

LCA15: CITY CENTRE, STAGE 1

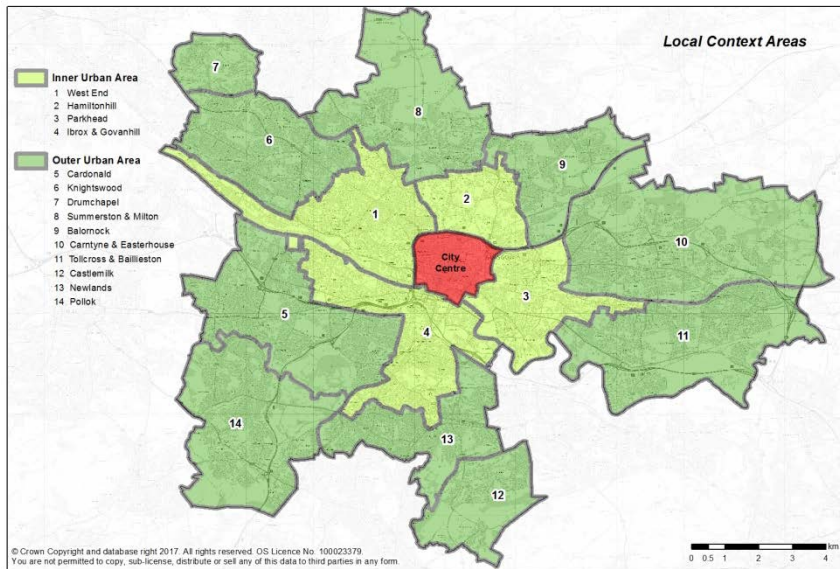
Glasgow City Development Plan 2017

Glasgow Open Space Strategy 2018



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1 Introduction

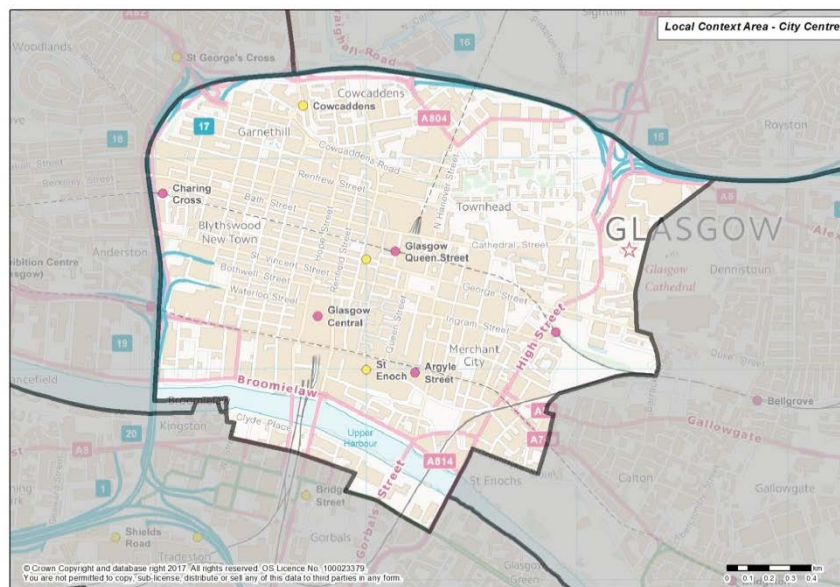
1.1 The City Centre is one of 15 Local Context Analysis (LCA) areas that have been identified to help inform the Council’s understanding of open space and green network issues at the local level and inform the development of the Council’s Open Space Strategy:

- this 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 LCA analysis 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 (OSS), which is also being made available for consultation and the analysis it provides will also help inform the production of the District Regeneration Frameworks (DRFs) being prepared for the City Centre Strategy. Comments on this document or on the OSS 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, in conjunction with the process of producing DRFs, 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 City Centre 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.

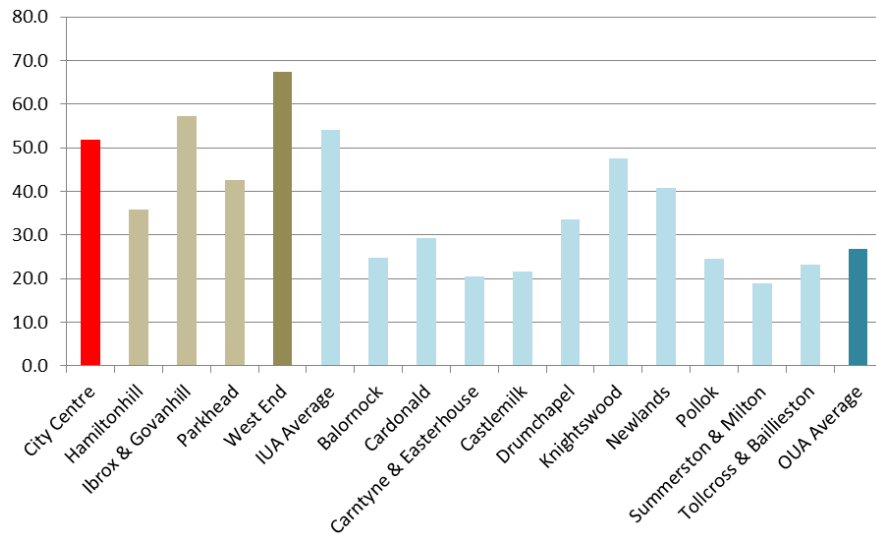
Figure 1: Suite of Open Space Documents



2 The LCA Area

2.1 The LCA is comprised of the communities of Garnethill, Blythswood, Anderston, Broomielaw, Cowcaddens, Townhead, Collegelands, Merchant City, St. Enoch and the Central Business District. As the key location for jobs, commercial, educational and entertainment uses, the City Centre is a vital to Glasgow and the Greater Glasgow Urban Area. The predominant land uses are high density commercial and leisure and mixed use developments and much of the LCA falls within the City Centre Conservation Area.

Figure 2: Population Density – People per Hectare



2.2 There are several high density residential neighbourhoods, notably Merchant City, Cowcaddens, Townhead, Anderston and increasingly, Blythswood and Collegelands. Despite the concentration of the residential population in limited areas of the

City Centre, the area's population density of 51.9 people to the hectare (Fig 2) is amongst the highest in the City (although much lower than the City Centre's of other comparable European cities).

City Centre Strategy

2.3 The [City Centre Strategy](#) was produced in 2014 and sets out an ambitious 50 year vision for the City Centre. Amongst its aims are:

- improving the management and cleanliness of the public realm;
- improving the accessibility of adjacent communities to the centre;
- improving pedestrian use of the city centre and as improving and extending the cycle network;
- a walking plan, to make the centre safer, healthier, more attractive and enjoyable;
- creating green spaces and embracing the River Clyde; and
- designing for rain to make the city centre more walkable and "liveable"

2.4 To help deliver these ambitions, the city centre has been divided into 9 smaller areas called 'Districts'. A District Regeneration Framework will be developed for each, setting both a longer-term strategic vision and policies for the District as well as shorter-term environmental enhancement initiatives. There is a focus on improvements to public realm, parks and improving connections with an emphasis on greening. The Districts are:

- **Sauchiehall** – in the north western part of the City Centre. A DRF has already been prepared for this district;

- **Blythswood** – in the west of the City Centre;
- **Broomielaw** – covering the north and south banks of the river west of Central Station;
- **Central** – covering the central part of the City Centre;
- **St Enoch** – straddling the river to the east of Central Station;
- **Merchant City** – the south eastern part of the City Centre
- **Learning Quarter** – including Strathclyde university and the Royal Infirmary
- **Townhead** – including the Townhead residential area
- **Cowcaddens** – the northern part of the city centre, including Glasgow Caledonian University

Demands on Open Spaces

2.5 The City Centre is strategically important to Glasgow’s economy and functions as the largest employment centre in Scotland. Key sectors include retail, financial and business services, higher education and tourism. As a result, several million people visit the city centre every year, increasing pressure on its open spaces. Many of the city centre green spaces can be found in the predominantly residential areas. There are several civic spaces in the city centre that facilitate the retail economy whilst other spaces, notably along the Clyde Riverfront provide important active travel links.

Barriers to Movement

2.6 The River Clyde runs east-west through the southern edge of the area, but is bridged at a number of locations. Whilst three of the bridges (the two rail bridges and the Kingston Bridge carrying the motorway) are not usable by pedestrians, the remaining six are. These provide good access across the river in the eastern part of the area especially, and the most recent bridge (the Tradeston or

“Squiggly” Bridge) has improved cross river access west of Central Station. Nevertheless, there is a perceptual barrier between the north and south banks of the river which is compounded by large parcels of vacant and derelict land on both sides of the river.

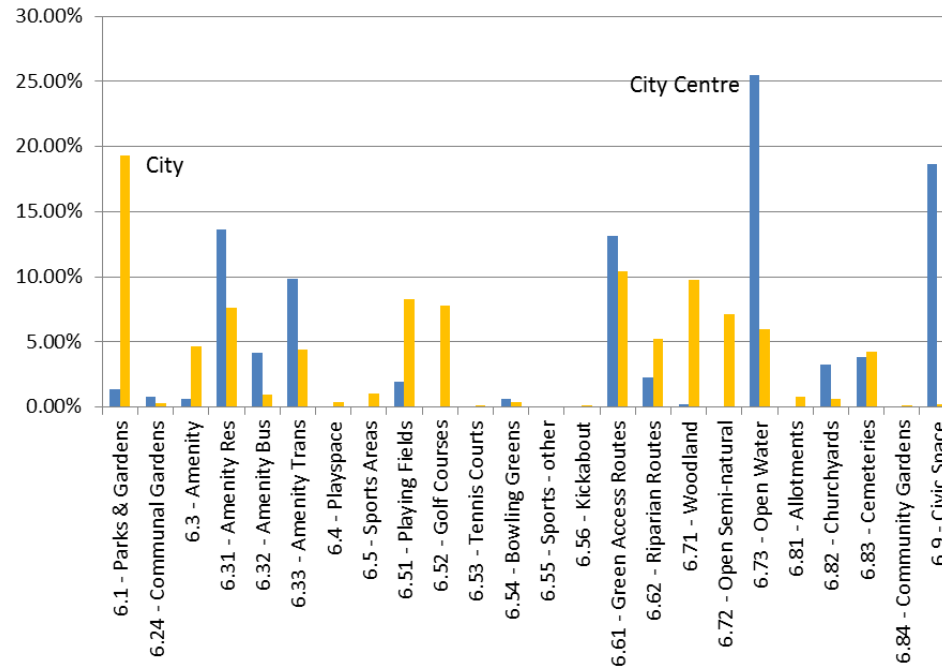
2.7 As well as acting as a barrier to north-south movement (albeit a limited one), the river corridor also provides for movement on foot and by bicycle. National Cycle Network Route 75 runs the length of the riverfront providing for off-road, east - west movement through the area and connecting the city centre to residential areas (and attractions such as Glasgow Green) east and west of the city centre.

2.8 The City Centre contains several main roads that act as barriers to movement. The most obvious barrier to movement is the M8 which bounds the North and West border of the LCA. This road disrupts the city centre’s street connections and creates both physical and perceptual barriers to movement. This is especially true along the northern border where much of the motorway is at surface level and much of the area adjacent was subject to comprehensive redevelopment in the 1970s.

City Centre Open Space

2.9 The City Centre LCA contains a number of important open spaces, as shown on the [Open Space Map](#). Fig 3 illustrates the breakdown of the different types of open space found in the City centre and compares them to the City average. It shows that civic space and open water are amongst the predominant open space types in the City Centre, making it very different from the City as a whole, where Parks and Gardens, sports spaces and natural open space, such as woodland, are much more common.

Figure 3: Open Space Types



- 2.10 The civic spaces are probably the most used and best known open spaces in the City Centre. They include the pedestrianised streets, including the “Golden Z” of Sauchiehall Street, Buchanan Street and Argyle Street, as well as spaces such as George Square and St Enoch Square that are central to Glasgow’s history and have long been considered important civic spaces to the residents of Glasgow. In addition to being important contributors to the city centre’s civic spaces, the streets play an important role in facilitating Glasgow’s role as a shopping destination.
- 2.11 There are a number of other civic spaces within the city centre that, while less known, nevertheless positively contribute to residents and visitors. These range from St Andrew’s in the

Square, to pedestrianised streets in Merchant City such as Hutcheson Street, John Street, Killermont Street, McPhater Street, King’s Court and along the Broomielaw.

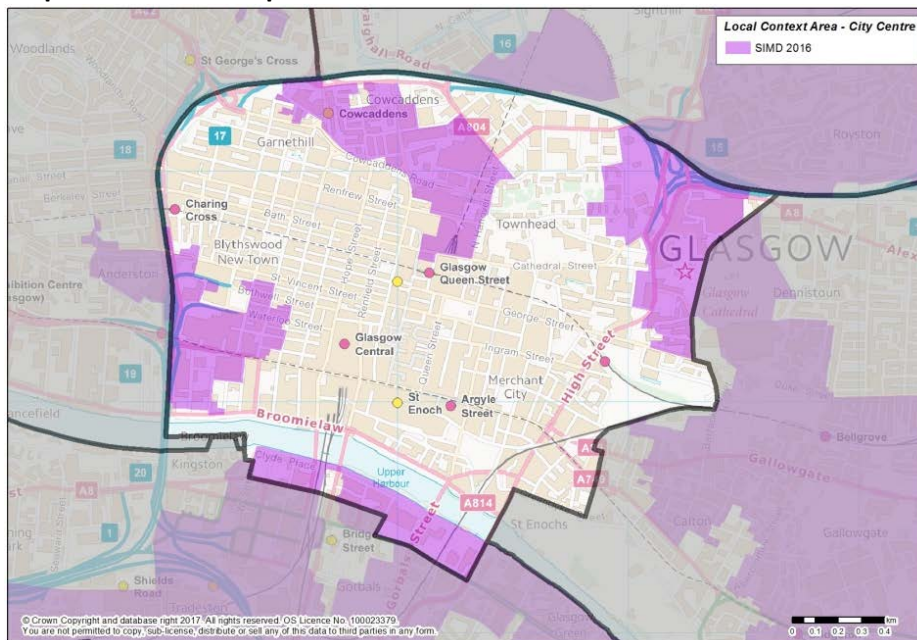
- 2.12 The river itself forms the largest open space in the area. Whilst its banks are generally well used by residents and visitors (particularly the north bank), the water itself is less easily accessed and used as an open space, partly due to its tidal nature. However, there is potential to use the river more imaginatively and to ensure its surroundings are better connected to it, both for people and nature. The Stage 2 LCA process should consider this in greater detail.
- 2.13 Other spaces, such as Garnethill Park and Cathedral Square are well-used by residents and visitors alike. There are also spaces like Blythswood Square that, whilst contributing positively to setting of the area, are not publicly accessible.
- 2.14 **Children’s Play:** There are play spaces for children within the City Centre LCA. They are located within Garnethill Park and within the housing estate at Townhead. Both locations are embedded within primarily residential areas. There are also play facilities adjacent to the LCA’s eastern edge at Glasgow Green and to the west at Kelvingrove Park. Notable neighbourhoods without play facilities include Merchant City, Anderston and Cowcaddens.
- 2.15 **Informal Spaces:** The parks and civic spaces previously mentioned are complemented by a number smaller and less formal open spaces. Much of this is dominated by transport related green space which is not functional or appealing given the proximity to traffic arteries. There are also a number of amenity green spaces within the housing estates at Cowcaddens and Townhead.

