



# COWLAIRS

*A Growing, Green and Healthy Neighbourhood*

Masterplan Report

30 JULY 2019



**Executive Summary**

**Chapter 1 - The Site and Local Area**

1. Introduction
2. Site boundary and Wider Consultation Area

**Chapter 2 - Area and Site Analysis**

1. Social and Cultural History
2. Landform / Topography
3. Opportunities & Constraints
4. Historic References
5. Landscape
6. Transport Connectivity
7. Connections and Access
8. Existing Social and Cultural Uses
9. Engagement

**Chapter 3 - Design Concept**

1. Vision & Supporting Themes
2. Place Principal Diagrams

**Chapter 4 - Supporting Information for Future Developments**

1. Energy Strategy

**Chapter 5 - Indicative Masterplan**

1. Tenure & Accommodation
2. Draft Masterplan
- 3.

**Chapter 6 - Next Steps**

4. Delivery Strategy

## EXECUTIVE SUMMARY

### CITY BACKGROUND

Since 2005 the City Council has been working with Glasgow Housing Association and the Scottish Government on establishing a new approach to the regeneration of the eight key areas in the city, known as Transformational Regeneration Areas (TRAs). In 2012 the formal legal entity known as Transforming Communities: Glasgow (TC:G) was formed to deliver the TRA programme. Progress has been made across six of the TRA's, including Maryhill and Sighthill in the North of the City.

In 2017 Glasgow's Housing Strategy (GHS) set out the issues for housing across all tenures in Glasgow and how the Council and its partners will address these over the next 5 years (2017 to 2022). The strategy sits within the Scottish Government's national housing framework document 'Homes Fit for the 21st Century' with the objectives of promoting effective supply, choice and quality. It also links to its 'More Homes Scotland' target to deliver 50,000 affordable homes across Scotland.

Encompassed within the GHS is the Strategic Housing Investment plan (SHIP) which sets out the priorities for investment in housing in Glasgow over the 5 year period 2018/19 to 2022/23 to outline how the Council and its partners will deliver these priorities. The focus of the SHIP is on Glasgow's Affordable Housing Supply Programme (AHSP) which delivers affordable housing, either to rent or buy, in the city.

Glasgow City Council (GCC) have been collaborating with partners and stakeholders to strategically plan the regeneration of a number of areas of the City. A range of initiatives are ongoing which have a direct positive impact on the development potential of a number of key vacant and derelict land sites within the North East and North West of the City. This forms part of GHS aim to deliver and increase low cost home ownership within the City.

GCC have prepared a masterplan for the Cowlares area that will provide a residential led neighbourhood of mixed tenure housing in the north of the city. As well as providing new homes the purpose of the masterplan is to help establish Possilpark as a local town centre by bringing new homes to the area and increasing the footfall. The masterplan will sow the seeds and set out the placemaking principles that will allow the new homes to integrate into the existing neighbourhood.

### LIVING IN THE PARK / OPEN SPACE

The city of Glasgow has an impressive amount of quality city parks. Glasgow's location between the Campsie and Kilpatrick Hills to the north and the hills to the south as well as the Clyde Walkway which follows the river and links Lanarkshire in the east to the Clyde estuary at Greenock allow the city to flourish as a city that has easy access to green space.

Recent developments in and around the city have successfully established either an urban neighbourhood (New Gorbals, Laurieston) or a more suburban neighbourhood with an urban density (Games Village, Hamilton Hill) and whilst these are all successful in their own right Cowlares will look to build on the work being undertaken in nearby Sighthill that is creating an urban density intertwined by a linear park. Providing a clear distinction between public and private space is important but there is an opportunity to create a more unique idea about living and working that begins to define a new typology that is specific to Glasgow that keeps people in an urban setting but within a park!

Cowlares should reflect a shift in lifestyle combining the benefits of urban living in a quality environment with natural spaces and useable practical public space that can be programmed and used by the community. The public shared space will allow the residents to participate in growing their place and contribute in creating a sustainable community.

To be exemplar Cowlares must be distinctive. Cowlares Passive will define the standards by which the buildings are created but to create a sustainable community the entire masterplan must consider all the elements equally.

The vision for the area is to establish Cowlares as a growing, green and healthy neighbourhood.

### PLANNING CONTEXT

The Glasgow City Development Plan's key aims of creating healthy, high quality and sustainable places are firmly embedded in the masterplan. The Plan's overarching policy CDP 1 The Placemaking Principle has been applied to ensure the masterplan encourages good placemaking, health and wellbeing outcomes. In line with Policy CDP 2 Sustainable Spatial Strategy, a Strategic Development Framework (SDF) is in preparation for the Glasgow North large-scale priority area. The SDF identifies the need to prepare more detailed planning guidance for Cowlares and this requirement has been directly met by the production of the masterplan. Overall, the Development Plan's suite of policies and supplementary guidance documents have been integral in shaping the masterplan.

The City Development Plan highlights Possilpark as a 'Local Town Centre'. In line with SG4: Network of Town Centres, the new housing will generate more footfall and spend within Possilpark Town Centre, helping to revitalise the centre.

The new masterplan will also recognise the need for more localised shopping provision and as such will explore a small local shopping facility at the Cowlares south-eastern gateway, the cross at Keppochill Road and Carlisle Street.

The proximity to Saracen Street and Possilpark town centre is key to the success of the neighbourhood but more importantly that it allows the north to grow into a thriving community for people to live. The new homes should bring people to the area as well as allowing existing residents to remain. The masterplan will also define key amenity spaces such as the repositioning of Cowlares Park into a usable and accessible open space including provision for recreation and sport, the abandoned recreation ground and blaes pitches within the site have lain derelict for over twenty years.

GCC have engaged with Community groups and consulted on 'whats right for Cowlares?' The consultation is an ongoing process and will continue throughout the project ensuring the appropriate facilities are provided. Early conversations have highlighted a lack of good quality amenity and play space in the area and as such the masterplan is proposing to reposition the current Cowlares Park closer to the Possilpark community where it is more needed. Providing a new Cowlares Park adjacent to the school, being overlooked by local people and at the highest point of the site will be of huge benefit to the community. As well as the obvious amenity benefits for this relocation it also helps with some technical challenges too. This will help with the surface water drainage strategy. In addition the north of the site had historic mine workings and would require more extensive engineering design to allow homes to be built.

### DEVELOPMENT

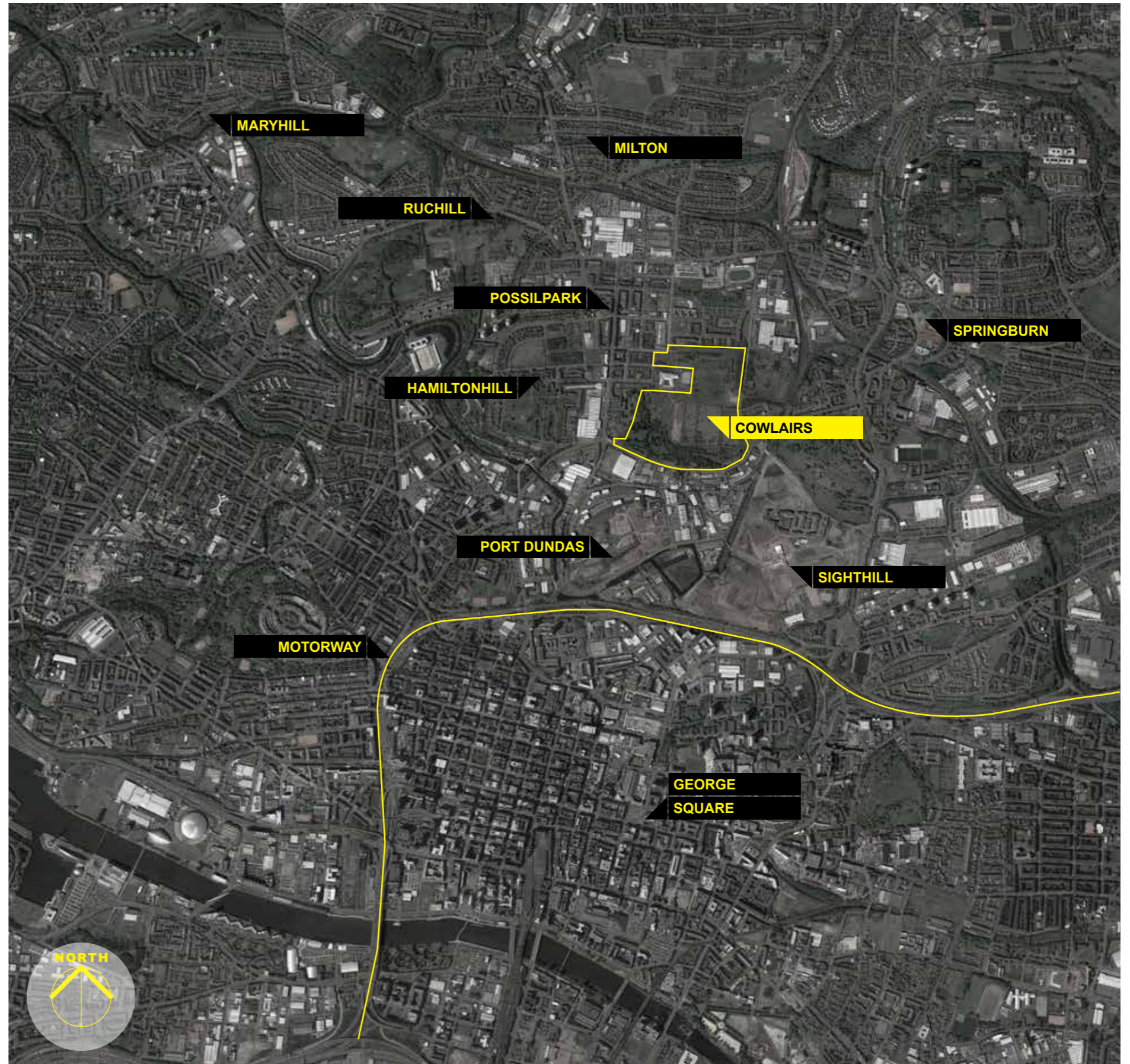
GCC will oversee the disposal of the site to a selected development team to deliver the masterplan. Recent experiences have demonstrated the importance of selecting an appropriate development partner that has the experience of large scale development with placemaking principles as a key driver. The developer will be required to continue engagement with the community and local stakeholders to refine the masterplan as a basis to creating the new neighbourhood. GCC are currently procuring consultant services for legal and market advice to begin this process.

