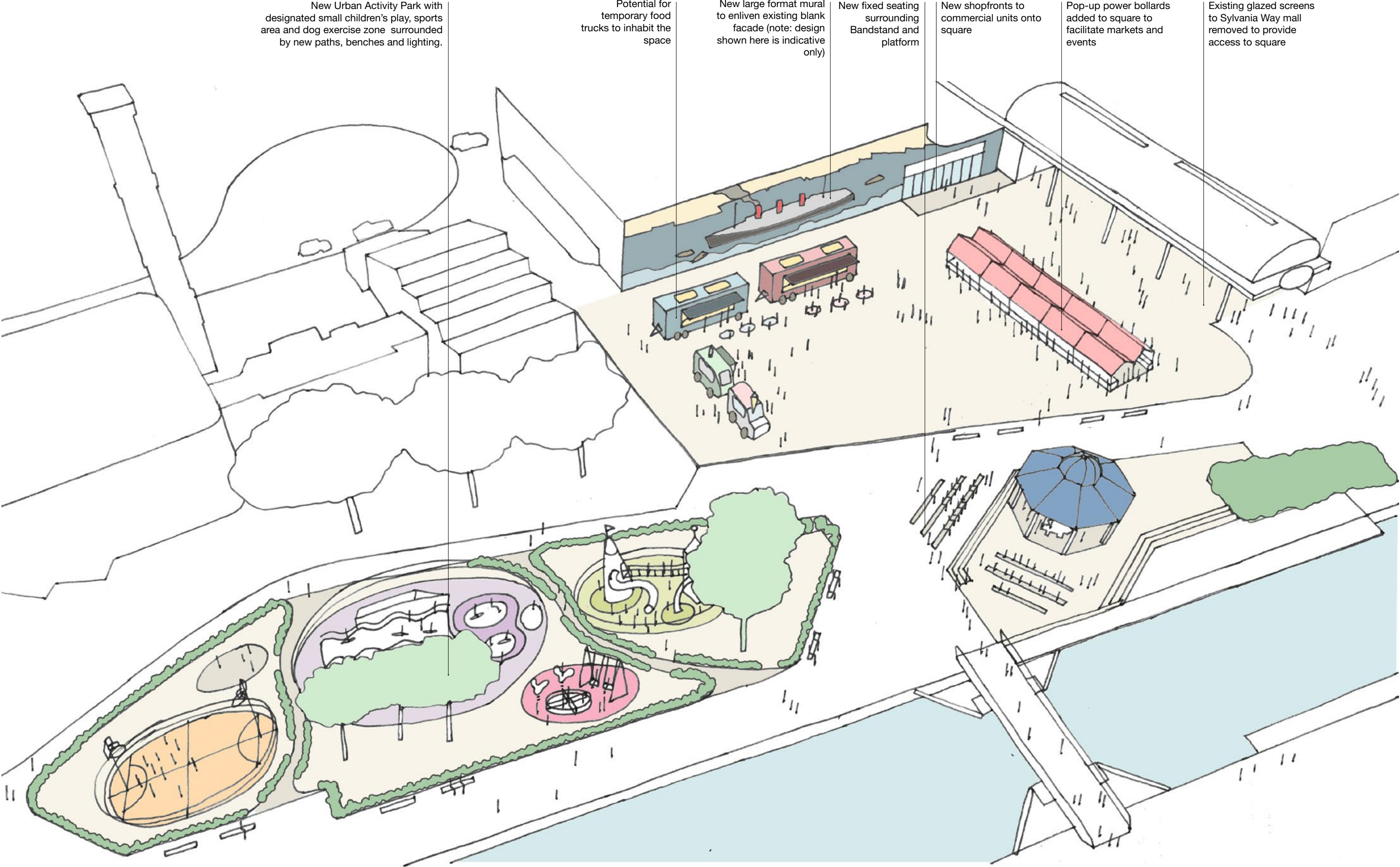
Approval / Utility	Required (Yes / No)
Planning	Y
Warrant	Y
RCC	Y (Public Realm)
Utility Diversion / Supply	N (Assume existing mall services can be used)
Landlord Approval	Y (Mall facade alterations)
Other Approvals	Scottish Water for new drainage?

Expected Outcomes and Benefits

Overlapping uses with multi-generational appeal – Inclusion

Greater community pride in town centre, greater feeling of safety and right to inhabit

Three Queens Square Transformed (Option 2)



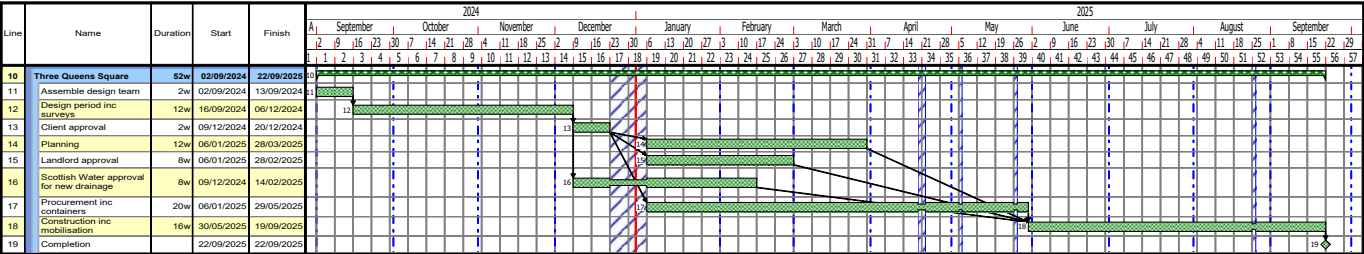
High Level Cost Estimate (option 2)

Turner & Townsend

Item	Unit	Qty	Total
Existing glazed screen to be removed and structure retained, assumed 4.5m high	m2	153	£22,950
Allow for making good	Item	1	£10,000
Allowance for reinforcement of existing hard landscaping to Three Queens Square for heavy vehicle usage	Item	1	£500,000
New external paving / surfacing to zone of Sylvania Way revealed when mall screens are removed	m2	350	£157,500
Enlargement of existing openings to market hall	Item	1	£40,000
New Decorative Wall Mural	m2	240	£36,000
Formation of small children's play area (70% of overall area)	m2	623	£109,025
Perimeter fencing to small children's play area	m	144	£10,800
Gates to small children's play area	Nr	2	£2,500
Allowance for play equipment	Item	1	£50,000
General downtakings / making good	Item	1	£100,000
Allowance for drainage / street lighting modifications	Item	1	£50,000
			£1,088,775
Add			
Prelims @ 17.5%			£190,536
Contingency @ 15%			£191,897
			£1,471,207
Design fees @ 20%			£294,241
Inflation to assumed project midpoint of 3Q 2025			£58,824
Total			£1,824,273

Basis of High Level Costs	Exclusions From High Level Costs
1. Costs are high level estimates based on limited information currently available. 2. Threesixty Architecture sketch drawing reference 24013-SK-101 Three Queens Square Improvement and email dated 20/09/24. 3. Discussion on scope with Threesixty Architecture. 4. It is assumed the works can be carried out in a single continuous phase.	1. Any work in connection with utility services or diversion of same. 2. Any work not stated or implied on drawings. 3. VAT on works or fees.
6. Small children's play area - assumed new surfacing to 70% area and budget for play equipment. 7. Inflation is based on high level programme indicated by TTPM.	

Preliminary Programme, Risk & Approval Considerations



The costs and programme would require adjustment if ‘stand alone’ activity centre option progressed.

Revenue funding for ongoing maintenance and a recurring events programme to be established in subsequent development stages.

The programme on page 56 demonstrates that the improvements to Three Queens Square described in this report could be developed from this initial concept and delivered in a **52 - 76 week** period.

This is based on the following key stages:

Assemble Design Team:	2 weeks
Design Development (incl. surveys):	12 weeks
Planning, Scottish Water Approval, Landlord Approval, Procurement (mainly concurrent)	22 weeks
Construction (incl. mobilisation period) (dependent on reinforcement works to 3QS surface)	16 - 40 weeks

Potential Risks

Risk	Mitigation
1. Protracted negotiations or failure to reach agreement with landlord for alterations to existing mall façade.	Engage with landlord at earliest opportunity and highlight benefits of better access to transformed square.
2. New surface water drainage required for playpark may result in need to seek Scottish Water approval and carry out diversion works.	Undertake utilities survey of location and begin preliminary dialogue with Scottish water at earliest opportunity.
3. CCTV and lighting may need augmented to contribute to safe usage of 3QS.	In later design stages, co-ordinate with Police and WDC on planned CCTV roll-out and existing lighting and maintenance, identify any shortfall, establish responsibility and adjust capital and revenue budget accordingly.

Approval / Utility Considerations

Approval / Utility	Required (Yes / No)
Planning	Y
Warrant	Y
RCC	Y (Public Realm)
Utility Diversion / Supply	N (Assume existing mall services can be used)
Landlord Approval	Y (Mall facade alterations)
Other Approvals	Scottish Water for new drainage?

Expected Outcomes and Benefits

Overlapping uses with multi-generational appeal – Inclusion

Greater community pride in town centre, greater feeling of safety and right to inhabit



Priority Intervention 2b: Canalside Activity Centre

A new Canalside Activity Centre was proposed by West Dunbartonshire Council and £1.3 million funding was secured mainly from the Scottish Government’s Regeneration Capital Grant Fund. This is envisaged as a new build pavilion on the southern bank of the Canal, adjacent to Sylvania way (illustrated as option 1 in this document).

The Long Term plan also explores an alternative option (option 2), a commensurate facility in a repurposed prominent vacant retail unit that faces directly onto the canal within the Clyde Shopping Centre.

Compliance with UK Government Guidance

The creation of a series of new canalside activity centre is ‘on menu’, as outlined by criteria **H1**:

‘Funding for place-based regeneration and town centre and high street improvements.’

H7:
‘Funding for impactful volunteering and social action projects.’

and **H8:**
‘Funding for local sports facilities, tournaments, teams and leagues.’

