



(Y)OUR CENTRAL

Glasgow City Centre District Regeneration Frameworks
Central District - Summary Document
September 2019

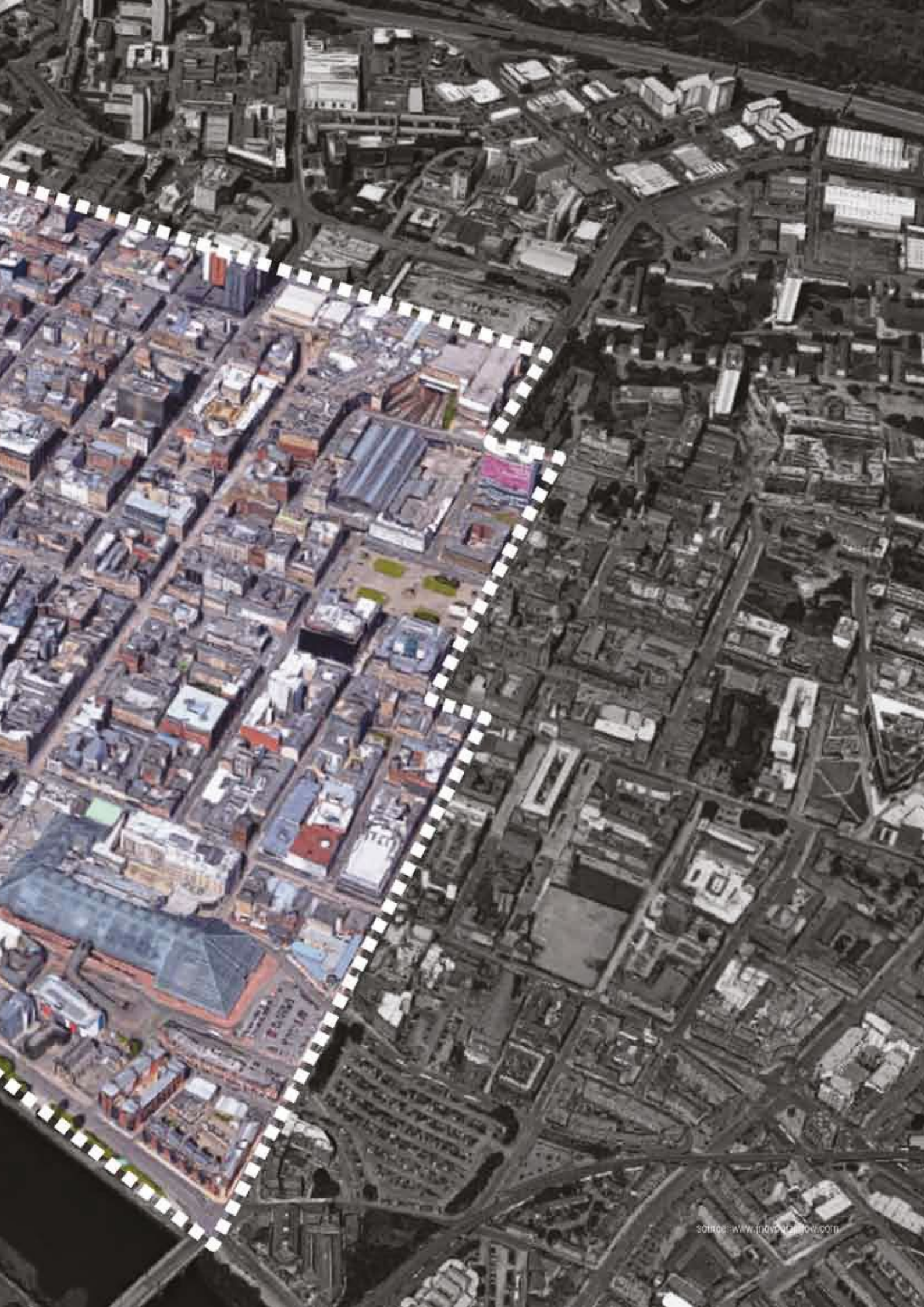
MVRDV

Austin-Smith:Lord

An aerial photograph of Glasgow City Centre. A large area of the city, bounded by a dashed white line, is highlighted. This area includes a mix of residential and commercial buildings, a large green park area, and a river. The surrounding city is shown in a darker, more muted color palette.

