

# Oatlands

## REGENERATION



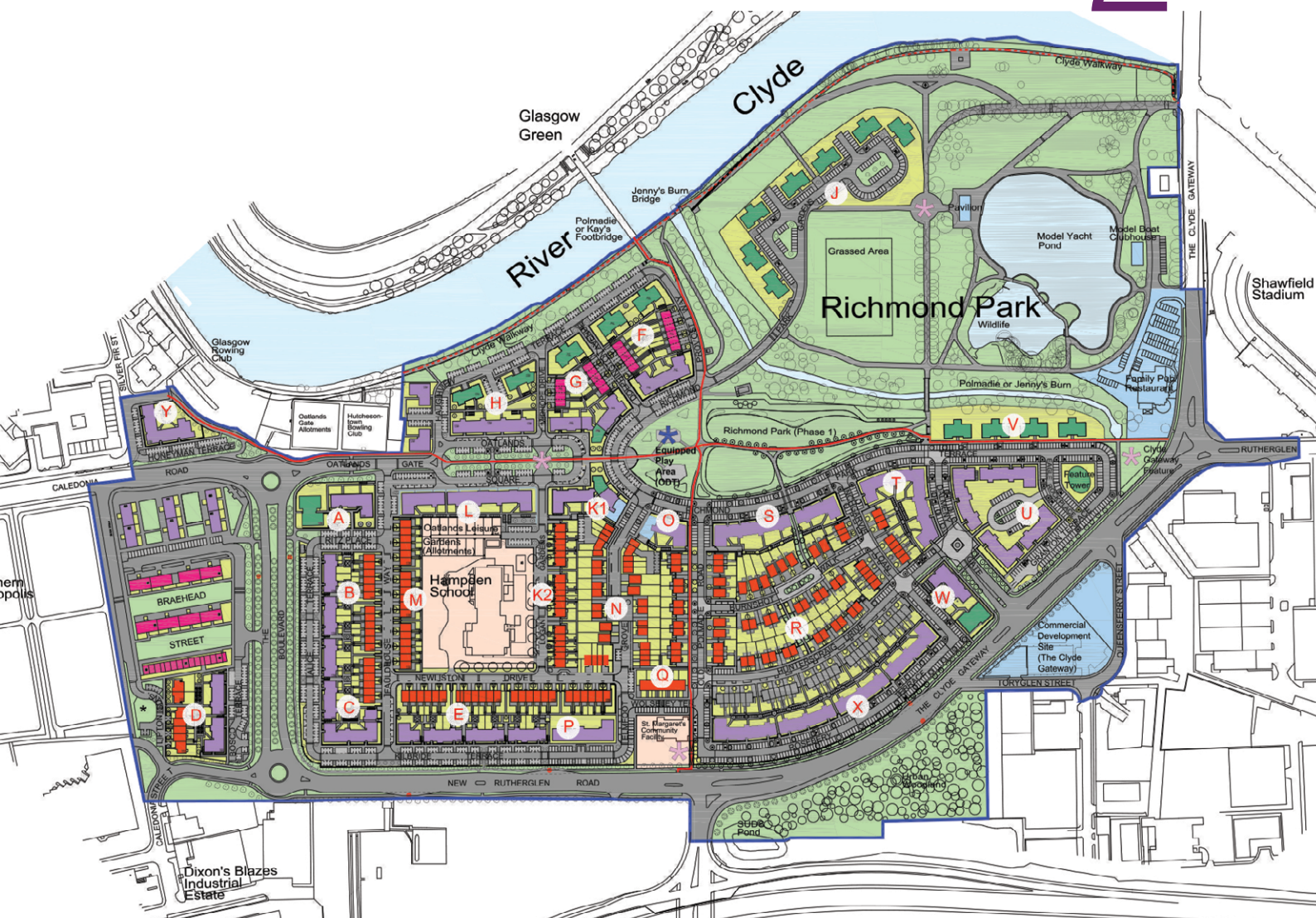
**AVANT**  
homes



**NEW GORBALS**  
HOUSING ASSOCIATION







## KEY

— PROJECT BOUNDARY

### HOUSING

- 5 / 6 AND OVER STOREY HOUSING
- 4 STOREY HOUSING
- 3 STOREY HOUSING
- 2 STOREY HOUSING

### LOCAL AMENITY

- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE
- COMMUNITY AND RECREATIONAL FACILITIES
- COMMERCIAL FACILITIES

- MAIN CHILDRENS PLAYGROUND
- MAJOR PUBLIC ARTWORKS (4)