2.16 Two large urban parks lie adjacent to the area - Glasgow Green to the east and Kelvingrove to the west. Both provide a variety of facilities and will be used by City Centre residents.

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 1 – 15% most deprived datazones



3.2 Map 1 illustrates those parts of the City Centre LCA that the Scottish Index of Multiple Deprivation has ranked as being amongst the 15% most deprived datazones in Scotland. The data zones with the highest levels of multiple deprivation are concentrated in Cowcaddens, Anderston and Townhead and along the southern bank of the River Clyde, notably at Tradeston and Kingston.

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, helping improve both physical and mental health.

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, civic space etc. Demand-led open spaces generally have more restrictions on access and use – eg allotments, sports pitches or cemeteries.

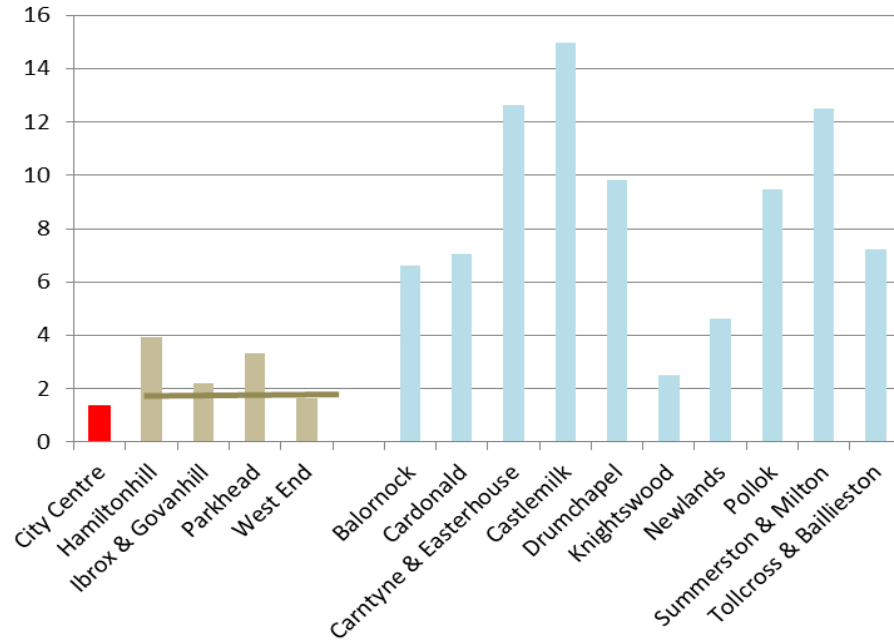
3.5 Using this distinction, the OSS aims to ensure that:

- 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.

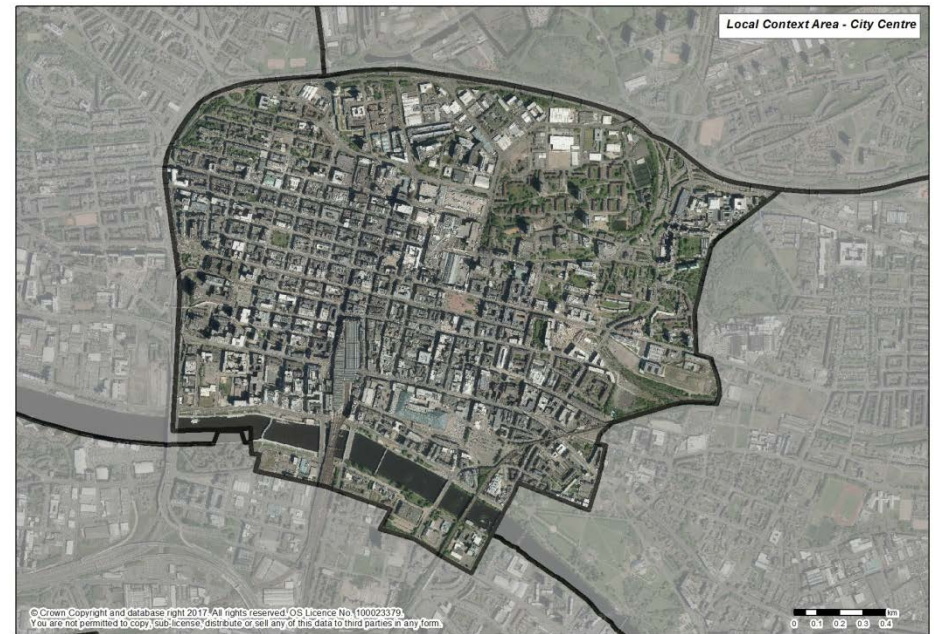
3.6 For most of the city, the OSS requires that publicly usable open space of an appropriate quality is provided within a 400m walking distance of people’s homes and that there is a minimum quantity per 1000 population. However, a different approach is taken in the City Centre (Map 2), recognising that the established urban form of much of the City Centre means that there are generally fewer opportunities for delivering new open spaces to meet the 400m accessibility standard. As such, an opportunity-based approach to the provision of open space in the City Centre is proposed, based on the DRFs.

3.7 Figure 3 illustrates how the City Centre compares to the rest of the city in terms of the amount of functionally useful, publicly usable open space per 1000 people. Perhaps unsurprisingly, it has the lowest amount per head of any of the city’s 15 LCA areas. To a significant extent, this can be explained by the relative lack of formal public parks and gardens in the City Centre, with both Kelvingrove and Glasgow Green lying just beyond the boundary. The City centre’s largest open space, the River, is also not included in this total as this measure relates to open spaces which are, generally, functionally usable by *all sectors* of society and the river itself (with the exception of its banks) does not, currently, fall into that category.

Figure 4: Publicly Usable Open Space per 1000 People



Map 2 – LCA area



Quality and Accessibility

3.8 Analysis of access (400m) to the two key categories of publicly usable open space (public parks and gardens and amenity residential spaces >0.3h) has been undertaken for the 14 other LCA areas. Whilst the Accessibility Standard doesn't apply in the City Centre, it is considered useful to undertake an accessibility analysis, both to allow comparison with other parts of the City and to help inform the development of the DRFs. This analysis is in two parts:

- a) 400m access to public parks and gardens and amenity residential spaces >0.3ha; and
- b) 200m access to all city centre open spaces (including some new ones not included on the Open Space Map).

3.9 Whilst approach a) provides a common approach with other LCA areas and reflects access from the home, approach b) is considered to better reflect how city centre users such as workers, shoppers and other visitors might use spaces. Workers especially, might want access to an open space in relatively close proximity to the workplace.

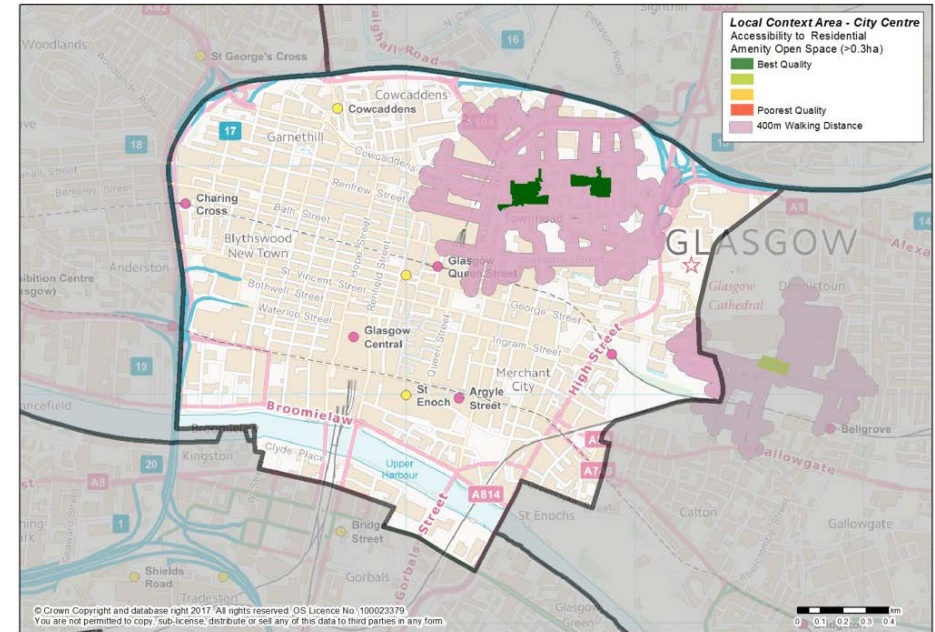
Approach a) – 400m from home

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 was 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

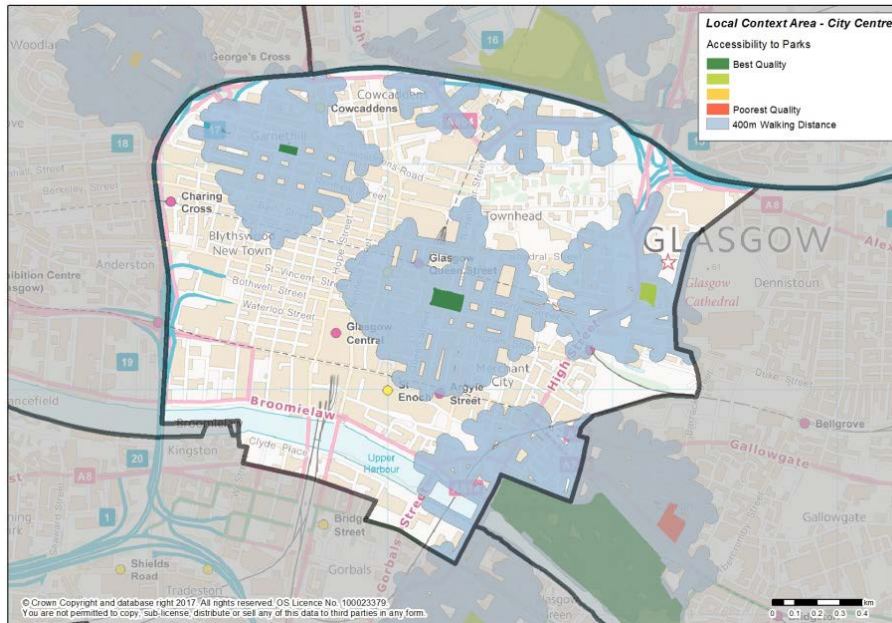
surveyed as much as 6 years ago the passage of time may have seen an improvement, or deterioration, in their quality.

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. Whilst the quality standard does not apply in the City Centre, the map provides an idea of relative quality. Amenity open spaces are concentrated in Townhead, in the north east of the area and are considered to be of relatively high quality.

Map 3 – Accessibility to Residential Amenity Open Space



Map 4: Accessibility to Parkland

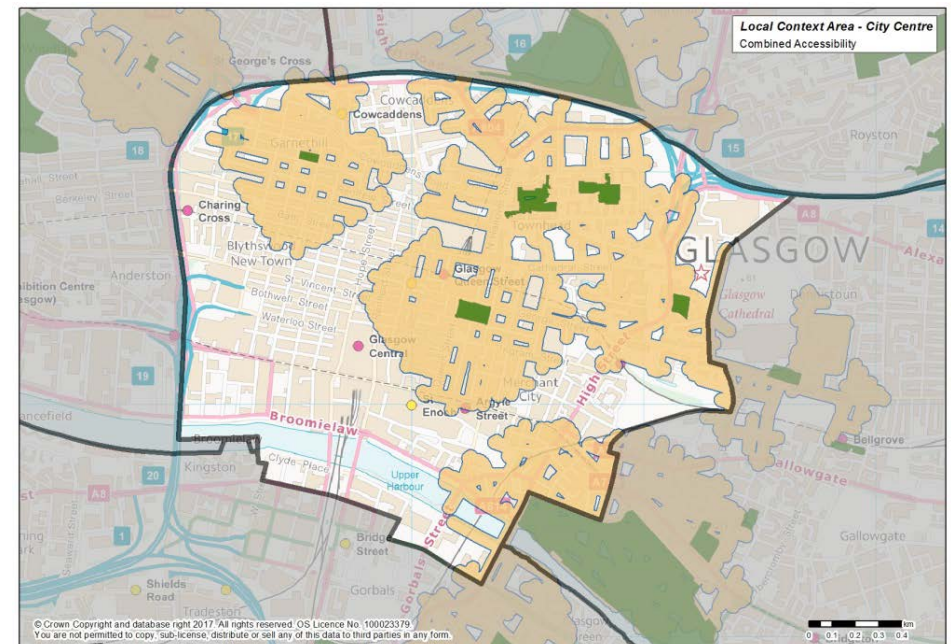


3.12 A similar analysis of access to public parks and gardens is shown on Map 4/Annex 2. It shows those parts of the City centre that are within a 400m walk of open spaces that are identified as public parks and gardens on the Open Space Map, or are maintained as such by the Council. It illustrates that Glasgow Green provides access to open space for residents of the south eastern part of the area and that there are a limited number of parks and gardens in the City Centre – at Garnethill Park, George Square and at Cathedral Square. Despite these spaces being maintained as parks by the Council, two of them – Cathedral Square and George Square do not function as “normal” public parks – George Square is, essentially, a relatively hard-landscaped civic space and the grassed areas of Cathedral Square aren’t generally accessible to the public. Neither would currently meet

the Quality Standard if this were to be applied. This requires to be borne in mind during the following analysis.

