



GLASGOW CITY DEVELOPMENT PLAN

SG1 - The Placemaking Principle (Part 1)

SUPPLEMENTARY GUIDANCE

April 2017

PROPOSED CITY DEVELOPMENT PLAN POLICIES	PROPOSED CITY DEVELOPMENT PLAN SUPPLEMENTARY GUIDANCE
CDP 1 The Placemaking Principle	SG 1: The Placemaking Principle
CDP 2 Sustainable Spatial Strategy	<i>SDF City Centre</i>
	<i>SDF Glasgow North</i>
	<i>SDF Govan Partick</i>
	<i>SDF Greater Easterhouse</i>
	<i>SDF Inner East</i>
	<i>SDF River</i>
	<i>LDF Drumchapel</i>
	<i>LDF Pollok</i>
	<i>LDF South Central</i>
CDP 3 Economic Development	SG 3 Economic Development
CDP 4 Network of Centres	SG 4 Network of Centres
CDP 5 Resource Management	SG 5 Resource Management
CDP 6 Green Belt and Green Network	SG 6 Green Belt and Green Network
CDP 7 Natural Environment	SG 7 Natural Environment
CDP 8 Water Environment	SG 8 Water Environment
CDP 9 Historic Environment	SG 9 Historic Environment
CDP 10 Meeting Housing Needs	SG 10 Meeting Housing Needs
CDP 11 Sustainable Transport	SG 11 Sustainable Transport
CDP 12 Delivering Development	SG 12 Delivering Development

Policies CDP 1 (The Placemaking Principle) and CDP 2 (Sustainable Spatial Strategy) are overarching policies which, together with their associated Supplementary Guidance, must be considered for all development proposals to help achieve the key aims of The Plan.

Policies CDP 3 to CDP 12 (and associated Supplementary Guidance) provide more detail on specific land use elements which contribute to meeting the requirements of the overarching policies.

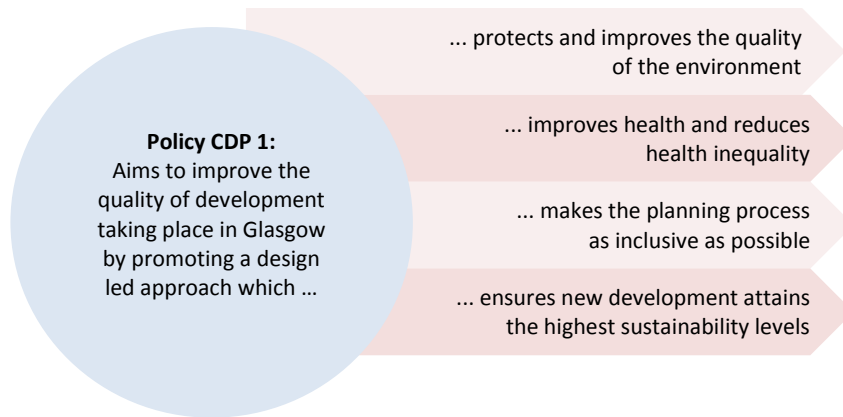
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I. INTRODUCTION

General Background

- 1.1 This Guidance takes forward the aims of Policy CDP1 in The City Development Plan (the Plan) and provides the necessary detail to explain how these policy aims will be achieved.



- 1.2 The City Development Plan seeks to move away from the traditional land use based approach of previous local plans. Instead it promotes a placed based approach. This means that broad land use designations no longer cover Glasgow meaning this is not the starting point for how development proposals should be prepared and assessed. Instead, Policy CDP1 - The Placemaking Principle sets out broad placemaking principles that should inform all development.
- 1.3 In support of Policies CDP1 and CDP2, the Plan includes, and should be read in conjunction with the:

- further specific topic policies (Policies CDP 3-12), each with related Supplementary Guidance; and
- series of spatial development frameworks which will be brought forward through the Sustainable Spatial Strategy.

SUPPLEMENTARY GUIDANCE

CITY DEVELOPMENT PLAN POLICIES

	SG 1: The Placemaking Principle	SG 2: Sustainable Spatial Strategy	SG 3: Economic Development	SG 4: Network of Centres	SG 5: Resource Management	SG 6: Green Belt & Green Network	SG 7: Natural Environment	SG 8: Water Environment	SG 9: Historic Environment	SG 10: Meeting Housing Needs	SG 11: Sustainable Transport	SG 12: Delivering Development
CDP 1: The Placemaking Principle	•	•	•	•	•	•	•	•	•	•	•	•
CDP 2: Sustainable Spatial Strategy	•	•	•	•	•	•	•	•	•	•	•	•
CDP 3: Economic Development	•	•	•									
CDP 4: Network of Centres	•	•		•								
CDP 5: Resource Management	•	•			•							
CDP 6: Green Belt and Green Network	•	•				•	•	•		•	•	•
CDP 7: Natural Environment	•	•				•	•	•			•	
CDP 8: Water Environment	•	•				•	•	•			•	•
CDP 9: Historic Environment	•	•							•			
CDP 10: Meeting Housing Needs	•	•								•		
CDP 11: Sustainable Transport	•	•				•		•		•	•	•
CDP 12: Delivering Development	•	•				•		•		•	•	•

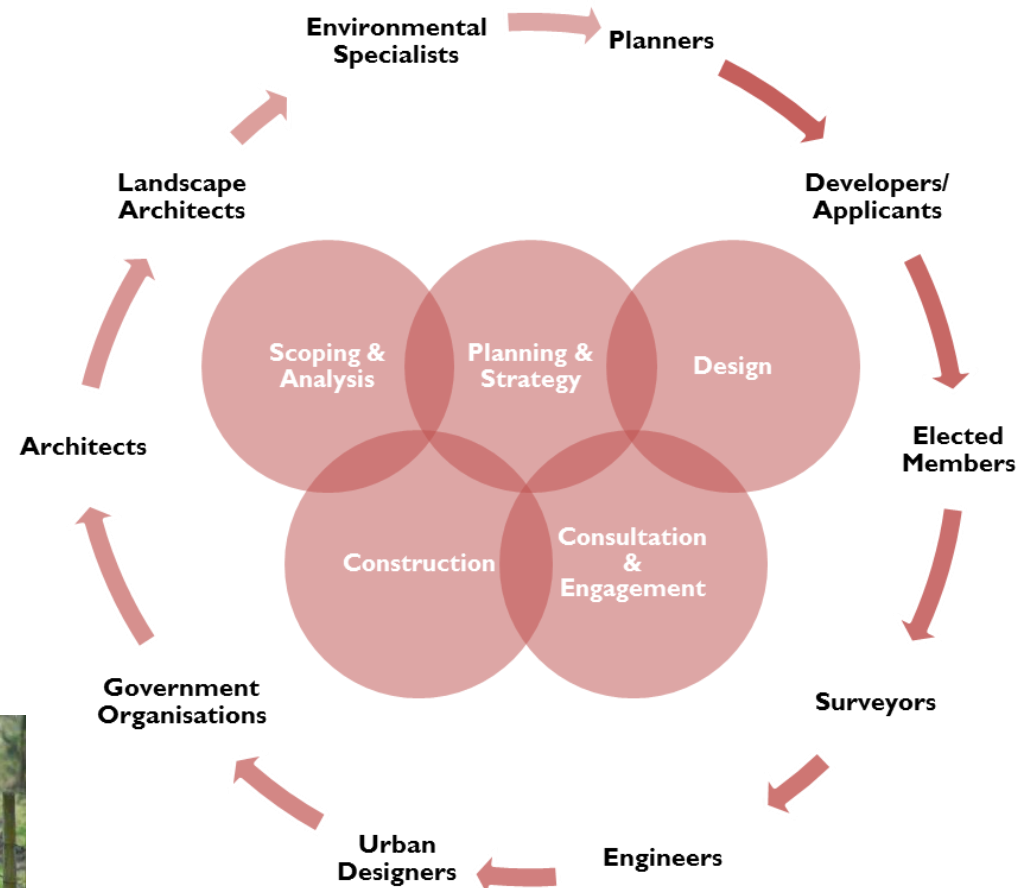
- 1.4 All development proposals must be considered against Policy CDP1 - The Placemaking Principle and associated guidance (IPG1). This Guidance seeks to encourage responsive design. SG1 is designed to encourage design innovation and facilitate creativity which will ensure high quality development. It is expected that applicants and developers will use the information in this Guidance to develop their proposals and engage with the Council.

Who is this guidance for?

- 1.5 SG1 is designed to put people and their experience of the City's environment at the centre of the planning process. This Guidance is, therefore, for **all** those involved in the design, development and regeneration process in Glasgow. It provides the Council's shared vision of Placemaking and different individuals, local communities and the development industry should draw on this Placemaking resource, as appropriate.



Who is SGI For?

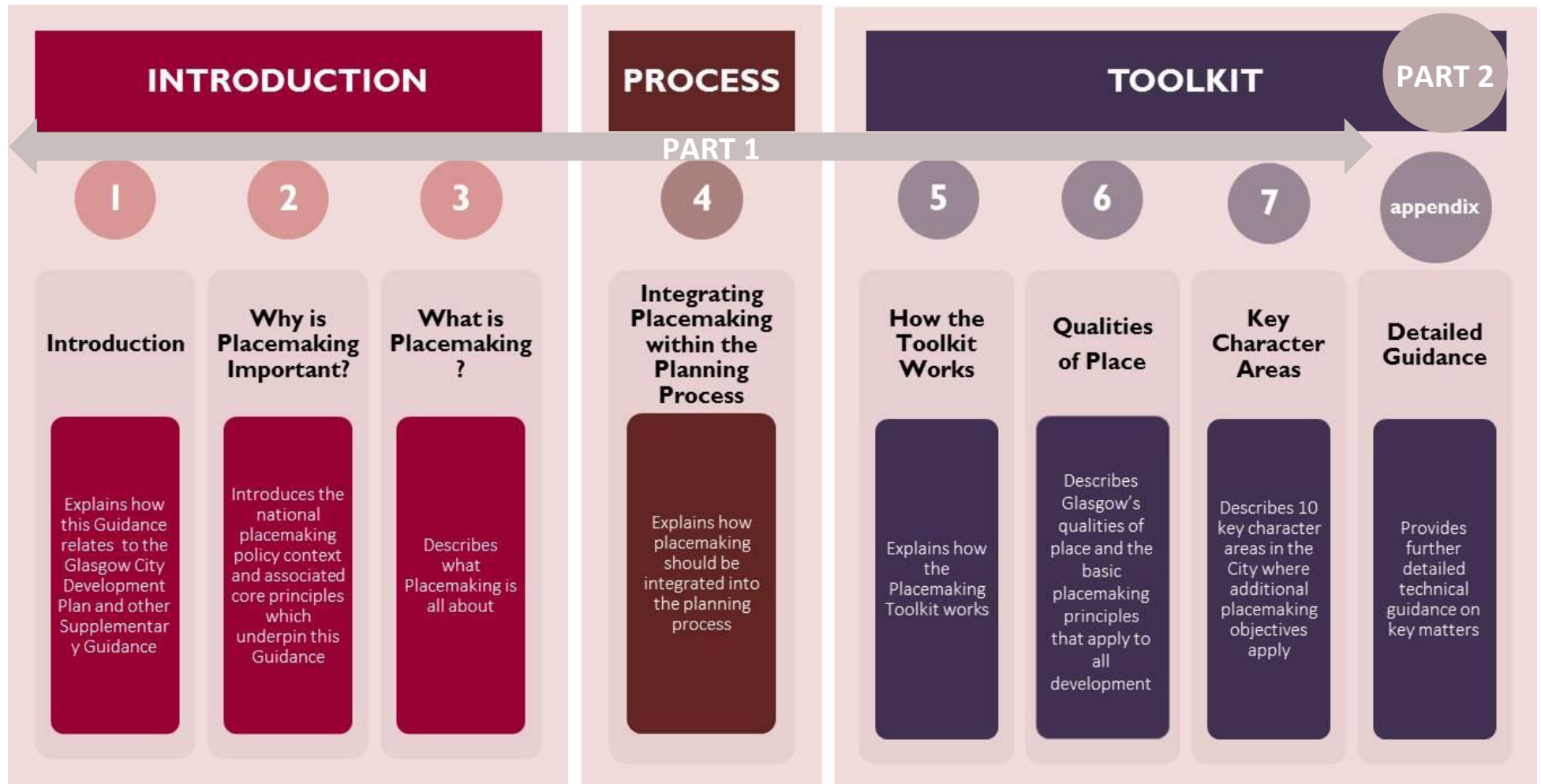


...working in conjunction with local communities and interest groups to deliver improved quality of place

Structure of the Guidance

1.8 SG1 consists of the following core elements (all of which are detailed further in the following sections and in SG1 Part 2):

1.9 SG1 Part 1 provides the fundamental Placemaking principles and SG1 Part 2 provides the supporting detail.

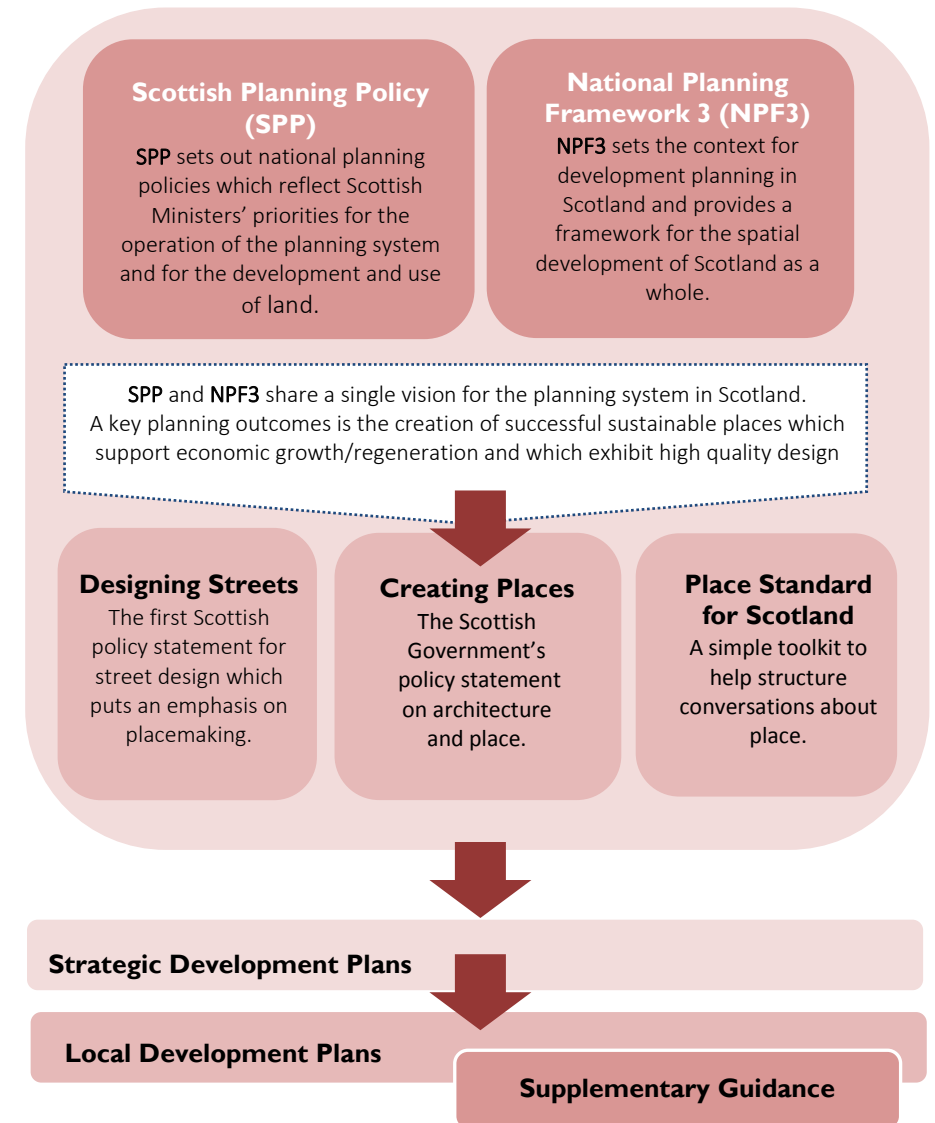


Placemaking at the National Level

2. WHY IS PLACEMAKING IMPORTANT?

Placemaking at the National Level

- 2.1 The principles behind placemaking have informed local and national policy for some time. The emphasis given to these principles has changed, however, to put them at the forefront of the planning process in Scotland. The Scottish Government is very supportive of Placemaking and has urged Scottish local authorities to integrate Placemaking within their local development plans and decision making processes.
- 2.2 SG1 has been designed to complement the national policy approach (and associated toolkits) and apply these in a specifically Glasgow context.
- 2.3 The benefits of Placemaking have been well documented by leading organisations such as Architecture and Design Scotland. Such benefits include the potential to address community needs, promote social cohesion and create better functioning places. Complementary to this, Placemaking is regarded as important means of achieving the Scottish Government's central purpose of 'sustainable economic growth' (as described in Scotland's Economic Strategy www.gov.scot/Topics/Economy/EconomicStrategy). Successful implementation of SG1, therefore, could make an important contribution towards delivering current national priorities in the City.



