

Carts Greenspace

REGENERATION PROPOSALS FOR GLENCOATS PARK, PAISLEY

BRIEF FOR DETAILED DESIGN TO TENDER STAGE

1.0 INTRODUCTION

- 1.1 Carts Greenspace is seeking to appoint a consultancy with experience and expertise in park regeneration projects to complete the study described in this brief. This commission is being issued on behalf of the Ferguslie Park Green Network Working Group. The Ferguslie Park Green Network Working Group is chaired by Renfrewshire Council Planning & Transport Department and includes representatives from a number of organisations, including the Glasgow & Clyde Valley Green Network Partnership, Ferguslie Park Housing Association, the Scottish Government's Housing and Regeneration Directorate, Forestry Commission and Carts Greenspace. The study is being jointly funded by the Glasgow & Clyde Valley Green Network Partnership and Renfrewshire Council's Environmental Improvement Programme.

2.0 BACKGROUND TO THE STUDY

- 2.1 Glencoats Park occupies a key central location in the heart of the Ferguslie Park area of Paisley. The park has evolved from what used to be the grounds of the Glencoats Auxiliary Hospital and became a Renfrewshire Council park after the extension of housing developments into parts of the former hospital grounds. It now lies within an intensively developed suburb of Paisley (Grid Ref. NS 467 641), although the development process has left the park with indistinct boundaries and a rather nebulous identity.
- 2.2 Glencoats Park comprises some fragmented remains of the once extensive grounds of what was documented as the site of a Mediaeval or post Mediaeval tower house, which lay in the countryside to the NW of Paisley. On the First Series Ordnance Survey map this building appears to be called Ferguslie Place. By the middle of the 19th Century the house lay in mature wooded policies, surrounded by fields and was linked to the public road by impressive tree-lined drives, one running to the east and one running to the north. Although the Glasgow & South Western Railway ran close by to the south on an elevated embankment, Ordnance Survey maps dating back to this period suggest the grounds would have retained a rural character. Disused (and flooded?) old quarries lay to the west but it appears that at this stage the railway embankment was holding back the urban spread of Paisley. Ornamental garden features illustrated close to the mansion house included a sundial, a bowling green and a flagstaff.

By the end of the 19th Century the house had been extended to the west and a 1910 postcard suggests substantial conversion into a Scottish Baronial Style mansion had taken place. At the same time it seems to have been renamed Ferguslie Park and two ponds had appeared in the grounds. One of these to the north of the house was quite large and clearly an artificial and highly ornamental feature, including an island linked to the banks by two footbridges. The second pond was much simpler in outline and lay to the SE of the house beside the railway embankment. This perhaps may have been a natural feature or could have been created to drain the marshy ground to the NE of it which had been indicated on earlier Ordnance Survey maps. The tree-lined avenues leading out from the mansion to the north and east lodge houses remained prominent features.

The layout of the estate seemed to remain largely unaltered up until WW1. One alteration seems to be the filling in of the disused quarries and the construction of what looks like a farm steading, suggesting a healthy rural economy at work.

The map produced after WW1, however, shows that agricultural land to the east and west (including the farm steading) disappeared and were replaced by public sector housing estates. At the same time the mansion house had been converted (in 1934?) into Glen Coats Auxiliary Hospital. The structural landscape features surrounding the house, including the woodland,

tree-lined avenues and two ponds, survive these transformations - although a void is shown on the map where the north lodge was previously.

Even after WW2 the main landscape features survive and the mapping picks out quite clearly the wooded rocky mound on which the flagstaff was originally depicted a century earlier.

The past three decades have seen the obliteration of large sections of the landscape infrastructure. Glen Coats Auxiliary Hospital was demolished sometime after 1981 and has disappeared under a cul-de-sac off Oakridge Crescent. Part of the ornamental pond must lie under 25 - 35 Westpark Drive, although part of the pond lies under the current Glencoats Park. The smaller pond by the railway embankment may still be there - but filled naturally with silt and the marshland now superseded by scrub as a result of ecological succession over time. Only very scattered remnants of the original designed landscape have persisted to the current day within and adjacent to the much reduced Glencoats Park. For example, the tree-lined avenue to the east survives more-or-less intact, with the lodge house now incorporated into a children's nursery. In addition, the wooded mound which held the flagstaff in the 19th Century survives as a feature retaining some semi-natural woodland characteristics.

