



South Central Glasgow

An overview for the preparation of the
Local Development Framework

What is a Local Development Framework

Glasgow's City Development Plan proposes **Local Development Frameworks** for those parts of the city where it is recognised that an additional layer of planning intervention is required to deliver Glasgow's Strategic Outcomes –



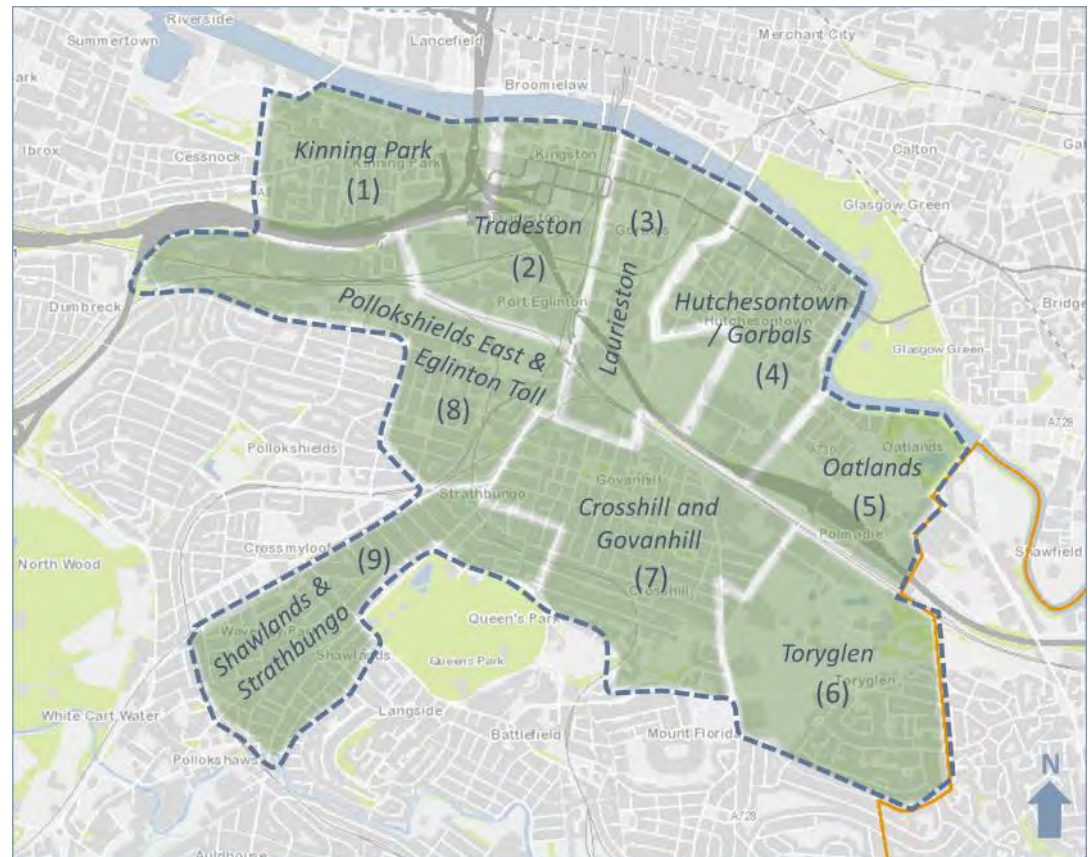
The overarching principles for Local Development Frameworks are to:

- Provide an overview of the social, spatial and economic geography of the area and to develop an understanding of the distinct character areas within the study.
- Identify key local challenges as well as significant opportunities to provide a strong context for regeneration related funding bids
- Create a vision and framework for the city district to make planning central to regeneration activity and to direct development, ensuring that all the activity - ongoing and in the future, contributes to the advancement of a cohesive whole.
- Provide basis for partnership working with relevant agencies, groups and the public.