Health and Well Being

- 2.4 Health problems and inequalities in Glasgow are significant and these have been well documented. The City must continue, therefore, to give increased priority to the potential health outcomes that successful Placemaking can deliver.
- 2.5 Whilst health and wellbeing is shaped by a range of factors, many of which are beyond the direct influence of planning, it is widely accepted that the social and physical environment in which we live in is a key determinant of health. Improvements to the quality of the environment, therefore, can greatly enhance people's life experience and quality of life.
- 2.6 In addition, the planning system can also influence housing conditions, employment and income, access to amenities, the quality of services, the availability of open space, levels of social interaction, the sense of belonging and perception of crime. Such measures will help to promote healthy choices by creating a safer environment, by encouraging investment in active travel and by designing areas which inspire and encourage physical activity.
- 2.7 People bring life and activity to buildings, spaces and local neighbourhoods. Glasgow is a vibrant, dynamic and exciting city and by creating stronger links between people and place, positive ownership and stewardship across the City can be encouraged.
- 2.8 The use of the [Place Standard Tool](#) will be actively encouraged, where appropriate. Designed with the involvement of the National Health Service and other key agencies, this tool effectively helps to identify and understand the impact of development proposals on health outcomes. As such, **the Place Standard Tool will be a requirement for all masterplan areas in the City and all new major development** (as defined in Planning Circular 3/2013 - Development Management Procedures) unless otherwise agreed by the Council.
- 2.9 Glasgow's urban environment comprises of a range of buildings and spaces serving a variety of different uses. This variety makes the City a vibrant place to live and visit. Some parts of the City, however, also contain areas of neglect in the form of run-down buildings, poorly designed routes and vacant spaces that no longer contribute positively to the community. These areas can have a negative impact on the health of communities and individuals. Bringing these places and spaces back to useful function, through the planning and development process, is crucial in order to address health inequalities in Glasgow.
- 2.10 Much of the detailed guidance in Part 2 explains how development in the City will be steered and managed to achieve positive Placemaking benefits. Open space also has a key role to play. Open Space can be 'grey', 'green' and 'blue' (as defined in IPG 6 Green Belt and Green network) and should be multi-functional. All three elements of open space can contribute to and provide opportunity for innovative nature based solutions that can help with climate adaptation, resilience, health and wellbeing, social cohesion and provide economic opportunities in term of attracting inward investment and creating new start-ups.
- 2.11 Applicants, developers, designers and architects should carefully consider, and be able to fully demonstrate through planning applications, how their development proposals can deliver health and well being benefits

3. WHAT IS PLACEMAKING?

Putting People First

- 3.1 IPG1 is intended to ensure that 'people and local community' considerations are at the heart of development and decision making process; How will people use a place? How will they benefit from, or enjoy it? What makes a place attractive? What makes a place unique?

An Inclusive Design Led Process

- 3.2 Successful placemaking must consider how people will interact and use part of the urban or natural environment (an essential pre requisite of making any part of the environment a "place"). In order to achieve the best possible outcomes for the community, this understanding should demonstrate how a place works and recognise and respond to the strengths, weaknesses and opportunities of an area. Placemaking should be a collaborative process that builds on a site's existing attributes.
- 3.3 The Placemaking process applies equally to new development and retrofitting within the existing urban environment.

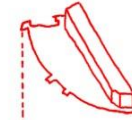
3.4 Placemaking is about ...

1. Promoting good design and delivering high quality places that are attractive, liveable, safe and connected.
2. Protecting and improving the environment by responding to what already exists and exploring how this can best influence future development.
3. Committing to a sustainable future by investing in long term thinking to ensure lasting positive outcomes, as opposed to short term gains.
4. Improving health and making life better for all.
5. Understanding and creating places that work for different people and allow different activities to be undertaken.
6. Having pride in the our past and our future.
7. Encouraging collaborative working and an inclusive design led approach which considers the full range of different interests.
8. Putting people at the heart of the decision making process and enabling communities to be more engaged.
9. Responding effectively to the wider physical, visual, economic, social and cultural context by building on the benefits of neighbouring uses
10. Strengthening the City's character, the sense of belonging and building communities with their own identity.
11. Fully understanding the elements that contribute to the 'feel' 'ambience', environment, function and use of a space.
12. Supporting more resilient local economies and increasing an area's value to bring shared wealth, healthy communities, social cohesion, reduced crime and a better environment.
13. Committing to a more sustainable future by ensuring that design and construction standards exceed minimum technical requirements.

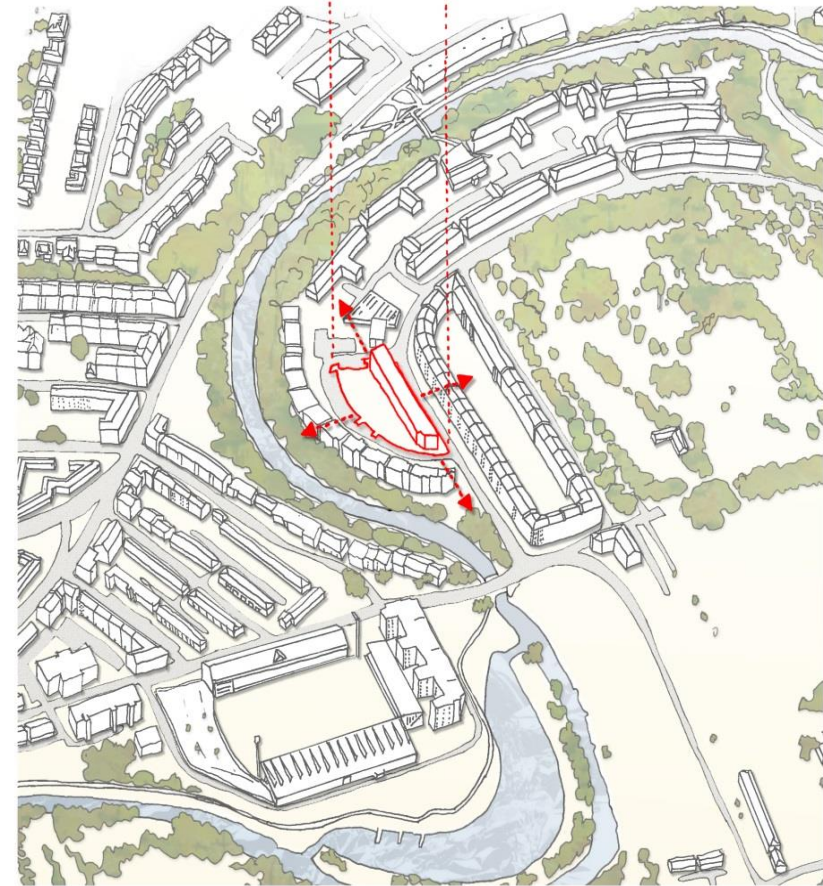
- 3.5 It is critical that all those involved think outside the 'red-line' boundary of a proposed development and undertake a comprehensive assessment in order to fully understand how the development will best relate, and respond, to its surroundings.



Thinking outside the red line boundary

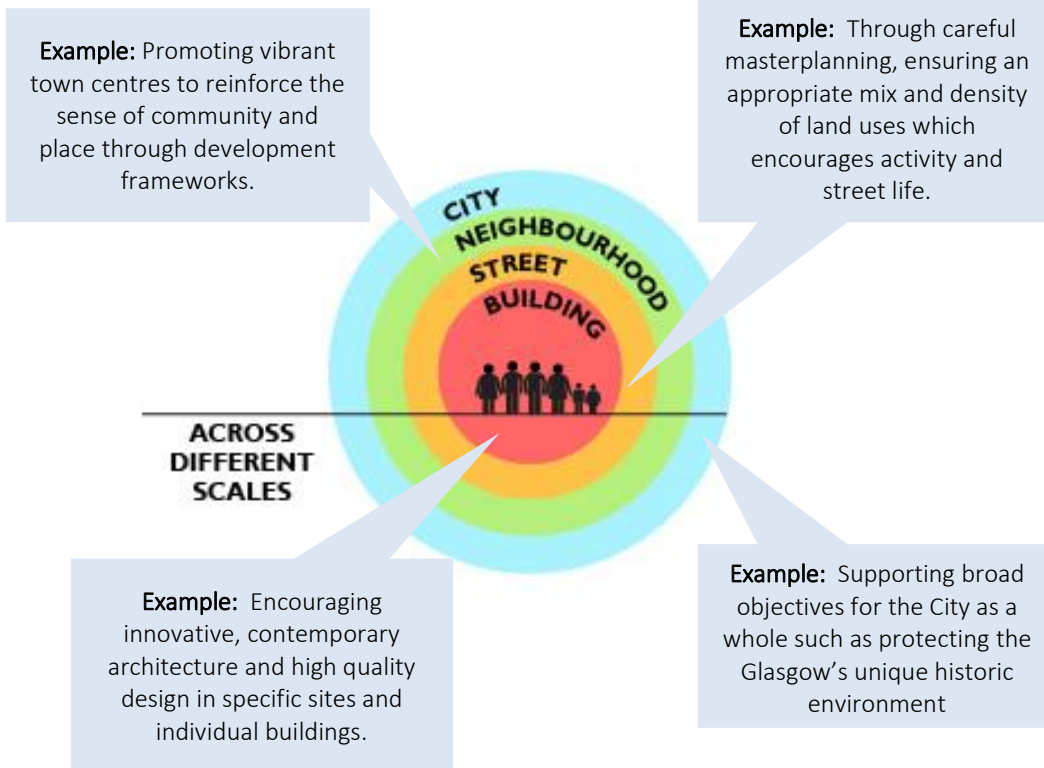


New development should not be considered in isolation. Full consideration should be given to the surrounding environment.



4. INTEGRATING PLACEMAKING WITHIN THE PLANNING PROCESS

- 4.1 The successful creation of good quality, well-designed places is dependent on a commitment to quality at every stage in the planning, design and development process.
- 4.2 All new development can contribute towards the creation of successful places. Exactly how individual proposals can achieve this will be dependent on the individual nature, type, scale, complexity and sensitivity of a scheme.



- 4.3 The onus will be on developers to fully consider, evaluate and apply the principles of Placemaking to individual schemes, as appropriate. Applicants must be able to show how their proposals meet placemaking requirements and how they have responded to relevant local development plan policies and associated Supplementary Guidance.
- 4.4 The scope of this Guidance is intentionally wide in order to ensure that the placemaking principles can be embedded within all new development.

Design Guide for New Residential Areas

- 4.5 The concept of promoting better placemaking is not new to Glasgow. Adopted in 2013, Glasgow's Design Guide for New Residential Areas (Design Guide) builds on and interprets the guidance set out in Designing Streets. The Design Guide takes cognisance of the City's physical context, policy requirements and aims to assist in the delivery of better designed new residential areas. The Design Guide will continue to sit alongside the Plan and associated supplementary guidance as a piece of non statutory Planning Guidance.
- 4.6 The Design Guide promotes a similar process to IPG1, however, it is specific to housing and the residential context, whereas this



Placemaking Guidance makes stronger references to general placemaking principles for the City as a whole and relates to all development in the City. Whilst the two processes are separate, in practice they will operate in tandem and have the same desired end outcome.

**Separate but tandem process
with a shared outcome**



4.7 SG1 will help to support the existing Residential Design Guide and will help to reinforce the key messages about the importance of how successful development is approached and created. The Council will use both documents to assist the design, development and assessment of development proposals.

The Placemaking Design Process

4.8 All new development in Glasgow should be primarily design led and should be determined by the nature of a site, the wider site context and the City’s broad urban design objectives. All significant new development is encouraged to adopt the Placemaking Design Process set out in the following pages. This process will allow developers to demonstrate how they have approached their proposal and will enable a more successful place to be created.

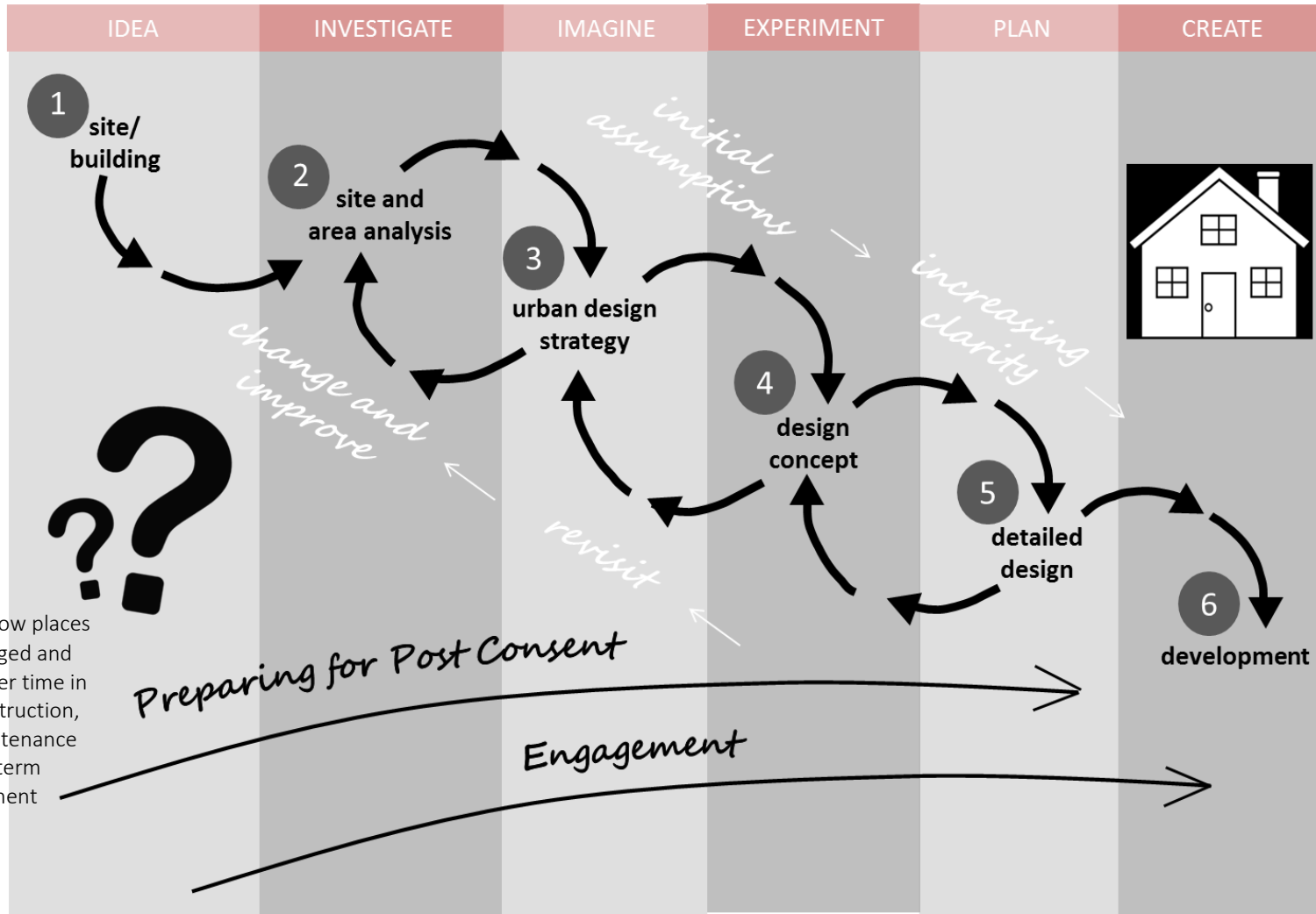
4.9 Placemaking considerations are relevant at all key stages in the development design process.

4.10 Whilst going through each stage, engagement with local communities and any other relevant stakeholders should be fully integrated into the process, where appropriate. On larger developments, including Major and National Applications, public consultation and engagement should take place at the initial stages of the design process and should inform the design alongside the site and contextual analysis.

4.11 As the design progresses, engagement with contributors should continue. This will ensure their input is accurately reflected and will allow feedback on design concepts before they become fixed. This front-loading of engagement and consultation will be contribute towards achieving a successful development. Along with thorough evidence of how community engagement has informed a development at pre application consultations, the Council will welcome applicants’ comments on representations received during the application process, including those on local applications.

The Placemaking Design Process

Where relevant, the planning process will expect to see evidence of all the key stages of design



Consider how places will be managed and maintained over time in terms of construction, ongoing maintenance and long term management

SUMMARY

- 1 **Identify** site or development opportunity
- 2 **Acquire** a thorough knowledge and understanding of the site and its context.
- 3 **Identify** the core strategy that the design will develop from.
- 4 **Use** the knowledge acquired in Steps 2 & 3 to draw up an overall Design Concept.
- 5 **Develop** the design in response to engagement with the Council/local communities and submit a planning application and design statement.
- 6 **Complete** development



Site and Area Analysis

4.12 All development sites are different and every local community in Glasgow is unique. Each potential development site has a broader context within which it sits and its own individual and special physical, social and cultural history. A thorough knowledge and understanding of the site and its context is essential.

4.13 Understanding the development context is the first step in creating new development that has a sense of place. A site appraisal is a survey and evaluation of the existing characteristics of a site and its surrounds. Where it is required, a site appraisal should be undertaken for development before the details of a scheme are drawn up. The level of detail that will be necessary for an adequate site appraisal will vary depending on the scale of the proposal and the particular characteristics of the site.

4.14 Site appraisals should focus on strengths, opportunities, weaknesses and constraints (both within the site boundary and beyond), the planning policy context and the outcomes of local community engagement. No development should be seen in isolation. The site appraisal will help to identify the limitations and opportunities of key sites in the City at the earliest stage. This should be regarded as the starting point of the design process. A good site appraisal will provide valuable information to allow the development to be designed specifically for the site and is likely to reduce conflict later.

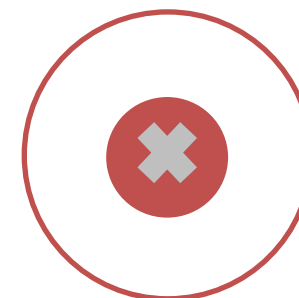
4.15 The Council will expect to see a site appraisal submitted for all new major residential, leisure, educational, social and commercial developments. In addition, a site appraisal will be required for any other smaller scale but 'sensitive' planning applications, including those affecting Conservation Areas. These will be determined on a case by case basis.