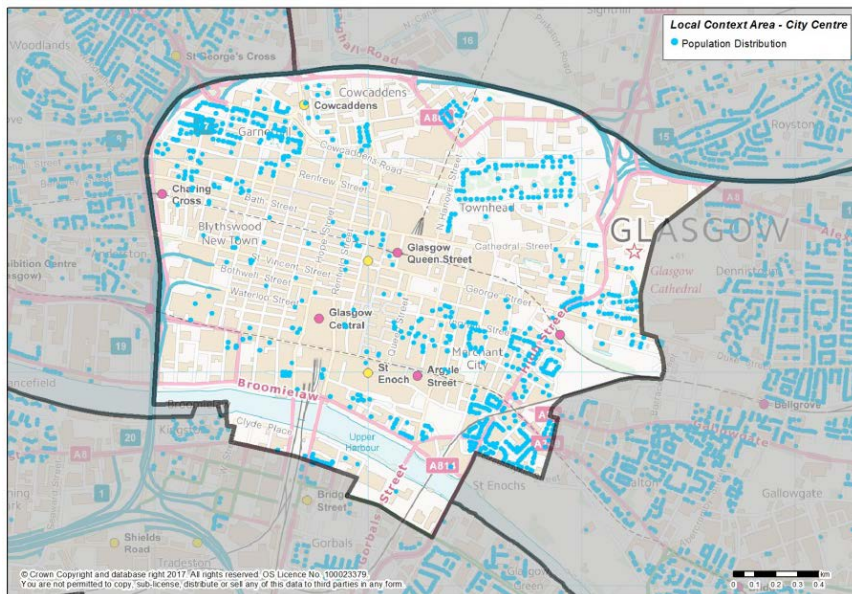
3.13 Map 5/Annex 3 combines both maps and shows those parts of the LCA area which fall within a 400m walk of a publicly usable, and potentially multifunctional open space of an appropriate size (over 0.3 ha).

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

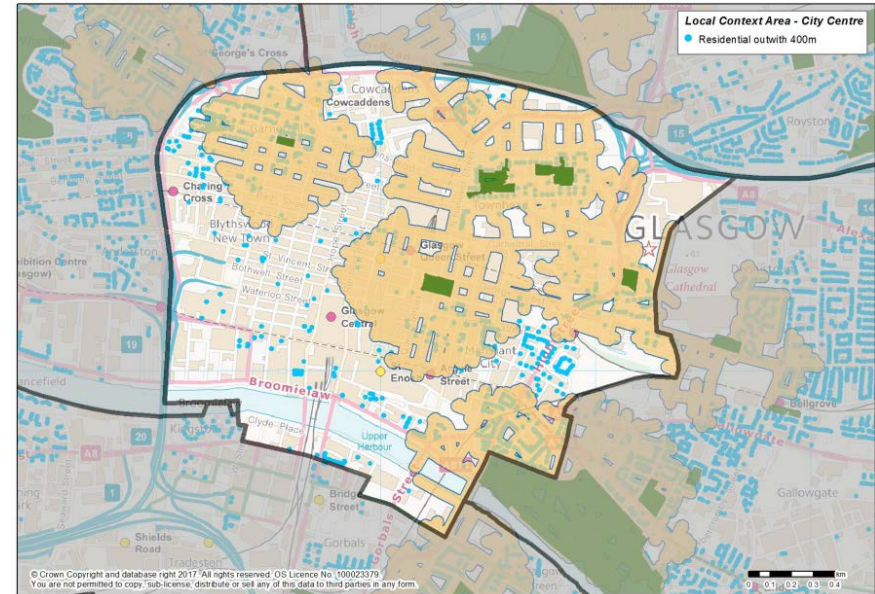


3.14 These indicative deficiencies in access can be combined with a map of population distribution to identify the major gaps in accessibility from people’s homes. Maps 6/7 and Annexes 4/5 illustrate population distribution and access deficiencies respectively.

Map 6: Population Distribution



Map 7: Potential Approach a) Deficiencies



3.15 Map 7 shows that the indicative deficiencies in access in the City centre area are not, generally, where the majority of the population is currently concentrated. When the limited functionality and usability of George Square and Cathedral Square are taken into account, however, much of the residential population of the Merchant City is likely to be outwith a 400m walk of one of these two key types of open space. There is no significant correlation with the most deprived areas of the LCA, with the exception of Anderston and Broomielaw.

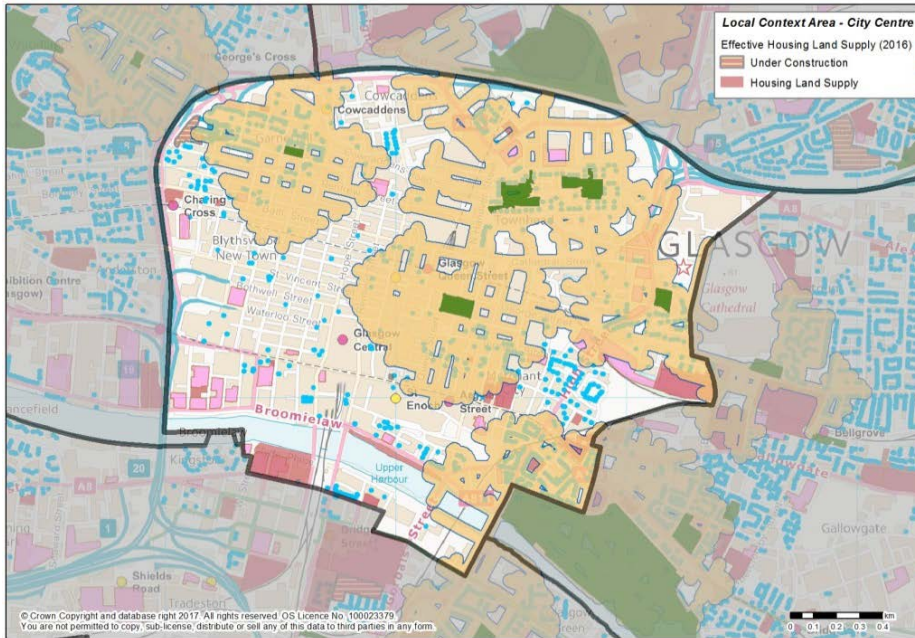
3.16 Moreover, the Council has ambitions to substantially increase the residential population of the City Centre and there is a strong possibility that other parts of the centre will see a significant growth in population.

3.17 Opportunities to addressing existing or future deficiencies in accessibility 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

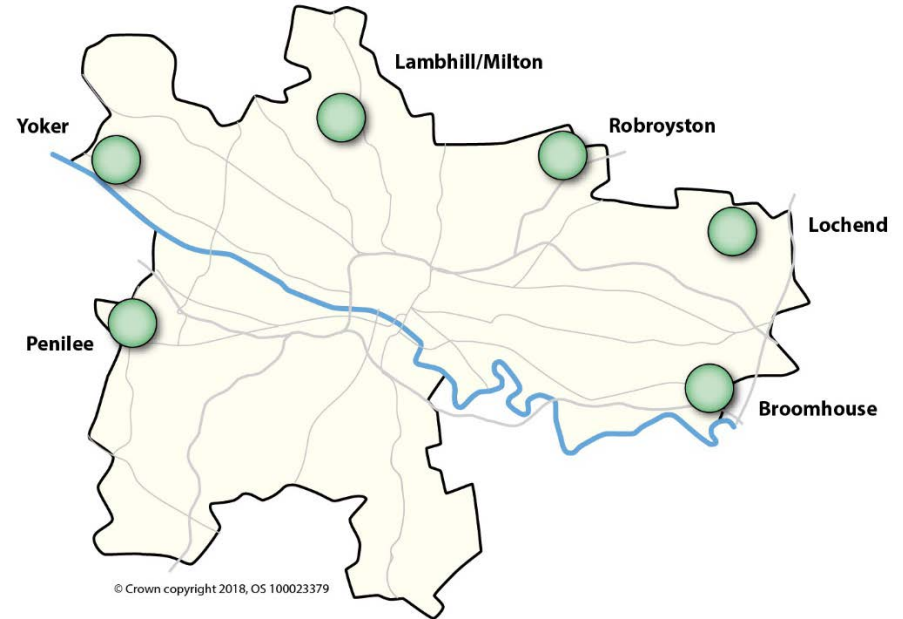
housing developments to help address deficiencies – especially in this area where regeneration is proposed on a significant scale.

Map 8: Vacant and Derelict Land and Housing Sites



3.18 Map 8 shows vacant/derelict land (also in Annex 6) and key housing sites (shown in Annex 7) together with the accessibility analysis set out above. It identifies a number of housing sites and areas of vacant/derelict land in the City Centre that could offer opportunities to provide new open space(s) to serve the needs of the existing and proposed residential population. The Stage 2 LCA process should consider the geography of City Centre population growth and options for meeting the needs of existing and new populations.

Map 9: Access to Larger Open Spaces



3.19 Further analysis of accessibility to larger open spaces has been undertaken for the Open Space Strategy. Whilst it is recognised that access to a multifunctional, publicly usable space of 0.3 ha or more might meet “everyday” requirements, access to larger multifunctional open spaces will be desired on occasion. As such, an additional measure of accessibility to the City Parks (e.g. Kelvingrove) and District Parks (eg Tollcross) that serve a strategic function, and to the Local Parks that serve more discrete localities (eg Rosshall Park or Maxwell Park), has been developed. It reflects the distances people might be expected to travel to access both the larger City/District Parks (1500m or a 15-20 minute walk) and the smaller Local Parks, over 1 ha in size (800m or a 10 minute walk).

3.20 Map 9/Annex 8 illustrates that there are no notable gaps in access to the larger open spaces in the City Centre.

Approach b) – 200m Threshold

3.21 Approach b) is intended to provide a clearer picture on which parts of the City Centre have access to an open space within a shorter, 200m walk. The City Centre is used by a huge variety of people for a huge variety of reasons, from work and studies to entertainment and cultural experiences. All may have reason or desire to make use of an open space at some point during their visit to the City Centre, including to talk, eat, relax and let children play and explore safely.

3.22 Given the relative scarcity of usable public open space in the City Centre, this approach has considered all public open spaces in the City Centre – there is no lower size threshold. Smaller spaces, however, may mean that people are less likely to walk far to access them, especially when they are being used during time-constrained circumstances such as a lunch break. As a result, a 200m access threshold level has been utilised.

3.23 The analysis:

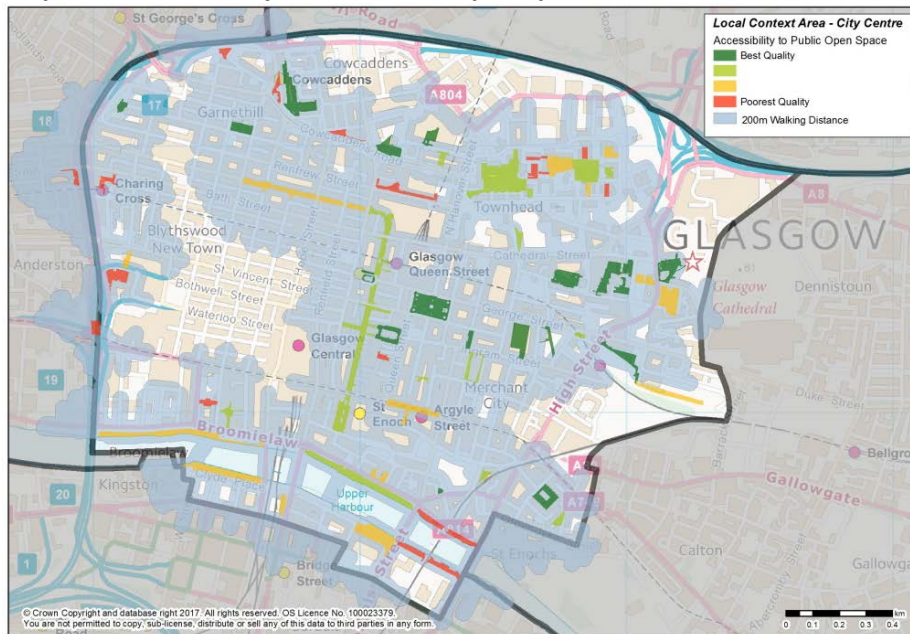
- has assessed *all* open spaces in the City Centre that are considered usable by the public – this excludes those to which the general public have no access (such as Blythwood Square or the riverside green space at Carlton Place) and those that are unattractive to use because they are adjacent to the motorway (transport corridors);
- includes some spaces not identified on the open space map, particularly those created since the map was completed and others in the grounds of educational establishments that are

not, at this time, included on the open space map (this is understood to be because many schools were being redeveloped at the time the map was being produced and higher and further educational establishments were producing campus plans to guide the future development of their estates);

- is based on an approach developed by Jan Gehl Architects to consider the quality of public open spaces (see Annex 11). The original 12 criteria, as developed by Gehl, were considered to reflect what makes a space attractive to people to use and stay in. As the Council is trying to promote a more multifunctional open space network, these criteria have been supplemented by others that reflect the role the space plays, or could play, in delivering other ambitions, such as promoting biodiversity and dealing with surface water during heavy rainfall events. All spaces, whatever their primary “role”, were, therefore, assessed on the same basis;
- includes survey work undertaken during the month of September 2017. As such, it is open to a degree of subjectivity and should be treated as indicative of the quality of each open space, and not as a definitive position;
- has ranked the open spaces in terms of the surveyed quality and split them into four quartiles, ranging from poorest quality through to best quality, to provide an idea of the distribution of the relative quality of open space throughout the City Centre; and
- has mapped points of access to these spaces, allowing for use of GIS and associated network analyst software to highlight which areas have access to these open spaces, using existing pedestrian routes (such as footways, underpasses, routes through parks, etc).

3.24 Map 10/Annex 9 illustrates the results of this analysis. It shows that, whilst most of the City Centre is within a 200m walking distance of a public open space, there are parts that aren't and additional areas that only have access to poorer quality open spaces.

Map 10: Access to City Centre Public Open Space



3.25 The map shows gaps in accessibility to public open space in:

- a large area west of central station, between Argyle Street and West George Street;
- an area to the south of the motorway round the north of the City Centre, including parts of Townhead and Cowcaddens;

- the eastern part of the Merchant City, particularly east of High Street;
- the area around the Royal Infirmary; and
- an area south of the river, around the Central Mosque.

3.26 It also illustrates that the western edge of the city centre, in particular, appears poorly served in terms of the quality of the open spaces within it. How both issues can be best addressed should be considered further in both the Stage 2 LCA process and the DRFs themselves.