INTRODUCTION

**NORTH GLASGOW – FUTURE REGENERATION / DEVELOPMENT AREAS**

Glasgow's Housing Strategy and City Development Plan align to enable the delivery of housing development in the city. The City has a number of priority regeneration areas for development and regeneration, which have strategic-level infrastructure and remediation requirements for which solutions are being actively pursued. City Deal funding has begun to unlock development potential in these areas by delivering site remediation and infrastructure works at key projects. Dundashill and Sighthill in North Glasgow are already well underway to provide mixed-tenure housing regeneration development areas.

In terms of the Development Plan, Glasgow North is a priority area for regeneration for which a Strategic Development Framework (SDF) will be prepared to guide redevelopment. The SDF area includes two TRAs at Sighthill and Maryhill, as well as other significant development areas at Port Dundas, Hamiltonhill, Cowlairs, and Ruchill Hospital. These six areas have an estimated capacity of 3,191 new housing units, forecast to be developed in the period up to 2032. The SDF will guide the housing-led regeneration projects within the north and support the efforts of the Glasgow Canal Regeneration Partnership (comprising the Council and Scottish Canals) to deliver canal-leisure, heritage and nature-enhancing projects along the canal corridor.



AERIAL VIEW OF GLASGOW CITY CENTRE AND THE NORTH

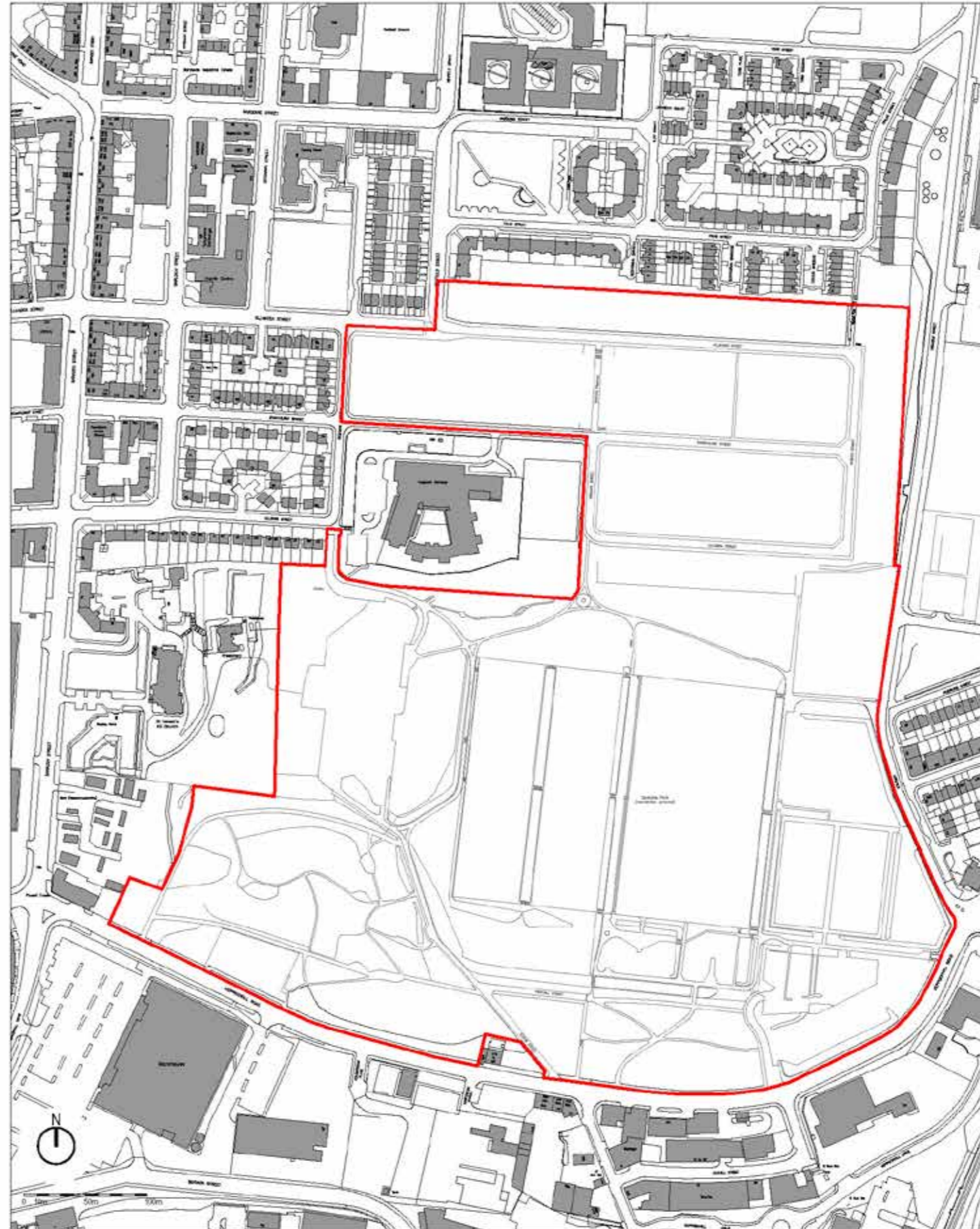
## SITE BOUNDARY AND WIDER CONSULTATION AREA

Cowlairs is 30 hectares of ground that lies between Possilpark and Keppochill Road with Carlisle Street forming the east boundary.

The study area is approximately 30 hectares and is made up of derelict land from former tenement housing to the north and the former St. Therasas RC Primary School to the west, former recreation ground to the centre and Cowlairs Park to the south west.

The natural topography of the site is such that the highest part is adjacent to the new primary school (Keppoch Campus, opened in 2004) the school campus brought together Saracen and Hawthorn Primary Schools with St. Theresa's RC and Broomlea School as well as Keppoch Nursery and Stepping Stones Family Learning Centre.

The recreation ground is overgrown and no longer used possibly due to it being isolated and not passively supervised. The 8 blaes pitches have not been used for over twenty years. Glasgow Life and Sportscotland have recently embarked on a city wide outdoor sports provision study and the outputs of this study will inform the locations of sports pitches across the city.



© Crown copyright and database rights 2019 OS 100023379  
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form

The aerial view on the opposite pages captures some key markers and locations in and around the inner north area. The Cowlairs site is located in the centre of the illustration.

HISTORIC DRAWING OF SARACEN FOUNDRY  
ENTRANCE AT POSSILPARK

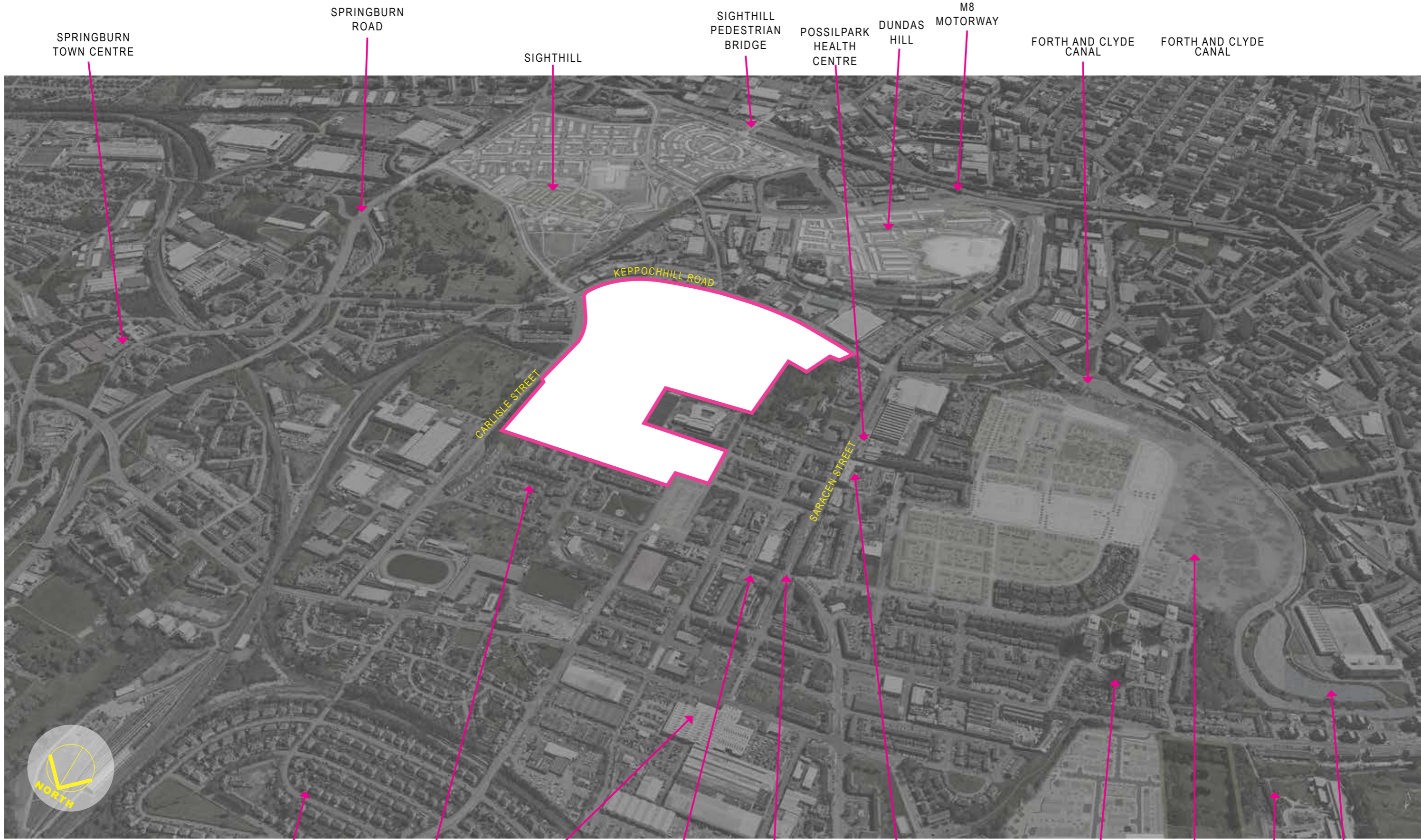


HISTORIC PHOTOGRAPH OF SARACEN FOUNDRY  
ENTRANCE AT POSSILPARK (DATE UNKNOWN)