South Central Local Development Framework – Study Area

For the purpose of this Local Development Framework, the South Central area of Glasgow is defined as the area south of River Clyde, as shown in the map below; further subdivided in the following 9 neighbourhoods / areas:

1. Kinning Park
2. Tradeston
3. Laurieston
4. Hutchesontown / Gorbals
5. Oatlands
6. Toryglen
7. Crosshill & Govanhill
8. Pollokshields East & Eglinton Toll
9. Shawlands & Strathbungo



Historical context and evolution of the area

Early 1800s

Industry grows in the South - Govan, Kinning Park, Tradeston and Govanhill

Plans for middle class housing in **Kinning Park** abandoned in favour of worker housing.

Elite neighbourhoods developed in **Laurieston, Gorbals** lose their appeal in favour of the west due to industrialisation.

Population grows as people come to the area for employment and fleeing persecution in other parts of the country and world.

1840 - General Terminus Quay is built in **Kinning Park**, first part of Glasgow Harbour to be served by mainline railway.

1850 - 1920

Industry flourishes in the South and population continues to grow rapidly

Dixon's Blazes owners lay out worker housing in **Govanhill**, leading to development of tenement blocks.

Pollokshields develops as one of Glasgow's most attractive and affluent neighbourhoods, villas in the west and the east more dense with tenements, shops and supporting facilities.

Shawlands, following rapid growth, is absorbed into Glasgow in 1891, along with **Strathbungo** and goes on to become an immensely vital commercial town centre for the South Side of Glasgow.

1920 - 1960

Continued population growth results in overcrowding & poor housing conditions

Tenements are subdivided into tiny flatlets. Industries infiltrate back courts and quality of housing stock declines due to lack of maintenance. Areas become notorious for violence.

In response, Glasgow Corporation plans for urban renewal through slum clearance and relocation in comprehensive development areas (CDAs). **Kinning Park, Shields Road, Laurieston, Hutchesontown (Gorbals)** and **Govanhill** are among the 29 CDAs identified.

The 1960 Development Plan also brings back the Ring Road proposals to address traffic congestion, outlined in the 1945 "Bruce Report".

Historical context and evolution of the area (contd.)

1960 - 2000

Development Plan brings forth an era of redevelopment and urban change

*General Terminus in **Kinning Park** closes in 1978. The site is used for the Glasgow Garden Festival in 1988 and later converted into a residential area.*

*Construction of motorways begins in 1965 following "A Highway Plan for Glasgow". **Kinning Park** is cut in two by the motorway's western approach. Swathes of four-storey sandstone tenements gradually disappear.*

The redevelopment schemes are far from success – important buildings and traditional streets are lost, and large areas of ground are left derelict.

***Toryglen** is one of the new housing estates built in the 1960s on farmland to provide new homes for those displaced. The area contains the city's early experiments in multi-storey housing. But the signs of deterioration start appearing soon after.*

***Govanhill** survives the programme to demolish tenements as people come together to form Govanhill Housing Association in 1974. Instead of mass demolition, a steady process of improving housing quality starts.*

***Strathbungo** and **Pollokshields** become Scotland's earliest conservation areas, in an effort to preserve the built form and integrity of the area.*