3.27 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

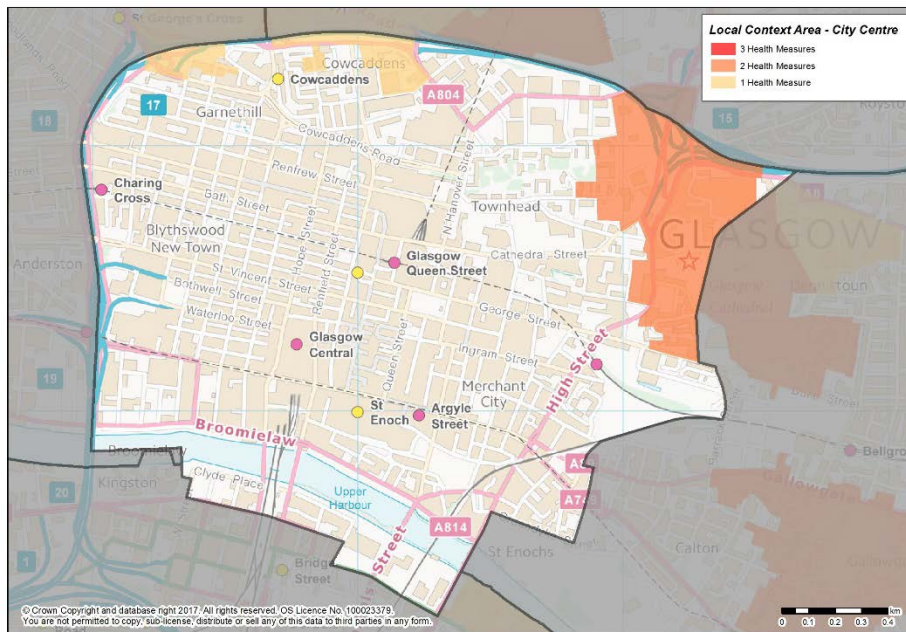
4.1 Good quality open spaces can have a significant bearing on peoples' health. In addition to the obvious opportunities for exercise, active travel, play and food growing, open spaces can also enhance mental health and well-being through the creation of more attractive urban environments; the provision 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 11 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.

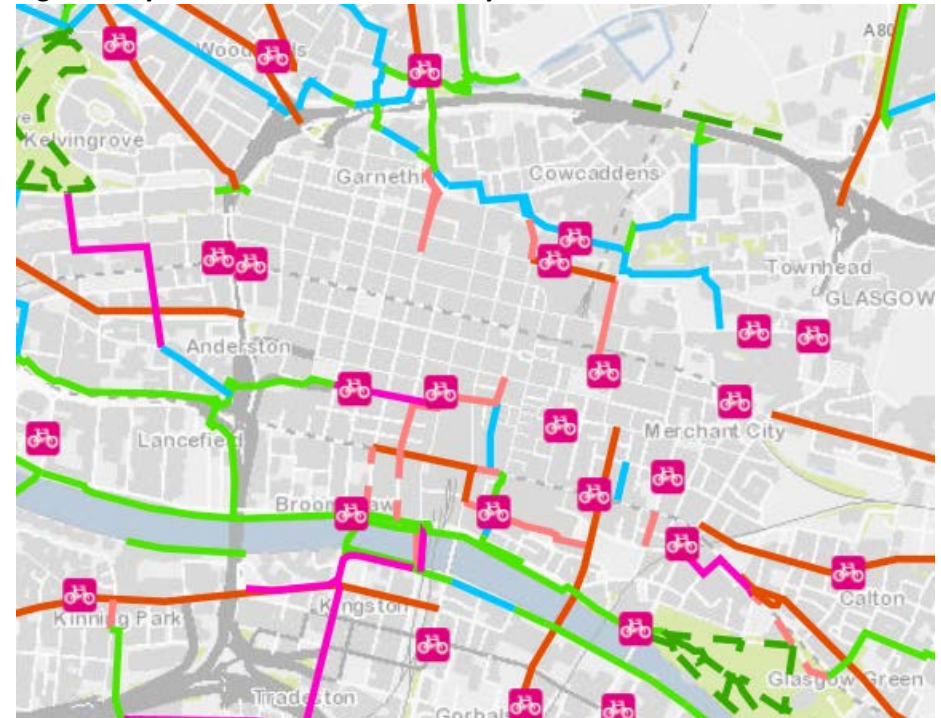
Map 11: Glasgow-wide Highest Incidences of Stroke, Heart Disease and Anxiety/Psychosis/Depression



- 4.4 Little of the City Centre is within a data zone ranked in the top 15% for hospital stays for these health measures. There is little correlation with areas that are deficient in access to good quality open space.

Walking and Cycling

Figure 5: Cycle Route Provision and City Bike Hire

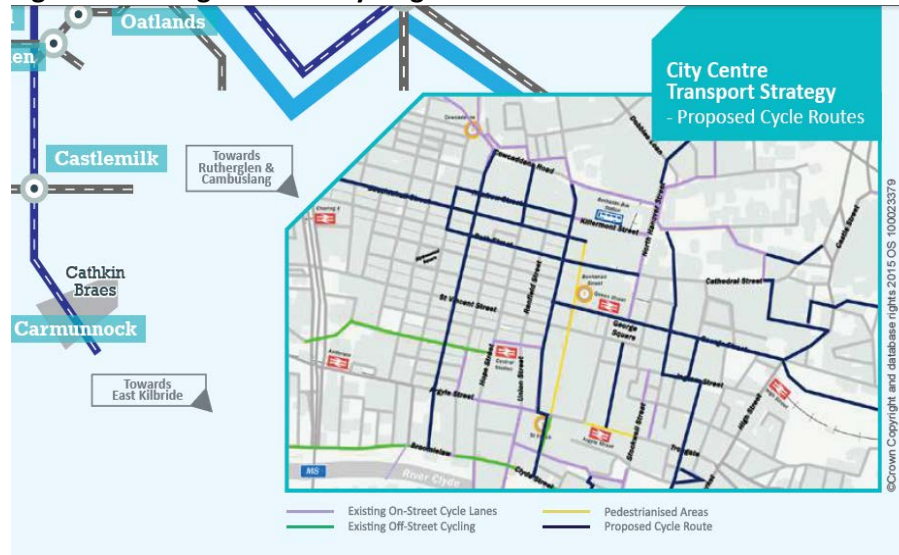


- 4.5 The City Centre benefits from very good access to a number of National Cycle Network routes (Fig 5). Routes NCR 75 and NCN 756 run along both sides of the Clyde river front. These routes connect off-road active travel route between Edinburgh and Loch

Lomond and East Kilbride and the Firth and Clyde Canal respectively. The Forth and Clyde Canal itself provides an alternative route between Glasgow and Edinburgh, almost entirely off-road, via North Glasgow. The NCR routes are complemented by on-road cycling provision that provide links between these routes and access to other destinations.

4.6 The [Strategic Plan for Cycling \(SPC\)](#) sets out a diagrammatic representation (Fig 6) of the Council’s aspirations to improve cycling infrastructure in the City Centre, reflecting aspirations in the [City Centre Transport Strategy](#), approved by the Council in the February 2015. The Transport Strategy is a key facet of the wider City Centre Strategy, and will help deliver better facilities for active travel

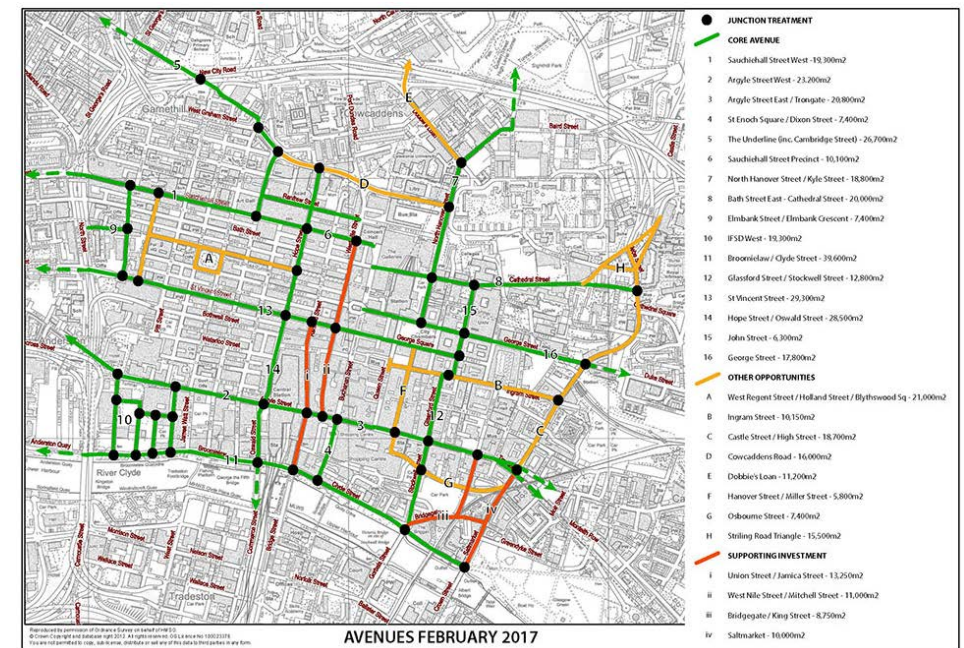
Figure 6: Strategic Plan for Cycling



4.7 The [City Centre Avenues](#) (Fig 7) are one of the key means by which the aims of the City Centre Strategy and Transport Strategy will be delivered. They are intended to:

- deliver an integrated network of continuous pedestrian and cycle priority routes through the city centre, connecting it to surrounding communities;
- help integrate public realm and placemaking initiatives, making the city more attractive, “people-friendly”, and economically competitive; and
- ready the city centre for the effects of climate change, including increased intensity of rainfall.

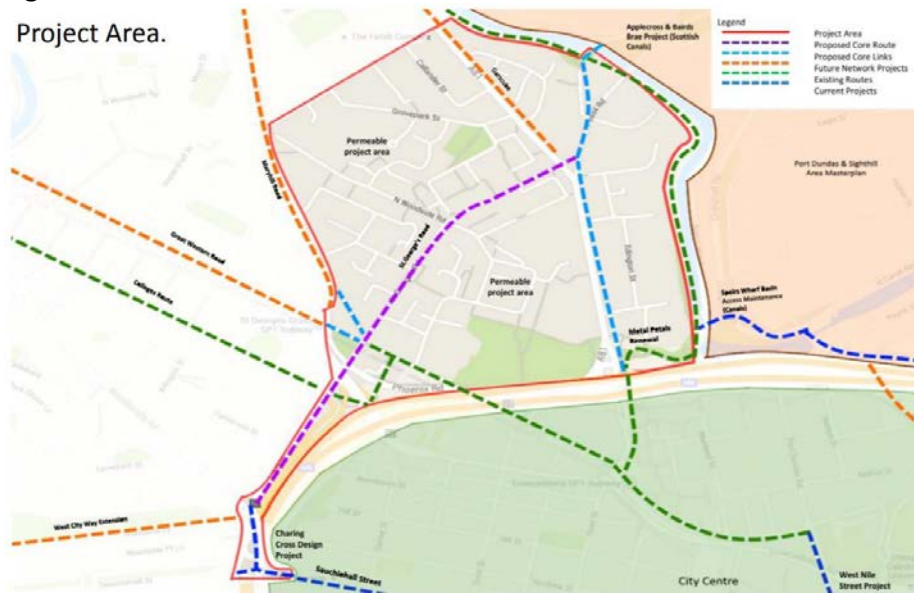
Figure 7: City Centre Avenues



4.8 Part of a bigger suite of City Centre Strategy environmental and urban design interventions, funded in part by the Glasgow City Deal, the Avenues programme will deliver tree-lined avenues, segregated cycle lanes, increased pedestrian space and continuous footways. Works are underway on Sauchiehall Street, with the rest being developed over the next 8 years.

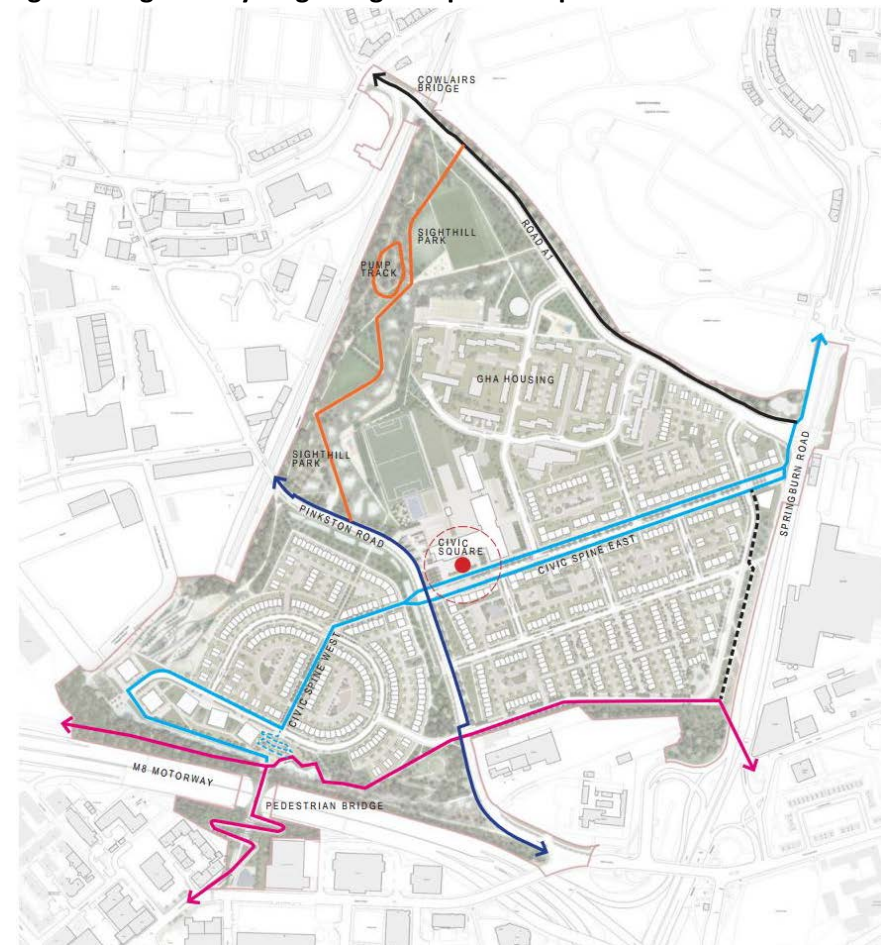
4.9 Work is also ongoing to deliver a better cycling environment beyond the City Centre boundary. The Council is promoting the concept of “Mini-Holland” in the Woodside area, intended to deliver a step-change in cycling provision in the City by promoting greater permeability, encouraging free movement of pedestrians and cyclists through a place-making approach. It will provide a link between the City Centre and other routes, including the Colleges Route and the Forth and Clyde Canal.

Figure 8: Mini-Holland Project Area.



4.10 Further investment in environmental improvements is planned for the [Sighthill Transformational Regeneration Area](#) (Figure 9) as well as at Port Dundas. In both instances, comprehensive cycling infrastructure is planned as an integral part of the site’s regeneration.