4.16 The Site and Area Appraisal shall fully research and consider the site itself and the wider context:

The Site Itself

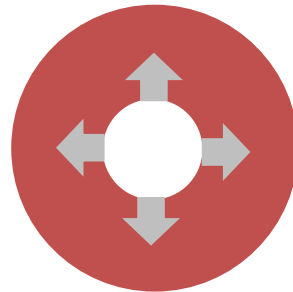
4.17 A full assessment of the nature of the site, in relation to the development proposal, to include:

- a) Landform (existing topography, levels, slopes, contours, and significant natural site features such as water features);
- b) Ground Conditions (possible constraints on development, soil conditions, drainage, flood risk, sustainable urban and surface water drainage);
- c) Landscape/Ecology (the extent, type and location of existing vegetation (trees, shrubs, hedgerows, grassland, water bodies, biodiversity and formal/informal landscaped areas) and protected species and designated habitat areas);
- d) Sub Surface Infrastructure (buried foundations, basements of previous buildings, transport tunnels/links, cable pipes, geothermal heating, old mine workings and archaeological implications), sub surface mapping information is being developed as guidance and will appear during the life of the Plan;
- e) Connectivity (existing connectivity in and through the site, including pedestrians, cyclists and motorised vehicles and both formal and informal routes)
- f) Existing Social Uses (including informal uses such as general play, dog walking, horse riding etc and uses at different times of day and night. How do people use the space and for how long?);



- g) Buildings/Structures (the potential to retain/refurbish existing buildings on site, size and scale of development, layout, type of development and building location);
- h) Climatic Conditions (potential orientation issues in relation to sunlight and wind);
- i) Public Services and Utilities (constraints on development due to existing public and utility services); and
- j) Historic and Cultural References (buildings, structures, features and landscapes).

The Wider Context



4.18 A full assessment of the relationship of a site to its surroundings, to include:

- a) Buildings, Structures and Spaces (types of buildings, structures and spaces in the vicinity of the site, including boundary walls, fences and paved surfaces, the height and scale of neighbouring buildings, structures and vegetation and all relevant historical features);
- b) Existing Neighbourhood Character (architectural style, building materials, building size and form, the relationship of buildings to streets, open spaces and established building lines, special features of local interest, existing landscape and vegetation, the size, location, pattern and function of open space and existing design features in terms of lighting, signage, paving, street furniture, etc);
- c) Land Uses (surrounding land uses in terms of type of use, layout and density, overlooking, access and amenity implications);
- d) Ground Stability/Contamination (identification of potential contaminative uses and sources of local pollution);

- e) Connectivity (patterns of movement, circulation and existing use for pedestrians, cyclist and vehicular traffic, the existing public transport network, important routes, junctions, landmarks and gateways);
- f) Accessibility to Community Facilities (shops, schools restaurants, recreational and leisure opportunities etc) and
- g) Views (existing and potential views to and from the site from both public places and private property).

4.19 Sometimes in practice, detailed design work is undertaken before a site is fully understood and before an analysis of the context has been undertaken. Context should never be ignored or overlooked. When this happens it can lead to unsuitable, inefficient layouts that lack integration and developments that lack character. Good design is a process that involves a series of essential steps to lead to the best possible outcome. A full analysis of context can influence the design of a scheme at a number of levels. It can ensure that:

- broad community concerns and wider economic and physical factors are addressed;
- national objectives are met (in terms of building forms/land uses);
- regional issues are fully explored (in terms of development strategy and building form);
- City-wide policy requirements are met (in terms urban grain, street hierarchy, block structure, building spacing etc); and
- the quality of the immediate context is preserved or enhanced (in terms of building orientation and building detailing).

4.20 In terms of the wider planning context, the Site and Area Appraisal should also consider the following development circumstances:

- a) the relevance of the Placemaking Principles set out in Section 5;
- b) whether the proposal is influenced by any of the Character Environments set out in Section 6;
- c) any relevant site specific plans or projects, such as development briefs or masterplans;
- d) relevant area specific policy and guidance, such as SDFs or LDFs;
- e) all relevant Government policy or guidance; and
- f) the impact on health outcomes (the use of the Place Standard Tool, or a similar assessment, will be a requirement for all major planning applications and masterplans, unless it is confirmed that this is unnecessary during pre-application discussion).
- g) the Council's Open Space Strategy



Engagement

- 4.21 Local communities should be involved in the preparation of development proposals which affect them. Engagement shall be integrated into the design process from the initial stages. This will ensure local community's aspirations, knowledge and history is considered within the development of the design concept.
- 4.22 Local communities shall be kept informed throughout the design process through initial engagement, information events and displays (where relevant) and through the formal planning consultation process.
- 4.23 The formal consultation required through the planning process varies according to the scale and type of development. The Placemaking process requires applicants to go beyond this and encourages meaningful engagement throughout the design process to help inform and shape development and design. This approach to engagement will enable developers to identify community needs and will be useful in ensuring developments deliver appropriate and necessary facilities and provisions.
- 4.24 Community engagement could include:
 - a) presentations of initial concepts on boards, public notices or on the internet;
 - b) meetings and/or workshops with local residents (perhaps held throughout the life of the project and held in accessible locations in an engaging form);
 - c) a formal request for general comments and ideas; or
 - d) the provision of a dedicated phone number, e-mail address or social media space to allow local people to contact the design team.

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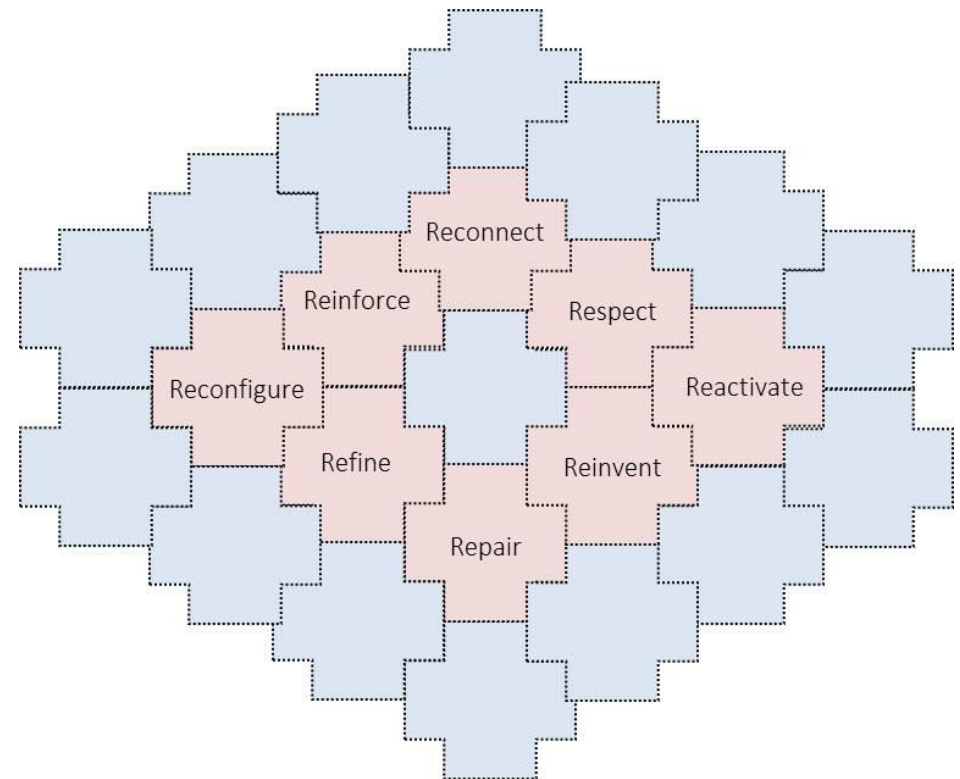
Urban Design Strategy

4.25 The next step in the design process is to identify the type of placemaking strategy and outcomes from which the design should originate and be developed. In considering the potential of a site it is important to understand the location, existing use and physical/economic/social context within which the site exists. All of these factors will help to determine whether the development is possible and if it is, help to indicate the appropriate mix of use and intensity/form of development. Design is an iterative and sometimes cyclical process. The best results are achieved when all parties (developers, architects, designers, the local planning authority and local communities) are involved and work in partnership to solve problems and identify the best outcome.

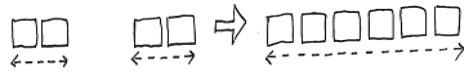
**What type of
placemaking
strategy could best
be employed ?**

4.26 Developers should look at the nature and context of their development project, site or proposal and carefully consider, at this early stage, what type of placemaking strategy could be usefully employed. Consideration should be given to the relevance of each of the following elements:

The Different Elements of a Placemaking Strategy

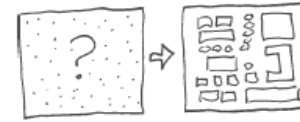


To connect back together ...



a) **RECONNECT**

Many potential development sites in the City have become detached from surrounding communities. This is particularly evident along the River Clyde, and adjacent to the M8 motorway. Consideration should be given as to how these types of site could best be integrated back into the existing urban fabric.

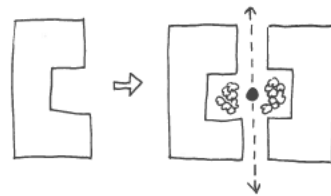


To change something so that it appears new ...

c) **REINVENT**

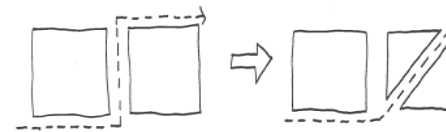
Glasgow's economy has changed significantly over recent decades. Some industrial sites and buildings are redundant and no longer required for their original purpose. Where this is the case, consideration should be given to redefining more appropriate land use patterns and functions which will be sustainable in the long term.

To give due regard to ...



b) **RESPECT**

Glasgow has a wealth of historic buildings and environments. Full consideration must be given to respecting the City's existing physical, social and cultural heritage. All new development should take cognisance of a site's existing context and the quality of adjacent features.

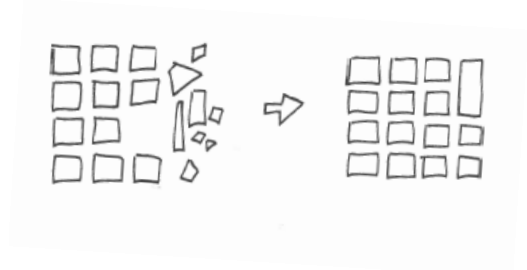


To do things differently ...

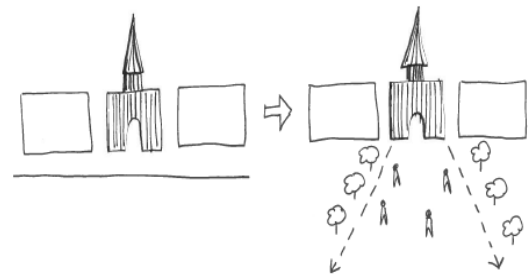
d) **RECONFIGURE**

Some existing buildings and urban forms in Glasgow no longer feel appropriate within their current context. These could be greatly enhanced to support an improved quality of place. Opportunity should be taken to explore the potential reconfiguration of sites and buildings, where this could compliment surrounding land uses.

To restore something damaged ...



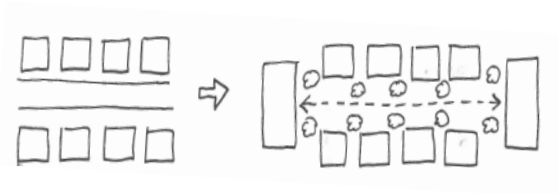
e) **REPAIR**
Some areas have suffered from a lack of investment and physical decline. In such areas, consideration should be given as to how best to repair the urban fabric and reassert the area's assets to allow its full maximum potential to be reached.



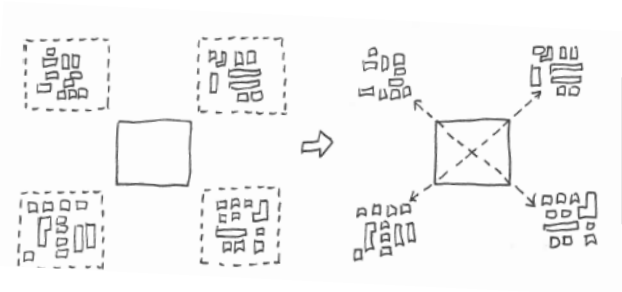
To make minor changes to improve clarity ...

(g) **REFINE**
Many parts of the City already have good, clear attributes and an entrenched identity. The aim in such areas will be to enhance and build on these existing core strengths.

To strengthen and support ...



f) **REINFORCE**
Certain parts of the City have a weakened identity and eroded sense of place and/or purpose as a result of years of economic and cultural change. In areas where this is an issue, consideration should be given towards reinforcing an area's identity, purpose and sense of place.

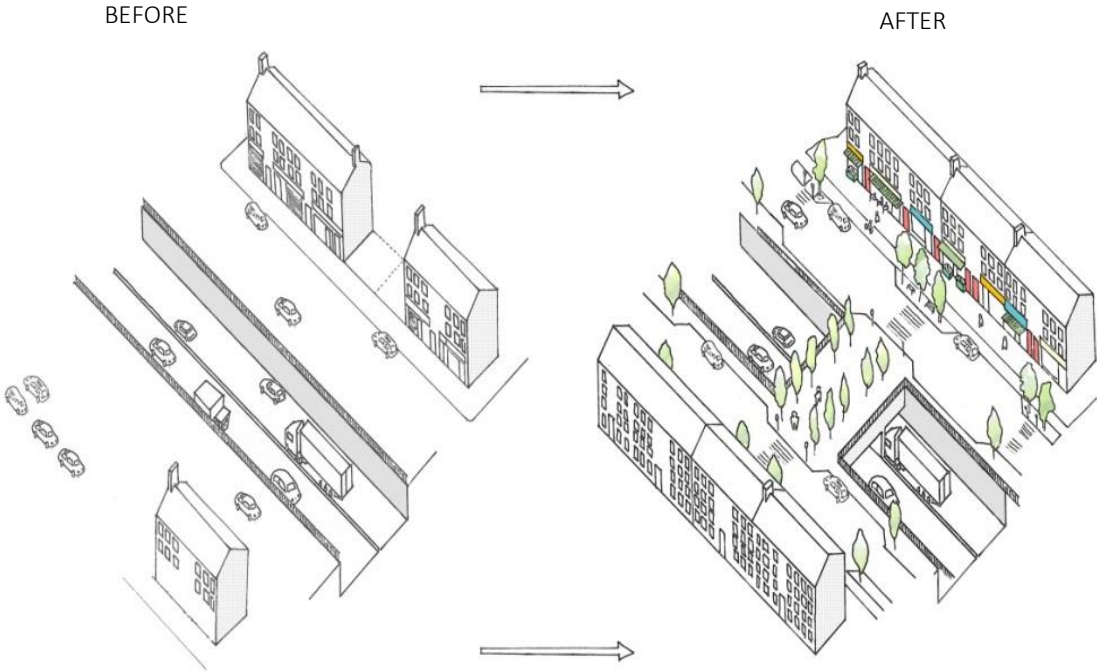


To bring back into action ...

(h) **REACTIVATE**
Some parts of the City have little opportunity for social interaction or pedestrian/cycle movement. The aim is to reanimate and bring such areas back to life.

Employing Successful Placemaking Strategies

The right urban design strategy, comprised of appropriate elements identified above, will help to deliver positive outcomes tailored to particular areas.



4.27 Developers should define structuring layout principles in response to the Site Analysis/Urban Design Strategy. A variety of site layouts and design should be considered in order to see what solution works best. Designers should start to think about routes, blocks and spaces but keep drawings sketchy.

Engagement

4.28 When identifying the most appropriate Placemaking Strategy (or combination of Placemaking Strategies) for a development project, the outcomes of the consultation and engagement exercises should be carefully considered and taken on board. This will ensure the relevance of the selected approach.

4.29 Applicants and developers should be able and prepared to outline the type of approach being taken and to explain why this approach is appropriate.

3 Design Concept

4.30 The knowledge acquired in Step 1 (Site Analysis) and Step 2 (Urban Design Strategy) should be used to underpin the emerging Design Concept. Full consideration of both key stages in the design process will help to contribute towards a tailored approach to development on the site.

4.31 As outlined in Section 1 of this Supplementary Guidance, SG1 - The Placemaking Principle is overarching supplementary guidance which

applies to all new development in Glasgow. Developers must also give careful consideration to and consult the following Supplementary Guidance, where this is relevant:

- SG3 - Economic Development
- SG4 - Network of Centres
- SG5 - Resource Management
- SG6 - Green Belt and Green Network
- SG7 - Natural Environment
- SG8 - Water Environment
- SG9 - Historic Environment
- SG10 - Meeting Housing Needs
- SG11 - Sustainable Transport
- SG12 - Delivering Development
- All Spatial Supplementary Guidance

4.32 Successful new places are designed to meet the needs of all the people that use them. The Design Concept stage is crucial, as good design follows on from an appreciation of how an area works and an understanding of the features in and around a site that contribute to its character. Buildings and spaces must be designed to suit their context and to take account of wider planning considerations.

4.33 Applicants and developers should be able to demonstrate what characteristics of the proposal have been influenced by the Site Analysis, Urban Design Strategy and local community engagement.

Does what is being proposed respond in the right way to that particular location and can it contribute to the sense of place?

4.34 The initial Design Concept can be expressed as a simple series of concept diagrams to put forward the key ideas and illustrate the basic elements that have helped to shape the scheme in terms of character and structure. In some instances, it may be appropriate to draw up a number of different options which explore alternatives before deciding on a preferred option.

4.35 At this stage all previous consultation and engagement should be considered and assessed. If appropriate, further local community engagement should be undertaken to clarify points of uncertainty or gain a more detailed insight on key issues before proposals become too advanced.

4.36 Even small scale householder developments have an important placemaking role to play. Many residential parts of the City have their own distinct character in terms of layout, form, visual appearance and landscaping. Each and every house contributes to the overall character of the street and the wider area. It is important, therefore, that even minor house extensions and alterations are both in keeping with the original building and the context of the wider area. All extensions and alterations to individual properties should be of a high standard and sympathetic to the character of the wider area.

4.37 Having decided on a preferred approach, developers should work up their schemes in accordance with this guidance and approach the local planning authority in order to enter into pre-application discussions.

How has the Design Process helped to shape the use, form, layout and character of the proposal?

