



Richmond Park

Design Brief to Avant Homes

August 2016

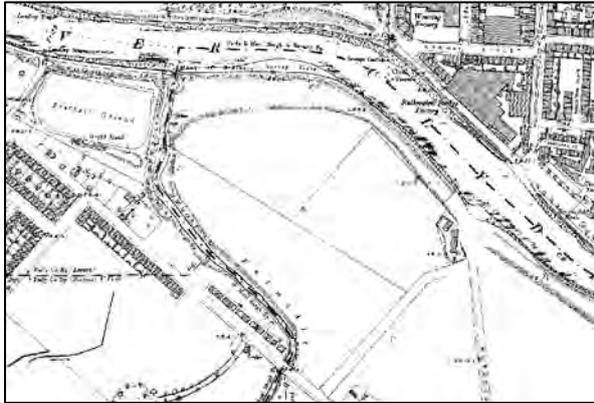


Contents

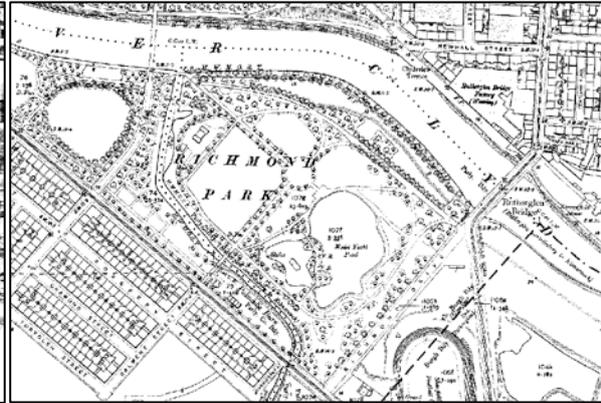
	Page
Contents	1
1.0 History	2
2.0 Background	4
3.0 Surrounding Land Use	4
4.0 General Policies	5
5.0 Policies and proposals by Area	6
1: South New Park	6
2: Polmadie Burn	6
3: New Housing	6
4: Sports Area	6
5: Clyde Walkway	6
6: Main Avenues	7
7: Central Area & Pond	7
8: Pub / Restaurant	8
Appendix	8

1.0 HISTORY

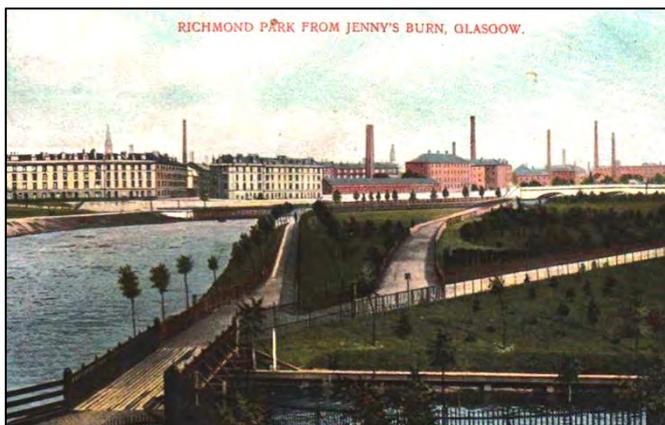
The site of Richmond Park was purchased in May 1898 and the park was opened in September 1899. It was named after Sir David Richmond who was Lord Provost of Glasgow from 1896-99.