The park is now without its own dedicated staff, but is subject to regular maintenance by visiting teams under the supervision of Renfrewshire Council's Environmental Services Department. Development of the surrounding area has resulted in new pressures on the park, e.g. vandalism and anti-social behaviour make residents nervous about using the park.

- 2.3 Glencoats Park comprises areas of closely mown grassland, mature woodland fragments and scattered scrub, together with the tree-lined avenue now leading out to Blackstoun Road. Two children's play areas are present. The park does not have any particular conservation status and no Listed features are present.
- 2.4 In 2002 Renfrewshire Council's Environmental Services Department produced a Sustainable Parks Strategy for its 32 identified parks. Within this strategy document, Glencoats Park was categorised as one of 19 "Neighbourhood Parks" and ranked as Priority Three in terms of future investment. Priority One parks were Renfrewshire's "showpiece" examples: Barshaw Park, Fountain Gardens, Robertson Park and Gleniffer Braes Country Park. Priority Two parks were the two other identified "Town Parks", i.e. Thomas Shanks Park in Johnstone and Barwood Park in Erskine. (Eight "village Parks" were ranked as Priority Three, alongside the Neighbourhood Parks).
- 2.5 Whilst the attitude of the Sustainable Parks Strategy could be viewed as being rather negative towards Renfrewshire's Neighbourhood Parks, it should be noted that other authorities view such facilities as being of key importance to local communities. The equivalents of Neighbourhood Parks in other areas are defined as being parks which are generally accessible on foot and principally cater for local community needs, including children's play and local events. This immediate accessibility to the local community means that particular roles can be performed by neighbourhood parks that widely scattered, higher profile parks cannot duplicate. For example:
- These parks contribute positively to the quality of life of people living nearby, particularly those living in properties without their own gardens. Glencoats Park could become a particularly important asset offering fulfilment of the local community's passive leisure needs.
 - Neighbourhood Parks could play an important educational role, for example, promoting awareness and understanding of environmental issues and conservation.
 - Neighbourhood Parks could also have a role to play as a resource for community capacity building, for example, bringing people together to promote and implement appropriate improvements to the open space.
- 2.8 This consultant's commission follows on from the completion of the Ferguslie Park Green Network study, completed by Mike Hyatt Landscape Architects in 2007/08 and commissioned by the Glasgow & Clyde Valley Green Network Partnership. The report arising from this study highlights Glencoats Park as an area requiring priority attention to reinforce the green network of Ferguslie Park as a whole. Outline prescriptions are made which seek to address some of the negative perceptions the park has developed, recognise the inadequacy of existing play

facilities and start to consider how the park can become a more cherished neighbourhood resource.

As part of this broader study an extensive community consultation was completed, which focused particularly on the views of school age children, youths and young adults (who were themselves youth leaders). They identified a number of deficiencies in the Ferguslie Park Green Network as a whole, some of which could clearly be interpolated to the specific case of Glencoats Park, e.g.

- Presence of antisocial behaviour deterring use;
- Vandalism and graffiti;
- Lack of facilities and dilapidated condition of those present;
- Playgrounds considered to be boring;
- Absence of opportunities to interact with nature;
- Lack of resources for sport and physical activities;
- Absence of genuine adventure play opportunities.

2.9 Renfrewshire Council's Environmental Services Department has previously made proposals to improve the play facilities within Glencoats Park. In-house designs were completed and submitted for funding support through the Community Regeneration Fund in 2007/08. Unfortunately, the application did not prove to be successful. This disappointment does, however, provide an opportunity for the original proposals to be reviewed in the light of the type of community feedback arising from the Ferguslie Park Green Network study.

