

GLOVER STREET MASTERPLAN

Introduction

Perth and Kinross Council and Capability Scotland welcome you to our public information drop-in event on proposals to redevelop the Perth Leisure Pool site, located between Glasgow Road and Glover Street.

The site is currently occupied by the existing Perth Leisure Pool building, play park and associated car parking. Following the planned relocation of the leisure facility to Thimblelow, the site provides a significant opportunity to deliver much-needed affordable housing and specialist care accommodation.

This consultation event is a valuable opportunity for local residents and stakeholders to help shape the future of the Glover Street site and contribute to the creation of a vibrant, inclusive neighbourhood and meet local housing needs and supports some of our most vulnerable citizens.

What's Changed and Why?

Perth Leisure Pool has served the city for many years. However, the facility is ageing, increasingly costly to maintain and at growing risk of operational failure. The Council has therefore approved the development of a new, modern and energy-efficient leisure centre at Thimblelow, ensuring continued provision of high-quality leisure facilities in the city centre.

Redevelopment of the Glover Street site allows the Council to tackle two pressing priorities:

- The delivery of high-quality affordable housing in a highly accessible city-centre location
- The provision of specialist accommodation for people with complex care needs.

Our Vision for Glover Street

The proposals are being developed through a single, coordinated masterplan and include:

- **Affordable homes:** New, quality affordable homes, to help address the high demand for city-centre housing.
- **Inclusive care:** A new home for Capability Scotland's Our Inclusive Community Project (OICP), supporting 60 residents with complex needs to remain in Perth close to family, services and support networks. As well as supporting a further 40 adults to access day opportunity services.
- **Integrated design:** A comprehensive site layout that considers safe access, green space, surface water flood mitigation, and shared infrastructure for housing and care facilities.

Why It Matters

- **Housing need:** Perth faces a significant shortage of affordable homes, with nearly 800 applications for city-centre accommodation.
- **Social care commitment:** This project reflects our commitment to protect and care for the most vulnerable people in our communities.
- **Community benefit:** A well-planned redevelopment that brings people together and support a sustainable, inclusive future for Perth.

Feedback

We welcome your views and encourage you to fill in our feedback form either in-person or via the website. Please scan the codes below or visit the website links. Your feedback will be analysed and then a follow-up drop-in event will be organised to discuss how the plans will be taken forward.

Masterplan Feedback



Please scan the QR code to provide feedback online or visit <https://consult.pkc.gov.uk/communities/gloverstreet>



OICP Feedback



Please scan the QR code to provide feedback online or visit <https://oicp.capability.scot/>



Timeline

18th
February 2026

First Consultation
Event

Ideas and discussions at this event will help to inform the design of the development.

5th
March 2026

Feedback Date
For First Event

11th
March 2026

Second Consultation
Event

Update on design development and response to feedback from first event.

18th
March 2026

Feedback Date
For Second Event

Spring 2026

Planning
Submission

Target planning application for both the masterplan and Phase 02 OICP

Online Consultation

Information on the developing proposals will be available online between the two in-person events and until the last day for submitting your feedback.

ABOUT THE SITE

Overview

The masterplan site is situated within an established area of Perth's city centre, located at the western gateway into the historic centre. The site is bounded by Glasgow Road to the North, Glover Street to the west and south, and the railway line to the east. Perth Leisure Pool, The Dewars Centre (Ice Rink and Gym), car parking and play park currently occupy the site.

The surrounding area is well served by public amenities including retail areas, schools, Perth Royal infirmary and South Inch Park. The site is also very well connected to Perth's central railway station, bus station and primary vehicular routes.

On the opposite side of Glasgow Road, to the north of the site, there are several retail buildings with offices and small businesses. This extends to the east with a retail park comprising shops such as B&M and Pets at Home. There are also several supermarkets, Aldi and Lidl, adjacent to the site accessed from Glasgow Road.