Community Feedback:
‘Funding for Sports Facilities and Bringing People Together’

Community Feedback:
‘Diversionary Activities for Young People’

Community Feedback:
‘Activate the Canalside for All’



Option 1: A New Stand-Alone Activity Centre

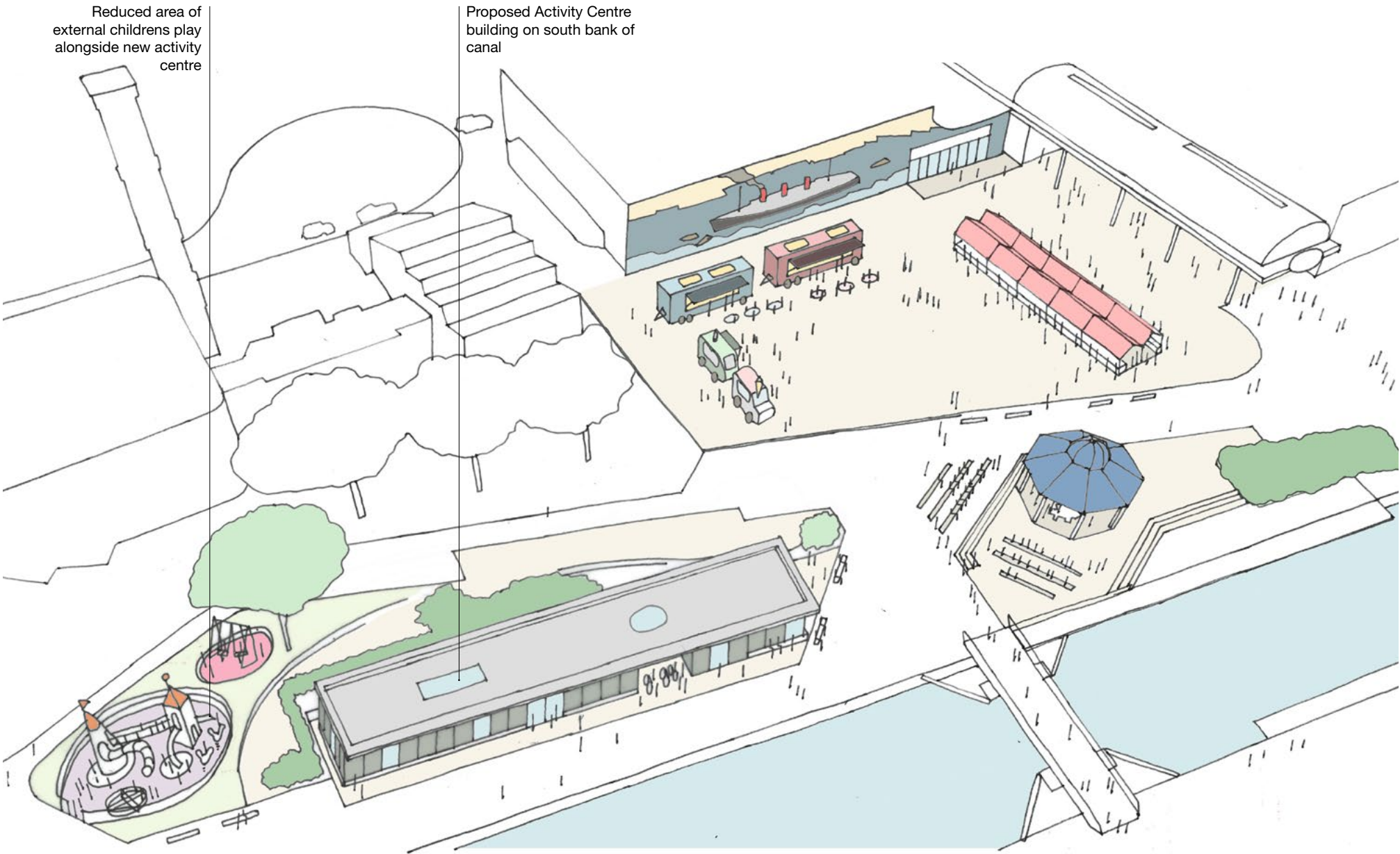
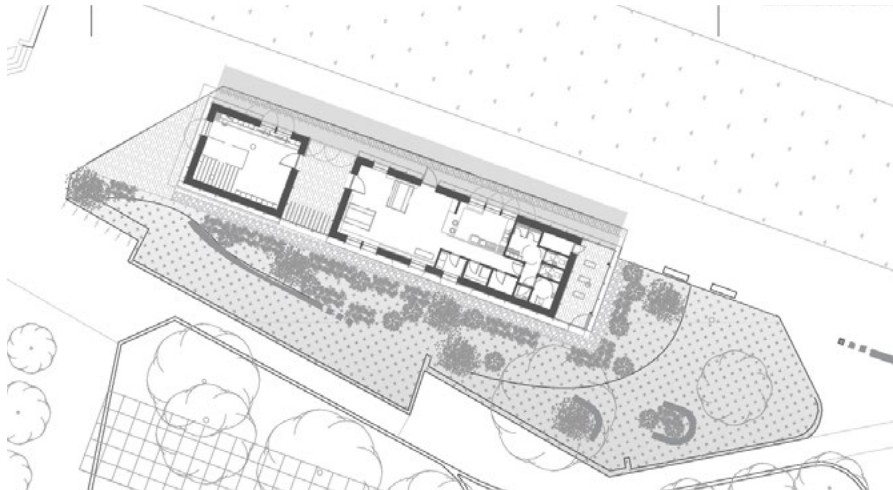
The layout (shown below) has been developed to support a wide range of activities.

A bike workshop stands alone as a single element to the east of the site addressing both Queen Square and the canal and will provide bicycle repairs and workshops for youth and community groups and local cyclists.

The community space sited within the main linear form will be used by community and youth groups for a whole manner of recreation and educational activities including Yoga classes and Cooking classes.

The centre also incorporates a covered exterior space allowing activities to be conducted undercover outdoors.

The activity centre has previously been allocated Scottish Government funding towards the capital cost. Revenue funding for operational costs will require to be established in next stages and allowed for.



Drawings & Images of proposed Activity Centre (JM Architects)



Impact on Urban Activity Park proposals
The sketch above shows the proposed stand alone activity centre building in its wider context and its impact on the proposed Urban Activity Park, reducing this to two small 'islands' to the left of the building (refer to pages 48-51 for more details).

High Level Cost Estimate (option 1)

The Cost Plan below and programme information has been provided by West Dunbartonshire Council.

The design of the building has been developed by another design team on behalf of WDC and the programme information on the next page demonstrates the time required

to progress the delivery of the centre from its current position of having achieved Detailed Planning Consent.

West Dunbartonshire Council - Activity Centre		
Cost Plan		
Prelims	£	91,373.40
Equipment	£	19,152.44
Abnormals	£	21,450.00
Design Fees	£	80,407.74
Scope of Works		
Groundworks	£	235,342.32
Substructure	£	52,900.00
Superstructure	£	721,813.05
F,F & E - Removed pending agreement of scope	£	0.00
Contingency		50,502.77
Kier Fee		33,351.07
Scape Fee		12,409.78
Total	£	1,318,702.57

Preliminary Programme, Risk and Approval Considerations

The stand alone Canalside Activity Centre described in this report could be developed from its current status of having achieved planning consent and delivered in a **36 week** period.

This is based on the following key stages:

Design Development beyond Planning:

9 weeks

Construction (incl. mobilisation period)

27 weeks

Potential Risks

Risk	Mitigation
1. Tenant / Operator vacates the premises leaving WDC liable for ongoing maintenance / security costs and requirement to find alternative operator or use.	Manage risk of vacancy / surrender through leasing arrangement with tenants to mitigate liabilities. Consider opportunities for future reduction of space / subdivision to ensure flexibility.
2. New activity centre is unsustainable due to difficulties in generating sufficient ongoing revenue.	Allow for element of revenue funding and develop a detailed business case involving all potential stakeholder groups.
3. Potential overlap / displacement of activities from other local facilities e.g. Clydebank Housing Associations' Centre 81 in the Whitecrook area.	In subsequent stages, progress programme of uses / activities in collaboration with existing providers outside the town centre to identify complementary uses and uses that reinforce wider activity by being visible in and accessible from the heart of the town centre.

Approval / Utility Considerations

Approval / Utility	Required (Yes / No)
Planning	Granted
Warrant	Y
RCC	N
Utility Diversion / Supply	N
Landlord Approval	N

Expected Outcomes and Benefits

- Promotes Activity – Health and Well Being
- Increased activity / vibrancy in heart of town – Greater Safety
- Diversiory and positive activity for young people in particular

Option 2:

Activity Centre in a repurposed retail unit

This alternative option locates the new activity centre within a prominent unit of the Clyde Shopping Centre that, at the time of writing, lies vacant.

The proposals create a series of flexible spaces for the community with direct access from the canalside via a new public entrance. The inclusion of new toilet facilities, a new kitchen and passenger lift serving the first floor will make the centre fully accessible.

The adjacent visual demonstrates a number of the key moves that will transform the vacant unit into a vibrant community hub, including the introduction of windows to the upper floor and the potential for a large scale decorative mural / graphic to the facade facing the canal.

A new decked area complete with seating and steps leading down to the canal are also proposed to make the most of this canalside location.

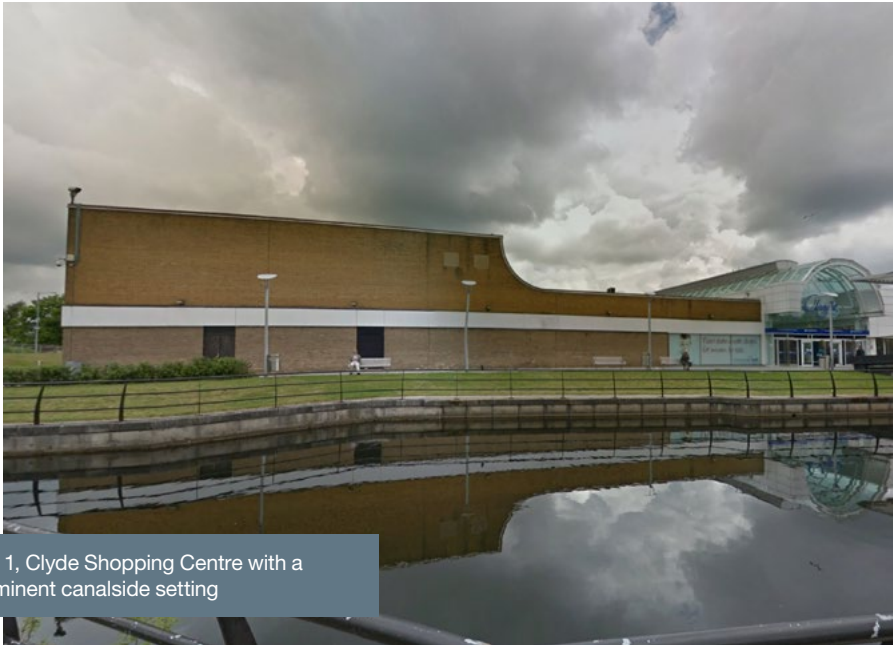
The benefit of this location is the increased size provides the ability to introduce more flexible spaces for community groups to use and to expand the 'active' offer to include watersports in the future. It could also be where the potential MUGA and Skate Park included in the larger option for the new adjacent greenspace could be managed from.

Proposed activities include guided bike rides & skills training, bike repair/ maintenance training and bike hire, mainly targeted at the local young people and families who may lack opportunities to try and participate in outdoor sports.

It will also work with the local schools and other community groups, such as Community Links Scotland, who are keen to use the new facility to host a number of their classes and clubs, a drop in energy advice clinic and to host both exhibitions and community consultation events.