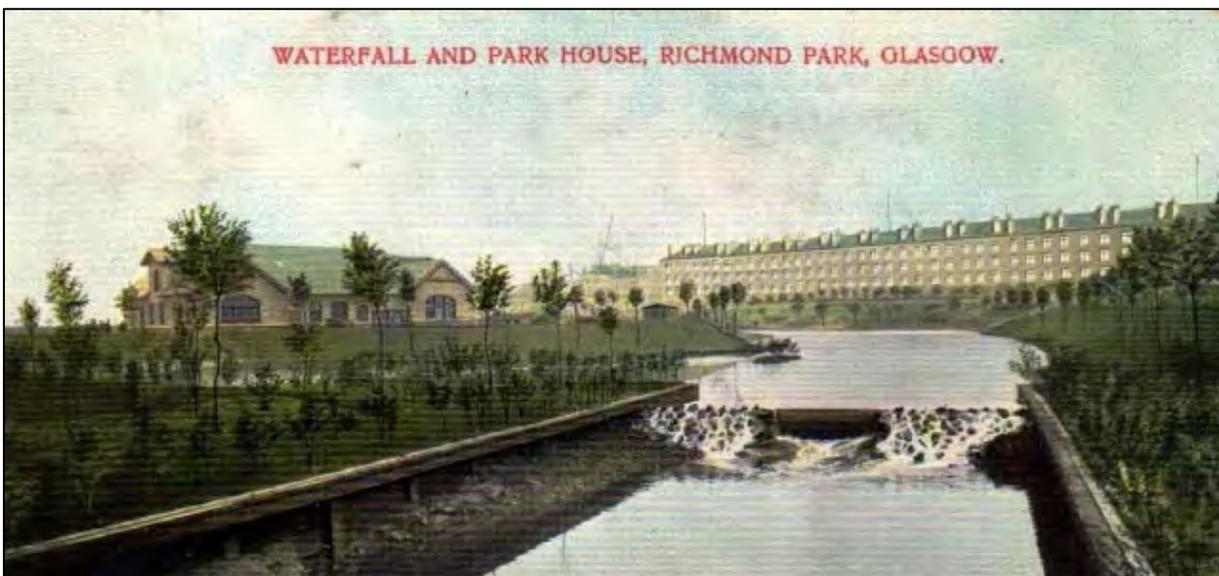
1860



1910



Along with the creation of the park the map extracts above also show the installation for the Polmadie foot bridge, bridge into the park opposite Dalmeny Street and Rutherglen Bridge. The illustrations left and below give a flavour of how the park would have then looked around the time it was opened.





By 1936 the aerial view below shows the structure of the park with maturing trees. The original timber bridge over the Polmadie Burn was replaced with a reinforced concrete bridge in 1926 and the layout includes a play ground between the park and Rutherglen Road and a pavilion has been built next to the boating pond. The park also had public toilets and a further small pavilion serving the recreation area.



The park has remained largely unchanged over the years, the main visual change being the further maturing of existing trees and a gradual planting of further additional trees. Over time this has given the park a more enclosed character.

2.0 BACKGROUND

The redevelopment of Richmond Park is part of the larger Oatlands housing project. A phased program of works to redevelop the area started in 2005. A key part has been the creation of a new area of parkland south of Polmadie Burn developed in exchange for the construction of housing within the park close to the river Clyde. The effect of this in the longer term will be to better integrate the open spaces of the park with the surrounding housing.

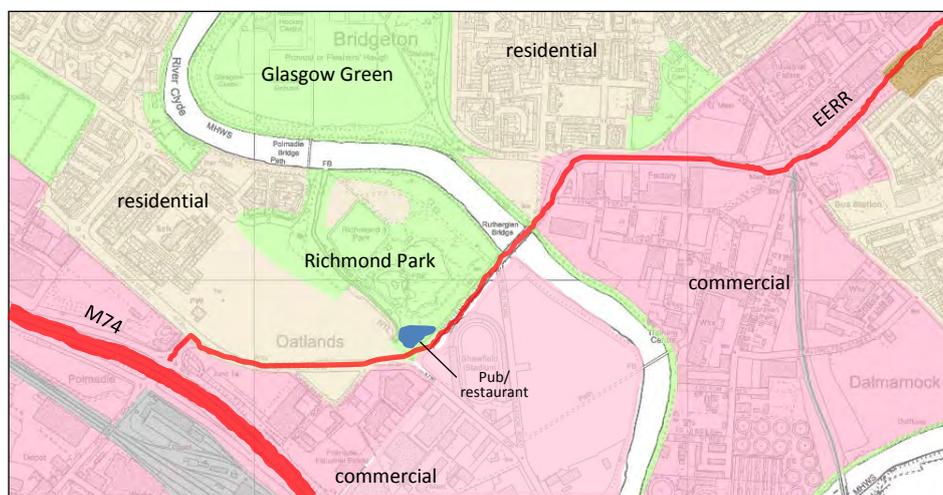
Due to a decline in the housing market the initial program for the complete project has been delayed but has now reached a stage when detail design of changes to the Park can be considered. This document lists GCC requirements and objectives for the regeneration of the park.

