

## FOR SALE - DEVELOPMENT OPPORTUNITY

### BROWN INSTITUTE, 41 CANAL STREET, RENFREW



#### Location

The subjects of sale are located in the northern part of Renfrew town centre within a mixed use area comprising mainly commercial on the ground floor level and residential uses above. There are good transport links to both Paisley and Glasgow.

#### Description

The subjects are indicated on the attached plan and comprise a site of 0.03 hectare (0.07 acre) or thereby with a c1903, "B" listed, 3 storey, red sandstone fronted, brick built and roughcast building with pitched and slated roofs. The building extends to a net internal area of approximately 295 sq m or thereby. The site is generally level.

#### Planning

The property is suitable for redevelopment subject to the terms of the **Development Brief**. Additional information on Planning matters can be obtained by contacting Elaine Troup of Planning & Transport directly on 0141 618 7830.

#### Services

Mains services are available in the property, however, the Council does not guarantee the adequacy of services and prospective purchasers are advised to satisfy themselves as to the provision, location and condition of all services.

#### Title

Any prospective purchaser requiring to examine the Council's titles to the subjects should note they are available for inspection by prior appointment with the Council's Legal & Democratic Services, Renfrewshire House, Cotton Street, Paisley (Gaynor Hamilton on 0141 618 7166 or Florence Wilson 0141 618 7155).

#### Viewing

Arrangements to view the property should be made with Renfrewshire Council as per the contact details set out under **Further Information** below. All parties viewing should note they enter the property at their own risk and undertake to free and relieve Renfrewshire Council of any claim arising from entry to the site.

#### Offers

Offers to purchase are invited, and parties wishing to purchase the subjects should observe the directions outlined in the "Instruction to Offerors" section of the marketing particulars.

#### Required Submission

Offers should include the following:

- 1) An offer to purchase in standard Scottish legal form.
- 2) 2 Copies of the proposed development for the property, including 4 copies of all plans as appropriate.

All offers should comply with the guidelines within "Instructions to Offerors".

#### Further Information

For further information on the sale of this property please contact:

Renfrewshire Council  
Asset & Estates Section  
Housing & Property Services  
Renfrewshire House  
Cotton Street  
Paisley  
PA1 1JD

Tel: 0141 842 5479

Fax: 0141 842 5552

E-mail: [paul.handyside@renfrewshire.gov.uk](mailto:paul.handyside@renfrewshire.gov.uk)

**Brown Institute,  
41 Canal Street, Renfrew  
Development Brief  
July 2012**

## **Introduction**

Renfrew's built heritage is a valuable asset which adds much to the character of the town. While the majority of the listed buildings have a sustainable use there are a few that lie vacant. These buildings offer an opportunity for restoration and re-development allowing them, once again, to contribute positively to this historic town.

This Development Brief has been prepared to offer potential developers guidance with regard to the re-development of the Category 'B' listed Brown Institute, Canal Street, Renfrew. This building is currently in Council ownership.

This Development Brief recognises the architectural importance of the building and identifies the form of development that is considered acceptable on the site.

## **Vision**

The vision for the restoration of the Brown Institute is to see it actively used and maintained through the introduction of a sustainable new use, allowing it to once again contribute to the vitality of the street.

The Brown Institute, built 1903, is of notable historic and architectural importance. The building originally housed a library, reading room and a panelled billiard room and was presented to the town of Renfrew by Andrew Brown, the provost at the time.

The building has had various different uses over the years including the Renfrew Community Museum which opened its doors in 1997 to commemorate 600 years of Renfrew as a Royal Burgh. The Museum has since moved to the refurbished Renfrew Town Hall providing an opportunity for a new use and owner of this building.

Appropriate uses for the building should respond to its town centre location and consideration should be given to the historic fabric of the building, in particular the primary elevation.

## **Site and Local Context Analysis**

### The Site

The Brown Institute is situated in the northern part of Renfrew town centre on the west side of Canal Street. From this town centre location Renfrew Riverside is a walkable distance and Glasgow and Paisley are accessible by public transport. This location also allows convenient access to an array of local facilities including Robertson Park, local bus services, shops and community facilities.