The repurposing of a vacant retail space is in lock-step with current Scottish Government Policy, particularly NPF4, which places a greater emphasis on the reuse of brownfield, vacant and derelict land and empty buildings. It states:

'Proposals for the reuse of existing buildings, including listed buildings and other historic assets, will be supported - taking into account their suitability for conversion to other uses.'



Unit 1, Clyde Shopping Centre with a prominent canalside setting



New windows to upper floor community meeting / activity rooms

New Roller Shutter Opening for equipment access

New timber decked area and seating platforms

New decorative paint finish to facade

New entrance doors adjacent to retained shopfront

New signage to facade

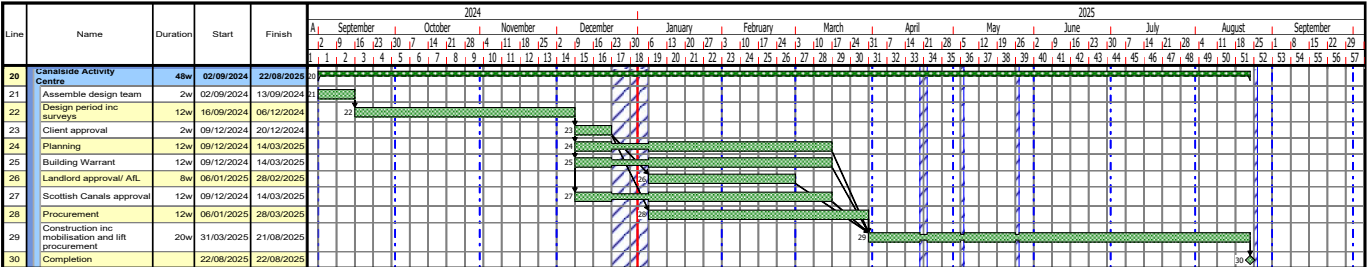
Potential New Canalside Activity Centre, Unit 1, Clyde Shopping Centre

High Level Cost Estimate (option 2)

Item	Unit	Qty	Total
Allowance for general downtakings / site preparation	Item	1	£20,000
New external door, quayside elevation	Nr	1	£2,500
New roller shutter, quayside elevation	Nr	1	£2,000
New windows generally	Nr	4	£15,000
Minor modifications to existing stair	Item	1	£2,000
New lift between ground and upper floor	Nr	1	£70,000
Basic fit-out of activity centre and upper floor space	m2	421	£294,700
New room divider, 9500mm long	Nr	1	£20,000
Deck area extended from footpath	m2	126	£25,200
			£451,400
Add			
Prelims @ 17.5%			£78,995
Contingency @ 15%			£79,559
			£609,954
Design fees @ 20%			£121,991
Inflation to assumed project midpoint of 3Q 2025			£24,355
Total			£756,300

Basis of High Level Costs	Exclusions From High Level Costs
1. Costs are high level estimates based on limited information currently available.	1. External drainage, external works / external services.
2. Threesixty Architecture sketch drawing reference 24013-SK-102 Canalside Activity Centre	2. Any work in connection with utility services or diversion of same.
3. Discussion on scope with Threesixty Architecture.	3. Any work not stated or implied on drawings.
4. It is assumed the works can be carried out in a single continuous phase.	4. VAT on works or fees.
5. It is assumed the existing building shell is capable of refurbishment without significant structural changes.	
6. Inflation is based on high level programme indicated by TTPM.	

Preliminary Programme, Risk and Approval Considerations



The programme on page 66 demonstrates that the Canalside Activity Centre described in this report could be developed from this initial concept and delivered in a **48 week** period.

This is based on the following key stages:

Assemble Design Team:	2 weeks
Design Development (incl. surveys):	12 weeks
Planning, Scottish Water Approval, Landlord Approval, Procurement (mainly concurrent)	14 weeks
Construction (incl. mobilisation period)	20 weeks

Potential Risks

Risk	Mitigation
1. Agreement for lease cannot be agreed or results in protracted negotiations in regards to plans to redevelop unit. Rent and service charge costs prove prohibitive.	Begin negotiations with landlord at earliest opportunity to demonstrate positive footfall benefits for remainder of their asset that the Activity Centre would bring. Seek standard landlord’s contribution to fit-out / rent free period to reduce rental burden.
2. External space results in the need to engage with and seek approval from Scottish Canals to develop, potentially limiting future expansion of activities.	Initiate discussions with Scottish Canals at earliest opportunity and demonstrate positive benefits of proposals for the town and the canalside.
3. New activity centre is unsustainable due to difficulties in generating sufficient ongoing revenue.	Allow for element of revenue funding and develop a detailed business case involving all potential stakeholder groups.
4. Complications with building warrant due to upper floor fire strategy/ escape strategy.	Design team to develop proposals in compliance with current regulations or highlight where ‘views’ or a fire engineering solution may be required.
5. Potential overlap / displacement of activities from other local facilities e.g. Clydebank Housing Associations’ Centre 81 in the Whitecrook area.	In subsequent stages, progress programme of uses / activities in collaboration with existing providers outside the town centre to identify complementary uses and uses that reinforce wider activity by being visible in and accessible from the heart of the town centre.

Approval / Utility Considerations

Approval / Utility	Required (Yes / No)
Planning	Y
Warrant	Y
RCC	N
Utility Diversion / Supply	N
Landlord Approval	Y (Unit Lease)
Other Approvals	Scottish Canals for external decking

Expected Outcomes and Benefits

Promotes Activity – Health and Well Being

Increased activity / vibrancy in heart of town – Greater Safety

Diversinary and positive activity for young people in particular



Priority Intervention 3: A New Town Centre Greenspace

The greening of Clydebank town centre and the promotion of greater biodiversity was a key aim of the recently published Vision and the provision of a new town centre greenspace was one of the most popular responses received from the community through the engagement process.

The proposals introduce a new greenspace at the heart of the town centre for the benefit of the entire community regardless of age or ability.

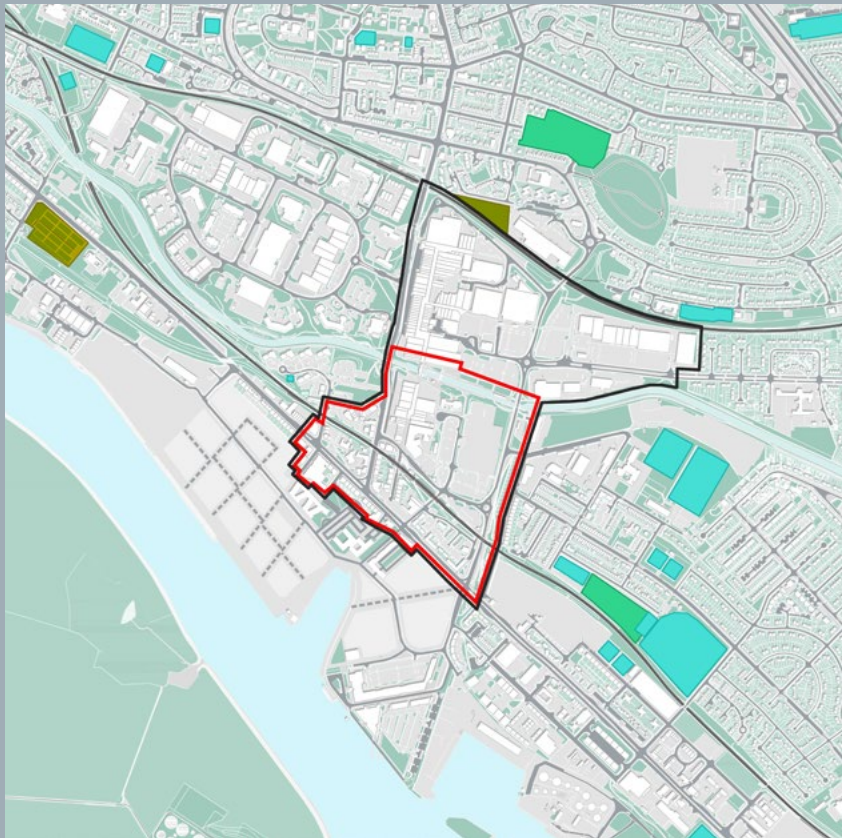
Compliance with UK Government Guidance
The creation of a new all ages Greenspace is 'on menu', as outlined by criteria H3:

'Creation of, and improvement to, local green spaces, community gardens, watercourses and embankments.'

Context: Lack of Town Centre Greenspace

There is a lack of greenspace generally within the town centre.

The largest greenspaces are outwith the town centre area and so the potential to introduce some new greenspace that could incorporate seating and play areas would be a welcome addition.



Park / Greenspace
Active Greenspace (Sport etc)
Allotments



Community Feedback:
'New Parks / Green Spaces'

Community Feedback:
'New Greenspace at the Canal'

Community Feedback:
'Activate the Canalside for All'

Pound's Park, Sheffield

Pound's Park, a new urban greenspace at the heart of Sheffield city centre is accessible, inclusive and multi-generational, including spaces for play, relaxation and socialising.

With families in mind, Pound's Park features a three-by-eight-metre climbing boulder, reminiscent of a Peak District rockface, a significant new children's playground and a number of water play features. Seating and new accessible public toilets are located within the park and extensive evening lighting and CCTV ensures it remains a safe environment that can be enjoyed into the evening.

"The Council is investing in truly unique and high-quality public spaces across the city centre, bringing 'The Outdoor City' ethos right into the heart of Sheffield.

Creating these spaces is not only about giving people free and attractive places to enjoy and relax in, it helps reduce vehicle congestion and emissions in the city centre, as well as creating an attractive

environment that will see us attract new residents, businesses and retail and leisure brands into the city centre – driving more footfall and helping the city centre thrive for decades to come."