3.0 CONSULTANT'S BRIEF

3.1 Consultants are invited to submit a tender for the preparation of regeneration proposals for Glencoats Park.

3.2 Consultants are also invited to price work associated with consultations with local community members and stakeholders to discuss, comment and report on the compatibility of the community's vision for the renewal of Glencoats Park when compared with:

- The outline vision expressed in the Ferguslie Park Green Network study
- The refined proposals and detailed designs arising from this commission.

Consultants are to price for up to 35 hours to complete this task. It is envisaged that two pre-advertised public meetings will be included in this section of the work, one near the beginning of the contract to prime local residents, community activists and stakeholders on the study and one near the end of the contract to report back on findings, make recommendations and evaluate community responses.

4.0 SCOPE OF THE WORK

4.1 The appointed consultant will be required to:-

- Pull together the various strands of information which reveal how Glencoats Park has evolved and consider whether aspects of its shattered "heritage" should be incorporated into a contemporary design which satisfies community demands and aspirations. Further documentary research into relevant sources of information may help this process, e.g. archives, historic maps, archaeological records, publications and pictures, photographs, ecological, tree and geological surveys.
- Research the changing demography and socio-economy of Ferguslie Park and evaluate the effects changes may have on park design requirements, e.g. will Ferguslie park's population continue to decrease and what effects might there be on the age spectrum served by the park.
- Carry out a site survey to identify and describe existing and past landscape features, built features, structures, monuments and planting, reporting age and condition.

- Identify and evaluate any areas of ecological, horticultural, archaeological or other historic importance.
- Undertake a detailed topographical site survey locating manholes, services, paths, roads, trees, planting areas, fences, gates, street furniture, etc. Present this information on an AutoCAD disk format compatible with systems held by Renfrewshire Council.
- Identify changes in use of the park.
- Familiarise themselves with current management practices and regeneration proposals.

4.2 On the basis of the survey findings, the appointed consultant will be required to:-

- Identify the surviving elements of the park's "historic" design structure, map these surviving features, and analyse original design intentions - as well as evaluating if these have any relevance to the existing park environment.
- Provide a summary analysis that will identify work required to preserve, restore or enhance the surviving remnants of the park's heritage - including both designed landscape and natural heritage features - and recommend improved management practices, as well as consider if the heritage should influence future designs.
- Make specific recommendations concerning improvements to the security of park users and future arrangements for community enjoyment of the park.
- Complete detailed design drawings for the park
- Make detailed recommendations concerning the future management of the park.
- Provide outline costings for works recommended to achieve the regeneration of Glencoats Park. These costings should be of a sufficient standard to be included in any future applications to external grant awarding bodies for financial support.

5.0 ESSENTIAL CONSULTATIONS

Over and above the community consultation exercise mentioned in Section 3.2, there are a number of consultees who should be approached at an early stage in the study. A report will be expected on major issues raised. Consultees will include the following organisations and individuals (client will advise of named officers within the larger organisations):

- Head of Operations, Renfrewshire Council Environmental Services (or delegated officer)
- Head of Planning, Renfrewshire Council Planning & Transport Department (or delegated officer)
- Area Housing Officer, Renfrewshire Council Housing & Property Services.
- Ferguslie Park Housing Association
- Paisley Partnership Regeneration Company
- Carts Greenspace Project Manager
- Head Teacher/DHT, Glencoats Primary School and St. Fergus' Primary School
- Divisional Community Police Unit, Strathclyde Police

6.0 FORMAT OF FINAL REPORTS

- 6.1 Proposals should be presented as an illustrated bound report, preferably A4 with A3 foldout plans. (Survey information is to be supplied on Disk in an AutoCAD format compatible with systems operated by Renfrewshire Council).
- 6.2 Six copies of the final ring bound report will be produced and submitted to the Carts Greenspace Project Manager. Each copy of the report will include copies of all relevant plans and detail drawings.
- 6.3 A further six copies of the final report should be supplied as *.pdf files on disk, including copies of all relevant plans and detail drawings.

