

INFORMATION EVENT

WELCOME!

WHAT'S YOUR VISION FOR YOUR TOWN CENTRE?

We've identified some short, medium and long term considerations below, but we want to hear YOUR vision and aspirations so that we can feed these in to the masterplan we are developing.

We are developing a holistic and strategic masterplan design for Newton Mearns Town Centre as part of the Sustrans funded Places for Everyone Scheme. This scheme supports the design and construction of projects to improve opportunities for walking and cycling.

Previous consultations have taken place locally on the Balgray Connections, A77 Spaces for people and the Newton Mearns Local Action Plan.

This project focuses on access to the town centre, local parks and key buildings in the town centre.

External funding has been accessed to carry out this consultancy work, which is separate to the Council's budget, and opportunities for funding to construct any aspect are still to be sourced and will be subject to further agreement by East Renfrewshire Council.



This masterplan design project is due to conclude in June. Funding options will then be reviewed before any elements move forward for detailed design or implementation works.



Short Term Targets (0-5 years)

These are key project priorities to help enable walking and wheeling across the town centre and address current safety and connectivity issues. We've identified opportunities for:

- Improvements to carriageways, junctions, footways and crossing points to improve safety for those walking and wheeling;
- A new cultural hub at Fairweather, to address a gap in Newton Mearns current offering;
- Improved connections between The Avenue Shopping Centre and both Fairweather and Crookfur Parks;
- Implementation of sustainable urban drainage systems to help relieve current system pressures;
- Implementation of early infrastructure for park power generation, to improve opportunities for a future self sustaining parkland asset.



Medium Term Targets (5-10 years)

These are medium term goals and opportunities which may change over time. We've recognised potential for:

- Replacement and expanded play and outdoor exercise facilities within the parks (when existing facilities reach the end of their life cycle,) with an emphasis on natural play and social exercise;
- Opportunities to extend the new cultural facility at Fairweather indoor and outdoor, which could include an outdoor amphitheatre space for performance;
- Possibilities of reduced usage or higher density car parking could allow some areas of current car parking to be redeveloped for housing, retail, or temporary events, as interest in the town centre increases.



Long Term Targets (15+ years)

These are long term considerations which are much less fixed, but allow us to think about what Newton Mearns Town Centre might look like in the more distant future. These might include:

- Further possibilities presented by reduced car dependency and reduced car parking requirements could allow gradual further expansion between The Avenue Shopping Centre and Fairweather Hub;
- As the town centre becomes a stronger destination, architectural interventions could become desirable to enable better connections and more active shop front access;
- Last mile delivery principles may change requirements for service access at McKinley Place, providing further opportunities for active frontage retail, outdoor seating for cafes, or community leisure.