Councillor Mazher Iqbal, Co-Chair Transport, Regeneration and Climate Policy Committee



Proposals

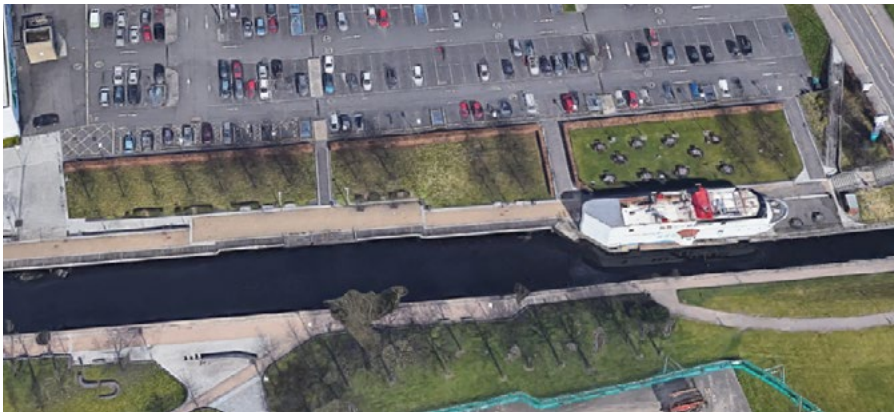
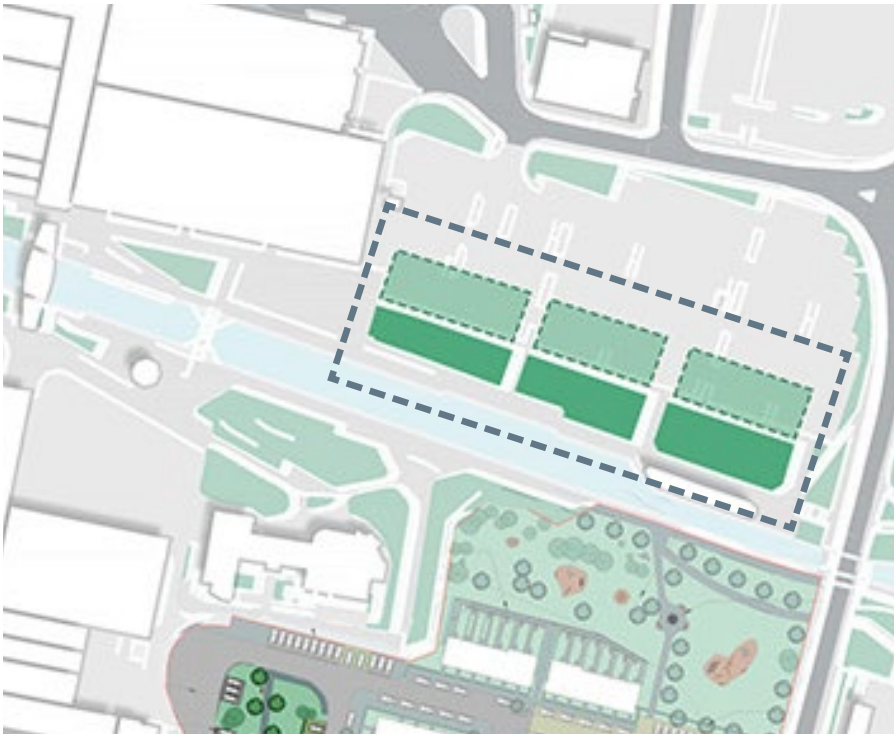
The chosen space is located on the north bank of the canal, directly adjacent to the Clyde Shopping Centre. The selection of this location also responds to the engagement feedback where the community called for proposals that ‘activate the canalside for all’.

Conceived as a multi-functional greenspace, it provides water management, biodiversity, access and recreation, benefitting both the local population and visitors.

It is envisaged that it would incorporate new areas of seating and shelter, a sensory garden and raised community planters. The opportunity to expand the space into a section of the adjacent car park would effectively double its size and allow the incorporation of more facilities including a MUGA pitch and small skate park. For the purposes of high level costing / programme etc. the basic proposals have been referred to as Option A , with the expanded greenspace Option B.

Note:
The delivery of the Option A proposals would result in **no loss of parking** within the adjacent surface parking area.

The expansion of the Greenspace as described in option B would result in the loss of **approximately 80 parking spaces**.



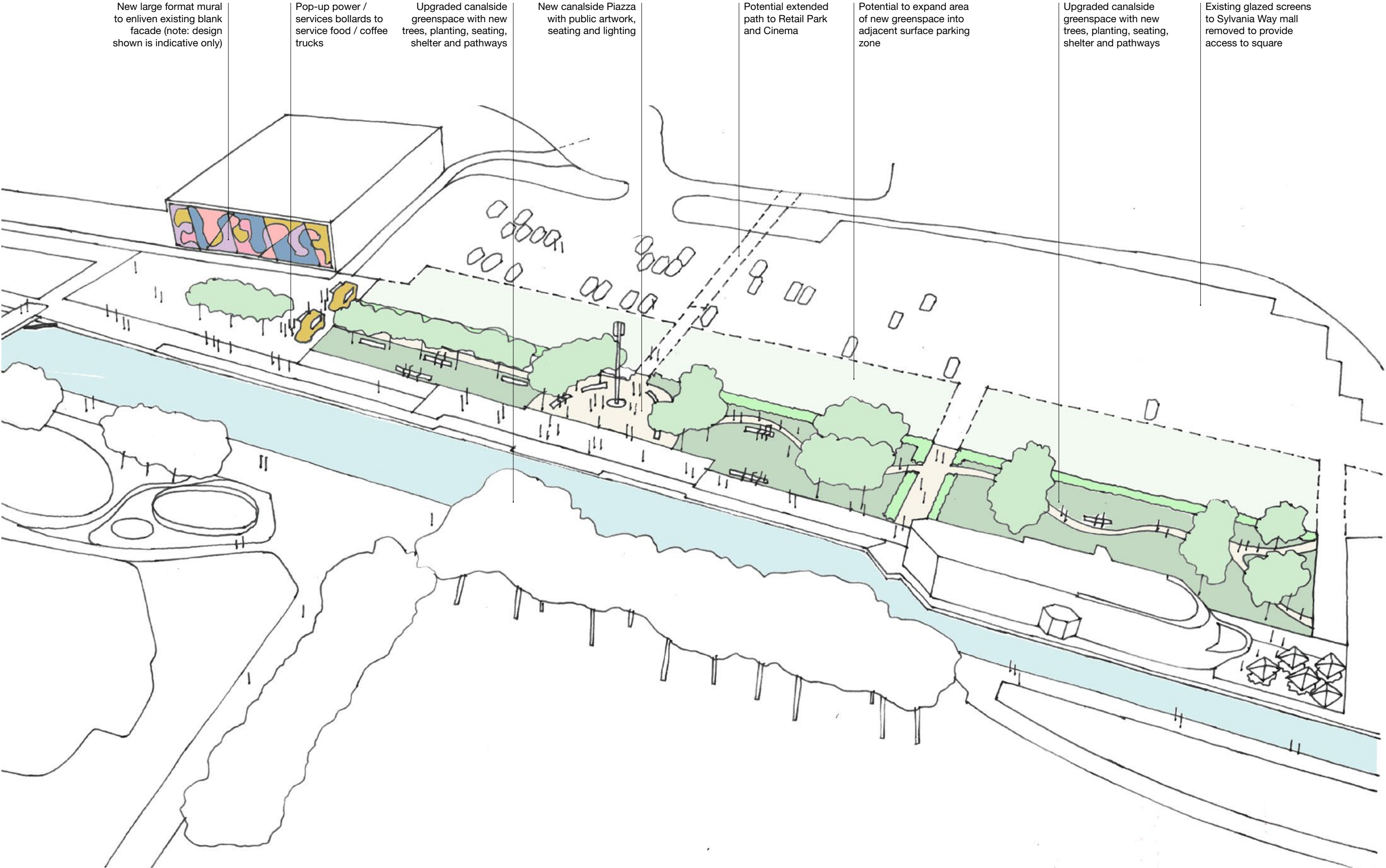
Proposed Greenspace
Potential additional area



- Included Elements**
- Resin bound gravel pathways
 - 2 x 50sqm areas of high quality paving forming seating areas
 - New Planting: Trees, shrubs, border planting
 - Raised planters for community growing
 - Benches (precast concrete base with slatted timber seat top)
 - Timber Pergola shelters (2no. 20sqm each)
 - New illuminated bollards to pathways
 - Refuse / dog waste bins
 - Signage / wayfinding totems at entry points (3 no.)



A New Town Centre Greenspace



New large format mural to enliven existing blank facade (note: design shown is indicative only)

Pop-up power / services bollards to service food / coffee trucks

Upgraded canalside greenspace with new trees, planting, seating, shelter and pathways

New canalside Piazza with public artwork, seating and lighting

Potential extended path to Retail Park and Cinema

Potential to expand area of new greenspace into adjacent surface parking zone

Upgraded canalside greenspace with new trees, planting, seating, shelter and pathways

Existing glazed screens to Sylvania Way mall removed to provide access to square

High Level Cost Estimate:
Option A

Item	Unit	Qty	Total
Option A			
General duntakings / Site preparation	Item	1	£50,000
New Greenspace area primarily soft landscaping (adapting existing surfaces)	m2	1,695	£169,500
Existing beech hedging to boundary of greenspaces to car park to be retained	Item	1	£20,000
Resin bound gravel pathways	m2	350	£43,750
High quality paving formed in seating areas	m2	100	£45,000
New Planting, trees, shrubs border planting - budget allowance	Item	1	£80,000
Raised Planters - budget allowance	Item	1	£45,000
Benches (precast concrete base with slatted timber seat Broxap or similar) - assumed quantity	Nr	12	£36,000
Timber Pergola shelters	Nr	2	£70,000
New illuminated bollards to pathways - assumed quantity	Nr	15	£22,500
Refuse / dog waste bins / general site furniture	Item	1	£20,000
Signage / wayfinding totems at entry points	Nr	3	£9,000
General modifications - street lighting	Item	1	£50,000
General modifications - drainage	Item	1	£75,000
			£735,750
Add			
Prelims @ 17.5%			£128,756
Contingency @ 15%			£129,676
			£994,182
Design fees @ 20%			£198,836
Inflation to assumed project midpoint of 3Q 2025			£39,681
Total			£1,232,700

Basis of High Level Costs

1. Costs are high level estimates based on limited information currently available.
2. Threesixty Architecture sketch drawing reference 24013-SK-100 New Greenspace
3. Discussion on scope with Threesixty Architecture.
4. We have incorporated budget allowances (based on benchmarking of similar projects) for the majority of the work scope as detailed.
5. It is assumed the works can be carried out in a single continuous phase.
6. Inflation is based on high level programme indicated by TTPM.

Exclusions From High Level Costs

1. Any work in connection with utility services or diversion of same.
2. Any work not stated or implied on drawings.
3. VAT on works or fees.

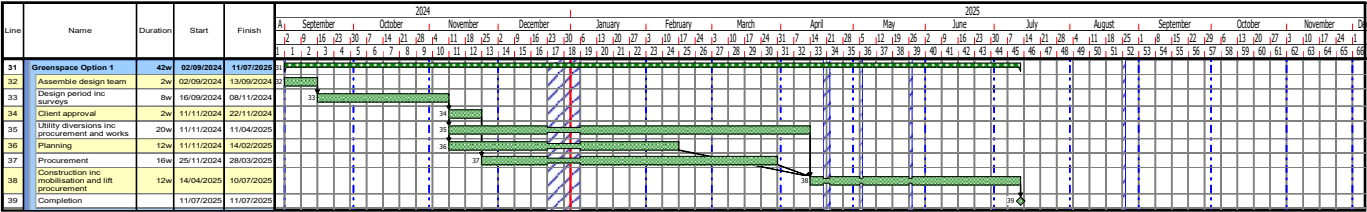
Preliminary Programme, Risk and Approval Considerations

Revenue funding for ongoing maintenance and management to be established in following development stages and added to budget.

The programme below demonstrates that the Option A Greenspace described in this report could be developed from this initial concept and delivered in a **42 week** period.