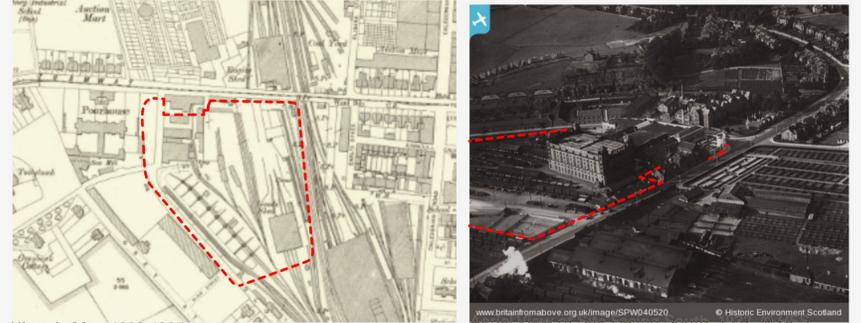
Perth Train Station and railway line make up the area to the east and south-east of the development site with Perth city centre beyond. A single wholesale retail unit forms the area to the south of the site and the western edge is fronted with healthcare and retail units along Glover Street. Behind Glover Street to the west is a residential area extending to Perth Academy.



Heritage

The former Dewars bonded warehouse which stood on Glover Street was demolished in 1989.

Perth Leisure Pool was officially opened by Princess Anne in 1988 while the nearby Dewars Centre was opened in 1990, replacing the former ice rink at Muirton.