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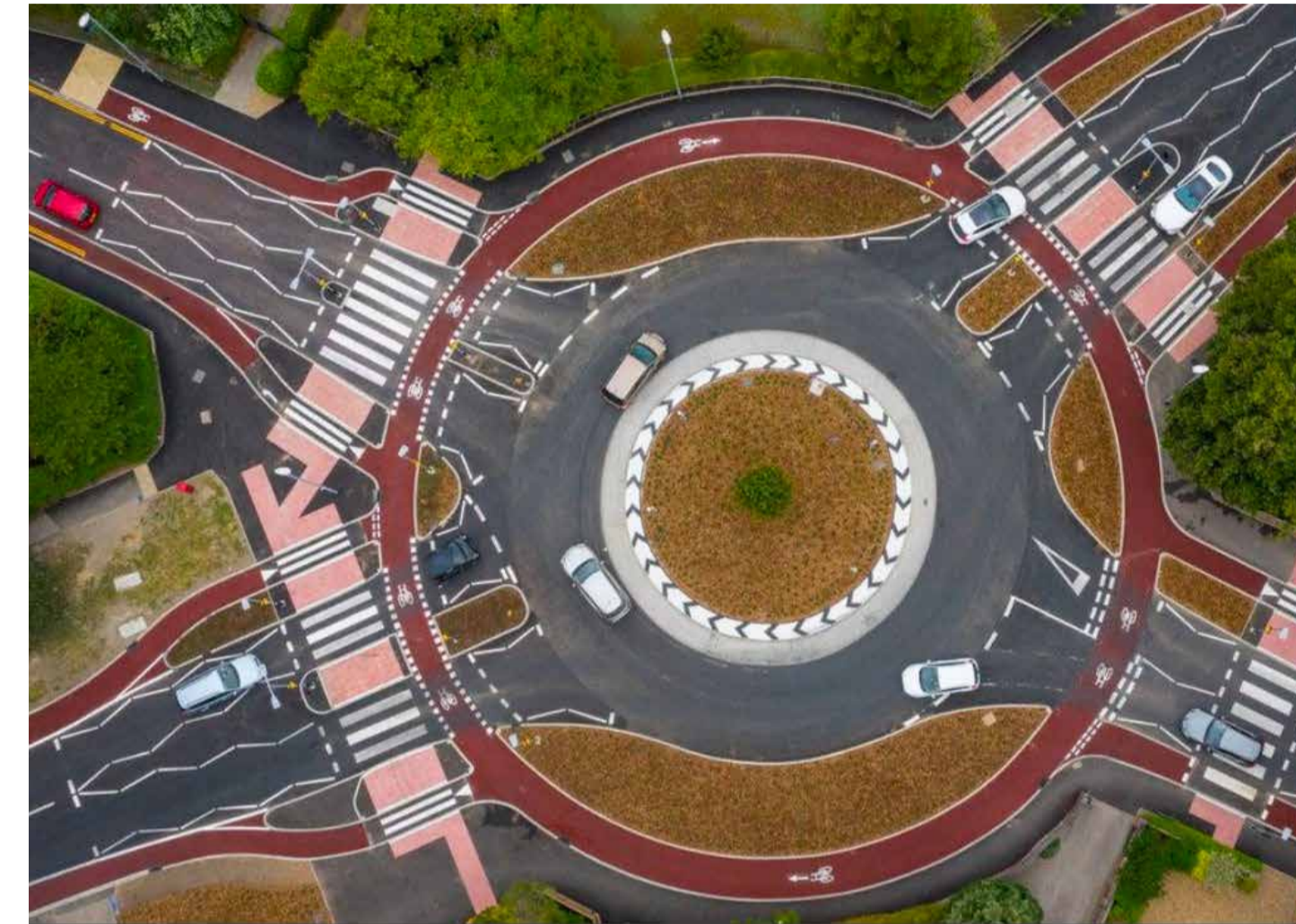