Figure 9: Sighthill Cycling Village Proposal Map



4.11 [The City Centre Lane Strategy](#) sets out the Council’s aspirations to transform some of the 90 lanes and wynds in the City Centre (Fig 10) into spaces which are attractive and inviting for people to use for a variety of purposes. The development of lanes into multi-functional open spaces is a prominent feature in several global cities, most notably, Melbourne, Montreal, and San Francisco. The lanes often have distinctive features which ‘offer a human scale experience’, presenting opportunities for a variety of uses. The strategy has identified a number of action projects for various lanes in the city with various themes. Implementation of the Strategy provides opportunities for delivery of green infrastructure in activated lanes and this should be considered further through the Stage 2 LCA process.

Figure 10: City Centre Lanes

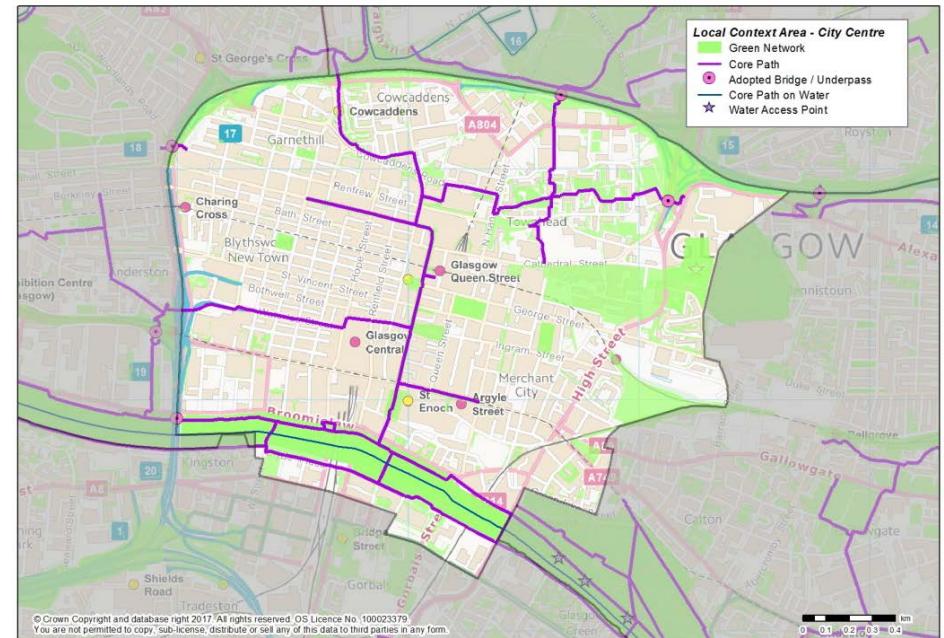


4.12 Map 12 illustrates the [core path](#) network together in the context of the wider green network (shown at an enhanced scale in Annex 10). It illustrates that the LCA is relatively limited to a few

routes. Whilst there is a coherent north and south route and east and west to Buchanan Street, there is a deficit in the eastern area of the LCA.

4.13 Because of the built up nature of the area, the key opportunities for improving local access by active travel lie in the aforementioned Avenues and Lane Strategies which will make use of green infrastructure, water management issues and promote traffic calming and speed reduction. Collectively these measures should also improve air quality in the LCA. A review of the 10 year city centre transport strategy should provide monitoring and evaluation of progress being made to reduce the impact of emissions within the LCA.

Map 12: Core Paths and Green Network



4.14 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

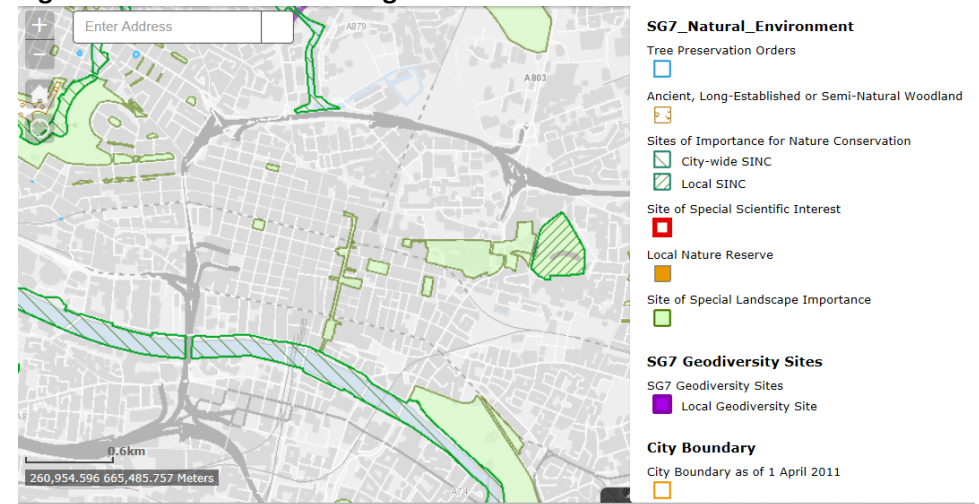
5.1 People, nature and infrastructure can all be vulnerable to a changing climate. More of the City will be exposed to flood risk associated with an increased intensity of rainfall, people can be vulnerable to heat waves and flood events and changes in warmth and precipitation can have significant impacts 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 Given the built up nature of the City Centre, there are few environmental designations in the area. The main [environmental](#)

[designation](#) in the City Centre is the River Clyde, a Site of Importance for Nature Conservation which runs through the southern edge of the area. Other than the River, and the Necropolis (also a SINC), environmental designations are limited to Sites of Special Landscape Importance covering the main city squares and areas of public realm, including Blythswood and George Squares and Buchanan Street. Environmental designations near or adjacent to the City Centre include Glasgow Green, Glasgow Necropolis and Kelvingrove Park. The DRFs and the Stage 2 LCA process should consider how best to encourage biodiversity in the City Centre and how it should be maximised in new development.

Figure 10: Environmental Designations



Green Network

5.3 Map 12 shows the key elements of the Green Network in the City Centre. It illustrates that some parts of the Green Network are

well linked, notably the River Clyde. Overall, the Green Network is fairly fragmented in the LCA and is concentrated mainly in specific sites, such as the large housing estates in the northern edge of the LCA which feature proportionately high levels of open space. Again, this is attributable to the intensely developed nature of much of the City Centre. Nevertheless, there is scope to improve the Green Network which has previously been explored here. The Stage 2 LCA process should consider this further with a view to bringing forward options for enhancing connectivity.

Surface Water Management

5.4 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.

5.5 SEPA has [modelled](#) the extent of potential flooding from rivers, surface water and coastal sources. The modelling illustrates that areas immediately adjacent to the River Clyde may be susceptible to flooding but that the main issues in the area is liable to be surface water flooding. The Council is proposing a Surface Water Management Plan for the City Centre which, amongst other things, puts forward recommendations for incremental changes

to existing roads and open spaces in new developments. The City Centre SWMP will require new development proposals to demonstrate how a drainage strategy will provide multifunctional green infrastructure. Measures, such as those being delivered through the Avenues project, will help in its delivery. Opportunities for multifunctional benefits should be considered further through the process of preparing the DRFs and through the Stage 2 LCA process.

5.6 £50 million has been allocated from the Glasgow City Regional Deal for the repair and restoration of the Quay Walls along the River Clyde. The funding will target the 3.4 kms of quay walls owned by GCC and will further develop the banks of the river as an urban quarter that attracts investment and supports economic growth. There exists the potential to tie this investment with green infrastructure along the waterfront.

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 In undertaking the Stage 2 LCA process, consideration will require to be given to how best to address deficiencies in open space 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, helping address issues such as access, connectivity, water management and biodiversity wherever possible.

Forthcoming Opportunities in the City Centre

6.2 The Glasgow City Centre Strategy outlines a strategic vision for the city centre: one of an attractive and active area able to foster a thriving civic life, enhance the overall quality of life, and promote economic growth.

6.3 The DRFs will be used to highlight where new open spaces should be created and where new ones should be enhanced. This document should be used to inform the process of producing the DRFs.

6.4 The Council approved the creation of the City Centre Residential Strategy in 2017, a key action arising from the City Centre Strategy. The key objective of the Residential Strategy is to create a framework that will facilitate the growth of the residential population in the city centre. Additionally, it will consider the conversion of vacant commercial properties into residential spaces. Finally, the strategy will promote the greening of the city through the provision of good quality landscaping and

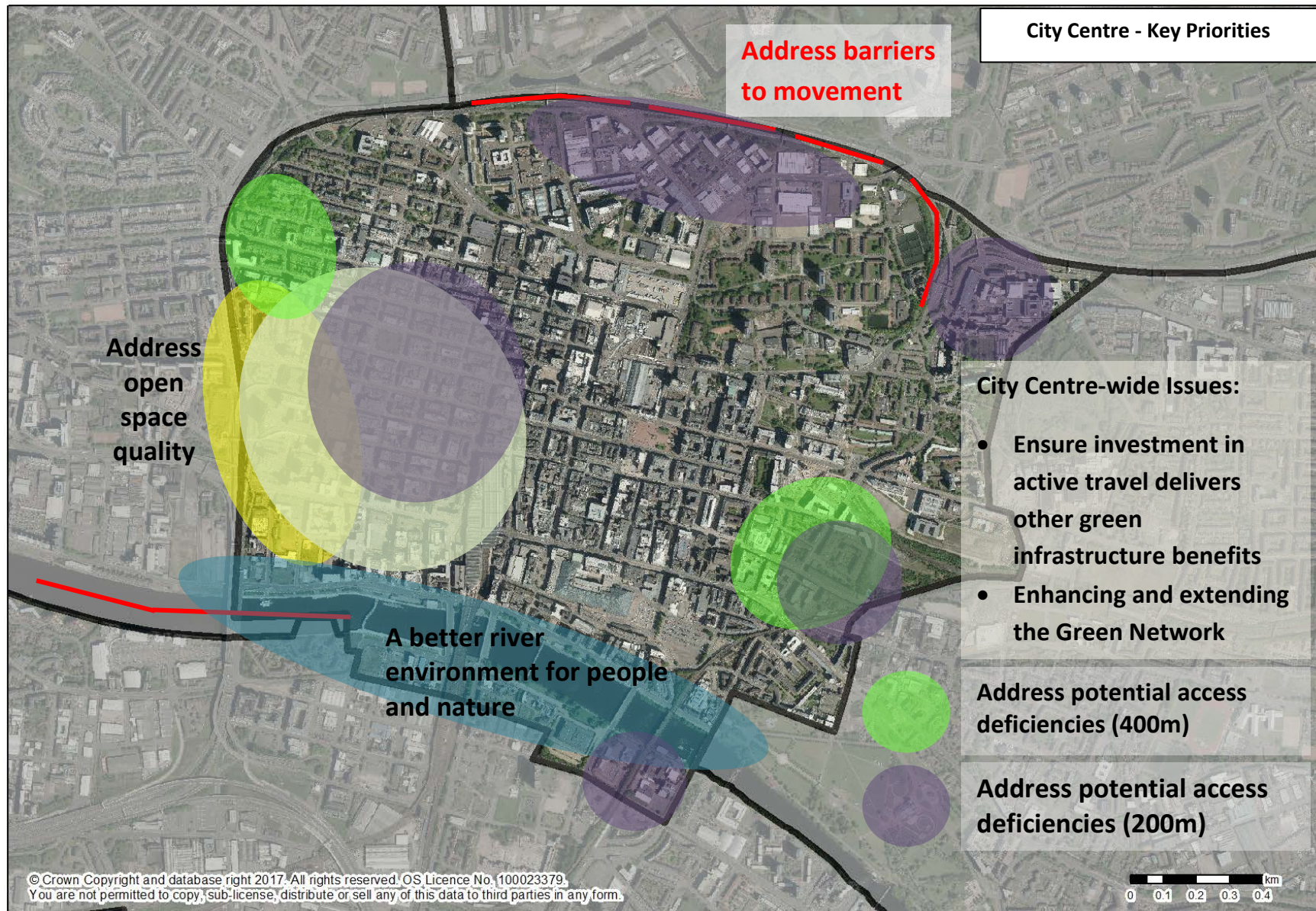
environments. The Residential Strategy is likely to result in the City Centre becoming home to many more people and, potentially, families. They will need open space to provide for their needs and the analyses set out in this document are intended to highlight where further investment may be required to ensure they have a suitable open space within a reasonable walking distance.

6.5 The Council has also committed to delivering 6 Strategic Development Frameworks (SDFs) for the city, to provide detailed planning guidance on how these areas should be developed in future. An SDF will be produced for both the City Centre and the River Corridor and will set out how they can be regenerated in accordance with the principles of the recently adopted City Development Plan. Again, this document should be used to inform their development and production, particularly in relation to the development of the Green Network and the enhancement of existing, and creation of new, open spaces.