4

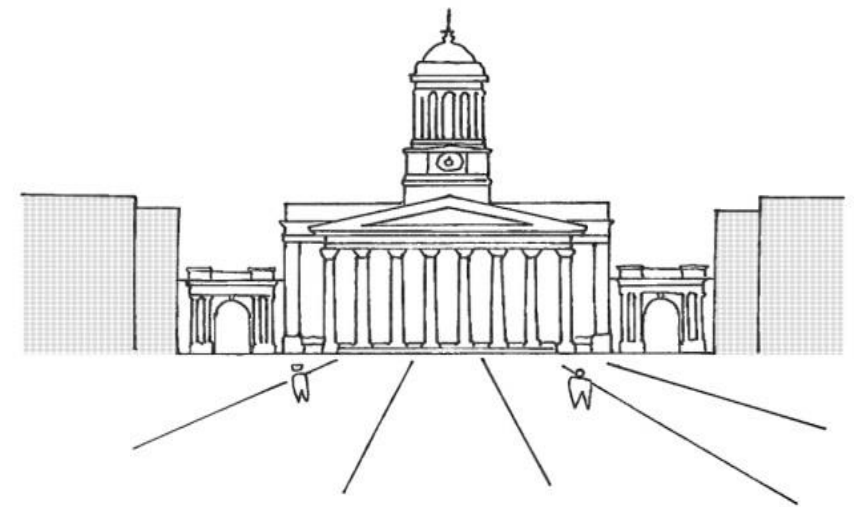
Design Development/Making a Planning Application

- 4.38 For major development proposals and potential development in sensitive areas, the design should be developed in response to engagement with the Council and local communities and when submitted, it should be presented in the form of a design statement which fully demonstrates how placemaking principles have been incorporated.
- 4.39 The form of a Design Statement will vary according to the individual site and nature of the proposals. A Design Statement should be concise yet comprehensive in its coverage of the issues.
- 4.40 As the detailed design is being further developed and drawn up, depending on the nature and scale of the project, applicants can draw on the range of detailed and supporting technical guidance contained in SG1 Part 2, as appropriate.
- 4.41 Design Statements will be submitted in support of a planning application and shall:
- outline the findings of the Site Analysis and demonstrate how this has informed the project design;
 - explain why a particular approach has been adopted and how the proposals take account of the Glasgow City Development Plan policies and supporting Supplementary Guidance;
 - outline what consultation and engagement has been carried out and how this has informed the project design and its development.
- 4.42 It should be noted that the process of securing quality in new development does not stop once planning permission has been obtained. The Council will carefully consider the impact of a scheme when

discharging conditions and considering minor amendments, and will monitor schemes closely in relation to The Glasgow City Development Plan.

Engagement

- 4.43 Planning applications will be open to public representations through the formal consultation process and will be considered against the relevant Plan policies and supplementary guidance.



5

Preparing for Post-Consent

4.44 The final stage in the design process ensures the future sustainability of a site. Whilst 'Post Consent' is listed as the final stage in the design process, in reality, consideration of such issues should form an integral part of the thinking surrounding all stages of the design process.

4.45 Most examples of placemaking best practice involve local stakeholders and the wider community during a project's construction phase. Developers should give careful thought to the impact of construction on local communities during the construction phase of the project (including mitigation measures to ensure continuity of connectivity such as the provision of temporary diversions and to ensure public information and help/advice is available such as through the provision of a helpline).

4.46 In addition, significant thought should be given to how places will be managed and maintained over time. Consideration should be given to how the project will age, for example, from exposure to the weather and general use, how communal and open spaces will be maintained and how these factors can be counteracted through incorporation and implementation of effective maintenance and management strategies and the use of appropriate materials (see SG1, Part 2, Detailed Design, Building Materials). Producing robust plans for the future management and maintenance of development will help to ensure:

- a) the intended aesthetic appeal is retained over time;
- b) the long term use of the development is secure

- c) the risk of unintended blight is minimised; and
- d) future adaptability and sustainability is built in.

Can any of the potential harmful impacts, for example noise, disturbance, local traffic disruption be mitigated against?

5. HOW THIS PLACEMAKING GUIDANCE WORKS

5.1 The following sections (Section 6: Qualities of Place/Placemaking Principles and Section 7: Character Environments), combined with SG1 Part 2 Detailed Guidance, provides the Placemaking Toolkit. This toolkit seeks to:

- a) guide the direction of development throughout the City;
- b) promote and reinforce the City's local uniqueness and distinctiveness; and
- c) secure high quality, inclusive design which goes beyond aesthetic considerations

5.2 This Council wants to create new places throughout Glasgow that look good, feel great and work well for everyone. This Toolkit has been designed to provide practical advice to assist applicants, developers, planners, designers and architects to achieve this. The guidance is intended to inspire all those involved in the development process and to create new buildings and spaces that have a sense of place and provide high quality of life.

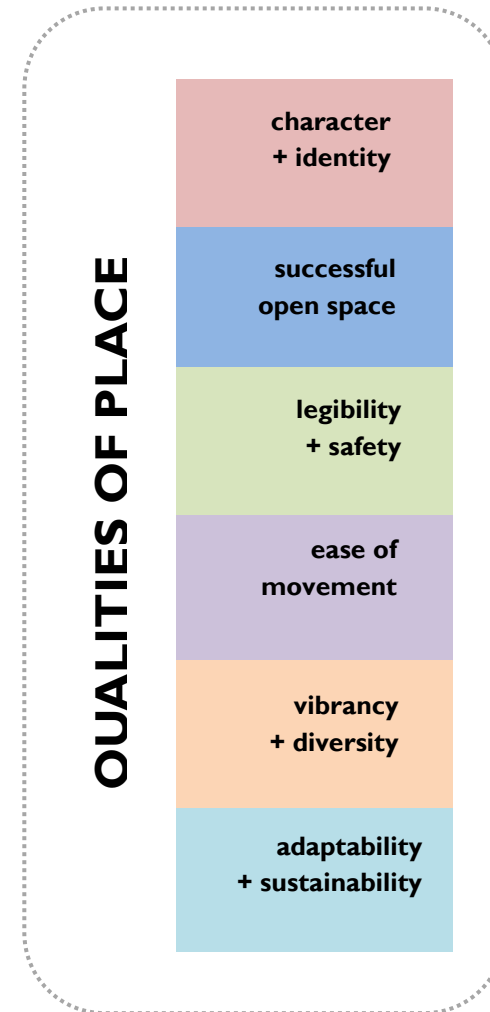


6. QUALITIES OF PLACE

Glasgow's Six Qualities of Place

- 6.1 This section of SG1 describes the basic Placemaking Principles that apply to all development proposals in Glasgow.
- 6.2 Six Qualities of Place have been identified. These Qualities of Place are derived from the Scottish Government's Qualities of Place (<https://beta.gov.scot/publications/creating-places-policy-statement-architecture-place-scotland/>), but they have been adapted to more accurately reflect Glasgow's own unique circumstances.
- 6.3 Successful places are built for people. They have character, are safe, easy to move around, clean, appealing and designed to thrive over time.
- 6.4 Under each of the Qualities of Place, a series of Placemaking Principles have been identified. These Principles reflect the desired outcomes for development and set out standards for the quality of development that will be expected across the City. These are the key principles that all developers, stakeholders, agencies and organisations should take into account when researching, planning and developing their own individual plans, projects and development schemes.

6.5 Glasgow's Qualities of Place are:





GLASGOW QUALITIES OF PLACE - Character & Identity

Places should feel unique and make people feel like they belong and want to stay

- The character of Glasgow's built environment helps to define the City's identity and creates a sense of place.
- Existing and established character should be protected and enhanced.
- Many different aspects contribute to an area's character such as building materials, the scale of development, local culture and history and microclimate.
- No site is a blank slate. Each individual development site will have existing characteristics and a wider context in terms of community expectations, neighbouring developments, local history and existing use, all of which help to make it a distinctive place.
- Places that are distinctive are memorable and tend to be successful. Reinforcing common elements within an area helps to distinguish it from adjoining areas and create a sense of place.
- Good quality places are visually attractive as a result of good architecture and appropriate landscaping
- Frontages are an important part of the character of, and help to animate, streets and spaces.



Places with character and identity:

- have used design as an analytical process, not just the final product;
- respond to the physical, social, historical and cultural context;
- engage local communities; and
- are distinctive

character
+ identity

General Placemaking Principles: Character and Identity

How can what is being proposed help to improve the character and identity of local areas and the City as a whole?

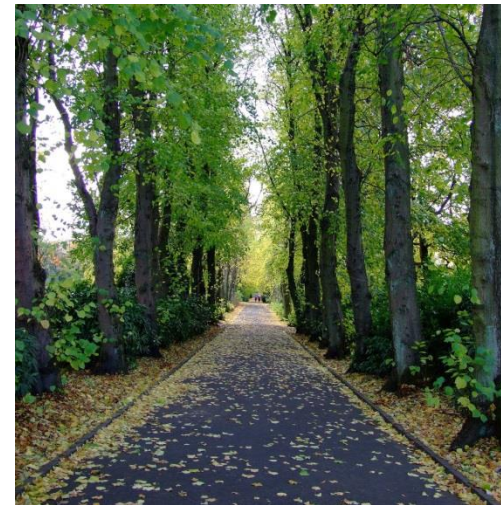
- a) New development should help to reinforce Glasgow's unique identity and reinforce positive local characteristics, attract people, encourage activity/general use and add value to the individual's experience of the area.
- b) Development proposals should reflect a high quality contemporary design that is innovative, imaginative but which has evolved from its context, yet also displays its own identifiable character.
- c) Development proposals should, wherever possible, lead and innovate rather than imitate or follow. Excellent architecture should be integral to all development schemes.
- d) Development proposals should respond to their context and reflect local character, history, the identity of their surroundings and materials
- e) The site context should be comprehensively analysed and considered in order to build something that is recognisable, connected and distinctive. Special care should always be taken where this character is hidden or less apparent.
- f) A palette of materials should be proposed that is sympathetic to its context, suitably detailed and is capable of retaining its appearance over time (refer to SG1 - Placemaking, Part 2, Detailed Guidance, Building Materials)
- g) Consideration should be given to the importance of roofscape, both in terms of individual building and the City's urban environment as a whole
- h) Buildings of historical and local interest (refer to SG9 - The Historic Environment and SG1 - Placemaking, Part 2, Detailed Guidance, Cultural Heritage) should be re-used on site and existing natural features retained, wherever possible. Listed buildings and those that contribute to the character of Conservation Areas should be retained and a sympathetic use established to secure their future. Some buildings, not on a statutory list, will also have local interest and their retention and reuse can add character and give historic meaning to new development.
- i) Local materials and resources should be sourced and used, where relevant (refer to SG1 - Placemaking, Part 2, Detailed Guidance, Energy Efficient Buildings) .
- j) High quality facing and roofing materials should be specified that complement and, where appropriate, enhance the architectural character and townscape of the surrounding area.
- k) Existing site features should be used, where possible, to reinforce character and identity and important sightlines should be made clearly visible and inform the design.
- l) Natural or man-made features, which have an intrinsic quality, can contribute to the character and identity of a place and can be included within the design.
- m) Significant views into, and out of the area, should be protected whilst also giving consideration to the importance of local and incidental views.
- n) New landmarks should be provided, where appropriate.

Developers should also refer to all other relevant Supplementary Guidance (SG), in particular SG9 - Historic Environment and all spatial SG.

GLASGOW QUALITIES OF PLACE - Successful Open Space

Places should include successful open spaces that are welcoming, well-maintained, vibrant, well-defined, accessible and respond to their context

- Open space can be blue (water), green (natural environment) or grey (built environment), see SG6: Green Belt and Green Network for Definition) Further guidance on creating successful open spaces can be found in SG 6 - Green Belt and Green Network' and the Council's Open Space Strategy.
- Well-designed open spaces are essential to the creation of successful, vibrant, places. Open spaces, including the public realm, should be of high quality and should provide positive sensory experiences through well considered design, materials and detailing and the opportunity to engage with nature.
- The 'Public Realm' includes streets, squares and other civic spaces parks, as well as other open spaces such as parks, green spaces, paths and other outdoor places that people pass through in their everyday lives. The character of the public realm is defined by both the landscape design and the buildings that define the space.
- As well as green and grey spaces, the City's rivers, canals and lochs have an important open space contribution to make.
- By providing the opportunity for social interaction, active travel, physical activity and engagement with nature, high quality open spaces (as part of a wider multi-functional green network) can significantly improve general levels of health and well being.
- Open space that engages local people creates more successful places. This type of engagement is achieved through an understanding of existing and potential qualities and uses of the area.
- Places which are multi-functional, well cared for, interesting, well-designed and active are more likely to be well-used. Urban places which are well-used are generally more successful.
- Vibrant public spaces make people feel welcome to visit, socialise and go about their business and leisure in comfort and safety, regardless of whether they are users of a building, part of the local community, or visitors passing through.
- A comfortable and pleasant environment should be provided for different users at different times of day and throughout the year.
- Vibrant and lively open spaces can be created by enhancing their multi-functionality, for example by providing high quality, amenity, opportunities to play, relax and socialise, well designed landscaping and space for nature.
- Active frontages can contribute to the safety of the public realm, and other open space, by providing passive surveillance.



A successful open space:

- is designed in three dimensions, from the earliest design stage (i.e. not just lines on a map);
- demonstrates a full understanding of use;
- is flexible and feels welcoming;
- responds to existing uses and the character and identity of its context; and
- Is not dominated by vehicular use

2

General Placemaking Principle: Successful Open Space

How can what is being proposed help to provide local communities with publicly useable, high quality, multi-functional open space?

- a) Open space issues should be considered as an integral part of the architectural design process and not as an afterthought. Enhanced public realm and open spaces should be fully integrated into local neighbourhood and the wider green network.
- b) New development and associated open space/public realm should be designed to respect both the existing context and to accommodate future change (especially in relation to approved planning applications and planning strategies, such as master plans).
- c) New development should not have an undue adverse impact on the amenity or development potential of adjacent land or property in terms of overlooking, loss of privacy, daylight or sunlight, overshadowing, noise, disturbance or emissions.
- d) New development should make provision for pedestrian and cycle connections to existing\proposed neighbouring development and the wider active travel network.
- e) Public and private space provision should be clearly distinguished in order to create understandable, legible spaces. Inactive or poorly defined space should be avoided. The space created by new development should have a clear sense of ownership and custodianship.
- d) Individual development projects should work alongside environmental conditions to create a comfortable micro climate. Prominent or exposed locations (overly exposed or compromised micro climates) should be avoided or mitigated against.
- f) New or improved public open space should be designed to cater for the needs of all ages and abilities. Provision should be made for all equalities groups who face discrimination or social exclusion due to personal characteristics (as described in SG1, Part 2, Sustainable Development, Inclusive Design).
- g) Individual projects should seek to improve air quality, enhance biodiversity and support wider climate change and flood prevention measures.
- h) A comprehensive understanding of the open space needs and expectations of the local community should be demonstrated and evidence provided, where appropriate, indicating where and how views have been taken onto account.
- i) New development should invite creativity, physical activity and provide further opportunities for exercise and play.
- j) Developers should consider incorporating local food growing opportunities, where appropriate, into a range of spaces, including public open spaces.
- k) Open space should incorporate active frontages. Key measures include the extent and type of glazing, the location and frequency of doors, the building's ground floor use (and whether it extends into the public realm), the setback and design of the façade, the level of the ground floor relative to the footway, the presence and design of front fences and the presence of breaks for vehicle access. Porches, verandhas, projecting bay windows, balconies and corner windows can also contribute to active frontages by providing a wider angle of view.
- l) New development should seek to enhance biodiversity by developing a full understanding of the species and habitats found in or around the site and the biodiversity role of the wider green network and by encouraging an appropriate and diverse range of native species.
- m) New development should consider the integration of innovative design (flexible office and working space) and smart technology within open space, where appropriate, to support future economic activity.
- n) Developers should consider the possibility of accommodating temporary events and markets on open spaces, where appropriate, and subject to impact on neighbouring land uses and the wider function of open spaces.
- o) Successful open space should be easy to access by foot, by cycle or by wheelchair. Access points will be obvious, safe and of adequate width to accommodate all users. Routes into open space should not involve difficult road crossings or hostile traffic environments.

Developers should also refer to all other relevant Supplementary Guidance (SG), in particular SG6 - Green Belt and Green Network, SG7 - Natural Environment, SG8 - Water Environment , SG11 - Sustainable Development and all spatial SG.

GLASGOW QUALITIES OF PLACE - Legibility & Safety

Places should be accessible and easy to move around and navigate. People should feel safe and welcome, both during the day and at night.

- Successful places are easily navigable, both for frequent users and visitors.
- Good urban design helps to ensure that places are easy to understand and move about.
- Places will be viewed and used from a wide range of different perspectives and scales
- Places should be safe for everyone at all times. Successful places create 'eyes on the street' and are comfortable for users of the building and spaces, and members of the public, even when buildings are closed at night. Safe and accessible environments should be created where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Active frontages can contribute to the safety of the public realm and other open space by providing passive surveillance
- Building facades and frontages form an important part of the public realm. Their contribution to a more interesting, navigable, engaging and safe environment is a key measure of the success of urban places.
- Welcoming places are well-maintained, well-lit, accessible, have a sense of custodianship and appeal to all ages and physical abilities.



A legible and safe places is:

- **accessible to all;**
- **easily navigable;**
- **safe and welcoming; and**
- **well designed and well maintained**

3

General Placemaking Principle: Legibility and Safety

How can what is being proposed help to improve people's understanding of the urban environment and the individual's perception of safety?

- a) Design solutions should aid legibility and general understanding of the urban environment.
- b) New development should help to reinforce the legibility of local areas by responding to local features and characteristics and reflecting a clear understanding of neighbouring urban forms.
- c) Development proposals should help to create or reinforce a coherent and legible street order and should help to establish a clear hierarchy across different scales
- d) Building elevations should be recognisable, present an identifiable entrance onto the street and aid general navigation.
- e) Public and short stay cycle parking should be safe and secure and located in full view
- f) The design process should give careful consideration to the needs of mobility and visually impaired users.
- g) New development should integrate and incorporate community safety measures, such as active surveillance within the public realm.
- h) Incorporating lighting strategies which help to reinforce the street hierarchy and improve general public safety. Key routes should be well lit.
- i) New development should take advantage of the opportunity for improved connectivity through the use of all types of open space, as defined in SG6 - Green Belt and Green Network and the Council's Open Space Strategy.
- j) Full consideration should be given to maximising the potential positive aesthetic implications of new development, for example fine grain building detail can provide interest to pedestrians whilst other more striking elements can provide interest to those passing in vehicles or viewing a new development from a distance.
- k) Design solutions should incorporate active frontages, where appropriate. Neighbouring buildings can provide passive surveillance for open space and active travel routes which can significantly affect people's perceptions of public space in term of comfort, safety, sociability and liveliness.