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WALKING & WHEELING

Potential site wide opportunities

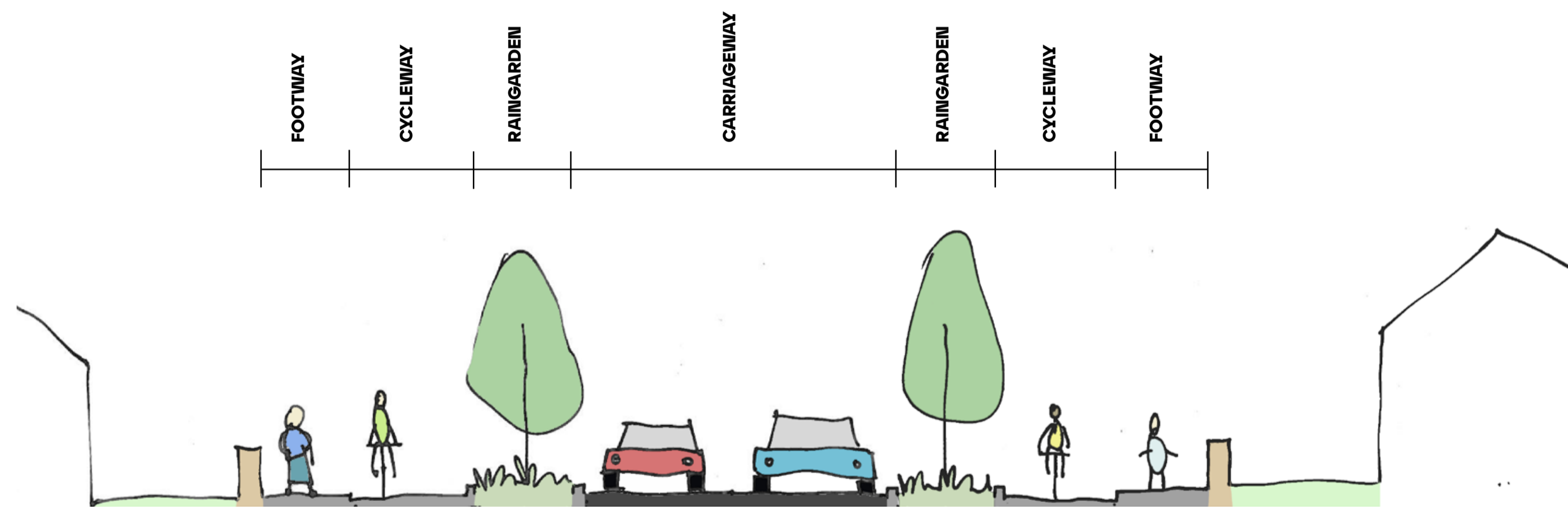


Options to re-distribute space at Crookfur Roundabout to accommodate segregated cycling and existing driveways; or re-align Crookfur Road to remove the requirement for roundabout infrastructure?

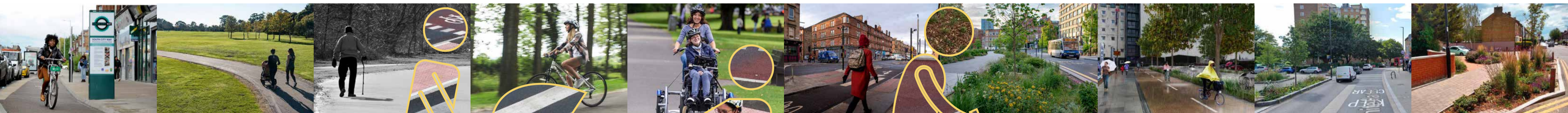
Scottish Government policy is to encourage, promote and facilitate development to prioritise walking, wheeling, cycling and public transport