



CALTON BARRAS: ACTION PLAN

**REPORT BY EXECUTIVE
DIRECTOR
DEVELOPMENT AND
REGENERATION SERVICES**

SEPTEMBER 2012

CONTENTS

Page 01: 1.0. INTRODUCTION

Page 02: 2.0 BACKGROUND AND CONTEXT

- 2.1 Area overview
- 2.2 Weaknesses and Threats
- 2.3 Strengths and Opportunities
- 2.4 Next Steps

Page 04: 3.0 DELIVERING THE VISION

- 3.1 Background
- 3.2 Proposed Delivery Board
- 3.3 Administration

Page 05: 4.0 ACTION PLAN

- 4.1 Overview of Activities
- 4.2. Action 1: Land and Buildings
- 4.3 Action 2: Gateways and Routes
- 4.4 Action 3: Job Creation and Employability
- 4.5 Action 4: Calton Matrix
- 4.6 Action 5: Clean and Safe
- 4.7 Action 6: Events and Marketing
- 4.8 Milestones and Funding
- 4.9 Economic Outputs and Job Creation

Page 11: APPENDICES

- 1. Projects Overview
 - 1.1 Calton Gateway
 - 1.2 Derelict Land Improvements
 - 1.3 Improvements to Frontages
 - 1.4 Barras Regeneration and Employment hub
 - 1.5 Public Space Improvements
 - 1.6 Buildings and Employment hub
 - 1.7 Junction and Road Improvements
 - 1.8 Calton Matrix



The Calton Barras Action Plan is a five year programme developed within the strategic context of the Calton Area Development Framework (ADF).

The ADF was approved by the Executive Committee of Glasgow City Council on 30th August 2012. It provides supplementary planning guidance as a basis for encouraging the regeneration of Glasgow's inner east end including the Barras market. The ADF sets out an agenda for regeneration and provides a policy framework which aims to target investment in accordance with City-wide and locally identified priorities.

The Calton area forms part of the key route between the City Centre and the East End and in particular the route to the Commonwealth Games in 2014, the World Gymnastic Championships in 2015 and the developments being undertaken by Clyde Gateway who have explicitly expressed support for many of the works outlined. The continued challenges and opportunities prevalent in the area are therefore given added impetus to be addressed for the city as a whole.

This report outlines proposals for a joint Council and community-led action plan to address many of the issues highlighted within the ADF. It ensures that a delivery mechanism is set up to develop and implement a costed programme of actions leveraging in external funding to secure and provide ongoing conditions for real positive change to the area within a 5 year programme of activities. This includes:

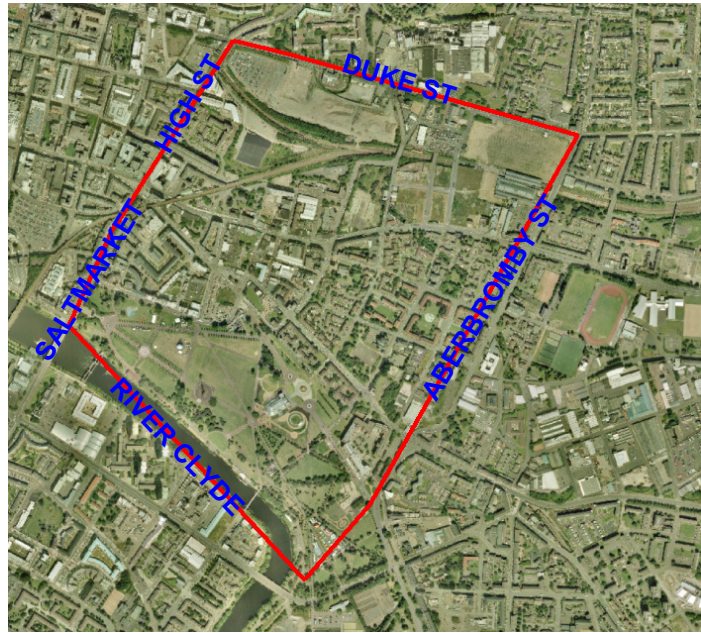
- A proposal for a Delivery Board to co-ordinate the regeneration effort, and
- An Action Programme which will build on the early actions and priorities identified in the ADF as well as key objectives for Calton and Glasgow as a whole.

The Capital bid forms a key driver within this delivery programme.

2.1 Calton lies immediately east of Glasgow Cross and is bisected by Gallowgate, London Road and main rail lines. The area as shown on the map opposite is based on local perceptions as tested through the ADF and forms the boundaries for the Action Plan.

The ADF provides the Planning context for regeneration of the area on a local level over a ten year period to reach its full potential. The Action Plan develops this through a five year period of Council supported activities.

2.2 At present the Calton is not living up to its full potential and suffers from a wide variety of interlinked social, economic and environmental problems. It ranks in the bottom 7% in SIMD areas in Scotland; a third of the built up area is vacant and much of the rest is in poor or part derelict condition. This together with the physical road and rail barriers creates a dislocation from the city centre and within the area. This position is further exacerbated as a result of the recession with much of the land that was earmarked for development now stalled and the Barras, which form a central hub within the area, in decline more recently. The area crucially also falls outwith the major regeneration initiatives in the Clyde Gateway immediately to the east and Merchant City to the west. There is a perception that it has been missed out.