HISTORIC PHOTOGRAPH OF TENEMENTS TO  
NORTH OF COWLAIRS SITE (DATE UNKNOWN)





SPRINGBURN  
TOWN CENTRE

SPRINGBURN  
ROAD

SIGHTHILL

SIGHTHILL  
PEDESTRIAN  
BRIDGE

POSSILPARK  
HEALTH  
CENTRE

DUNDAS  
HILL

M8  
MOTORWAY

FORTH AND CLYDE  
CANAL

FORTH AND CLYDE  
CANAL

KEPPOCHHILL ROAD

CARLISLE STREET

SARACEN STREET

ELEVATED AERIAL VIEW OF  
GLASGOW INNER NORTH

PARKHOUSE

HAWTHORN  
HOUSING

LOCATION OF  
FORMER SARACEN  
FOUNDRY

POSSILPARK  
TOWN CENTRE

SARACEN  
CROSS

NG  
HOMES

WESTERCROFT

CLAYPITS  
NATURE RESERVE

RUCHILL

FIRHILL  
BASIN

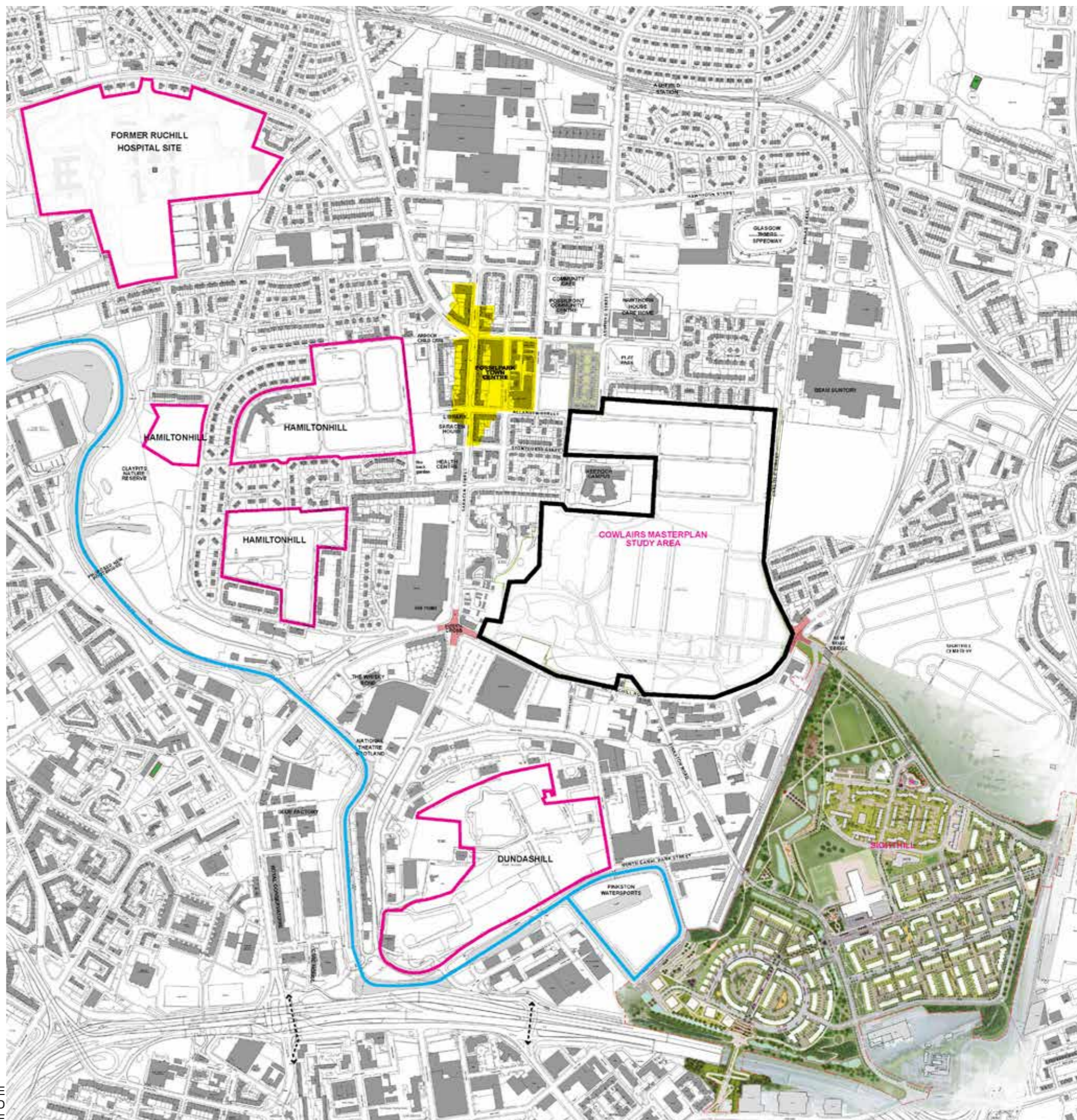
**SOCIAL & CULTURAL HISTORY**

Possilpark has had a long standing history of disadvantage as a result of decades of industrial decline that has led to generations of residents being affected by worklessness and poverty. Unemployment and low educational attainment are much higher than the national average with 1 in 3 local young people not in education, employment or training. The communities of Ruchill and Possilpark date back to the 1770s when the establishment of the canal brought new industry to the area. Local people still have memories of the booming industries of the ironworks and sawmill along with other businesses that provided job opportunities, shops and demand for local housing. There was a surge in the building of new housing during the Interwar Period which saw Possilpark grow in size. However, the years following the Second World War saw a loss of industry in the area. By the 1980s unemployment levels were over 60% and loss of industry was conjoined with profound deprivation. With this came the loss of poor quality housing as well as vital amenities such as shops and the local secondary school. Social problems such as illicit drug use, crime and antisocial behaviour gradually grew to become a major issue in the area.

Over the last 30 years the communities of Ruchill and Possilpark have experienced a great deal of change within their physical environments. There are large areas of vacant and derelict land in Ruchill and Possilpark where social housing and community assets once stood, such as Possilpark Secondary School. The economic downturn has stalled efforts in recent years to bring new developments to the area, while the levels of vacant land continue to negatively impact the local community, environment, and economy. There have been a number of positive developments in the area between 1997 and 2007, mainly in social housing as well as the delivery of the new school campus (Keppoch Campus) in 2004 and Benview Campus in 2012.

Possilpark data zone (S01010323) is confirmed by SIMD2016 as one of the most deprived areas in Scotland. Overall it is in Decile 1 (7th of 6,976 data zones). It scores particularly poorly for key domains: Income (4th most deprived), Employment (4th), Health (1st), Education and skills (79th). Women in Ruchill and Possilpark live, on average, almost seven years longer than men. Ruchill and Possilpark had the lowest life expectancy of all neighbourhoods in Glasgow in the most recent period for both males and females. As well as this, a relatively high percentage of people in the area are limited 'a lot' or 'a little' by a disability. 34 per cent of the population (2,620 people) are classified as income deprived. People living in Ruchill and Possilpark have poorer life outcomes than the city average. The average number of years that local men are likely to spend in good health is 48 (second lowest neighbourhood level in Glasgow), compared to the Glasgow average of 56. For local women Healthy Life expectancy is 50 years (second lowest in Glasgow), compared to 58 across the city. The Healthy Life expectancy for males in Glasgow is approximately 7 years lower than Scotland as a whole and 6 years lower for females. Possilpark contains the most health deprived data zone in the entire country. There is a higher number of local people (37%) with one or more long term health conditions compared with Glasgow (13%). Unemployment levels are high in Ruchill and Possilpark (more than 1 in 3 people claim out of work benefits), a factor which massively hinders the local economy. In addition to this, the number of young people not in education, employment or training is high (1 in every 4).

The adjacent map highlights the large vacant sites which lie in and around Possilpark town centre and in close proximity to Cowlairs.



MAP DIAGRAM INDICATING LARGE SCALE DEVELOPMENT SITES AROUND POSSEILPARK LOCAL TOWN CENTRE



**LANDFORM / TOPOGRAPHY**

The masterplan area is made up of former derelict land to the north, disused red blaes recreation grounds to the south and Cowlairs Park to the south west. As well as these 'designated' areas the character of the site is very naturalised and meadow like. The entire south edge is a naturalised slope with trees and plant growth all the way along Keppochhill Road.

The land immediately west of the school campus is the highest part of the site and has spectacular views across the city towards Cathkin Braes as well as views to the Campsies, north of Glasgow. The majority of the site to the north is derelict land which once featured a tenement layout, the roads of which are still visible.

A defining feature of the existing site is the large flat areas of red blaes which are former recreation pitches. The pitches have long since not been used for any sporting activities but have been more recently used by local quad bikers as there's a large amount of open space.

The former school was located to mid-west of the site and as such is a derelict area overgrown by nature. Unmanaged deciduous woodland to the west creates a natural border to the housing on Killearn Street, St Theresa of Lisieux RC Church, Craigbank Care home and the Show People site on Saracen Street.

Cowlairs is essentially a modified drumlin and offers great views across Glasgow and onto distant hill ranges such as the Campsies, Kilpatricks and Cathkin Braes. The views from the site also allow visual links to the other drumlins and points of interest around Glasgow thus visually connecting Cowlairs to the city centre.