The site extends to approximately 305sqm, of which 195sqm is the overall building footprint, leaving 110sqm of land to the rear. This building is accessed directly off

Canal Street and the rear accessed either through the building or via a public lane along the northern side of the property.

The land to the rear is formed as a split level with the lower level forming a path along the rear elevation. The land is bound to the north by residential properties and to the south by ground floor retail and upper floor residential uses. To the east of the building there is an area of hard landscaped public realm.

### The Building

The symmetrical primary elevation to Canal Street boasts the majority of the architectural detail including the intricate stone carved name and date above the entrance. The rear elevation, although less ornate does reflect the style of the main elevation and has some fine architectural detailing. Externally, the building is in a fair condition given the age of the building however the rear elevation has suffered as a result of broken gutters and down pipes and is now in need of some attention. A number of windows to the rear have been boarded up and have been damaged however the original window frames remain.

The north gable shows some evidence of movement / settlement. Prospective purchasers should obtain professional advice to satisfy themselves as to the nature and extent of this movement.

Internally the ground floor has been divided by a breeze block wall to form a smaller area accessed from the street. This part of the building has been in active use up until the end of 2011 when the museum re-located to the town hall. Much of the original detail internally has been lost as a result of this intervention. The windows and main entrance area remain. The remainder of the building to the rear and upper floors has been unused for a number of years.

The first floor offers a large hall to the front that forms the full length of the street elevation with a substantial area of glazing. A second, slightly smaller room to the rear benefits from a similar scale of window openings. Much of the original interior of this floor has been lost over the years as a result of maintenance work. The second floor, of the rear section of the building only, forms a small central room with a corridor wrapped around it. Reconfiguration of this internal space would be recommended to provide a more useable space.

In general, much of the architectural detail is now limited to the exterior of the building with limited areas of interest internally. The remaining elements of interest are principally the windows, fire places, some woodwork and architectural ironmongery. The building requires a programme of maintenance and repair in order to bring it back into a useable condition.

### **Policy Context**

Relevant statutory land use policies relating to the built environment are set out in the Renfrewshire Local Plan, which can be obtained from the Council's website, [www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk). Specific policies relating to the site include:-

- Policy R2 sets out development criteria for Strategic Town Centre sites; and

- Policy ENV15 sets out development criteria for Listed buildings
- Policy ENV 17 sets out the need to protect the architectural or historical interest of the building and its setting.

Developers should be fully aware of Local Plan policies as development proposals for the site are prepared.

The policies pertaining to the listed building reflect the architectural value of the building and the significant contribution it makes to the townscape character of the area. While re-use of the building is encouraged the use of appropriate design, materials and skills will be an essential part of any successful redevelopment. Renfrewshire Council would welcome discussions on any proposal that seeks to meet the terms of this Development Brief.

### **Development Principles**

This section of the brief sets out the planning and design principles which should be taken into account in preparing development proposals for the site.

#### Listed Building

The redevelopment of the listed building will require to adhere to Scottish Government, Renfrewshire Council and Historic Scotland policy and design guidance. Listed building consent and planning permission will be required. The Council encourages pre-application consultation and can provide a dedicated resource to assist with the application process.

A sympathetic conservation standard restoration of the building is essential to ensure that the character of the building is retained for future generations to appreciate. It is accepted that internally there will be some reconfiguration of the spaces needed in order to achieve a useable space.

### **Other Site Development Issues**

The developer will be solely responsible for the following:-

- Establishing to their satisfaction the whereabouts of, and constraints concerned in, on, over, under and adjacent to the site;
- Ensuring compliance with all statutory undertakers' requirements, including drainage; and
- Ensuring compliance with requirements of planning and building standards consents.

## **Further Enquiries**

Further enquiries in respect of this planning statement should be directed to:

Elaine Troup

Regeneration and Conservation Officer

Department of Planning and Transport

Renfrewshire Council

Renfrewshire House

Cotton Street

Paisley

PA1 1LL

Tel: 0141 618 7830

E: [elaine.troup@renfrewshire.gov.uk](mailto:elaine.troup@renfrewshire.gov.uk)