2.3 The Calton and Barras do, however, have a number of key strengths and opportunities that can be built on to turn the fortunes around and provide real economic benefit to Glasgow. These include but are not limited to:

- A strong and organised local business and residential community with an affinity to the area who wish to make change happen
- The Calton Area Development Framework which provides a community-led framework for development and has already, as part of the process, kick started a number of projects to improve local spaces, known as the Calton Matrix, with the initial budget of £150,000 now fully committed. There has also been extensive work by the Land and Property Development Section of DRS with the Barras and Calton groups in facilitating a visioning exercise in collaboration with Strathclyde University and development of a group (potentially called Action Barras Calton) to take further actions forward.
- The location of the area close to the City Centre with good transport links and low rents/ large amount of vacant or low cost sites offering potential for economic and residential development. The area is also a well known location in the city - every Glaswegian knows the Barras market and the Barrowlands music venue.
- Developments have taken place recently such as by Morrison's supermarket in Gallowgate and residential development by Thenew Housing Association. In partnership with the Calton Area Association this latter organisation has also received substantial funding via the Big Lottery and through funding by GCC developer agreement with MacDonald Estates to construct and operate a community facility – the Calton Heritage and Learning Centre.
- The traditional creative heart in the Barras and immediate surroundings has been augmented with WASPS studios in East Campbell Street and more recent development of a nascent creative hub in the Barras Centre by Rock DCM plus the recent move of an

Arts collective – the Pipe Factory – into a building on Moncur Street. Growth of creative and craft industries is noted as being a key driver of the economy in the future. Much of this can be seen as complementary to the Merchant City and Dennistoun growing creative industry hubs. The University of Strathclyde has also an ongoing involvement in work with the Barras businesses.

- Several strong local independent retailers (eg. Reeta Fashions, Glickman's Confectionary and Bill's Tool Store)
- Development of Collegelands in the north of the area as a new business and mixed use neighbourhood reconnecting this part of the East End to the City Centre. This development also provided funding for physical improvement works undertaken as part of the ADF process.
- The redevelopment of much of the area particularly to the south west (St Andrews Square and Homes for the Future) over the last 20 years. Of particular note is St Andrews in the Square Centre for Traditional Scottish Music and Dance.
- Glasgow Green as a major asset and venue for the Games is located in the south of the area.
- The location of the area as a key link to the major regeneration initiatives by Clyde Gateway and Commonwealth Games as well as the Merchant City which helped to pull development east along the Trongate and Saltmarket.
- Significant amount of land in public ownership and control enabling proactive solutions and early actions.

2.4 Tackling the issues in Calton and Barras is taking on new priority as it encompasses half of the main routes to the Commonwealth Games and the regeneration activities undertaken by Clyde Gateway. This provides an opportunity and urgency to creating real change in the Calton both in the run up to 2014 and beyond.

It is acknowledged that more significant investment is needed to consolidate and bring about change to the area. The Capital bid together with the mechanisms outlined provides the necessary basis for this. Central to the objectives of this are:

- Improving the environment and connectivity of the key routes from the city centre to the east end.
- Arresting the decline of the Barras and growing its capacity as a location for flexible and inexpensive space and introducing support mechanisms for job creation and new small business development particularly in service provision (eg reconditioning white goods, recycling etc), creative and traditional skills based and craft type businesses. This will also provide a more sustainable basis for week long activity to the area as well as reinvigorating the market itself.
- Building on the distinctive identity and proud past of this historic district of the city.
- Job creation, employability/ training and entrepreneurialship both in provision of suitable space and in works carried out themselves.
- Creation of conditions for direct private sector investment.
- Maximising impact of Council spend both in leveraging in external sources of funding and in maximising the impact per £ spent.

3.1 The delivery of a wide ranging action programme requires to be overseen by an effective management process which ensures the involvement of:

- Local politicians
- Local residents
- Relevant City Council and ALEO services
- Other public agencies
- Private sector interests.

There are already some structures in place which deal with issues in the area (for instance within the Barras and within the Calton residential area) and more recently these have begun to work more closely together in recognition of the interlinked nature of the area's challenges.

3.2 In delivery of the aims of the Action Plan it is proposed that Action Barras Calton (ABC) is constituted as a truly representative body to deliver grassroots changes and access funding not available to the Council. The formation of ABC has already had support from all the key players in the area and DRS are actively supporting its full development. Support and expertise has been secured from Co-operative Development Scotland to provide free legal guidance in formation of ABC as a Scottish Charitable Incorporated Organisation (SCIO).

It is proposed that the Executive Committee of this ABC is made up of representatives of both business and residential communities and all the local Councillors for the area. It would also be chaired by a local Councillor. ABC's membership would be open to all relevant stakeholders in the area with the Executive meeting quarterly to oversee the spend of the Capital bid, to make key policy decisions and to ratify actions to be carried out by officers. Additionally technical groups will be set up to deliver the aims of the Action Plan. The programme of activities and spend is as outlined in this report but would be subject to further refinement as appropriate and address new opportunities as they arise. Additionally ABC, as a charitable organisation, will be in a position to apply for match funding.

It is accepted, however, that full involvement of all stakeholders may not be possible and that in this case ABC may act as an umbrella organisation of the existing groups who would deliver their own strategies. In this case ABC would keep the remit of overseeing the Capital spend programme, disseminating information to the wider community, leveraging in additional funding where necessary, co-ordinating the wider regeneration effort and supporting the local groups in their relevant actions.