Developers should also refer to all other relevant Supplementary Guidance (SG), in particular SG6 - Green Belt and Green Network, SG7 - Natural Environment, SG11 - Sustainable Transport and all spatial SG.

GLASGOW QUALITIES OF PLACE - Ease of Movement

Places should be well-connected but not dominated by vehicle movement. High quality pedestrian and cycle routes should be a design priority.

- High levels of vehicular traffic, or heavily engineered design for vehicles, can discourage active travel and impact negatively on quality of life and peoples' perception and experience of place.
- Streets should have a vital social, economic and amenity role, in addition to being corridors for vehicles (although in a major city such as Glasgow, there will be instances where the traffic function of the road will be of prime importance).
- The quality of experience is paramount for pedestrians and cyclists
- Effective movement networks bring vibrancy to places by ensuring that paths and open spaces are strategically well-connected with logical, clear and direct routes.
- Places should be accessible to everyone.



A place that is easy to move around:

- **is well connected;**
- **promotes active travel;**
- **encourages movement that is safe, comfortable and pleasant;**
- **reduces car dependency; and**
- **impacts positively on quality of life.**

4

General Placemaking Principle: Ease of Movement

How can what is being proposed help to provide people with greater opportunity to walk, cycle and use public transport?

- a) The design of places should encourage people to walk, cycle and use public transport. Design decisions should be informed by existing patterns of use (and potential future requirements) and demonstrate a clear understanding of route hierarchy.
- b) Active travel should be prioritised with pedestrian, cycling and public transport routes and facilities given priority over private vehicles, where appropriate.
- c) Pedestrian and cycle routes should have good surfaces and be free of obstacles, paying particular attention to widths, gradients and passive surveillance. Design should take account of the Core Paths Plan and Strategic Plan for Cycling.
- d) Development proposals should provide a choice of safe, high quality routes based on desire lines with links to surrounding active travel routes, appropriate crossing points, public transport facilities (such as bus stops, train stations), open space and local services and community facilities.
- e) Design for vehicles should not result in visual clutter or dominate a design layout.
- f) Parking provision should be considered at an early stage in the project design. It should be well planned, easy to use, strike a balance between accessibility and visual dominance and be located to allow key buildings to front the street. Parking should be of an appropriate capacity and provision should reflect considerations such as a site's accessibility to public transport.
- g) Cycle parking should be provided for residents, employees and visitors
- h) Pedestrian movement should be encouraged through the location and design of active frontages.
- i) The density of a development proposal should relate to the density of the wider area. It is expected that the density of development will be higher (subject to prevailing townscape considerations) where access to amenities and public transport is greatest.
- j) Provision for the visually and mobility impaired should be facilitated
- k) Developers should consider the role that all types of open space can play in terms of encouraging movement, see SG6 - Green Belt and Green Network and the Council's Open Space Strategy.
- l) Paths should not be constrained by hedges, trees, walls or planting.

Developers should also refer to all other relevant Supplementary Guidance (SG), in particular SG11 - Sustainable Transport, SG6 - Green Belt and Green Network and all spatial SG.

GLASGOW QUALITIES OF PLACE - Vibrancy & Diversity

Places should have lots of things to see and do, a mix of uses, encourage street level activity and relate to the human scale.

- Successful places create variety and choice.
- Buildings that respond to the human scale help to create vibrant places that are welcoming, engaging and encourage public life.
- Housing, leisure facilities and places to work and meet should be well-connected and form identifiable, walkable, mixed neighbourhoods that provide a variety of experiences and opportunities.
- Successful vibrant places evolve from meaningful community engagement that may involve public events and which encourage public life.
- Vibrancy can be created through the careful location and design of active frontages, particularly along public routes. Active frontages are an important means of creating a lively street environment. They allow direct access to buildings, help generate activity and create a relationship between a street and the wider environment.
- Mixed use areas provide opportunities to live, play, study and work close together. A variety of uses within areas results in increased activity on the street and in public areas making places feel more lively and attractive.



A vibrant and diverse place:

- **offers various activities/experiences and has multiple uses;**
- **engages with and caters for all of the community; and**
- **respects local culture and the human scale.**

5

General Placemaking Principle: Vibrancy and Diversity

How can what is
being proposed help
to generate activity?

Developers should take account of the following:

- a) New development should demonstrate a clear understanding of site context and the individual elements that contribute to the existing vibrancy and diversity of an area.
- b) Design layouts should have well connected streets and active street frontages where the front elevation of the building faces the street, not the rear. Public spaces should be framed by buildings facing onto them.
- c) Developments with commercial lower level active frontage can be complimented by residential uses at upper levels in order to create life and passive surveillance of the public realm outside normal business hours.
- c) Development proposals should bring a mix of uses and housing tenures, where appropriate, to help support and service existing and new communities. Where mixed use development is proposed, developers should provide an appropriate mix of uses that brings vibrancy through a range of activities and employment opportunities to the site at different times of the day and night, whilst still protecting levels of amenity.
- d) Activity stemming from new land uses should be concentrated around important nodes and located in a way which encourages the use of pedestrian and cycle routes.
- e) The type of active frontage that is appropriate will depend on the nature of the area and the street (and not the proposed ground floor use, which may change over time)
- f) In appropriate locations, vertical mixes of uses should be considered which will help to ensure that places vary during the night and day with degrees of use and vibrancy
- g) The role that all types of open space can play in terms of vibrancy and diversity, see SG 6 Green Belt and Green Network and the Council's Open Space Strategy.
- h) Parking provision or service functions should not dominate ground floor elevations

Developers should also refer to all other relevant Supplementary Guidance (SG), in particular SG3 - Economic Development, SG4 - Network of Centres, SG6 - Green Network, SG7 - Natural Environment, SG8 - Water Environment, SG11 - Sustainable Transport and all spatial SG.

GLASGOW QUALITIES OF PLACE - Adaptability + Sustainability

Places should be easily adaptable for future needs and should demonstrate best practice in sustainable design.

- A strong sense of place evolves over a long period of time and places should be nurtured, not constantly reconfigured. Good design recognises the long term value of creating places that are socially, economically and environmentally sustainable for future generations.
- Successful places do not need to be rebuilt, demolished or significantly altered after a short period of time if they are designed with high quality materials and long term resilience in mind and where they contribute to the character of an area. All public realm improvements should be sustainable in terms of materials, design and climate change resilience.
- Good quality places will function well and add to the overall quality of an area, not just for the short term but over the lifetime of the development
- Successful places are designed to accept, prepare for and adapt to change in order to evolve with the future needs of local communities and the City as a whole and to remain vibrant over time.
- Sustainable development considers the overlapping implications of the economy, environment and society.
- Sustainable and innovative approaches to the design of new development makes use of best practice to encourage greater energy, technology and resource efficiency whilst also encouraging further economic development and greater social equity.



An adaptable and sustainable place:

- incorporates high quality materials and has longevity;
- is efficient and has the capability to meet existing and future needs;
- considers the environment; and
- is flexible

adaptability +
sustainability

6

General Placemaking Principle: Adaptability and Sustainability

Is what is being
proposed sustainable in
the long term and able
to be adapted to meet
future needs?

- a) New development should demonstrate the highest standards of sustainable design and construction.
- b) New development should be designed in such a way that it is able to respond and adapt positively to changing circumstances.
- c) Maintenance issues should be carefully considered from the outset of the design process, including how materials and vegetation will age and be used over time. Developers are encouraged to use durable materials and incorporate appropriate planting, which complements and enhances the site and which is appropriate to Glasgow's climate.
- d) New development should be of an appropriate urban scale and townscape form which consolidates and/or enhances the traditional urban structure, respects neighbouring development and avoids overshadowing.
- e) Development proposals should incorporate a long term plan for effective management and maintenance.
- f) The layout of a site and the design of new buildings around spaces should take into account the requirements for waste recycling/storage and integrate provision for this into the design.
- g) New buildings and spaces, at all scales, should be designed to integrate surface water management solutions.
- h) New buildings should be well insulated and energy efficient.
- i) Spaces should be adaptable in terms of uses and useable at different times of the day and different times of the year
- j) Soft landscaping and green infrastructure should be integrated into design solutions e.g. planting, trees, grass, water etc
- k) Full consideration should be given to incorporating green infrastructure such as green walls, green roofs and rain gardens and private amenity space such as balconies, roof gardens and courtyards.
- l) Many traditional buildings are adaptable and can often provide the opportunity for sustainable development, in terms of energy efficiency, recycling and the reuse of valuable resources.

Developers should also refer to all other relevant Supplementary Guidance (SG), in particular SG3 - Economic Development, SG4 - Network of Centres, SG5 - Resource Management, SG6 - Green Network, SG7 - Natural Environment, SG8 - Water Environment and all spatial SG.

7 BROAD PLACEMAKING AIMS IN THE CITY'S KEY CHARACTER AREAS

- 7.1 This section of SG1 describes the key Character Areas in the City. It explains how they have evolved, what they look like today and what the broad plans for them are. It provides the broad conceptual strategy as to how development should respond to the unique identity of these key areas.
- 7.2 The 'Character Areas' section of the Guidance should be used as an informative resource and is not intended to be exhaustive or to apply to every single development project in exactly the same way. Each development site in Glasgow presents its own unique opportunity and as a result, an individual and tailored approach should always be taken in line with the Design Process described in Section 4.



Does the proposal relate to any of the key Character Areas in Glasgow?

If so, how can the proposal fully take account of the broad aims in these areas?





THE 10 CHARACTER AREAS

	Reinforce	Reinvent	Reconfigure	Refine	Respect	Reconnect	Repair	Reactivate
City Centre	●			●	●	●	●	●
Inner Urban Area	●					●	●	●
Town Centres	●	●				●	●	●
Historic Environment	●				●			
High Density Housing	●				●	●		●
Low Density Housing	●				●	●		●
Economic Areas	●	●	●			●	●	●
Derelict Land		●	●			●	●	●
Green Network				●	●	●		●
River Clyde		●				●	●	●

In each of the Character Areas above, different elements of **ALL** the above strategies will be relevant to greater or lesser degree. The above table focuses on the **KEY** thrust of Placemaking objectives in each respective Character Area.

CITY CENTRE

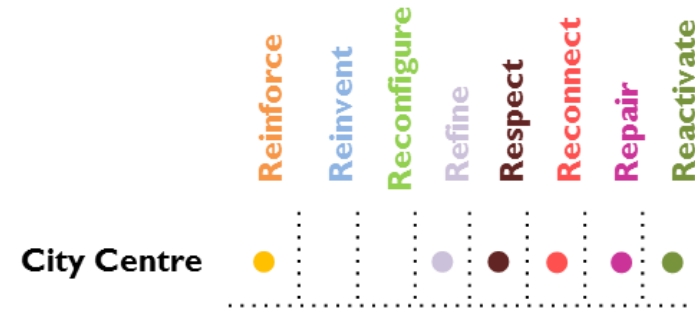
City Centre

7.3 Glasgow has a diverse and vibrant City Centre. The City Centre is the primary location for retail, office, education, commercial, leisure, tourism and civic uses serving the City Region and is a national transport hub. The City Centre has a strong urban character and Glasgow has a significant number of exceptional individual buildings, many with their own distinct identity. The character of the City Centre must be preserved and enhanced.

7.4 One of the key aims of the City Development Plan is to maintain and strengthen the role of Glasgow's City Centre as the key economic driver in the West of Scotland. New development should reflect the collective urban character of the City Centre by providing the highest quality individual buildings that demonstrate the strongest examples of innovative and contemporary design.

7.5 The placemaking priorities in the City Centre are:

- a) Retaining and enhancing townscape and civic character;
- b) Promoting high quality, innovative design;
- c) Safeguarding and supporting investment and existing uses;
- d) Improving the pedestrian and cycling experience;
- e) Ensuring that public spaces are well activated with appropriate levels of activity at different times of the day and night; and
- f) Encouraging and supporting a mix of complementary uses.



7.6 These priorities will help to **reinforce, reactivate and reconnect** the City Centre as Scotland's commercial and cultural hub whilst **repairing, respecting, refining** and enhancing its distinctive character and sense of place.

OTHER POLICY GUIDANCE:

CDP4/SG4: Network of Centres, CDP5/SG5: Resource Management CDP9/SG9: Historic Environment, CDP11/SG11: Sustainable Transport, Central Conservation Area Appraisal

CITY CENTRE: THINK ABOUT...

1. Townscape

Proposals must be bold and of a high quality, whilst acknowledging datums, building heights, scale and prevailing urban grain. Developments should reinforce building lines. New buildings should show consideration to their backdrop and respect important views.

2. Human Scale and Interest

Facades should activate the street and encourage pedestrian movement. Use architectural detailing, entrances, reveals and transparency at ground level to break up the possible monotony of the street and enhance the pedestrian experience.

3. Green Infrastructure and Controlling the Street Edge

Planting and trees can make a positive impact on the amenity of public spaces, air quality and storm water management. Consider the use of street trees, raised planters and rain gardens etc. to control the street edge for the enhancement of the pedestrian experience.

4. A Vibrant Mix of Uses

Look to create a vibrant mix of uses both horizontally and vertically. Ground floors should be activated. Good proposals will support different levels of activity throughout a 24hr period.

5. A Variety of Public Experiences

Consider the different users of the city centre and the variety of experiences that occur within a civic space. Consider the changing needs of all users of public spaces. Provide places to sit, rest and chat, and allow generous pavement widths for pedestrians.

6. Connectivity

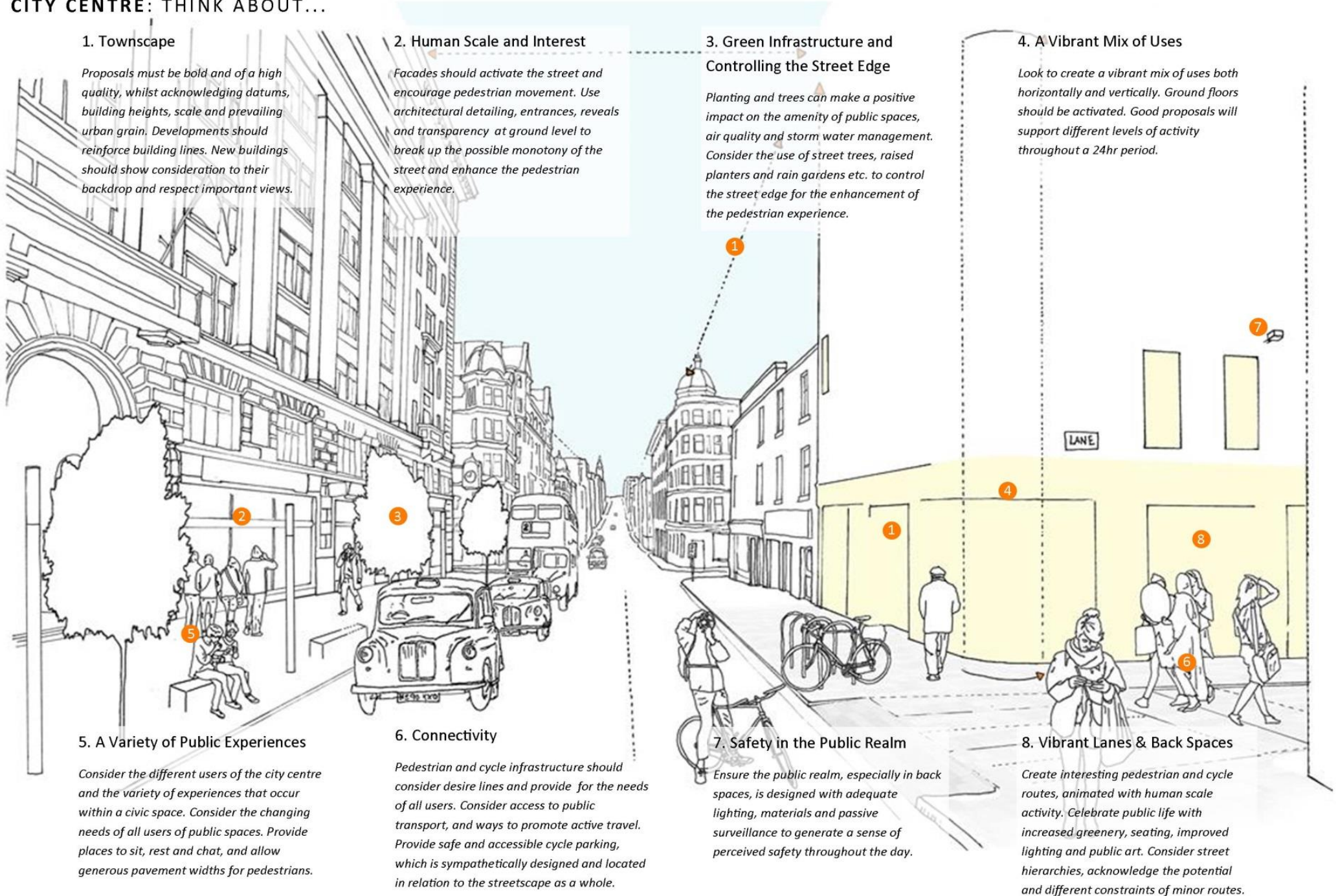
Pedestrian and cycle infrastructure should consider desire lines and provide for the needs of all users. Consider access to public transport, and ways to promote active travel. Provide safe and accessible cycle parking, which is sympathetically designed and located in relation to the streetscape as a whole.

7. Safety in the Public Realm

Ensure the public realm, especially in back spaces, is designed with adequate lighting, materials and passive surveillance to generate a sense of perceived safety throughout the day.

