

Street Naming and Numbering - Former Hermitage Academy Site

1.0 SUMMARY

- 1.1 The first phase of development at the former Hermitage Academy site is nearing completion and street naming is now required.
- 1.2 Although only phase one is under construction street names for the whole site, based on the layout for the site in the approved Masterplan, are recommended at this time
- 1.3 The names selected are based on representations from Helensburgh Community Council, Dunbritton Housing Association and Helensburgh Heritage Trust.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that the streets at the former Hermitage Academy site, as shown on Appendix 2, are named:
 - Street 1 – **Hermitage Avenue**
 - Street 2 – **Campbell Drive** (continuation of existing street)
 - Street 3 – **Anderson Avenue**
 - Street 4 – **Talisman Crescent** (possible continuation of existing subject to type and layout of the development)
 - Street 5 – **Guy Mannering Road** (continuation of existing street)
 - Street 6 – **Mackintosh Court**
 - Street 7 – **Reay Gardens**
 - Street 8 – **Petrie Park**
- 2.2 It is also recommended that two other names are approved in the event that extra streets are developed as a result of future planning applications, namely **Templeton** and **Cramb**, and an appropriate suffix for the street name, subject to the location, is delegated to the Geographic Information System Manager in consultation with the Chairman and Vice Chairman of the Helensburgh and Lomond Area Committee.

- 2.3 It is further recommended that should members wish to commemorate the bi-centenary of Louis Braille in 2009, as per the decision of the area committee of 1st December 2009, that street 3 is named **Louis Braille Avenue** and **Anderson** is added to the extra streets list.

3.0 DETAIL

Background

- 3.1 An indicative layout for the residential development at the former Hermitage Academy site was included in the Masterplan for the site approved in February 2012.
- 3.2 The phase 1 social housing development by Dunbritton Housing Association is currently under construction and differs slightly from the Masterplan.
- 3.3 Based on the Masterplan and the Dunbritton HA development there are eight streets on the site which may require to be named as shown on Appendix 2.

Street Naming Proposals

- 3.4 No formal consultation has taken place on the street naming but representations have been received from the following interested parties.

Helensburgh Community Council

- 3.5 In March 2012 the following motion submitted to Helensburgh Community Council was carried: "In recognition of the years of service given by Argyll and Bute Councillor Al Reay to the community, Helensburgh Community Council invite Argyll and Bute Council to name the main street leading to the development of the old Hermitage Academy site as **Reay Avenue**."
- 3.6 The minute of the meeting of the following month noted "it was reported that Dunbritton Housing Association had agreed to our suggestion of creating a **Reay Avenue** and had submitted their request to Argyll and Bute Council".

Dunbritton Housing Association

- 3.7 Dunbritton HA has accepted the proposal to use Campbell Drive as a continuation of the existing street.
- 3.8 After a meeting of Dunbritton HA in January 2014 they proposed names for streets 1, 6 and 7 on the map at Appendix 2:

- Street 1 – Dunbritton HA felt that most people would relate to the old school on the site so suggested a name such as **Hermitage Road** or **Old Hermitage Road**.
- Street 6 – The flats being built by Dunbritton HA on this site have details which mirror the Hill House design by Rennie Mackintosh, so the Dunbritton HA suggestion is to call the street after this renowned architect – perhaps **Mackintosh Court** or **Mackintosh Place**.
- Street 7 – Dunbritton HA picked up on the request from Helensburgh CC to name a street after the late Councillor Al Reay so suggested **Reay Street** or **Reay Park** for this street (as the open space and play park will run along the side of this street).

Helensburgh Heritage Trust

3.9 The Chairman of the Helensburgh Heritage Trust provided several suggestions including local benefactors, local place names and other links to the local area. The full list of proposed names, and the reason/comment supporting each suggestion, is:

1. **Templeton** - the Templeton family were benefactors to the town -- in particular the Templeton Library.
2. **Anderson** -- the Anderson family were benefactors to the town -- in particular the Anderson Trust art collection.
3. **Cramb** - gave to the town a piece of land on which part of Hermitage Primary now stands; in addition the dux's prize at Hermitage Academy is the Cramb prize.
4. **Comet** -- Henry Bell's steamship
5. **St Bride** -- Helensburgh church and chapel in Glen Fruin both named after her.
6. **Hermitage** -- self-explanatory.
7. **Findlay** -- Colonel George de Cardonnell Elmsall Findlay is the only Helensburgh resident to have won the VC, and he died in 1967 in his home at Drumfork House.
8. **Camis Eskan** -- also self-explanatory.
9. **Colgrain** -- also self-explanatory.
10. **Academy** -- also self-explanatory.
11. **North British** -- the North British Steamship Company started the steamer services from Craigendoran.

12. **Petrie** – To commemorate the long service of Billy Petrie OBE to the Helensburgh community. There is a precedent to streets being named after living persons - Glen Drive was named after Norman Glen while he was still alive.
13. **Fruin** - might be confusing as there are already the Fruin Court flats in East King Street.

Commemoration of Louis Braille

- 3.10 In December 2009 members were asked to consider the request made by the Royal National Institute of Blind People, that the bi-centenary of the birth of Louis Braille be marked by the naming of a street or building.
- 3.11 The Area Committee (1) agreed to the request made by the Royal National Institute of Blind People, that the bi-centenary of the birth of Louis Braille be marked appropriately by the Council in the Helensburgh and Lomond area; and (2) agreed to request the Corporate Data Standards Custodian Officer to allocate a street name within any future housing development, using the name of Louis Braille.
- 3.12 There has been no new street naming in Helensburgh and Lomond since December 2009 so this action is still outstanding over four years on from the original request.