for everyday travel, and therefore reduce the need to travel unsustainably.

We've identified some areas for widened and new footway connections, junction improvements, new crossing points and cycle lanes.

Key considerations are walking and wheeling connections between local destinations including The Avenue Shopping Centre and both Fairweather and Crookfur Parks.



How can we improve Ayr Road for walking and wheeling?



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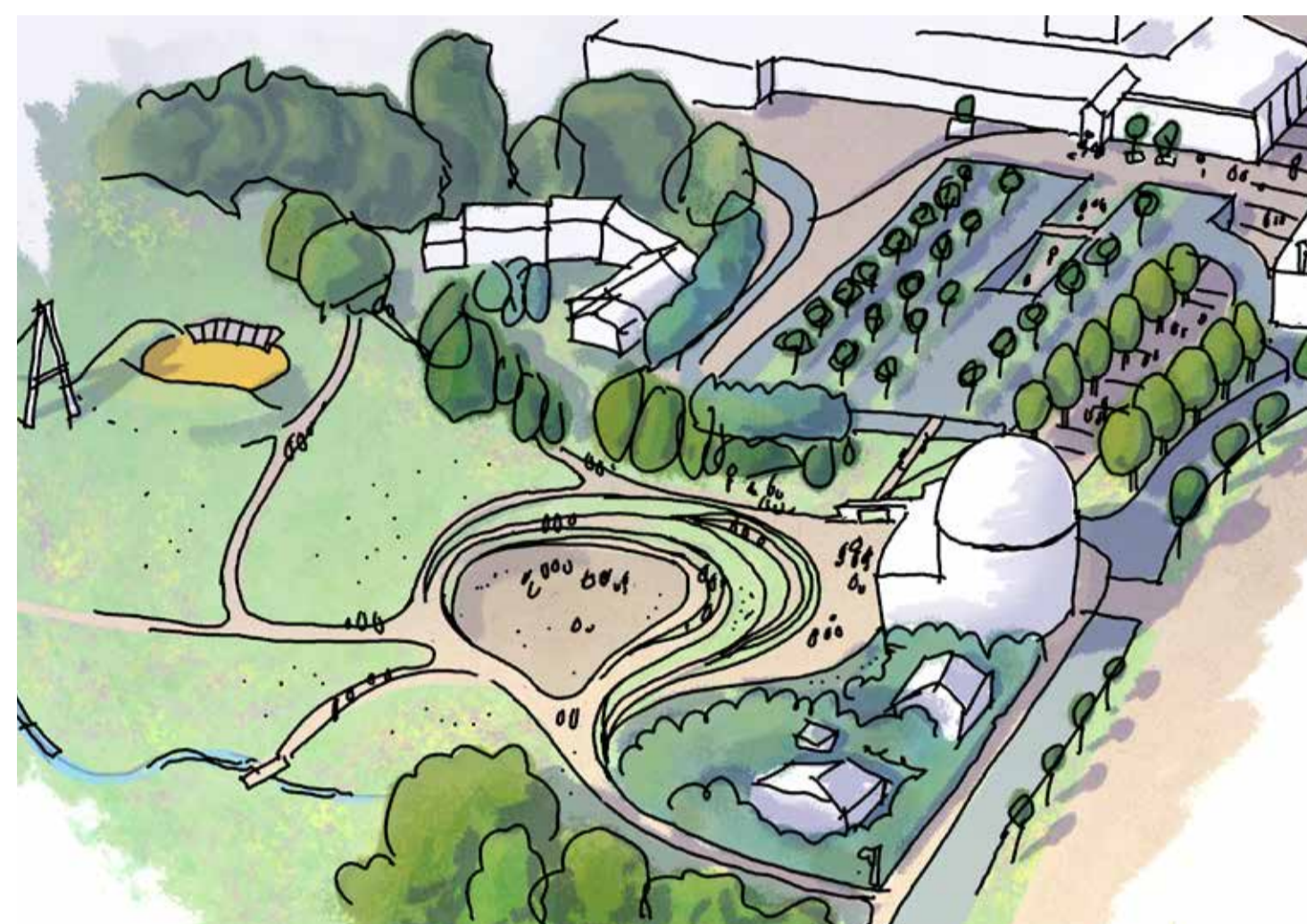