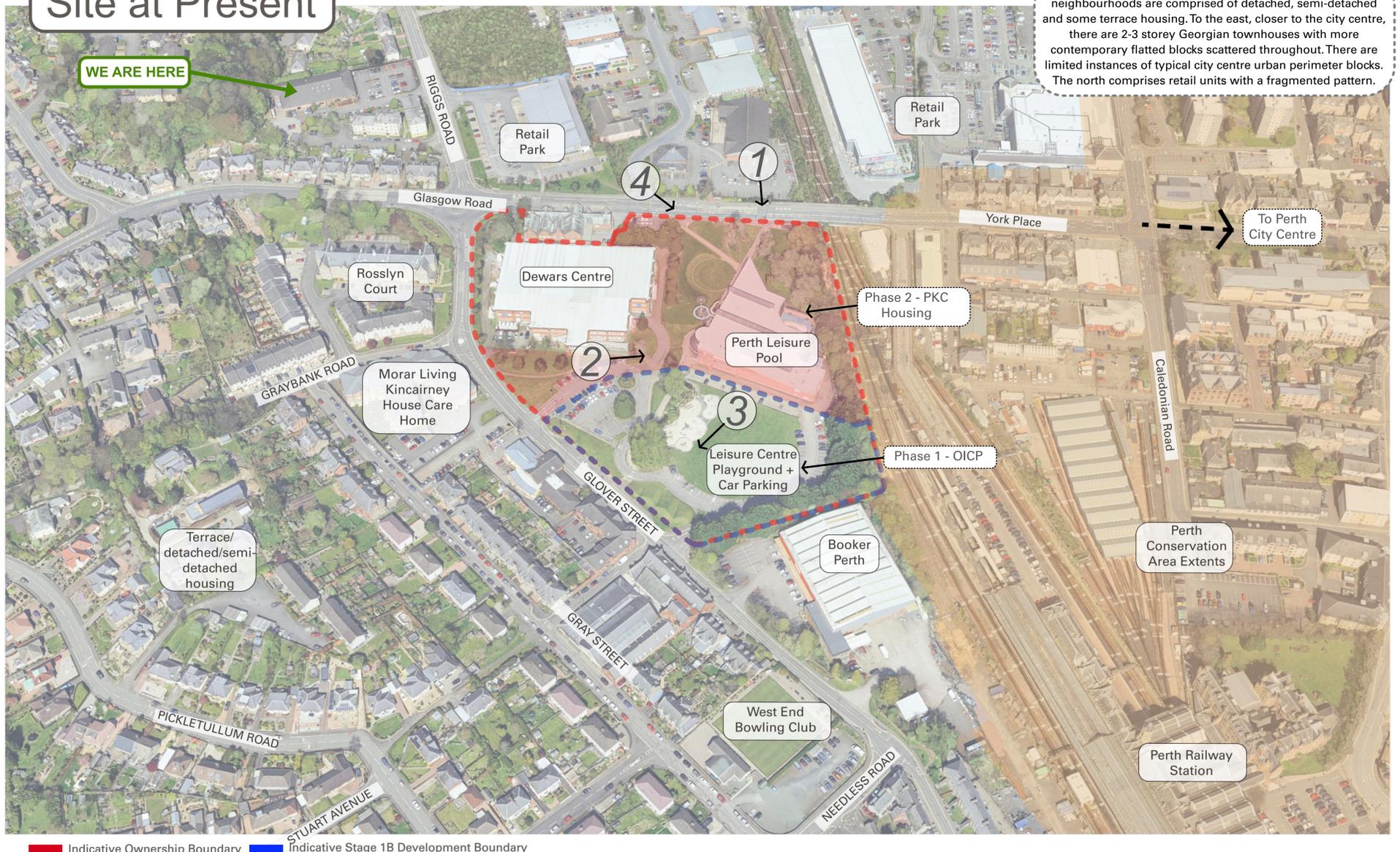
Water Management

A Surface Water Management Plan (SWMP) has been developed for Perth to understand the existing flood risk and investigate potential ways to better manage surface water and help prepare for the impacts of climate change. This SWMP is a long-term strategy, developed in consultation with key organisations such as SEPA and Scottish Water. Because the site is at risk of flooding, flood mitigation measures will be developed and provided as part of the planning applications.

A comprehensive Flood Risk Assessment (FRA) is being carried out by Kaya Consultants to review and address surface water management across the site. The detailed flood modelling utilises post development surface modelling to estimate surface water allowing for associated storm events including 1:1000 year storm event and 200-year climate change in line with NPF4.

Surface water will be managed through the use of SUDs to treat water with attenuation solutions in place to provide a betterment to current surface water discharge into the wider public network. Proposals will ensure that development is not creating flood risk outwith the site. The initial results from the hydrologist modelling suggest the proposed OICP development can be designed to avoid all areas of flood risk.

Site at Present



To the south and west of the site, the residential neighbourhoods are comprised of detached, semi-detached and some terrace housing. To the east, closer to the city centre, there are 2-3 storey Georgian townhouses with more contemporary flatted blocks scattered throughout. There are limited instances of typical city centre urban perimeter blocks. The north comprises retail units with a fragmented pattern.

EMERGING MASTERPLAN

Phase 1A



Phase 1A - Enabling works to allow OICP site to be cleared.

There will be a phased approach to the redevelopment of the site. Phase 1A will comprise the enabling works to allow the OICP site to be cleared. This will involve the removal of the existing play park and relocation of drainage infrastructure to sit adjacent to the existing PLP building. The current ramp and stair access to the PLP entrance will also be reconfigured to retain barrier-free access to the building.

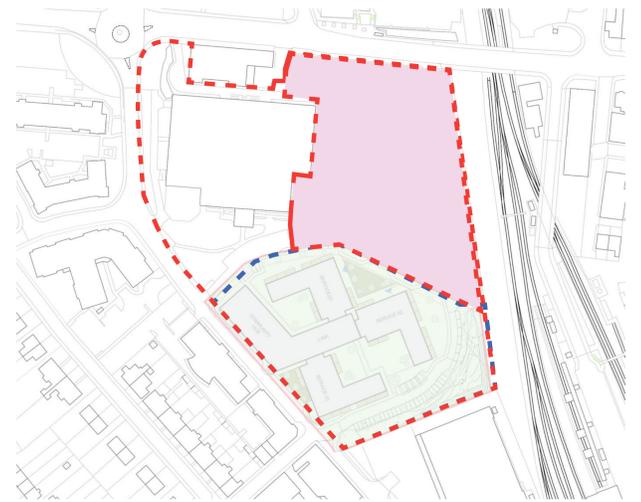
Phase 1B



Phase 1B - Capability Scotland: Our Inclusive Community Project

Phase 1B will deliver a purpose-built 60-bed care facility, with associated staff accommodation and community hub facilities, located to the south of the existing Perth Leisure Pool. The leisure pool will remain operational during this phase of development.