This is based on the following key stages:

Assemble Design Team:	2 weeks
Design Development (incl. surveys):	8 weeks
Planning, Utility Diversions, Scottish Water Approval and Procurement (mainly concurrent)	20 weeks
Construction (incl. mobilisation period)	12 weeks



Potential Risks

Risk	Mitigation
1. Interventions are limited in area and result in less than anticipated impact / usage.	Ensure proposals maximise potential of site and provide a number of varied uses attractive to all in the community.
2. New interventions attract anti-social behaviour.	Ensure robust design of any elements to minimise damage from vandalism. The combined strategies of the Vision (with a particular focuas on the canalside) will lead to more activity and passive surveillance.
3. Part of the Land may not be in council ownership.	Carry out land ownership check and liaise with shopping centre owners / Scottish Canals.
4. Any required power supplies not easily accessible and diversions/ new supplies may be required.	Utilities surveys of intervention locations to be undertaken at earliest opportunity and proposals amended to minimise cost / requirement for diversions.

Approval / Utility Considerations

Approval / Utility	Required (Yes / No)
Planning	Y
Warrant	Y (Canopy structures)
RCC	N
Utility Diversion / Supply	Y (Power for signage & bollards)
Landlord Approval	N
Other Approvals	N

Expected Outcomes and Benefits

Increased activity and vibrancy in heart of town – greater safety

Promotes shared, multi-generational activity and interactions – Inclusion and Health

High Level Cost Estimate: Option B

Item	Unit	Qty	Total
Option B			
General duntakings / Site preparation	Item	1	£90,000
New Greenspace area primarily soft landscaping (adapting existing surfaces)	m2	1,695	£169,500
Existing beech hedging to boundary of greenspaces to car park to be retained	Item	1	£20,000
Resin bound gravel pathways	m2	350	£43,750
High quality paving formed in seating areas	m2	100	£45,000
New Planting, trees, shrubs border planting - budget allowance	Item	1	£90,000
Raised Planters - budget allowance	Item	1	£55,000
Benches (precast concrete base with slatted timber seat Broxap or similar) - assumed quantity	Nr	14	£42,000
Timber Pergola shelters	Nr	2	£70,000
New illuminated bollards to pathways - assumed quantity	Nr	15	£22,500
Refuse / dog waste bins / general site furniture	Item	1	£20,000
Signage / wayfinding totems at entry points	Nr	3	£9,000
General modifications - street lighting	Item	1	£75,000
General modifications - drainage	Item	1	£100,000
Provision of new 35x18m Muga pitch, complete - budget allowance	m2	630	£126,000
Provision of new skate park - budget allowance of £350/m2	m2	595	£208,250
Potential expansion into car park area; comprising soft landscaping / paths	m2	1,410	£211,500
			£1,397,500
Add			
Prelims @ 17.5%			£244,563
Contingency @ 15%			£246,309
			£1,888,372
Design fees @ 20%			£377,674
Inflation to assumed project midpoint of 3Q 2025			£75,554
Total			£2,341,600

Basis of High Level Costs

- 1. Costs are high level estimates based on limited information currently available.
- 2. Threesixty Architecture sketch drawing reference 24013-SK-100 New Greenspace
- 3. Discussion on scope with Threesixty Architecture.
- 4. We have incorporated budget allowances (based on benchmarking of similar projects) for majority of the work scope as detailed.
- 5. It is assumed the works can be carried out in a single continuous phase.
- 6. Inflation is based on high level programme indicated by TTPM.

Exclusions From High Level Costs

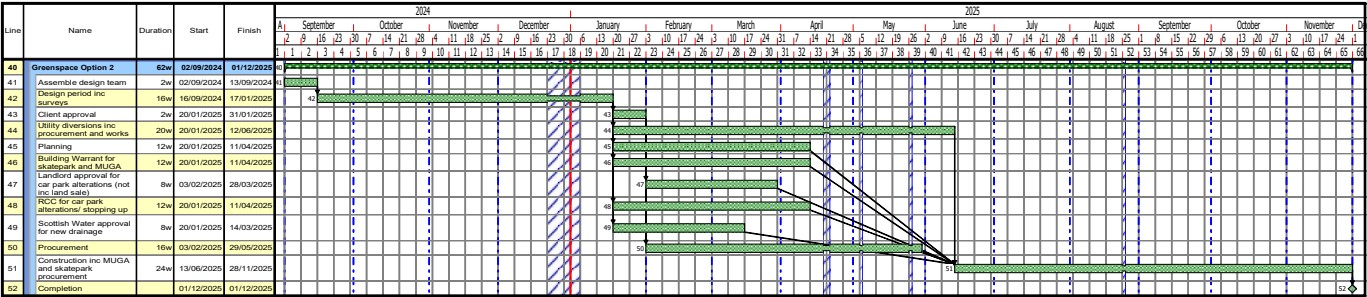
- 1. Any work in connection with utility services or diversion of same.
- 2. Any work not stated or implied on drawings.
- 3. VAT on works or fees.

Preliminary Programme, Risk and Approval Considerations

The programme below demonstrates that the Option B Greenspace described in this report could be developed from this initial concept and delivered in a **62 week** period.

This is based on the following key stages:

Assemble Design Team:	2 weeks
Design Development (incl. surveys):	16 weeks
Planning, Warrant, Landlord Approval, Scottish Water Approval, RCC for car park alterations and Procurement (mainly concurrent):	20 weeks
Construction (incl. mobilisation period and procurement of MUGA and Skatepark):	24 weeks



Potential Risks

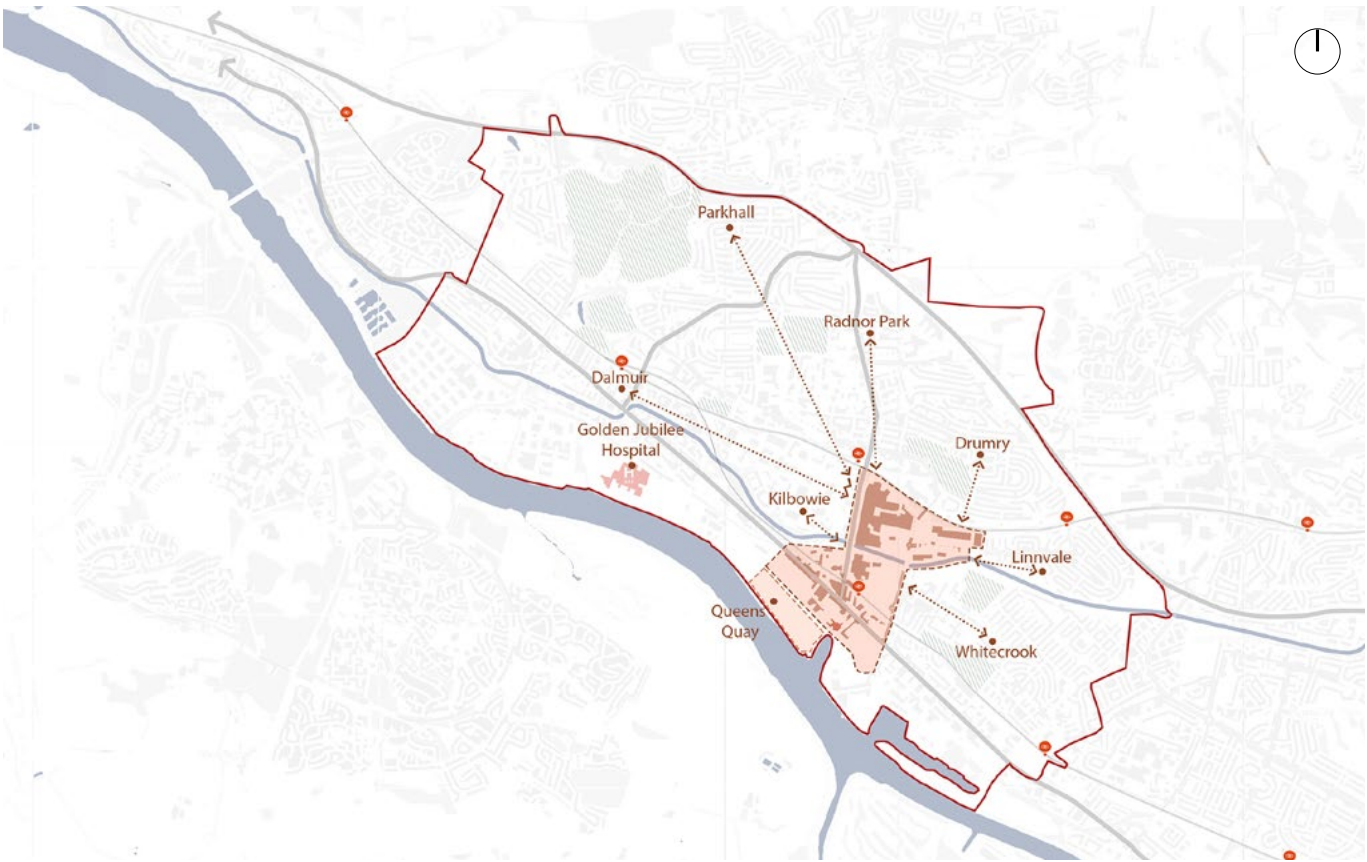
Risk	Mitigation
1. Car park owner is reluctant to sell or lease area of car park to enable additional interventions to be developed. Resistance to loss of any parking in town centre.	Initiate dialogue with car park owners at earliest opportunity to discuss. Wider assessment of parking provision and consultation on impact of localised loss to be undertaken.
2. Future maintenance of new activity spaces cannot be funded.	Allow for revenue funding to permit maintenance / management of space for duration of Ten Year Vision.
3. New surface water drainage required for MUGA and skate park resulting in need to seek Scottish Water approval and carry out diversion works.	Undertake utilities survey of location and begin preliminary dialogue with Scottish water at earliest opportunity.

Approval / Utility Considerations

Approval / Utility	Required (Yes / No)		
Planning	Y	Landlord Approval	Y (Assume Mall owns car park)
Warrant	Y (Canopy structures / MUGA / Skatepark)	Other Approvals	Scottish Water approval for additonal drainage
RCC	Y (Car park alterations)		
Utility Diversion / Supply	Y (Power for signage, bollards, MUGA & Skatepark)		



Priority Intervention 4: Connecting Communities & Facilities



Strengthening connectivity between surrounding communities and their town centre is a key ambition of the Long Term Plan for Clydebank. Coupled with this is the desire to better connect both the emerging community and essential services (health, education, leisure) located at Queens Quay and the Golden Jubilee Hospital.

Routes have been identified connecting the following surrounding neighbourhoods / facilities to the heart

of the town centre, all of which fall within the designated LTP boundary:

1. Queens Quay
2. Golden Jubilee Hospital
3. Surrounding Communities
 - Parkhall & Kilbowie
 - Dalmuir
 - Radnor Park
 - Drumry & Linnvale
 - Whitecrook

These routes have been illustrated on a series of maps included later on page xx of this report.