The existing topography is the key defining feature in creating a distinctive development. The new buildings and open spaces will take cognisance of this maximising optimum views across the city and further afield. The almost 'ready made' landscape will introduce a new sustainable urban drainage network (SUDS) which will function as both engineering and amenity. From the site's higher central area down towards the lower height site edges, surface water journeys can flow naturally in a series of attractive, interconnecting channels and ponds. The SUDS network will add functionality to the site and introduce amenity to the neighbourhood more generally.



#### OPPORTUNITIES & CONSTRAINTS

Open cast mine works were present to the north of the site as well as a disused mine shaft adjacent to Rednock Street.

A large section of Carlisle Street is not adopted by GCC.

There is a large retaining structure running along the eastern edge of the site along Carlisle Street. The wall is in private ownership and as such any building works at Cowlairs will seek to protect the physical integrity of the wall.

The Morrison Bowmore distillery, owned by Beam Suntory is a bottling plant and as such contains hazardous materials. There are Health and Safety Executive consultation zones that affect the north east corner of the Cowlairs site. These zones are indicated on the adjacent diagram.

The existing topography with the large flat terraced areas creates opportunities for development and regeneration but the potential access points to the south along Keppochill Road are more challenging. The slopes that exist will be retained where possible but will need realignment in localised areas to allow for ease of access for pedestrians and vehicles.

Japanese Knotweed has been found in the natural woodland area to the west and is being treated on a regular programme, in accordance with the recommended guidelines.

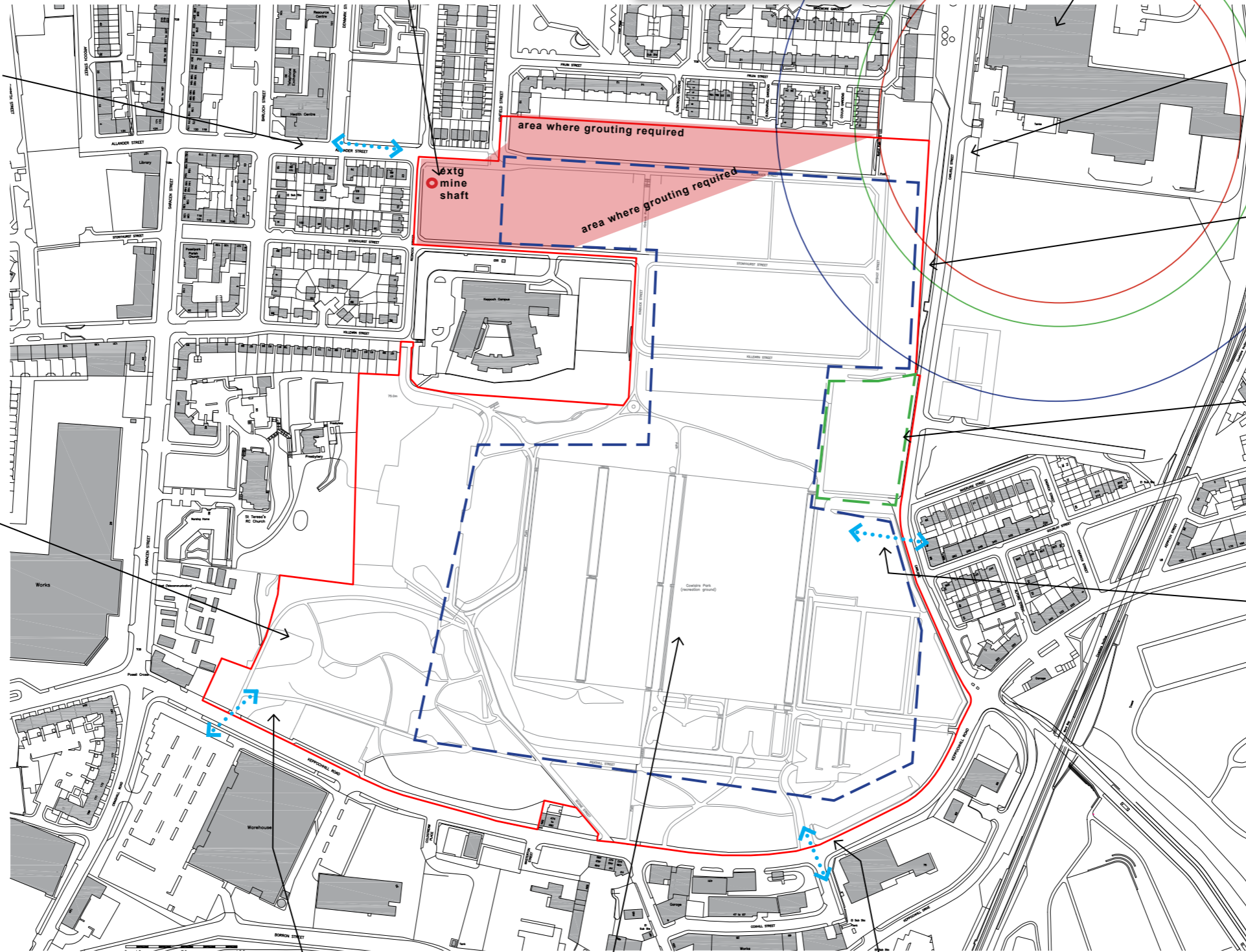
**EXISTING MINESHAFT & WORKINGS**  
ENSURING GROUTING AND SAFETY MEASURES ARE IN PLACE FOR EXISTING KNOWN MINEWORKS LOCATION



**BEAM SUNTORY**  
CONSULTATION ZONE DUE TO STORAGE OF HAZARDOUS MATERIALS

**NORTH / WEST SITE ACCESS**  
DEFINE ACCESS POINTS TO ENSURING GCC HAS CONTROL OVER LOCATION AND DESIGN

**CARLISLE STREET**  
ENSURING OWNERSHIP AND ADOPTION OF ROAD IS RESOLVED TO ALLOW CARLISLE STREET TO FUNCTION AS A PRIMARY ROUTE / DISTRIBUTOR ROAD



**EXISTING RETAINING WALL**  
WALL IN PRIVATE OWNERSHIP, FUTURE PROPOSALS TO ENSURE PHYSICAL INTEGRITY

**GROUNDWORKS**  
ADDRESSING ANY KNOWN ABNORMALS TO MAXIMISE DEVELOPMENT POTENTIAL

**JAPANESE KNOTWEED**  
ENSURING KNOTWEED AND ANY INVASIVE SPECIES IS DEALT WITH

**EAST SITE ACCESS**  
DEFINE ACCESS POINTS TO ENSURING GCC HAS CONTROL OVER LOCATION AND DESIGN

**SOUTH ACCESS**  
DEFINE ACCESS POINTS TO ENSURING GCC HAS CONTROL OVER LOCATION AND DESIGN

**DEVELOPMENT AREAS**  
IDENTIFY BUILD / NO BUILD ZONES ENSURING EASY SERVICE PROVISION AND MINIMAL GROUNDWORKS TO BUILDING PLOTS BY IDENTIFYING BUILDING AREAS TO REDUCE ABNORMALS

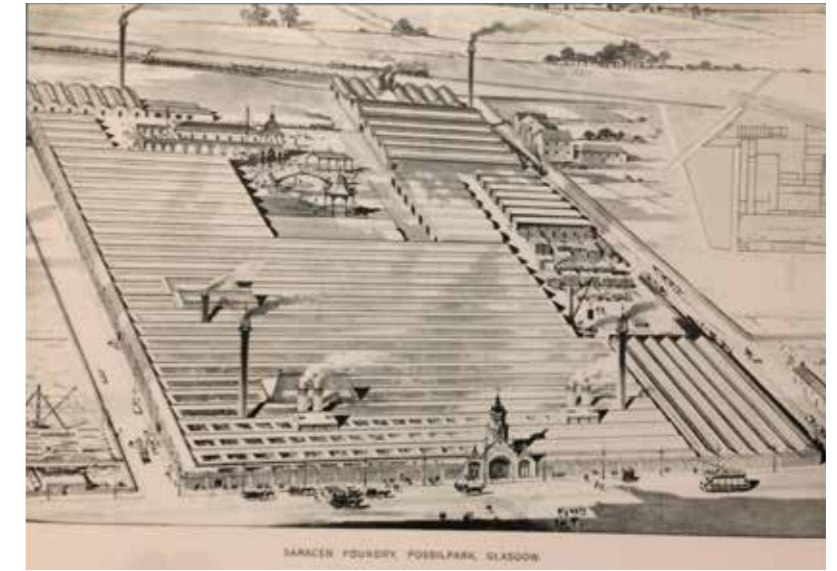
**SOUTH ACCESS**  
DEFINE ACCESS POINTS TO ENSURING GCC HAS CONTROL OVER LOCATION AND DESIGN

**HISTORIC REFERENCE**

The north of Glasgow has seen large scale industrialisation. Saracen Foundry to the north of Possilpark was one of the largest employers in the area. Owned by Walter Macfarlane it was the largest producer of ornamental ironwork in Scotland and their products were installed all over the world.

As well as the foundry itself Macfarlane also planned Possilpark as a village to house his workers. The street layout remains today as a legacy of Macfarlane's Possilpark village.

The historic maps below illustrate the railway yards that dominated the townscape of the area.