Phase 2



Phase 2 - Perth and Kinross Council Masterplan for Social Housing on the PLP site

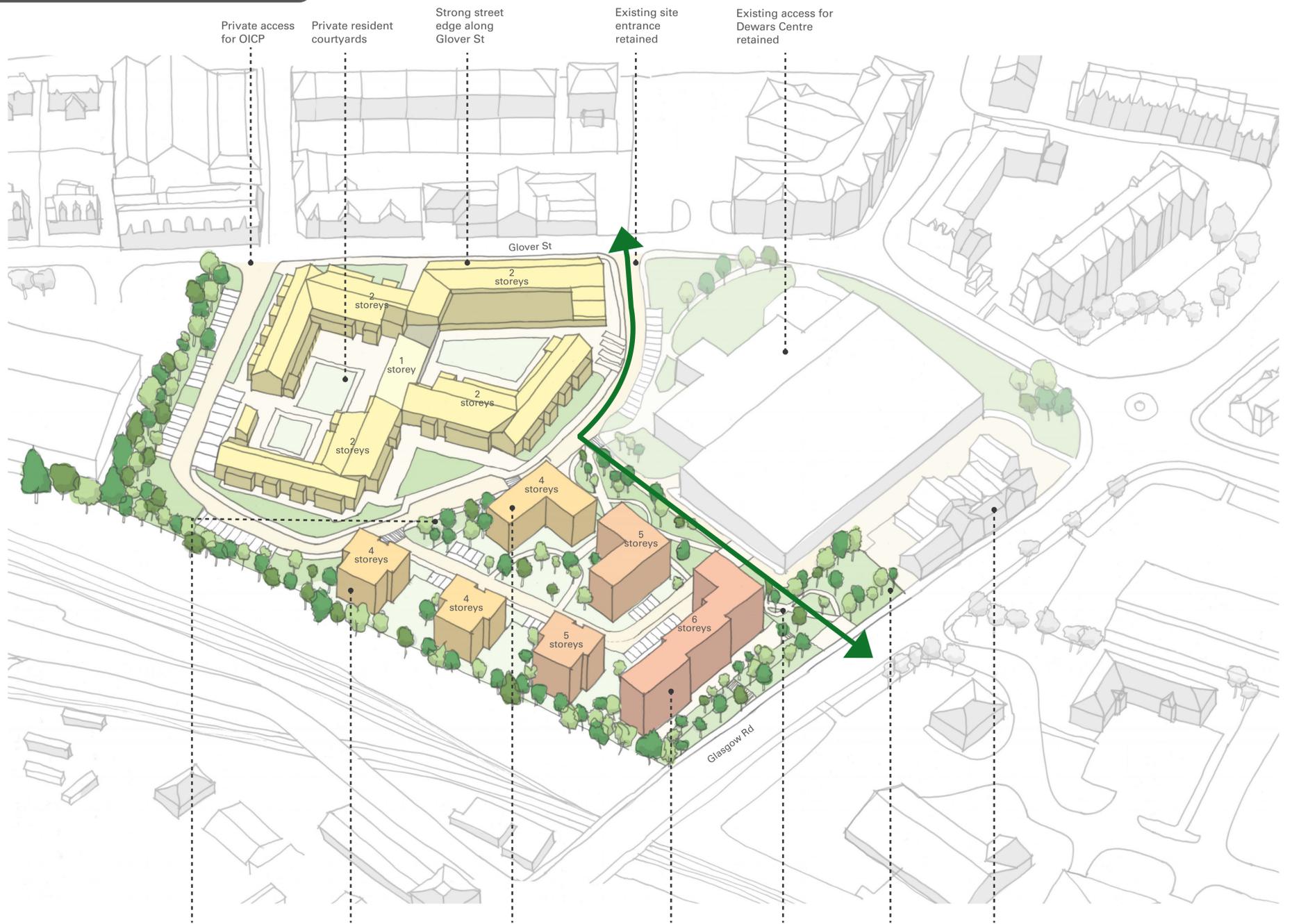
Phase 2 will deliver approximately 100 high-quality affordable homes, along with communal and private green spaces. Public open areas will include 'play on the way' features with play equipment designed for children and families. To facilitate the housing development, the existing leisure pool building will be demolished in line with Council plans, following completion of the new leisure centre at Thimblerow.

Masterplan Layout



EMERGING MASTERPLAN

Design Principles



Landscaped spaces creating buffer between OICP & housing

Pavilion style blocks staggered along eastern boundary, responding to smaller scale footprints of existing residential context. Shared resident garden spaces inbetween.