Naming Considerations and Options

- 3.13 This section looks at the issues to consider and options for naming each street on the plan at Appendix 2.

Street 1 – This is the main street into the site, and is shown on the Masterplan running through the site to join onto Collins Road, so a prominent name should be selected. Helensburgh Community Council suggested Reay Avenue to Dunbritton Housing Association but the housing association has suggested commemorating Al Reay on another street and using Hermitage Road or Old Hermitage Road. The other names suggested by Helensburgh Heritage Trust could also be appropriate for this main avenue into the site.

Street 2 – This street is currently being developed by Dunbritton HA with 14 two storey semi-detached houses and one wheelchair accessible bungalow. The layout under construction is a continuation of Campbell Drive, a street with two existing numbered properties, and the new properties can be numbered in a manner consistent with the existing properties.

Street 3 – Shown on the Masterplan as the main street off the main access road one of the names suggested by Helensburgh Heritage Trust could be appropriate for this street. A suffix of “Avenue” or “Drive” would be appropriate based on the layout shown on the Masterplan.

Street 4 – On the Masterplan this street is shown as an extension of Talisman Crescent with no link shown to the new road network. The existing numbering of Talisman Crescent runs away from the site so does not allow for a continuation. The naming of this street will depend on the type of housing proposed and a new street name may be appropriate.

Street 5 – Shown on the Masterplan linking the new development to Guy Mannering Road the existing numbering on that street would facilitate an extension of the name and numbering – 29 upwards on the odd (north) side and 26 upwards on the even (south) side.

Street 6 – This is a cul-de-sac wholly within the Dunbritton HA development serving the 36 flats being developed in two blocks over three floors. The Dunbritton HA suggestion of naming this street after Charles Rennie Mackintosh is acceptable. There is one other street in Argyll and Bute named after Mackintosh on the site of the former Lochgilphead High School, where a theme of famous Scots was used to name the streets.

Street 7 – This is a link road from street 1 to street 2 overlooked by the rear of the flats on street 6 on the south and the play park / open space to be developed by Dunbritton HA on the north. This is the street Dunbritton HA have suggested should be named after the late Al Reay, proposing Reay Street or Reay Park. Reay Gardens could also be considered.

Street 8 – This is another link street north of the play park and open space and a flatted development is shown on the Masterplan. One of the names suggested by Helensburgh Heritage Trust could be appropriate for this street, possibly Petrie to tie in with the street 7 if named after Al Reay.

4.0 CONCLUSION

- 4.1 Several suggestions for naming have been put forward for this site and it should be possible to accommodate many of the names proposed by Helensburgh Community Council, Dunbritton Housing Association and the Helensburgh Heritage Trust.
- 4.2 The commemoration of Al Reay is the first consideration. The

named proposed by the community council – Reay Avenue – is already in use nearby in Cardross so the potential for confusion should be avoided. The housing association suggestion of naming the road adjacent to the play park and open space after Al Reay would appear to be in keeping with the former councillor’s love of the outdoors. Reay Gardens is perhaps the most appropriate name for this street given its location as described above.

- 4.3 The prominent new road off the newly created roundabout will not be the address of any properties in the Dunbritton HA development but it will be the main access road to their properties so the housing association proposal of Hermitage Road should be considered. The suffix of “Avenue” may be more appropriate for this location so Hermitage Avenue is perhaps a better alternative.
- 4.4 The naming of the cul-de-sac serving the housing association’s flatted development after Charles Rennie Mackintosh is acceptable and Mackintosh Court may be more appropriate than Mackintosh Place or Mackintosh Road
- 4.5 The continuation of Campbell Drive has been accepted by the housing association and the same logic can be applied to Guy Mannering Road should the extension to that road be developed as per the masterplan.
- 4.6 The remaining streets on the Masterplan will be subject to future planning applications and may not depict the layout of the Masterplan. A selection of names suitable for the future development should be selected at this time from the list provided by the Heritage Trust and applied as the streets are developed.
- 4.7 The type and layout of the development to the left of the roundabout will determine if a name is needed for this final street or if a continuation of Talisman Crescent is appropriate. One of the list of extra names proposed can be used at this location if a further street is required.
- 4.8 The final consideration is the commemoration of Louis Braille, over four years after the decision of the area committee. If members still wish to name a street to mark the bi-centenary, Louis Braille Avenue can be used for street 3.

5.0 IMPLICATIONS

- 5.1 Policy – none
- 5.2 Financial – none
- 5.3 Legal – none
- 5.4 HR – none

- 5.5 Equalities - none
- 5.6 Risk – none
- 5.7 Customer Services – selection of unique names will assist in the delivery of goods and services for residents of the new development.

6.0 APPENDICES

- 6.1 Appendix 1 - Approved Hermitage Masterplan
- 6.2 Appendix 2 - Street Naming and Numbering Plan

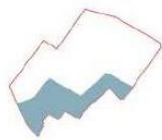
Angus Gilmour
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26th March 2014

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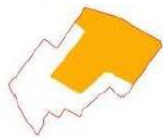
Appendix 1 – Approved Hermitage Masterplan



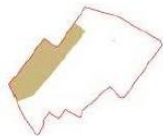
— Site boundary line



PHASE 1: Social Housing - 51 units



PHASE 2: Private Housing - 75 units



PHASE 3: Private Housing - 28 units
OR
PHASE 3: Leisure centre plus parking
(pool footprint ghosted in pink)

Appendix 2 – Street Naming and Numbering Plan