Central District Regeneration Framework

as defined in
Glasgow City Centre Strategy 2014-2019



Contents

1	Central District Regeneration Framework	02
2	Executive Summary	05
3	Background and Context	06
4	The District Today	07
5	Themes	08
6	Action Plan	09
7	(Y)our Central priority projects	10
8	Planning Policy	12

Project Team



Client - Glasgow City Council



Lead designer, strategy

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Smart city consultants

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Engineering advice



Cost consultants

Executive Summary

The Central District is the fourth of nine developed as part of the City Centre Strategy 2014-19. This is a summary of the approved Regeneration Framework and action plan.

The District Regeneration Framework (DRF) outlines a vision, objectives and proposals to redefine the Central district in the next ten years and beyond. This area is at the heart of the city and the wider city region and includes a strongly defined urban street grid, two major terminus rail stations, the city's principal retail area and its most prominent civic space in George Square.

Preparing this Framework has been a collaborative effort involving many people with a stake and interest in Central and the city centre. Public Sector resource constraints will make partnership between the Public and Private sectors essential.

It is therefore important to understand stakeholder priorities through the public consultation, before a delivery plan is finalised.

(Y)our City Centre, (Y)our Central

The many opportunities to regenerate Central are positioned around five main themes.

- a) (Y)our updated mobility
- b) (Y)our great streets and spaces
- c) (Y)our great buildings
- d) (Y)our vibrant Central
- e) Transforming (Y)our Central

Within these themes are large, medium and small projects. The next stage is to assess feasibility and deliver change over the ten year life of the project.



Background and Context

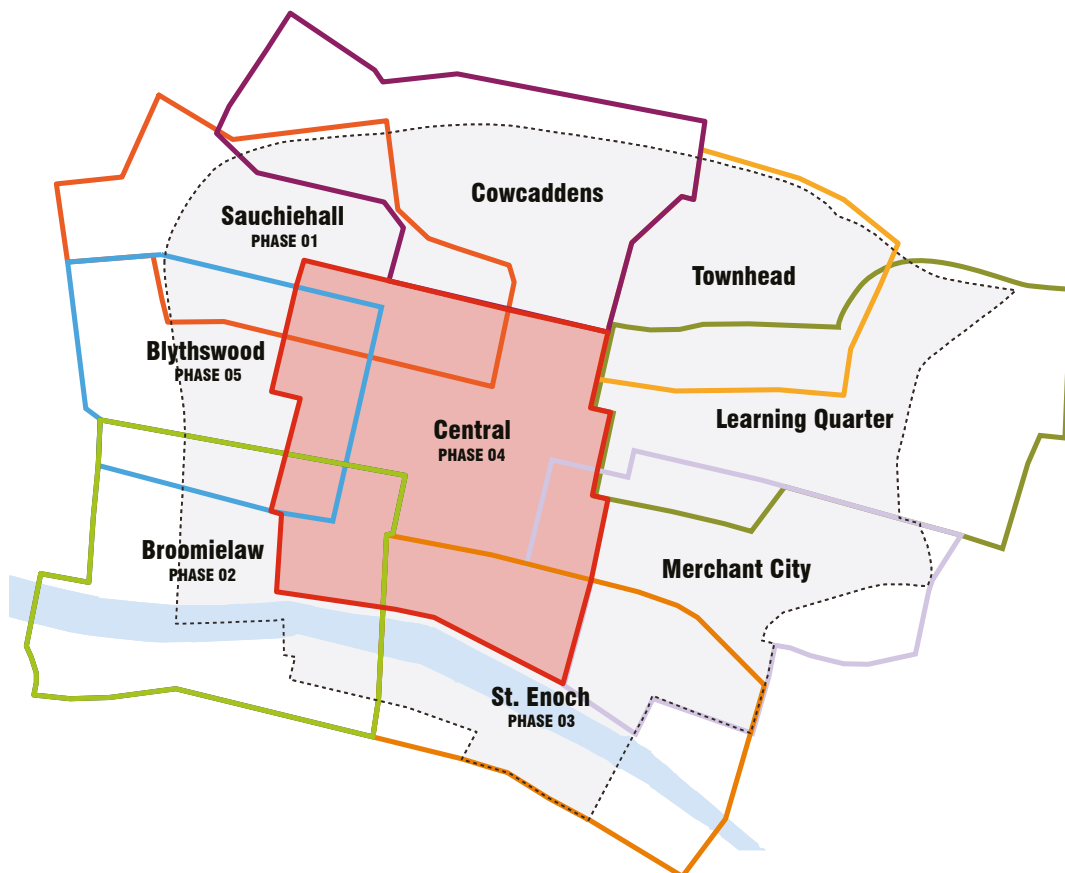
The City Centre Strategy and Action Plan 2014-19 sets out a vision and objectives and defines nine city centre districts; one of which is Central. A Regeneration Framework will be prepared for each District.