Compliance with UK Government Guidance

Improvements to wider connectivity within Clydebank for active travel is 'on menu', as outlined by criteria **T1**:

'Support for active travel enhancements in the local area.'

and **T6**:

'Reducing vehicle emissions.'

Community Feedback:

'Better Maintenance of Roads / Pavements'

Community Feedback:

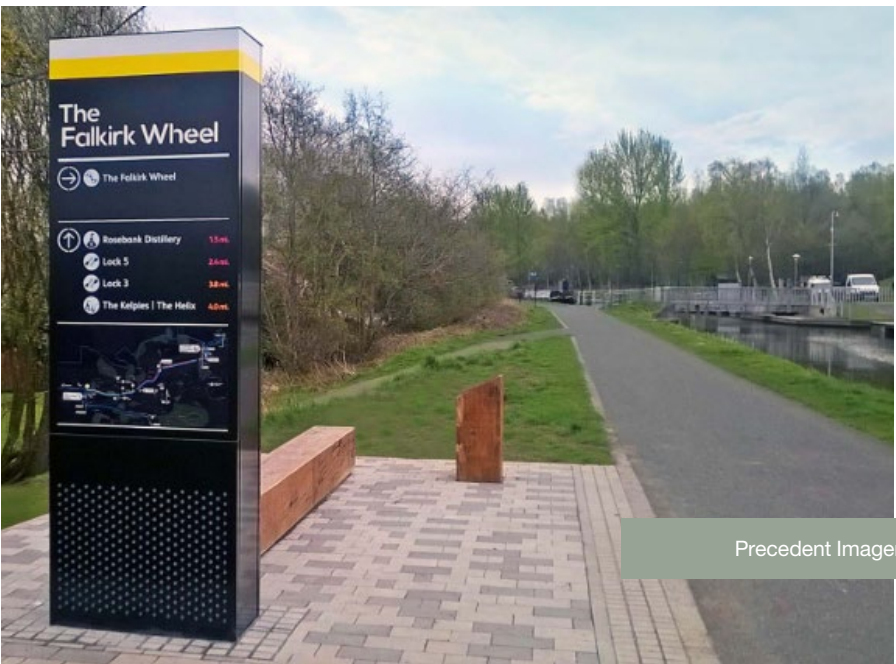
'Upgrade or Create New Footpaths / Cycle paths'

Community Feedback:

'Better Connectivity of Train / Bus Travel Options'



Leicester 'Hospital Hopper' electric bus service connecting the city's hospitals



Precedent Imagery

A number of physical interventions are proposed to all routes, including the periodic employment of new double sided banners, wayfinding signage, new pavement / pathway finishes and bench seating. Precedent images of relevant examples are shown above..

There may also be requirements for localised strategic improvements to surfaces to widen areas etc. to ensure safe use by wheelchair users, cyclists and prams. Identifying the extent of these works is beyond the scope

of this study but will be determined as part of the next stages of design development.

Beyond the physical, the Town Board, in response to the feedback received from the community engagement are exploring, with SPT, how public transport provision could be improved to further strengthen connections to and from the heart of Clydebank.

1. Connecting Queens Quay



Context: Queens Quay

Queens Quay is one of the most significant regeneration projects in Scotland. It is transforming the former John Brown shipyard into a vibrant waterside community providing access and activity to the Clyde from Clydebank for the first time.

The 23 Hectare site is focused around the Titan Crane, a powerful symbol of Clydebank’s proud shipbuilding past now repurposed as a tourist attraction and viewing platform.

Queens Quay is home to a number of key facilities set within a new high quality public realm including the Clydebank Campus of West College Scotland, Clydebank Leisure

Centre, Queens Quay Energy Centre, Clydebank NHS Health Centre, Queens Quay House 84 Bed Care Home and the Titan Business Centre

The first elements of residential have recently been completed. These new blocks have provided commercial units at ground floor with 146 homes for social rent above.

The ultimate ambition is to provide around 1500 new residential units with supporting commercial, leisure and retail uses.

A key ambition of the Long Term Plan is to better connect Queens Quay to the heart of the town centre.

Proposals

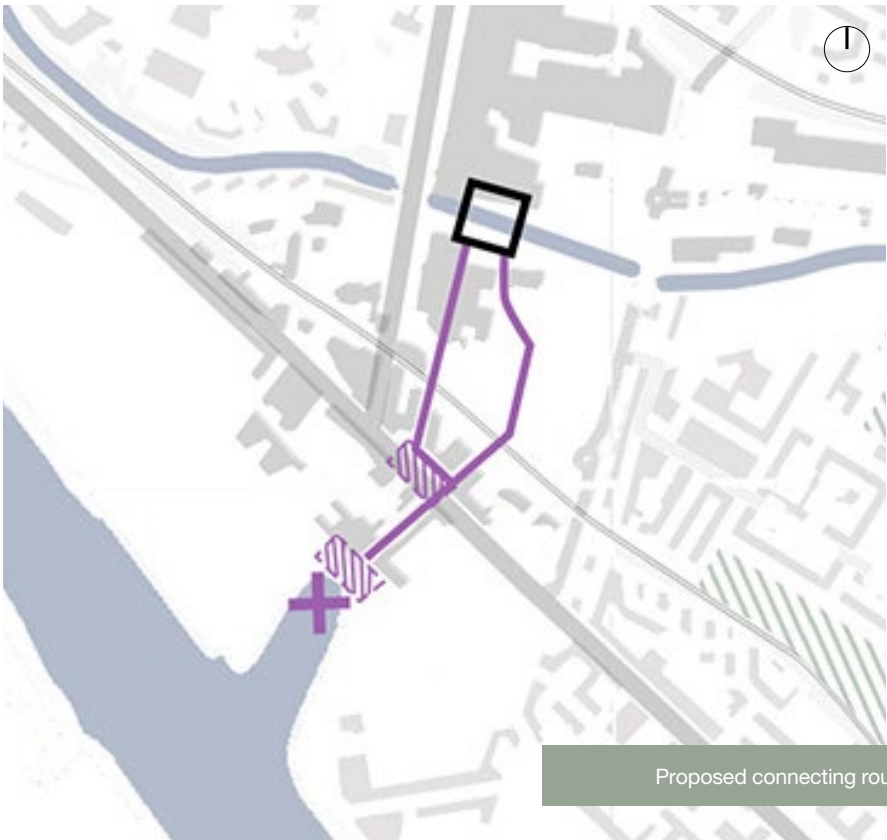
The proposals take advantage of the recently completed Titan Boulevard as the principle first stage in the link from the Queens Quay Neighbourhood.

The recent positive changes to the environment on Dumbarton Road, with the introduction of high quality paving, lighting and safe crossing points also form a key component.

Beyond this, the first interventions seek to use the existing International Asbestos memorial space as a node leading to the town centre via Alexander Street and Hume Street, both of which extend toward Chalmers Street. Improvements are proposed to all of these aforementioned areas as noted on the next page.

The biggest physical challenge to better connecting Queens Quay more effectively to the town centre is the challenge to visibility posed by the existing elevated railway line. The proposals suggest improvements to the environment beneath this line on both Alexander and Hume Streets through the introduction of new artwork / signage and lighting. The integration of these improvements would allow the Town Board to include another item that was previously considered on the ‘Long List’ and had garnered strong support.

These combined interventions are illustrated on pages 76-77 of this report.



Asbestos Memorial Improvements

- New Raised Planters (30 sqm area each approx.) with semi mature trees to enclose and define space, complete with wayfinding information
- New Decorative Mural to existing wall (150 sqm approx)
- New Metal Fencing complete with decorative mesh panels (40 sqm approx)

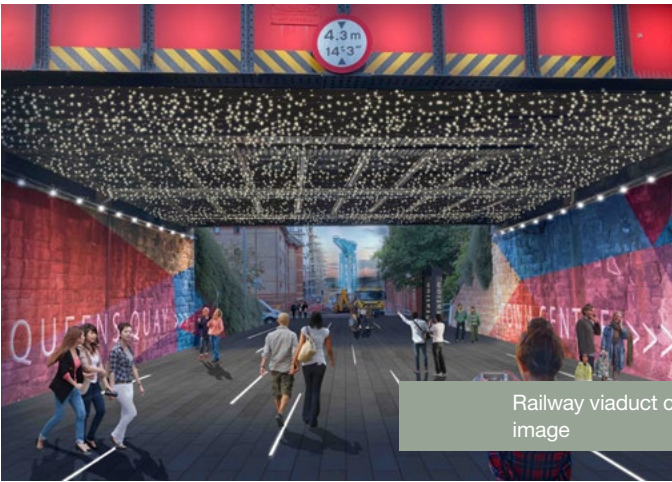
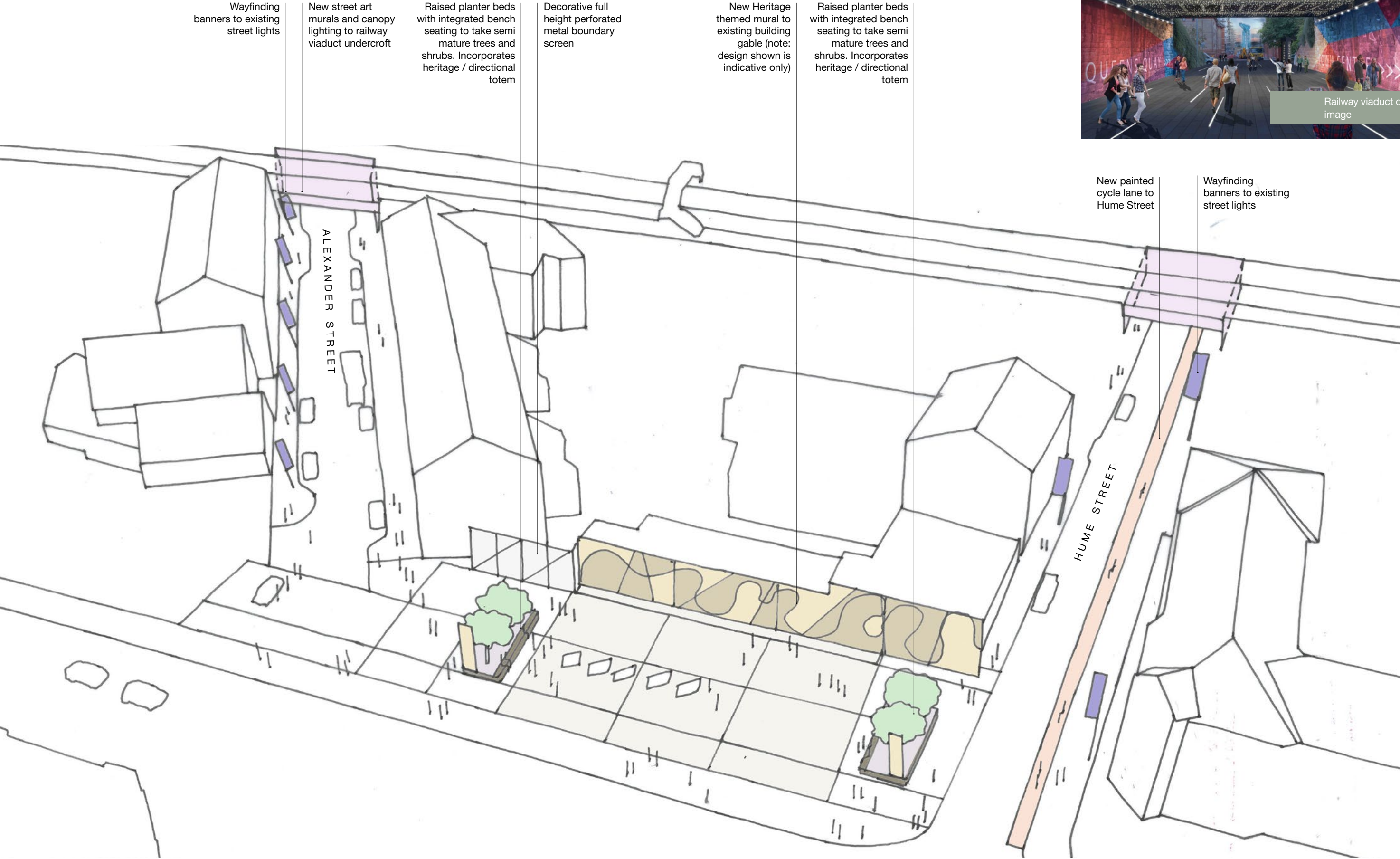
Alexander Street Improvements

