

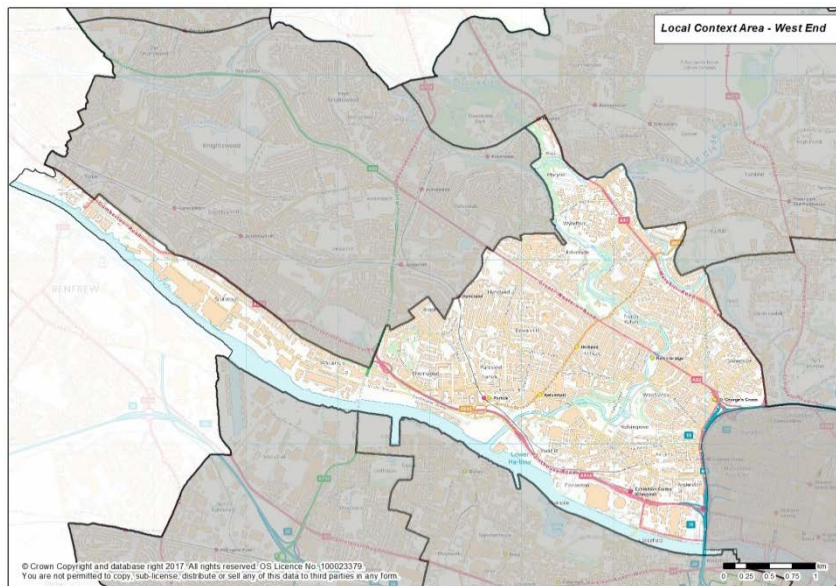
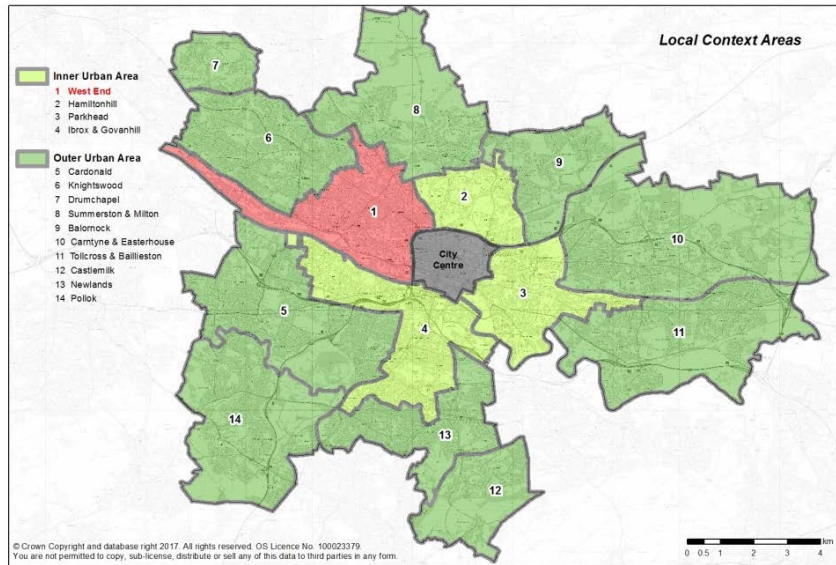
LCA1: WEST END, STAGE 1

Glasgow City Development Plan 2017
Draft Glasgow Open Space Strategy 2018



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1 Introduction

1.1 The West End is one of 15 Local Context Analysis (LCA) areas that have been identified to help inform the Council’s understanding of open space and green network issues at the local level and inform the development of the Council’s Open Space Strategy:

- a City Centre LCA area;
- 4 LCA areas in the higher density “Inner Urban Area”; and
- 10 LCA areas in the lower density “Outer Urban Area”.

1.2 The LCA is being undertaken in two stages:

The **Stage 1 LCA** provides an initial analysis of the amount, distribution and quality of open space in this area, together with other important characteristics. It identifies the key matters that the Council thinks should be addressed to improve access to, and the quality of, open space in order to create a better place for people and nature. **Consultation on this LCA is your opportunity to inform the Council of the open space issues that you think are important to your local area.** It is part of a wider engagement on the City’s draft Open Space Strategy, which is also being made available for consultation. Comments on either should be made via the [Glasgow Consultation Hub](#). Figure 1 sets out the relationship between the OSS, Stage 1 LCA, the City Development Plan and other documents.

The **Stage 2 LCA** process will build on the Stage 1 analysis and the public response to it. It will draw on work and budgets of services across the council, and of council partners, to ensure a coherent approach to investment and try to ensure new investment delivers on as many of the City’s green network and community ambitions as possible. The process is being funded through the EU Horizon

2020 Connecting Nature project. The Stage 2 LCAs will bring forward a “green network masterplan” for each area and for the City, informed by consideration of **current and future need** for open space in each area.

1.3 The Stage 2 LCA process will clarify the future role of the City’s open spaces. In particular, it is likely to mean:

- A. **the retention of many open spaces for their existing purpose** – it is anticipated that many existing open spaces will continue to be used and managed for their existing purpose – eg as public park, football pitch or natural/semi-natural greenspace.
- B. **the creation of new open spaces** – eg where necessary to meet gaps in accessibility to good quality, multifunctional open space of that serves the community or to meet demand for growing spaces;
- C. **the use of some open spaces for a different open space purpose** – some open spaces may require to be used differently to meet current and future needs – eg where a former playing pitch is no longer required for outdoor sport but is well-located to meet demand for growing space; and
- D. **the use of some open spaces for a non-open space purpose** – where Stage 2 LCAs have identified spaces that will not have a role in meeting current or future need, then there is an opportunity to release them for development, with the potential to free-up resources for investment in the City’s other open spaces.

1.4 This LCA analyses the current extent and quality of the open space and green network in the West End in the context of the draft Open Space Strategy’s 3 key themes of A Liveable Glasgow, A Healthy Glasgow and A Resilient Glasgow,

Glasgow’s Vision for Open Space:

By 2050, there will be network of good quality, well-distributed, multi-functional open spaces, and connecting infrastructure, that contributes positively to :

- *Outcome 1:* the City’s **LIVEABILITY**, increasing its attractiveness as a place in which to live, work, study and invest;
- *Outcome 2:* the **HEALTH AND WELLBEING** of the City’s human population and of its flora and fauna; and
- *Outcome 3:* the long term **RESILIENCE** of the City in relation to the threats, and potential opportunities, arising from climate change and other external factors such as reducing budgets.

Communities will have access to good quality, multi-functional open spaces, that are used by all sectors of society, within a short walk of the home and to a wider, better integrated, network of green, blue (water) and grey (civic) spaces that provide multiple benefits for people and the environment.

The value of Glasgow’s Open Spaces in helping address many of the critical issues facing the City will be widely understood and reflected in the decisions made by the Council and its partners.

Figure 1: Suite of Open Space Documents



2 The LCA Area

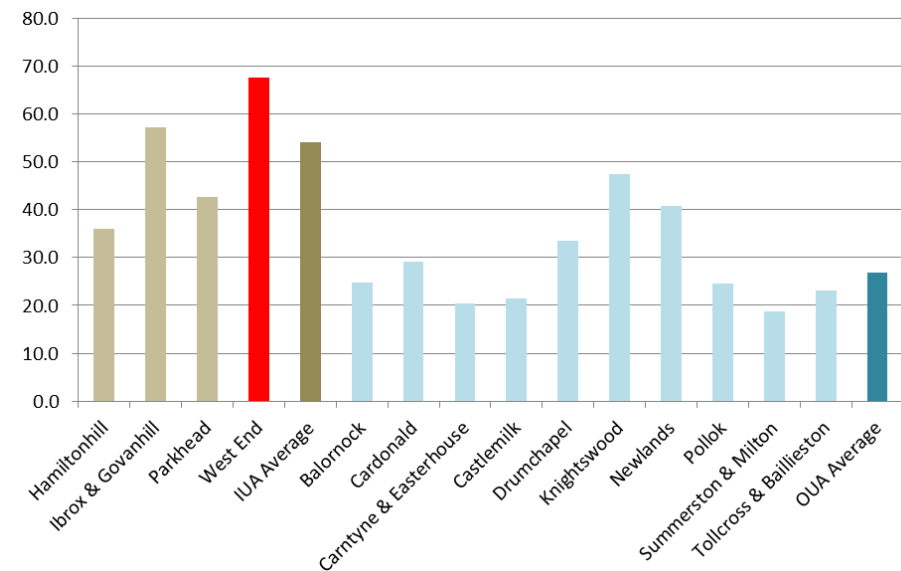
2.1 The area is comprised of the communities of Anderston, Finnieston, Yorkhill, Partick, Thornwood, Hyndland, Dowanhill, Hillhead, Woodside, Kelvinside, Woodlands, Wyndford and parts of Whiteinch, Yoker, Maryhill and Broomhill. It takes in the north bank of the Clyde, west of the City Centre, much of which is characterised by commercial land uses, but some of which is becoming more residential in character, notably at Glasgow Harbour, Yoker Riverside and at Broomielaw.

2.2 Much of the LCA area falls within one of 5 conservation areas: Glasgow West; Woodlands; Park; St Vincent Crescent and Broomhill. The LCA area falls within the Inner Urban Area and much of it is characterised by high density residential environments, largely tenemental in character, but also including high-rise blocks, large villas, townhouses and detached and semi-detached properties. The area's population density of 68 people to the hectare (Fig 2) is the highest in the City, attributable to the predominant housing types and to a relatively low level of vacant and derelict land (49 hectares) although significant areas exist along the Clyde and around parts of the Canal. Some of this vacant land lies in the Maryhill Transformational Regeneration Area (TRA). The TRA is in two parts, north and south of Maryhill Road, where the former housing stock was of very poor quality. The aim of the TRA is to transform the area formerly dominated by poor housing, to provide a new sustainable mixed tenure community which can benefit from links to the canal and River Kelvin.

2.3 The area also includes several large land uses that attract significant numbers of people, including Glasgow University Gartnavel Hospital and the SEC campus. Visitors to these uses can

give rise to different types of demand on open space compared to mainstream residential areas. Student accommodation, both purpose built and in the form of HMOs, is a significant feature of the area and can add additional pressures on the open space resource. The Stage 2 Local Context should consider whether there are any additional demands on open space arising from use of and visits to, these facilities and, if so, how they might be addressed.

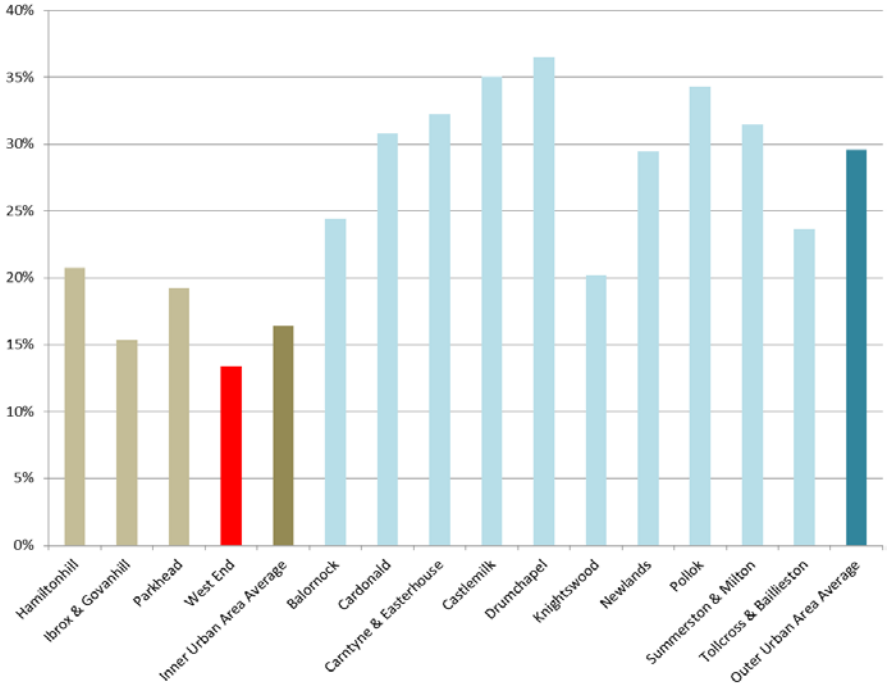
Figure 2: Population Density – People per Hectare



2.4 The West End contains several main roads (eg Great Western Road and Maryhill Road) and railway lines that can act as barriers to movement. The Clydeside Expressway, in conjunction with the Argyle Line, can form a significant barrier (both physical and perceptual) on movement between the communities to the north of this barrier and the River Clyde and riverside uses to the south.

The River Clyde itself acts as a barrier to movement out of the area to the south bank of the river. The Glasgow City Deal is bringing forward options for providing enhanced cross river connections, notably between Govan and Partick and between Renfrew and Yoker.