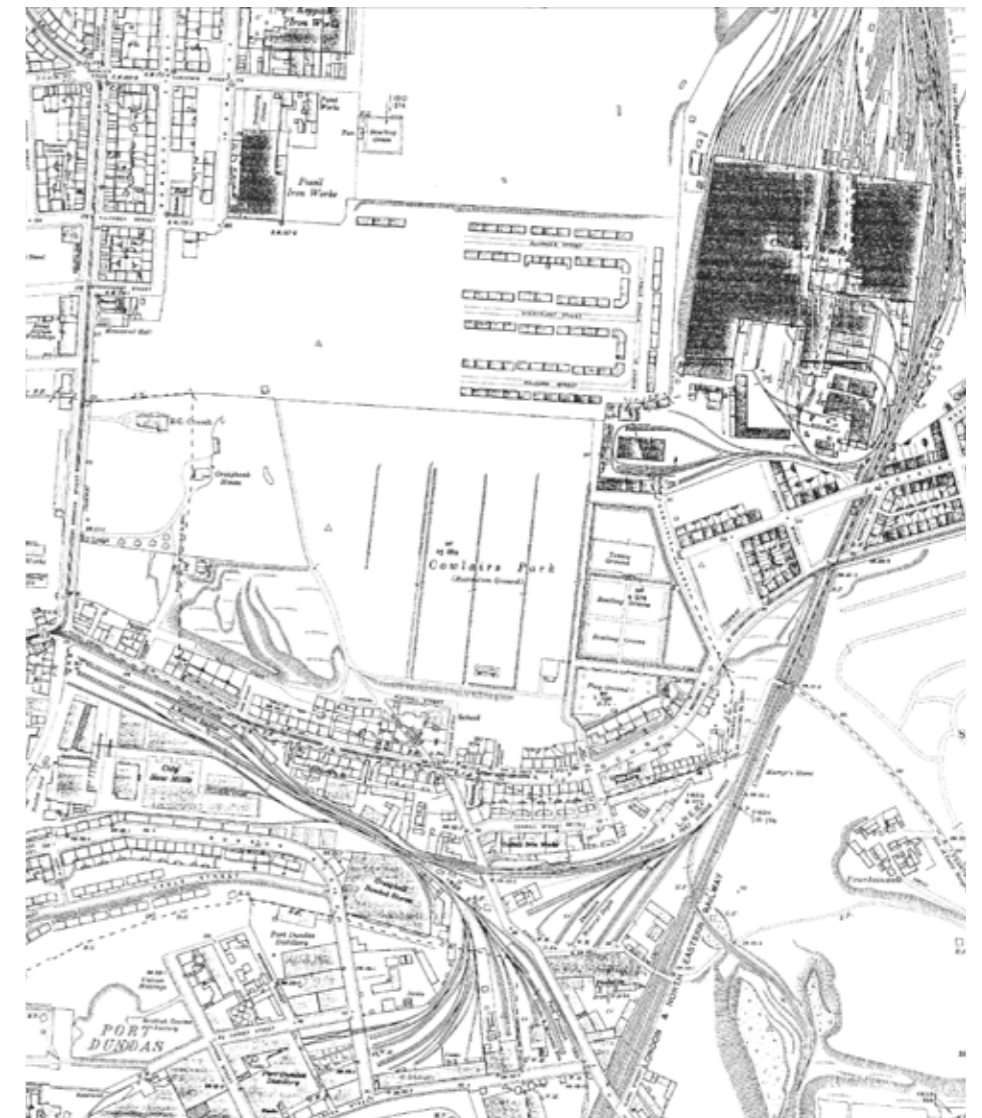
**1890**



**1910**



**1930**





IMAGES OF SARACEN FOUNDRY TAKEN FROM SCOTTISH DESIGN DISPLAY AT V&A DUNDEE

1965



1975



1985



**EXISTING LANDSCAPE**

The local community associate the landscape in a number of ways. Some locals have talked of once having lived in the tenements, before they were demolished. Others talk about the deer and wildlife that they see in 'the park'. However, it's apparent the majority feel the entire area is unsafe and do not use the space as an amenity.