The setting up of ABC will form a key early action in delivery of the Action Plan.

4.1 Overview of Activities

The activities outlined in the Action Plan will be delivered essentially in 2 phases. The first phase (in preparation for the Commonwealth Games) will bring life and improve the appearance of the area making it a part of the City to be proud of and a second phase of works which will take longer to come to full fruition, partly as a result of the complexity of the tasks and the need for match funding, to create jobs and deliver a sustainable future. The Action Plan comprises 6 main headings which are inherently interlinked in delivering real change to the area:

- Land and buildings
- Gateways and Routes
- Job Creation
- Calton Matrix
- Clean and Safe
- Marketing and Events

4.2 Action 1: Land and Buildings

About a third of the built up area is vacant or part vacant land and buildings. Alongside this much of the remaining open space is in poor condition. This not only acts as a key detractor for investment but also denies usability for residents and visitors alike.

The Action Plan therefore proposes that development is encouraged through critical enabling works to remediate these sites and, where necessary the use of Council powers to pro-actively encourage positive development. Preliminary discussions have taken place with private and third sector developers to ascertain the likelihood of site development. This has indicated that whilst no direct financial support is necessary under this bid that they will require assistance from the Council in carrying out critical enabling works both in terms of works to the sites and in process delivery this could, for example, include authorisation to work with a preferred development partner.

In cases where it is determined that no development is likely to take place in the timescale of the Action Plan then sites can be taken forward in a similar vein to the Council's 'Stalled Spaces Initiative' and encompass co-operation with other Council agencies such as Glasgow Life. These works could also encourage more long term development by making sites more marketable or longer term provision of a community asset whilst minimising any liabilities on maintenance of the sites by the Council. These sites will all be taken forward in close collaboration with the local community and build on opportunities for the Games and its legacy. The map in appendix 2 shows an overview of these sites and a draft breakdown of actions, spend and funding leverage in the subsequent pages.



4.2 Action 2: Gateways and Routes

Closely allied to the first Action the key routes through the area and linkages into and through the Barras and Calton areas are also subject to proposals for improvement. This Action will look at improvement of the routes and spaces between the buildings and also the buildings along the routes through environmental works and artistic intervention in collaboration with the local community. There is a particular focus on the gateway and routes from the City Centre under the railway arches on the Gallowgate, London Road and Bell St in bringing people into the area. Additional links are also to be improved between the residential area and Glasgow Green and between Barras Market and the Calton. The plan will also explore opportunities for additional enhancement through the introduction of climate adaptation measures such as rain gardens and green roofs to provide an exemplar for the city. Additionally, improving the condition of the actual fabric of the routes through the area will be addressed via Land and Environmental Services. The main gateways and routes to the Commonwealth Games form an early action in the Plan as they will have to be completed by Spring 2014 whilst other links between the Calton and Barras Market may take longer to enable more extensive community consultation to be undertaken.

Facelifting of the buildings and spaces will be undertaken in close collaboration with key partners such as the Barras Trust and owners of sites and buildings. Additionally some of the proposed works have already been developed as part of the existing successful and community led Calton Matrix. The Map in appendix 2 shows an overview of these routes with examples of interventions that could be undertaken.

4.4 Action 3: Job Creation and Employability



Improving employability and developing opportunities for employment creation is key to the sustainable future development of the area. Opportunities exist primarily with the Barras for this to take place.

The Barras itself has 2 key strands in its regeneration as a key driver in employment creation:

1. As outlined earlier a key opportunity is in the development of the Barras as a creative and craft hub. This is already being developed in a localised way building on the area's location (close to City Centre and well known), its reputation as an existing cultural hub and low rent and rates. This opportunity is further strengthened by proactive owners and partners, such as the Barras Trust (who have a remit over much of the area) and developments such as the Barras Centre undertaken by Rock DCM which is fully let as business and workshop units with demand for more units. Some of the local retailers have also expressed a desire to further develop the Barras role in recycling with repair or sale of furnishings (eg upholstery) and white goods as well as expanding of the area's role as a centre for DIY.

In augmenting these developments initial discussions have taken place with a number of key agents who can provide support (possibly through a one stop shop for business advice) and create demand for space in the Barras. These include:

- Strathclyde University who have had a long-standing involvement in the Barras, including a long term residency in the Barras Centre, and are keen to develop their entrepreneurial programme for their students with a potential locus in the Barras. This could link with product development and design opportunities in University backed facilities such as the 'Fab Lab' or 3 D printer.
- The Princes Trust who have indicated an interest in development of traditional skills/craft type businesses and
- The Cultural Enterprise Office who are interested in developing a business support model for fashion businesses to link with their Fashion Foundry located in the South Block in the Merchant City.

In drawing these elements together and supporting business development and employment creation, the Action Plan will seek support from the Glasgow Regeneration Agency and Economic and Social Initiatives in DRS. It will also aim to create one or more social enterprises—these being businesses which behave in a commercial manner but exist for non-profit making, social or environmental purposes.

The Action Plan proposes the provision of small grants or loans to bridge the gap between the low rental income achieved from conversion of spaces ready to meet these type of uses and the comparatively higher costs in development. ABC or the delivery group will also act as a co-ordinating body linking business support/employment and training facilitators with local businesses and making space for these activities.

