



**Glasgow City Council**

**Development and Regeneration Services Committee**

**Report by Director of Development and Regeneration Services**

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**Implementing the City Plan - Laurieston Local Development Strategy Part 2**

**Purpose of Report:**

1. To advise Committee of the completion of Laurieston Local Development Strategy (LDS) Part 2;
2. To outline the next steps in the development and delivery of the Laurieston Strategy; and
3. To seek approval to implement the Strategy.

**Recommendations:**

It is recommended that Committee:

1. Notes the finalised draft Laurieston Local Development Strategy;
2. Gives authority to :
  - a. negotiate with all appropriate stakeholders and land owners to enable the redevelopment of Area 'A'; (site bounded by Bridge Street, Bedford Street, Bedford Lane, Gorbals Street, Cumberland Street as shown on the plan on display);
  - b. start negotiations with the Crossroads Youth Project with regard to the relocation of the current Playbarn facility within the Laurieston Gorbals area ; and
3. Instructs negotiations to be undertaken and, where appropriate, partnership agreements progressed with all other landowners/occupiers and tenants, who would be potentially affected by the implementation of the LDS.
4. Notes that the outcome of all negotiations will be reported to Committee for approval.

Ward No(s): 54 & 66

Citywide:

Local member(s) advised: Yes  No

Consulted: Yes  No

**PLEASE NOTE THE FOLLOWING:**

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## 1. BACKGROUND

- 1.1 The requirement for a Local Development Strategy (LDS) for Laurieston was identified in the Glasgow City Plan 2003 as a means of addressing the need for a co-ordinated approach to urban renewal and regeneration activity in the area.
- 1.2 In December 2003 the Council, in partnership with Scottish Enterprise Glasgow, Communities Scotland and Glasgow Housing Association commissioned a team of consultants, led by Urban Initiatives, to prepare a LDS for Laurieston.
- 1.3 A Steering Group was formed comprising the partners and representatives of the local community, local housing association (New Gorbals Housing Association), the local MSP and the local elected member (who acted as chair). The Steering Group has worked with the consultants throughout the process.
- 1.4 Part 1 of the Laurieston LDS was presented and noted by Committee in September 2004.

## 2. LAURIESTON LDS PART 2

- 2.1 Part 2 of the LDS has involved a number of discrete tasks being undertaken by the consultants, including the preparation of the following :
  - Detailed Masterplan
  - Design Codes
  - Detailed Phasing Strategy
  - Land Release Strategy
  - Environment Impact Assessment
  - Transport Assessment
  - Geo-Tech Review considering utilities, infrastructure and other restrictions and constraints; and
  - Planning Statement
- 2.2 Following the completion of Part 2 of the Laurieston LDS, the Steering Group agreed the preferred route for the implementation of the Strategy would be through the submission of an outline planning application. It is anticipated the outline application will be submitted in late December 2005. This will involve proposals for a comprehensive, phased mixed-used development of the central core of the Laurieston area.
- 2.3 The redevelopment proposals in the 1960s to deal with the substandard tenement accommodation of the Laurieston area brought forward high-rise housing blocks sitting in swathes of open space. The successful redevelopment of the adjacent Crown Street and Queen Elizabeth Square area provides a clear indication of how a reversion to clearly defined streets and spaces can establish safe and desirable neighbourhoods.
- 2.4 The Laurieston LDS has been adopted by all partners as an agreed framework for guiding development, investment and regeneration in the area, and forms the basis of future investment within the area. As outlined in the City Plan 2003, the production of an LDS represents a significant opportunity to approach the forward planning of the area in a holistic and inclusive manner.