The aim is to provide a park which will meet both current requirements of users and potential future requirements taking into account surrounding housing, retail and business developments.

3.0 SURROUNDING LAND USE

Richmond Park has the potential to be a valuable resource to local residents and workers from surrounding offices and business. Catchment areas are:-

- a) Oatlands housing development, over 1000 new houses
- b) Light industry and retail area between New Rutherglen Road and the M74
- c) Proposed Clyde Gateway developments between Shawfield Road / Glasgow Road and the River Clyde.
- d) Light industry and Police Scotland between River Clyde and East End Regeneration Route (EERR)
- e) Housing north of Newhall Street and EERR
- f) Visitors to the proposed pub / restaurant in corner of the park.



4.0 GENERAL POLICIES

1. Avant Homes to develop a master plan for the park based on this design brief. Following review and approval by GCC, Avant will progress detail proposals also for review and approval before progressing to tender and construction stages.
2. Avant Homes to provide budget costs for proposed work elements and on-going details of subsequent expenditure against initial cost plan for all works within the design brief.
3. The aim is to create an open welcoming space with sightlines across the park to provide informal security from surrounding residents. When planning tree felling and planting long views through the park should be achieved where possible.
4. The proposals will use contemporary elements to match those used across the Oatlands development area using the existing suite of fencing, edgings, paving, litter bins, seating and signage. Litter bins and seating to be provided along the two main avenues and at other appropriate locations e.g. views, adjacent to model boat facility etc. Seating/bins to be installed into hard surfaces only.
5. Clear physical separations should be incorporated between vehicle roadways around the new housing, pub/restaurant/model boat club parking. This separation should be by changes in level, surface material, width of openings or other “soft” elements avoiding the use of bollards / fencing etc. and while still ensuring DDA provision.
6. Footway works. Extent of works to be agreed by site walkover, however works in general to be:-
 - a) Two main avenues reduced to 5.0m width
 - b) All other footpaths reduced to 3.0m wide
 - c) Main avenues edged with 50mm flat top kerb and adjacent reclaimed sett edging, laid flush.
 - d) All other footways to be edged with 150x50mm flat top PCC kerb, laid flush
 - e) Adjacent edges to in-filled and seeded as required
 - f) Retained surfaces overlaid with 25mm hot rolled asphalt
 - g) New build paths to be 150mm type 1, 50mm dense bitumen macadam with 25mm HRA
 - h) 3m kerb edge radius at junctions or 2m at acute angles.
7. Ornamental shrub planting / hedge planting to be omitted from areas which will be under GCC maintenance.
8. Colour, texture and year round interest to be provided by the provision of a wide variety of tree species including non-deciduous species. Unless inappropriate trees to be root balled and supported by underground guying. Tree planting contract to include for 5 year maintenance regime and failure replacement. Areas of wild flower planting and long season bulb planting to be used to reduce the grass maintenance requirement. Areas of close mown grass should be selected as most suitable for picnics, free play etc.
9. Tree planting and felling proposals, re views into the park, to be planned taking into account likely selective felling of trees along the Polmadie Burn.
10. Soft to hard surface boundaries should be designed for ease of maintenance e.g. use flush kerbs to adjacent grass areas.
11. Drainage to hard areas to be provided using soak-away's and/or swales, as appropriate, minimising grass maintenance obstacles.

