



(Y)OUR BLYTHSWOOD

**Glasgow City Centre District Regeneration Frameworks
Blythwood District - Summary Document**
October 2019

MVRDV
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An aerial photograph of Glasgow City Centre. A specific area, the Blythswood District, is outlined with a dashed white border. This area includes several large, multi-story buildings, some with red brick facades, and a mix of urban development. To the right of the outlined area, a major highway interchange is visible. The surrounding city is dense with various buildings and streets.

Blythswood District Regeneration Framework

**as defined in
Glasgow City Centre Strategy 2014-2019**



Contents

| | | |
|----------|--|-----------|
| 1 | Blythwood 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 Blythwood priority projects | 10 |
| 8 | Planning Policy | 12 |

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Executive Summary

The Blythswood District is the fifth 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 Blythswood district in the next ten years and beyond. Originally planned as a major westward expansion of the city in the 18th century, it nevertheless encompasses a diverse area of central Glasgow which is more varied than its name alone suggests.

Preparing this Framework has been a collaborative effort involving many people with a stake and interest in Blythswood 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 Blythswood

The many opportunities to regenerate Blythswood are positioned around 6 main themes.

- a) (Y)our updated mobility
- b) (Y)our urbanised M8
- c) (Y)our great streets and spaces
- d) (Y)our great buildings
- e) (Y)our vibrant Blythswood
- f) Transforming (Y)our Blythswood

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 9 city centre districts; one of which is Blythswood. 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).

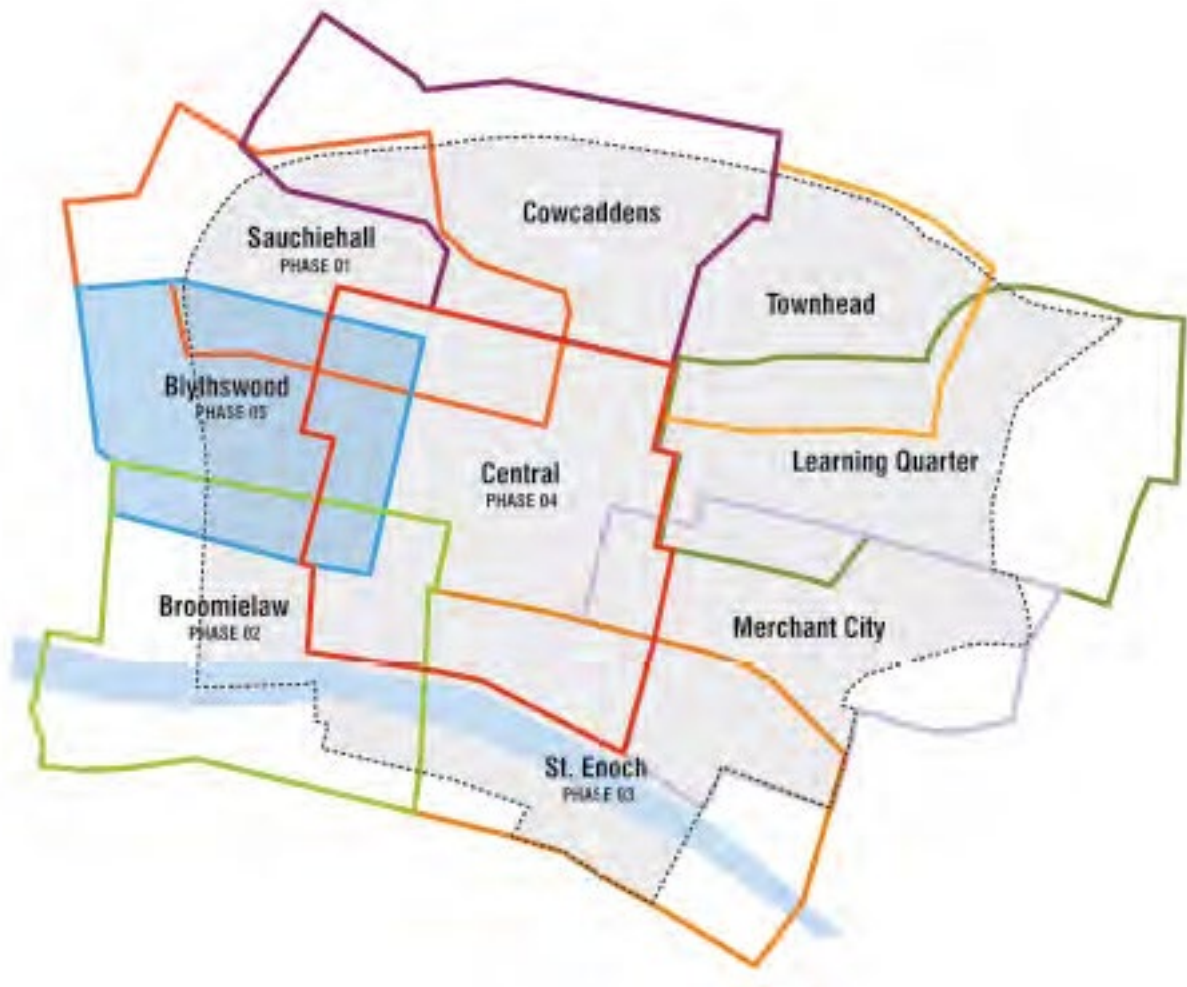
Each District Regeneration Framework (DRF) has been prepared in a collaborative way. Participants have included residents, businesses, land and building owners/occupiers, developers and investors, local and national agencies, Council departments, elected members, charities, voluntary organisations and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