2000 - today

A new era of regeneration brings development in the area

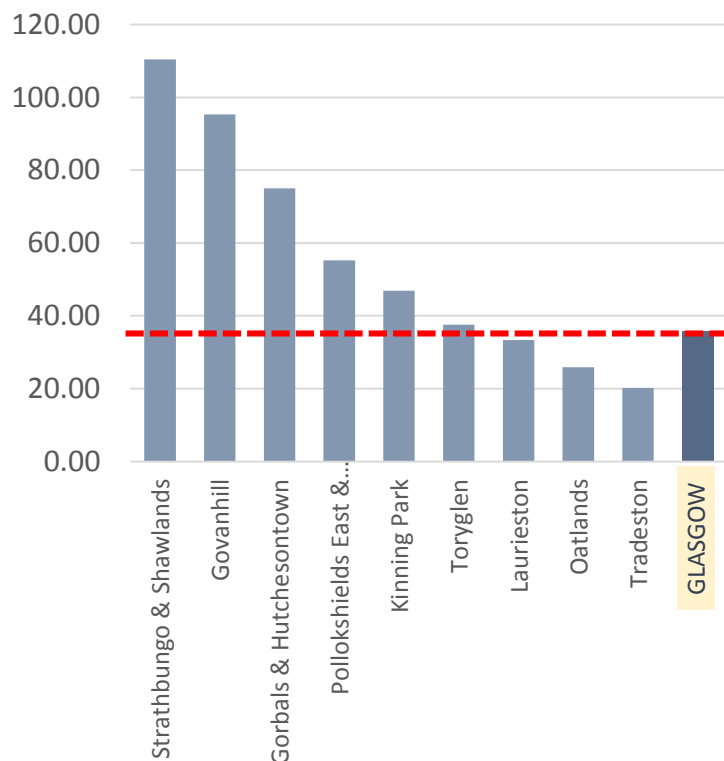
*Due to the failures of the previous regeneration schemes, a new regeneration and development programme is initiated across 8 neighbourhoods in the city identified as Transformational Regeneration Areas (TRAs), including **Laurieston** and **Toryglen**.*

TRA approach:

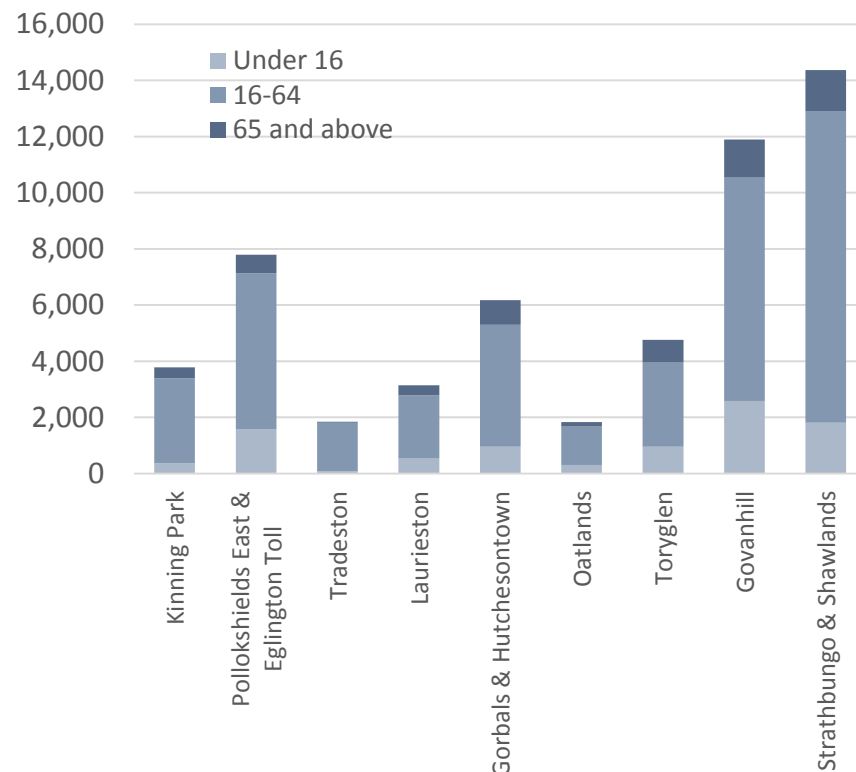
- long-term integrated regeneration*
- delivery of high quality neighbourhoods*
- retaining the current community*
- attracting people back to the area*