LANDSCAPE & PLAY



What might new play spaces look like?

What activities could be accommodated, and for who?



An outdoor amphitheatre space presents opportunities to expand a cultural community facility outdoors, in addition to creating an informal play and social space. A ramped pedestrian walkway links to the shopping centre.



Play isn't just for kids. Social spaces for elderly members of the community include planting, seating, and games like chess and petanque.



A sunken social play space provides a boundary for toddlers without railings or fencing, and accommodates seating for parents. This could also be used by teens.



Combining play design with a form of place-making creates inclusive community spaces that are interesting to children and adults.

Fairweather and Crookfur Parks are key assets of Newton Mearns Town Centre, though are presently cut off from each other and from the shopping centre. With improved connectivity, lighting, and further investment as existing facilities reach the end of their life cycles, these parks could work much harder for the community, which would help to facilitate a 'flip' in the town centre away from the busy Ayr Road and towards a natural parkland setting. Newton Mearns as a new green destination for lifestyle, leisure and culture.



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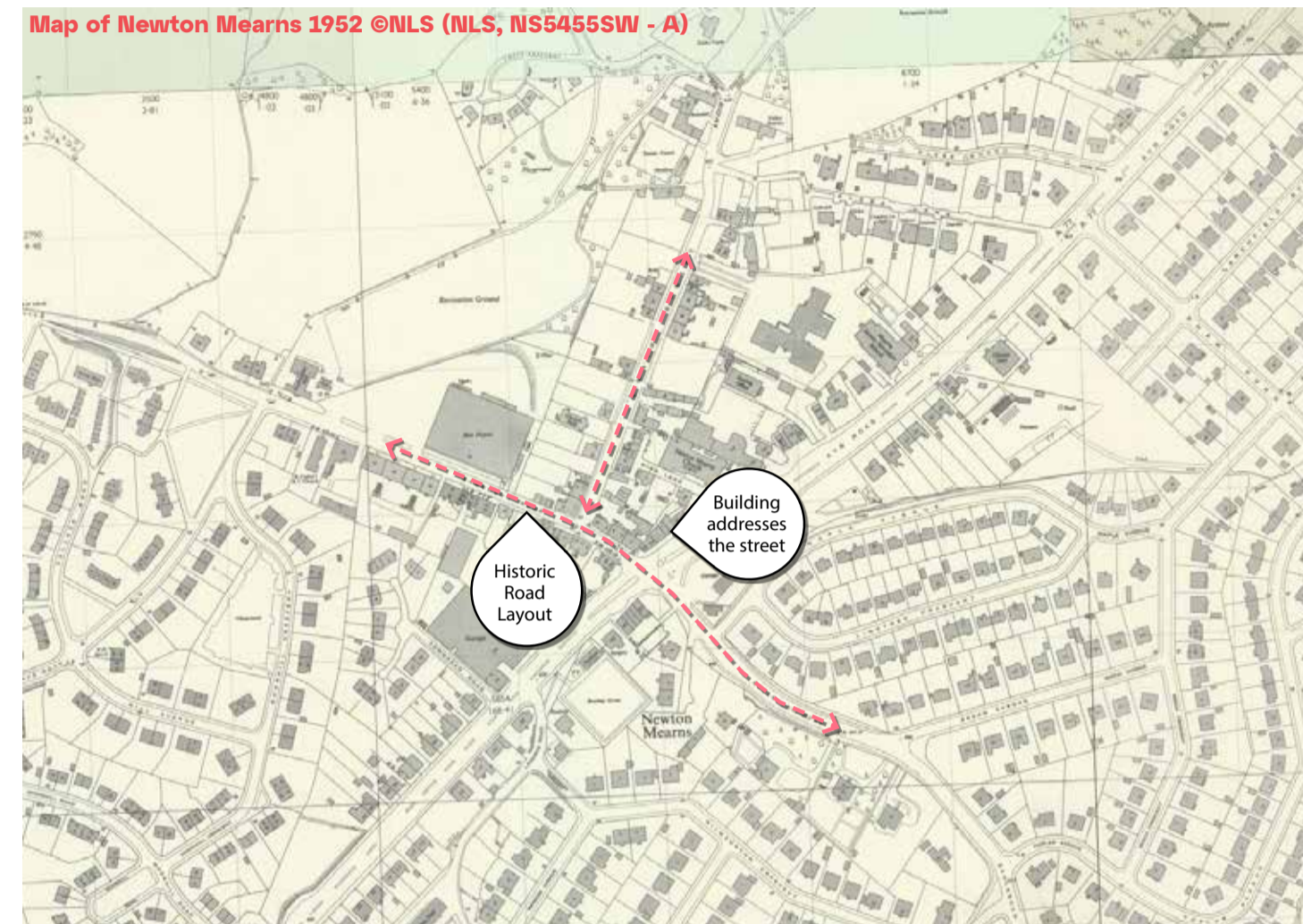


BUILDINGS & CULTURE

The historic evolution of the site shows that the Main Street of Newton Mearns was set back and inward facing away from the intensively used Ayr Road artery.

The Avenue shopping centre emulates that arrangement, with an internal, contemporary shopping street. A consequence of this composition is that the retail centre presents 'back' elevations to the townscape around it.

We have considered the steps that could be taken to shape a community-focused town centre through adjustments to the existing streets and buildings. The aspiration is for a town centre defined by a **diverse amenity offer**; rich, connected routes; and a **distinctive identity** to support the community to thrive.



This historic layout highlights the strength of the porous, north-south oriented Main Street and the alignment of Barrhead and Eaglesham Rd. It provides clues to potential future adjustments that could strengthen connectivity between east/west areas of the community.



The shopping centre creates a physical barrier to east-west movement within the community. Surrounded by car parking, it is not easy to access other than by car. Civic space is internalised and invisible from outside. What adjustments could we make to improve this?



An ambitious long term option might involve creating a new east-west street through The Avenue to connect Fairweather Park with Ayr road. This would reinstate the historic road layout while offering views and an accessible movement route through to a potential new culture hub at Fairweather Hall.



Reimagining Ayr Road through active travel enhancements combined with new, active frontages to the re-worked Avenue, would enhance a sense of community, place, identity and engagement and in turn, advance equality by enabling all members of society to participate fully.



A new link between Ayr Road and Fairweather Hall, whether internal or external, would provide a platform for an active, animated streetscape supporting a more sustainable local economy and society through diverse and mixed uses.

Would better access between the parks and town centre change how much time you spend there?



Investment in culture can be a powerful catalyst for positive shifts in local centres. We have been considering how the redevelopment of Fairweather Hall as a new cultural hub could stimulate engagement with the park, the Avenue and provide a vibrant multi-use cultural resource and destination for the community.

What cultural spaces would you like to see in the town centre?



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WATER & CLIMATE



Do you think Newton Mearns should be more climate resilient?