A pilot Framework was prepared for Sauchiehall & Garnethill and was completed and published in 2016. The next four Districts are Broomielaw, St Enoch, Central and Blythswood.

The last four Frameworks are for Cowcaddens, Learning Quarter, Merchant City and Townhead.

Each will guide physical, social and economic regeneration and will inform Supplementary Planning Guidance (Local Development Frameworks and/or Strategic Development Frameworks as defined in the City Development Plan 2017).

Each District Regeneration Framework has been prepared in a collaborative way. Participants have included residents, businesses, land and building owners/occupiers, developers and investors, local and national agencies, Council departments, elected members, charities, voluntary organisations and visitors.



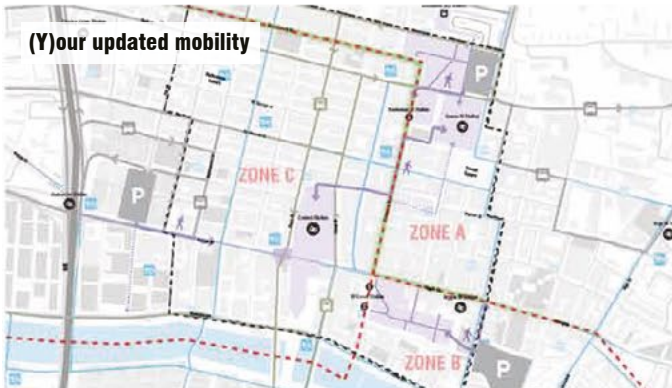
The District Today

Taking the views of local stakeholders into consideration the key opportunities and challenges are identified:

- Buchanan Bus Station is dislocated from the core city centre area.
- The area is vibrant and exciting.
- There is limited greenspace and public access to it is restricted.
- Vehicular traffic is heavy through the Central District.
- Although there are some significant areas of public space, its quality is inconsistent.
- The compact street grid makes pedestrian travel relatively easy.
- Points of arrival are not welcoming and do not represent the best of Glasgow.
- The introduction of pedestrianised areas have been largely successful.
- It provides an excellent shopping experience.
- There are high demands on the use of public realm creating congestion, especially where pavements are narrow.
- The pedestrian experience is also further impacted by noise from a variety of sources.
- The area is not child friendly.
- Air quality can be very poor.