Snapshot of the area

Population Density persons per Ha (estimate) 2018



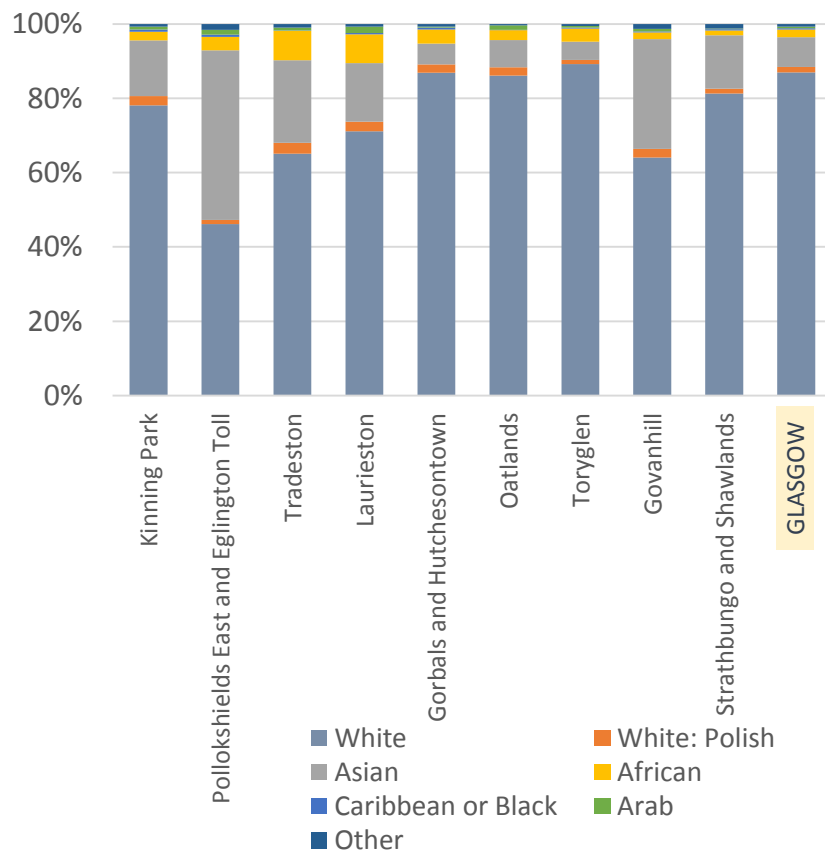
Age Distribution, 2018



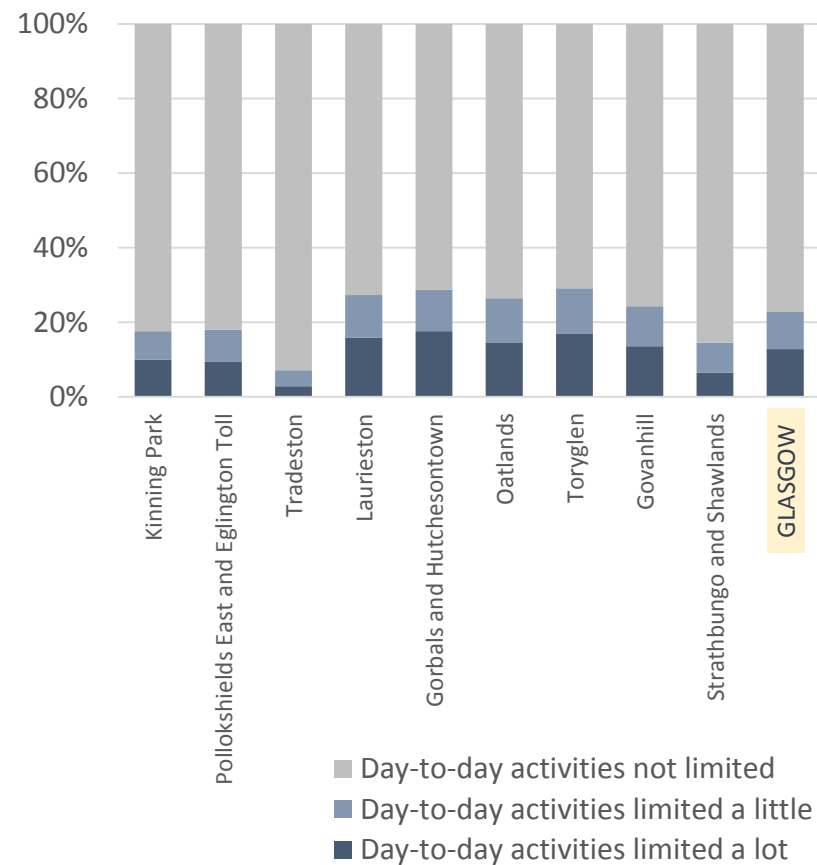
- Shawlands and Govanhill are most dense neighbourhoods in the area with high population, and minimum vacant sites or small open spaces
- Govanhill has the highest concentration of youth - under-16s as well as seniors

