

A Masterplan for Hamilton Town Centre: Executive Summary



This new Vision for Hamilton seeks to demonstrate the physical and spatial moves and approach required to deliver a re-energised and resilient town centre core. The Vision re-imagines the future of Hamilton and sets out to define the next phase of its evolution.

Challenges Facing the Town Centre

Changing Retail Habits

- General reducing demand for retail floor space
- Increase in online shopping has had a significant impact
- Marked decline in national retailers (loss of M&S / Wilko etc)
- Proximity of edge of town retail parks

Changing Patterns of Working

- Increased flexibility and remote working
- Demand now for smaller and better quality office space



Then / Now / Next



Then

In Town / City Centres

- All Retail
- Banking
- Civic
- Offices
- Healthcare
- Education
- Sports
- Residential



Now

After 60 Years Erosion

Mainly in Town Centre

- 20% of all Non-Food Retail / 20% of all Food Retail

Increasingly on Internet

- 17% of all Non-Food Retail / 6% of all Food Retail
- Banking
- Education

Mainly not in Town Centre

- 63% of all Non-Food Retail / 74% of all Food Retail
- Cinema
- Education
- Healthcare



Next

What We Need Now

- Residential
- Leisure / Sports
- Offices / Workspace
- Maker Space / Studio Space
- Education
- Healthcare
- Culture / Tourism

Methodology



A Vision For High Street Regeneration guidance document

We have followed the principles in our Scottish Government guidance ‘**A Vision for High Street Regeneration**’ developed in collaboration with Scotland’s Towns Partnership and Revo

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We have employed the methodology and manifesto that structures the analysis and response into key sections and grouped these thematically

“ A successful town centre core supports a vast diversity of functions and the ways we collectively use the town centre are wide ranging and complex ”



Hamilton - A connected, inclusive & resilient town centre

A town centre reinvented...

...for the Community

An inclusive and accessible town centre with increased levels of living, working and play for all, regardless of mobility or income

...for Living

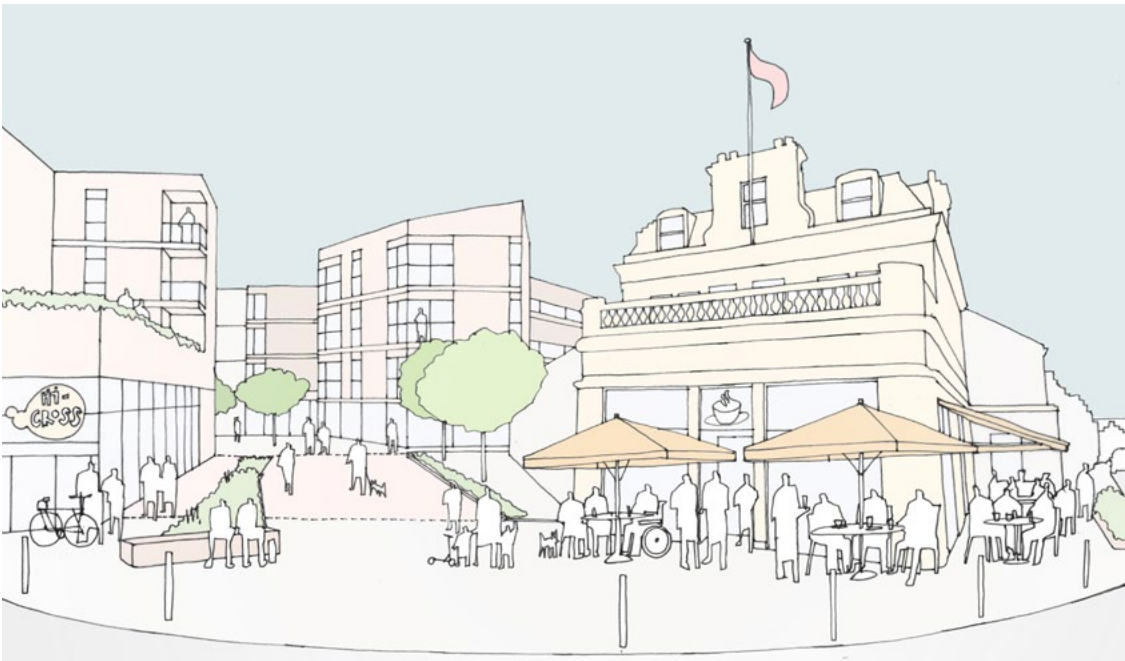
A town centre that provides a broad choice of different housing opportunities in terms of type and tenure and supports these with essential services, creating a true 20 minute neighbourhood.

...for Leisure & Culture

A town centre that serves not just its local population but a vibrant hub for the wider region, home to essential leisure and cultural services