12. Invasive species to be isolated completely removed including removal of topsoil and subsoil as required to approved disposal site.
13. Remove bow top fencing where possible.
14. Paint all retained or new fencing in Oatlands blue.
15. Assess and repair or renew path network. Install new footpaths to accommodate new park layout.

5.0 POLICIES AND PROPOSALS BY AREA (see appendix)

AREA 1 : SOUTH NEW PARK

Works to this area have already been approved by GCC and implementation is being progressed.

AREA 2 Polmadie Burn

Works to the area are out-with the scope of this brief. The area is unlikely to be dealt with by GCC until after Avant's involvement within the Oatlands project area. (Note that GCC may require access to the areas for either planned or emergency works during the Avant site works construction period in the park.)

AREA 3 : New Housing

1. Provide new north/south footway between the west flats and Polmadie Burn if practical and deliverable.
2. Provide footpath links to the park along anticipated desire lines.
3. Consider boundary between housing and park - note that any boundary planting will not be maintained by GCC.

AREA 4 : Sports Area

1. Allowing for required change in levels, install a grass pitch using free draining build up and a full drainage network. Adjacent edgings and levels to be designed to ensure that water from surrounding areas does not drain into the lowered area of the pitch.
2. Include ducting to allow for possible future installation of floodlighting. Include installation of a serviced power supply pillar to edge of site.

AREA 5 : Clyde Walkway

1. Repair, replace, re-paint fence to river bank as required.
2. Carry out selective felling and tree planting, within park boundary fence, in line with general policy.
3. Install DDA footpath links around new housing within the park.

4. Remove pump house, surrounding trees and fencing and install new below ground pump house, see requirements in AREA 7.

AREA 6 : Main Avenues

1. Assess condition of existing north/south & east/west tree avenues. Carry out selective tree felling and replant with semi-mature trees at spacing to be advised.
2. Break out existing roadway and edging and lay new 5m wide footway.
3. Assess of south bridge over the burn, carry out cosmetic works as required.
4. Retain existing entrance layout to Shawfield Drive. If possible retain and refurbish original cast gate posts, install new feature gates in complimentary style. Install heavy duty collapsible bollards for occasional emergency or event access.
5. Create central feature/plaza area with complimentary tree planting behind existing boathouse (to be demolished).
6. Install metered electrical supply pillar with multiple outlets for events. Specification and location to be advised.
7. Installation of lighting not to be carried out.

AREA 7 : Central Area & Pond

1. Remove existing model boat building and surrounding bitmac, install link path from pond to formal area (6) above, and reinstate redundant bitmac areas to grass.
2. Assess and repair pond edging surrounds.
3. Drain down pond and remove silt and debris, carry out repairs if required.
4. Review guidance and regulations in respect of water management for the pond. Carry out survey and assessment of the existing pond layout, inlets, outlets and control gear. Prepare specification for new pond water management system. Upgrade pumps, sluices and control gear to provide automatic management of water quality and level. Install control gear into new pavilion, see 9 below.
5. Carry out selective felling and tree planting in line with general policy to thin out trees and shrubs. Remove any non-native invasive species including removal of contaminated soil from site and importing replacement soil as required.
6. Remove former rockery bed and reinstate to grass.
7. Carry out assessment of smaller south pond. Remove inappropriate plant material and re-plant with suitable aquatic/margin plant species to create a semi natural habitat.
8. Remove existing bridges and fencing between islands. Clear existing trees/shrubs from islands and replant to provide nesting areas, further detail to be provided by GCC LES Conservation. Remove all bridge abutments and install new pond edging to match adjacent.