7.6 In summary, the key issues that will require to be addressed in developing the DRFs, Stage 2 Local Context Analysis, Residential Strategy and Strategic Development Frameworks are:

- 1 how to break down barriers posed by main roads and, to a more limited extent, the river;**
- 2 how to use the river more imaginatively and to ensure its surroundings are better connected to it, both for people and nature;**
- 3 how to address potential deficiencies in access to larger, potentially multifunctional, publicly usable open space (400m standard);**

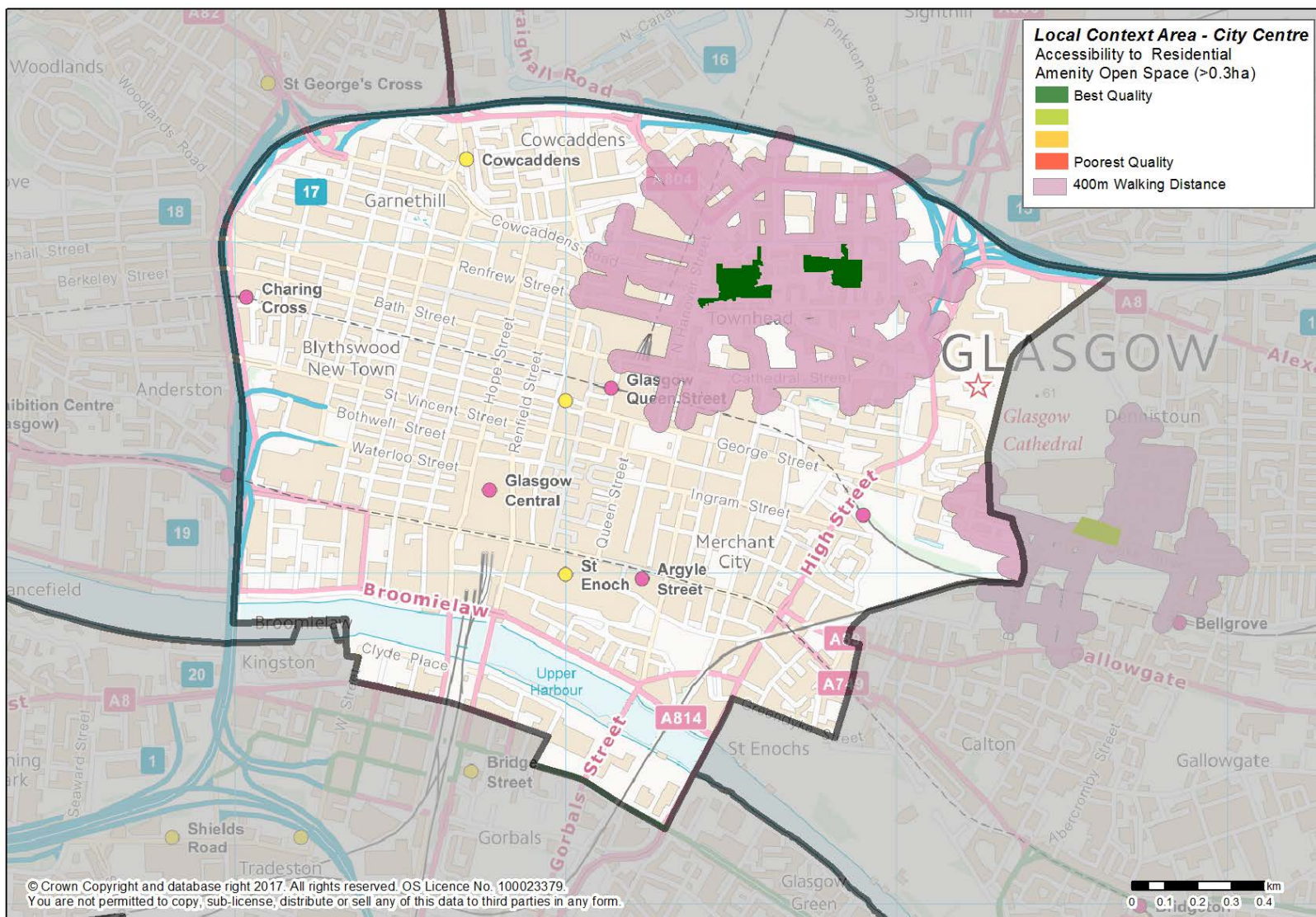
- 4 whether a growth in residential population will mean additional areas of the city centre will become deficient against a 400m standard;
- 5 how to address potential deficiencies in access to smaller open spaces (200m threshold);
- 6 how to address issues with quality of smaller open spaces, particularly around western motorway edge;
- 7 how to use investment in active travel to deliver enhanced green infrastructure;
- 8 how best to enhance the extent and connectivity of the Green Network, particularly for biodiversity, including through investment to manage surface water and enhance the Quay Walls;



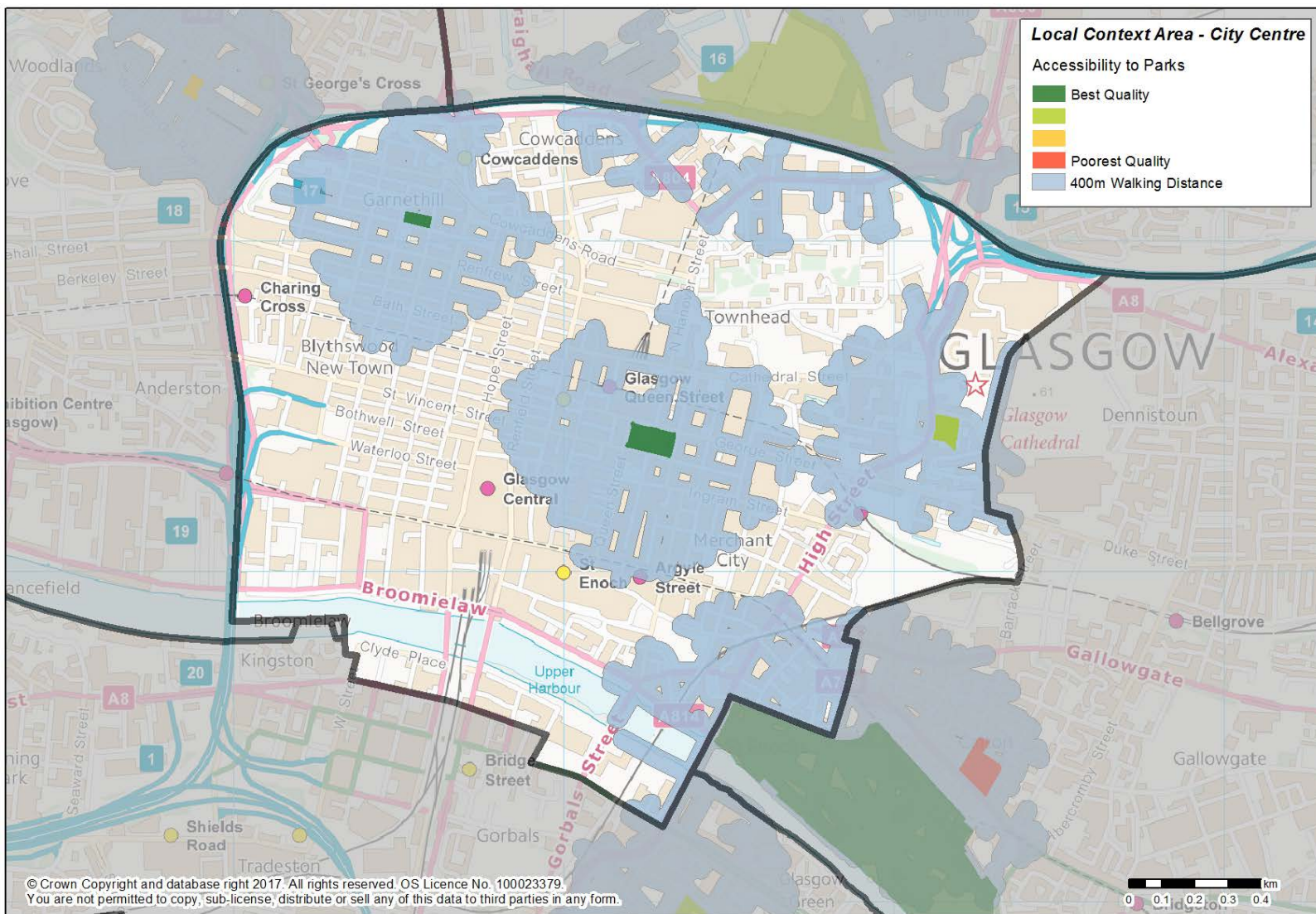
7 *Key Statistics*

a	Population	20,582
b	Land Area	397 ha
c	Population Density (people per hectare)	51.9
d	Functionally Usable Publicly Usable Open Space (see Glossary)	27.6
e	Vacant/Derelict Land	16.6 has
f	Existing Functionally Useful Publicly Usable Open Space per 1000 people ($d/(a/1000)$)	0.81 has per 1000 people
g	Vacant land (e) as percentage of total land area (b)	4.2%

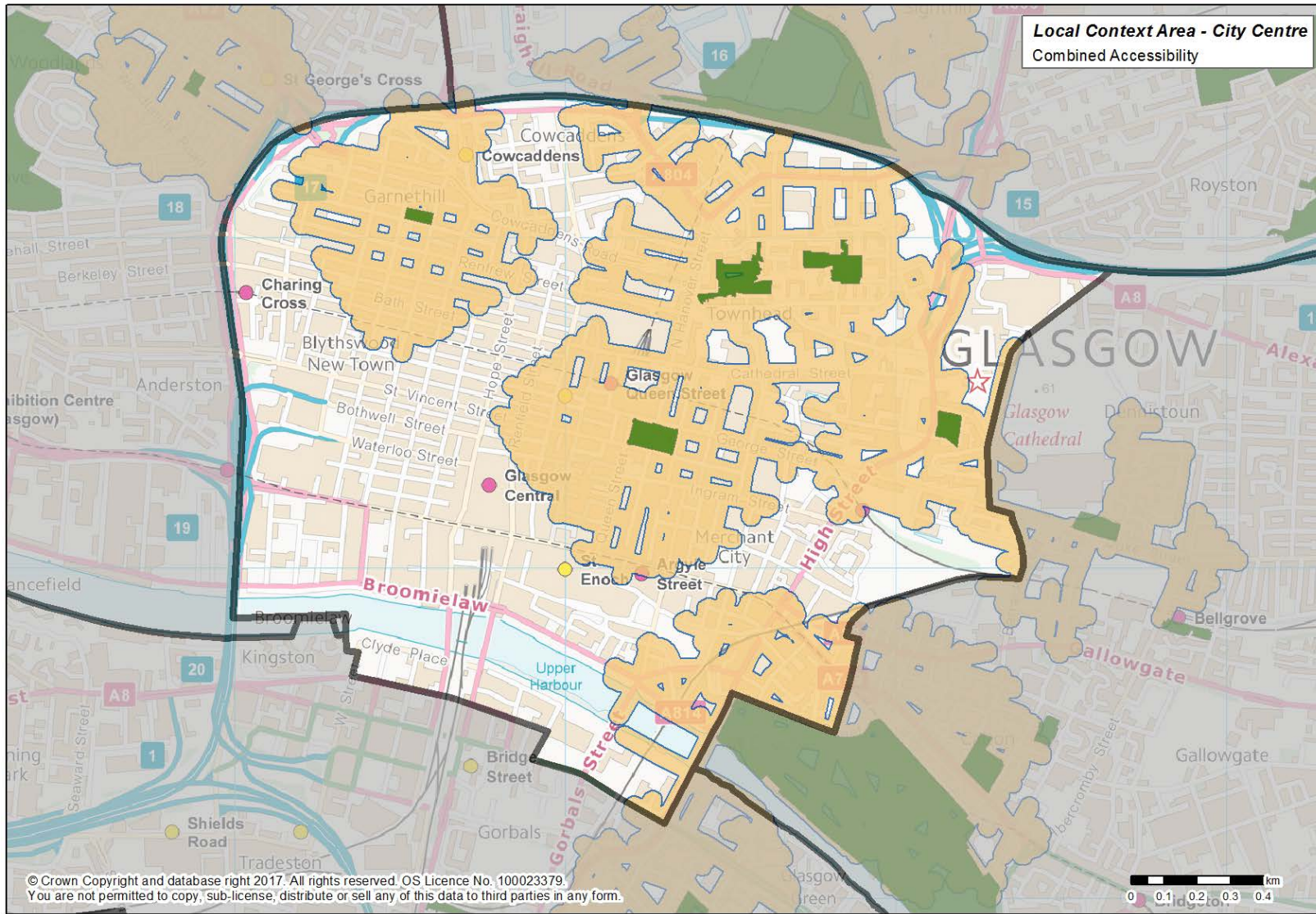
ANNEX 1: Access to Residential Amenity Open Space >0.3 ha



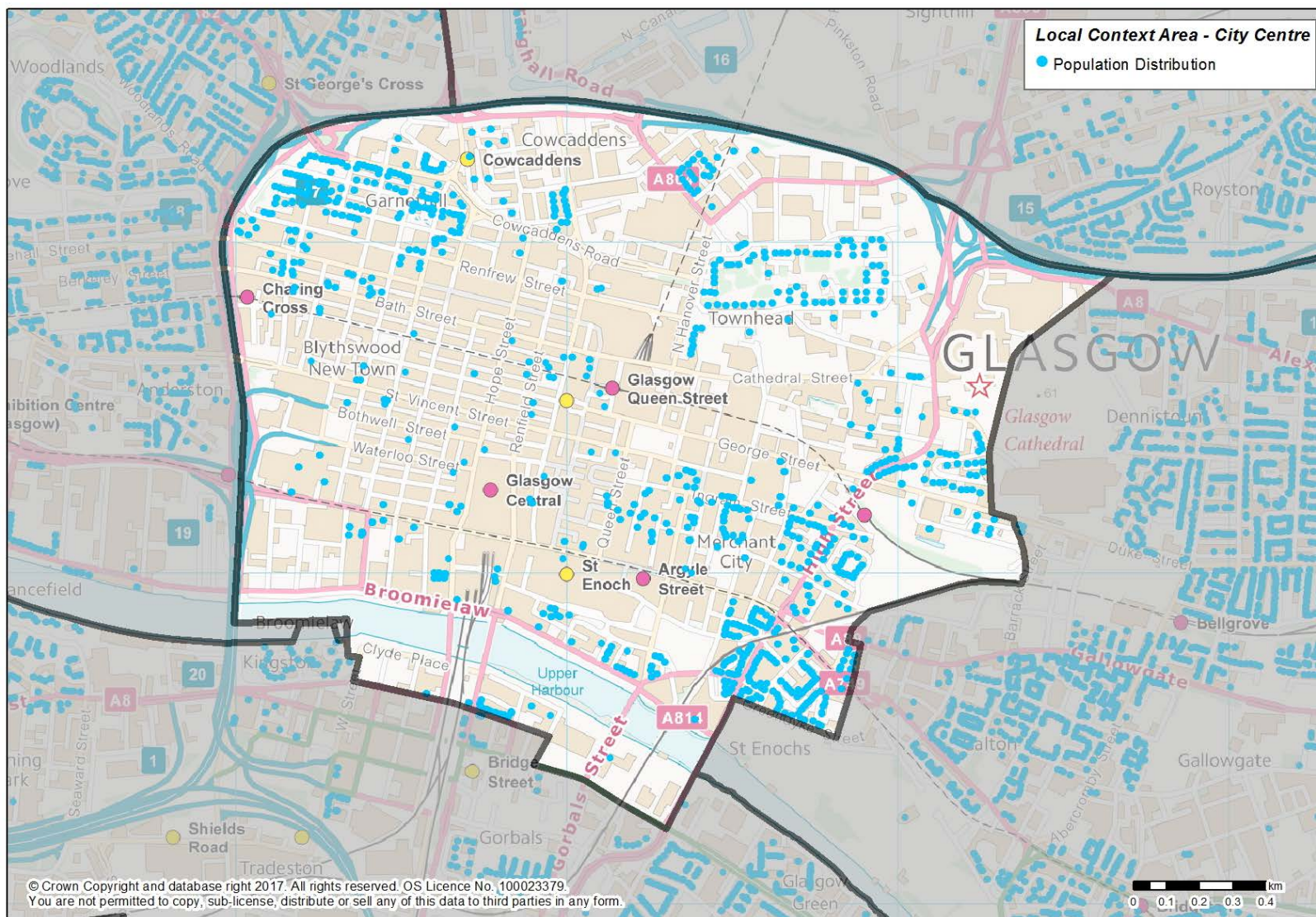
ANNEX 2: Access to Public Parks and Gardens