...for Active Travel

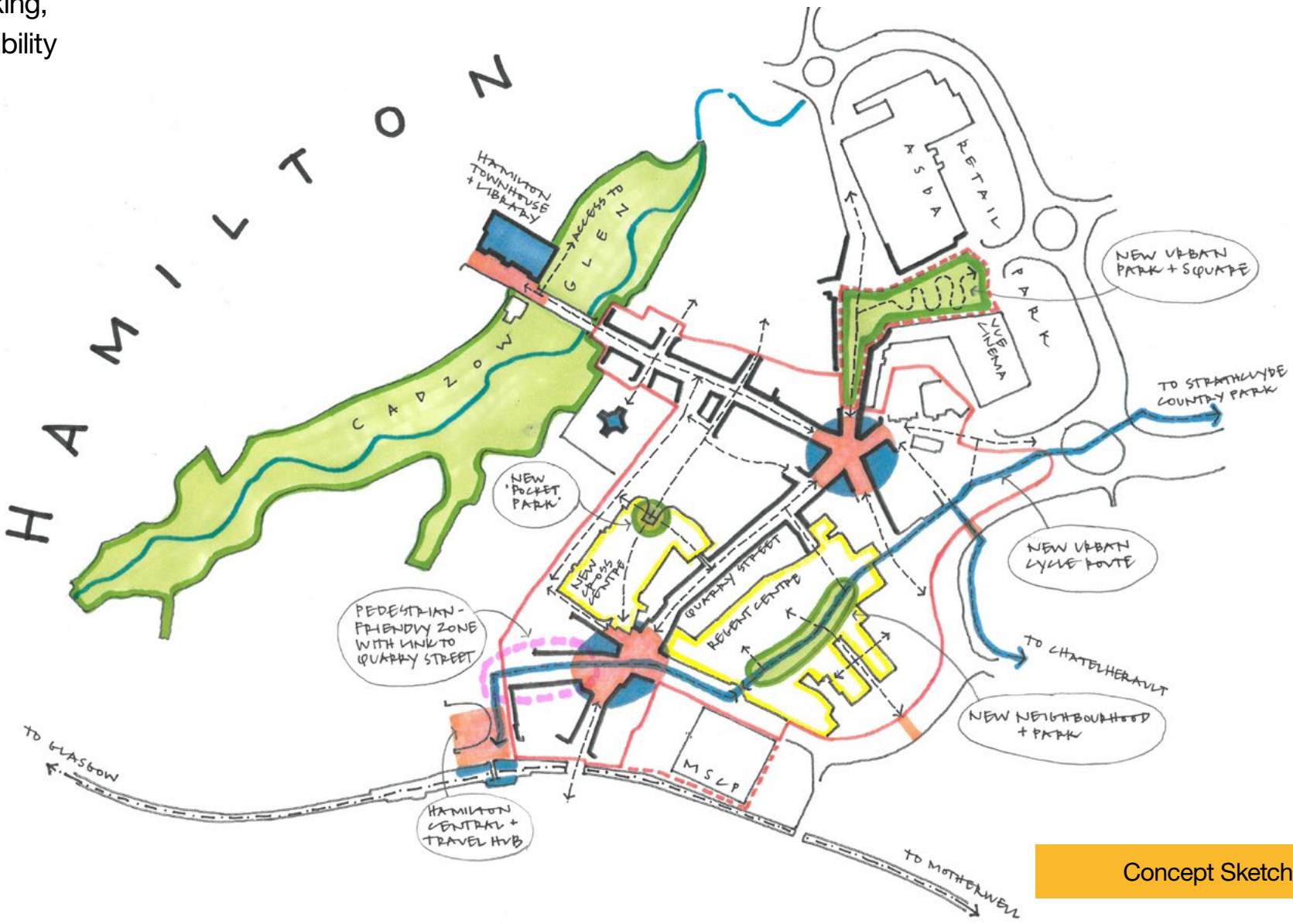
A permeable town centre that prioritises people over cars and facilitates walking, cycling and public transport accessibility right at its heart