Figure 3: Functionally Useful Open Space as a Percentage of Total Land Area



2.5 The River Kelvin runs through the heart of the West End, on a roughly north-south axis. It is bridged at many locations along its length and the walkway that runs along most of its length provides a valuable active travel route set in an attractive open space. The Forth and Clyde Canal runs through the northern part of the LCA

and forms a more formidable barrier to movement. At the same time, it also forms a valuable linear open space and a safe and easy means of travelling through the area on foot or by bike. Finally, National Cycle Network Route 7 runs the length of the southern edge of the LCA, along the riverfront in the east and onto a former rail line in the west. Together with the Canal and Kelvin Walkway, it provides an almost continuous off-road loop through the western part of the City and Clydebank.

2.6 The West End LCA contains a number of important open spaces, as shown on the [Open Space Map](#). Both **Kelvingrove Park** and the **Botanic Gardens** lie on the River Kelvin, and are significant attractions for residents of the LCA area and for visitors to the City. Both contain major visitor attractions in the form of Kelvingrove Art Gallery and Museum (one of Scotland’s most visited attractions) and the Kibble Palace – a Category A listed Victorian glasshouse with plants from around the world.

2.7 In addition to these major visitor attractions, both parks contain a wide variety of facilities suitable for a range of age groups. The Botanic Gardens lie at the northern end of one of the City’s busiest commercial streets, Byres Road, and in close proximity to Glasgow University, resulting in a well-used open space. In addition to the Kibble Palace, the Botanic Gardens includes Rose and Herb Gardens, children’s play facilities and amenity grassland. The Gardens themselves are bounded by the River Kelvin to the north and connections to, and across the river, mean it forms part of a much larger, linear open space that stretches to the north and south and provides for easy access, by foot and bike, to Kelvingrove.

2.8 In addition to the Museum and Art Galleries, Kelvingrove includes: 3 children's play areas: bowling greens and synthetic tennis courts;

a skateboard park; amenity grassland; flowering borders; and 3 cafes, in addition to the Kelvingrove bandstand – used for music and other events. As with the Botanic Gardens, it serves a surrounding, high-density residential population and provides a valuable open space for students and for workers in the western part of the City Centre and in Park Circus.

Map 1: LCA Area



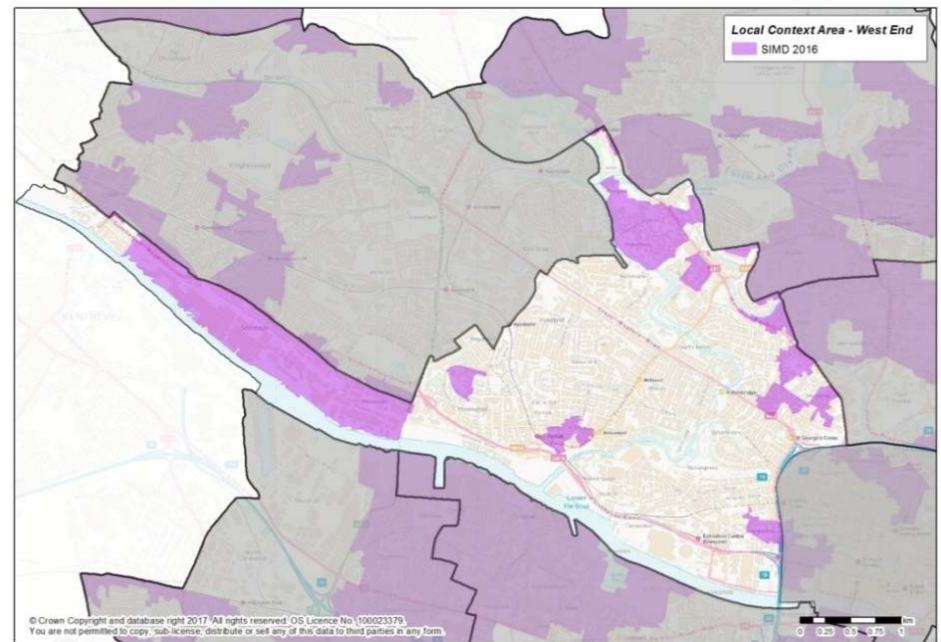
2.9 The strategic, traditional parks are complemented by a network of smaller and less formal open spaces. Local parks exist in the form of: **Yorkhill Park; Mansfield Park; Dowanhill Park; Cross Park; Hayburn Park; Old Station Park; Naseby Park; and Thornwood Park** in addition to a number of less formal open spaces scattered throughout the area, many of which lie along, and can be accessed via, the **Kelvin Walkway**.

2.10 Two large city parks lie just outwith the LCA area – Victoria Park to the west and Ruchill Park, which forms the north eastern boundary of the West End LCA. Both provide a variety of facilities and will be used by residents of the area.

3 *A Liveable Glasgow*

3.1 Good quality, well-designed and well located open space can make the City a more attractive and pleasant place for people who currently live, work or invest in Glasgow and for people from elsewhere who are considering doing so, generating economic, environmental and societal benefits.

Map 2 – 15% most deprived datazones



3.2 Map 2 illustrates those parts of the West End LCA that the Scottish Index of Multiple Deprivation has ranked as being amongst the 15% most deprived datazones in Scotland. The datazones with the highest levels of multiple deprivation are concentrated mainly along the canal/Maryhill Road Corridor in the northern part of the LCA area, and along the river corridor in that part of the LCA area that stretches out to the west. Residents of these areas are likely to be particularly reliant on walking and public transport to access facilities, meaning enhancing access to, and the quality of, open space in this area will be a critical consideration.

Publicly Usable and Demand-led Open Space

3.3 Access to well-designed and maintained open spaces is vital to improving people’s quality of life and encouraging more active lifestyles. Such spaces provide opportunities for formal and informal play, rest and relaxation, meeting others and to engage with nature.

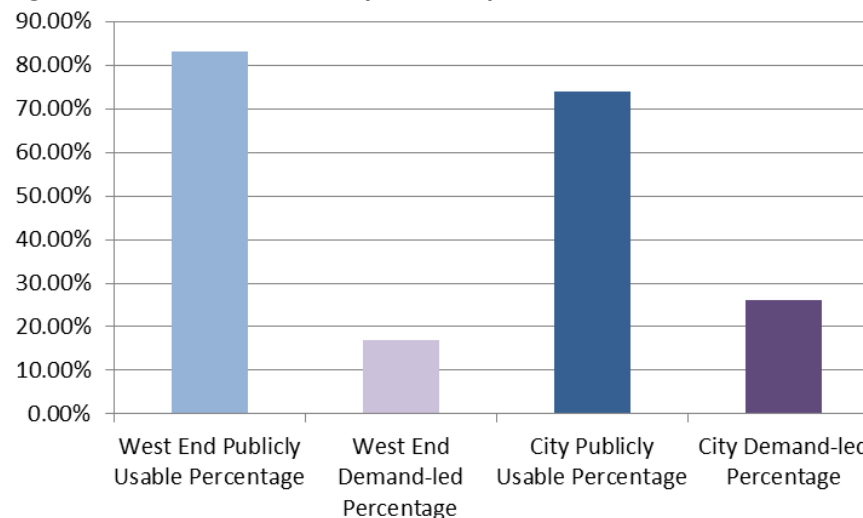
3.4 The draft Open Space Strategy differentiates between **publicly usable** and “**demand-led**” open spaces. Publicly usable open spaces are those that the public have relatively unrestricted access to – eg public parks (where access may only be restricted at night), amenity space, natural open space, etc. Demand-led open spaces generally have more restrictions on access and use – eg allotments, sports pitches.

3.5 Using this distinction, the OSS aims to ensure that:

- there is enough good quality open space across the City to satisfy **demand** for formal sport and for growing, in particular; and

- all homes in the City have access to a good quality **publicly usable** space of a size that can meet the needs of the residential population, particularly in relation to play, informal sport and recreation and general relaxation.

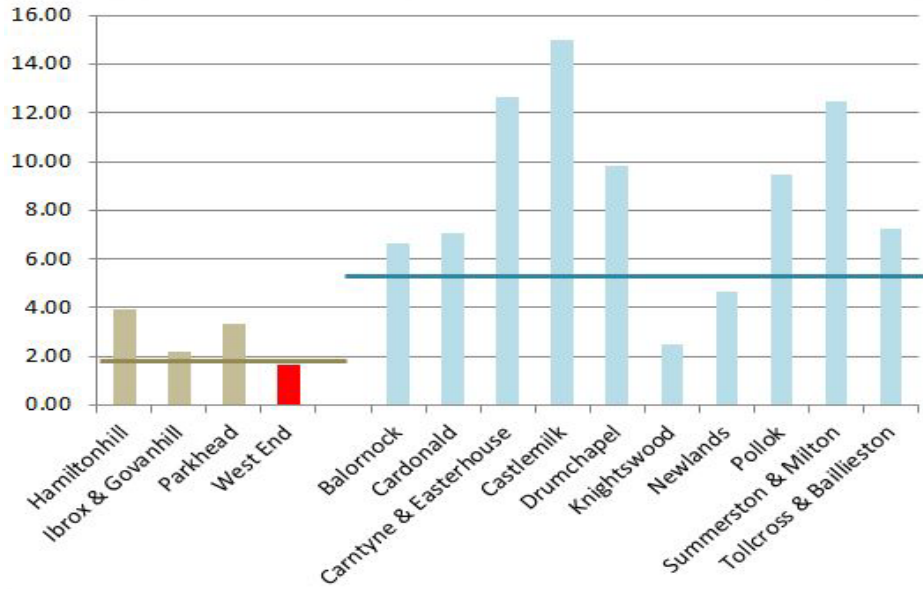
Figure 4: Demand-led/Publicly Usable Split



3.6 A relatively low percentage (the lowest in the more densely populated Inner Urban Area - Fig 4) of the open space in the West End is in the demand-led categories (see [open space map](#)). Many of these spaces are in private ownership, in bowling clubs, tennis clubs, etc or associated with fee-paying schools, and may not be fully accessible to the general public. The Council is undertaking a city-wide assessment of the supply of, and demand for, the most popular types of outdoor sports provision (including pitch sports, bowls and tennis) in conjunction with Glasgow Life and Sportscotland. It will inform a sports pitch strategy that will set out how to meet any unmet demand in terms of quantity or quality

across the City. This will help inform decisions on planning applications and ensure a better understanding of the area’s need for outdoor sports provision. A similar assessment of demand/supply in relation to growing space is being undertaken as part of the Council’s Food-Growing Strategy. It will inform how any unmet demand for food-growing can be accommodated in the area.

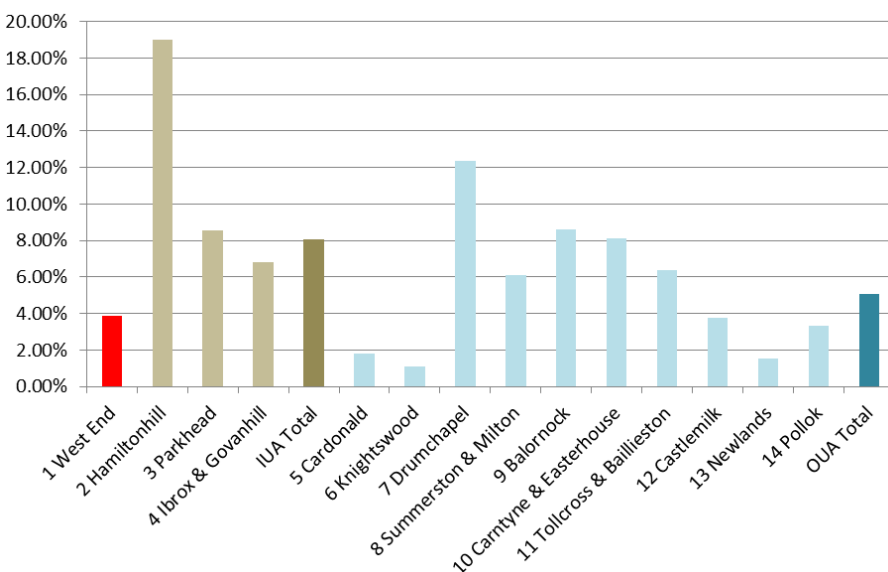
Figure 5: Publicly Usable Open Space per 1000 People



3.7 The amount of publicly usable space in the West End is also relatively low in comparison to the IUA average, and it is the only one of the IUA LCAs that has less publicly usable open space (1.6 ha per 1000 people) than the IUA quantity standard of 1.9 ha per 1000 people set out in the draft Open Space Strategy (as shown in Figure 5).

3.8 One of the key reasons for this would appear to be the population density of the area at 67.5 people per hectare, the highest in the City (Fig 2). This is, in large part, due to the high-density tenements that are prevalent through much of the area. However, levels of vacant and derelict land are also relatively low in comparison to the rest of the City (Fig 6) and much of the area’s urban structure is well established. The key exceptions are along the River Clyde corridor in the south/west of the LCA area and around the canal to the north. Map 8/Annex 6 illustrates the proportion of the area that is vacant and/or derelict land.

Figure 6: Vacant/Derelict Land as %age of Total LCA Land Area



Quality and Accessibility

3.9 The draft Open Space Strategy sets out standards for **accessibility** to publicly usable open space and for the **quality** of those spaces.