- 6.4 In addition, two sets of presentation drawings are to be prepared for public exhibitions in the local area and further afield. One of these sets should be mounted on 5 mm Kappa board and heat-sealed/laminated.

7.0 COPYRIGHT

Copyright of all reports, drawings and other material and information provided to the clients forming part of the commission will be the property of the clients and may not be reproduced in whole or in part by the consultants concerned in its preparation or by any third party, without the written agreement of the clients.

The clients will be free to use said materials, reports and drawings in any way they see fit and to authorise or assign to others such rights of use as they consider appropriate and the consultants will not be entitled to receive any additional payment in respect of such use.

8.0 PUBLICITY

No publicity of this project will be allowed, unless with prior agreement of the clients.

9.0 PROFESSIONAL INDEMNITY INSURANCE

It is a requirement of your appointment that you maintain an appropriate level of Professional Indemnity Insurance cover throughout the contract period.

Details of your Professional Indemnity Insurance will be required to be sent to the client with your bid and confirmation or renewal at the appropriate date will also be required by the client.

Please see INSTRUCTION TO TENDERERS AND GENERAL CONDITIONS OF CONTRACT pages attached to the end of this Brief.

10. PROGRAMME

- 10.1 Appointment of consultant is intended to take place by the middle of February 2009.

- 10.2 It is therefore proposed that the following outline programme will be adopted for the completion of the study.

WORK PHASE	SCHEDULING
Appointment of consultants and initial briefing by client team	WEEK 1
Initial consultation with community	End WEEK 3
Presentation of preliminary report to client team	end WEEK 4
Period to refine proposals to comply with community aspirations, results of essential consultations, etc. and report back to community.	End WEEK 6
Completion of final reports and presentation of findings to Working Group.	End WEEK 8 target

11. QUOTATION

- 11.1 Consultants are requested to submit:-

- (i) A fixed fee for the research, detailed designs and cost estimates for regenerating Glencoats Park, providing 6 paper copies, 6 electronic disk copies and presentation drawings to Carts Greenspace. The cost should be itemised separately for each person involved in the commissioning noting hours allocated, hourly rates and total. Materials, documents production, etc. are to be itemised separately.

- (ii) Provide a quotation for 35 hours of consultation work and reporting on compatibility of the community vision for the renewal of Glencoats Park.
- (iii) Costs are to exclude VAT.
- (iv) Fees for the attendance of meetings in Paisley and all other associated costs should be incorporated into the overall fee bid.
- (v) The summary pricing schedule attached to the end of this brief should also be completed, signed and returned with the fee bid proposal.
- (vi) The equivalent of a single A1 sheet of drawings, etc. (or up to eight A4 page equivalents) may be submitted in support of the fee bid to help demonstrate the agency's approach to the study.

11.2 Quotations are to be received by 12 noon on Friday 30th January, 2009.

11.3 Following this date there may be an interview procedure, at which consultants will be expected to give a presentation of up to 20 minutes.

11.4. The final selection of consultants will be based on an evaluation in which cost will represent 50% of the consideration and a range of "quality" factors will comprise the other half of the evaluation. The following "quality" criteria and their associated weightings will be applied to the evaluation of fee bids:

- Experience and successes of similar heritage greenspace work: 40%
- Coverage of brief and approach to delivery of the required outputs: 30%
- Skills and relevant experience of consultant team: 20%
- Understanding of the local context and community aspirations: 10%

11.5 The completed Fee Bid must be returned in accordance with the e-tender instructions issued separately by Renfrewshire Council's Central Procurement Unit by 12 noon on Friday 30th January, 2009.

12. ADDITIONAL INFORMATION

Interested agencies may have some technical enquiries about this study prior to submission of their fee bids. Please contact Steve Edwards, Project Manager, Carts Greenspace at 0141 842 5272 in the first instance, so that your enquiry can be directed to the most appropriate person.