8. Vibrant Lanes & Back Spaces

Create interesting pedestrian and cycle routes, animated with human scale activity. Celebrate public life with increased greenery, seating, improved lighting and public art. Consider street hierarchies, acknowledge the potential and different constraints of minor routes.



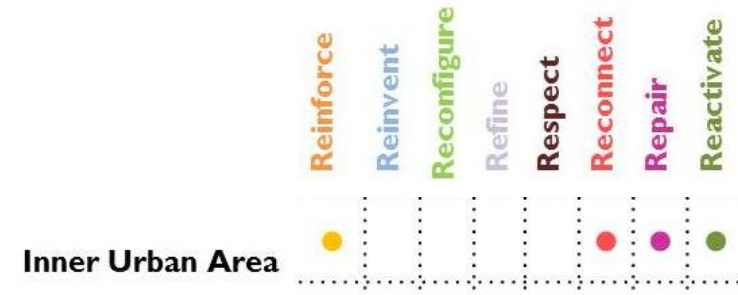
INNER URBAN AREA

Inner Urban Area

7.6 The Inner Urban Area is characterised by poorly defined and disconnected places, often with a lack of identity. The building of the M8 motorway, along with the development strategies of the 1980s, have arguably contributed to a bastion-like City Centre with a strong sense of place, but also with a history of neglected and disconnected fringe areas. Although changing rapidly, areas like Charing Cross, Anderston, Sighthill, Cowcaddens, Laurieston and Tradeston can often appear disparate and dislocated and can be inhospitable to pedestrians or lack a clear identity. Whilst these areas often contain vibrant communities and long-established businesses and institutions, they are often poorly defined in terms of spatial layout and lack of coherence can create severance for those passing-through, visiting and those who live, work and study there.

7.7 The Placemaking priorities in the Inner Urban Area are:

- a) repairing the built environment;
- b) re-establishing pedestrian priority and improving cycle connectivity;
- c) reactivating public spaces, improving green infrastructure and encouraging a mix of uses at different times of the day; and
- d) building upon and strengthening the sense of place and identity within existing communities.



7.6 These priorities will help to **repair** the urban fabric, **reinforce** local identity and **reconnect/reactivate** the Inner Urban Area.

OTHER POLICY GUIDANCE:

CDP4/SG4: Network of Centres, CDP10/SG10: Meeting Housing Needs, CDP11/SG11: Sustainable Transport.

INNER URBAN: THINK ABOUT...

1. Street Level Vibrancy and Interest

Whilst understanding the layers of street hierarchies, look to activate and add interest to ground level facades; use architectural detailing, entrances, reveals and transparency to break up large urban blocks. The activation of these urban blocks will help to reconnect the city centre with rest of the city.

2. Creating New Legible Routes

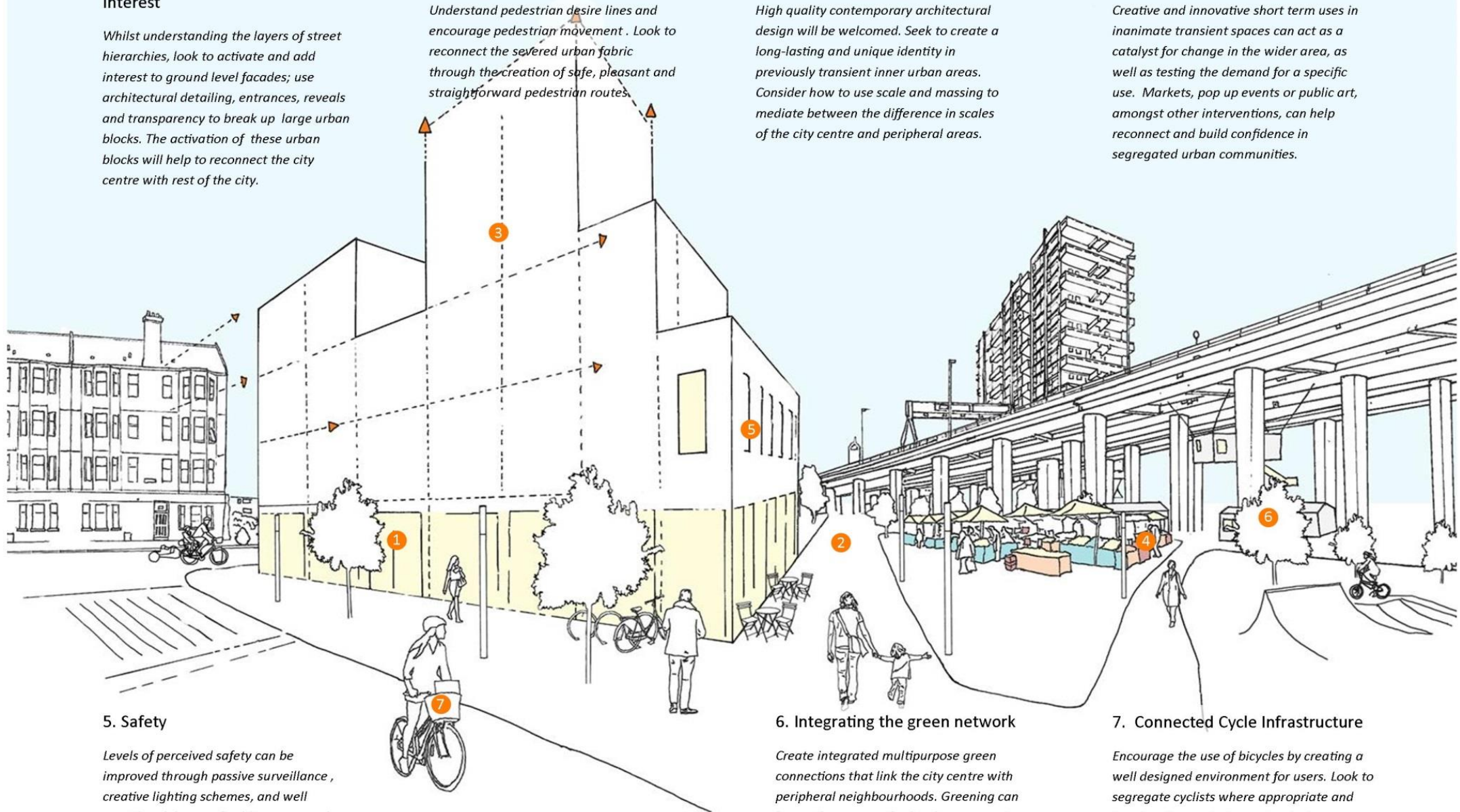
Understand pedestrian desire lines and encourage pedestrian movement. Look to reconnect the severed urban fabric through the creation of safe, pleasant and straightforward pedestrian routes.

3. A Bold New Townscape

High quality contemporary architectural design will be welcomed. Seek to create a long-lasting and unique identity in previously transient inner urban areas. Consider how to use scale and massing to mediate between the difference in scales of the city centre and peripheral areas.

4. Reanimation

Creative and innovative short term uses in inanimate transient spaces can act as a catalyst for change in the wider area, as well as testing the demand for a specific use. Markets, pop up events or public art, amongst other interventions, can help reconnect and build confidence in segregated urban communities.



5. Safety

Levels of perceived safety can be improved through passive surveillance, creative lighting schemes, and well considered design of public spaces and routes.

6. Integrating the green network

Create integrated multipurpose green connections that link the city centre with peripheral neighbourhoods. Greening can lessen the impact of vehicular transport structures, help mitigate flood risk whilst assisting with noise and air quality issues.

7. Connected Cycle Infrastructure

Encourage the use of bicycles by creating a well designed environment for users. Look to segregate cyclists where appropriate and feasible, from vehicles and pedestrians. Provide adequate, easily accessible and safe parking and storage facilities at destinations.

TOWN CENTRES

Town Centres

- 7.8 Glasgow has an extremely diverse network of 40 town centres. These town centres have their own identity and sense of place and are social and transport hubs for local residents. Rather than simply a functional location for jobs and services, town centres should be seen as representing the identity of areas and supporting many varied and diverse aspects of community life.
- 7.9 Town centres are the preferred locations for town centre uses. All development must recognise the important placemaking functions of a town centre; their role as social gathering places and areas of concentrated vibrancy and diversity that reinforce and enhance the existing character of a place and often the heart of a local community.
- 7.10 The Placemaking priorities within Town Centres are:

- a) Strengthening and enhancing the diversity, vibrancy, identity, and concentration of community uses in town centres;
- b) Encouraging an appropriate density and mix of uses; and
- c) Creating a meaningful connection to communities in order to reinforce a strong sense of place.



- 7.11 These priorities will help to **reinforce** and **reconnect** town centres as a focal point for community uses and re-establish or further establish community identity and custodianship.

OTHER POLICY GUIDANCE:

CDP4/SG4: Network of Centres, CDP9/SG9: Historic Environment, CDP11/SG11: Sustainable Transport.

TOWN CENTRE: THINK ABOUT...

1. A Vibrant Mix of Uses

A fine grain of horizontal and vertical uses, community hubs and social enterprises will be actively encouraged. Activity will be actively encouraged to spill out on to the street where appropriate.

2. Pedestrian and Cycle Movement

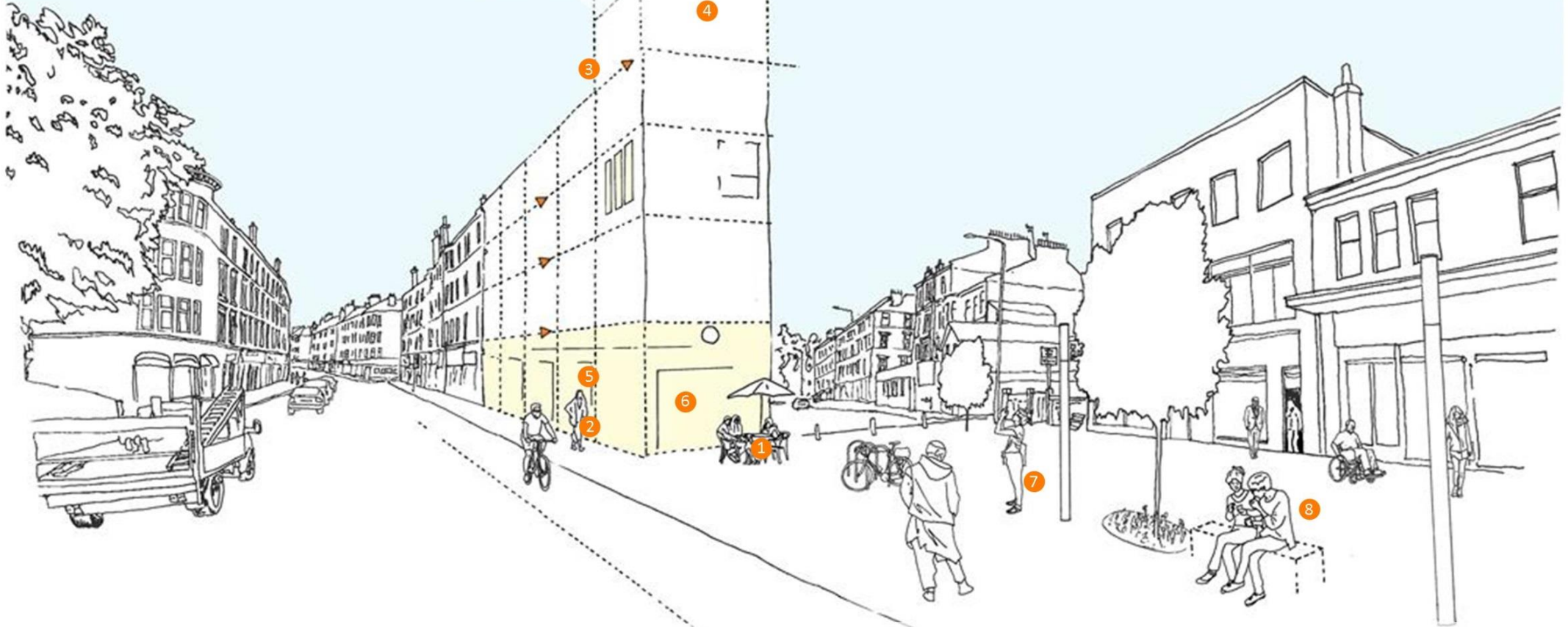
Consider the needs of the pedestrian and the cyclist. Places should be designed to accommodate the needs of different users. Vehicular transport infrastructure should be designed to put the pedestrian's needs before that of vehicles. Cycle parking should be overlooked and accessible.

3. Townscape

Consider local context regarding scale, proportions, façade treatment, and the reinforcement of building lines. Street hierarchies should be acknowledged and any action should be appropriate to the scale and character of the space.

4. Civic Presence

Understand the role of a town centre. Work with your context to understand and enhance civic presence, gateways and the creation of landmarks where appropriate.



5. Human Scale and Complexity

Use architectural detailing, entrances, reveals and transparency to increase the complexity at the lower floors. Buildings should activate the street to encourage pedestrian movement and enhance the pedestrian experience. Avoid creating blind spots which facilitate antisocial behaviour.

6. Shop Fronts

Shop fronts should be well proportioned and uncluttered. Original features should be retained and celebrated on historic buildings. Security devices should have a minimal impact on the architectural features and the appearance of a building and street scene.

7. Public Realm

Consider the human scale and employ integrated green infrastructure to soften hard landscape, manage surface water and reduce air pollution. Ensure the public realm is designed with adequate lighting, materials and passive surveillance to enable it to be used 24hrs a day.

8. Variety of Experiences

Consider the different speeds people move at, and the variety of experiences that occur within a civic space. Provide places to sit and chat, generous pavement widths and cycle parking.

HISTORIC ENVIRONMENT

Historic Environment

7.12 Glasgow has a varied and rich historic environment which has helped to shape the identity of the City. This historic environment includes a wide variety of elements, from historic buildings and conservation areas, to social and industrial history, archaeology and historic landscapes. Glasgow currently has 24 Conservation Areas and over 1,800 items have been listed by Scottish Ministers as being Buildings of Special Architectural or Historic Interest, with the City containing many nationally and internationally significant and listed buildings from the Medieval, Georgian, Victorian, Edwardian, Modern and Post Modern periods. These buildings have a key placemaking role and their retention, renovation and visibility should always be considered as a starting point for development. The historic environment provides an important placemaking function that must be understood, safeguarded, celebrated and integrated as an important City's asset.

7.13 The placemaking priorities in the Historic Environment are:

- a) Protecting and enhancing the unique character of historic buildings, structures and settings;
- b) Promoting new development of the highest design and material quality which respects and integrates with the existing historic environment; and
- c) Maximising the contribution that the Forth and Clyde Canal, River Clyde and other waterways can make in terms of the City's cultural heritage.



7.14 These priorities will ensure development within the historic environment does not detract from the quality and character of the existing historic environment, but instead **respects** and fully integrates with the existing townscape and helps to **reinforce** and build on the City's assets

OTHER POLICY GUIDANCE:

CDP6/SG6: Green Belt and Green Network, CDP9/SG9
Historic Environment

HISTORIC ENVIRONMENT: THINK ABOUT...

1. Townscape

Acknowledge the prevailing historical urban forms. Developments should recognise existing the building lines, datums, heights, surrounding roofscape and the prevailing townscape's architectural ambition.

2. Façade Treatment

Work with your context, acknowledge the logic and ordering of facades. Use sensitive materials which age gracefully and complement their surroundings.

3. Proportions

Work with your context, by recognising existing facades' rhythms and architectural proportions. Consider solid to void ratios and architectural detailing.

4. Adjacencies

Consider the entrance, its relationship to the street and the public/private interface. Consider the prevailing pattern and hierarchies of entrance thresholds in the immediate context.

5. Protecting and Enhancing the Historic Open Space Network

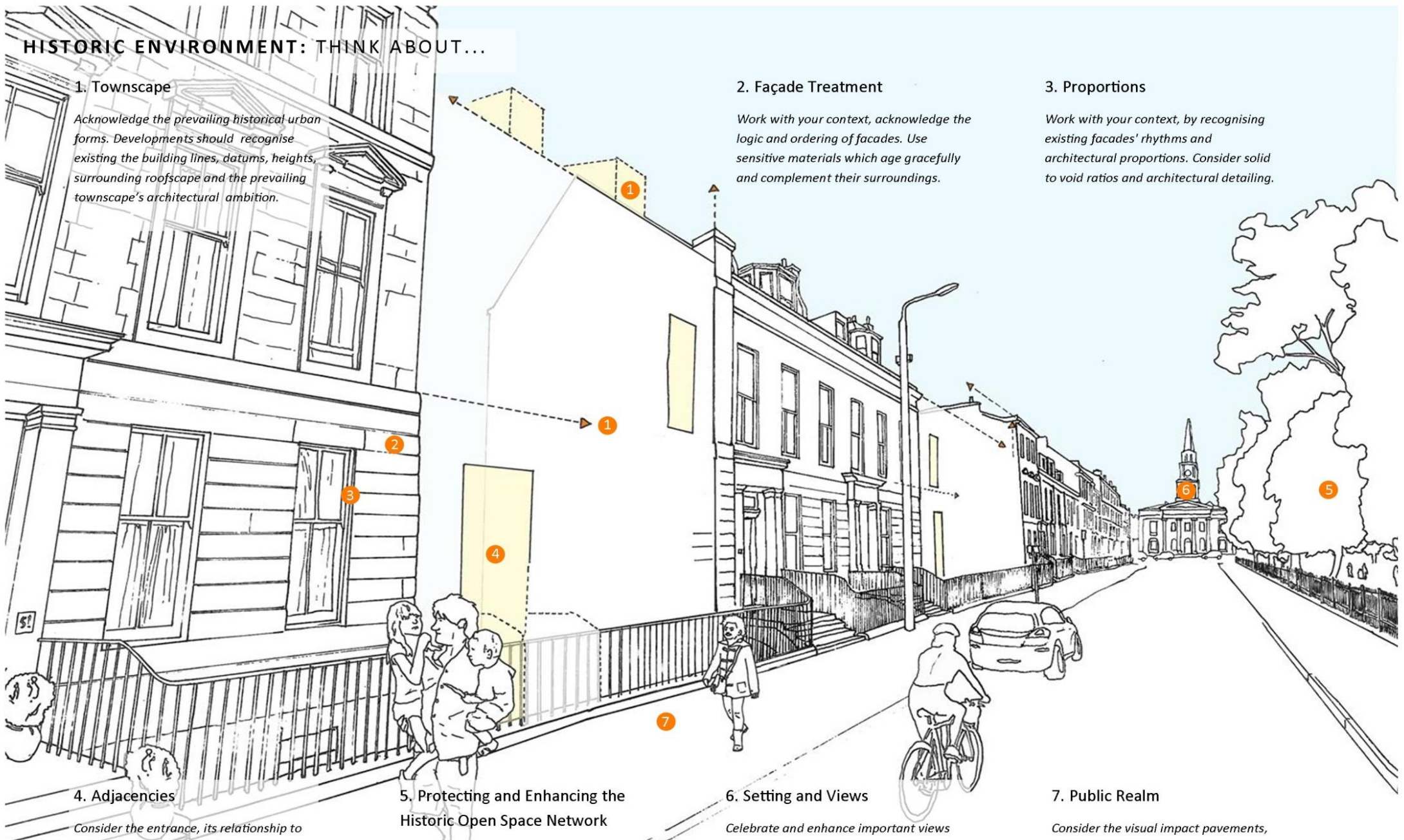
Trees, parks, designed landscapes and green spaces should be celebrated and enhanced. Look to improve access and functionality of such spaces. In particular celebrate and protect veteran trees.