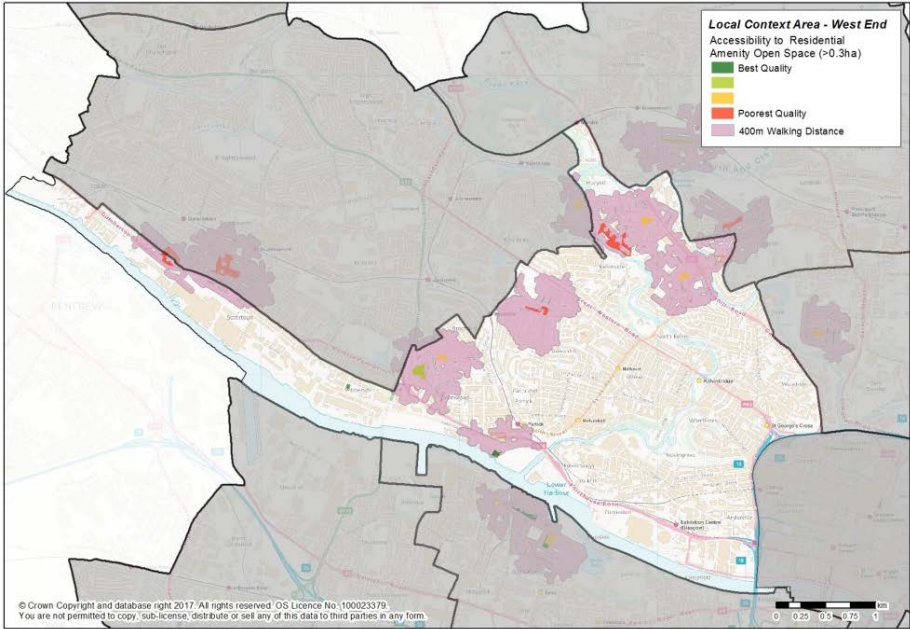
The Accessibility Standard states that “all homes (including purpose-built student accommodation), outwith the City Centre, should be within a 400m actual walking distance of a good quality, publicly usable open space of 0.3 ha or more”. The draft OSS refers to spaces that will be used to meet the Accessibility Standard as “Community Spaces. The Quality Standard seeks to ensure that these spaces are publicly usable, of a reasonable size and of good quality, including providing for a variety of functions, including children’s play, informal sport/recreation and relaxation.

3.10 A Quality Assessment of the City’s most publicly usable open spaces was undertaken between 2012 and 2014. The spaces surveyed included amenity open spaces over 0.3 ha in size and public parks and gardens. The Quality Assessment was an initial assessment of the quality of those spaces, relative to one another, and does not reflect whether they would meet the quality standard or not. Nevertheless, it is valuable in helping understand the relative quality of usable open space across Glasgow and its distribution. It should, however, be noted that some of the spaces were surveyed as much as 6 years ago and the passage of time may have seen an improvement, or deterioration, in their quality.

3.11 Map 3/Annex 1 shows the residential amenity open spaces over 0.3ha in size and their relative quality. It also shows how accessible they are from the surrounding communities, by using a network analyst tool to mark out those areas within a 400m walk, using footpaths and other pedestrian routes, of a point of entry to the space. Many of these spaces, particularly those in the north and west of the area, would appear to be at the bottom end of the quality range and are likely to require enhancement to meet the quality standard. In addition, some of the spaces appear to be of awkward configurations in terms of their shape and size – this may affect their ability to meet the quality standard. This will require

further analysis and the Council intends to undertake this work with a view to producing a map of the open spaces that are considered capable of meeting the quality standard. This will be prior to the Stage 2 Local Context process being completed.

Map 3 – Accessibility to Residential Amenity Open Space

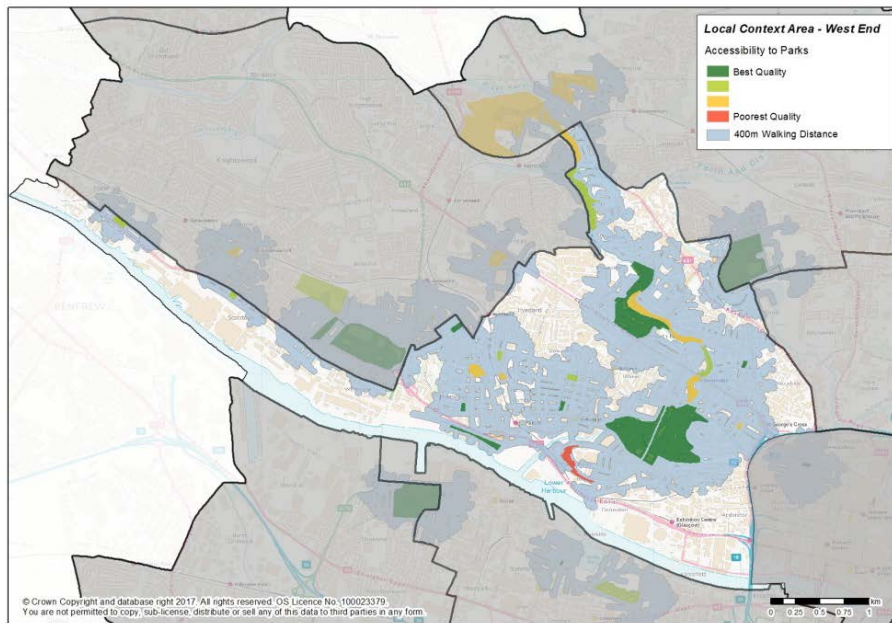


3.12 As can be seen, access to residential amenity open space is best in the western and northern parts of the LCA. A similar analysis of access to public parks and gardens has been undertaken, and is shown on Map 4/Annex 2.

3.13 Map 4/Annex 2 illustrates those parts of the West End that are within a 400m walk of open spaces that are identified as public parks and gardens on the Open Space Map, or are maintained as

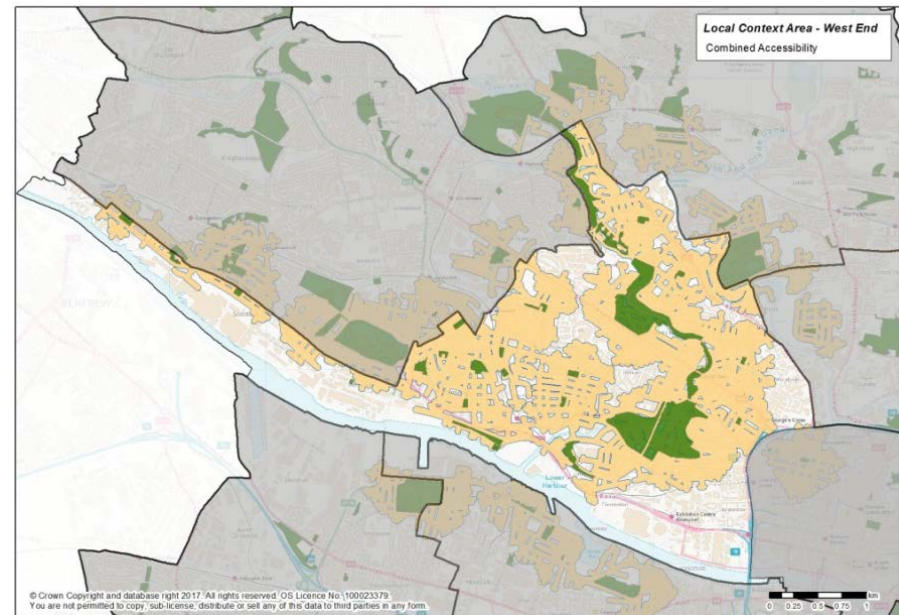
such by the Council. It highlights that the quality of these spaces is generally high, particularly the larger formal parks at Kelvingrove and the Botanic (and at other parks that are easily accessible to residents of the area, such as Victoria and Ruchill). Some of the smaller spaces, such as Mansfield Park, Thornwood Park and Naseby Park are of similarly high quality. The poorest performing park in the area when surveyed was Yorkhill Park. Yorkhill Park is mostly on a relatively steep, south facing slope which could mean its ability to meet the quality standard may be limited. Other parts of the area also appear to be reliant on long, linear parkland for access, including parts of the Kelvin Walkway and the new linear park at Glasgow Harbour. The potential of these spaces will be examined in producing the map of open spaces considered capable of meeting the quality standard.

Map 4 – Accessibility to Parkland

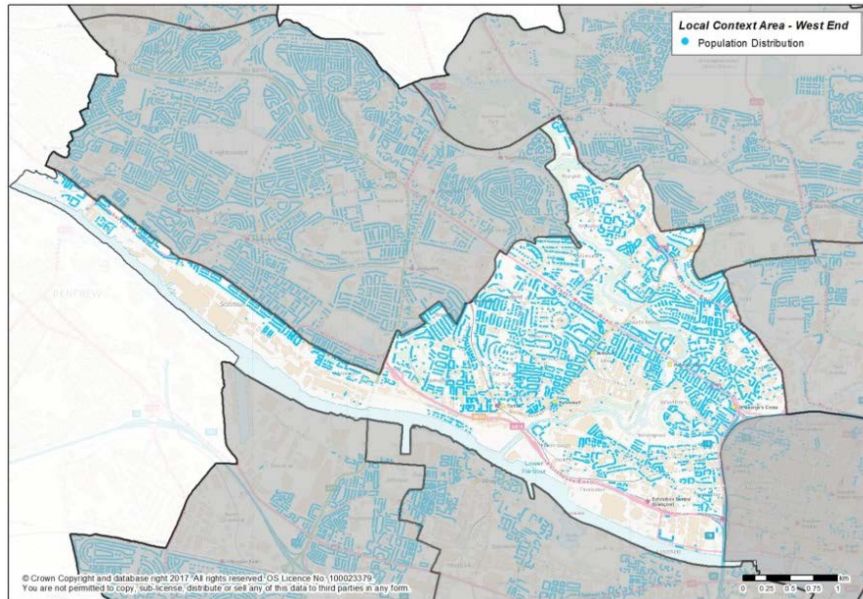


3.14 Map 5/Annex 3 combines both maps and shows those parts of the LCA area which currently meet the accessibility standard by falling within a 400m walk of a potential Community Space, and which don't. These indicative deficiencies in access can be combined with a map of population distribution to identify the major gaps in accessibility from people's homes, and where the priorities might be in terms of addressing the accessibility standard set out in the draft Open Space Strategy. Maps 6/7 and Annexes 4/5 illustrate population distribution and potential access deficiencies respectively.

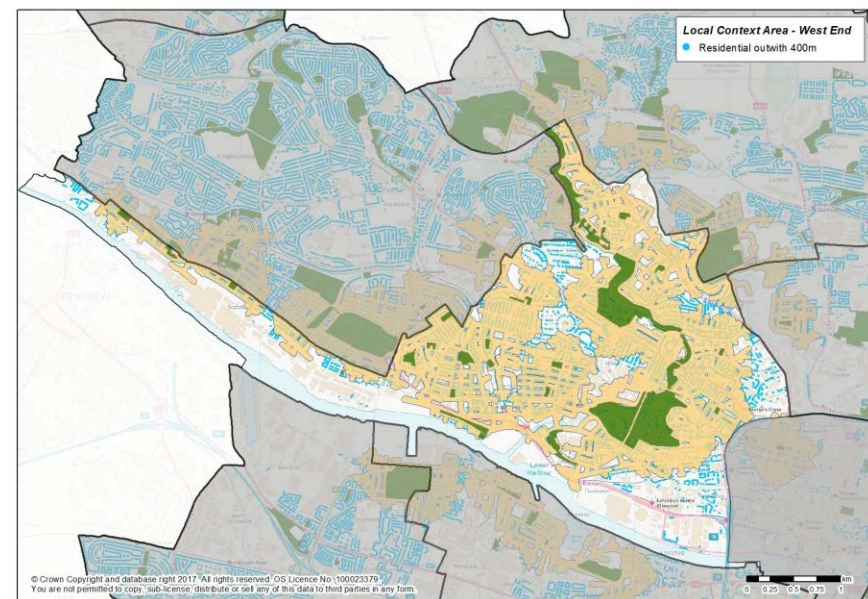
Map 5: Accessibility to potentially multifunctional open space > 0.3 ha



Map 6: Population Distribution



Map 7: Potential Accessibility Standard Deficiencies



3.15 Map 7/Annex 5 illustrates that there are a few potential gaps in access to the two key categories of publicly usable open space considered to have the greatest potential to meet the Quality Standard set out in the draft OSS. The biggest gaps in residential accessibility appear to be in:

- Anderston;
- North Woodside;
- Kelvindale;
- Yoker; and
- parts of Dowanhill and North Kelvinside

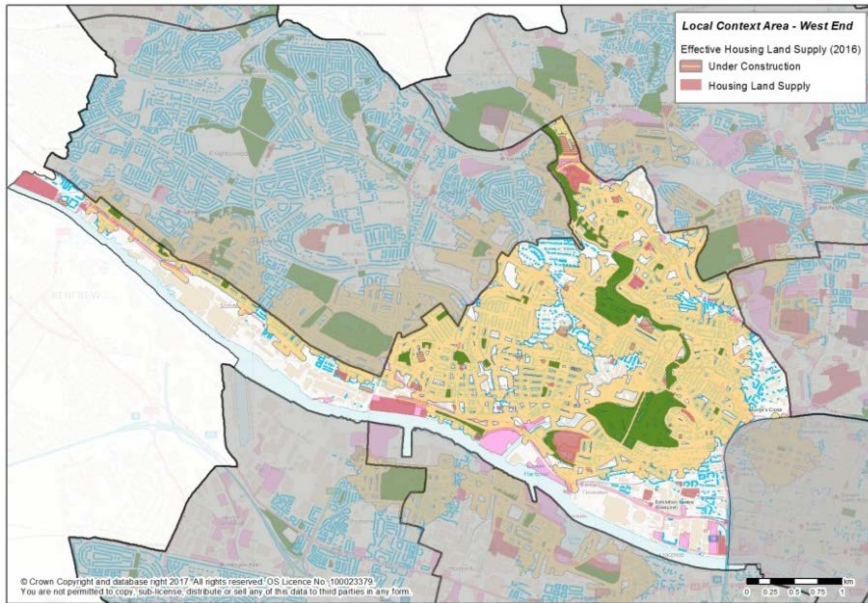
3.16 There is no significant correlation with the most deprived areas of the LCA, other than in Anderston.