2. The physical condition of the Barras in general is extremely poor and deteriorating. This not only provides a disincentive for development but also stops the area fulfilling its potential to attract visitors both from Glasgow and beyond . Environmental improvement works could include repairs and repainting of buildings, streetscape works with smaller actions such as a grant scheme for artworks on solid roller shutters, hanging baskets and installation of high quality bracketed signage. Additionally works could also assist in removing a number of spaces where anti-social behaviour takes place and in stopping parking unrelated to the market function in the area at weekends.

The Action Plan is seeking to develop both these strands and support ad-hoc activities (together with ABC and local stakeholders) through a major regeneration funding bid to a variety of funding agencies.

These actions taken together will start to create a virtuous circle where increased week and weekend long footfall and activity will make possible development of Glasgow's market place as a full day out with, for example, a farmers market and other entertainment alongside.

Outwith the Barras, the Action Plan also seeks to bring forward opportunities through the Planning process to enable the private sector to develop jobs in the area, or unlocking sites through gap funding or use of legislation. This includes a small grants programme to develop employment space within proposed developments.

Alongside these measures the bid is also looking at ensuring the environmental remediation works create job opportunities and assist local people but also some of the developments of stalled sites could also be used to assist in these aims in the medium term – one idea is that local people grow food on vacant sites for local people.

4.5 Action 4: Calton Matrix

Many of the works already outlined are a result of extensive community consultation and often are a further development of the small scale environmental works as undertaken as part of the development of the Area Development Framework known as the 'Calton Matrix'. It is recognised, however, that an opportunity exists with small scale locally led projects which can make a real difference and meet local needs. The bid therefore encompasses a small flexible grants programme to improve open space identified by the local community.

4.6 Action 5: Clean and Safe

The Actions as outlined above will have their long term impact limited if efforts to create a cleaner and safer environment for all users are not tackled. It is recognised that there are a number of issues (such as anti social behaviour, policing, cleansing, parking, licensing etc) which local residents and businesses feel require a more effective response from the Council and other agencies in order to stall further decline. To this end the Council are seeking to develop a Charter of Actions to be undertaken in collaboration with service providers, ABC and other local organisations. Developing this Charter and its remit will form an early aim of the Action Plan.

4.7 Action 6: Events and Marketing:

In bringing activity and footfall back to the Barras and Calton, a programme of complimentary initiatives will be undertaken to signal the changes taking place. This could include activities such as re-branding the Barras Market, additional themed markets such as a farmers market and development of a tourist trail and signage alongside etc. There also exists an opportunity to develop events linking Glasgow Green, the Barras, Barrowlands Ballroom and other venues in the area. These activities will involve close co-operation with the local businesses, residents and others such as Glasgow Life and Thenu Housing Association. These activities will mark the turn around in the area leading on from the physical changes and be of comparatively low cost.

It is anticipated that these actions will make a real difference in the short and medium term and lay the foundations for continued positive change.



4.8 Budget and Spend

It is recognised that it is unlikely that all potentially positive actions are deliverable in terms of funding available and other issues. Whilst additional resources from external agencies are a central strand of this Plan the programme of actions is prioritised according to key aims. Criteria for this is determined on the basis of the key aims of the Action Plan in terms of effect on the regeneration of the area and potential for job creation. The Plan, however, will be nimble enough to exploit new opportunities should they arise provided that the key objectives are met.

Full Funding Breakdown

Category	Total	GCC Bid	Others
Routes + Gateways	£2,305,000.00	£1,690,000.00	£615,000.00
Land + Buildings	£890,483.00	£370,483.00	£520,000.00
Job Creation + Employability	£2,550,000.00	£950,000.00	£1,600,000.00
Calton Matrix	£75,000.00	£50,000.00	£25,000.00
Marketing and Events	£100,000.00	£50,000.00	£50,000.00
Administration	£389,517.00	£389,517.00	£0.00
TOTAL	£6,310,000.00	£3,500,000.00	£2,810,000.00

Projects Breakdown

Ref	Designation	Category	Total Budget	GCC Bid	External funders
1	Calton Gateway, Gallowgate/ London Rd	Routes + Gateways	£ 575,000.00	£ 470,000.00	£ 105,000.00
2	Derelict Land Improvements	Land + Buildings	£ 695,000.00	£ 455,000.00	£ 240,000.00
3	Improvements to Frontages	Routes + Gateways	£ 539,500.00	£ 539,500.00	£ -
4	Barras Regeneration and Employment hub	Job Creation + Employability	£ 2,350,000.00	£ 850,000.00	£ 1,500,000.00
5	Public Space Improvements	Routes + Gateways	£ 388,500.00	£ 210,500.00	£ 178,000.00
6	Buildings and employment hubs	Job Creation + Employability/ Land + Buildings	£ 865,483.00	£ 365,483.00	£ 500,000.00
7	Junctions and Roads	Routes + Gateways	£ 332,000.00	£ 120,000.00	£ 212,000.00
8	Calton Matrix (various locations)	small scale works	£ 75,000.00	£ 50,000.00	£ 25,000.00
9	Marketing and Events		£ 100,000.00	£ 50,000.00	£ 50,000.00
10	Administration		£ 389,517.00	£ 389,517.00	£ -
TOTAL ALL			£ 6,310,000.00	£ 3,500,000.00	£ 2,810,000.00

4.9 Economic Outputs and Job Creation

The programme as outlined seeks to create 165 jobs during the delivery period of build works (ref: Scottish Government Pilot Study Model) and gross additional 60 jobs or at least a net additional 35 jobs upon completion⁽¹⁾. On top of this the programme will help safeguard many of the jobs in businesses in the area—particularly around the Barras. It is hoped that these are the minimum of actual jobs created and safeguarded and that the effects of the programme will impact upon additional job creation in the rest of the inner East End by creating a more attractive place to invest.