Snapshot of the area

Ethnicity, Census 2011



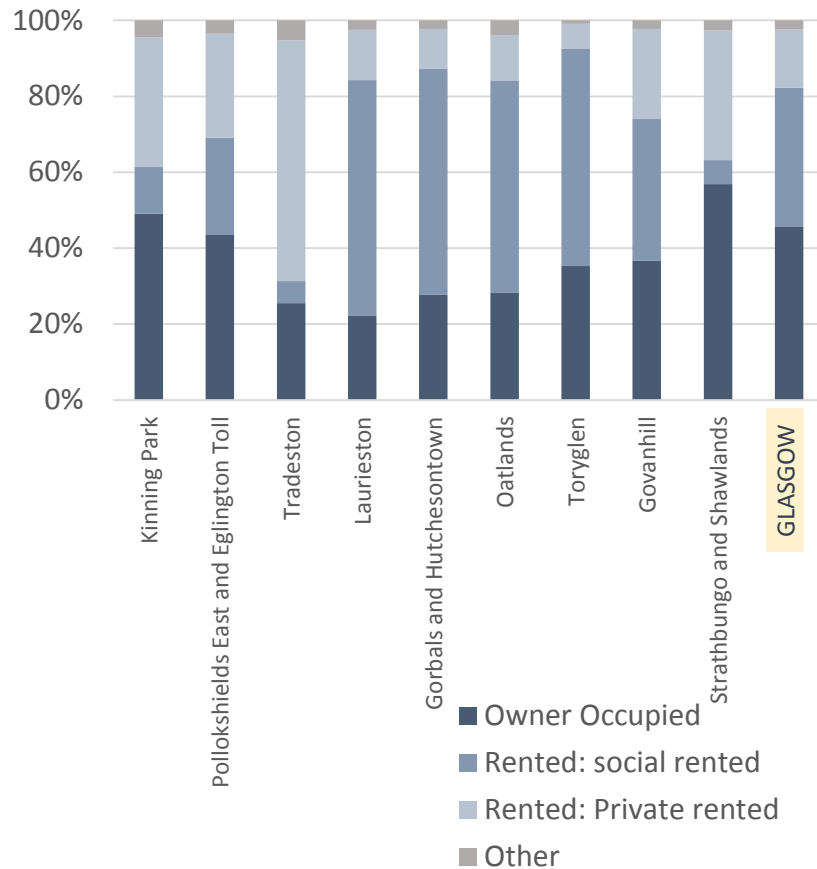
Disability, Census 2011



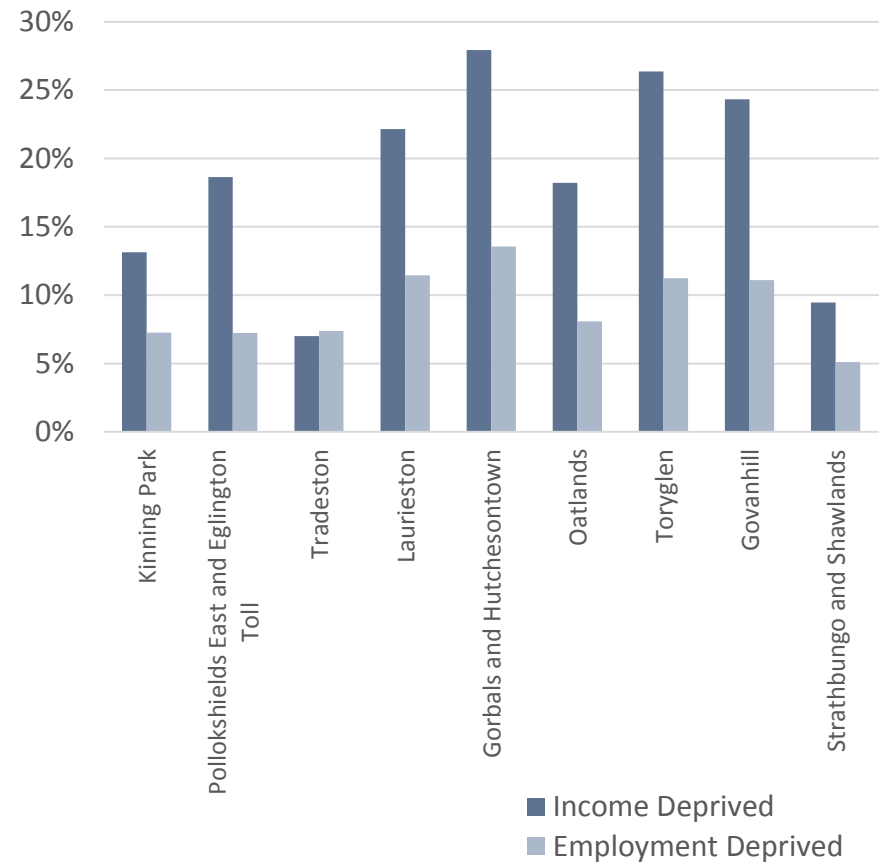
- Some neighbourhoods in the area, particularly Govanhill and Pollokshields are diverse accommodating many cultural identities
- Most neighbourhoods have over 10% of local population face some level of disability