L-shaped blocks positioned to address new linear park at the front and create more private/semi-private courtyards for residents at the back.

Longer linear block to provide strong frontage to Glasgow Road and overlook landscaping. Setbacks in block footprint to break up massing. Block position offset from street due to underground services.

Linear park connecting Glasgow Road and Glover St. Activated by block entrances.

Public realm & quality green spaces created along Glasgow Road. New bus stop position.

Perth Business Centre

Aspiration



North Sighthill, Edinburgh, Anderson Bell Christie



Laurieston, Glasgow, Anderson Bell Christie



Laurieston, Glasgow, Anderson Bell Christie



Unity Place South Kilburn Estate, London, Alison Brooks Architects



Unity Place South Kilburn Estate, London, Alison Brooks Architects



Reource Rows - Langager Group



Fielden St, Glasgow, Anderson Bell Christie



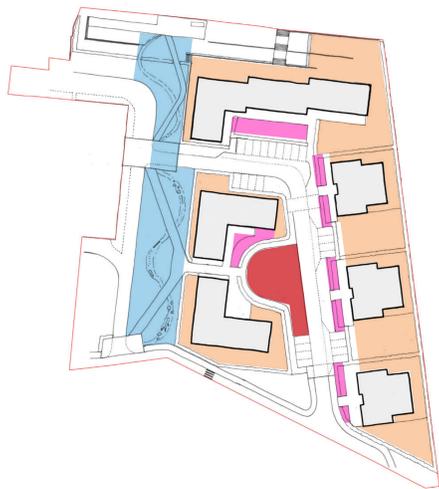
Fielden St, Glasgow, Anderson Bell Christie