Ref	Address	Works	Workspace
1	Calton Gateway		16.9
2	Derelict Land Improvements		16.6
3	Improvements to Frontages		14.2
4	Barras Regeneration and Employment hub		67.7
5	Public Space Improvements		11.8
6	Buildings and employment hubs		24.9
7	Junction and Road Improvements		9.6
8	Calton Matrix (various locations)		2.2
9	Marketing and Events		1.4
10	Administration		
	TOTAL ALL		165.2
			35.0

Notes

(1) Estimates as a result of the programme of works to the Barras are broken down as follows:

- Provision of space to meet existing demand as currently identified = 5 businesses or 10 FTE jobs
- Provision of space to meet future demand = 10 FTE jobs
- Graduate entrepreneur employment space = 10 FTE jobs
- Provision of arts space = 10 FTE jobs
- Fashion businesses = 10 FTE jobs
- Creation of 1 * Social Enterprise = 5 FTE jobs
- Employment in Barras events + festivals = 3 FTE jobs
- Total additional multiplier as a result of new jobs = 12 FTE

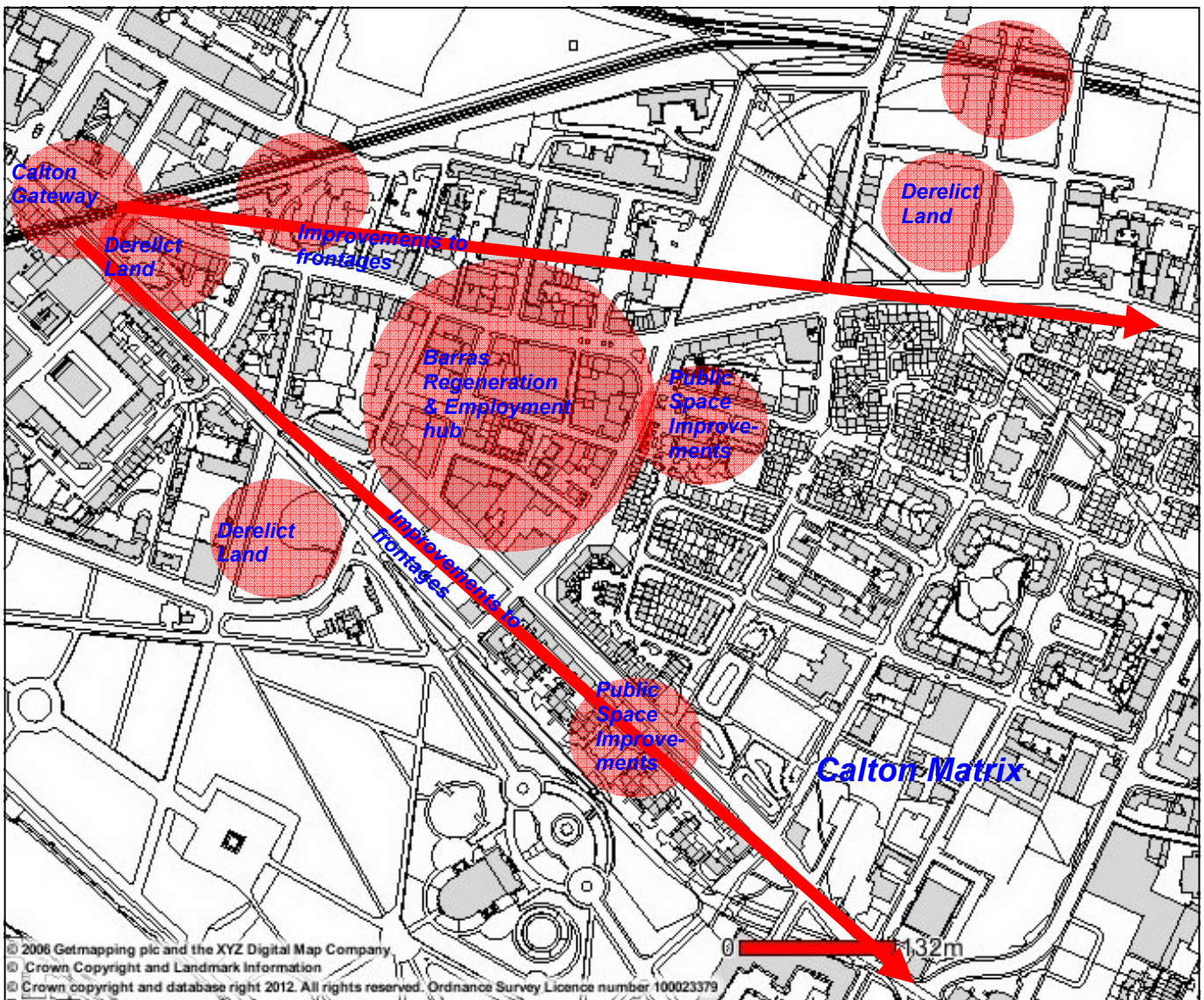
Total gross employment = 60 FTE divide by 2 as a result of displacement

TOTAL ADDITIONAL JOBS IN BARRAS = 30 FTE JOBS

1. Project Sheet Overview

In achieving the aims of the Action Plan the following sheets outline the various key activities and outcomes. These proposals are of course subject to further development with key stakeholders and the community but provide a realistic baseline for delivery of real change in the Calton and Barras areas. The activities are focussed on maximum opportunities for job creation and reconnection both within and between the east end and city centre.