Snapshot of the area

Housing Tenure, Census 2011

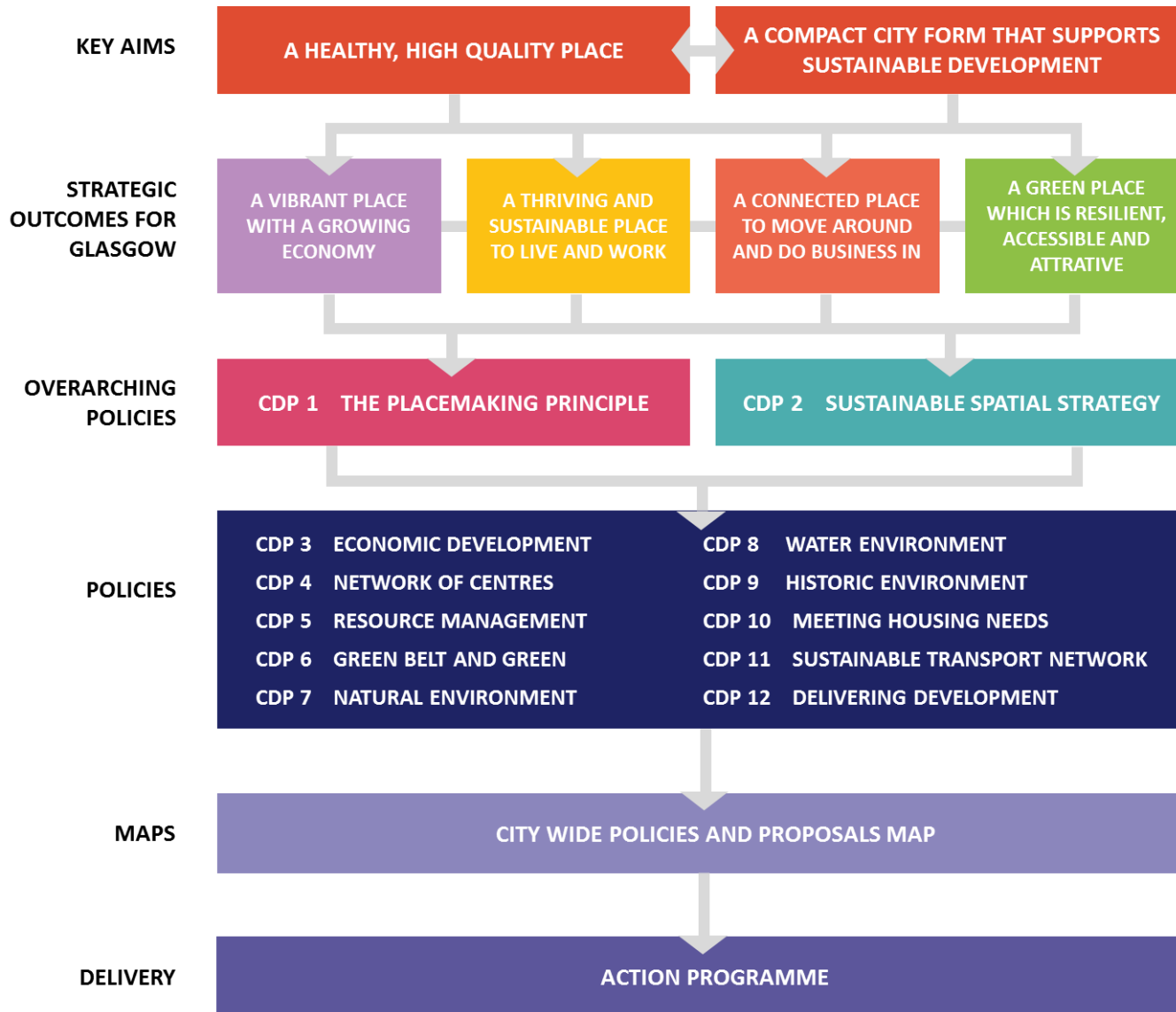


Income & employment deprived Share of population, SIMD 2020

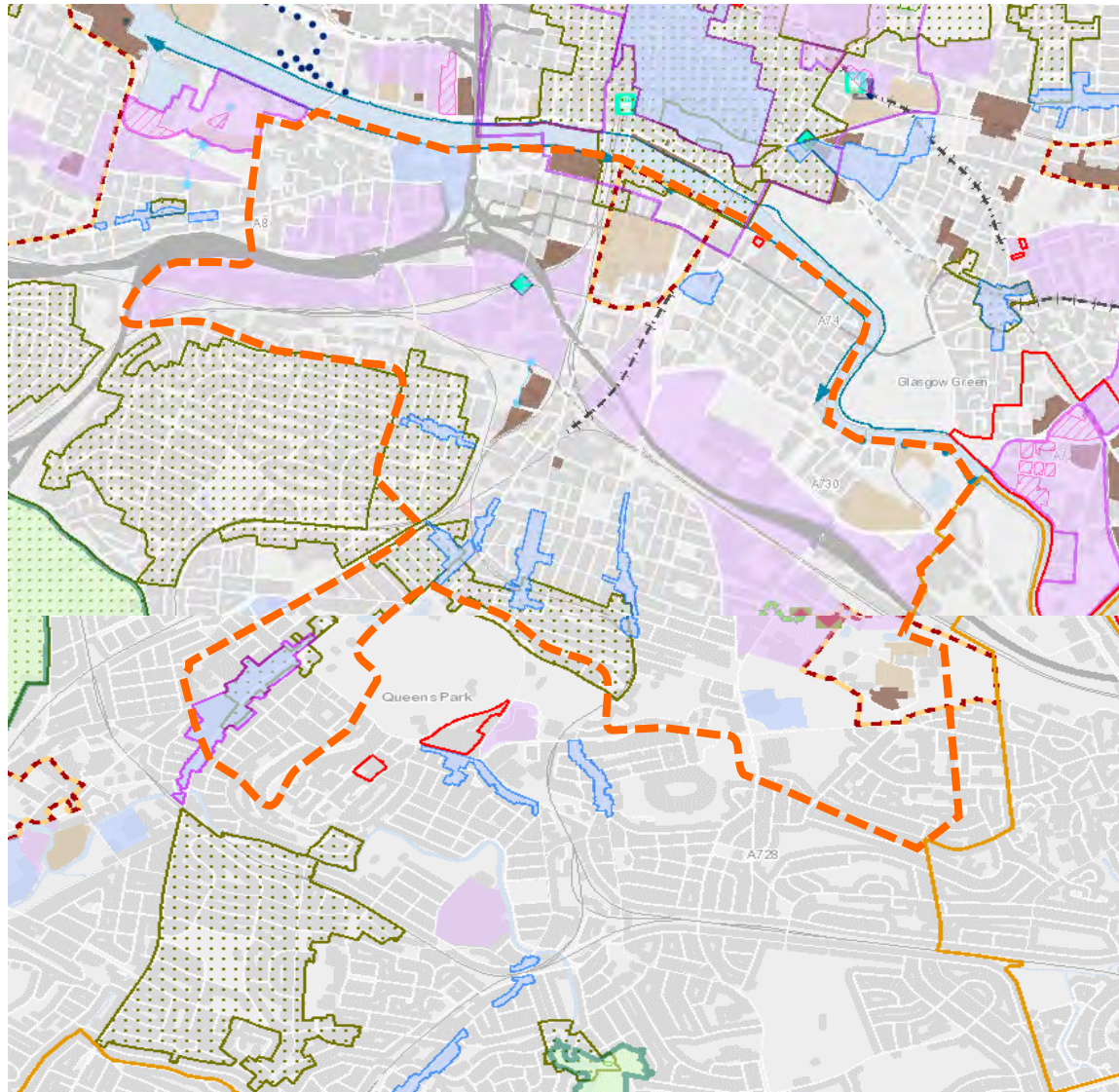


- Some neighbourhoods have higher concentration of owner occupied housing while others have more private and social renting
- High income deprivation in some neighbourhoods in the area

Strategic Context for LDF - City Development Plan, 2017



Major Policies and Proposals under City Development Plan



- Economic Development Area
 - Housing Land Supply 2014 > 50 Units (Prop H001 to H110, H126 to H128)
 - Consented or Subject to Legal Agreement Hsg sites > 50 Units @ 2014
 - Land Safeguarded for Potential Transport Infrastructure
 - Transformational Regeneration Area (Prop H118 to H125)
- Conservation Areas**
- Major Town Centre
 - Local Town Centre
 - Other Retail and Commercial Leisure Centre
- Recycle
 - Residual Waste Treatment
- Pedestrian Cycle Link
 - Safeguarded Rail Formation (Curle St. in part)
 - Clyde Walkway Upgrade
- South Central LDF indicative boundary

Strategic context for LDF – Other plans and proposals



Your input

As we move forward with the task of preparation of the **South Central Local Development Framework**, we had intended to host a number of collaborative workshops to seek your input in **identifying the key issues / key areas for improvement for the area and to help us to shape the emerging plan for the area**. However, due to the current COVID situation, we are limited to carrying out this engagement through an **online survey**.

The survey follows the format of the **'Place Standard Tool'** and encourages one to think about the physical elements of the area as well as the social aspects. The survey also asks you to consider what was good Pre Covid 19 and what could be improved after Covid 19.

Your response will help identify the assets in each of the nine areas as well as where there is scope for improvement, and will play a key part in shaping the emerging plan for the area.

The survey should take about 30 minutes to complete.

Thank you for your time and input.