New Cross Shopping Centre Site Proposals



Regent Centre Proposals: A New Residential Quarter

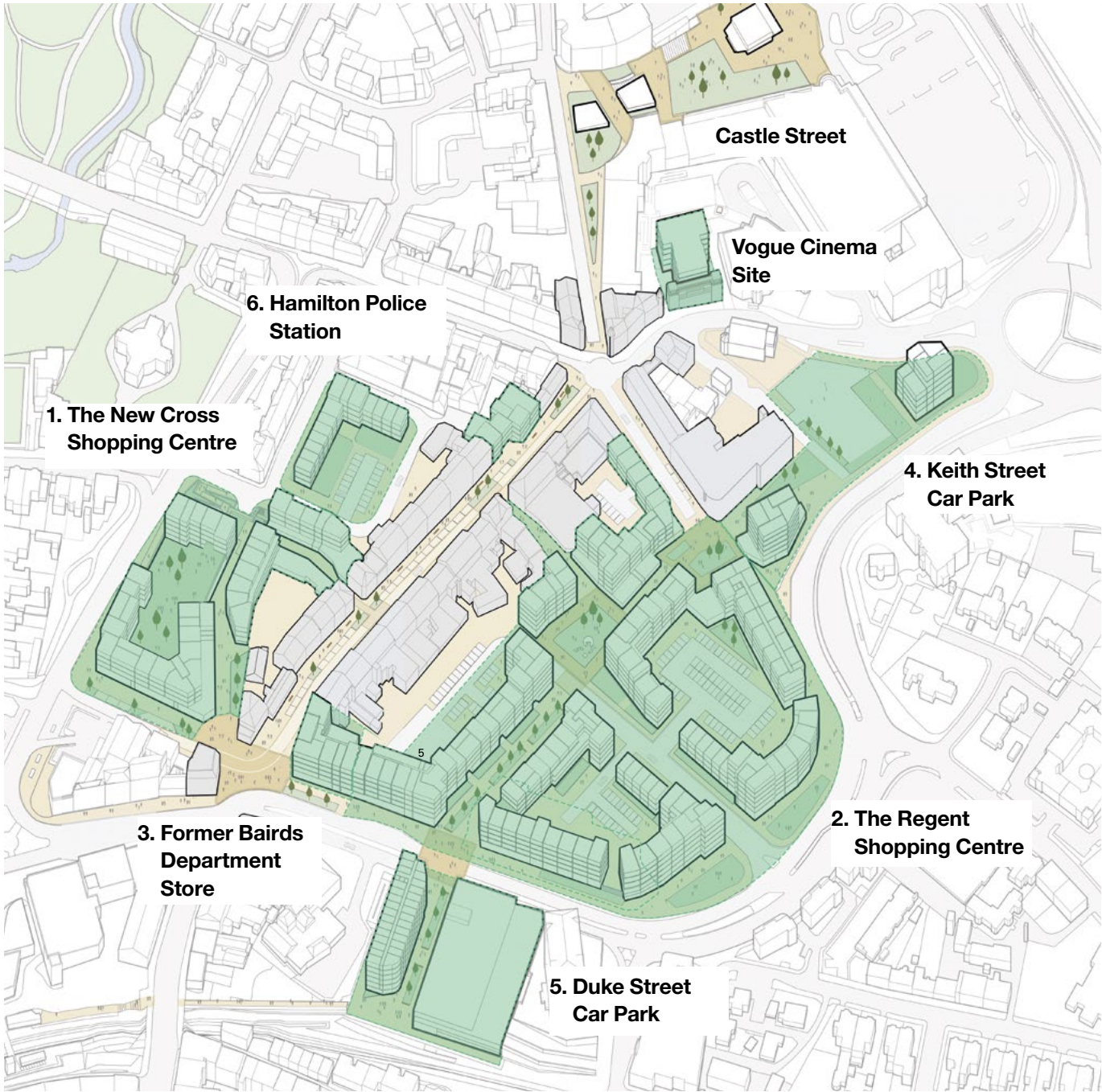


Concept Sketch

Study Area and Key Sites

A number of key assets and sites of opportunity were identified as part of the initial project scope:

- 1. The New Cross Shopping Centre
- 2. The Regent Shopping Centre
- 3. Former Bairds Department Store
- 4. Keith Street Car Park
- 5. Duke Street Car Park
- 6. Hamilton Police Station



1 The New Cross Shopping Centre

A new mixed-use residential led neighbourhood
(6. Hamilton Police Station - shown in same image)



2 The Regent Shopping Centre

A new mixed-use residential led neighbourhood



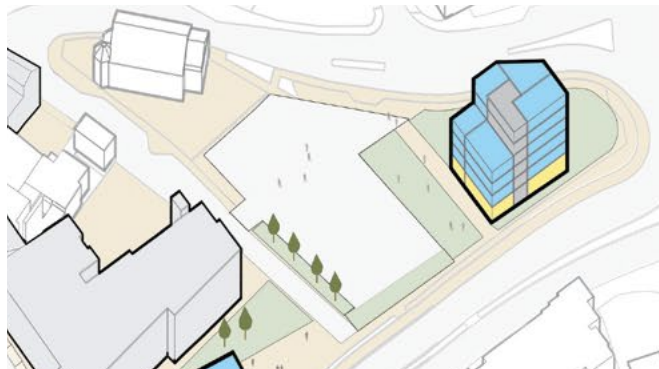
3 Former Bairds Department Store

Residential Use / Office Space /
Meanwhile Space



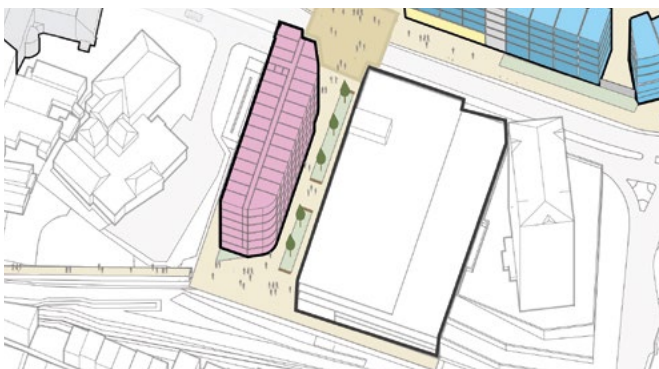
4 Keith Street Car Park

New residential gateway block
and public car parking



5 Duke Street Car Park

Student / Hotel accommodation with new
town centre car parking provision



New Cross Centre

“ This new development, with the reintroduction of active street level units and routes has the potential to positively transform the setting of the Top Cross and greatly increase footfall around Quarry Street, benefitting existing businesses ”