6. Setting and Views

Celebrate and enhance important views and significant buildings of historical architectural value. Increase or enhance sightlines to historic buildings.

7. Public Realm

Consider the visual impact pavements, paths and street design have on the historic environment. A pallet of complementary, durable and high quality materials should be chosen. Clutter of furniture, signs and advertising should be avoided.



HIGH DENSITY HOUSING

High Density Housing

7.15 Glasgow's high density housing principally takes the form of tenements and high rise blocks. Tenements are the archetypal Glasgow built form and have played a significant role in the historical development of the City, its memories and in the way communities live and interact. Glasgow's tenements are ingrained in the physical character of the City and the social life of its citizens. Tenements help to create a strong sense of place and they give Glasgow a clearly defined identity, with their height, density, materials, façade articulation and distinctive courtyard form. While many tenements were demolished in the 1960s, their cultural significance and the merits of their housing provision are now widely recognised and supported. Creative modern interpretation of the tenement is welcomed, especially where height, façade articulation and materials respond to the City's existing outstanding tenemental areas in innovative and contemporary ways.

7.16 New developments in inner urban housing areas should consider the success/failure of previous Glasgow housing typologies.

7.17 The Placemaking priorities for High Density Housing are:

- a) Providing high quality community facilities and levels of amenity;
- b) Creating vibrant communal open spaces that seek to foster a sense of custodianship and encourage the adaptability of

- grey open space (multifunctional grey spaces can often be used and adapted for play, transport and leisure use);
- c) Promoting development of an appropriate density; and
- d) Integrating public transport and active travel connections



7.18 These priorities will contribute towards **reinforcing** the sense of community within high density areas. By promoting a range of community amenities and improving links, the aim is to **reactivate** these areas and **reconnect** them to other parts of the City.

OTHER POLICY GUIDANCE:

CDP5/SG5: Resource Management, CDP6/SG6: Green Belt and Green Network, CDP10/SG10: Meeting Housing Needs, CDP11/SG11: Sustainable Transport, Design Guide for New Residential Areas.

HIGHER DENSITY RESIDENTIAL: THINK ABOUT...

1. Street Edge

Reinforce the street edge, while ensuring that the public private interface is clearly understood. Entrance thresholds should respond to street hierarchy. On secondary streets this can be achieved through the provision of buffer spaces ('defensible spaces') for ground floor residences.

2. The Successful Elements of Glasgow Tenemental Living

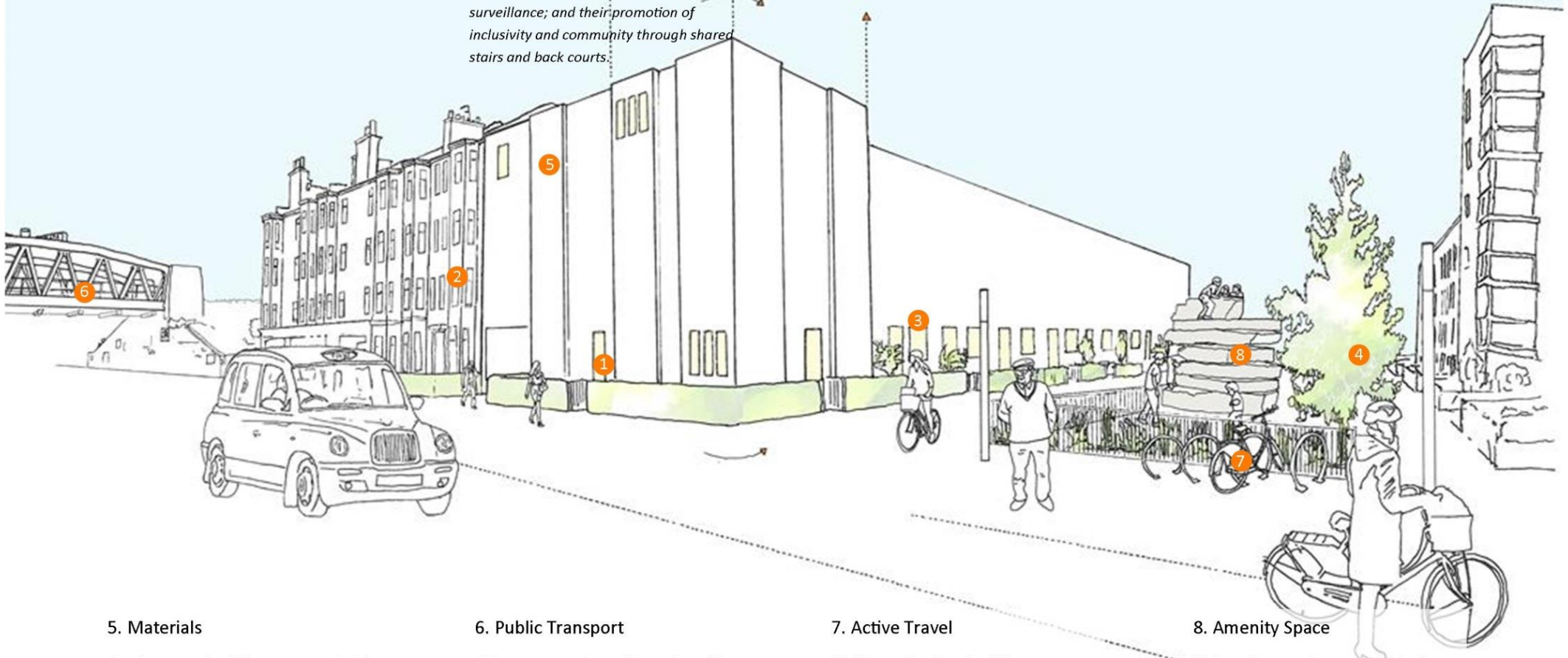
Where appropriate capitalise on the successful traits of the tenement, such as; the finely grained facades; the activation of ground floor facades; their considered relationship with the street; mix of uses; and their employment of passive surveillance; and their promotion of inclusivity and community through shared stairs and back courts.

3. Legibility

Developments should be clearly understandable and easily navigable. Look to designing buildings with frequent, well located entrances along with ground floor windows that activate routes and public space whilst providing 'eyes on the street'. Do not obstruct sightlines.

4. Connected Sustainable Infrastructure

Incorporate integrated infrastructure which brings together walking, cycling, green spaces and SUDs in a useable network



5. Materials

Developments should be constructed with robust materials which age gracefully and complement their surroundings.

6. Public Transport

Enhance connections with nearby public transport nodes. Housing density around existing hubs should be maximised where possible.

7. Active Travel

Walking and cycling should be encouraged through the provision of accessible, safe, legible routes and sufficient sheltered cycle parking facilities. Vehicle parking provisions should not compromise provision for walking and cycling.

8. Amenity Space

High quality amenity space which offers family and life-long activity options is a priority. Such spaces should have a sense of custodianship and a clear identity, with opportunities to garden and play.

LOWER DENSITY HOUSING

Lower Density Housing (terraces, semi-detached and villas)

7.19 While often recognised as a city of tenements, Glasgow has a strong tradition of lower density villas, terraces and garden suburbs. The City has a rich history of building high quality family and lower density housing that provides access to gardens and wild spaces.

7.20 The Placemaking priorities for lower density housing are:

- a) Creating sustainable communities;
- b) Providing community facilities;
- c) Delivering high quality, accessible, multifunctional blue, green and grey open space; and
- d) Fostering social interaction and mitigating social isolation.



7.21 These priorities will help to **reconnect** existing local communities and **reactivate** sustainable neighbourhoods throughout the City. Improving the quality of local facilities and amenities will help to **reinforce** and support the development of high quality places.

OTHER POLICY GUIDANCE:

CDP6/SG6: Green Belt and Green Network, CDP10/SG10: Meeting Housing Needs, CDP11/SG11: Sustainable Transport, Design Guide for New Residential Areas.

LOWER DENSITY RESIDENTIAL: THINK ABOUT...

1. Unique Character and Identity

Create a distinct identity that responds to its Glasgow context and creates a unique sense of place. Developments should look to achieve a bespoke context based design solution and avoid mass produced product based design.

2. Legibility and Permeability

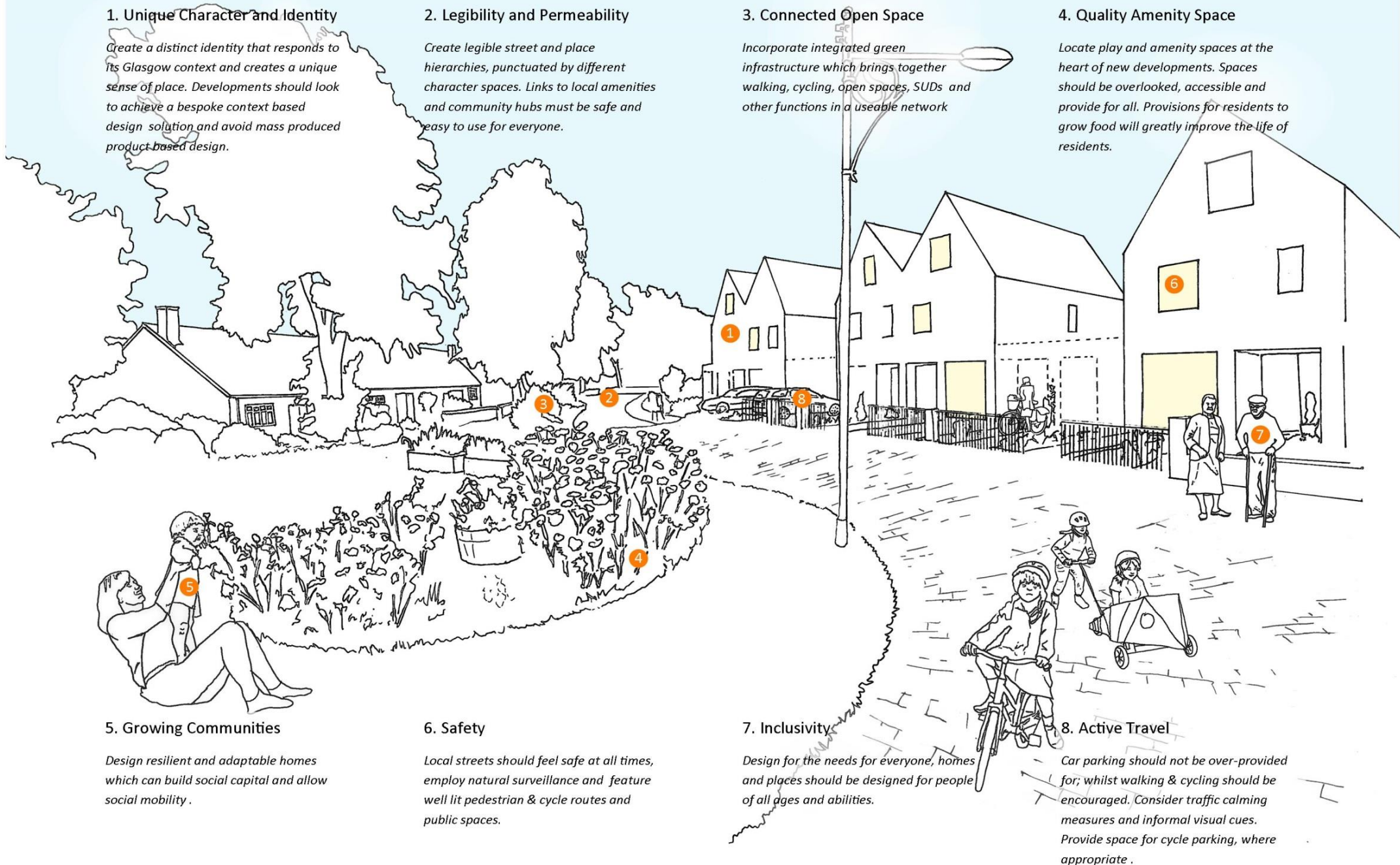
Create legible street and place hierarchies, punctuated by different character spaces. Links to local amenities and community hubs must be safe and easy to use for everyone.

3. Connected Open Space

Incorporate integrated green infrastructure which brings together walking, cycling, open spaces, SUDs and other functions in a useable network

4. Quality Amenity Space

Locate play and amenity spaces at the heart of new developments. Spaces should be overlooked, accessible and provide for all. Provisions for residents to grow food will greatly improve the life of residents.



5. Growing Communities

Design resilient and adaptable homes which can build social capital and allow social mobility.

6. Safety

Local streets should feel safe at all times, employ natural surveillance and feature well lit pedestrian & cycle routes and public spaces.

7. Inclusivity

Design for the needs for everyone, homes and places should be designed for people of all ages and abilities.

8. Active Travel

Car parking should not be over-provided for; whilst walking & cycling should be encouraged. Consider traffic calming measures and informal visual cues. Provide space for cycle parking, where appropriate.

Economic Development Areas

7.22 Industry and business can help to provide a sense of place. It can connect places and gives communities a sense of purpose and a shared identity. While many of the famous historic industries associated with Glasgow’s shipbuilding and steelworking operations have now gone, their legacy remains an important contributor to the City’s sense of place. New industries help to create a changing sense of place and it is important that they build on and reflect a character that is particular to Glasgow and connected to the people of Glasgow, rather than importing generic spaces that could be located in any other town in the UK.

7.23 As part of the new placemaking agenda, the City seeks to encourage compatible, supporting uses and developments within Glasgow’s Economic Development Areas, where appropriate, in order to create diverse and sustainable environments. Each Economic Development Area in the City requires a tailored approach to placemaking. Whilst some may benefit from the introduction of new uses, it is recognised that other areas may be better served with small scale interventions such as public realm improvements, open space and landscaping. Economic development areas should be accessible via active travel and public transport by employees

7.24 The Placemaking Priorities for Economic Development Areas are:

- a) Encouraging a mix of compatible uses and developments;
- b) Promoting high quality public realm and improved amenity;

- c) Creating adaptable and sustainable industrial/business areas; and
- d) Promoting active travel options for employees.

7.25 These priorities will help to **reinforce** and **repair** existing established economic areas and **reinvent, reconfigure and reactivate** industrial and business areas where there is scope to introduce new uses to help better **reconnect** them to other parts of the City.



OTHER POLICY GUIDANCE:

CDP6/SG6: Green Belt and Green Network, CDP11/SG11: Sustainable Transport

ECONOMIC DEVELOPMENT AREAS: THINK ABOUT...

1. Active Travel

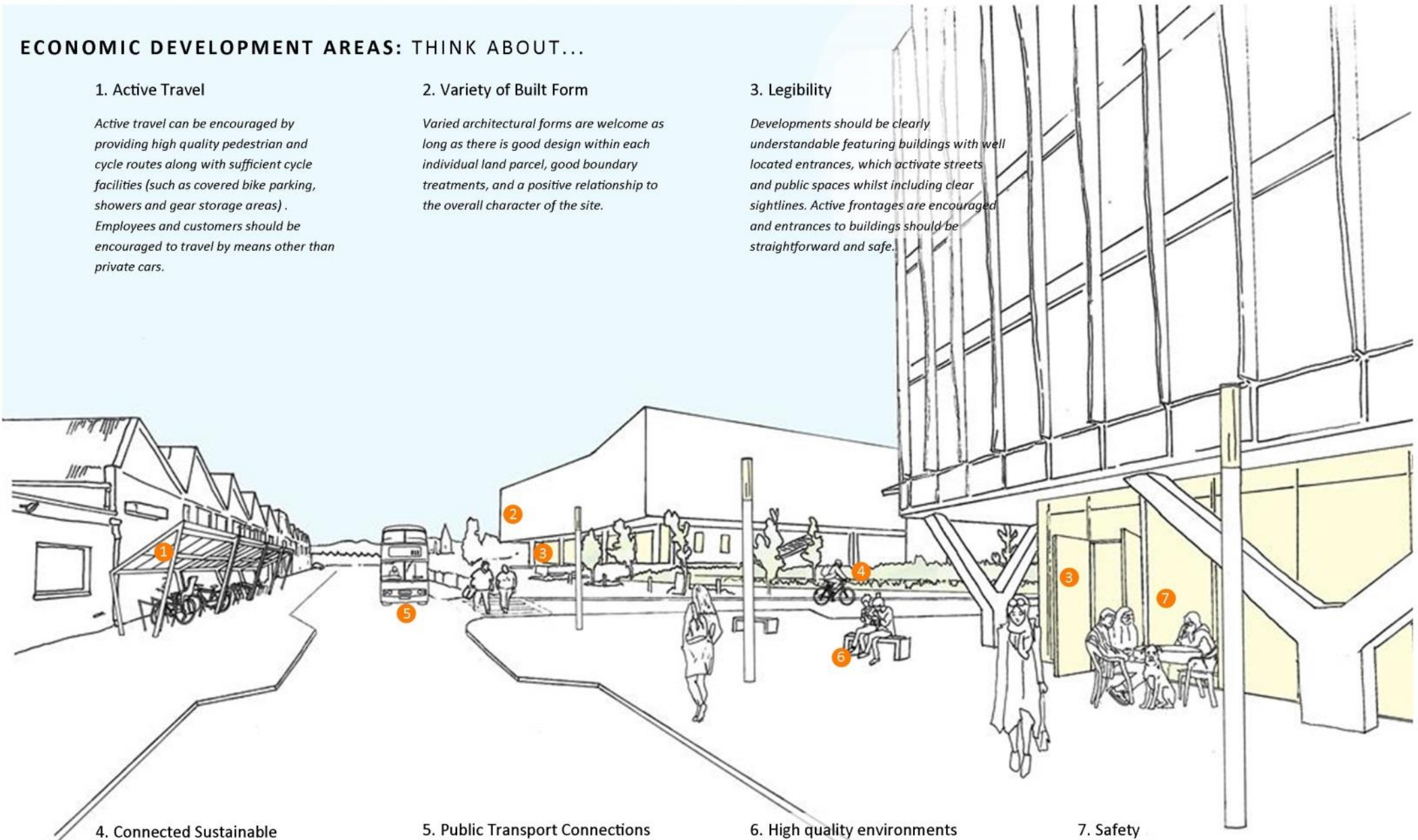
Active travel can be encouraged by providing high quality pedestrian and cycle routes along with sufficient cycle facilities (such as covered bike parking, showers and gear storage areas) . Employees and customers should be encouraged to travel by means other than private cars.