3.17 Further work has been undertaken to highlight some of the possibilities for addressing these deficiencies in accessibility. Opportunities exist in a number of forms, including:

- making use of other types of open space (ie not public parks and gardens or amenity residential) that have the potential to meet the Quality Standard;
- enhancing means of access to existing open spaces, eg shortening actual walking distances through infrastructure interventions or by creating new points of access;

- utilising open spaces that currently function separately but could meet the size and multi-functionality required by the quality standard if combined; and
- making use of the potential offered for delivering new spaces on vacant and/or derelict land or as an integral part of new housing developments to help address deficiencies.

Map 8: Vacant and Derelict Land and Housing Sites

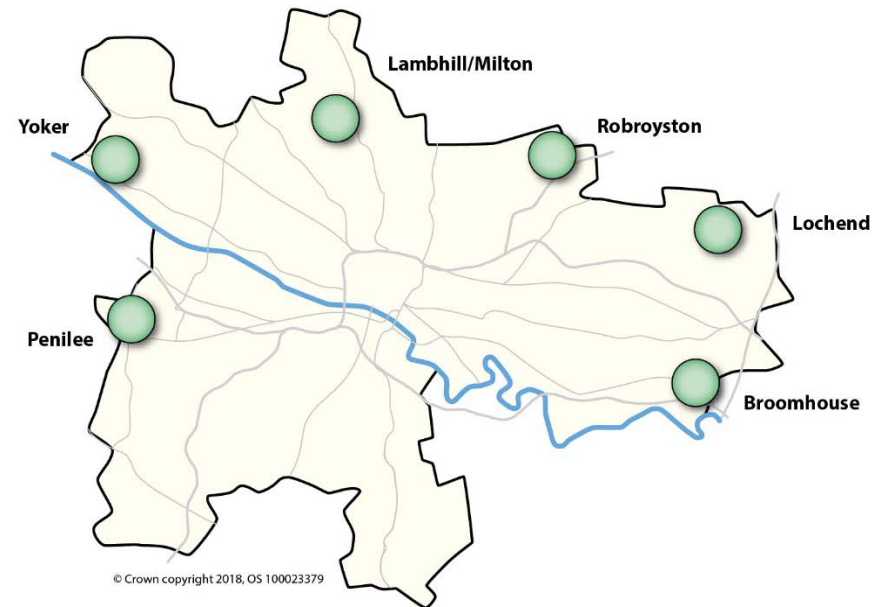


3.18 Map 8 shows vacant/derelict land (also on Annex 6) and key housing sites (Annex 7) together with the accessibility analysis set out above. It illustrates that they offer potential to address deficiencies in Yoker and Anderston, and potentially address issues relating to the suitability of Yorkhill Park to meet the Quality Standard by using adjacent flat land for open space. Other

deficient areas may require different solutions. These issues should be considered further in the Stage 2 Local Context Analysis.

3.19 Further analysis of accessibility to larger open spaces has been undertaken for the draft OSS. Whilst it is recognised that access to a multifunctional, publicly usable space of 0.3 ha or more might meet “everyday” requirements, people will also want access to larger, multifunctional open spaces on occasion. Analysis of accessibility to the Council’s public parks has illustrated that a limited number of parts of the residential urban area appear deficient in accessibility to these larger spaces.

Map 9: Priorities for Access to Larger Open Spaces



- 3.20 Map 9/Annex 8 illustrates that the West End falls within these distance thresholds, with the exception of the western-most end of the River corridor, around Yoker. The Glasgow to Loch Lomond Cycle route provides runs through this area and may be a basis for addressing this deficit, particularly if the, currently disused, rail formation between Ardsloy Place and Yoker Ferry Road could be incorporated to provide a linear park loop. This would be dependent on the rail formation not being required for road infrastructure. Further consideration of opportunities in the area should be considered as Part of the Stage 2 LCA process.
- 3.21 Other considerations that the Open Space Strategy identifies as important in informing the current and future need for open space to enhance the City's **Liveability** include consideration of the setting and amenity it can provide, as part of a placemaking approach, and the views of the public on open space in their area. Responses to this LCA will be important in establishing the latter.

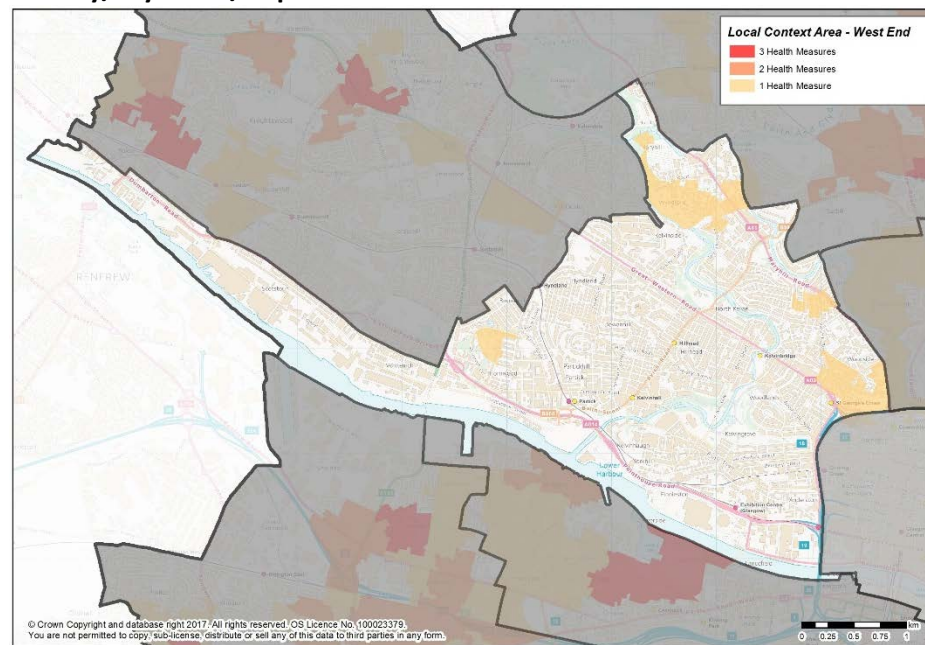
4 A Healthy Glasgow

- 4.1 Good quality open spaces can have a significant bearing on peoples' health. In addition to the obvious opportunities for exercise, active travel, play and food growing, open spaces can also enhance mental health and well-being through the creation of more attractive urban environments; the provision of better opportunities to socialise; and opportunities to interact and engage with nature.
- 4.2 Using three indicators of health, it is possible to identify the areas in the City that might benefit most from enhancement of open space. Data relating to three health indicators has been obtained that shows the number of night's stay in hospital for stroke and

heart disease (that can be taken as indicative of physical health) and for anxiety, psychosis and depression (a proxy for mental health) for each of the City's census data zones.

- 4.3 Each indicator has been ranked across the City and mapped. Map 10 illustrates those zones with the most stays (the top 15%) for one or more of the three indicators. A datazone that is in the top 15% of one indicator is shown in yellow, one in the top 15% of two indicators is shown in orange and one in all three is shown in red.

Map 10: Glasgow-wide Highest Incidences of Stroke, Heart Disease and Anxiety/Psychosis/Depression



- 4.4 As might be expected, the West End of the City contains relatively few data zones that are ranked in the top 15% for hospital stays for

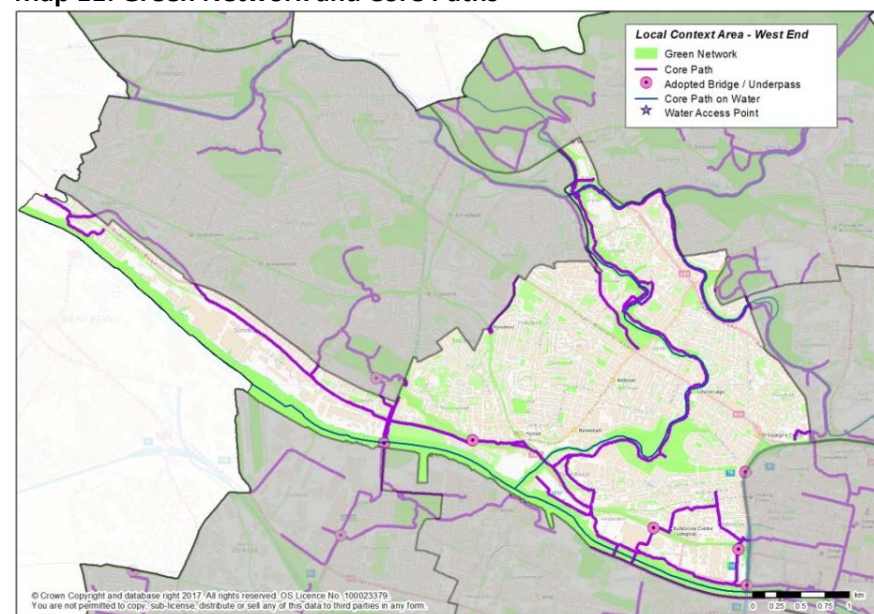
these health measures. On the basis of the above, however, tackling the identified accessibility gap in North Woodside has greatest potential to address health issues.

Walking and Cycling

- 4.5 As set out above, the area benefits from good access to a number of National Cycle Network routes. Routes NCN 75 and NCN 7 run along the river front in the eastern end of the LCA area and, thereafter, along the former rail formation that runs parallel to Dumbarton Road and South Street – they provide a largely off-road active travel route between Edinburgh and Loch Lomond, via Glasgow City Centre. NCN 754 runs along the Forth and Clyde Canal and provides an alternative Edinburgh/Glasgow route, almost entirely off-road, via North Glasgow. NCN 756 links both of these routes using the Kelvin Walkway and provides good access to some of the area’s key open spaces, notably Kelvingrove Park and the Botanic Gardens.
- 4.6 These, mainly off-road, routes are complemented by on-road cycling provision that often provide links between these routes via other destinations. The Glasgow Colleges route runs on a roughly east-west alignment through the heart of the west-end, linking the former Strathclyde University teacher training College at Jordanhill with Glasgow University and onto the city-centre higher and further education establishments. Local routes also exist in and around the confluence of the Kelvin and the Clyde, and Glasgow City Deal will deliver the completion of the Kelvin walkway at its southern end providing a dedicated route between Kelvingrove and the Riverside Museum.
- 4.7 Map 11 illustrates the [core path](#) network in the context of the wider green network (shown at an enhanced scale in Annex 9). It

illustrates that the LCA is relatively well served by core paths on an east-west alignment and by the key north-south route along the Kelvin. Because of the built up nature of the area, the main opportunities for improving local access by active travel lie in a placemaking approach, making use of planned green infrastructure interventions to address water management issues and promoting traffic calming and speed reduction measures as part of an overall approach to improve places and air quality.