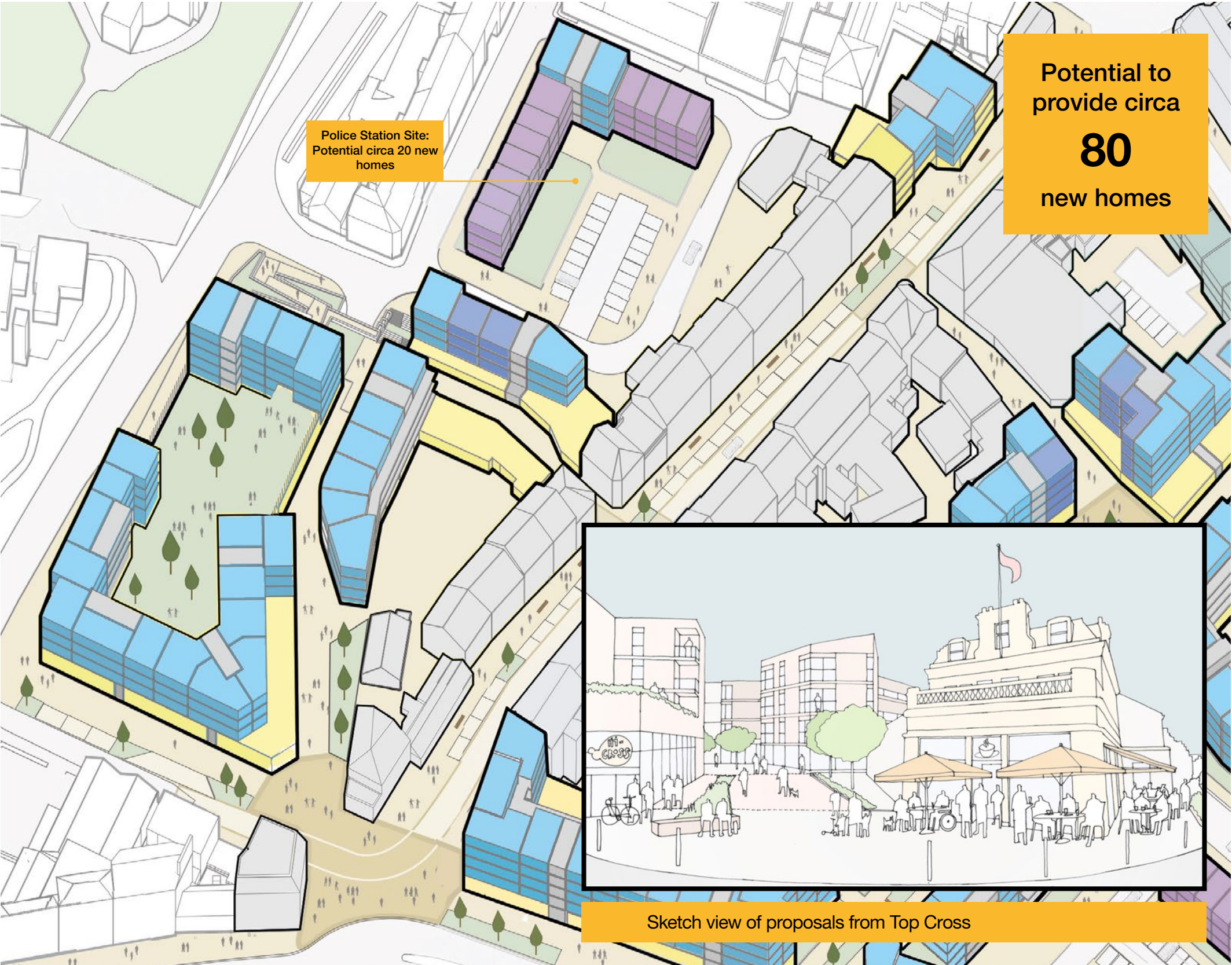
Existing Condition



- Demolition to street level with retention of 'basement' service area and parking (subject to technical assessment)
- Opportunity to reinstate historic route: Chapel Street, to improve permeability
 - Proposed mixed-use residential-led development with active ground floors
 - Potential to incorporate office or service use adjacent to the Top Cross
 - Adjacent Police Station and Court site: potential residential development or location for new Nursery

Flats
Family Townhouse / Terrace
Active ground floor use

Proposed Development



Regent Centre

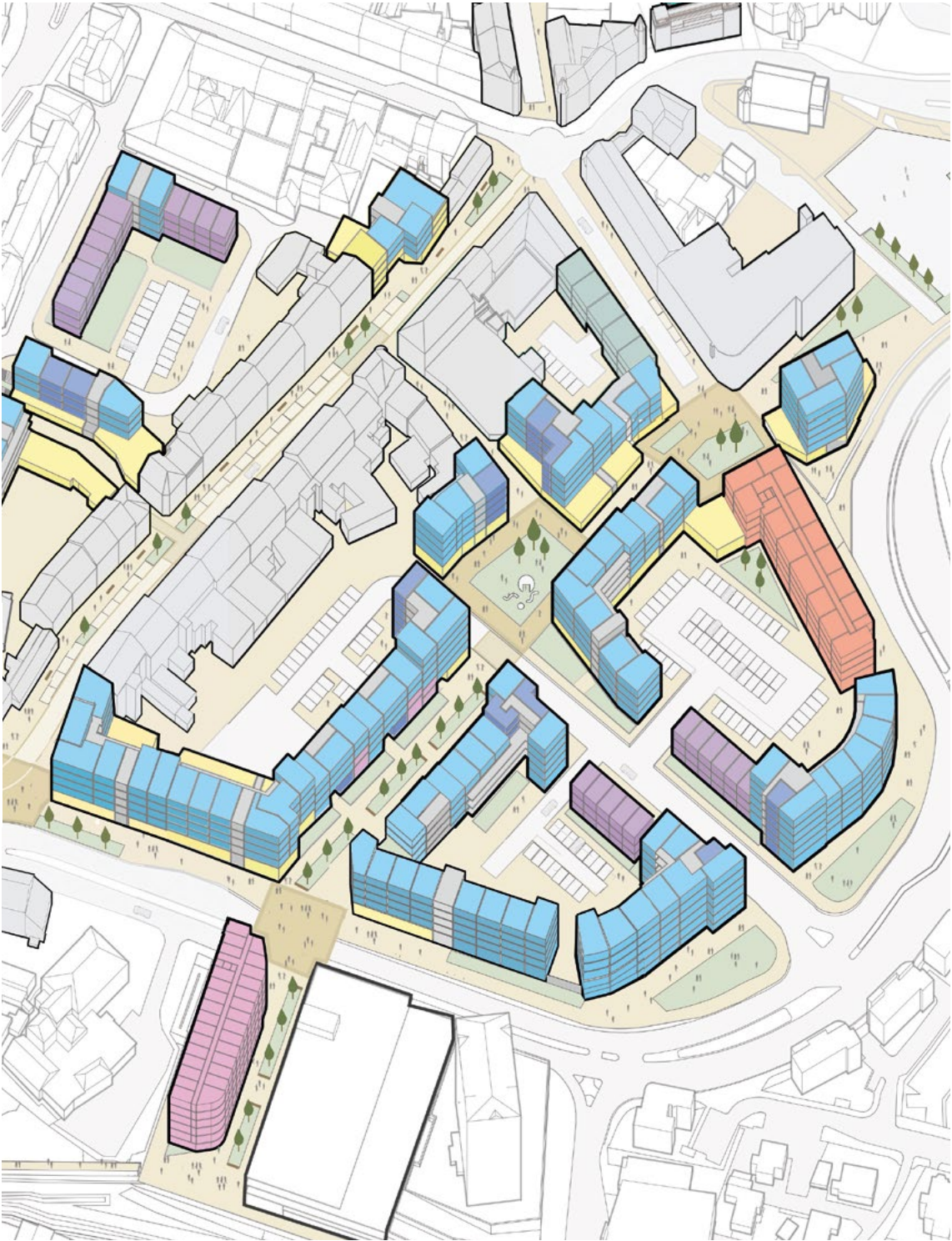
“ The Regent Centre site provides a significant opportunity to transform Hamilton town centre with the introduction of a new residential-led neighbourhood ”