Reference: glencoats park design brief 01

Carts Greenspace

GLENCOATS PARK, FERGUSLIE PARK, PAISLEY

BRIEF FOR PARK REGENERATION AND REDESIGN PROPOSALS

FEE PROPOSAL

The following fee proposal has been prepared in accordance with the Project Brief provided and is deemed to include an allowance for all expenses incurred.

ITEM	QUOTATION (£)
Lump sum fee to cover desk top research, ground surveys, contacts with technical consultees, landscape architecture and associated services required to complete all items included in sections 3.1, 4 and 5 of the Project Brief above.	
Lump sum fee to cover 35 hours of community consultation works, as stated in section 3.2 of the Project Brief above.	
Any other costs which you feel are not adequately covered in the above Project Brief (please specify on separate pages).	
TOTAL	

Company's Name _____

Address _____

Signed: _____ Position in Company _____

Dated: _____

INSTRUCTION TO TENDERERS AND GENERAL CONDITIONS OF CONTRACT

SECTION 1:

Submission of Tender	1.1	Tender documents issued must not be passed on to a third party without the express written permission of Renfrewshire Council ("the Council").
	1.2	Offers must be submitted on the Official Tender provided. Offers submitted in any other manner will not be considered.
Entries on Tender	1.3	All entries such as rates, price totals, conditional clauses, or any other endorsements entered on the Tender must be made in ink or be typewritten.
Return of Offer	1.4	Offers must be returned to the address specified on the Tender, sealed in the official pre-addressed envelope provided, to arrive not later than 12 noon on the closing date for the Tender as stated on the returning envelope and on the Tender documents. LATE OFFERS WILL NOT BE CONSIDERED.
Payment of Invoices	1.5	For the purposes of the Late Payment of Commercial Debts (Interest) Act 1998 it is acknowledged that the agreed credit period will be 42 days. Payment of invoices will be made by the appropriate Director after an authorised officer of the Council has certified correct delivery of the specified articles.
Firm Offer	1.6	All Tenders will be regarded as FIRM PRICE OFFERS for the whole of the contract period.
Validity Period	1.7	All Tenders submitted to the Council must remain open for acceptance for a period of One hundred and twenty (120 days) from the Tender closing date.
Council Rights	1.8	The Council are not bound to accept the lowest or any Offer and reserve the right to accept any Offer in whole or in part.
Acceptance of Contracts	1.9	All contracts are accepted on behalf of the Council by issue of a Letter of Acceptance.

SECTION 2:

Law of Scotland	2.1	All contracts with the Council will be governed by the Law of Scotland and shall be subject to the jurisdiction of the Scottish Courts.
Contractors' Liabilities	2.2	Contractors to the Council shall be liable for any damage to property or any injury to any person or persons arising through or in consequence of their operations in supplying and delivering goods or performing or providing services to the Council and shall free the Council from any expense the Council might incur and from any claim made upon the Council in connection therewith.
Failure to Conform	2.3	Should the appointed Consultant fail to conform to the terms and conditions of the contract the Council may, if it thinks fit, terminate the contract by giving seven days (7 days) notice in writing and may enter into another contract with some other company, firm or person and all losses, expenses, costs and charges incurred by the Council in this connection shall be a debt due by the original Consultant and may be deducted from any monies in the hands of the Council or may be recoverable by legal action.
Prevention of Corruption	2.4	The Council shall be entitled to cancel the contract and to recover from the Contractor the amount of any loss resulting from such cancellation if the Contractor shall have offered or given or agreed to give to any person any gift or consideration of any kind as an inducement or reward for doing or forbearing to do or for having

forborne to do any action in relation to the obtaining or execution of the contract or any other contract with the Council or for showing or forbearing to show favour or disfavour to any person in relation to the contract or any other contract with the Council or if the like acts shall have been done by any person employed by or acting on behalf of the Contractor (whether with or without the knowledge of the Contractor) or, if in relation to any contract with the Council, the Contractor or any person employed by or acting on behalf of the Contractor has committed an offence under the Prevention of Corruption Acts 1889 to 1916 or shall have given any fee or reward, the receipt of which is an offence under Sub-Section (2) of Section 68 of the Local Government (Scotland) Act 1973.