1. VIEW OF WOODLAND AND SLOPE TO WEST OF SITE



2. VIEW OF DERELICT LAND AT NORTH OF SITE (ALLANDER STREET)



3. VIEW NORTH FROM FORMER ALLANDER STREET OVERLOOKING HAWTHORN HOUSING



4. DERELICT STEPS TO SOUTH OF SITE



5. VIEW ACROSS FORMER BLAES PITCHES TOWARDS EAST



6. VIEW ACROSS FORMER BLAES PITCHES AND SLOPE BETWEEN TERRACES

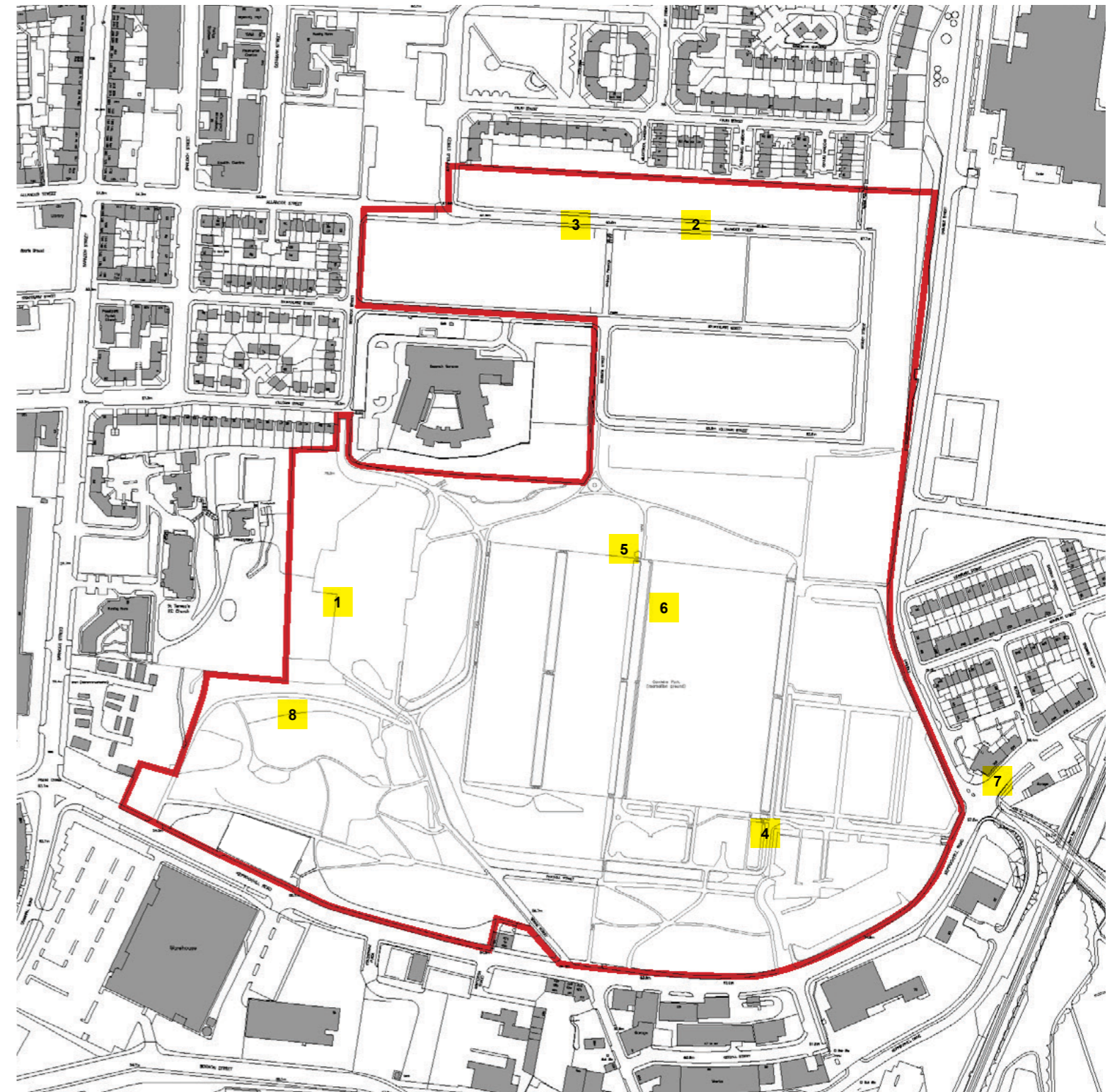


7. VIEW AT SOUTH EAST CORNER AT KEPPOCHILL ROAD / CARLISLE STREET



8. EXISTING WOODLAND TO WEST OF SITE

MAP ILLUSTRATING LOCATION OF PHOTOGRAPHS



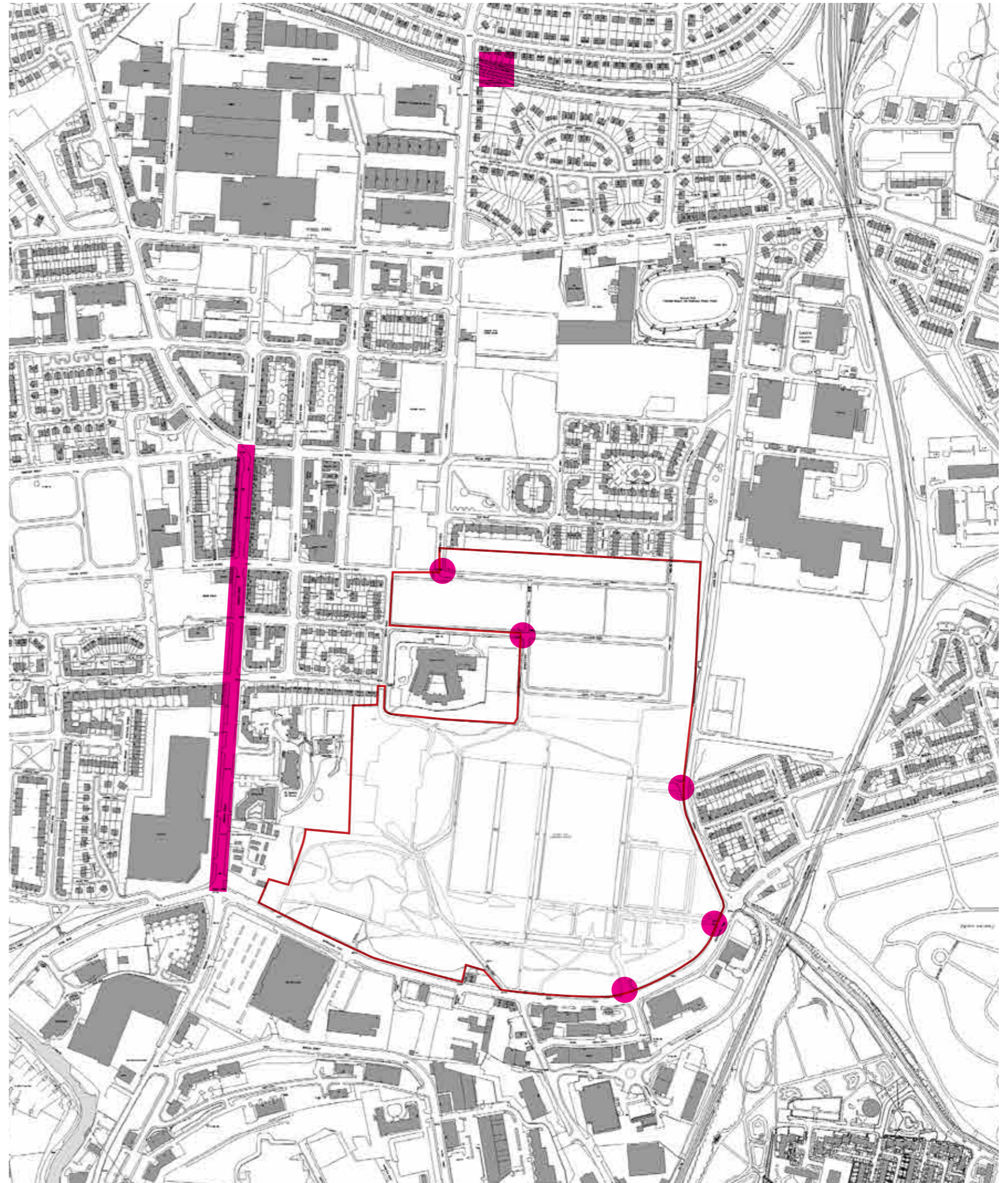
**TRANSPORT CONNECTIVITY**

Car ownership is very low in the north of Glasgow and in particular around Possilpark. The road network is however well connected with wide roads which helps support the industrial operators particularly to the south of Keppochill Road. This dominance of road space does however restrict the feeling of safety for pedestrians and cyclists and as a result, cycle ownership is also very low. It is also felt by the locals that the road network is a convenience to allow the more affluent community of Milngavie connect well to the M8 motorway. This passing trade provides no economic benefit to the local community in and around Possilpark.

Saracen Street serves as a bus corridor linking Possilpark to Cowcaddens as well as routes east and west linking to Springburn and Maryhill.

Ashfield Station to the north of Possilpark provides an overground link to/from Queen Street but the community to the south rarely use it as it's less convenient than the bus.

-  ASHFIELD TRAIN STATION
-  SARACEN STREET
-  HISTORIC VEHICLE ACCESS POINTS INTO SITE





**CONNECTIONS AND ACCESS**

Currently the access through the site is for pedestrian recreational use. The diagram illustrates the existing core path network as well as some of the desire lines that have been established through time.

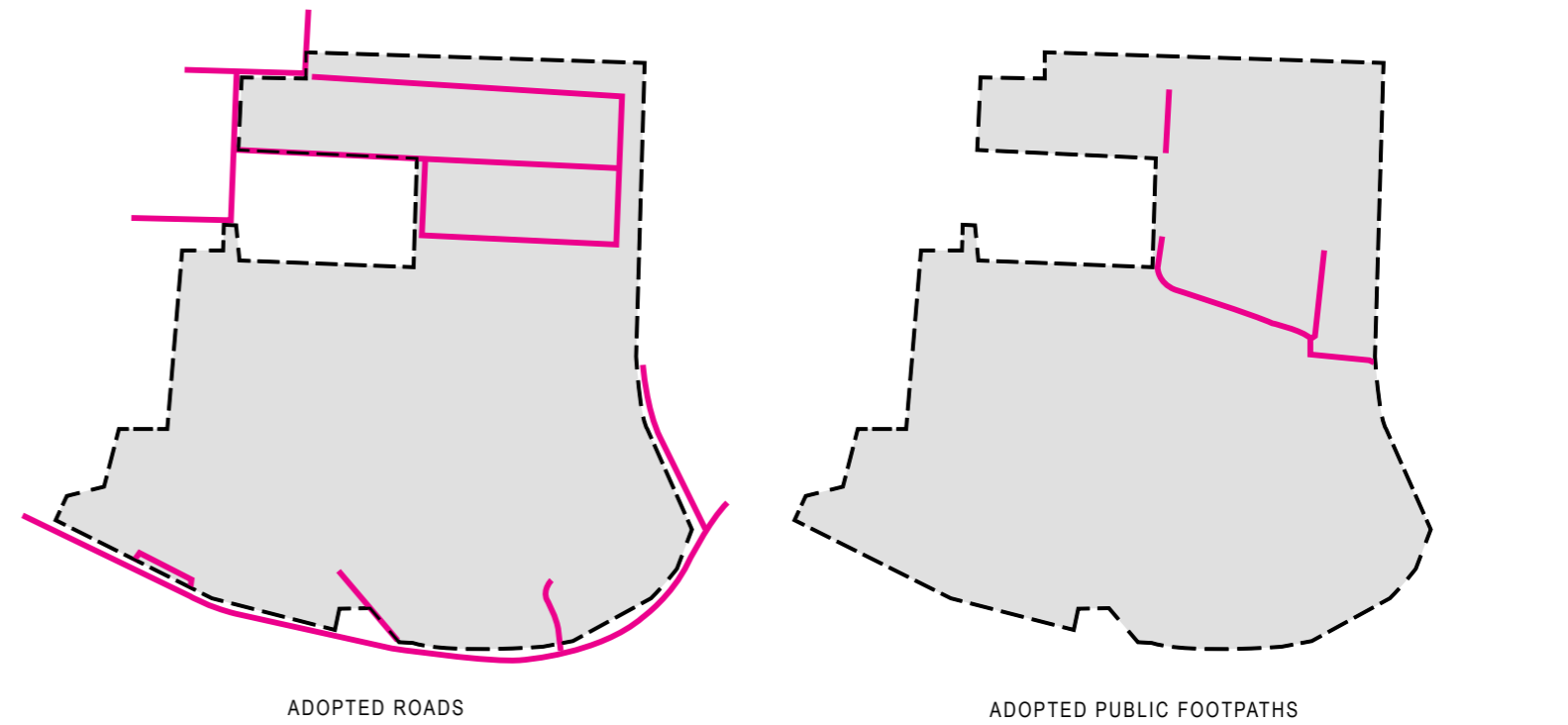
There is currently no designated cycle route through the area.

Glasgow City Council has considered the possibility of a diagonal through route for cars that links Saracen Cross through to Sighthill but this has now been discounted as it provides no benefit to the local community in establishing Possilpark as a local town centre.