Existing Condition



- Demolition of asset. Options for former M&S unit to be considered
- Proposed significant mixed-use residential-led development with active ground floors
- Improved town centre permeability through the introduction of new streets and spaces
- Opportunity to reinstate historic routes in lieu of enclosed inward looking malls
- Potential for a wide variety of house types and tenures (Private, Social, Later Living etc.)
- New active travel connection proposed from the public transport hub right through the heart of the new neighbourhood

Proposed Development

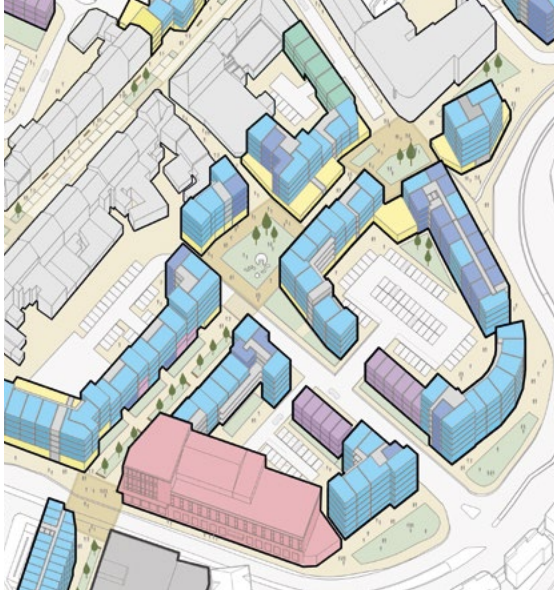


Flats	Blue	Potential Student / Hotel	Light Blue
Family Townhouse / Terrace	Purple	Later living accommodation	Pink
Active ground floor use	Yellow		Orange