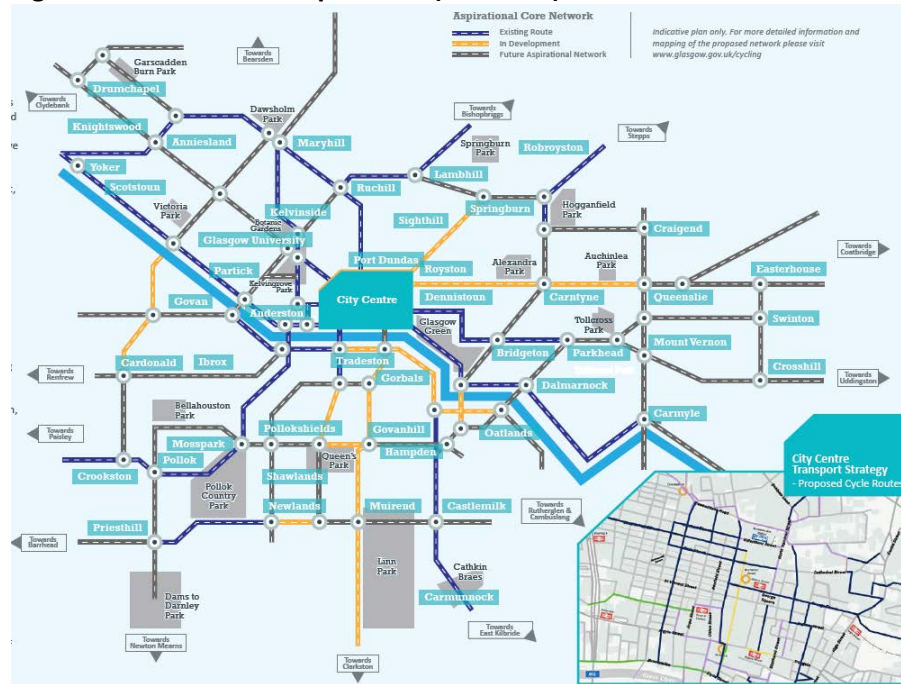
Map 11: Green Network and Core Paths



- 4.8 The [Strategic Plan for Cycling \(SPC\)](#) sets out a diagrammatic representation of Glasgow’s aspirations to improve cycling infrastructure in this part of the City. It illustrates an aspiration for future network development from the University, north west through Anniesland to Drumchapel. Much of Great Western Road,

north-west of Anniesland Cross, is wide and with a generous central reservation, and there may be opportunities to re-imagine the road to provide a more attractive route for cyclists, in line with the ambitions of the SPC.

Figure 7: SPC Network Aspirations (from SPC)



4.9 In addition, the Council is promoting the concept of a “Mini-Holland” in the Woodside area. The project is intended to deliver a step-change in cycling provision in the City by promoting greater permeability, encouraging free movement of pedestrians and cyclists through a placemaking approach, rather than focusing on dedicated segregated routes. It will provide a link between the City centre and other routes, including the Colleges Route, the Forth

and Clyde Canal and the major redevelopments of Sighthill and Port Dundas, where comprehensive cycling infrastructure is planned as an integral part of the regeneration process.

4.10 Other considerations that the draft Open Space Strategy identifies as important in informing the current and future need for open space to enhance the City’s **Health** include consideration of:

- opportunities to encourage play;
- provision of an appropriate quantity and quality of open space to meet demand for formal outdoor sports;
- provision of an appropriate quantity of open space to meet demand for food growing; and
- how open space can help address issues such as air quality and pollution

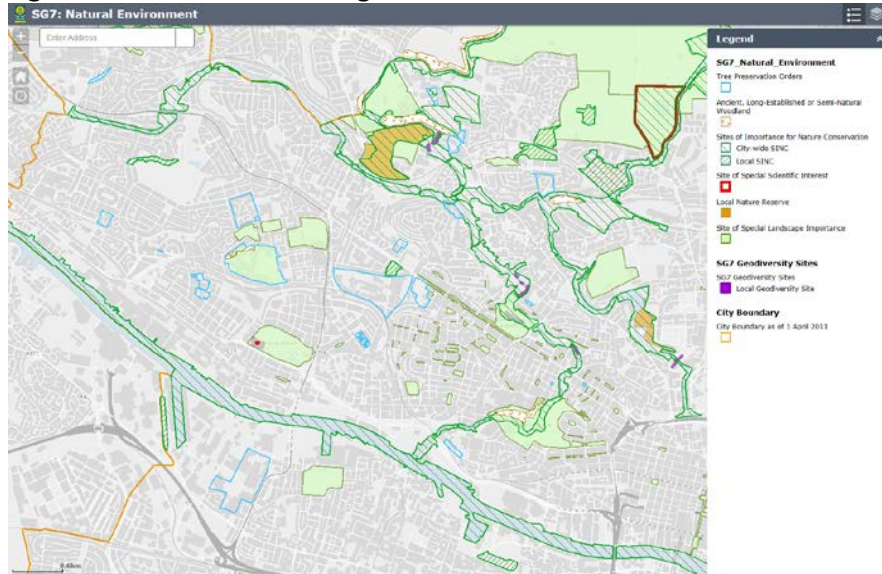
5 A Resilient Glasgow

5.1 People, nature and infrastructure can all be vulnerable to a changing climate. More of the City will be exposed to flood risk associated with an increased intensity of rainfall, people can be vulnerable to heat waves and flood events and changes in warmth and precipitation can have significant impacts on habitats and the species they sustain. An increase in heat, rainfall and winds can impact on building fabric, ground conditions, road surfaces and rail lines, with implications for the transport network and other utilities. City Centre temperatures could increase as the built fabric absorbs and retain more of the sun’s heat. Our open spaces provide opportunities to help the City adapt to inevitable climate change.

Natural Environment

- 5.2 The key [environmental designations](#) (Fig 8) in the West End relate to the water corridors that pass through the area. The River Clyde (together with parts of its banks), the Kelvin, its banks and associated open spaces and the Forth and Clyde Canal and associated open spaces are all designated as Sites of Importance for Nature Conservation. They form a linked network of such designations between the north and south of the LCA area. A further SINIC exists at Bingham's Pond on Great Western Road.

Figure 8: Environmental Designations



- 5.3 Parts of the Kelvin Corridor are also designated as Geodiversity Sites, with exposures of bedrock in the Kelvin Gorge being clearly visible both from, and around, the Kelvin Walkway. An area of Ancient, Long-Established or Semi-Natural Woodland exists on the

north bank of the Kelvin, just south of Glasgow University's George Gilbert Scott building. The remaining environmental designations in the west end consist of a significant number of Sites of Special Landscape Importance (many of which are quite limited in area, but are of importance in the context of the surrounding townscape) and a number of Tree Preservation Orders, scattered throughout the LCA area.

Green Network

- 5.4 Map 10 (above) shows the key elements of the Green Network in the West End. It illustrates that some parts are well linked, notably the river corridors, canal, associated open spaces and the western part of the Glasgow-Loch Lomond cycle route. Open space is fairly well distributed throughout the rest of the LCA area but its functional connectivity, particularly for nature, is difficult to determine. This matter should be considered further in the Stage 2 Local Context and options for enhancing connectivity brought forward, should this be required.

Surface Water Management

- 5.5 The Metropolitan Glasgow Strategic Drainage Partnership is a partnership between the City Council, Scottish Water, Scottish Environment Protection Agency, Scottish Canals, surrounding Councils, the Scottish Government and other interested parties to:

- reduce flood risk;
- improve water quality;
- enable economic development;
- improve habitats; and
- co-ordinate and integrate investment planning.

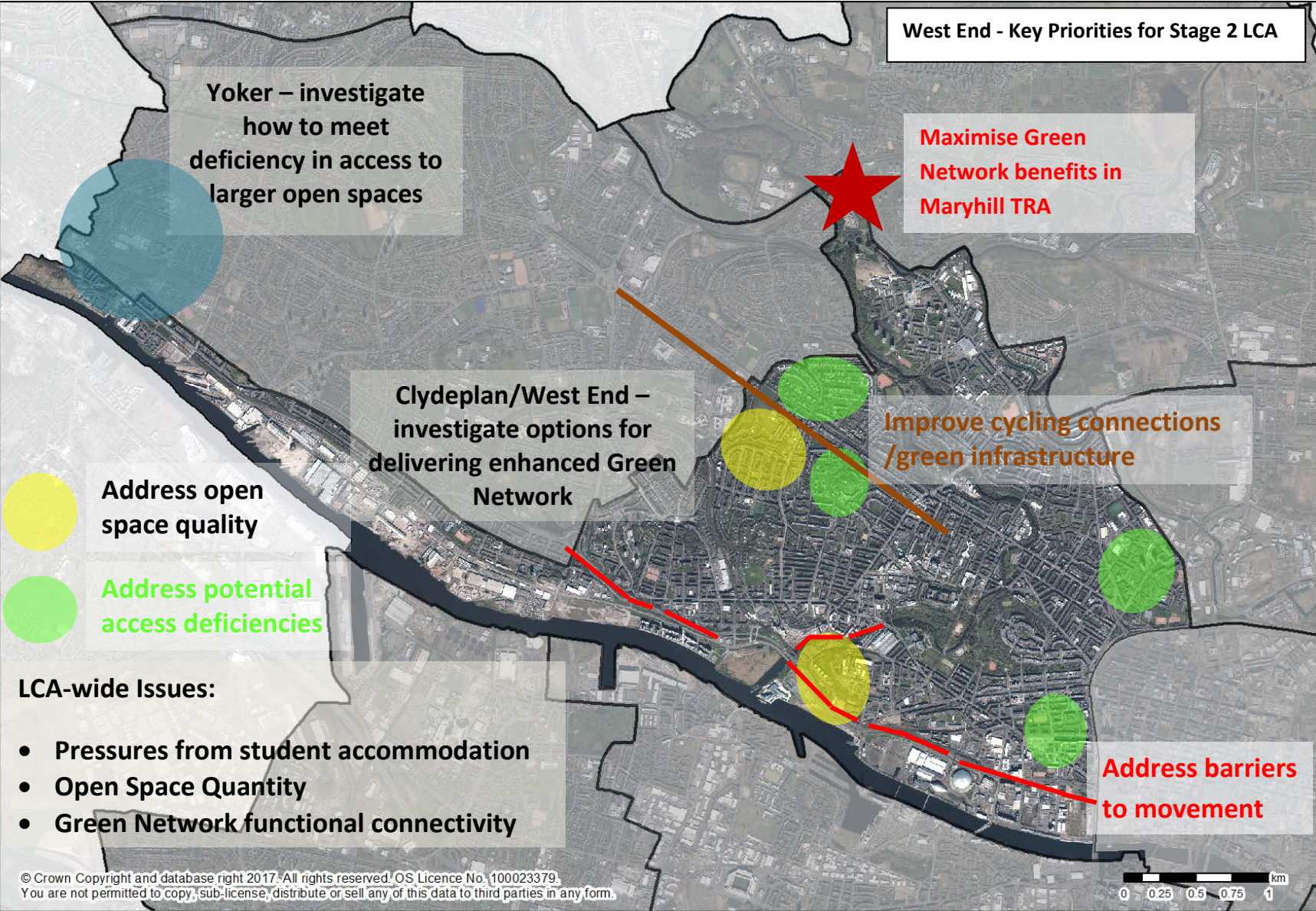
- 5.6 SEPA has [modelled](#) the extent of potential flooding from rivers, surface water and coastal sources. The modelling indicates little risk from the River Kelvin (much of which is in gorge). There is potential risk from flooding on the north bank of the Clyde (which the Council is addressing through the River Clyde Flood Management Strategy) and surface flooding has the potential to affect relatively limited areas throughout the west end.
- 5.7 Other considerations that the draft Open Space Strategy identifies as important in informing the current and future need for open space to enhance the City's **Resilience** include consideration of:
- how to improve habitat connectivity;
 - the city's blue spaces; and
 - how open space can be used to help mitigate climate change, eg by capturing and removing CO2 from the atmosphere.

6 *Open Space Priorities*

6.1 The Stage 2 LCA process will require to consider how best to address the deficiencies in accessibility, quality and quantity identified above. The Council will attempt to address these matters through a placemaking approach – one that delivers multiple benefits for the people of the area, for flood water management and for nature and the green network. In this way, the Council and its partners will aim to maximise the benefit of investment undertaken to deliver multifunctional solutions (eg through the Glasgow City Region City Deal investment in the Clyde Waterfront), helping address issues such as access, connectivity, water management and biodiversity wherever possible.