- 2.5 It is important to note that the LDS process has brought together a range of stakeholders at both the analysis and formative stages of the strategy, to ensure that a shared understanding of the salient issues and future aspirations for the area could be established.
- 2.6 The Laurieston LDS has been the subject of extensive community and stakeholder consultation in the formulation of the plans. The urban design and mix of uses presented in the Strategy represents the culmination of a lengthy process of engagement and discussion, and an agreed and shared vision of the future development and regeneration of Laurieston.
- 2.7 The design approach undertaken in the formulation of the LDS reflects established best practice in Urban Design, and outlines the key aspects of the development in terms of:
- Urban Structure
  - Urban Grain – blocks and plots
  - Density and Mix of Uses
  - Scale: heights and massing
  - Scale: landmarks
  - Landscape and Public Realm
- 2.8 At the heart of the urban design strategy for the Laurieston LDS is the recognition of the need to re-connect this part of central Glasgow with its neighbouring areas of Crown Street, Tradeston, residential areas to the south, and the City Centre, as well as strengthen the relationship with the River Clyde corridor. The proposed development uses the clues from the past to inform the future strategy, recovering the character of the Laurieston neighbourhood through the reintroduction of the historic street pattern. The major urban structuring elements for the Laurieston LDS are therefore:
- The reinstatement of an 'Urban Grid' linking the area to the City Centre, Crown Street, and Tradeston;
  - The reinstatement of the Gorbals Cross as a historical marker of Laurieston and Hutchesontown.
  - The creation of a new 'Green City Park' at the heart of the development. This builds on the concept of crescents introduced in Crown Street and acts as a focus for high-density living and potential educational functions.
  - The regeneration of Bridge Street/Eglington Street as a new local high-street and transportation hub, including proposals for a new bus and rail interchange with associated commercial, retail and residential uses around;
  - The development of a new 'Community Spine' from Cleland Street to Eglington Street - connecting existing retail & leisure facilities (Crown Street) to future educational, health, social and public transport facilities.
- 2.9 The urban grain of the proposed development is defined by an urban block, and the re-instated grid street pattern. This provides a clear definition of public and private areas – the public realm of the street and the private realm of the gardens to the rear. The development blocks are designed to provide maximum light and privacy to occupiers, based upon generous back-to-back distances across the internal green spaces.

- 2.10 In summary, the Laurieston proposals represent a comprehensive plan for the area as a compact, urban and walkable city quarter. The urban design approach is based upon the building blocks of streets, with a tight urban grain, logical connections and a strong urban edge, punctuated by appropriate gateways to create a sense of arrival. These principles and objectives outlined above and upon which the proposals are based, are considered to meet fully the requirements of all City Plan Urban Design Policies.

### **3. CONCLUSION**

- 3.1 The Laurieston LDS represents a significant milestone in the process of transformation and regeneration of the central area of Glasgow. The plans have been formulated through an extensive process of consultation and negotiation, and present a shared vision of how residents and stakeholders envisage the future development of the area. The urban design strategy has taken a 'best practice' approach, exploring the opportunities to remedy the mistakes of the 1960s that have blighted Laurieston. It seeks to knit back this piece of the City into the surrounding neighbourhoods.
- 3.2 The Laurieston development aims to transform perceptions and regenerate the housing market in the area, whilst providing a full range of the highest quality affordable housing. There is a commitment to maintaining the design quality established in the masterplanning of the site, through the submission of a Design Code document to accompany the outline planning application. The Design Codes establish the key principles and parameters within which detailed applications will come forward.

### **4. DELIVERY OPTIONS/PARTNERSHIP MECHANISMS**

- 4.1 Given the above, it is imperative that steps are taken to implement the terms of the Strategy and undertake the regeneration of this part of the City.
- 4.2 To this end, it is now considered that the following action is undertaken in order to procure the first phase of the LDS, which will take in the Area marked 'A' on the attached plan: -
- Negotiations with landowners Crudens Housebuilders, the Church of Scotland and the GHA in relation to their ownerships within Area 'A', and a partnership agreement entered into with these parties for the development at this location of approximately 800 houses, 480 of which would be made available to the socially rented sector, with their design to be based on the Design Codes contained within the LDS.
  - Negotiations are progressed with the Crossroads Youth Project in relation to the Crossroads Playbarn facility on Bedford Street and its possible relocation to a new venue within the Laurieston area or other suitable location on appropriate terms and conditions. The relocation of this facility is essential in order to progress with the redevelopment of Area A.
  - Negotiations are undertaken and, where appropriate, partnership agreements progressed with all other owners/occupiers and tenants, who would be potentially affected by the implementation of the LDS.
- 4.3 It is intended to report back to Committee in due course on the outcome of the above negotiations which will allow this part of the City to be regenerated in an appropriate manner.

## 5 SERVICE IMPLICATIONS

<b>Financial</b>	Implementation of projects proposed in the Action Plan will be subject of further reports to Committee.
<b>Legal</b>	None.
<b>Personnel</b>	None.
<b>Service Plan</b>	<p>Meets Service Objective 1 (People and Participation) which seeks to develop and implement integrated programmes of action to tackle the problems of poverty, social exclusion and poor health across social, economic, environmental and cultural dimensions.</p> <p>Meets Service Objective 2 (Partnership Working) which aims to contribute to and ensure the continued effectiveness of the Glasgow Alliance and other regeneration partnerships to enable and sustain the implementation of the Council's development and regeneration agenda.</p> <p>Meets Service Objective 3 (Promoting the City) which aims to develop and implement integrated programmes of action to encourage inward and indigenous investment in Glasgow and its people and sustain Glasgow as a city of national and international significance.</p>

Development and Regeneration Services  
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