

Clydebank Town Centre Vision

Executive Summary



A Town Centre for Everyone

What is this document?

This document is a summary of the recent Vision for Clydebank Town Centre developed for West Dunbartonshire Council.

What is the Vision?

The Vision provides a framework for Clydebank town centre to deliver the social and cultural ambitions of the community. It presents a 'joined up' approach to introducing new development where uses are positioned in relation to each other to create the vibrancy and activity that is key to a successful and relevant town centre. The centre will embrace the unique environment of the canal and be inhabited by new homes and new workplace - all supporting the remaining retail and extending activity into a safe evening economy.

It shows a vision of Clydebank town centre in 15 years' time, welcoming, accessible and inhabited, that meets the needs of all regardless of age, disability or wealth. In short, it is about creating a real centre to the town – **a town with a heart**.

Why is it needed?

Across the UK, urban shopping centres are struggling to survive and are increasingly being recognised as an opportunity of sufficient scale that can be a catalyst for whole town centre regeneration.

Why is the town centre important?

Our town centres offer a rich and authentic environment that for generations have been the backdrop to memorable community events. Furthermore, the health of a town centre reflects the health of the wider community or society. An energised town centre that is open to all and where there is alignment, engagement and transparency on decision making will combat isolation, create opportunity and enrich all our lives.

It is critical that we reposition Clydebank in people's psyche and reconnect everyone to their town centre.



Image Caption:
Vision Concept Diagram

How did the community influence the Vision?

Stakeholder workshops and individual consultations were held as the Vision developed. Beyond this, ambitions arising from the extensive community consultation that had been undertaken in recent years, the Clydebank Town Centre Design Charette and Clydebank were also incorporated.

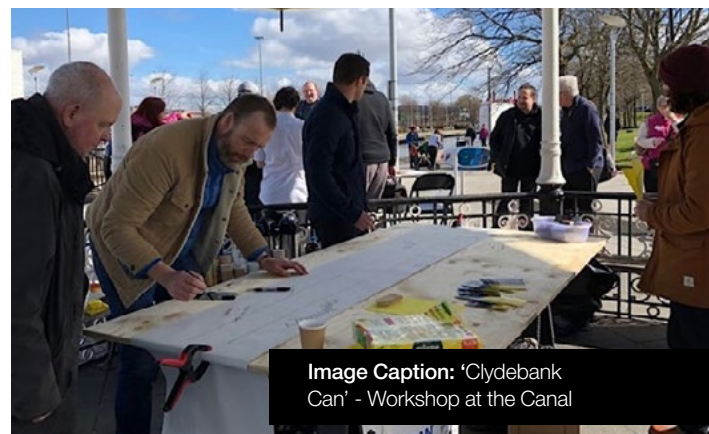


Image Caption: 'Clydebank Can' - Workshop at the Canal



Image Caption: Clydebank Town Centre Design Charette



Image Caption: Clydebank Town Centre Design Charette

Clydebank: A Town with a Heart

The Ambition

The ambition for Clydebank is to create a transformed town centre that celebrates existing buildings like the Co-op and adds a new series of quality buildings, pedestrian friendly streets and open public spaces.

This plan reconnects the new 'centre' with the canal, Queens Quay and the river and creates a new public 'heart' for the town.

What are the key concepts?

The key concepts reflecting the needs of the community that are delivered in the Vision are:

1. Encourage more town centre living.
2. Provide a new civic space for the community at the heart of Clydebank.
3. Celebrate Clydebank's unique heritage.
4. Improve connectivity and accessibility with human scaled streets and spaces, providing safer walking and cycling routes.
5. Provide a new public transport (Train / Bus / Taxi) interchange at the heart of the town centre.
6. Introduce new greenspace and enliven the banks of the Forth and Clyde Canal.