New pedestrian / cycle friendly residential street at heart of new neighbourhood

Potential to provide circa **350** new homes



Alternative Option: Retention of M&S Building

Bairds Building

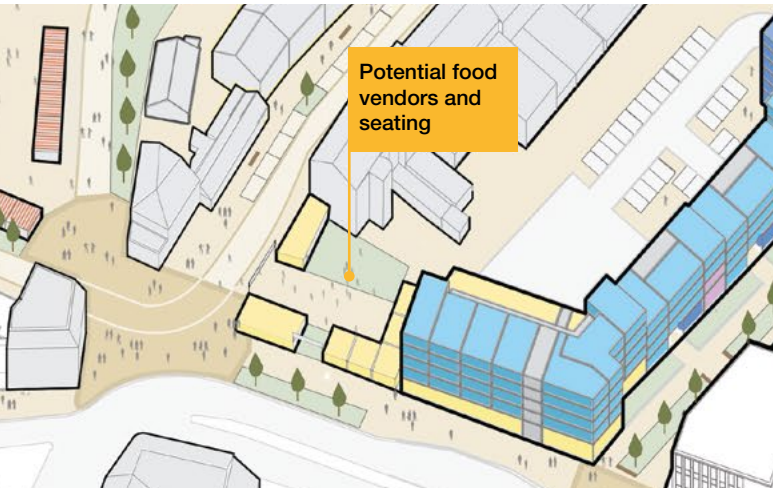
Existing Condition



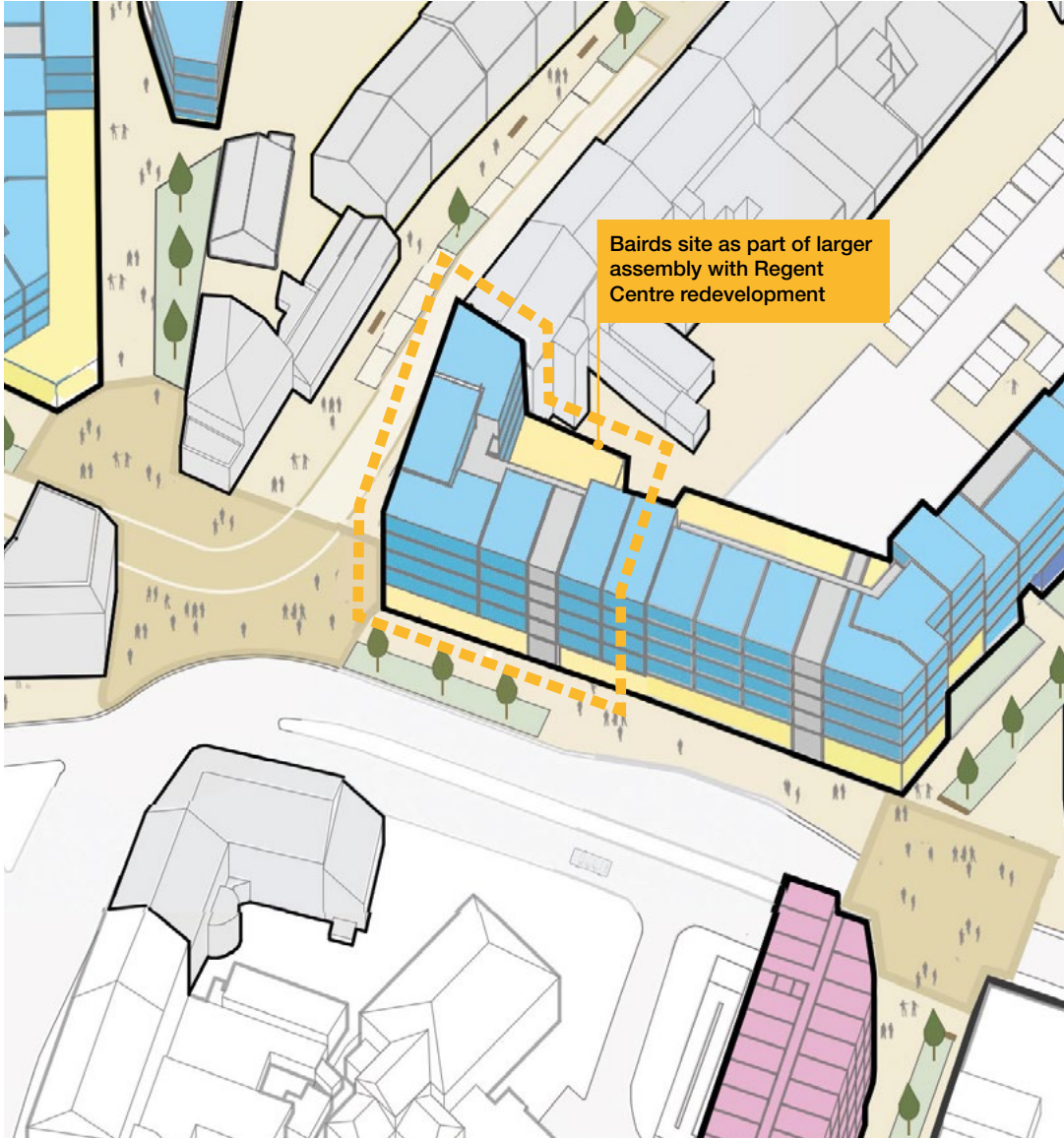
- Option to demolish and redevelop to provide additional residential units over an active ground floor
-
- Potential alternative to repurpose and reinvent as a mixed-use building capable of containing a variety of uses

‘Meanwhile’ Uses

Redevelopment takes time therefore there is an option to demolish and use this space for a potential F&B / Leisure offer prior to redevelopment



Potential Development Options



Massing view of redevelopment option: Residential with active ground floor unit to key corner

Option 1: Redevelopment

Potential to provide circa
20
new homes



Sketch view of a repurposed and transformed Bairds, capable of hosting a variety of uses

Option 2: Retain & Repurpose

M&S Building

Existing Condition



- Option to demolish and redevelop to provide additional residential units
-
- Alternative option to repurpose existing building: massing provides ‘buffer’ to Duke Street
-
- Potential to be ‘landmark’ on new active travel route through adjacent residential-led neighbourhood
-
- Potential reinvention into a building capable of hosting a variety of uses (Office / Healthcare / Community etc.)

Potential Development Options



Massing view of redevelopment option: Residential with active ground floor unit to key corner

Option 1: Redevelopment

Flats
Active ground floor use

Potential to provide circa
40
new homes



Sketch view of building retained and repurposed

Option 2: Retain & Repurpose

Potential reinvention into a building capable of hosting a variety of uses (Office / Healthcare / Community etc.)

Duke Street MSCP

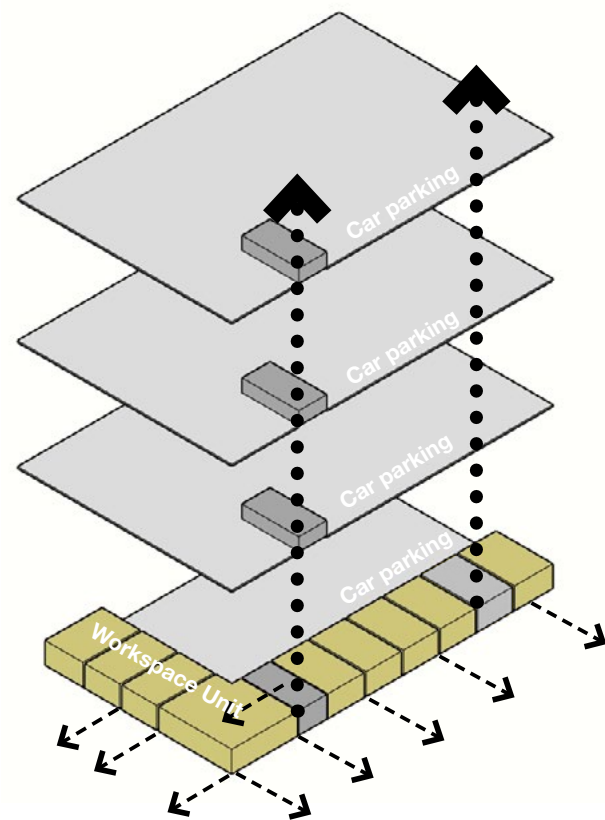
Existing Condition



Existing car park structure believed to be in a poor state of repair

- Proposed demolition of existing building and replacement with new smaller MSCP that uses same access and exit points as previous car park
- New structure incorporates street facing workspaces at ground floor level to provide active frontages.
- Potential new student resi / hotel block proposed for remainder of site
- New active travel route connecting to public transport hub at heart of redeveloped site