Themes



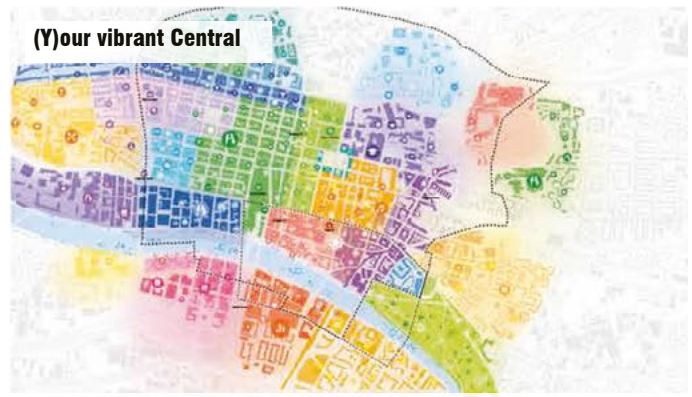
To enhance Glasgow public transport and active travel networks to create a sustainable, walkable city.



To optimise Glasgow's street grid and address the shortage of quality greenspace areas.



To respect Glasgow's fine built heritage with the highest quality contemporary design.



To create a lively, convivial, attractive mixed use city centre district.

Action Plan

Each strategy will be implemented through a number of projects, which vary from major capital projects to those with a longer time frame, to smaller projects with shorter time frames. These have been consolidated into the draft Action Plan below.

Item	Theme/Project	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1.0	(Y)our Great Streets & Spaces											
1.1	Public Space Plan											
1.2	Enhance key streets – updated “Style Mile” and Bothwell Street											
1.3	Glorious George Square											
1.4	Public art											
2.0	(Y)our Updated Mobility											
2.1	City Centre Connectivity Plan											
2.2	Low Emission Zone											
2.3	Street safety and accessibility											
2.4	Train station connections and environs											
3.0	(Y)our Great Buildings											
3.1	Design Guidelines											
3.2	DRF Planning Policy: <i>Higher density, increase building heights, historic Glasgow</i>											
3.3	Buchanan Galleries permeability											
4.0	(Y)our Vibrant Central											
4.1	Strong and diverse neighbourhoods / cultural assets											
4.2	Community amenity and infrastructure plan											
4.3	DRF Planning Policy: <i>Mixed and Re-populated Central</i>											
4.4	Re-purpose vacant spaces / buildings											
5.0	Transforming (Y)our Central											
5.1	Review masterplan options											
5.2	Central brand											

(Y)our Central priority projects

Building add-ons and infill

Parks and Play Spaces

Traffic-calmed Central

Repurpose vacant spaces

CBD 'High Street'

Smarter cleaner bus system

Re-populated Central

Hielanman's Umbrella

DRF priority projects represent a group of key actions that need to be taken more urgently than others within the DRF strategy.

Realising these priority projects will greatly contribute to the development of the whole city centre, with a focus on quality place-making. Delivering these project would lead to a well-developed social and cultural scene, support economic development and enable higher urban density in a vibrant, mixed-use Glasgow city centre. Moreover they will act as catalysts to to launch the rest of the projects presented in this DRF.