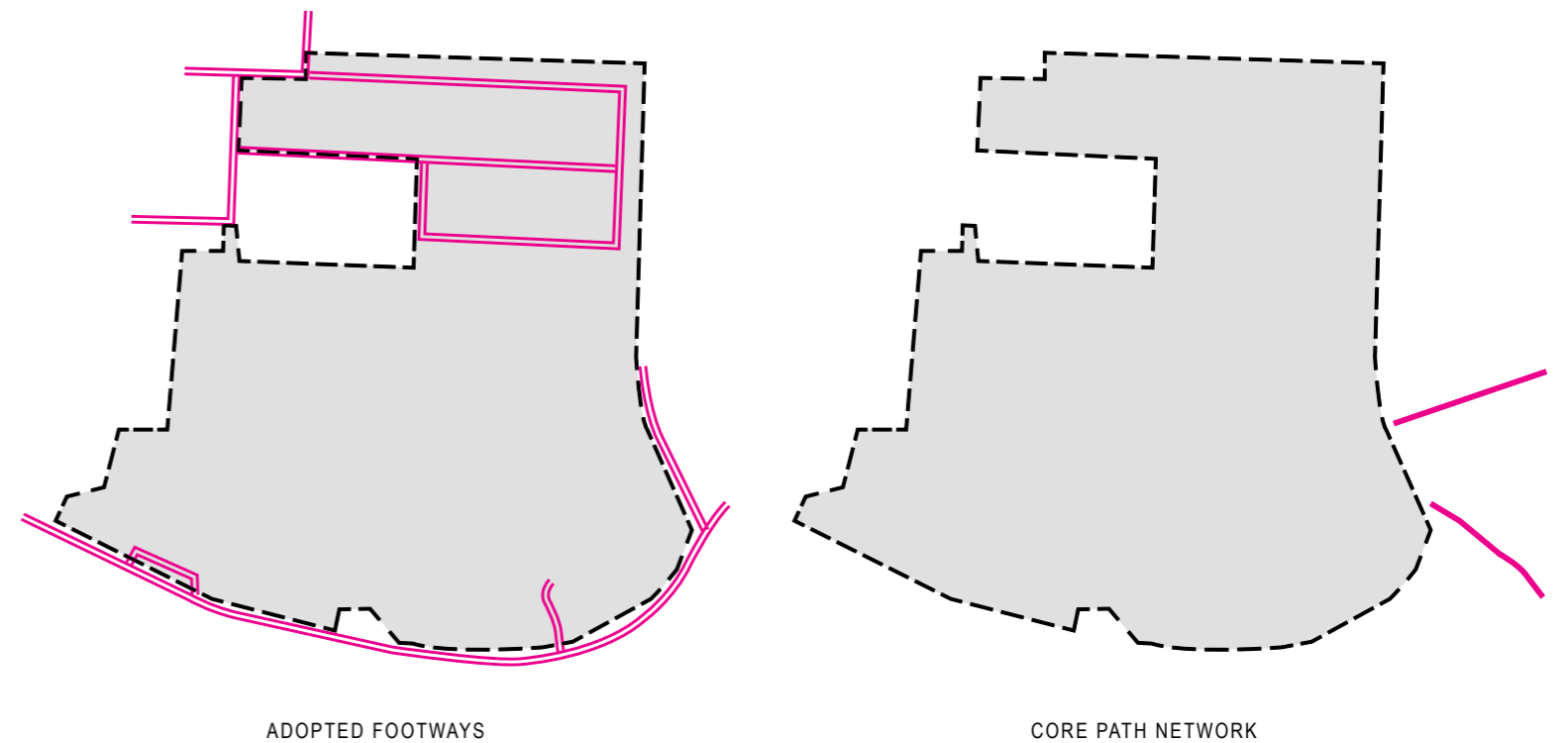
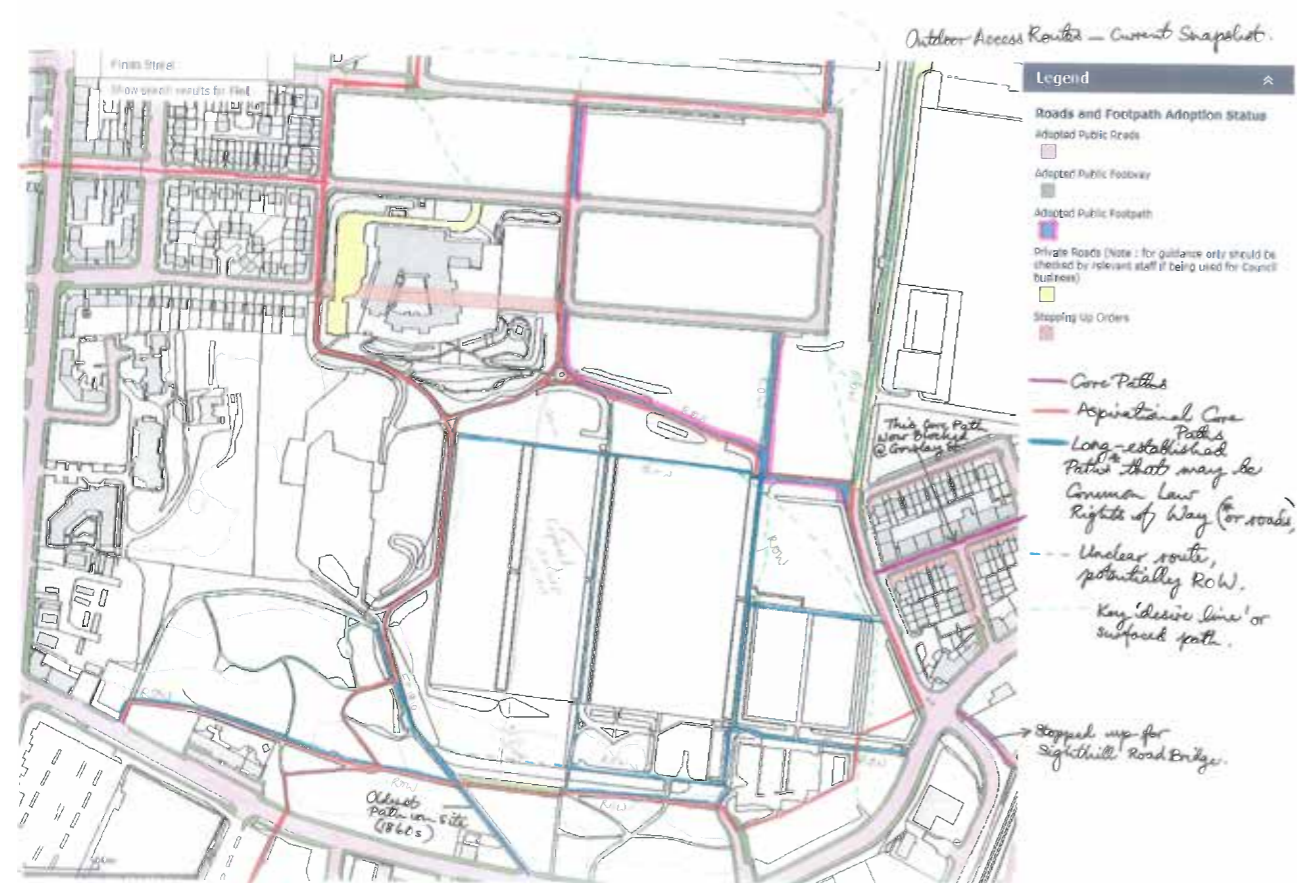
Vehicle access to the north around the school is established but the remainder of the access points will need to be defined.

The adjacent diagrams illustrate the existing adopted roads, public footpaths, footways and core path network that are within the site boundary or the immediate adjacency.

The image below illustrates a network of draft aspirational routes.



**SKETCH ANALYSIS OF EXISTING OUTDOOR ACCESS ROUTES AND DRAFT ASPIRATIONAL ROUTES**



**ENGAGEMENT**

Glasgow City Council has begun engaging with the community to determine 'What's Right for Cowlairs?' Officers have been involved with a number of community groups as well as working with the pupils councils within the school campus. GCC have also been working with the Place Standard tool as a mechanism for discussing and evaluating the place where the community live.

The community consultation and engagement is on-going and will continue throughout the life of the project. GCC will be ensuring the proposed development delivery teams will continue to engage with the local community and work with all relevant stakeholders to ensure the right outcome for the area.

Community input has already shaped the proposals to date and has begun to define the place principles set out later in this report. Some of the key highlights and there responses are as follows -

**“There is a lack of access to good quality amenity space”**

The existing Cowlairs Park is remote to the local community and so GCC are intending to relocate the park to the north of the site closer to Possilpark town centre. The community engagement will continue to ensure the amenity provision is appropriate to the needs of the local people.

**“Places for people to go such as social clubs etc”**

The GCC development team are committed to looking at opportunities beyond the boundary of the masterplan area and identify appropriate places within the existing and proposed neighbourhoods working with the local residents and stakeholders.

**“Things for kids / young people to do”**

GCC has had two workshops with local primary school children which were very rewarding. These sessions have reassured us that the local children have a real interest in the environment around where they live and go to school. We will continue the engagement and work with them to develop amenities suitable for their needs.

**“Need for more choice in retail / restaurants”**

By building new homes, more people will be living in the area increasing the foot-fall in Possilpark town centre. This will result in food operators providing better choices for the community. As mentioned earlier, the GCC development team will help identify appropriate places and locations.

**“School already at capacity, how will it accommodate new people?”**

The GCC development team is already in discussions with colleagues in education to determine how the school provision will be met. These conversations will continue to identify solutions as Cowlairs and the other new developments in the north progress.

**“Heard it all before!”**

Through continued dialogue we hope the consultation will allow the community to understand the process and manage expectations on the delivery of the project. GCC will work with the community to establish appropriate communication methods.



**POSSILPARK**  
*HOW GOOD IS OUR PLACE?*

*Can I move around my neighbourhood and connect to other parts of the city? walking, cycling, public transport, cars etc* poor      excellent  
1 2 3 4 5 6 7

*How do I feel about the quality of streets and open spaces around my neighbourhood? Are they well cared for and do they feel safe?* poor      excellent  
1 2 3 4 5 6 7

*Are there enough local facilities, amenities and range of places for people to meet, socialise, exercise etc?* poor      excellent  
1 2 3 4 5 6 7

*Is there an active local economy and opportunity to access good quality work?* poor      excellent  
1 2 3 4 5 6 7

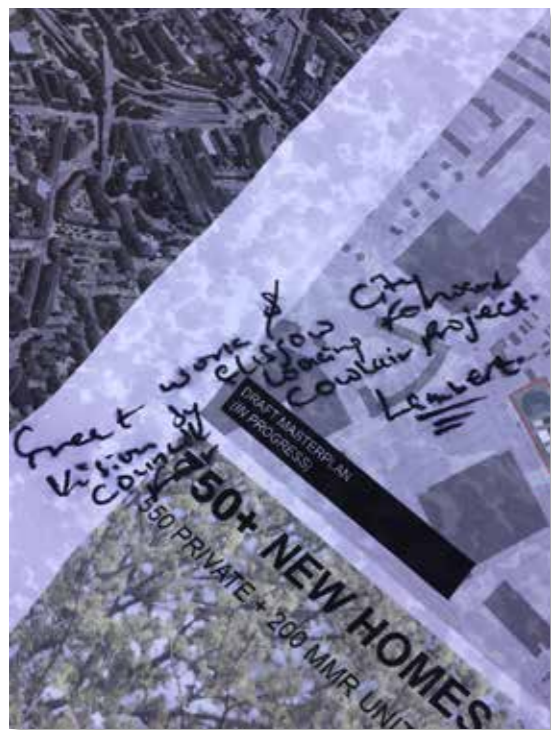
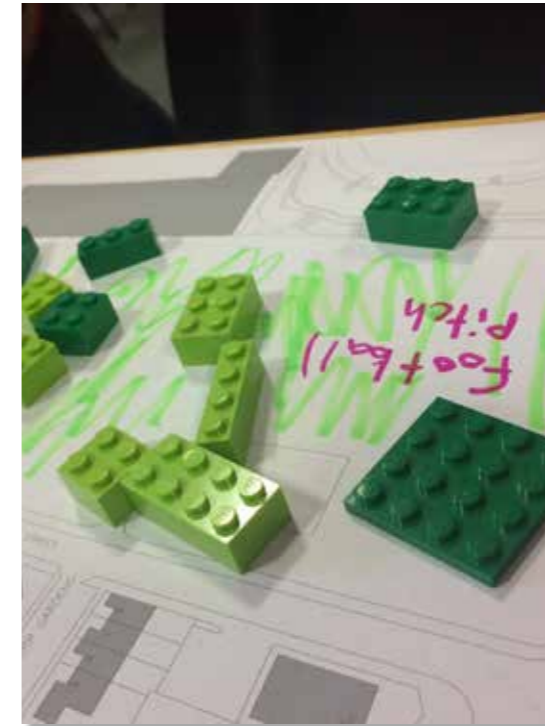
*How do I feel about the quality and choice of homes in my community? Are they well cared for by the housing association / landlord / owner and the residents themselves?* poor      excellent  
1 2 3 4 5 6 7