The 'Grey-to-Green' project in Sheffield showcases how roadside rain gardens can be used to successfully improve drainage, biodiversity, and critically, community placemaking. A case study on the scheme shows an on-balance reduction in maintenance costs.



A SuDS (Sustainable Urban Drainage System) pond within the parkland setting would provide a natural drainage solution while contributing to amenity and biodiversity, with slopes and water depths thoughtfully designed with planting to ensure safety.



Raingardens could be installed intermittently along Ayr Road and Barrhead Road to improve air quality, biodiversity, drainage, and amenity, while also providing key protection and separation between cars and people.



“Green Infrastructure is the use of ecosystems, green spaces and water in strategic land-use planning to deliver environmental and quality of life benefits.

It includes parks, open spaces, playing fields, woodlands, wetlands, road verges, allotments and private gardens.

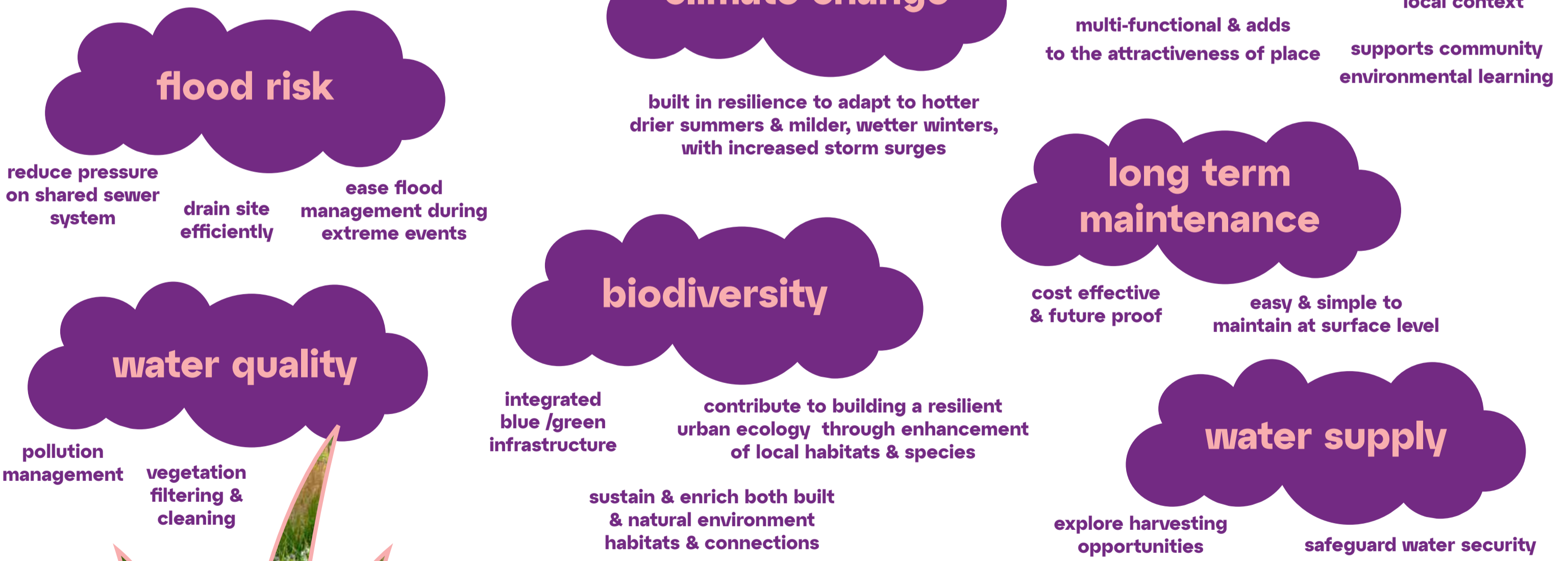
Green infrastructure can contribute to **climate change mitigation** and adaptation, **natural disaster risk mitigation**, protection against **flooding** and erosion as well as **biodiversity conservation**”

- European Commission

“In the past, green spaces have been valued for single uses, such as for sport/recreation, or simply for their aesthetic appeal.

The term **green infrastructure** reflects the fact that green spaces can perform a number of functions, often simultaneously... providing us with multiple benefits from one site.”

- Royal Town Planning Institute



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