A vibrant, safe and welcoming mixed-use town centre, accessible to all



Image Caption:
Concept Diagram - A new heart for Clydebank

New Town Centre Living

New homes at the heart of a revitalised town centre

The Clydebank Town Centre Development Framework & Action Plan states one of its four main themes as:

‘Consolidating and Extending Town Centre Living...the challenge is to tackle declining population in West Dunbartonshire by offering more housing choice...’

The vision focuses on the introduction of a significant number of new homes (around 300) including flats, family homes and homes for the elderly that provide a mixture of social rented, affordable and private for sale options to meet the needs of the wider community.

Mixed use apartment blocks are shown adjacent to Sylvania Way / Kilbowie Road to provide necessary height and enclosure, replicating the feeling of successful historic streets.

Homes for the elderly are proposed alongside the new Linear Park to take advantage of the services the town centre provides.

Finally, the former Playdrome site plays host to a variety of family homes with apartment blocks at key corners to provide appropriate activity and height to the canal, Argyll Road and Chalmers Street.

Mixed-use blocks: Bringing density, vibrancy and ‘eyes on the street’

To ensure the creation of a vibrant and safe town centre environment of an appropriate scale, a variety of ground floor uses are included within the development proposals to key street and square edges, from shops and cafes / restaurants to civic / leisure and workplace.

The new homes above provide passive surveillance and opportunities to live at the heart of the town centre, close to all the facilities it provides and in proximity to the excellent public transport links already available.

Key to housing diagram - Possible housing types

- Flats - Private for Sale (with Commercial Ground Floor)
- Flats - Private for Sale (Playdrome Site)
- Flats - Social Rent (with Commercial Ground Floor)
- Homes for the Elderly
- Townhouse / Terrace - Private for Sale (Playdrome Site)



Image Caption:
Location and possible types of new homes in the town centre.