### TRANSPORT LINKS

- BUS STOPS
- MAIN CYCLE ROUTES FOOTPATHS
- OTHER IMPORTANT FOOTPATHS

# Introduction

The Regeneration of Oatlands is one of the UK's largest single community regeneration schemes. Work on the 32 hectare site started in April 2005, and the eventual development value is estimated at £220 million.

Currently, the rate of sales is high. Construction work is taking place in two locations on flats. All terraced houses are completed.

The procurement approach for the overall development features an innovative combination of:

- > Very significant planning gains in lieu of land value, providing for the realistic needs of a community of 3,000 people
- > Considerable engagement of local residents in the planning process, including a say in the area's built character
- > Enforcement of a very detailed overall planning brief by Glasgow City Council as landowner and planning authority.







# Planning and Architecture

The Regeneration of Oatlands is proceeding in accordance with a detailed Action Plan and Design Guide, produced by Glasgow City Council's Development and Regeneration Services after extensive local consultation. The document was given a full Award by the Scottish Executive/RTPI as part of the Scottish Awards for Quality in Planning, 2002 - the judges were particularly impressed by the plan's emphasis on urban design quality. The Royal Fine Art Commission for Scotland also commended

the brief's recognition of this vital aspect, while the Glasgow Institute of Architects was "greatly heartened by its very positive attitude and determination". The urban design approach used is endorsed in the Scottish Executive's Planning Advice Note 67 on Housing Quality. All development partners are therefore aware of the need to satisfy high expectations.

As required by the Oatlands Action Plan and Design Guide, the basic principle of

the development form is to integrate the bulk of the housing with Richmond Park by diverting Rutherglen Road (A730) to the southern edge of the site. The layout recognises the following basic principles of urban design which accord with the Scottish Government's policy statement, 'Designing Places'.

- > 'Permeability' - through routes for walkers and cyclists
- > Buildings facing streets/roads to improve supervision and security
- > Parking at the front wherever possible to make sure security and seclusion of back gardens
- > A hierarchy of building heights
- > A clear distinction between public and private open space
- > Avoidance of vulnerable, unsupervised, left-over areas of open space
- > Inclusion of street trees and high quality streetscape.

In addition, a distinctive architectural approach, based on Scottish tradition, is advocated.





# Development Progress

The Regeneration of Oatlands is making steady progress. Considerable house construction is taking place, sustained by reasonably healthy house sales which compare favourably with the experience of community regeneration schemes elsewhere in Scotland, perhaps because of its different character. Visitors are encouraged, both to view the houses for sale and to look at the progress of the development.

Before work started on site in April 2005, very substantial preparatory work had to be undertaken to design the new neighbourhood, and make sure that the ground was safe for development.

All residents in the area receive delivery of an Oatlands Newsletter. These Newsletters give a good impression of current plans for, and achievements in, the area.



# Community Engagement

Oatlands has a strong community spirit and local residents have played a very significant role in shaping the area's future. In the early days, two full-day 'workshops' on future ideas for the area (see photograph), and a study visit to relevant developments in London, were organised by the (now defunct) Gorbals Umbrella Group.

Since 1999, the project has been pushed forward by the Oatlands Steering Group, a forum chaired by a local Council member (originally Irene Graham, followed by Allan Watson, then Bailie James Scanlon and now Mhairi Hunter). It is attended primarily by relevant Council officials, developer/housing association representatives, and anyone else with an interest in Oatlands, whether representatives of Oatlands Community Council, local community groups or residents. The Steering Group meets quarterly.