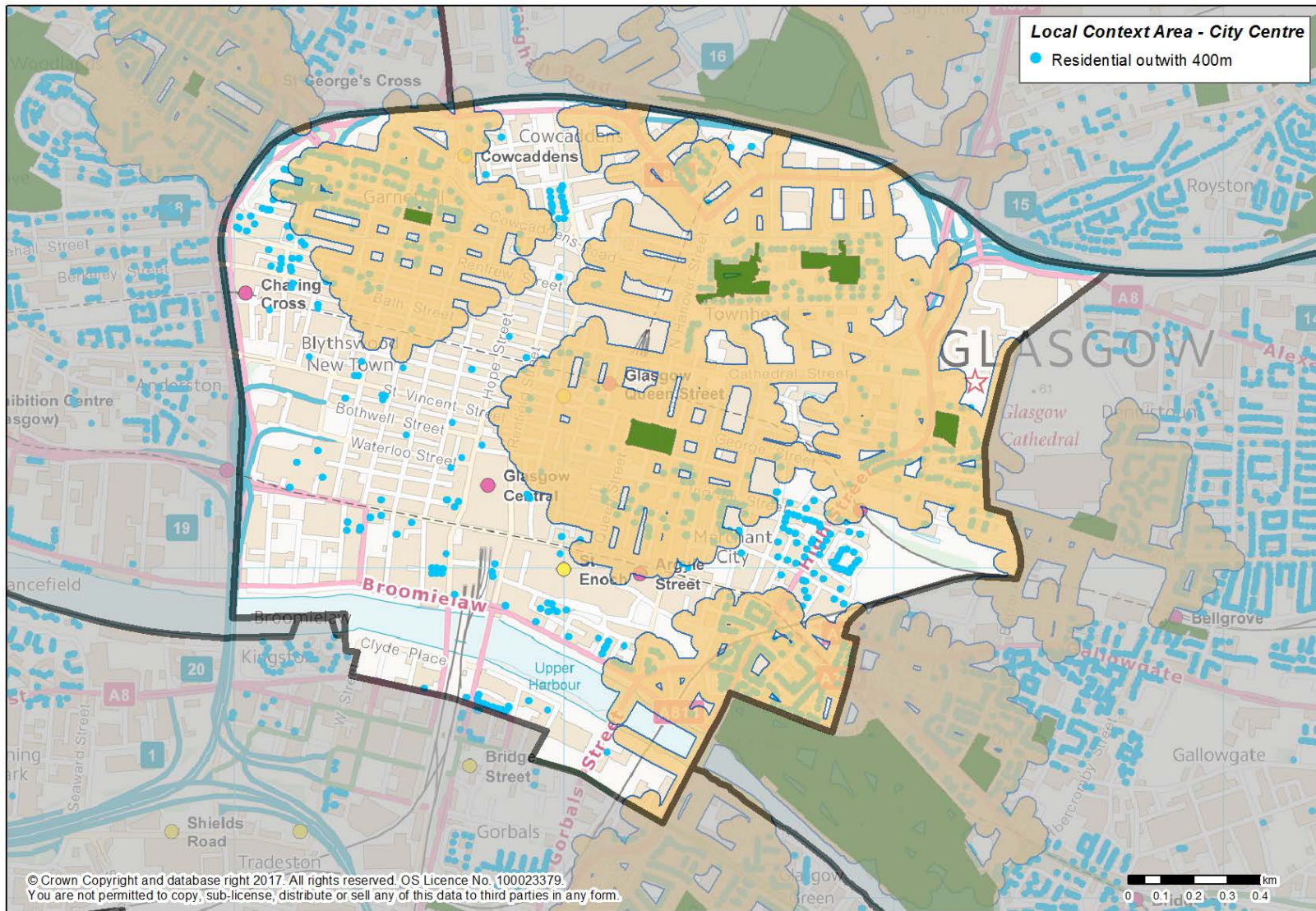
ANNEX 3: Access to Potentially Multifunctional Open Space > 0.3 Ha



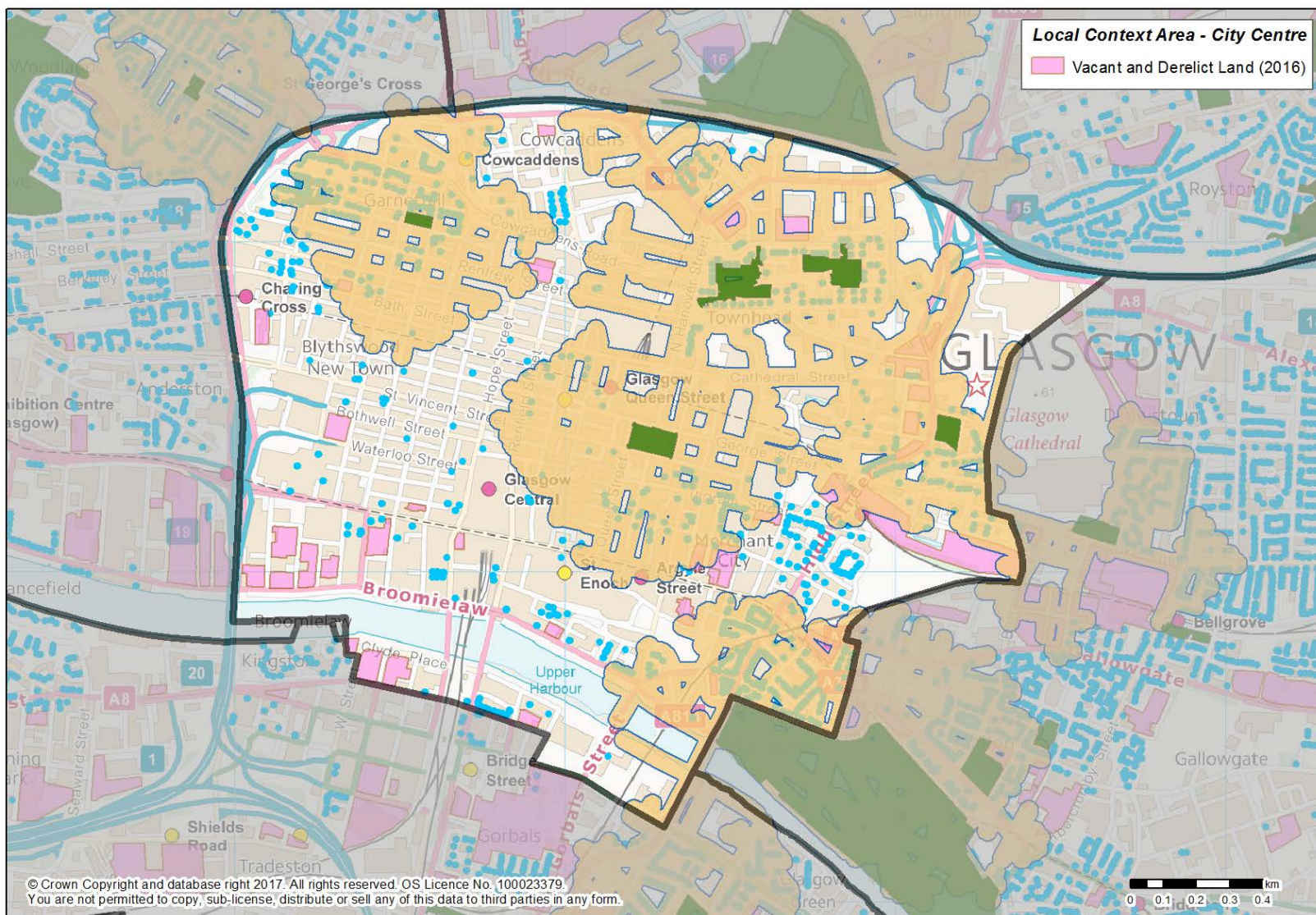
ANNEX 4: Population Distribution



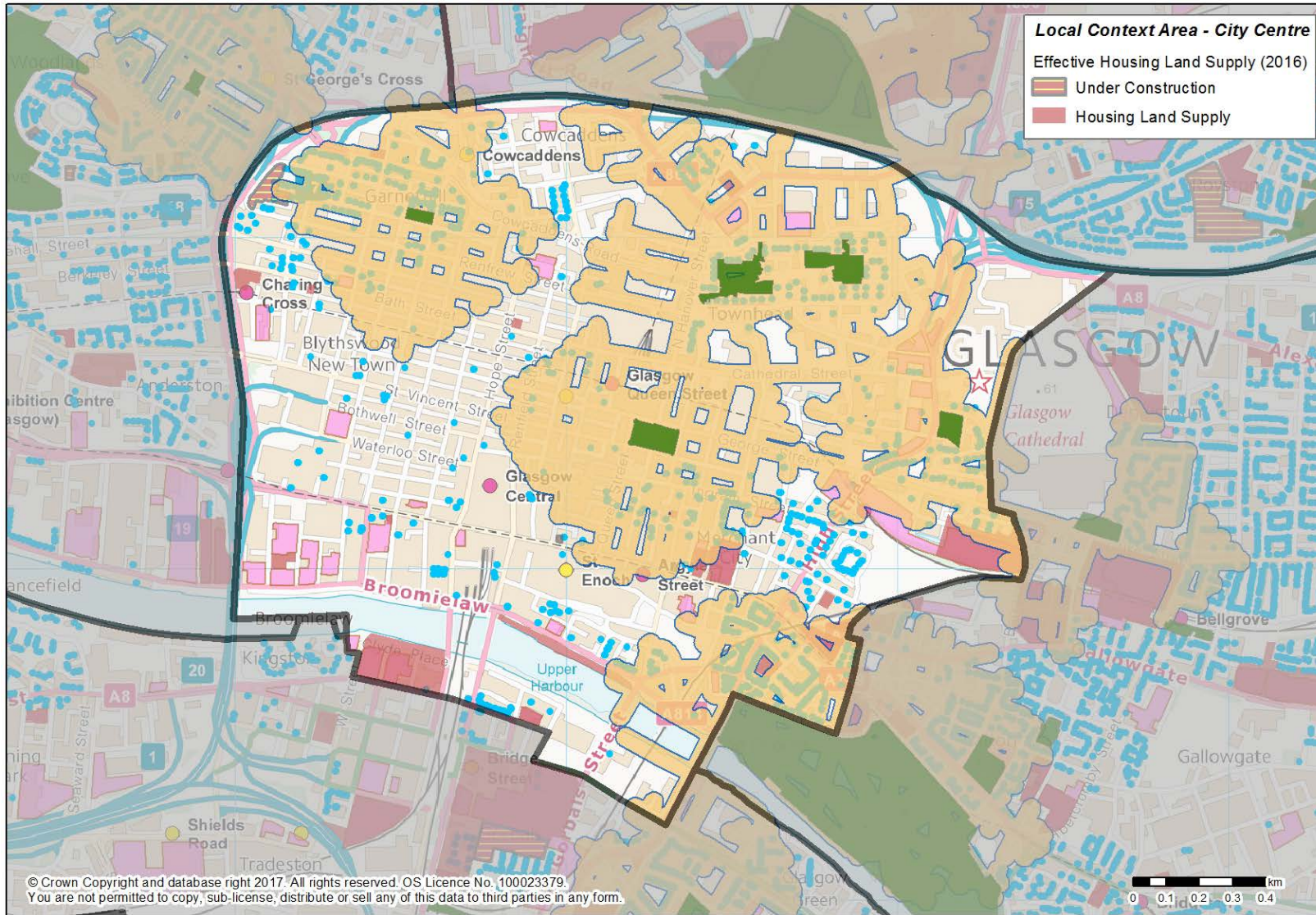
ANNEX 5: Potential Accessibility Deficiencies