The District Today

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

- There is a thriving independent business scene.
- The adjacent M8 motorway acts as a divisive, noisy structure.
- The district contains a low residential population which should be grown.
- Public access to the areas only greenspace is restricted.
- The area has local cultural organisations and venues which should be supported.
- Blythswood has some great local built heritage but it could be promoted better.
- The current cycling experience could be improved.
- A lack of effective traffic calming has previously been an issue in this area.
- The overall variety of offer contained within this district remains fairly narrow.
- There are a lack of amenities for the local community.
- The area is perceived as being poorly lit.
- The district could benefit from having more events and activities.



Themes



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



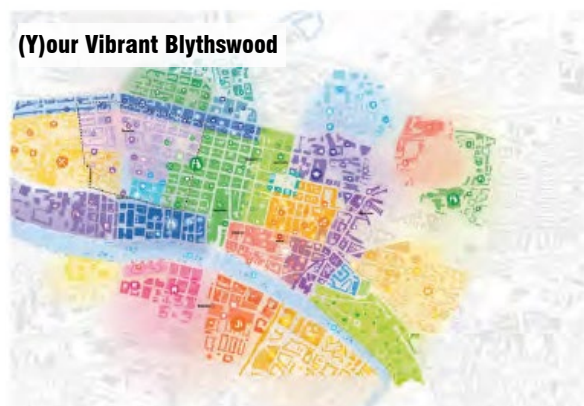
To maintain the benefits of an urban motorway whilst reducing its negative impacts.



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.

Transforming (Y)our Blythswood



Ensuring the district is sustainable and resilient, and is safe, welcoming and well-maintained.

Action Plan

Each strategy will be implemented through a number of projects, which vary from major capital projects with a longer time frame, to smaller projects with shorter time frames. These have been consolidated into the draft Action Plan below. Please note that some actions can also be found in other DRFs due to the common underlying issues.

| Item | Theme/Project | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|------------|---|------|------|------|------|------|------|------|------|------|------|------|
| 1.0 | (Y)our Urbanised M8 | | | | | | | | | | | |
| 1.1 | City Centre Motorway Strategy | | | | | | | | | | | |
| 1.2 | Above the M8 | | | | | | | | | | | |
| 2.0 | (Y)our Great Streets & Spaces | | | | | | | | | | | |
| 2.1 | Public Space Plan | | | | | | | | | | | |
| 2.2 | Updated St Vincent Street | | | | | | | | | | | |
| 2.3 | Improved West George Street | | | | | | | | | | | |
| 2.4 | Improved Blythswood Square | | | | | | | | | | | |
| 2.5 | Public art | | | | | | | | | | | |
| 3.0 | (Y)our Updated Mobility | | | | | | | | | | | |
| 3.1 | City Centre Connectivity Plan | | | | | | | | | | | |
| 3.2 | Low Emission Zone | | | | | | | | | | | |
| 3.3 | Smarter Blythswood | | | | | | | | | | | |
| 3.4 | Street safety and accessibility | | | | | | | | | | | |
| 3.5 | Train station connections and environs | | | | | | | | | | | |
| 4.0 | (Y)our Great Buildings | | | | | | | | | | | |
| 4.1 | Design Guidelines | | | | | | | | | | | |
| 4.2 | DRF Planning Policy: <i>Higher density, increase building heights, historic Glasgow</i> | | | | | | | | | | | |
| 4.3 | Historic Blythswood | | | | | | | | | | | |
| 4.4 | Refashioned Blythswood Court | | | | | | | | | | | |
| 5.0 | (Y)our Vibrant Blythswood | | | | | | | | | | | |
| 5.1 | Strong and diverse neighbourhoods / cultural assets | | | | | | | | | | | |
| 5.2 | Community amenity and infrastructure plan | | | | | | | | | | | |
| 5.3 | DRF Planning Policy: <i>Mixed and Re-populated Blythswood</i> | | | | | | | | | | | |
| 5.4 | Re-purpose vacant spaces / buildings | | | | | | | | | | | |
| 6.0 | Transforming (Y)our Blythswood | | | | | | | | | | | |
| 6.1 | Review masterplan options | | | | | | | | | | | |
| 6.2 | Blythswood brand | | | | | | | | | | | |
| 6.3 | Blythswood conservation and heritage | | | | | | | | | | | |
| 6.4 | Events Programme | | | | | | | | | | | |

(Y)our Blythswood priority projects

Historic Blythswood

Revitalised Cultural Destinations

Develop on / over M8

Enhance neighbourhood green and play spaces

Traffic-calmed Blythswood

Connected East-West

Strategy for higher density Blythswood

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 launch the rest of the projects presented in this DRF.