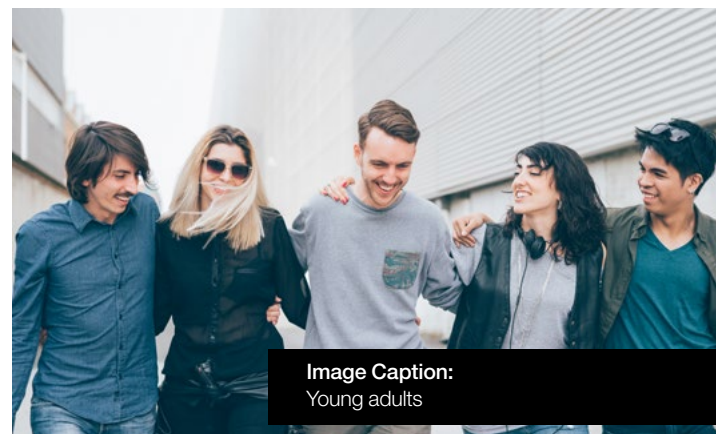


Image Caption:
Young adults



Image Caption:
Family with young children

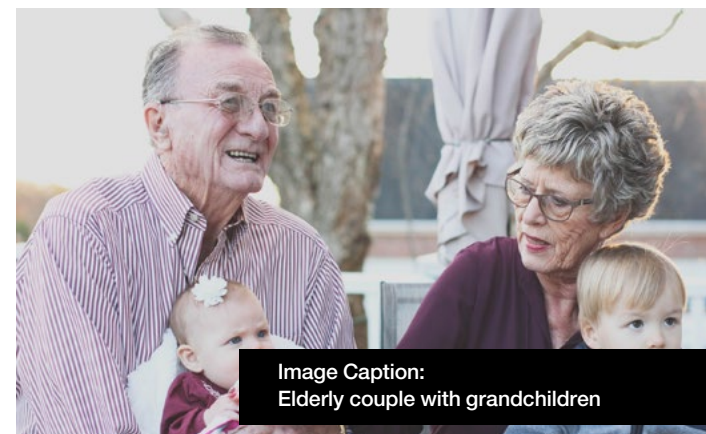


Image Caption:
Elderly couple with grandchildren

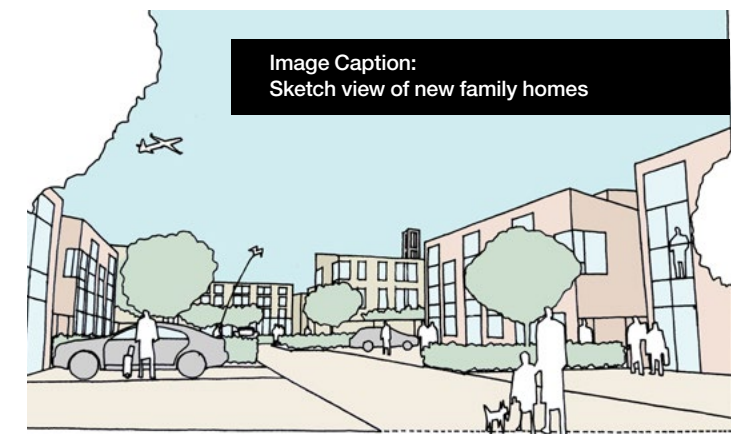


Image Caption:
Sketch view of new family homes

A New Town Square

The heart of Clydebank: A new Town Square

Currently, Clydebank lacks a quality 'civic' space in which the inhabitants of the town can celebrate its past, present and future.

At the heart of the vision is the creation of a new public square which is positioned to allow ease of access from the north and the current shopping centre and canal, and from the south and the emerging new neighbourhood of Queen's Quay.

This new place will form the centrepiece of a series of urban spaces connected by inhabited streets and routes connecting Three Queens Square and the canal to the north, the new Transport Hub and across a newly created public realm on Dumbarton Road towards the River Clyde, Titan Crane, College, Sports Centre, Medical Centre and emerging residential neighbourhood to the south.

The new town square is surrounded by activity:

- A market hall providing year-round produce and community activities
- A reconfigured Co-operative Building
- A stage for performances and events
- A town clock which references the historic 'Singer' factory clock which was such a major part of the town's industrial past.

It will be inclusive, encouraging people of all ages to visit and spend time enjoying curated activities geared towards them, a place to meet friends and family, a place to celebrate the seasons and major events throughout the year.

Image Caption:
Co-operative building - A heritage asset

A new Market Hall

With a marked shift in shopping habits and the decline of traditional 'high street' retail, towns are looking for new things to attract people back to spend time in their centres. Across Europe and the UK in recent years, market halls have proven to be hugely influential in providing a focus for public life and in creating a location for diverse commercial activity.

The new town square with the backdrop of the Co-op Building provides an ideal location for a market hall to bring a diverse offer of food and drink outlets and retail as well as opportunities for smaller independent suppliers to showcase their goods.

The market hall will be able to also support outdoor activities in the square, creating seasonal activity to ensure a year-round calendar of events.

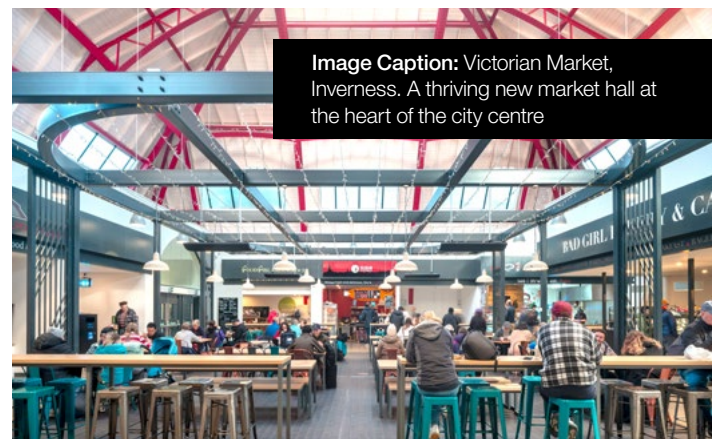


Image Caption: Victorian Market, Inverness. A thriving new market hall at the heart of the city centre



The Co-operative Building

New Town Square

New Market Hall

Image Caption:
Aerial Image of proposed town square.