- New vinyl signage banners to existing lampposts (5no.)
- New wayfinding graphics and lighting to underside of railway bridge (120sqm wall / 160sqm ceiling)

Hume Street Improvements

- New vinyl signage banners to existing lampposts (3no.)
- New painted cycle lane (150 linear metres approx.)
- New wayfinding graphics and lighting to underside of railway bridge (120sqm wall / 160sqm ceiling)

1. Connecting Queens Quay



2. Connecting the Golden Jubilee Hospital



Context: Golden Jubilee Hospital

NHS Golden Jubilee Campus is the family of facilities which includes the Golden Jubilee National Hospital, Research Institute and Conference Hotel.

The facility combines a top quality hospital with hotel, and conference facilities and centres for research, clinical skills and innovation. This integrated approach, with a focus on continuous learning and strong links to academia and industry, creates a crucible for innovation and a vibrant network for the spread of learning and best practice.

A leading centre for heart procedures, the facility has been expanded to form Scotland's first 'National Treatment Centre'. Phase one, the new Eye Centre opened in 2020.

The second phase of the National Treatment Centre was completed in June 2023. Patient and visitor numbers have increased significantly as a consequence of the expansion, as have staff numbers.

A key ambition of the Long Term Plan is to better connect the Golden Jubilee National Hospital to the heart of the town centre.

Proposals

The proposals identify both an active travel route along the tow path of the canal and a clearly signposted route along Dumbarton Road as shown in the map above. In both cases, as with the proposed town centre 'trails' existing streets and paths make up the entirety of the routes, with no requirement (apart from at key wayfinding locations) to change surface finishes or introduce new sections)

Agamemnon Street Improvements

- New vinyl signage banners to existing lampposts (3no.)
- New wayfinding Totem signs (2no.)
- New painted cycle lane (220 linear metres approx.)

Boquhanran Road Improvements

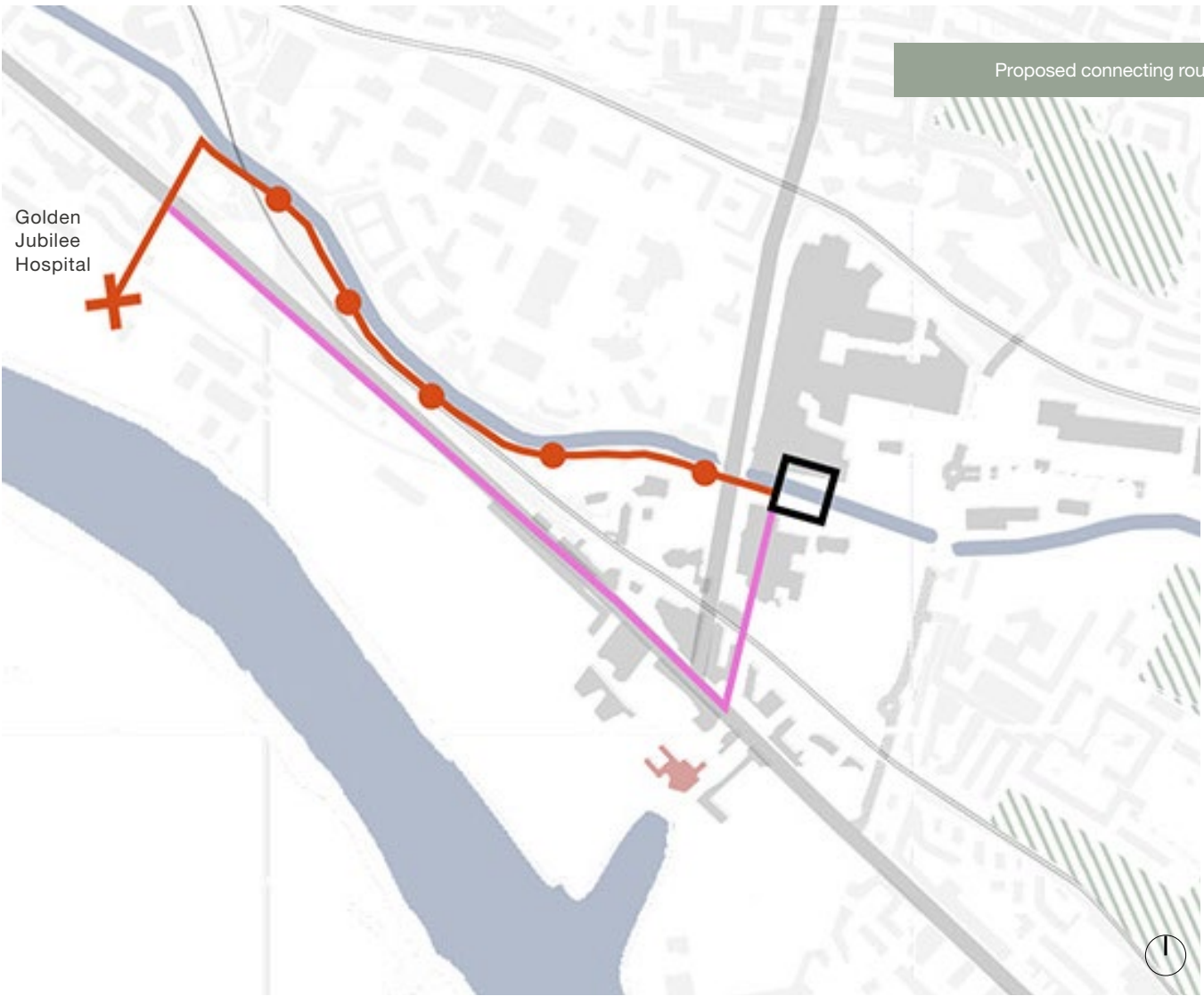
New thermoplastic decorative paint finish to be applied to surface of access route, ramp and risers of stairs leading to canal towpath (approx. 400 sqm area)

Canal Towpath Interventions

New wayfinding points. Allow for bonded resin path insert (2m x 2m) directional totem, coordinated bench and cycle stand at each location (5no, ie. 1 per 200m)

Dumbarton Road Interventions

New vinyl signage banners to every other existing lamppost on one side of the road only (10no.)



- Proposed connecting routes
- Canal towpath route
 - Canal towpath intervention
 - Dumbarton Road route
 - Three Queens Square
 - Directional signage and information totem
 - Vinyl banner to existing lamppost
 - Painted cycle lane

3. Connecting Surrounding Communities

A number of routes that connect the communities of Clydebank within the defined Long Term Plan boundary with the heart of the town centre have been identified and are illustrated in the adjacent map.

Each route begins at a significant location within each community, (train station, Library etc.) and lead to Three Queens Square and the Forth and Clyde Canal.

Again, as with the proposed trails and routes from Queens Quay and the Golden Jubilee Hospital, the proposed

routes take advantage of established roads, streets and paths, minimising the need for the creation of new areas of hard landscaping.

A number of physical interventions are proposed to all routes, including the periodic employment of new double sided banners, wayfinding signage, new pavement / pathway finishes and bench seating. Precedent images of relevant examples are shown on page 73 of this report.

West Dunbartonshire Council are in the process of developing an Active Travel Strategy for Clydebank and the opportunity exists for this to influence the final routes of these connections to surrounding communities and may permit the introduction of safe cycling routes and improved public transport links.