- 6.2 The previous sections are intended to highlight the key issues that the Stage 2 LCA process will need to address. The analysis is consistent with analysis undertaken to support the production of [Clydeplan](#), the Strategic Development Plan for Glasgow and the surrounding area. Amongst other things, Clydeplan aims to maximise Green Network Benefits through Integrated Green Infrastructure and it notes that, given the scale of opportunity for the development of the green network across the city region, prioritisation of delivery is required.
- 6.3 As a result, Clydeplan identifies 16 regionally important “Strategic Delivery Areas”, locations where the opportunity exists to address matters relevant to four green network priorities (health; climate change adaptation; poor access to greenspace; and habitat creation). Glasgow West End is one of the SDAs identified, based on GIS analysis of a range of Green Network related data. [Clydeplan Background Report 11](#) provides further detail.
- 6.4 Background Report 11 identifies that action in the Glasgow West End area can help address the green network priorities of access and climate change in particular. The Stage 2 LCA process will need to build on this work as a priority.
- 6.5 Other priorities to be addressed through the Stage 2 LCA process will include:
- 1 Whether there are any specific pressures on open space in the area arising from the high levels of student accommodation and, if so, how they can be addressed;**
 - 2 Whether the configuration of residential amenity spaces, particularly those in the north and west of the area, will allow them to meet the quality standard;**

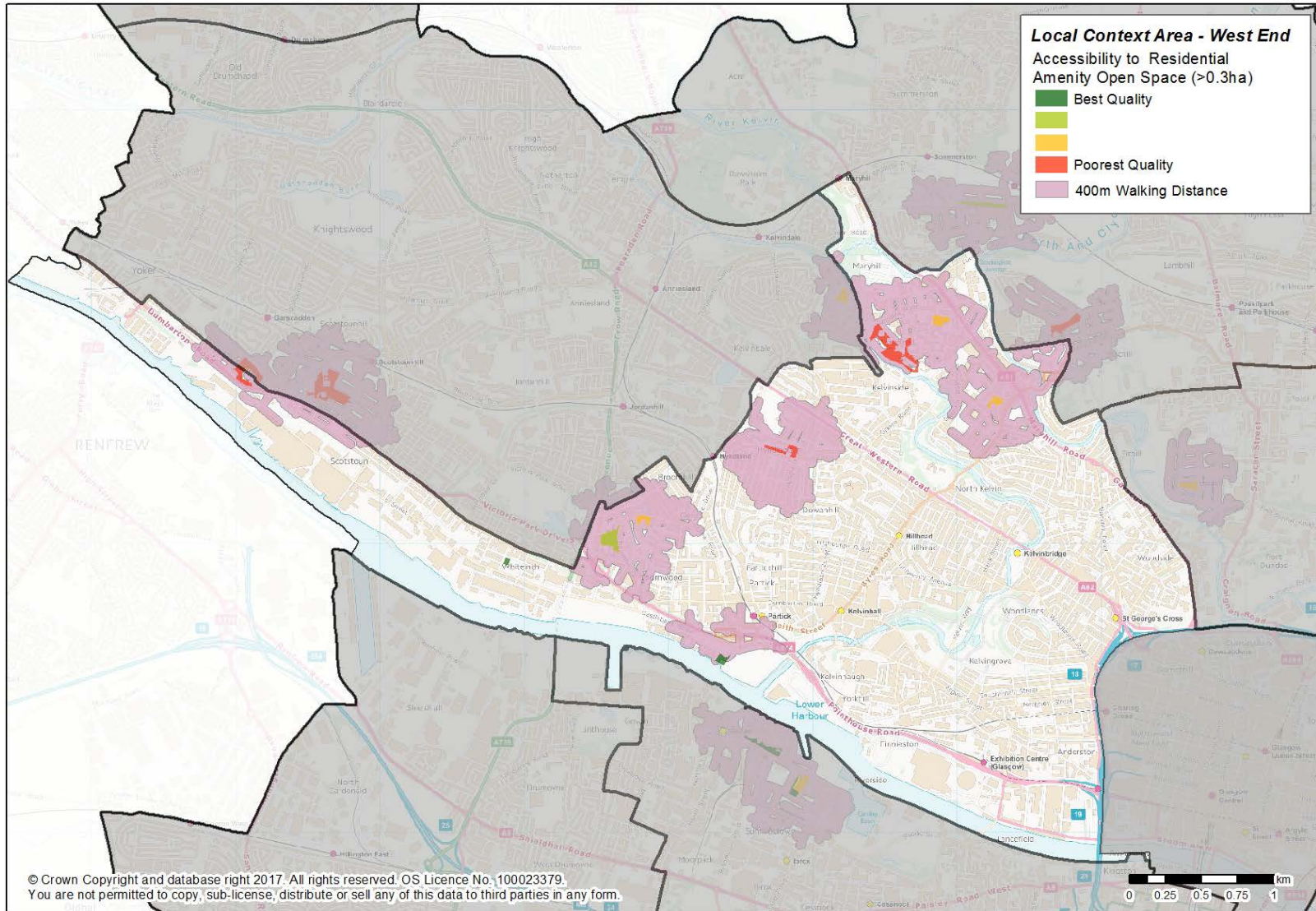
- 3 How best to address gaps in access to the key publicly usable open spaces, particularly in Anderston; North Woodside; Kelvindale; Yoker; and parts of Dowanhill and North Kelvinside;**
- 4 How the Vacant/derelict land supply and housing sites can be used to meet deficiencies in access, particularly in Yoker, Anderston Yorkhill Park;**
- 5 How to meet deficiencies in the quantity of publicly usable open space and issues of quality in certain parts of the area;**
- 6 How to meet deficiencies in access to strategic open space in and around Yoker;**
- 7 How best to meet SPC aspirations for a cycle route between Glasgow University and Anniesland and deliver associated environmental/green infrastructure improvements;**
- 8 Whether there are opportunities to enhance the functional connectivity of open spaces in the area, particularly for nature, and how this could be done;**
- 9 how the Maryhill TRA can be developed to help address open space issues;**
- 10 Where best to deliver any improvements in demand-led provision identified through studies of outdoors sports provision and growing space;**
- 11 How to address the priority that Clydeplan accords to the West End in terms of enhancing the green network and its associated benefits; and**
- 12 Whether there are opportunities to address barriers to movement in the area and between the area and elsewhere.**



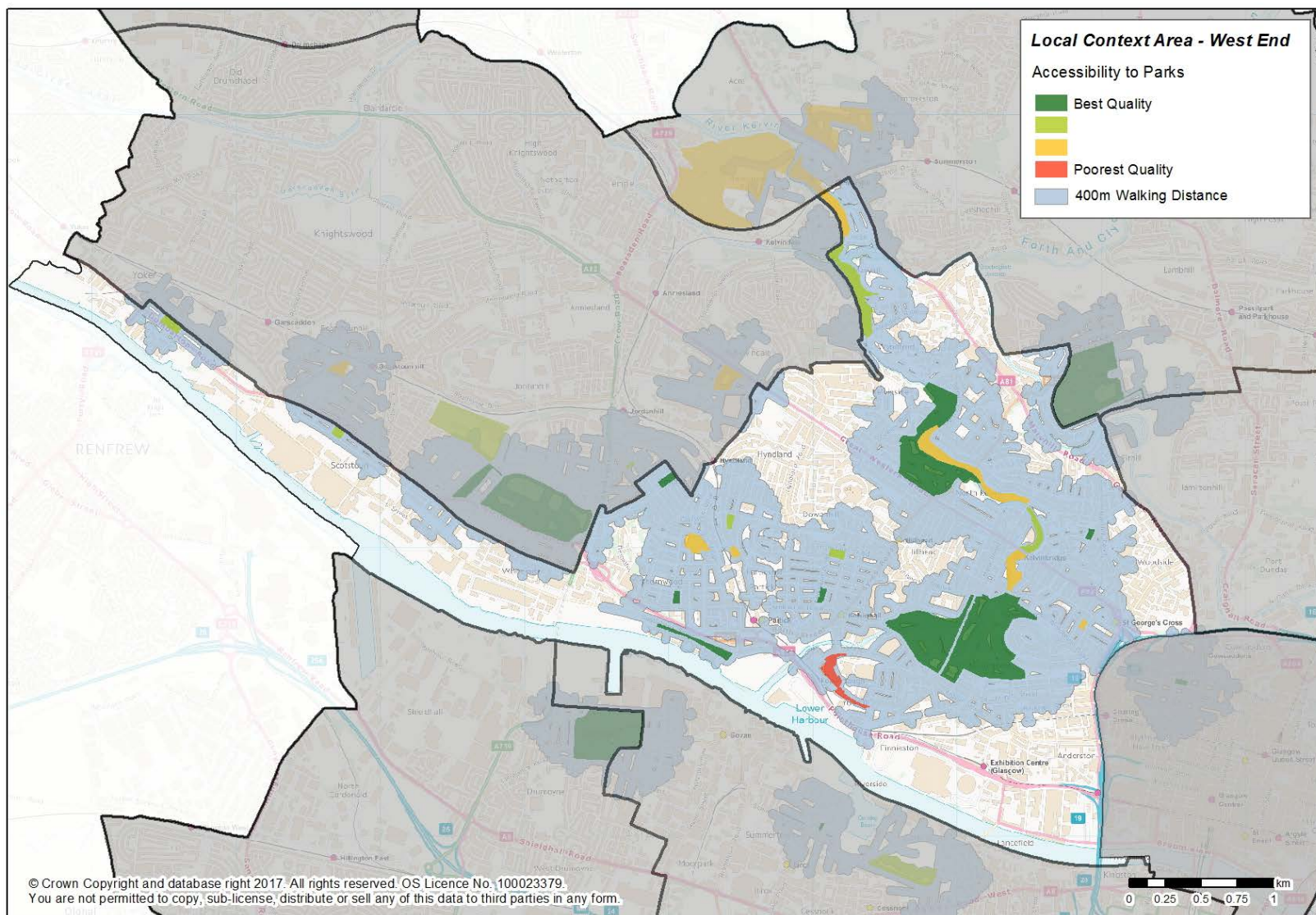
7 Key Statistics

a	Population	84,229
b	Land Area	1,248.20 ha
c	Population Density	68 people per ha
d	Functionally Useful Publicly Usable Open Space (see Glossary)	139 has
e	Vacant/Derelict Land	49 has
f	Planned housing output from housing land to 2023	2829 Units
g	Estimated population increase from housing land to 2023	5149 people
h	Prospective new Population Density at 2023	72 people per ha
i	Existing Functionally Useful Publicly Usable Open Space per 1000 people ($d/(a/1000)$)	1.6 has per 1000 people
j	Prospective functionally useful publicly usable open space per 1000 people ($d/((a+g)/1000)$)	1.55 has per 1000 people
k	Vacant land (e) as percentage of total land area (b)	3.9%

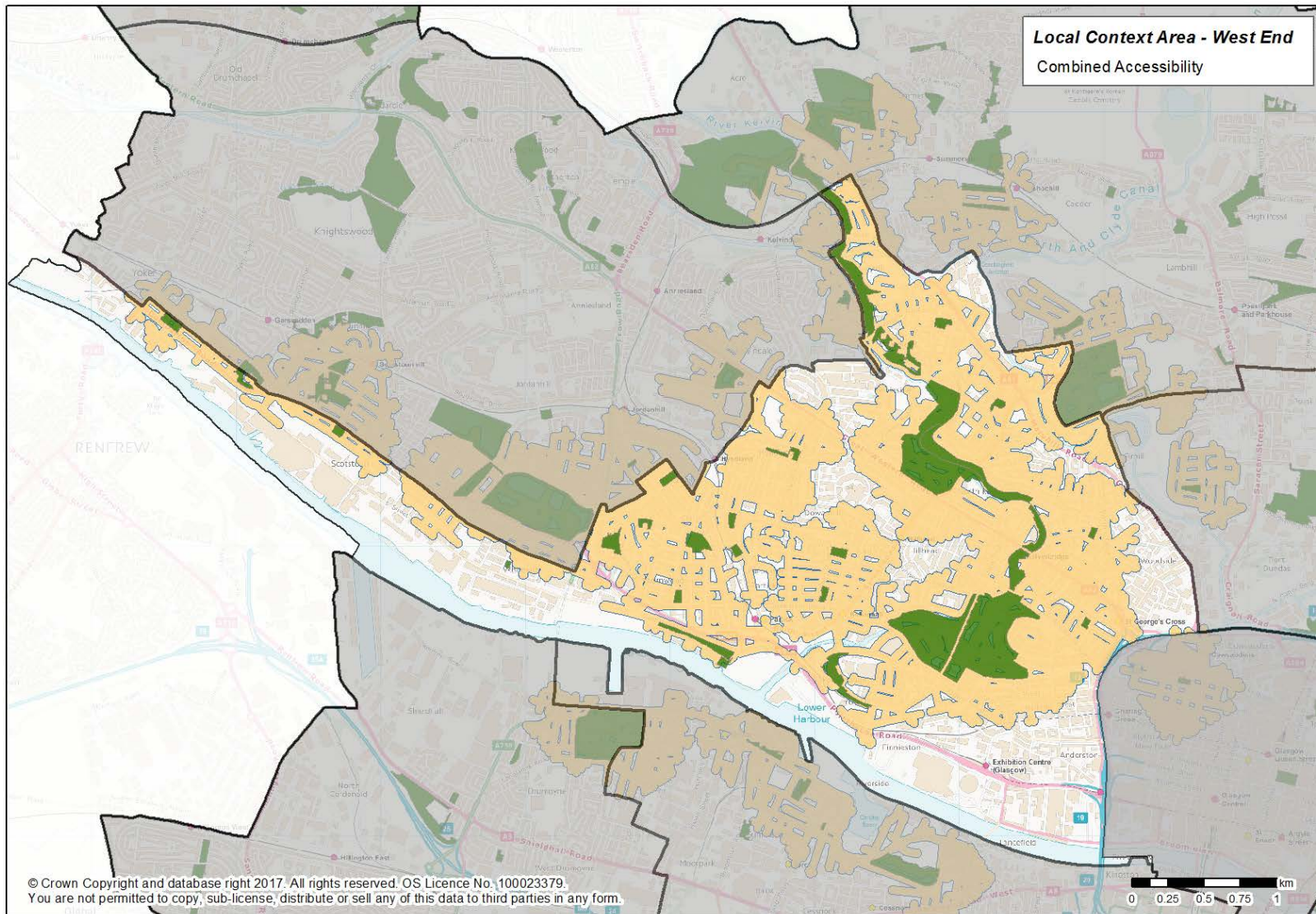
ANNEX 1: Access to Residential Amenity Open Space >0.3 ha