Collusion	2.5	<p>The Council reserve the right to cancel and to recover from the Contractor the amount of any loss resulting from such cancellation if the Contractor or his representative (whether with or without the knowledge for the Contractor) shall have practised collusion in tendering for the contract or any other contract with the council or shall have employed corrupt or illegal practices either in obtaining or executing the contract or any other contract with the Council.</p>
Serving of Notice	2.6	<p>Any notice, order or instruction to be served on or given or delivered to the Contractor shall be deemed to be duly served, given or delivered (as and when, unless the contrary is proved, the notice, order or instruction would be delivered or received in the ordinary course of post) if posted in a pre-paid letter and addressed to the Contractor at the usual or last known place of abode or of conducting business or to any agent of the Contractor.</p>
Assignment, Sub-Contracting etc	2.7	<p>The Contractor shall not give, bargain, sell, assign, sub-let or otherwise dispose of the contract or any part thereof or the advantage of the contract or any part thereof without the previous consent, in writing, of the Council. Any breach hereof shall entitle the Council to determine the whole contract or that part to which the breach relates or take any other remedies it may have.</p> <p>If any Contractor in the proposed execution of the contract requires or determines to employ a sub-contractor, then the Contractor shall intimate to the Council, at the time when the Tender for the contract is lodged, the name of such sub-contractor.</p> <p>If, after acceptance of the contract by the Council, the Contractor requires or determines to assign or sub-contract the contract as a whole or any part thereof to a sub-contractor he shall not be free so to do without first receiving the express agreement of the Council, in writing, to such assignment or sub-contracting. The agreement by the Council to any assignment or sub-contracting of the contract whether in whole or in part shall not relieve the Contractor of the Contractors' liabilities under the contract.</p>
Bankruptcy or Liquidation	2.8	<p>The Council may, at any time, by notice in writing, summarily determine the contract without compensation to the Contractor in any of the following events:-</p> <p>(a) if the Contractor, being an individual, or where the Contractor is a firm, any partner in that firm, shall at any time become bankrupt or shall have a Receiving Order or Administration Order made against him or shall make any composition or arrangement with, or for the benefit of, creditors or shall make any conveyance or assignment for the benefit of creditors or shall purport so to do or if in Scotland he the Contractor or any partner of the firm as aforesaid shall become insolvent or bankrupt or any application shall be made under any Bankruptcy Act for the time being in force for sequestration of the estate of the Contractor or any partner of that firm as aforesaid or a Trust Deed shall be granted by the Contractor or any partner of that firm as aforesaid on behalf of creditors; or</p> <p>(b) if the Contractor, being a Company, shall pass a Resolution or the court shall make an Order that the Company shall be wound up or if a receiver or</p>

manager on behalf of a creditor shall be appointed or if circumstances shall arise which entitle the Court or a creditor to appoint a receiver or manager or which entitle the Court make a Winding Up Order;

Provided always that such determination shall not prejudice or affect any right of action or remedy which shall have accrued or shall accrue thereafter to the Council.

Arbitration

2.9

If any question, dispute or difference shall arise between the Council and the Contractor touching the contract or any matter arising under or out of the contract then and in such case, such question, dispute or difference shall be referred to a single arbiter to be mutually chosen and in the event of failure to agree the arbiter shall be the Sheriff of the Sheriffdom of North Strathclyde at Paisley whose decision shall be in all cases and at all times final, binding and conclusive on both the Council and the Contractor, and such reference to arbitration shall be a submission within the meaning of the Arbitration (Scotland) Act 1894 and be subject to the provisions of the Act relating to arbitration.

The Contract

2.10

These General Conditions of Contract shall be binding on the Consultant in full and no modification, alteration or amendment thereof shall be binding or be effective against the Council unless such modification, alteration or amendment has been expressly agreed to and accepted in writing by the Council.