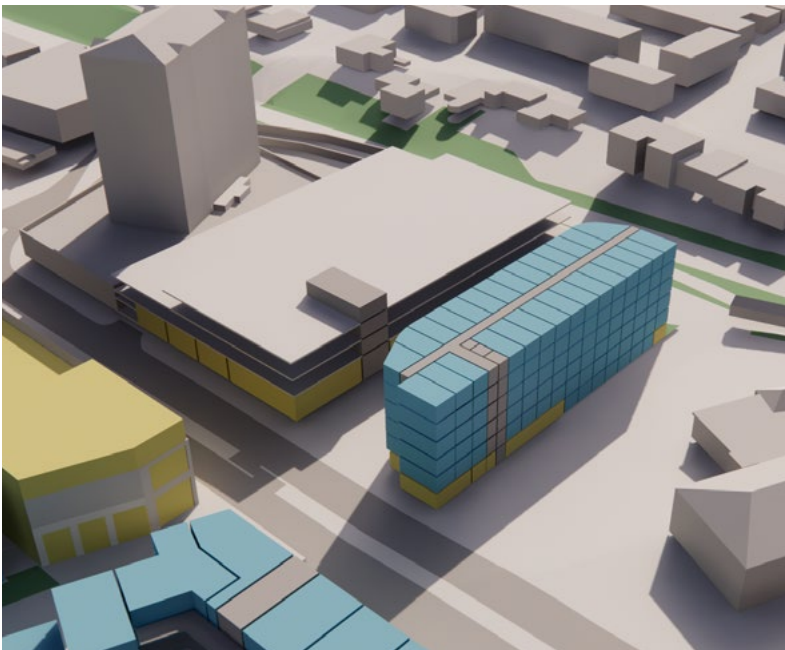
Proposed Development



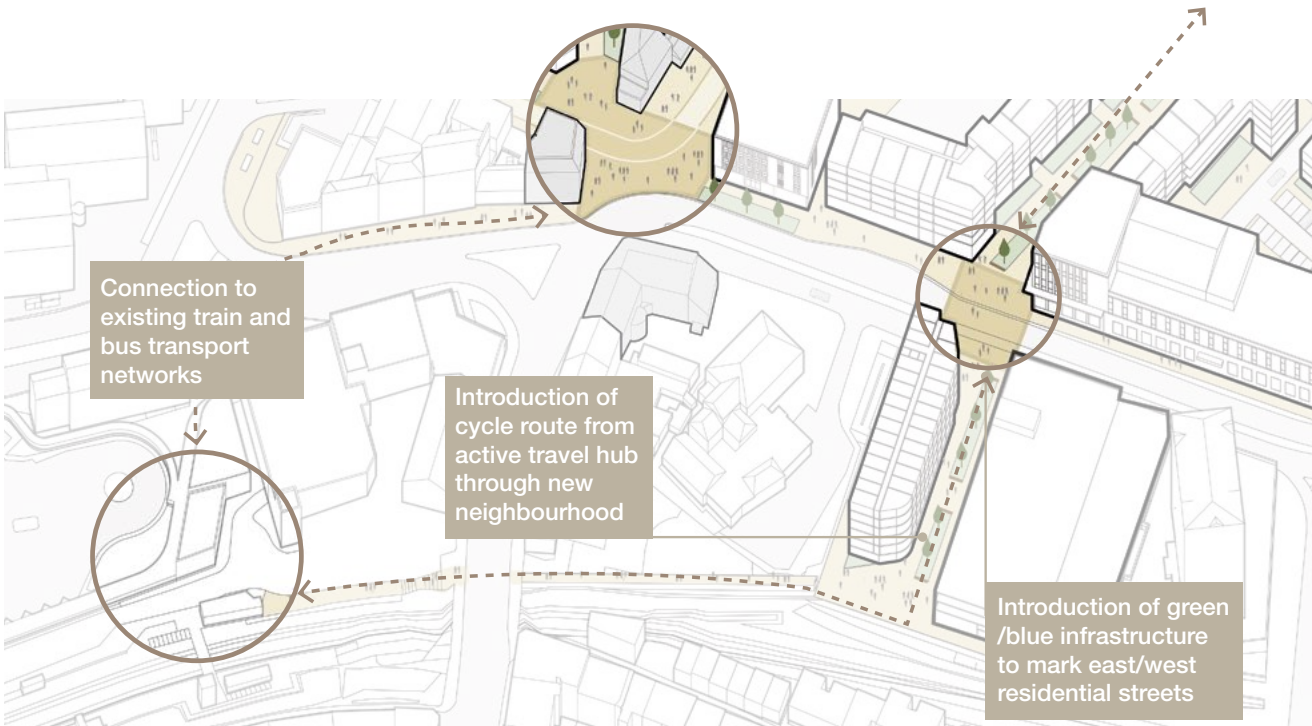
Potential street level workspaces within new MSCP



View of potential new active travel link to transport interchange



Massing view: New MSCP and Student Residential block



Quarry Street

Existing Condition



Rebalance away from retail by introducing a more diverse range of street level uses (F&B, leisure, health and community etc.)