Route Starting Points



Dalmuir: Dalmuir Train Station



Parkhall & Kilbowie: Parkhall Library



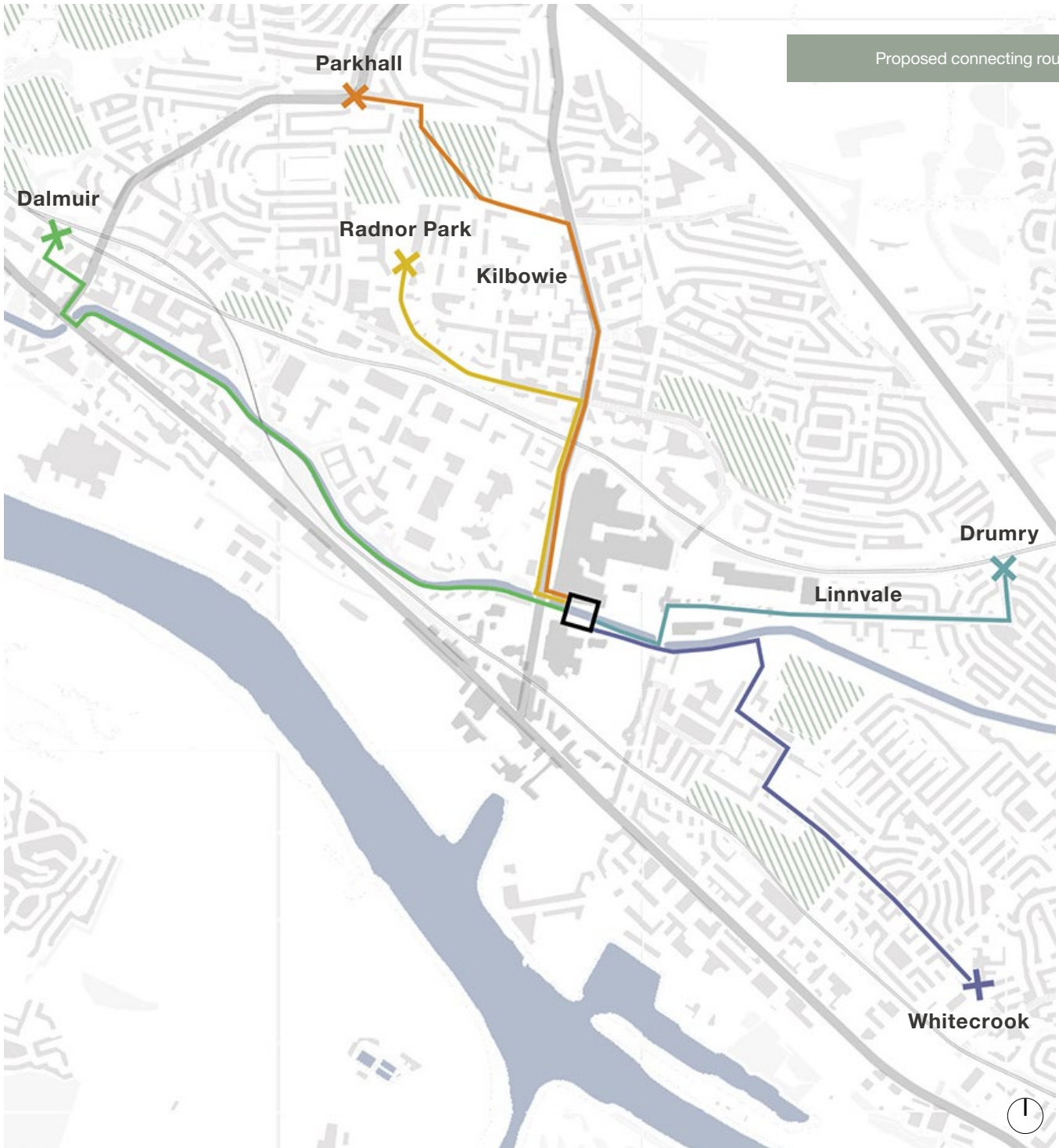
Radnor Park: Clydebank High School



Drumry & Linnvale: Drumry Train Station



Whitecreek: St. Margaret of Scotland Hospice



Three Queens Square



- Dalmuir route
- Parkhall & Kilbowie route
- Radnor Park route
- Drumry & Linnvale route
- Whitecreek route



High Level Cost Estimate

Item	Unit	Qty	Total
Alexander Street Improvements			
New vinyl signage banners to existing lampposts	Nr	5	£7,500
Allowance for paint treatment to existing walls - railway bridge area	m2	120	£9,000
Extra over above for wayfinding graphics	Item	1	£2,000
New lighting canopy to underside of railway bridge	m2	160	£32,000
Hume Street Improvements			
New vinyl signage banners to existing lampposts	Nr	3	£4,500
New painted cycle lane	m2	300	£30,000
Allowance for paint treatment to existing walls - railway bridge area	m2	120	£9,000
Extra over above for wayfinding graphics	Item	1	£2,000
New lighting to underside of railway bridge	m2	160	£32,000
Asbestos Memorial Improvements			
New Raised Planters with semi mature trees to enclose and define space, complete with wayfinding information	Nr	2	£110,000
New Decorative Mural to existing wall	m2	150	£15,000
New Metal Fencing complete with decorative mesh panels	m2	40	£8,000
Agamemnon Street Improvements			
New vinyl signage banners to existing lampposts	Nr	3	£4,500
New wayfinding totem signs	Nr	4	£30,000
New painted cycle lane	m2	440	£44,000
Canal Path Connector			
New thermoplastic decorative paint finish to be applied to surface of access route, ramp and risers of stairs leading to canal towpath	m2	400	£40,000
Canal Towpath Interventions			
New wayfinding points - Allow for bonded resin path insert (2mx2m)	m2	20	£7,000
New wayfinding points - Allow for directional totem	Nr	5	£7,500
New wayfinding points - Allow for coordinated bench	Nr	5	£10,000
New wayfinding points - Allow for cycle stand at each location	Nr	5	£6,250

Dumbarton Road Interventions			
New vinyl signage banners to existing lampposts	Nr	10	£15,000
New wayfinding totem signs every 250m	Nr	5	£37,500
Parkhall			
Allow for bonded resin pavement insert, directional totem, coordinated bench / planter	Nr	6	£45,000
Dalmuir			
Allow for bonded resin pavement insert, directional totem, coordinated bench / planter	Nr	10	£75,000
Radnor Park			
Allow for bonded resin pavement insert, directional totem, coordinated bench / planter	Nr	4	£30,000
Drumry			
Allow for bonded resin pavement insert, directional totem, coordinated bench / planter	Nr	5	£37,500
Whitecrook			
Allow for bonded resin pavement insert, directional totem, coordinated bench / planter	Nr	8	£60,000
			£710,250
Add			
Prelims @ 17.5%			£124,294
Contingency @ 15%			£125,182
			£959,725
Design fees @ 20%			£191,945
Consultancy costs to support discussions with SPT @ 5%			£47,986
Inflation to assumed project midpoint of 3Q 2025			£38,343
Total			£1,238,000

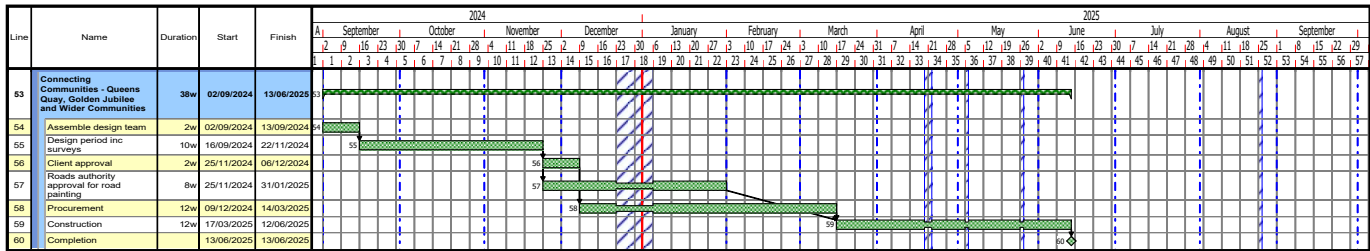
Note:
Additional budget may be required for the local making good of existing surface finishes as a consequence of the proposed installation works

Basis of High Level Costs	Exclusions From High Level Costs
1. Costs are high level estimates based on limited information currently available. 2. Threesixty Architecture Three Year Investment Plan Information sketches 1 to 4 3. Discussion on scope with Threesixty Architecture. 4. It is assumed the works at the various locations can be carried out in a single continuous phase. 5. It is assumed that power would be readily available at each location. 6. Assume no issues in relation to ownership / wayleaves etc. 7. Inflation is based on high level programme indicated by TTPM.	1. General drainage or street lighting works. 2. Any work in connection with utility services or diversion of same. 3. Any work not stated or implied on drawings. 4. VAT on works or fees.

Preliminary Programme, Risk and Approval Considerations

The programme below demonstrates that the interventions to key routes described in this report could be developed from this initial concept and delivered in a **38 week** period.

This is based on the following key stages:		
Assemble Design Team:	2 weeks	
Design Development (incl. surveys):	10 weeks	
Planning, RCC for cycle lane components and Procurement (mainly concurrent):	14 weeks	
Construction (incl. mobilisation period):	12 weeks	



Potential Risks

Risk	Mitigation
1. Interventions in remote/ poorly surveilled locations could be subject to vandalism if not designed robustly and with security in mind.	Ensure robust design of any elements to minimise damage from vandalism. The combined strategies of the Vision will lead to more activity and passive surveillance.
2. Adaptions to roads / active travel routes clash with ongoing council activity.	Road service to be a member of the project group for any elements that are footpath/road related.
3. Future maintenance of new interventions cannot be funded.	Allow for revenue funding to permit maintenance for duration of Ten Year Vision.
4. Power supplies not easily accessible for illuminated totems or feature lighting and extensive diversions/ new supplies may be required.	Utilities surveys of intervention locations to be undertaken at earliest opportunity and proposals amended accordingly to minimise cost / requirement for diversions.
5. Extensive repairs / making good required to existing route surfaces to achieve consistent acceptable standard.	Subsequent design stages to include detailed survey once exact routes agreed and update budget / programme.

Approval / Utility Considerations


Approval / Utility	Required (Yes / No)
Planning	N
Warrant	N
RCC	Y (New cycle lanes)
Utility Diversion / Supply	N
Landlord Approval	N
Other Approvals	N

Expected Outcomes and Benefits

- Encourages active travel – Health and Well Being
- Greater physical and emotional connection to town centre and heritage – Shared Identity and Pride



Summary of Priority Interventions

Intervention		Investment Theme	Programme	Capital Funding High Level Cost Estimate	Revenue Funding Indicative Costs (Provided by WDC)	Other
1 Town Centre Walking and Cycling Trails			40 weeks Subject to establishing scope of making good works at each intervention	£993,600	£75,000 (£25,000 per annum) Programmes and interventions to support healthy habits, walking and cycling. £TBC (£tbc per annum) Maintenance costs for the new infrastructure, to be established in subsequent development stages.	Develop detailed design in collaboration with proposed CCTV roll-out
2a Improving Three Queens Square			52-76 weeks Subject to establishing extent of strengthening works to council owned hard-landscaped areas	Option 1: £1,524,600 Option 2: £1,824,273	£150,000 (£50,000 per annum) Events and other interventions to bring activity to 3 Queens Square £TBC (£tbc per annum) Maintenance costs for the new infrastructure, to be established in subsequent development stages.	In later design stages, co-ordinate with proposed CCTV roll-out and existing lighting and maintenance, identify any shortfall, establish responsibility and adjust capital and revenue budget accordingly
2b Canalside Activity Centre			48 weeks For alterations / fit-out of unit in Clyde Shopping Centre option	Option 1: £0 Option 2: £0 Capital funding secured from other sources, subject to approval by Scottish Government.	£420,000 (£140,000 per annum) Indicative budget to support running of the Activity Centre for up to 3 years. It is expected that the Centre would become self sufficient in Year 4 and/ or secure external funding.	£1.3 million (majority secured from RCFG, for stand alone option)
3 A New Town Centre Greenspace			42-62 weeks Dependent on option chosen Core Option A: 42 weeks Expanded Option B: 62 weeks	Core Option A: £1,232,700 Expanded Option B: £2,341,600	£TBC (£tbc per annum) Maintenance costs for the new infrastructure, to be established in subsequent development stages. Maintenance costs to be secured for the duration of the fund (10 years)	Option B dependent on collaboration with existing shopping centre owners and wider agreement to commute identified area of parking to community facilities
4 Connecting Communities & Facilities			38 weeks	£1,238,000	£TBC (£tbc per annum) Maintenance costs for the new infrastructure, to be established in subsequent development stages. Maintenance costs to be secured for the duration of the fund (10 years)	Subsequent design stages to include detailed survey once exact routes agreed and update budget / programme