Connectivity & Movement

A transformed, walkable town centre that prioritises people over cars

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

The vision for Clydebank town centre delivers:

- A network of easy to navigate attractive walking, wheeling and cycling routes throughout the area offering movement between key uses.
- A hierarchy of routes which provide a mixture of both safe vehicle and exclusively pedestrian environments.
- Improved connections to surrounding areas and communities with more choices for short distance journeys in and out of the town centre.
- Enhancements that reinforce Clydebank town centre as a true 20 Minute Neighbourhood.

A new sustainable Public Transport Interchange at the heart of the town centre

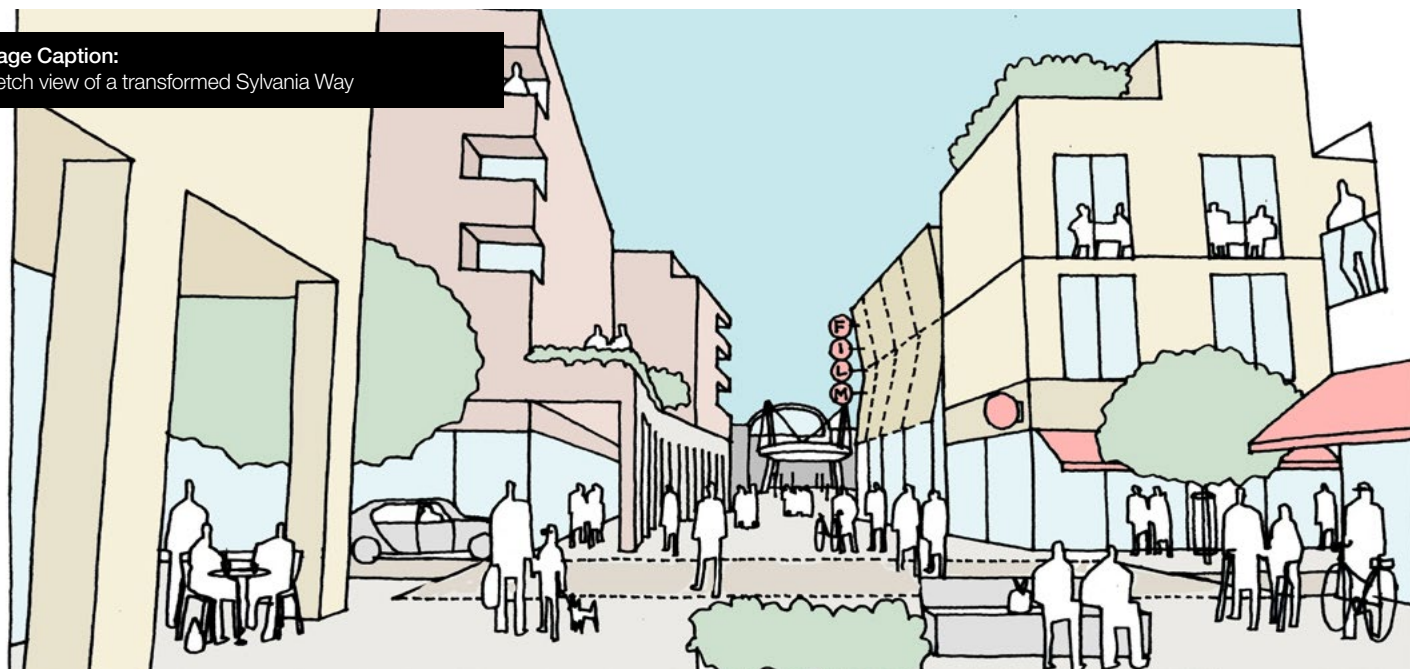
A key component of the Vision is the provision of a new Public Transport Interchange around Chalmers Street incorporating a transformed train station and improved bus stances.