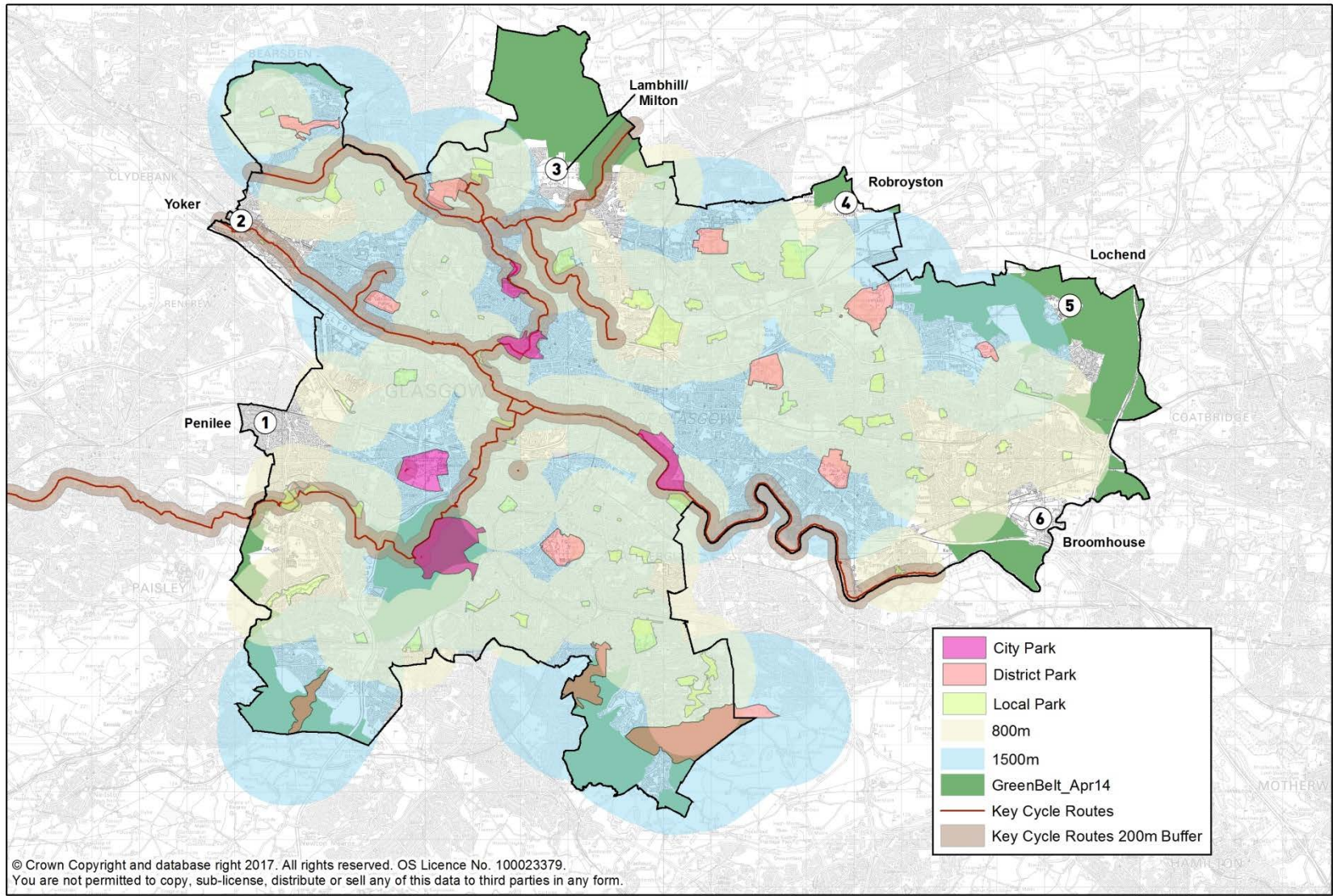
ANNEX 6: Vacant/Derelict Land



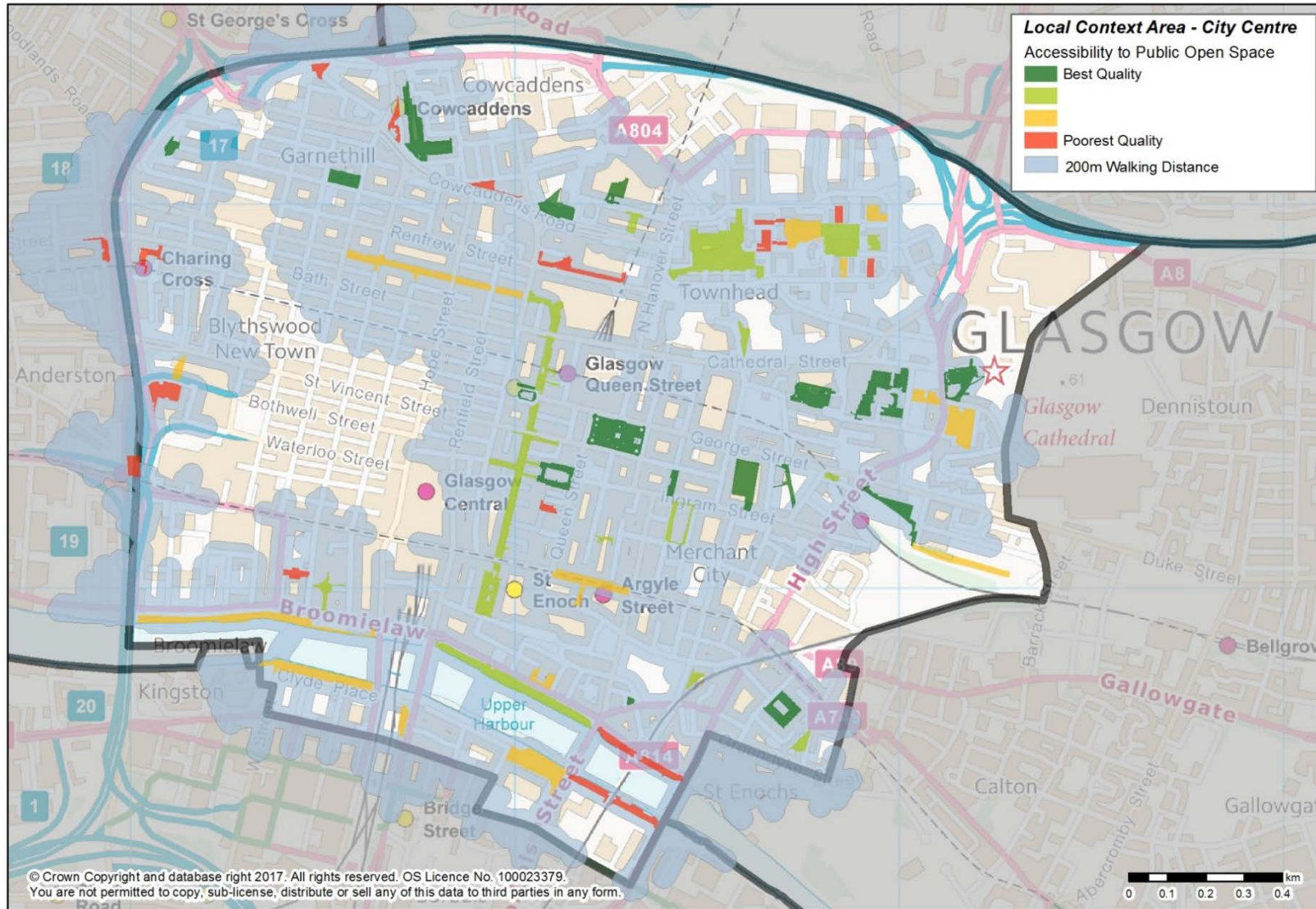
ANNEX 7: Vacant/Derelict Land and Housing Land Supply



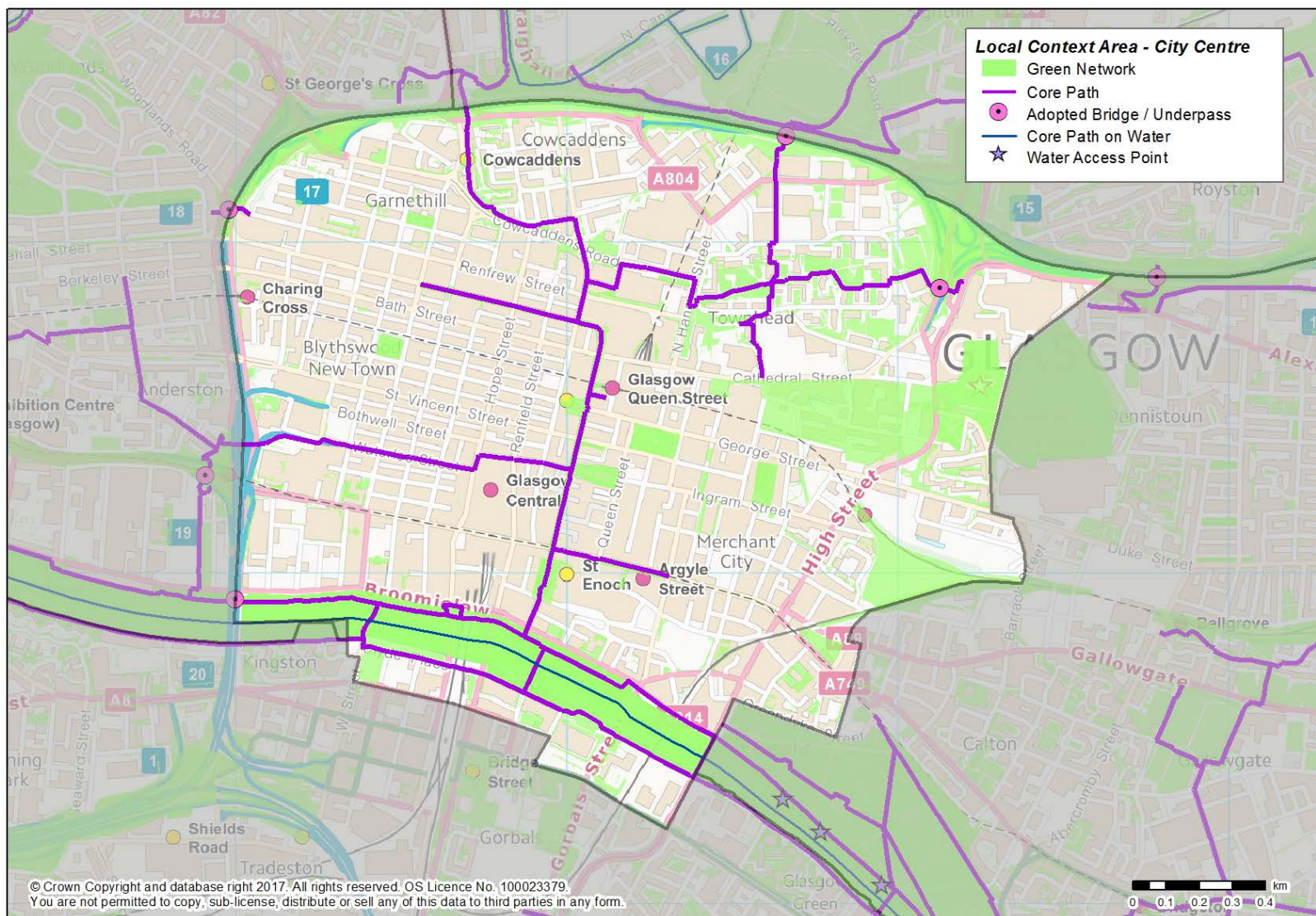
ANNEX 8: Access to Larger Open Spaces



ANNEX 9: Access to City Centre Public Open Space



ANNEX 10: Green Network and Core Paths



ANNEX 11: Approach B: City Centre Open Space Quality Proforma

City Centre Spaces

Site Name:

Date:

Time:

Weather:

Scorer Name:

Score:

PROTECTION

<p>Protection against traffic and accidents – feeling safe</p> <ul style="list-style-type: none"> -Protection for pedestrians -Eliminating fear of traffic 	<p>Protection against crime and violence – feeling secure</p> <ul style="list-style-type: none"> -Busy space -Positive surveillance -Overlapping Functions day and night - Well-lit / lighting in human scale 	<p>PROTECTION against unpleasant sensory experiences</p> <ul style="list-style-type: none"> -Wind/draft -Rain/snow (surface water) -Cold/heat -Pollution -Dust, noise, glare 	
<p>Good Acceptable Poor 5 4 3 2 1 n/a</p>	<p>Good Acceptable Poor 5 4 3 2 1 n/a</p>	<p>Good Acceptable Poor 5 4 3 2 1 n/a</p>	

COMFORT

<p>Opportunities to Move Around Space</p> <ul style="list-style-type: none"> - Room for walking/moving - Interesting facades - No obstacles - Good surfaces - Accessibility for everyone 	<p>Opportunities to stand/stay</p> <ul style="list-style-type: none"> -Activities, functions that invite staying (café's/ shops etc) around edge or in space - Opportunities to "loiter" without feeling unwelcome/conspicuous –available to the public to use - Facades with good details that invite staying 	<p>Opportunities to sit</p> <ul style="list-style-type: none"> - Obvious places for sitting - Attractive places to sit and enjoy the space, people watch - mix of public and café seating (where café's exist) - Resting opportunities 	
<p>Good Acceptable Poor 5 4 3 2 1 n/a</p>	<p>Good Acceptable Poor 5 4 3 2 1 n/a</p>	<p>Good Acceptable Poor 5 4 3 2 1 n/a</p>	
<p>Opportunities to see</p> <ul style="list-style-type: none"> - Reasonable viewing distances - views out of and within space 	<p>Opportunities to talk and listen</p> <ul style="list-style-type: none"> - Low noise levels - public seating arrangements conducive 	<p>Opportunities for play and exercise</p> <ul style="list-style-type: none"> -Allow for physical activity, exercise, play and street entertainment, including 	

	<ul style="list-style-type: none"> - Interesting views - Lighting (when dark) 	<ul style="list-style-type: none"> to communicating 	<ul style="list-style-type: none"> safe places for informal children's play - In summer and winter 																																					
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ENVIRONMENT	<p>Dimensioned at human scale</p> <ul style="list-style-type: none"> -Dimensions of buildings & spaces in observance of the important human dimension in relation to sense, movements, size and behaviour 	<p>Opportunities to ENJOY the positive aspects of climate</p> <ul style="list-style-type: none"> - Sun/shade - Heat/coolness 	<p>Aesthetic qualities + positive sensory experience</p> <ul style="list-style-type: none"> - Good design and detailing - Good materials - Fine views/vistas - Rich sensory experiences: trees, plants, water 																																					
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MULTIFUNCTIONALITY	<p>Opportunities to mitigate the effects of intense rainfall</p> <ul style="list-style-type: none"> - Vegetation/soft landscaping or other infrastructure (green roofs/walls) exists and can help contribute to mitigating surface water run off - innovative ways of dealing with rainfall 	<p>Opportunities for nature to thrive and people to engage with it</p> <ul style="list-style-type: none"> - Number of vegetated spaces/structures (inc green walls and roofs) - Specific provision for nature (eg bird boxes, swift bricks, bee hives, etc) -Variety of planting - observed nature - birds, insects 	<p>Maintenance</p> <ul style="list-style-type: none"> - The general condition of the space and its infrastructure - The extent of graffiti and litter - bins, recycling bins 																																					
	<table border="0"> <tr> <td>Good</td> <td>Acceptable</td> <td>Poor</td> <td colspan="3"></td> </tr> <tr> <td>5</td> <td>4</td> <td>3</td> <td>2</td> <td>1</td> <td>n/a</td> </tr> </table>	Good	Acceptable	Poor				5	4	3	2	1	n/a	<table border="0"> <tr> <td>Good</td> <td>Acceptable</td> <td>Poor</td> <td colspan="3"></td> </tr> <tr> <td>5</td> <td>4</td> <td>3</td> <td>2</td> <td>1</td> <td>n/a</td> </tr> </table>	Good	Acceptable	Poor				5	4	3	2	1	n/a	<table border="0"> <tr> <td>Good</td> <td>Acceptable</td> <td>Poor</td> <td colspan="3"></td> </tr> <tr> <td>5</td> <td>4</td> <td>3</td> <td>2</td> <td>1</td> <td>n/a</td> </tr> </table>	Good	Acceptable	Poor				5	4	3	2	1	n/a	
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ANNEX 12: 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.

Civic Space: Squares, streets and waterfront promenades, predominantly of hard landscaping that provide a focus for pedestrian activity and can make connections for people and for wildlife. (Source: PAN 65 2008)

City Centre Avenues: a programme of streetscape improvements and placemaking initiatives to form an integrated network of continuous pedestrian and cycle priority routes and make the city more attractive, "people-friendly" and economically competitive.

City Centre Lane Strategy: a strategy for the transformation of many of the lanes in the city centre for more positive purposes.

City Centre Strategy: a strategy that aims to ensure that Glasgow city centre will maintain its crucial employment, education and cultural role in future.

City Centre Transport Strategy: a strategy to deliver balanced transport benefits, encourage sustainable transport and provide a vibrant city centre in line with City Centre Strategy objectives.

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.

District Regeneration Frameworks: individual frameworks produced for each of 9 city centre districts and which will set out both a longer-term strategic vision/placemaking policies and shorter-term environmental initiatives and projects.

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.