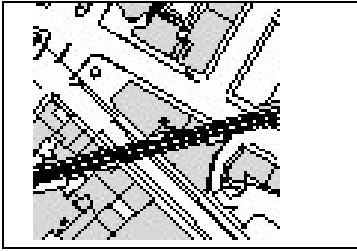
The map below shows an overview of the main area of activity (although this is not exhaustive and activities can take place outwith this zone) and main headlines of physical activity in furtherance of the main aims of the Action Plan.



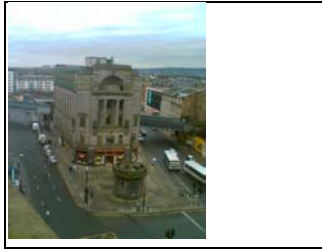
Appendix 1: Projects Overview

Project	CALTON GATEWAY	Category	R + G
ID	1	Address	Glasgow Cross, London Road, Gallowgate

Location Plan



Site Images



Issues

Calton Gateway plays an important role as gateway to the East and to the Commonwealth Games venues. It has also been identified within the Velocity operational plan as part of the East End Cluster. It is appropriate to consider the principles of re-imagine, repair and reconnect contained in the Velocity plan as an approach to this site. The Rail Bridge disconnects the Merchant City and Calton and reduces the legibility and at hours of darkness; this can reduce pedestrian's perception of safety. This is the main issue to be addressed.

Action Recommended Action Plan

High quality public realm of the City Centre (Caithness slabs and granite kerbs) to be continued from Glasgow Cross under the railway bridges into the area increasing linkages

Learning from similar sites both in Glasgow and further afield, in particular the Brooklyn Bridge underpass lighting project, it is appropriate to commission a lighting scheme to link the approaches to the bridge and the underpass. The design of the brief will be lead by DRS in collaboration with the Velocity Producer and Network Rail to ensure a good fit with the both the Velocity Plan, the Action Plan for Calton and any bridge operational issues. The brief would be developed and promoted in a manner to attract national and international lighting designers. There is an opportunity to extend the lighting design beyond the bridge to create an identity for the area and form way markers. This may be achieved through similar light fittings or colour design language.

Revenue and maintenance plan to be established.

Proposal Images



Action Recommended (long term post 2014)

Long term management and maintenance required.

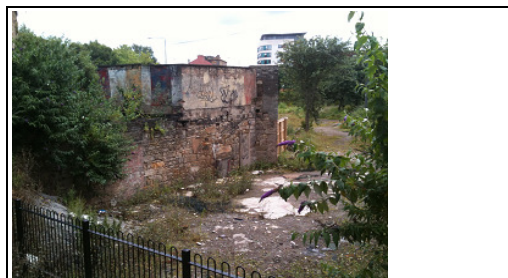
Appendix 1: Projects Overview

Project	DERELICT LAND IMPROVEMENTS	Category	R + G
ID	2	Address	Various

Location Plan



Site Images



Issues

The Calton and Barras areas have large swathes of vacant and derelict land. Many of these sites are in extremely poor condition, very visible and detract from both the appearance and usability of the area. These form a key detractor in encouraging movement through the area and between parts of the area they also in many cases encourage anti-social behaviour and discourage investment by both local stakeholders and external parties. These sites are also critical in creating the tone of the area and links between the city centre and the East End.

Action Recommended Action Plan

Under the plan it is proposed that redevelopment is encouraged through critical enabling works but where this is not possible then the sites are environmentally remediated to provide an asset for the local community. There is also an opportunity to reuse some of the sites in the run up to the Commonwealth Games to create flexible event spaces in the short term with longer term use either as community assets or as sites ready for development.

Proposals for vacant sites include links to development of a robust urban public space to support:

- i. Urban Sport: Supporting the development of an Urban Sport strategy across a number of the Calton sites. This will aim to engage the 14-18 demographic and provide a link to sport, wellbeing, the Commonwealth Games and potential Youth Olympics. Urban Sport is an initiative being rolled out by Glasgow Life, it aims to create a community space that can reinterpret various classic sporting events in a distinctive urban setting.
- ii. Event space: Extend and support the night time activities of the Merchant City east and create a flexible event space that can accommodate small scale outdoor events and bar and restaurant offerings. It is anticipated that this will add to the distinctive experience of the Merchant City and provide a vibrant space and offering for.
- iii. Celebrate and support the creative industries through the commissioning and the use of innovative design materials and lighting.
- iv. Community specific uses: to include community gardens and allotments

Proposal Images



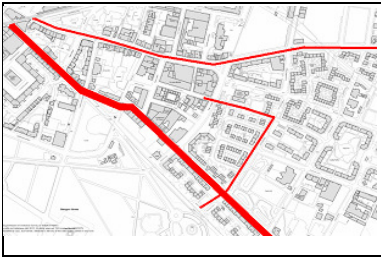
Action Recommended (long term post 2014)

Development of sites should encompass longer term reuse including redevelopment for residential or other uses including transport and infrastructure improvements including CrossRail.