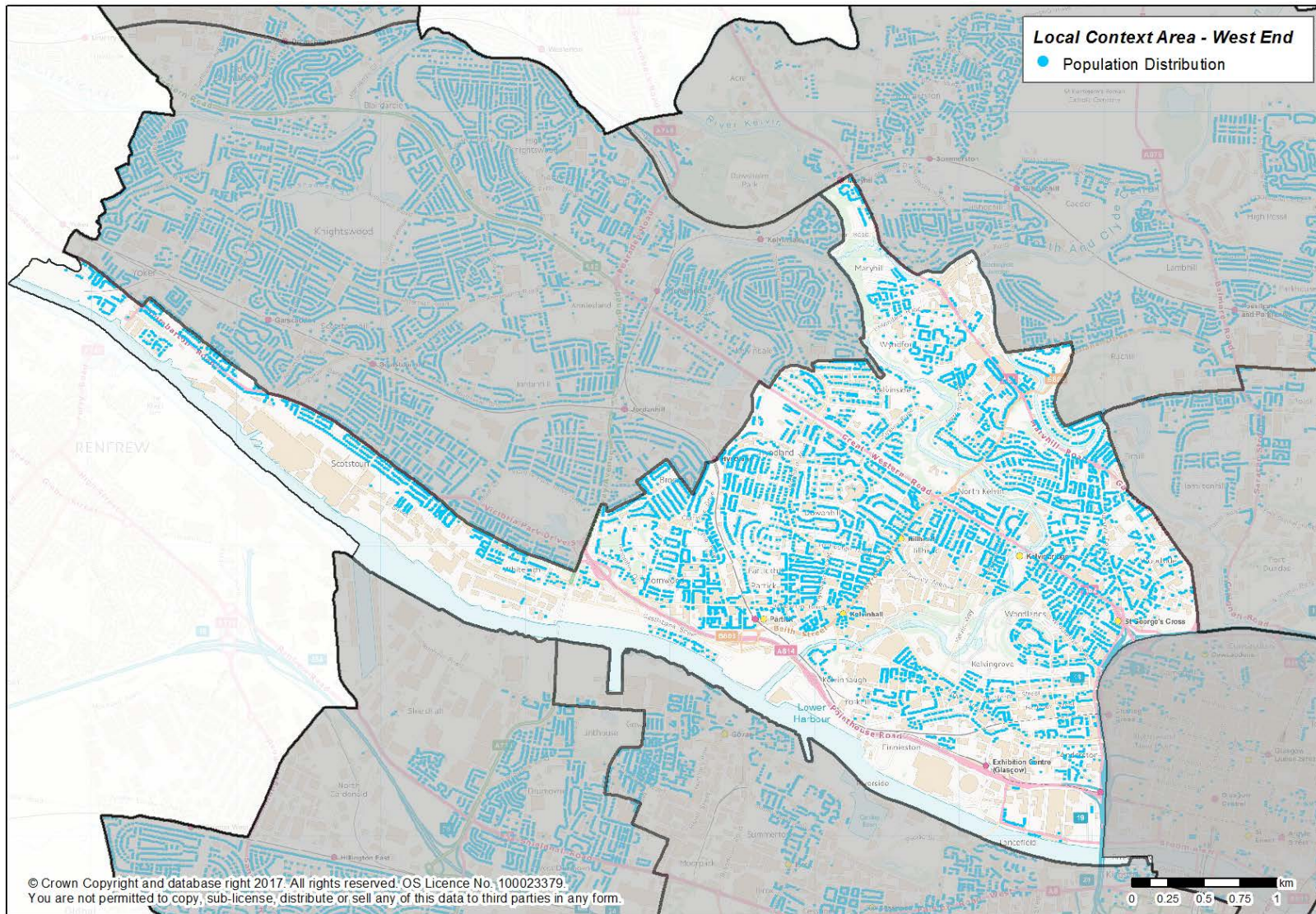
ANNEX 2: Access to Public Parks and Gardens



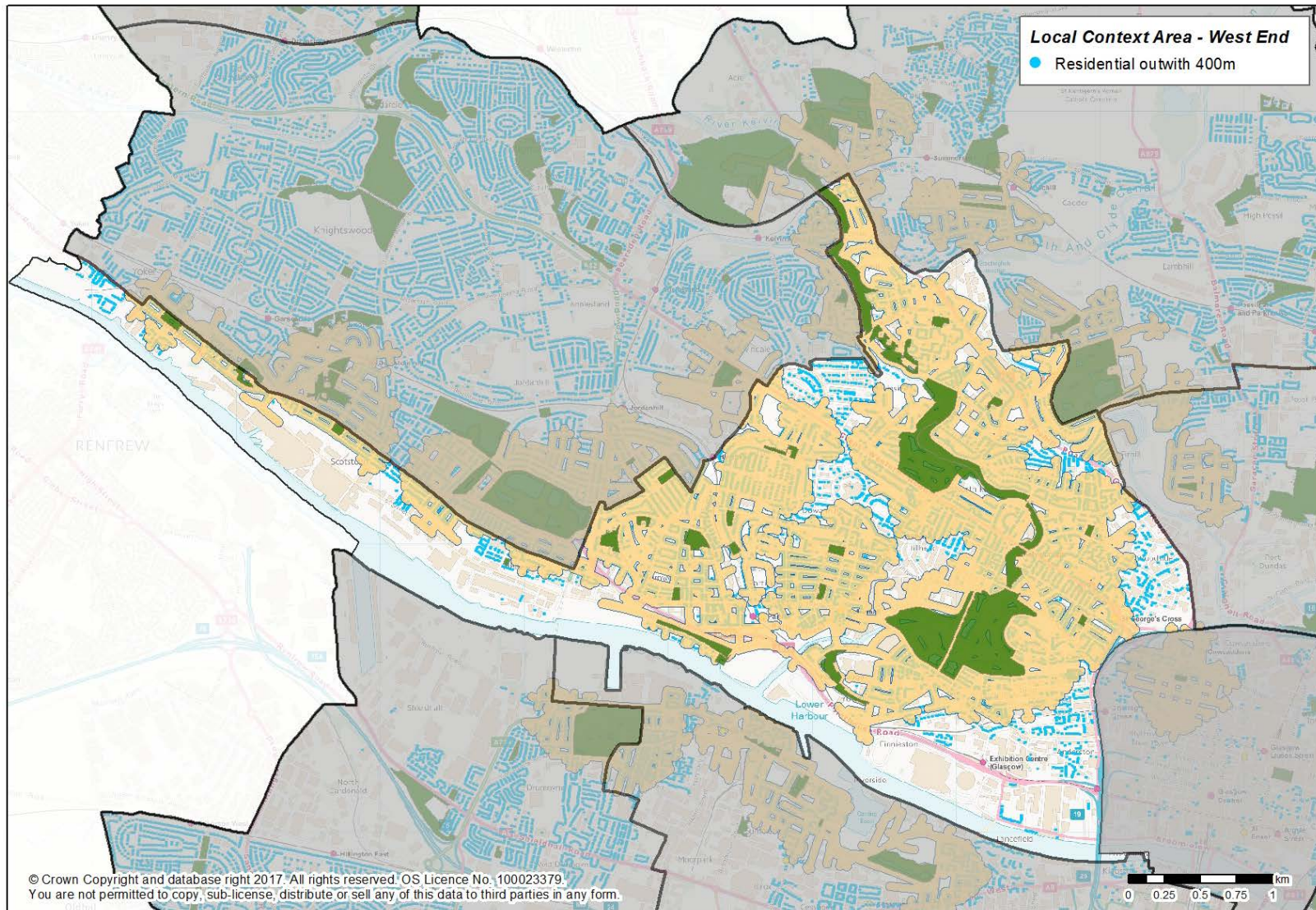
ANNEX 3: Access to Potentially Multifunctional Open Space > 0.3 Ha