- Diversify in tandem with retention of existing retail where possible and introduce a more local and artisanal retail offer

- Implement improvements to the public realm: new greening, seating and shelter

- Reintroduce vehicular traffic in one direction and combine with dedicated accessible parking

- Infill gap sites and repurpose significant assets at Top and Bottom Crosses to ‘bookend’ street



Existing Residential at upper levels



Existing street level uses

The resilient spine of Hamilton town centre



Retail
F&B / Leisure
Residential

Office / Commercial
Culture / Community
New residential

Castle Street & Vogue Site

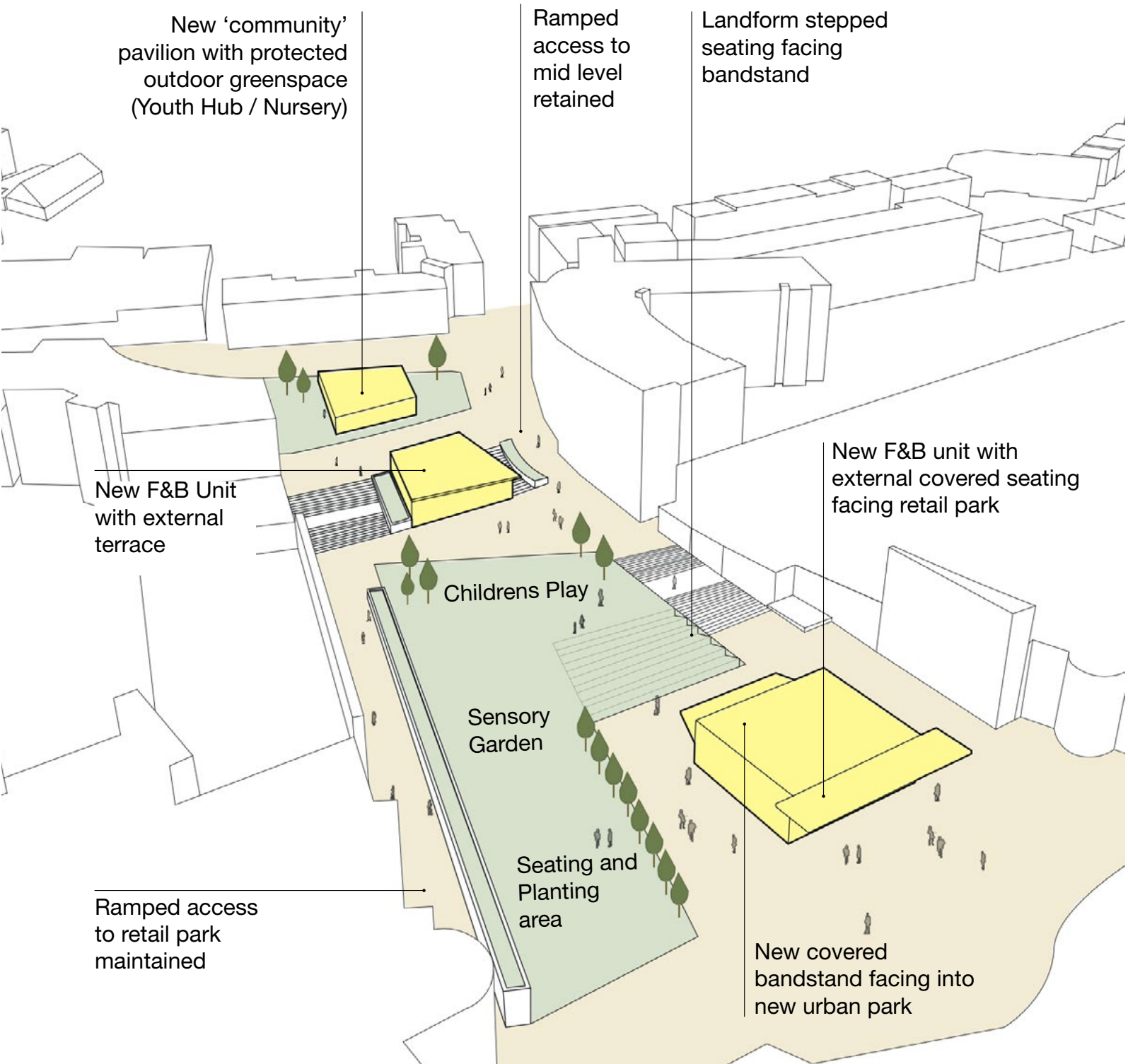
Existing Condition



Proposed new 'Urban Park' replacing extensive hard landscaped 'plaza' containing a variety of all age activities and uses

- Opportunity to provide much needed amenity space for potential new residential neighbourhoods and the wider community
- Provides extensive green / blue infrastructure within the town centre
- Strengthens links between the retail parks and the traditional town centre
- Potential incorporation of new pavilion buildings suitable for a variety of uses

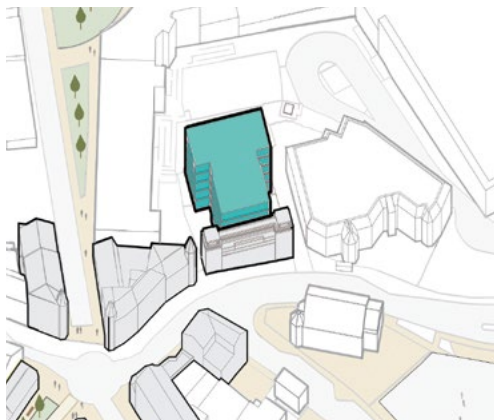
Proposal: A New Urban Park for Hamilton



Sketch view of potential urban park



Vogue Site: Potential new Leisure Use



A Transformed Town Centre