The new facility would also offer bicycle parking and EV charging spaces.



Image Caption: Image of proposed Public Transport Interchange

Image Caption: Sketch view of a transformed Sylvania Way



Making the railway viaduct tunnels safe and inviting

The Vision proposes the transformation of the existing railway viaduct tunnels with light & colour.

This could include suspending 'nets' of light, introducing decorative murals or projected light giving them new life at night, helping to improve safety and encouraging an increase in visitors to the town centre supporting the evening economy.

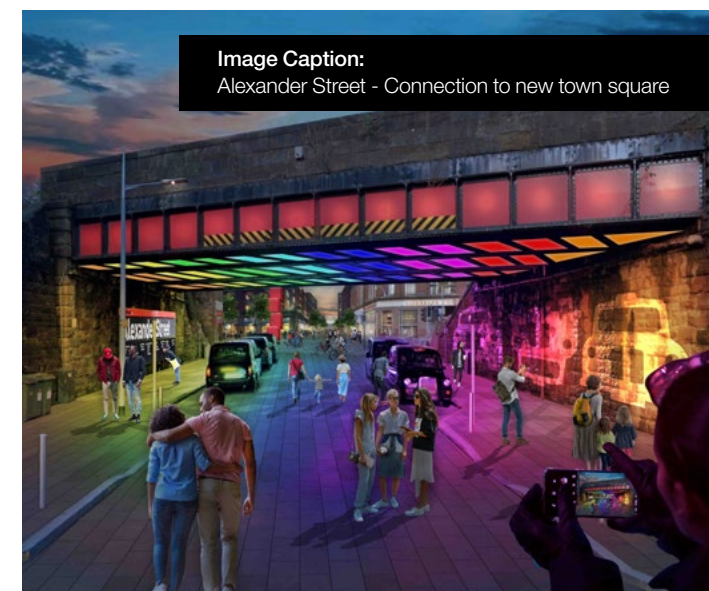


Image Caption: Alexander Street - Connection to new town square



Image Caption: Hume Street - Connection to Queens Quay

New defined active travel routes and trails

A series of dedicated routes and trails is proposed that celebrate Clydebank's unique heritage, provide a 5K walking / running route, a dog walking circuit that takes advantage of the new greenspace, and a safe walking route that avoids any potentially busy roads and allows for places to stop and rest along the way.

All of the proposed routes begin and end in the town centre.

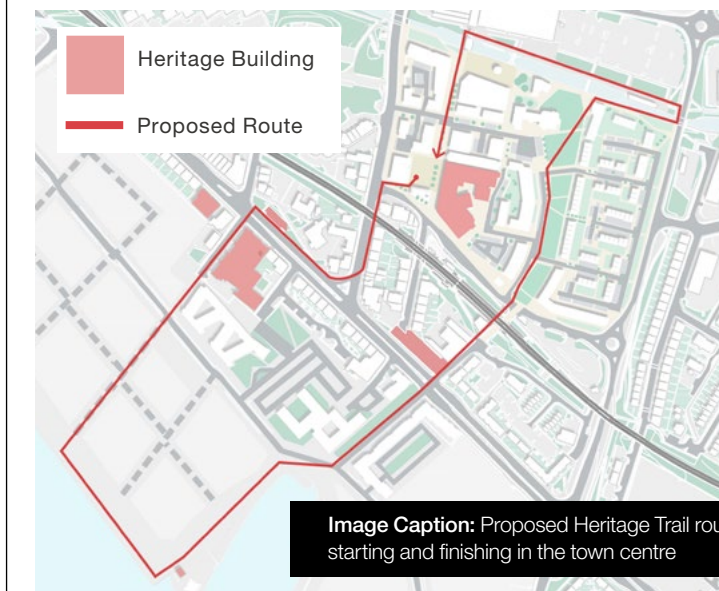


Image Caption: Proposed Heritage Trail route starting and finishing in the town centre



Image Caption: Proposed 'Tower' active walking / running route (left) and Safe elderly walking route (right)

New Greenspace & Canal Activation

New Linear Park: A much needed greenspace at the heart of the town centre

The greening of Clydebank town centre and the promotion of greater biodiversity is a key aim of the vision.