There are meetings at 6:30pm, on the first Thursday of March, June, September and December in the Oatlands Community Hub, 2 Wolseley Terrace.





# Housing

The housing stock in Oatlands has been transformed, and future construction work will create an entirely new housing environment of a very distinctive character. The architect's impression shows how the four-storey social-rented tenemental houses in Alice Terrace (which face west over the



Boulevard) were first envisaged, with, in the background, the first private houses in Ritz Place. One of the aims of the development is that the social-rented housing on the site will be indistinguishable from the privately-owned.

The total number of new houses on the site is currently expected to be 1,422, of which 1,209 will be sold by Avant Homes and 213 will be rented out by two housing associations. In addition, 96 flats in three and four-storey blocks at Braehead Street/ Caledonia Road have been refurbished by the Glasgow Housing Association.



The New Gorbals Housing Association has converted a further block of former one-apartment dwellings into eight townhouses and six flats. The potential total number of houses in Oatlands, at the end of the regeneration process, is therefore likely to be 1,532.





# Facilities

## COMMUNITY AND RECREATIONAL FACILITIES

The regeneration proposals for Oatlands make provision for a whole range of other facilities to cater for the needs of local people. The wider area includes the Shawfield industrial neighbourhood to the south-east where the Clyde Gateway Urban Regeneration Company is realising their ambitious plans for large-scale economic development.

A modular building at Wolseley Terrace opened as a Community Hub in the summer of 2018. It is operated by the Oatlands Development Trust. Two sets of allotments have been provided.



## COMMERCIAL FACILITIES

Two local shops are envisaged to mark the heart of the new neighbourhood. A high quality family pub/restaurant has opened overlooking the model boat pond in Richmond Park.

Richmond Park landscaping will be upgraded. The Marstons family pub/restaurant is a most attractive local facility and visitor destination of citywide appeal. It is situated in the mature landscape overlooking the pond with its regular model boating activity. Related proposals include changing facilities for football players and a new model boat clubhouse.

A further opportunity for commercial development has been taken up Farmfoods on a triangular site adjacent to the second part of the Rutherglen Road diversion, between Polmadie Road and Shawfield. This new road, completed in April 2010, forms the first part of the East End Regeneration Route and is directly linked to the M74, opened on 28 June 2011. It has been named New Rutherglen Road and leads on to The Clyde Gateway Route which goes up to the M8.





# Future Plans

## PHASING, FUNDING AND ACQUISITIONS

The regeneration of Oatlands is currently planned to take place in several phases or stages related to the numbers of houses completed. The number of house completions was around two-thirds as at the end of 2018.

The construction activity on the Oatlands regeneration site has already included the following advance works to fulfill the project commitment to tie in with the opening of the M74 Completion:

- > The diversion of Rutherglen Road on to a more southerly alignment including an impressive new boulevard.
- > The remainder of the social-rented housing on the main part of the site to rehouse the tenants displaced by the new road and other proposals.

In addition, 41 houses for the Glasgow Housing Association have been completed at Braehead Street. Following the results of a tenants' ballot, these houses transferred to New Gorbals Housing Association on 28 March 2011.





# Useful Links and Contacts

## GLASGOW CITY COUNCIL DEVELOPMENT PARTNERS

### Avant Homes

### Link Group

### New Gorbals Housing Association

For enquires about the purchase of new homes, please contact Avant Homes - the marketing name for new Avant homes in Oatlands is "Richmond Gate".

Oatlands related development enquiries should be made to:

Eddie Warde, Principal Officer

Glasgow City Council

Phone **0141 287 8407**

Email [eddie.warde@drs.glasgow.gov.uk](mailto:eddie.warde@drs.glasgow.gov.uk)

## PROFESSIONAL INPUT

Planners - **Glasgow City Council**

Architects (Masterplan) - Page\Park

Architects (Housing Design) - Holmes Miller

Engineers - Aecom

Landscape Architects - Brindley Associates

Limited