2. Variety of Built Form

Varied architectural forms are welcome as long as there is good design within each individual land parcel, good boundary treatments, and a positive relationship to the overall character of the site.

3. Legibility

Developments should be clearly understandable featuring buildings with well located entrances, which activate streets and public spaces whilst including clear sightlines. Active frontages are encouraged and entrances to buildings should be straightforward and safe.



4. Connected Sustainable Infrastructure

Incorporate integrated infrastructure which brings together walking, cycling, open spaces and SUDs in a useable network

5. Public Transport Connections

Well connected places of work will reduce private vehicle use. Developers may need to actively pursue public transport provision for their site at an early stage.

6. High quality environments

High quality places for work can be achieved through the understanding and enhancement of public realm and the provision of quality amenity space for workers including gardens & seating areas.

7. Safety

Make an area feel safer outside of business hours by providing a high quality and well-designed lighting scheme, and design public space and routes with passive surveillance and street level activity.

DERELICT LAND

Derelict Land

7.26 Glasgow has the largest amount of vacant urban land in Scotland. An estimated 61% of the population live within 500m of a derelict site (Scottish Vacant and Derelict Land Survey). This can make places feel unsafe and be a visual blight on the character of an area.

7.27 Many vacant and derelict sites have significant potential and their development is very important to Glasgow. In areas of significant vacant and derelict land, there may not be the same pressures with regards to respecting the historic built context or responding to neighbouring built forms. This creates an opportunity to develop an innovative new character for a place that responds to Glasgow's history and identity in a contemporary and inventive way. New development should be ambitious in these areas and illustrate a highly considered urban design strategy. Regenerating derelict land is a major challenge for the City. Many sites contain contamination and there often significant resource implications.

7.28 The Placemaking priorities for vacant and derelict sites are:

- a) Reaffirming the character and identity of places;
- b) Repairing street edges and improving legibility to make environments safer and more vibrant places to be;
- c) Developing a strong 'Glasgow-appropriate' architecture with its own distinctive identity and character; and
- d) Retaining informally established green infrastructure (e.g. woodland), where appropriate.



7.29 These priorities will help to **repair** and **reconnect** the urban fabric and **reinvent/reactivate areas**, where appropriate, **reconfiguring** some areas with a new sense of place.

OTHER POLICY GUIDANCE:

CDP3/SG3: Economic Development, CDP6/SG6: Green Belt and Green Network, CDP10/SG10: Meeting Housing Needs, CDP11/SG11: Sustainable Transport

SMALL SCALE VACANT & DERELICT LAND: THINK ABOUT...

1. Animation of Blank Gables

Inanimate spaces can be made more vibrant and achieve a sense of community ownership through simple creative treatments of blank gables and the refurbishment of site boundaries.

2. Reaffirm and Reinvent Character

Celebrate important social and historic features of the area. Creative responses which reinvent stalled spaces and buildings will help to rebuild confidence in blighted areas.

3. Integrated Networks:

Vacant and derelict land can often form large barriers separating communities. Integrated infrastructure networks should be considered as a first phase of development on derelict land. Consider starting with safe and pleasant walking & cycling routes and the green network (including SUDs).

4. Temporary Community Uses

Consider the wider benefits of assisting with basic maintenance and management of nearby vacant and derelict sites. Investigate animating derelict spaces through temporary community uses and events, such as markets, gardens and growing spaces.



5. Safety

Derelict land can often feel unsafe and unwelcoming. Help alleviate these concerns through improved lighting, passive surveillance management of vegetation and the animation of spaces.

6. Embedded Future Urban Features

When implementing a temporary solution consider embedding urban design features which can later be adopted by the final uses of the site, such as routes, lighting or public artwork.

7. The Involvement of the Local Community

The involvement of the local community will help with understanding of social character and context., whilst also creating a sense of shared custodianship.

8. Repairing Urban Form

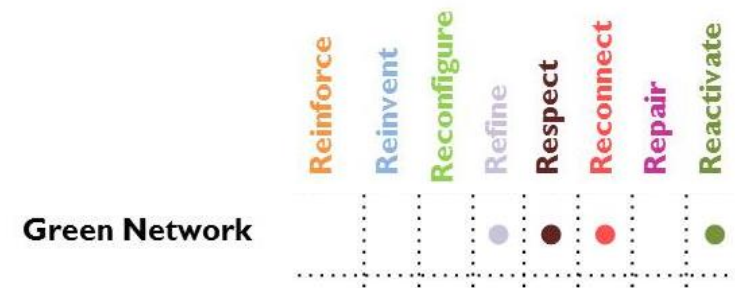
Vacant sites often suffer from poor edge conditions. Consider reinforcing street edges and ensure that open spaces are activated and have a clear identity and sense of custodianship.

GREEN NETWORK

Green Network

- 7.30 Glasgow (the ‘dear green place’) has a character defined by its landscape and topography, from its drumlins and river valleys, to an extensive Green Network and hierarchy of landscape features. Glasgow hosts an extraordinary biodiversity, its City parks and street trees provide a wide variety of health and wellbeing benefits, and help to define the identity of the City. The varied and unique landscape characteristics of the City are as important to Glasgow’s sense of place as its architecture, and improved management, maintenance, definition, use, and functionality of these spaces is one of the City’s greatest placemaking opportunities.
- 7.31 The Green Network consists of a variety and hierarchy of different elements, from strategic green hubs (such as parks, woodlands, golf courses, sports facilities and allotments), to connecting corridors and links (such as waterways, trees, railway lines, motorways and trunk roads) to smaller scale elements (such as local open spaces and green roofs, ground level planting and street trees). All of these elements and their connections are essential to the City, its wildlife and its ability to adapt to climate change. They contribute positively to townscape quality, help to improve levels of local amenity, provide opportunities for biodiversity and essential habitat links and reduce heat islands and air pollution.
- 7.32 The placemaking priorities for the Green Network are:

- a) Safeguarding/maintaining multi-functional quality open spaces;
- b) Improving accessibility to, and through, open space;
- c) Enhancing the functionality, quality, biodiversity, connectivity of and access to the Green Network; and
- d) Consolidating and expanding the extent of high quality, bio-diverse open space in order to create an accessible, well-functioning, multi-functional Green Network.



- 7.14 These priorities will help to **respect, reconnect/reactivate** and enhance Glasgow’s existing green network and **refine** the quality, diversity and accessibility of open spaces available.

OTHER POLICY GUIDANCE:

CDP8/SG8: Water Environment, CDP6/SG6: Green Belt and Green Network, CDP7/SG7: Natural Environment, CDP11/SG11: Sustainable Transport, CDP12/SG12 - Delivering Development.

GREEN NETWORK: THINK ABOUT...

1. Pedestrian and Cycling Routes

The green network can provide safe and pleasant routes to and through the city. Seek to integrate new and existing green infrastructure in the development of pedestrian and cycling routes.

2. High Quality Open Spaces

Protect, enhance and improve access to and through existing high quality open spaces. Seek to integrate them at the heart of communities.

3. Biodiversity Role

The green network is home to a multitude of flora and fauna. It provides safe passage through the urban environment for many insects, birds and animals. Consider the role of your site in the wider network and seek to enhance it. An overly manicured site can reduce its capacity to support biodiversity. 'Wild areas' are valuable within the overall green network resource and can reduce maintenance costs.

4. Amenity Spaces

Residential amenity spaces and private gardens provide important links in the green network whilst also having a positive impact of residents lives.

5. Drainage Networks

Look at reducing impermeable surfaces and using SUDs, swales and street planting to increase drainage lag times. Look at integrating this seamlessly and creatively into safe and pleasant urban spaces and routes.

6. Community Use

Investigate animating derelict spaces through temporary green community uses such as community gardens and growing spaces.

7. Linking up Open Spaces

Consider how new development can help to join up pockets of open space improve the functionality of it, and reinforce the network.



CLYDE CORRIDOR

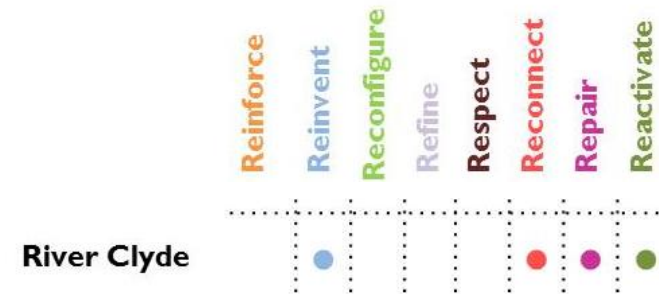
Clyde Corridor

7.33 The River Clyde has always played an important role in the history of Glasgow from international trade to Clyde shipbuilding. Whilst the River is experiencing massive regeneration and finding a new identity as a recreational, residential and business area, its industrial heritage is intrinsic to Glasgow. The building of the SECC, Glasgow Science Centre and Glasgow Harbour has significantly transformed the River Clyde Corridor following decades of industrial decline and piecemeal redevelopment. While there are a number of major attractions along the River, there are still significant areas of vacant land, and in some areas pedestrian, cycling and public transport connectivity remains poor. New development has the potential to redress this balance, and improve pedestrian and cycle connectivity by enhancing the public realm and supporting a mix of uses that encourage lively public realm areas and riverside activity throughout the week and at different times of day and night.

7.34 The placemaking priorities in the Clyde Corridor area are:

- a) Successfully integrating the River with the rest of the City;
- b) Re-connecting the City and the River Corridor to capitalise on this significant and valuable asset;
- c) Providing a mix of opportunities to live, play, work, study and access the open space (the largest open space in the City);

- d) Activating the River itself by providing access points for water based activities and marine facilities (eg accessible moorings); and
- e) Improving continuous walking and cycling connectivity along both banks of the River.



7.35 These priorities will enable the City to **reconnect** with the Clyde and **repair and reinvent** the range of available spaces for new uses, maximising opportunities and **reactivating** areas.

OTHER POLICY GUIDANCE:

CDP8/SG8: Water Management, CDP6/SG6: Green Belt and Green Network, CDP10/SG10: Meeting Housing Needs, CDP11/SG11: Sustainable Transport

CLYDE: THINK ABOUT...

1. Safety

Alleviate perceived safety issues by providing a high quality and well-designed lighting scheme, as well as ensuring routes and public spaces are overlooked and activated.

2. Enhancing Historic Character

Glasgow's industrial legacy remains an important contributor to the city's identity. Celebrate a site's socio-historical importance through the retention, enhancement and highlighting of historic features.

3. Human Scale and Interest

Use architectural detailing, entrances, reveals and transparency at ground level to break up the monotony of the industrial scale urban form and large urban blocks.

4. Reinforce the Street

Where the urban fabric has become disjointed and fragmented, street edge and street hierarchies should be reinforced and street level facades should be activated.

5. An Enhanced Pedestrian and Cycle Experience

Improve walking and cycling connections to neighbouring centres and along the riverside. High quality pedestrian experiences provide places to sit and rest; generous pavement widths, public toilets, and are straightforward to navigate.

6. Greening Spaces

Seek out opportunities to provide quality amenity space and urban greening which can successfully complement the greater green network and improve surface water management

7. Improved Connections

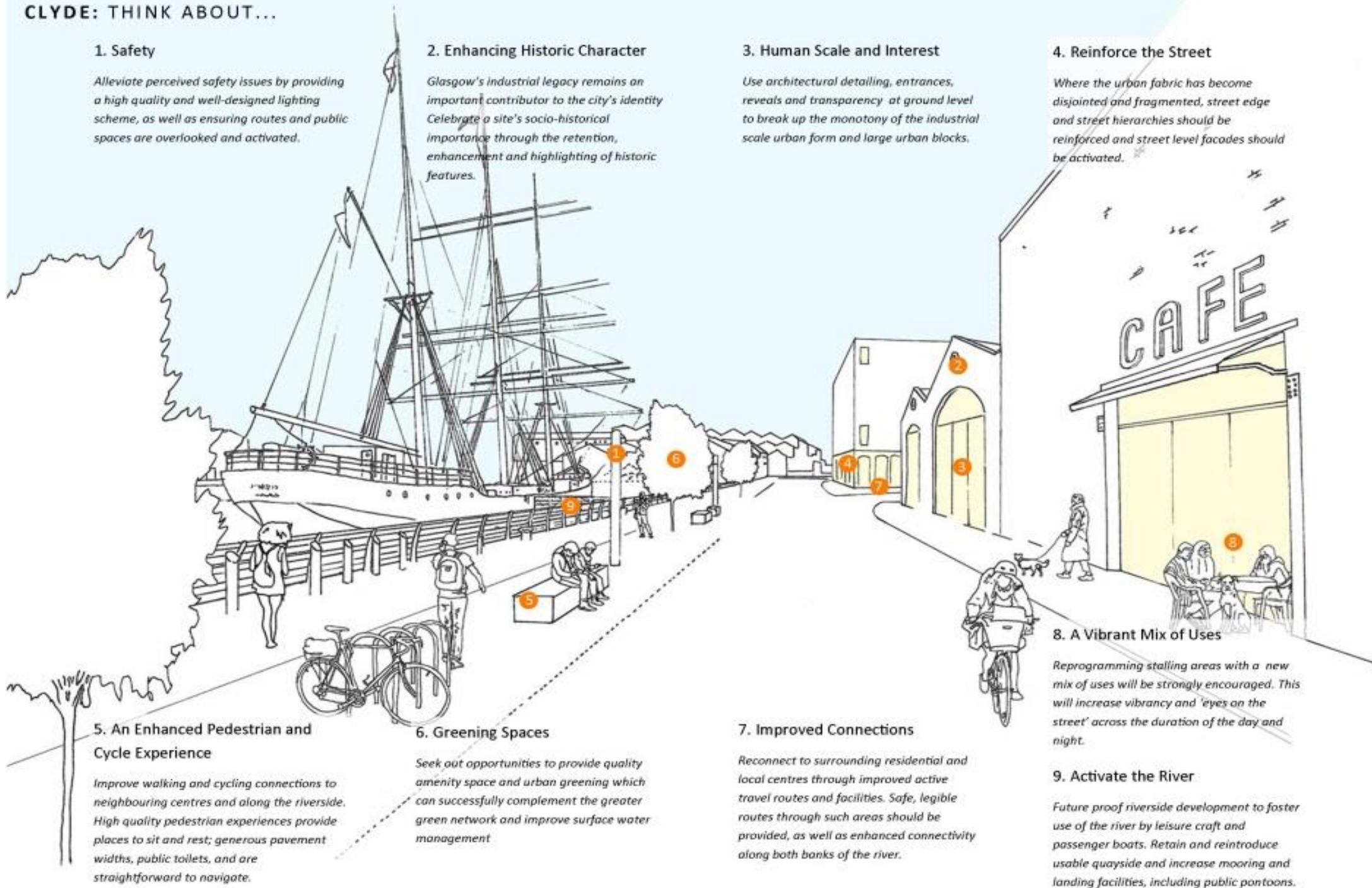
Reconnect to surrounding residential and local centres through improved active travel routes and facilities. Safe, legible routes through such areas should be provided, as well as enhanced connectivity along both banks of the river.

8. A Vibrant Mix of Uses

Reprogramming stalling areas with a new mix of uses will be strongly encouraged. This will increase vibrancy and 'eyes on the street' across the duration of the day and night.

9. Activate the River

Future proof riverside development to foster use of the river by leisure craft and passenger boats. Retain and reintroduce usable quayside and increase mooring and landing facilities, including public pontoons.



SGI - DETAILED GUIDANCE

1 Sustainable Development

- Cultural Heritage
- Inclusive Design
- Temporary Uses
- Community Facilities
- Energy Efficient Buildings
- Development of Brownfield Land and Contaminated Sites

2 Residential Development

- Conversion and Sub Division to Residential Use
- Residential Development in Lanes and Gardens
- Residential Density
- Residential Layouts
- Non Residential
- Development Affecting Residential Areas
- Alterations to Dwellings and Gardens
- Residential Development in the City Centre

3 Commercial Premises

- Commercial Uses in Residential Property
- Alterations to Shops and Other Commercial Buildings

4 Amenity

- Air Quality
- Noise
- Active Travel and Play
- Day Care Nurseries
- Community Safety

5 Detailed Design

- Building Materials
- Tall Buildings

6 Public Realm

- Public Realm
- Lighting

7 Waste Storage, Recycling and Collection

8 Signs and Advertising