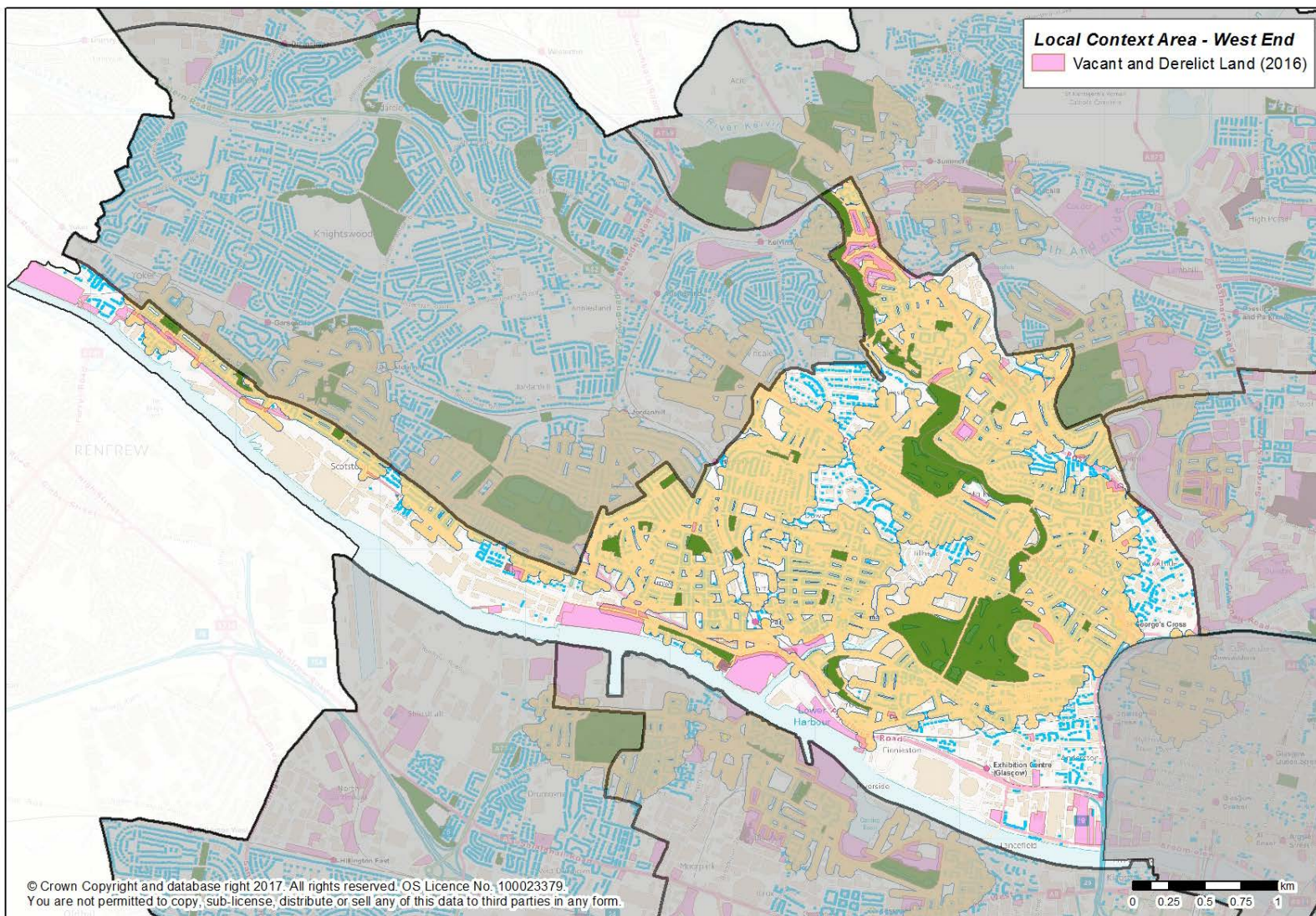
ANNEX 4: Population Distribution



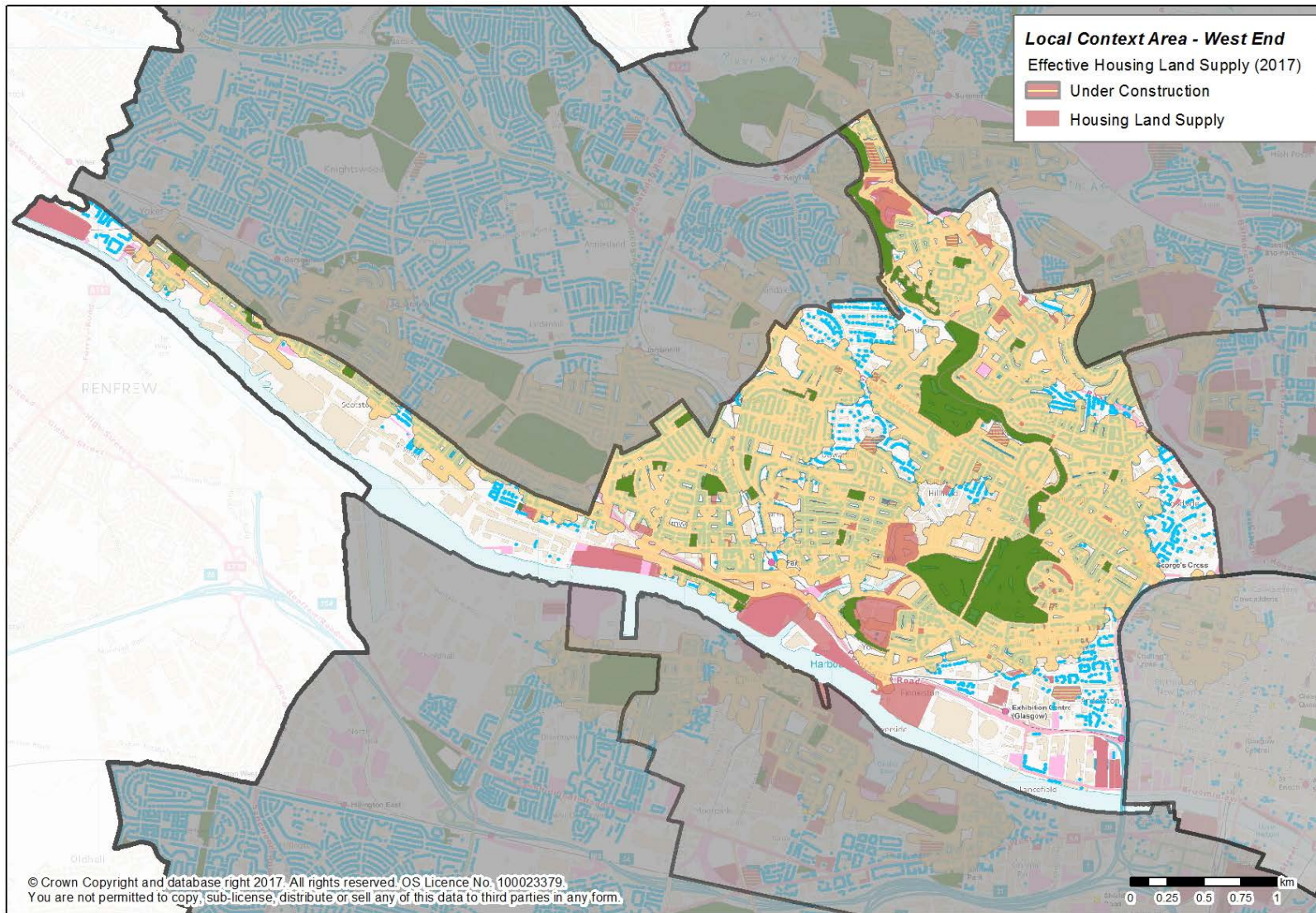
ANNEX 5: Potential Accessibility Deficiencies



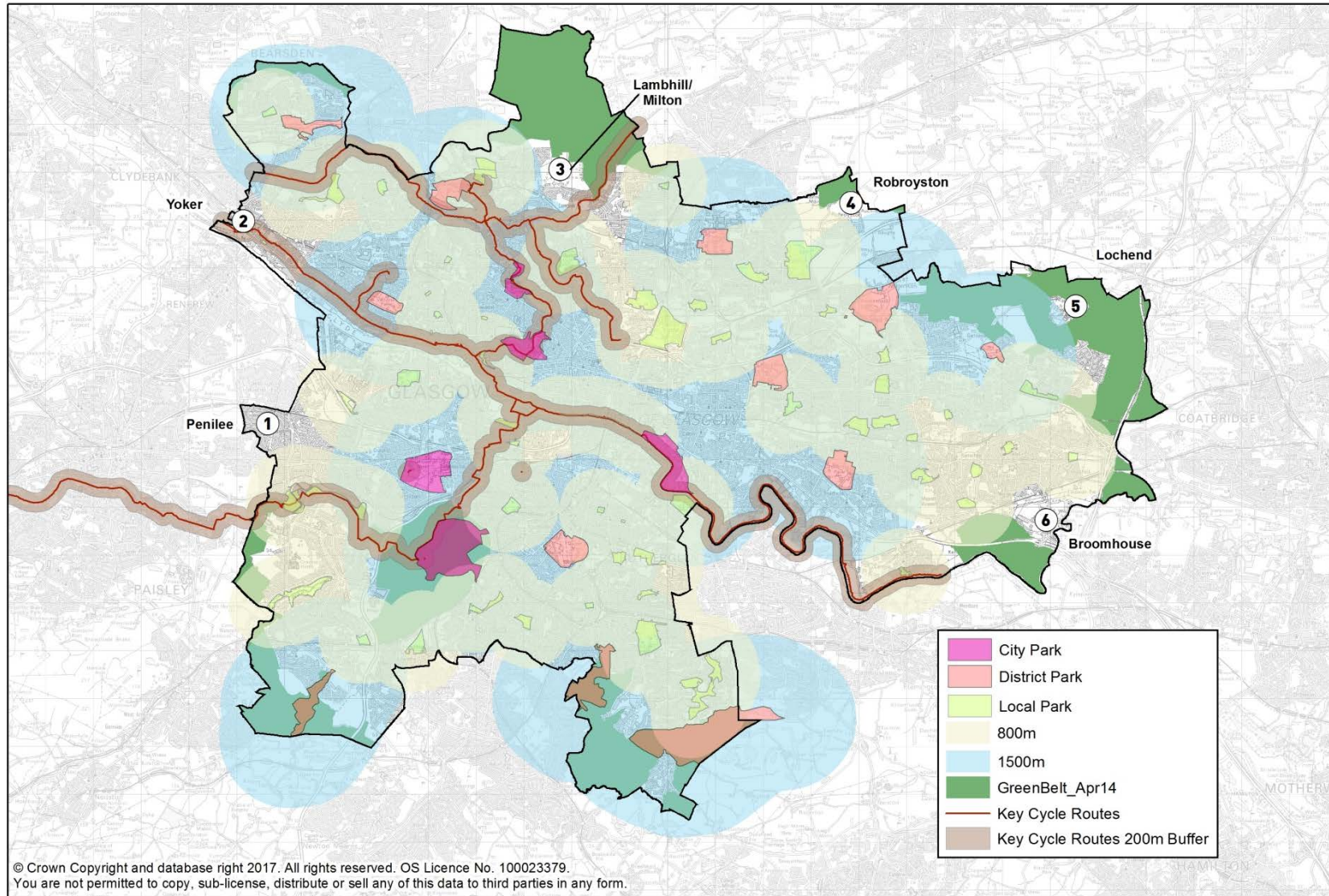
ANNEX 6: Vacant/Derelict Land



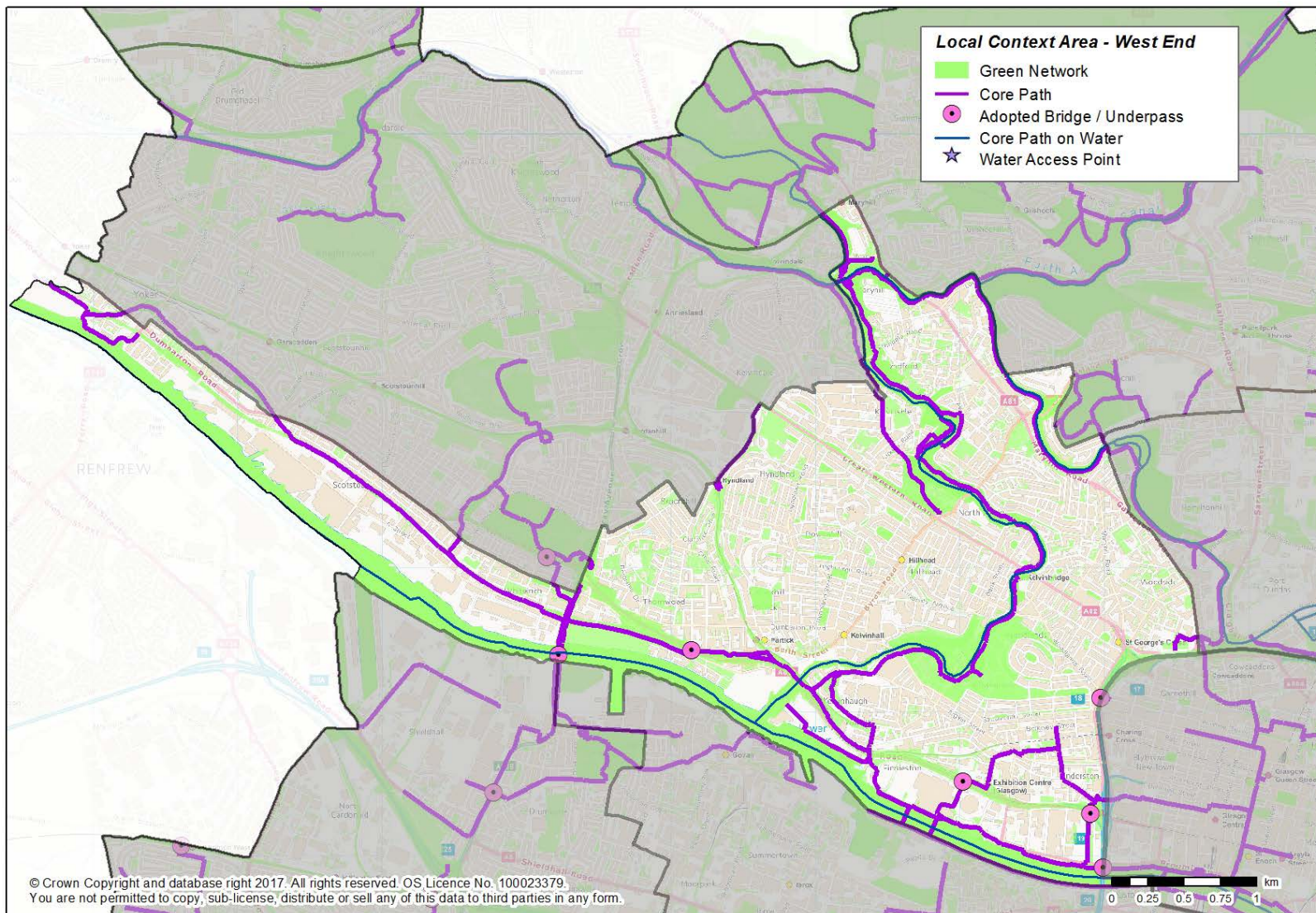
ANNEX 7: Vacant/Derelict Land and Housing Land Supply



ANNEX 8: Access to Larger Open Spaces



ANNEX 9: Green Network and Core Paths



ANNEX 10: Draft Open Space Standards

Accessibility Standard

All homes (including purpose-built student accommodation), outwith the City Centre, should be within a 400m actual walking distance of a good quality, publicly usable open space of 0.3 ha or more [a “Community Space”].

Quality Standard

Community Spaces, whether existing or proposed, should, when considered against the Quality Assessment Matrix, achieve a minimum overall score of 75% of the total possible score of the applicable criteria and the minimum required score specified in the matrix for each of the applicable criteria.

Quantity Standard

There should be 1.9 ha of publicly usable open space per 1000 people in the Inner Urban Area and 5.5 ha of publicly usable open space per 1000 people in the Outer Urban Area.

GLOSSARY

Accessibility Standard: a standard to be used by the Council to deliver access to good quality open space of an appropriate size within a 400m walk of people's homes.

Active Travel: travel by physically active, human-powered modes, most commonly walking and cycling, as opposed to motorised ones, and largely for functional reasons as opposed to recreational ones.

Biodiversity: the variety of living things on Earth, from the smallest insect to the largest mammal and tree.

City Development Plan (or Local Development Plan): the Council's land use plan which sets out a 10 year planning framework for the development of the City and policies to guide its development.

Community Spaces: spaces that the Council identify to provide for access to good quality open space in peoples' immediate environment (meeting the Accessibility Standard) and that provide a multitude of open space needs (meeting the Quality Standard).

Demand-led open space: those types of open space for which a quantifiable demand can be established (eg allotments, sports pitches) and which may have restrictions on access and use.

Functionally Useful Publicly Usable Open Space: Those categories of Publicly Usable Open Space considered to usefully help meet demand for access to open space for the population. Excludes less functionally useful space such as amenity space associated with transport infrastructure or business (eg that would form a car park boundary).

Green Network: connected areas of green infrastructure and open space that together form an integrated and multi-functional network. (Source: SPP 2014).

Green Network Masterplan: a plan for how the green network, and individual spaces within it, should be used, managed and maintained to address all aspects of open space need in the City in a co-ordinated manner.

Metropolitan Glasgow Strategic Drainage Partnership (MGSDP): a partnership of organisations working to identify and deliver measures needed to ensure that Glasgow's sewerage and drainage networks can cope with a changing climate.

Open Space: space within and on the edge of settlements comprising green space (eg parks, playing fields), grey space (eg civic space, urban realm) and blue space (eg burns, lochs).

Open Space Map: a map illustrating the extent, type and spatial distribution of the Glasgow's protected open spaces.

Open Space Strategy: a means of co-ordinating the policies of the different council departments with responsibilities for open space, and of focusing liaison and partnership working with relevant public, private and community interests. (Source: PAN 65 2008).

Publicly usable open space: those categories of protected open space which are not demand-led spaces and which, in general terms are accessible to the public with relatively few restrictions eg public parks or amenity spaces.

Quality Standard: a standard to be used by the Council to ensure that spaces used to meet the Accessibility Standard are of good quality and provide for a variety of open space needs.

Quantity Standard: a standard to be used by the Council to ensure a sufficient quantity of publicly usable open space within each part of the City.

Supplementary Guidance (SG): a document prepared to support the City Development Plan, setting out further detailed guidance on the matters contained in the CDP.