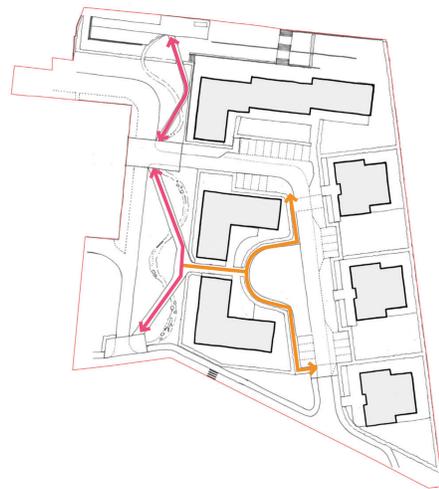
Hulme Living, Manchester, Mecanoo

LANDSCAPING STRATEGY

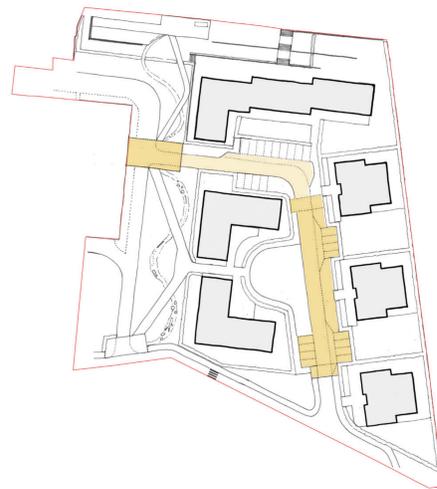
Spatial Typology



Pedestrian Routes



Vehicular Routes



Public linear park



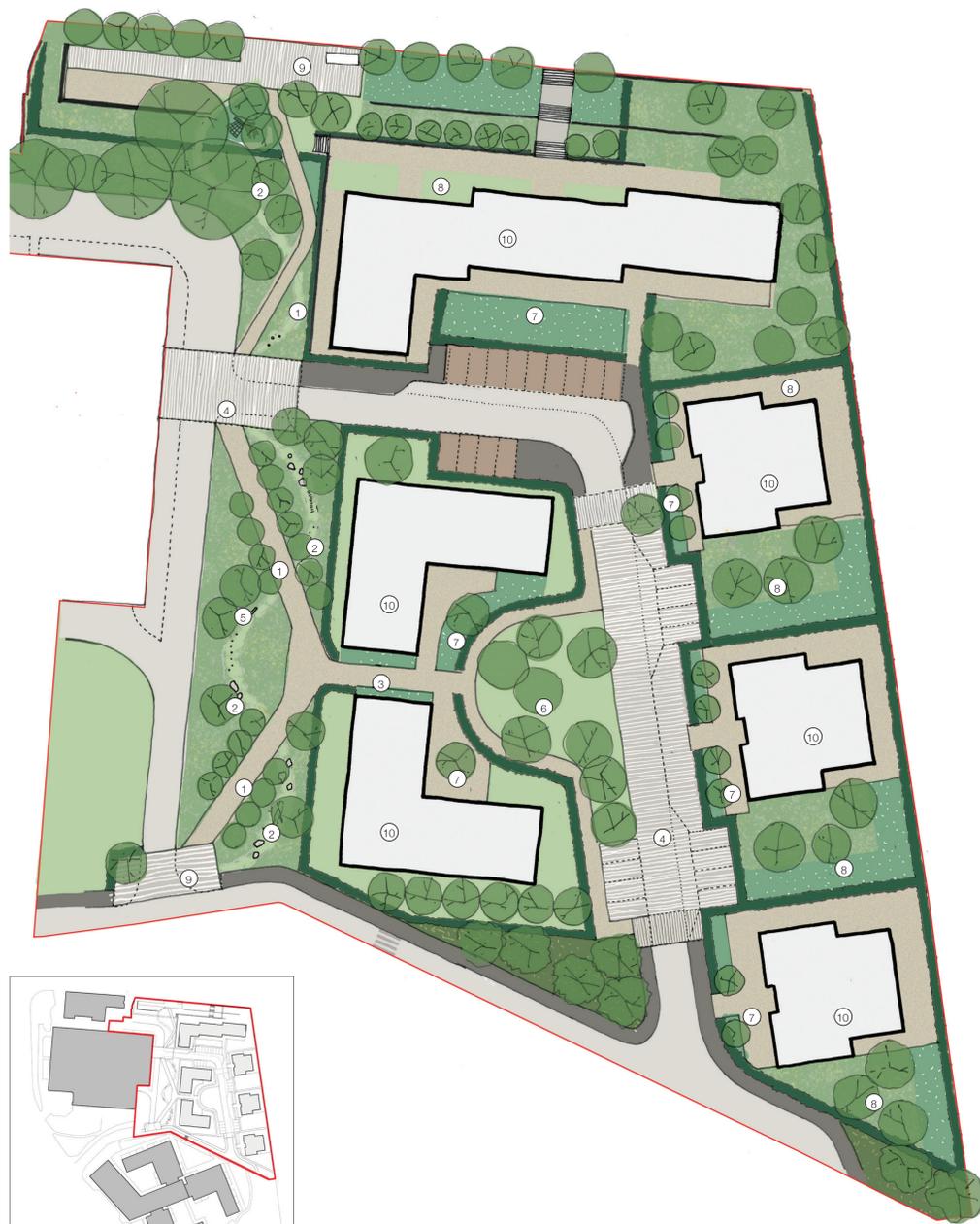
- Public linear park
- Neighbourhood park (semi-public)
- Buffer + semi-private outdoor space for ground floor residents
- Residents' shared/communal garden spaces

- Main public/ pedestrian spine/ through route
- Local routes within development area

- Shared surface/ traffic calmed vehicular zones

- Accessible route with children's play features integrated
- Green corridor/ linear park
- Entry/ gathering + orientation space

Landscape Plan



Key Plan

- ① Main public pedestrian spine through route
- ② Play features integrated along route - 'Play on the Way'
- ③ Local residential routes
- ④ Shared surface/ traffic calmed vehicular zones
- ⑤ Public linear park/ green corridor
- ⑥ Neighbourhood park (semi public)
- ⑦ Buffer and semi private outdoor space for groundfloor residents
- ⑧ Residents' shared/communal garden spaces
- ⑨ Entry/gathering and orientation space
- ⑩ Proposed residential blocks

Character Areas - Aspirations

Public Linear Park - ⑤



Private / Semi-Private Amenity Spaces - ⑦⑧



Neighbourhood Park - ⑥



Residential Street - ④