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

This space creates an attractive setting for Waterfront Parish Church and for the potential new residential and workplace blocks to either side.

Conceived as a multi-functional greenspace that provides water management, biodiversity, access and recreation, the linear park is deliberately located to align with the new transport interchange at Hume Street and with the landscaped Titan Boulevard. Together they form an attractive pedestrian and cycle friendly route to / from Queens Quay and the river in the south and to / from the canal and beyond in the north.

It contains a rich variety of uses that respond to the needs of the wider community.

New Canalside Activity Centre

The new activity centre will comprise bicycle workshop and storage area, changing facilities and toilets, a small kitchen and a flexible area which could also be hired/used by other community groups.

Activities will 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.

The Centre will also work with the local schools and other community groups. There will also be an opportunity to provide water based activities in the future, taking advantage of the Centre's excellent location on the banks of the Canal.



Image Caption:
A new urban park at the heart of the town centre.

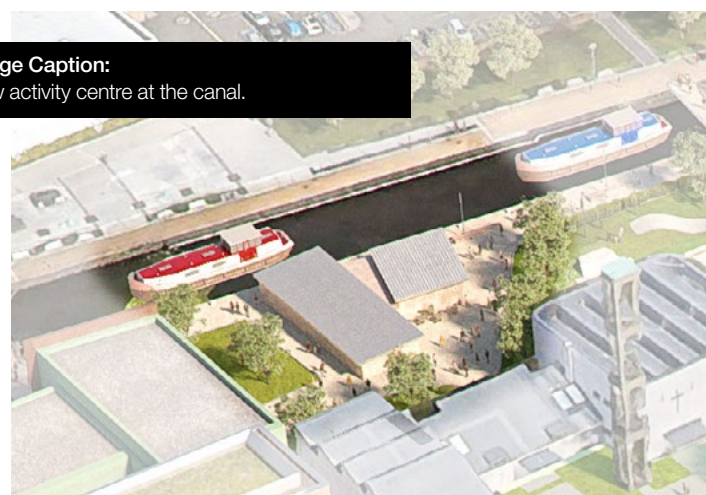


Image Caption:
New activity centre at the canal.

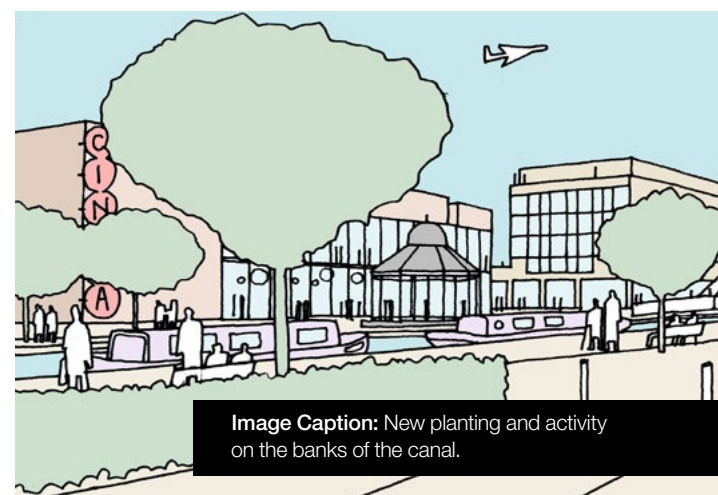


Image Caption: New planting and activity on the banks of the canal.

New Linear Park: Serving the entire community



Activities:
Skatepark
/ BMX



Sensory
Garden



Allotments /
Community
Gardens



Childrens
Play



Sport /
Recreation

A Rebalanced Town Centre

This vision for the town centre of Clydebank will be transformative and act as a catalyst for further positive change.