Appendix 1: Projects Overview

Project	IMPROVEMENTS TO FRONTAGES		Category	R+ G	
ID	3	Address	London Road and Gallowgate,	Area (HA)	NA

Location Plan



Site Images



Issues

The main fabric of the routeways linking the City Centre and East End including Commonwealth Games Village and developments undertaken by Clyde Gateway are characterised by run down buildings (often single storey following tenement clearances) and gap sites in poor condition. The run down nature of the area is exacerbated with the low density nature detracting from the sense and scale of an urban street. This creates an uninviting environment, discourages pedestrian movement through the area adding to the impression that the area is neglected. This is particularly critical given that London Road is the principle route to the Games Village with Gallowgate as a secondary one.

Action Recommended Action Plan

The improvement of the fabric along the routes forms an early action to be completed prior to 2014. The improvements are aimed at being low cost but creating a positive and attractive frontage to the main routes with a particular emphasis on creating a 'green' and arts led dimension to the works whilst increasing the appearance of height and density of the built environment to re-establish the urban scale lost through clearance programmes. The improvements will be a mix of works undertaken directly to Council owned land or buildings and a full grant scheme to owners covering a full cost of the cosmetic works. Details of the proposals will be worked up with the owners and ABC but at this stage works proposed and costed include:

- Buildings – fabric repairs and repainting (including when appropriate murals or similar street art centered around the history of the area and present role this could be centered on exposed gables) or cleaning of facades, minor repairs to roof/ rainwater goods, repairs to windows and doors (including potentially when boarded artworks). Potential competition to improve gardens to front of residential properties on main street frontages
- Single storey buildings – Installation of green roofs with architectural features to increase apparent height of building and creating interest; installation of bannering, flags and neon artwork (possibly reflecting the template of the famous Barrowlands neon sculpture).
- Shopfronts – repairs + repainting to shopfronts; installation of hanging baskets and street art to solid roller shutters
- Pocket gap sites – installation of artistic 'green walls' to same height of surrounding building line with potential linkages to the green roofs/ possible use of small 'pop' up shops in former shipping containers.
- Larger gap sites – installation of low maintenance trees/ hedges and shrubs.

Proposal Images



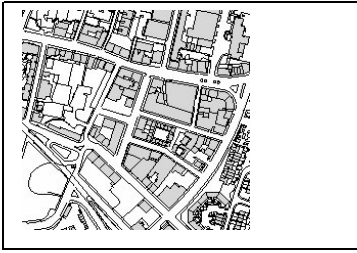
Action Recommended (long term post 2014)

It is hoped that this will encourage footfall and encourage owners of the buildings/ sites to continue upkeep and enhancement of their properties in a similar vein to works carried out on shopfronts to the Saltmarket. It is also hoped that further development of the gap sites will be encouraged through the improved appearance of the sites themselves and the wider area.

Appendix 1: Projects Overview

Project	BARRAS REGENERATION AND EMPLOYMENT HUB		Category	J C + E
ID	4	Address	London Road, Gallowgate and Bain Street	

Location Plan



Site Images



Issues

The world famous Barras market encompasses both the core area as outlined in the map above and surrounding streets on Gallowgate and London Road. The area includes both weekend market functions, week long retail, some workshop and commercial units and the Barrowland Ballroom. The Market has been in decline recently with substantial vacancies, lack of footfall and environmental degradation but still has some key local businesses and has seen recent development of a nascent arts quarter and workshops.

Action Recommended Action Plan

Barras: Grant fund to enable works and match funding applications and others for a programme of actions including:

- Building repairs (including retrofitting of market sheds as accessible market space) and reconfiguration including repainting and repairs to facades;
- Repairs and reconfiguration of to Barras Ballroom;
- Creation of Barras Creative Industry, Skills Base Workshops and Social Enterprise Hub including grant fund to owners to create usable spaces:
- Improvements to entry points;
- Public realm works and creation of attractive and flexible public spaces for events and market uses (this could include selective demolitions)
- Canopies to Moncur and Stevenson Street,
- Erection of gates to stop weekend parking (stopping up notices in place);
- Business support for new creative and craft businesses in the Barras and
- Events and activities support;

Proposal Images



Action Recommended (long term post 2014)

It is hoped that these initial works will bring increased footfall and activity to the area enabling more specialised market uses to take hold alongside events such as festivals and music. It is also hoped that more week long retail uses will be encouraged. It is likely that funding from external sources will not be substantively in place pre 2014 and that the regeneration programme will substantively commence after this date with early works carried out already.

Appendix 1: Projects Overview

Project	PUBLIC SPACE IMPROVEMENTS		Category	R + G	
ID	5	Address	Moncur Street/ Bain Street	Area (HA)	0.2

Location Plan



Site Images



Issues

There are three main large open and a number of smaller open spaces in the Calton and Barras areas which are in poor condition. Some of these spaces also form key gateways through the area, between the Barras and Calton and to Glasgow Green. Some works have already been undertaken under the Calton Matrix in improving these spaces in close conjunction with the local community.