Hierarchy in streets

Smarter parking in Central

Enhance connection between bus, train and city centre

Ultra low emissions zone

Glorious George Square

Improve connections
between stations

Design for rain

Experience shopping in Central

Buchanan Bus Station

Buchanan St Station

Queen St Station

Ingram St

St Enoch Station

Argyle St Station

Clyde St

Planning Policy

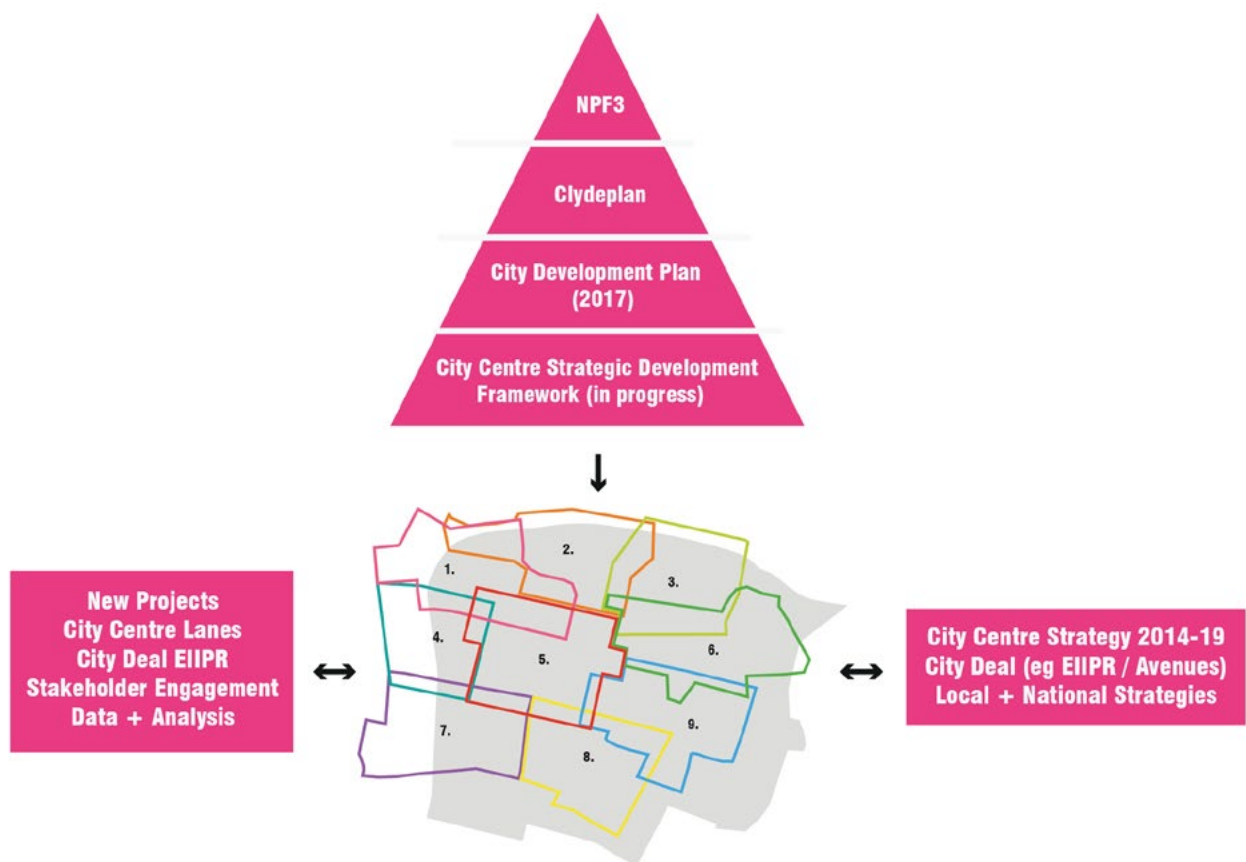
The aims of this District Regeneration Framework (DRF) are to outline the vision and ambition for Central:

- a) Create an attractive and vibrant mixed use urban district
- b) To provide a planning and delivery framework to regenerate Central
- c) To support and encapsulate in the Placemaking Principles outlined in the City Development Plan (CDP)

The CDP establishes the spatial strategy for the city with the aim of creating:

- 1. A healthy, high quality place and;
- 2. A compact city form that supports sustainable development.

Within the CDP are a number of detailed planning policies, these are
CDP 1: Placemaking Principle,
CDP 2: Sustainable Spatial Strategy,
CDP 3: Economic Development,
CDP 4: Network of Centres,
CDP 5: Resource Management,
CDP 6: Green Belt and Green Network,
CDP 7: Natural Environment,
CDP 8: Water Environment,
CDP 9: Historic Environment,
CDP 10: Meeting Housing Need,
CDP 11: Sustainable Transport,
CDP 12: Delivering Development.



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If you have any question, comments or would like further information on the st enoch area strategy, please contact:

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