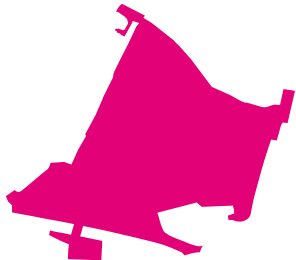




MASTERPLAN UPDATE

MARCH 2017



SIGHTHILL

TRANSFORMATIONAL REGENERATION AREA

TRANSFORMING SIGHTHILL

THE MASTERPLAN



NEW ROAD BRIDGE



The regeneration of Sighthill has so far has delivered 141 units of social rented housing for Glasgow Housing Association (GHA).

Remediation works began in January 2016 and have so far seen the infill of the Buchanan Railway tunnel. Extensive land remediation is currently progressing with large scale bulk earthworks set to be complete this summer. The demolition of the multi-storey flats is complete and the future demolition of buildings is being phased with the associated works.

The contract is let and design work is underway for the new infrastructure which will deliver a new Sighthill Park, new public realm including key civic and amenity open spaces, allotments as well as a new road and cycle network. The infrastructure also integrates an extensive site wide SUDS design that as well as providing important drainage, will also be utilised as an amenity for the local residents. Works are also underway to relocate the existing St. Rolox church within the neighbourhood.

The procurement process to deliver the new housing and commercial development is underway with the successful developer set to be appointed this summer. This will see approximately 650 new homes for sale including 200 homes for mid-market rent. The developer will also be delivering retail and commercial units at key locations within Sighthill. There are also proposals to deliver the large urban blocks to the south of the site, the use for these is yet to be determined.

Works to build the new Sighthill Community Campus will begin on-site later this year and the campus will open mid 2019. The campus brings together the two Sighthill Primary Schools (St. Stephens and St. Kevins) and will also house the Sighthill Nursery, youth centre as well as being available for community use.

The new pedestrian bridge over the M8 motorway will replace the existing bridge and form the key pedestrian connection to the city centre. The bridge design focuses on the experience of the pedestrian and looks to create a continuation of the civic spine, essentially creating a 'garden bridge'.

The new road bridge to the north provides a key vehicle connection that helps divert through traffic around the edge of Sighthill to enhance the masterplan as a residential neighbourhood giving priority to pedestrians. It is also a long term strategic link to the north east of the city.

NEW PARK



NEW HOUSING (GHA SOCIAL HOUSING)



NEW COMMUNITY CAMPUS SCHOOL



NEW CIVIC SPACE (CANAL TERRACE)



NEW PEDESTRIAN BRIDGE



NEW CIVIC SPACE (BRIDGE TERRACE)



CONNECTIVITY, ACTIVATION AND DESTINATION

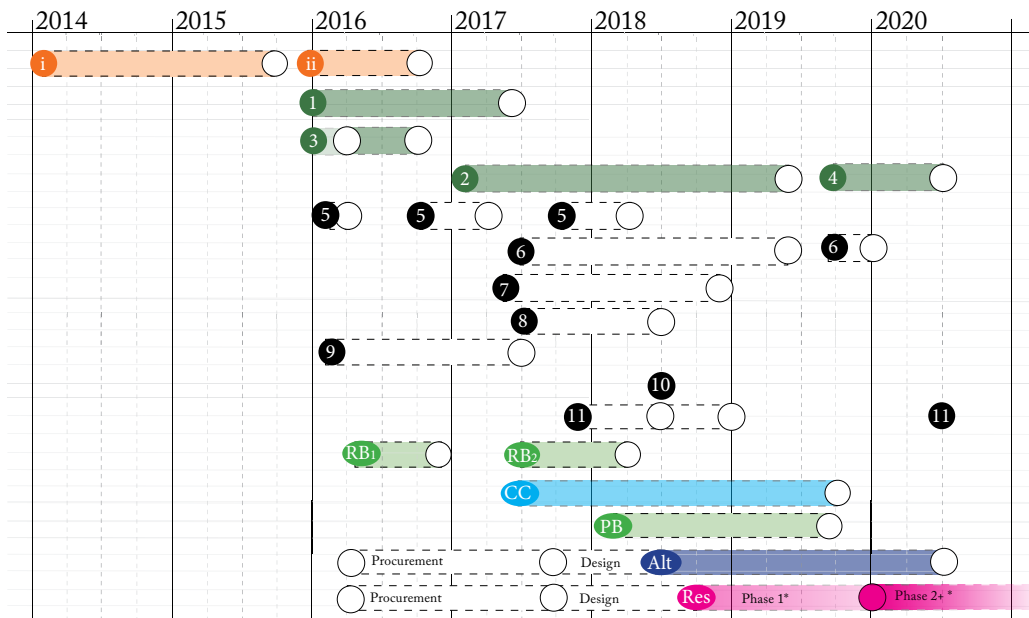
Core Principles

- Enhance existing access points and create new connections
- Define the neighbourhood core and its functions
- Create a main pedestrian circulation spine (the civic spine) and overall public realm strategy
- Re-model the existing, under used Sighthill Park into a more articulated and efficient provision of green spaces (the linear park or green spine)
- Define the SUDS (strategic urban drainage system) strategy as an articulation of amenity spaces (the blue spine)
- Create landmarks at gateways and at key activity nodes throughout the site



Programme summary

Revision J - 21.03.17



Infrastructure works (in phases): Early 2016 - Mid 2020

Timescales provided are estimates by the design team. Timescales will be confirmed by the contractor programmes

- 1 Contract 1 - Remediation Early 2016 - Mid 2017
 - 2 Contract 2 - Site Wide Infrastructure Early 2017 - Mid 2019
 - 3 Contract 3 - Buchanan St Tunnel Early 2016 - Late 2016
 - 4 Contract 4 - Remediation Late 2019 - Mid 2020
- Key headline works (across the above Infrastructure Works contracts)**
- 5 Tree Felling Late - Early 2016 - 2019
 - 6 Roads Construction Mid 2017 - Mid 2019
 - 7 Civic Spine Mid 2017 - Late 2018
 - 8 Park - SUDS + Landscape Early 2018 - Early 2019
 - 9 Platform - Community campus Early 2016 - Mid 2017
 - 10 Platform handover - Alternative Mid 2018
 - 11 Platform handover - Residential Late 2017 - Mid 2020

Bridge and Development Components: (Early 2016 ->)

Timescales provided are estimates by the design teams. Timescales will be confirmed by the contractor/ developer programmes

- RB1 Road Bridge - Service Diversion Early 2016 - Late 2016
- RB2 Road Bridge - New bridge Mid 2017 - Early 2018
- CC Community Campus Mid 2017 - Late 2019
- PB Pedestrian bridge over M8 Mid 2018 - Mid 2019
- Alt Alternative development Mid 2018 - Mid 2020
- Res Residential developments Late 2018 -> onwards

Notes:
All programme dates provided at this stage are indicative and will be subject to change as the project progresses with the design and procurement procedures.

- i GHA - New Build Early 2014 - Late 2015
- ii GHA Demolition (Block 32/34 + 31/35) Late 2015 - Late 2016

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