

# CLYDE GATE MASTERPLAN, PUBLIC REALM + OFFICE DEVELOPMENT



Austin-Smith:Lord were commissioned to prepare a masterplan for the regeneration of a development industrial area at Cable Depot Road in conjunction with the proposed expansion of the NHS Golden Jubilee Hospital. The resultant masterplan took into consideration the wider context set by the Clydebank re-built regeneration objectives.

The study area is within the ownership the Golden Jubilee Hospital and West Dunbartonshire Council (Clydebank re-built). The client team included Clydebank re-built, Scottish Enterprise Dunbartonshire, and West Dunbartonshire Council and The NHS Golden Jubilee Hospital.

The resultant masterplan focused on reintroducing and re-connecting the existing communities to the River Clyde.

Connections east- west along the river frontage were augmented by a the creation of a linear urban park along making a positive use of the disused railwayline which was previously seen as an inhibitor to development.

As well a providing urban design guidance the practice was involved in the wider area transportation strategy, provided supplementary design advice on landscape and infrastructure and has attended community consultation workshops.

Austin-Smith: Lord were commissioned to provide Landscape Architecture Services to deliver enabling works to one of the key sites identified within Clydebank Re-built's Business Plan and Clyde Gate Masterplan. Tasks included further site investigation, design and implementation of bio-remediation and site enabling works.

**LOCATION:** CLYDEBANK  
**CLIENT:** CLYDEBANK RE-BUILT  
**VALUE:** £40K (MASTERPLAN FEE) £2.4M (PUBLIC REALM) £1.7 (OFFICE)  
**SIZE:** 30,000M<sup>2</sup>  
**COMPLETION:** 2008 (PUBLIC REALM) 2010 (OFFICE)  
**SERVICE:** LANDSCAPE, URBAN DESIGN, MASTERPLANNING, ARCHITECTURE  
**CONTRACTOR:** LAND ENGINEERING (SCOTLAND) LTD (LANDSCAPE) MANSELL (OFFICE)  
**STRUCTURES:** WILL RUDD DAVIDSON (PUBLIC REALM AND OFFICE)  
**SERVICES:** MOTT MACDONALD (PUBLIC REALM) RAMBOLL (OFFICE)  
**COST CONSULTANT:** THE NEILSON PARTNERSHIP (PUBLIC REALM) NEILSON BINNIE MACKENZIE (OFFICE)

The proposals set a quality benchmark to encourage quality regeneration of the area. The waterfront location was emphasised through the creation of a waterfront promenade and community park, which links into an improved area of open space incorporating paths, feature lighting, mature tree planting and seating. This project focuses on re-connecting the nearby community to the river edge as well as creating new public roads and platforming of the development site to be set aside for Class 4 business use.

Following successful completion of the masterplan and public realm works, Austin-Smith:Lord were commissioned to design the first 1,100 m<sup>2</sup> pavilion on the site. The pavilion consists of a children's nursery at ground floor level and offices on the first and second floors.

Natural ventilation is used throughout the nursery and offices. The inner leaf of the external wall has been specified as a highly insulated, breathable timber infill panel, which uses treated recycled newspaper as insulation. This form of construction offers high levels of insulation and a healthy internal environment. The majority of the external wall cladding is untreated Scottish Larch timber cladding. All sanitary fittings have been specified to reduce water consumption, and a SUDS system has been designed to control the amount of surface water entering the Clyde.

The construction of the project started in July 2009 and was completed in early 2010.

Austin-Smith:Lord brought a diverse range of skills to these projects which can be summarised as;

- **Continuity of staff and the in-house multi-disciplinary skills** (Masterplanners, Urban Designers, Planners, Architects, Landscape Architects) to see through a complex regeneration project from Masterplanning to on-site delivery over a five year period which is continuing and ongoing,
- **Commitment and tenacity to deliver our Client's objectives** which has been recognised by repeat commissions secured through competitive tendering,
- **Knowledge of the development process and Planning system** to enable successful resolution of complex and technical issues to secure planning Consent and enable on-site delivery, drawing upon expert advice from co-consultants. These included addressing significant objections from SNH, developing proposals in line with SEPA's requirements for SUDS, drainage infrastructure improvements and Floor Risk Management, eradicating Japanese Knotweed and remediating a contaminated brownfield location

- **Consultation: an ability to engage Stakeholders, Community and Client Partners to ensure endorsement and support for the project** using consultation and negotiation techniques developed during extensive experience of similar projects

**Awards**  
**2009:** Roses Design Awards, Regeneration Award