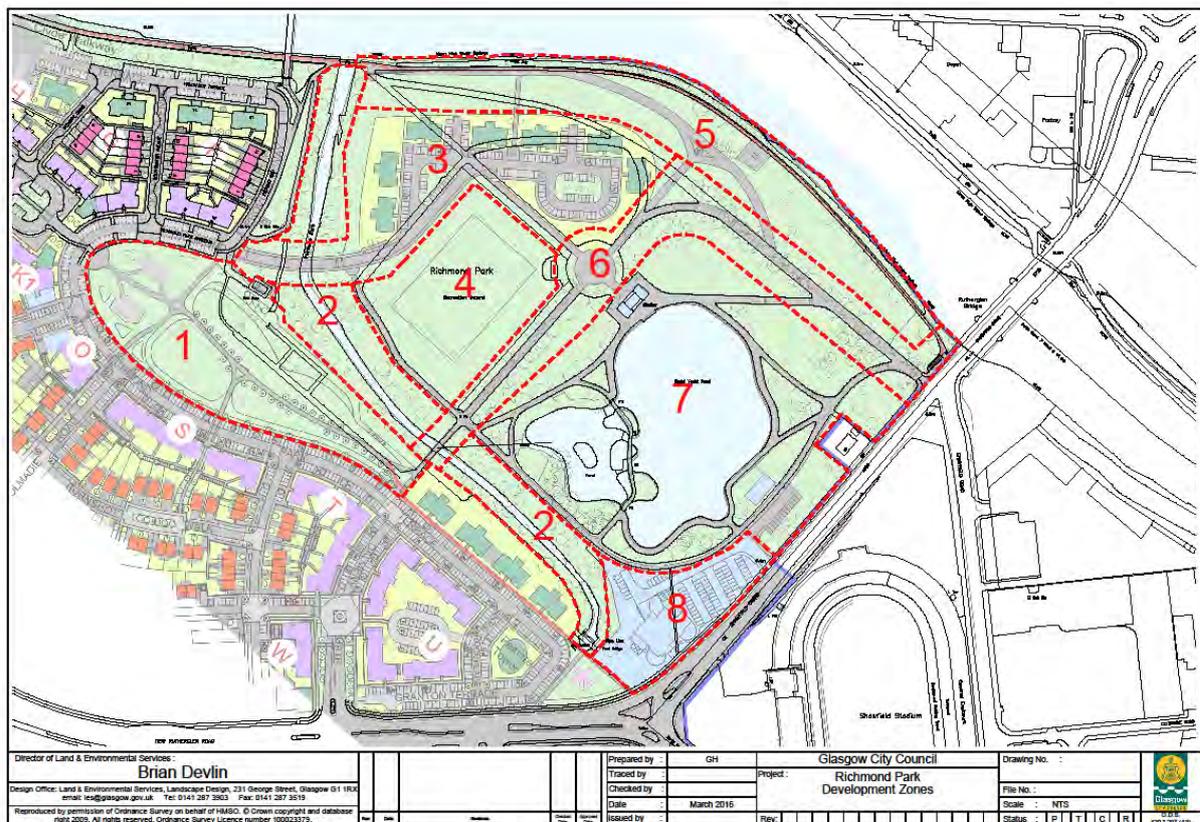
9. Design and build replacement facility for use by Glasgow Richmond Model Boat Club. Include in design parking for 16 cars, hard-stand between building and pond edge, toilets, kitchen and meeting room, storage etc. Building also to include provision of shower and changing facilities for two football teams with external access and secure internal link door. Building style to be complimentary to the style of historic buildings within the park but share elements with the proposed pub/restaurant and new flats. Building layout to be agreed.
10. Access by resident of 10 Shawfield Drive via internal park foot/roadways to be maintained during siteworks.

AREA 8 : Pub / Restaurant

1. Form boundary between the development and the park to prevent vehicle access from the car park - note that any boundary planting will not be maintained by GCC.
2. Install robust, padlocked, vehicle barrier to provide access point into the park for LES maintenance vehicles. (Also be for use of resident of no.10 Shawfield Drive)

Appendix

Area Plan



Glasgow City Council
Land and Environmental Services
231 George Street, Glasgow
August 2016