Action Recommended Action Plan

It is recommended that the site are improved in close collaboration with users in the local community. The works proposed will be chiefly aimed at providing a more open and high quality environments to create flexible and low maintenance public open spaces which are well lit and are properly overlooked to deter anti-social behaviour with high quality greening and better link routes. This could involve creation of raised pedestrian crossing between the Barras and Calton across Moncur Street adjacent to St Lukes Church for example.

Proposal Images



Action Recommended (long term post 2014)

It is proposed that the sites are maintained in conjunction with the local community and that complementary developments are encouraged where applicable in adjacent sites.

Appendix 1: Projects Overview

Project	BUILDINGS AND EMPLOYMENT HUBS	Category	L+ B/ JC + E
ID	6	Address	Various
		Area (HA)	1.4

Location Plan



Site Images



Issues

There are 12 listed and a number of unlisted but of high townscape merit buildings within the area which are classified as at risk through condition and/or vacancy. These buildings create a negative impact on their surrounding environment but also provide opportunities for re-use and creation of employment space (eg Kirkhaven Hall where Glasgow Building Preservation Trust are assembling funding for reuse of the vacant building for a stained glass workshop) as well as being some of the only reminders left of the area's history and identity.

Action Recommended Action Plan

The Plan recommends setting up of a grant fund (adjoined to the Barras fund) to encourage owners to bring forward the reuse and restoration of these buildings. This fund would be set at an absolute maximum of £150K per building or 40% of costs of work. The applications would be assessed on the amount of jobs created and the effect on the area as a result of the works. The fund would also include funding of up to £10k towards options appraisals, feasibility studies, architect plans, costings per building in bringing forward their development. In the event that proposals were unlikely to proceed within the timescale of the plan then funding would be available for environmental improvements with a specific focus on the effect of the vacancy of the building on the surrounding area.

Proposal Images



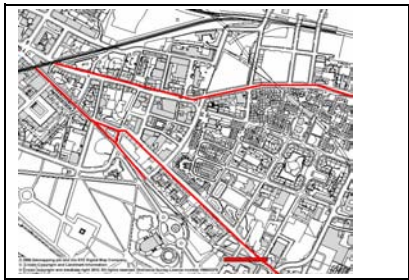
Action Recommended (long term post 2014)

It is hoped that many of the buildings will be picked up by the market with the general improvement in the conditions in the area and through priming via the options appraisal funding. DRS will continue to assist in bringing forward developments outwith the immediate plan timescale.

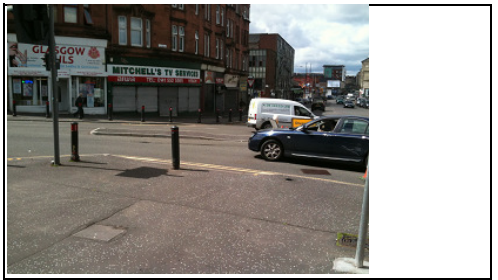
Appendix 1: Projects Overview

Project	JUNCTION AND ROADS	Category	R + G
ID 7	Address Greendyke Street/ London Road	Area (HA)	0.2

Location Plan



Site Images



Issues

A number of road junctions in the area were noted through the ADF consultation process as being difficult and dangerous for pedestrians. This has been identified by residents as precluding easy and safe movement from the main Calton residential areas and the city centre. This is given added impetus with these being key routes to the Commonwealth games in 2014. Additionally some of the traffic junctions are unattractive and some road surfaces are requiring improvement.

Action Recommended Action Plan

It is recommended that a number of junctions are subject of review and improvement to create pedestrian friendly environments and reconnect the area as a key route between the city centre and the East End. The following junctions have been identified for early action:

- the junction between Bain Street and Gallowgate to determine whether there should be a new pedestrian crossing.
- Junction around Greendyke Street and London Road with implementation of a regulated traffic movement with the potential for a new pedestrian crossing and upgraded cyclepath. Development of a public artwork could also be implemented to provide a way marker on the main east west route which could encompass colour treatment to road surface and development of approach to greenspace treatment.

Additionally road surfaces will also be upgraded where necessary as part of LES ongoing works.

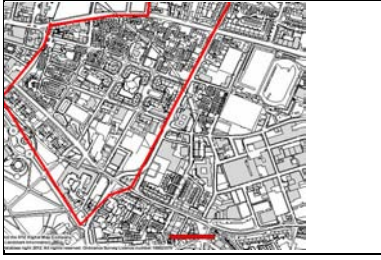
Proposal Images



Appendix 1: Projects Overview

Project	CALTON MATRIX	Category	CM
ID	8	Address	Various
		Area (HA)	NA

Location Plan



Site Images



Issues

The existing Calton Matrix undertaken as part of the Area Development Framework process was extremely successful in implementing community led environmental improvements in the main residential area of the Calton. Whilst many of the projects identified in this appendix were noted as priorities for action by the local community it is recognised that there are a number of small scale actions that should be taken forward as part of the plan.

Action Recommended Action Plan

It is proposed that the Calton Matrix model which involved developing projects accordingly to community identified needs is continued for the lifetime of the plan. These will be of a range of sizes and impacts and range from environmental works to poor quality open spaces and paths in the area to other arts/ community projects. It is anticipated that additional small scale funding applications will also be made to a variety of funding bodies to deliver the works.

Proposal Images



Action Recommended (long term post 2014)