Smarter parking in Blythswood

Dining and nightlife in Blythswood

Related Railway Stations

Mixed-use development
and urban open space

Adapt historic
buildings

Untangled motorway spaghetti

Celebrate and preserve
great heritage

Anderston Cross

Improved Blythswood Square

Re-purpose vacant spaces

West George Street on City
Centre Pedestrian Loop

Blythswood Hill Steep Park

Re-populated Blythswood

Smarter bus network

Ultra-low emissions zone

Central Station

Planning Policy

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

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

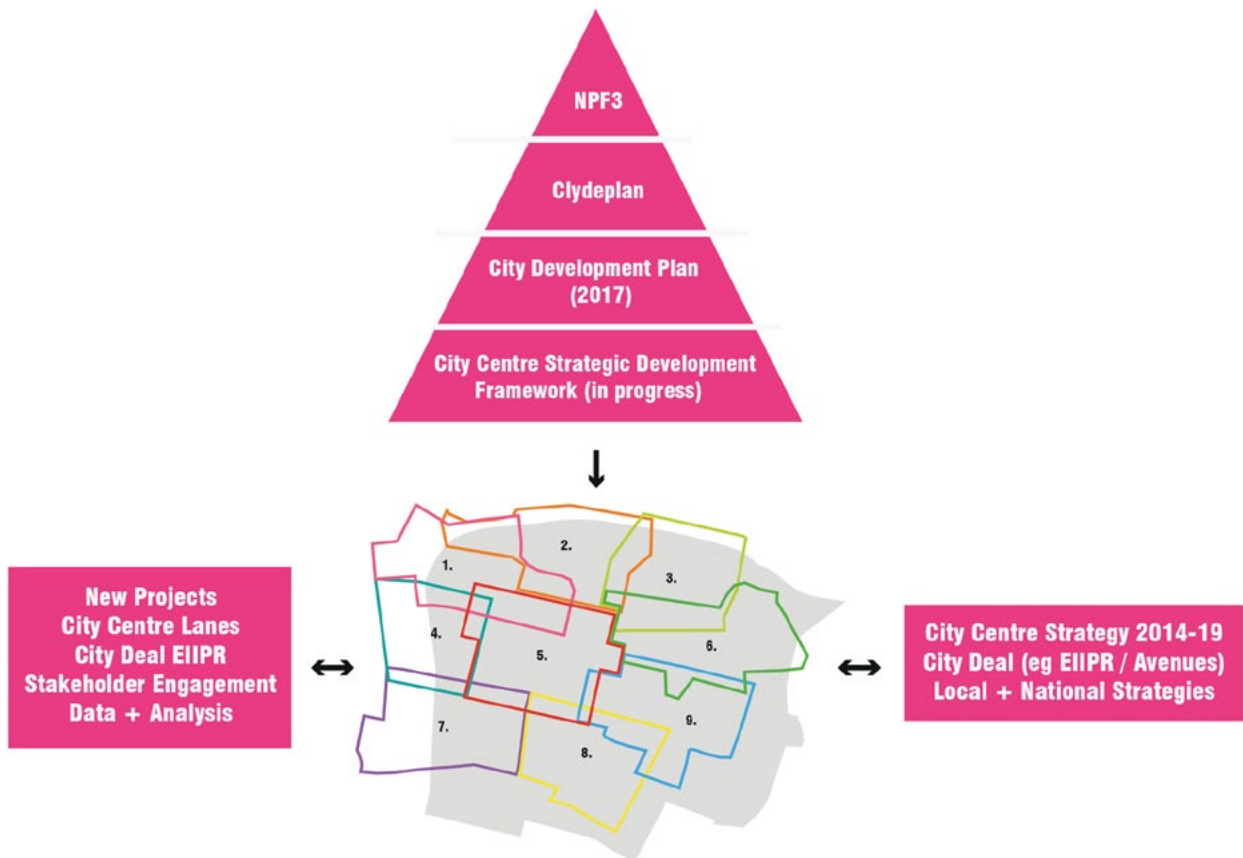
The CDP establishes the spatial strategy for the city with the aim of creating:

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.

For more detail on how the DRF reaches its objectives by addressing each of the policies listed above, please see the planning section on the full (Y)our Blythswood document.



Project Team



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If you have any questions, comments
or would like further information on the
Blythswood DRF, please contact:

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