*Does this place have a positive identity and do I feel like I belong?* poor      excellent  
1 2 3 4 5 6 7

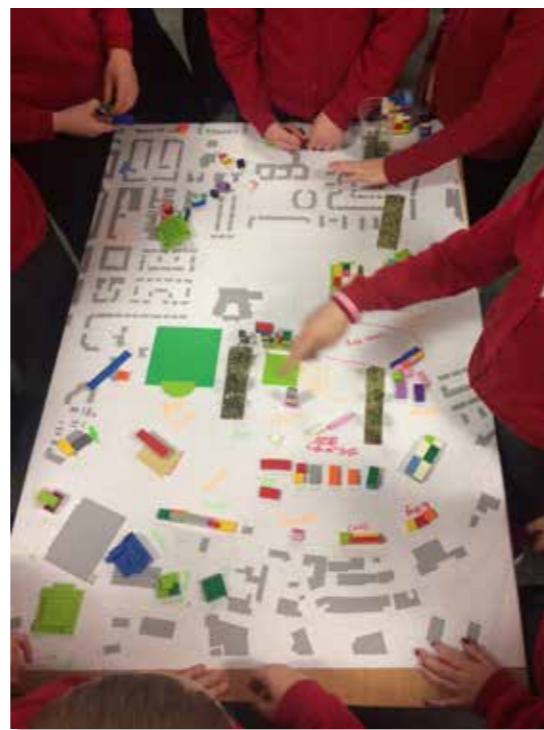
*Do I have an influence about changes within my community?* poor      excellent  
1 2 3 4 5 6 7

*“Great work & vision by  
Glasgow City Council....  
looking forward for Cowlairs  
Project”*

LAMBERT (LOCAL RESIDENT) 18 JULY 2019



COMMENT FROM RESIDENT AT HAWTHORN GALA DAY  
JULY 2019



IMAGES FROM P7 PUPIL COUNCIL OPEN SPACE WORKSHOP  
MARCH 2019



**VISION**

The vision for Cowlairs is for a growing, green and healthy neighbourhood.

**SUPPORTING THEMES**

The vision is supported by the following themes.

The masterplan will sow the seeds for a new neighbourhood to develop and grow into the existing community. It will set out the right conditions for growth by implementing an infrastructure, but the people are what will make the place.

The masterplan principles will consider all the things that matter for living. The home is one aspect and provides shelter but the garden, streets, neighbourhood, park, play spaces, facilities, allotments as well as wild areas are of equal importance in creating the place. Water will also be present and a key feature within the landscape. Burns, swales and ponds will be an important recreational and biodiversity amenity as well as functioning as the main source to manage the surface water drainage (SUDS). Allowing the people to connect with the water will ensure the SUDS are an integral amenity.

The park should perform and not be purely aesthetic. It should function as a destination, a growing space as well as a recreation space by providing multiple activities for the community (old and new) to use. Communal allotments should also be planned.

The park will be the underlying framework of the development but it's essential it provides function and amenity for the community. Quite simply the park will be populated with activity to ensure it is usable all year round.

Safety is paramount so the surrounding buildings will be designed to overlook and passively supervise the park. The public space should also be suitably illuminated to allow recreational activities to continue after dark during the winter but also ensure light pollution is not an issue.

The management and functioning of the recreation areas should be by the community to encourage ownership of the spaces. Social enterprise should be encouraged and community led facilities built into the design for the park and public spaces.

The size of the park and public space will be appropriate to the surrounding community. It should be designed to not be a burden on the public resources. There will need to be a balance though, as Glasgow has a number of 'gated gardens' which are factored and owned by the local communities and these spaces are important to the identity of the city. The new park should encourage residents from the wider city to use the park and contribute to the neighbourhood. It will also be a key biodiversity corridor and active travel route that connects Possill to the city center through the new park and pedestrian bridge at Sighthill.

The gardens for the houses should be large enough for a small family to be able to grow their own food. The park should also provide communal facilities such as a 'shared tool shed' which could be managed by the community to allow the more expensive and less frequent tools to be shared.

There should also be homes without gardens. One of the attractors to Glasgow is its ability to access the outdoors and as such some residents will like the option to live in a landscaped environment that they don't have to personally maintain but will still contribute by using the amenities during the week.

The relationship of the buildings to the street will define the character and the masterplan will set out parameters for this.

Cowlairs Park is an elevated open space with spectacular 360 deg. views around the surrounding area. The masterplan design will recognise this as a quality and ensure the view from and to the area are maximised.

**PLACE PRINCIPLES**

The following 'Place Principles' will define the masterplan and are set out as diagrams on the following pages -

- A new park
- Good quality amenity space
- Green networks
- Active travel routes
- Linking communities
- Identity - establishing an urban 'cross'
- Identity - an urban core with soft edges
- Defining the entrances
- Vehicle movement and residential streets
- The central boulevard
- Residential tenure mix
- Commercial and community uses
- Character - existing topography
- Blue network
- Character zones
- Glasgow character

COWLAIRS CONCEPT SKETCH

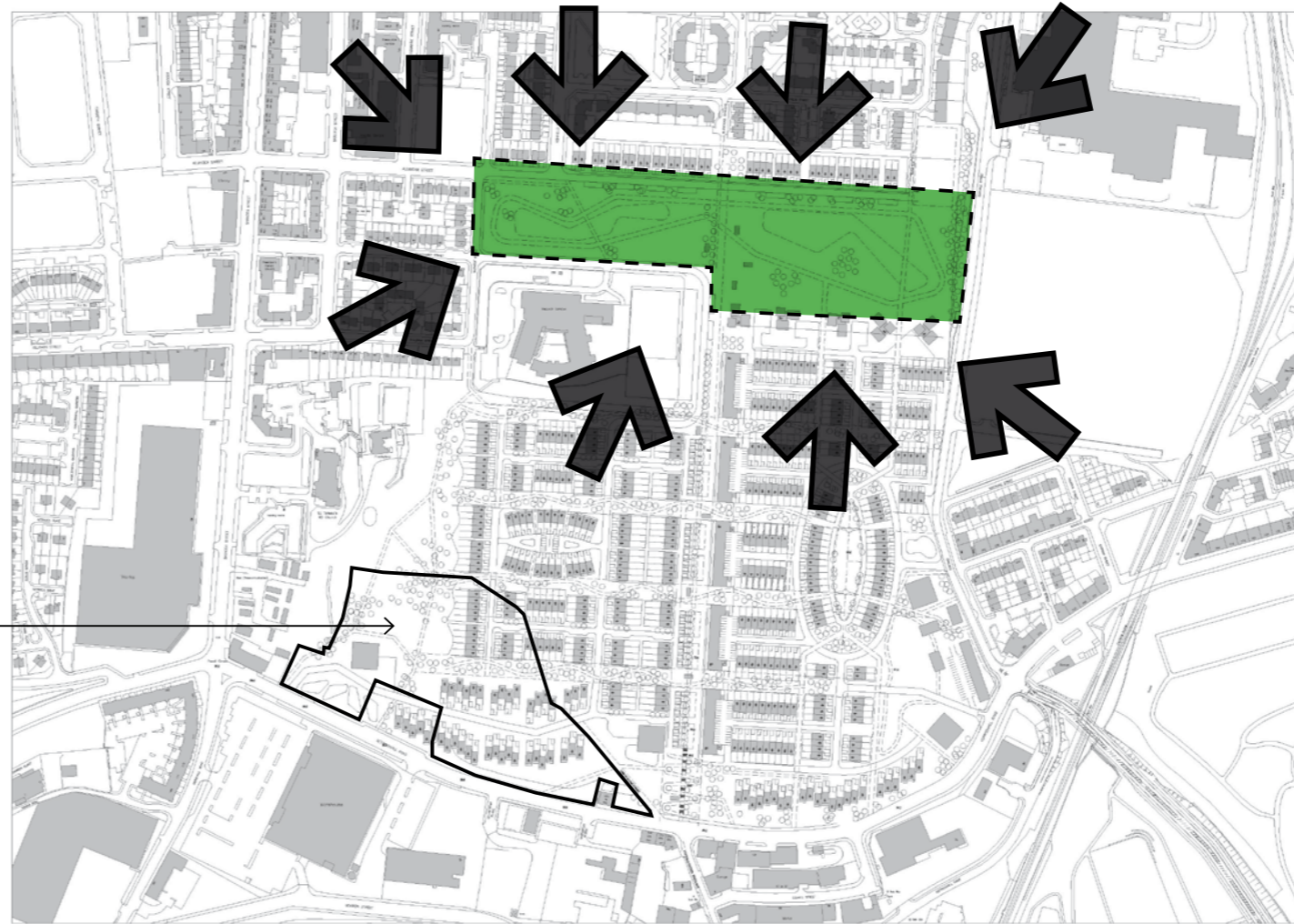




**THE NEW PARK**

The existing park is underutilised as it is remote from the community. By relocating Cowlairs Park and programming it with quality amenity space the park will become a space where the existing community can meet the new residents. The new park could potentially be delivered in advance of the new housing.

The school campus will also benefit from being adjacent to the park. The opportunity to create an environment for outdoor learning as well as providing a park setting for the school will establish it within the landscape.



EXISTING AREA DESIGNATED COWLAIRS PARK  
 3.6 HECTARES

AERIAL VIEW LOOKING EAST



HELIX PARK, SCOTLAND



EXISTING COWLAIRS PARK



**GOOD QUALITY AMENITY SPACE**

Preliminary consultation utilising the place standard tool has highlighted several recurring themes. The lack of good quality amenity space in the area and things for kids/young people to do was an important starting point for our place principles. Public feedback has informed the decision to replace the underused existing park with a new high quality, well-connected park to the north of the site. There are a number of benefits to this as follows –

- The opportunity to provide good quality amenity space close to the existing community at Possilpark
- Placing the park around the existing school has huge opportunities for enhancing outdoor learning and access to the school
- The park being seen as the space that links the communities
- The highest part of the site, therefore the best views
- Could allow the main area of the park to be delivered first as it's not in a 'building site'

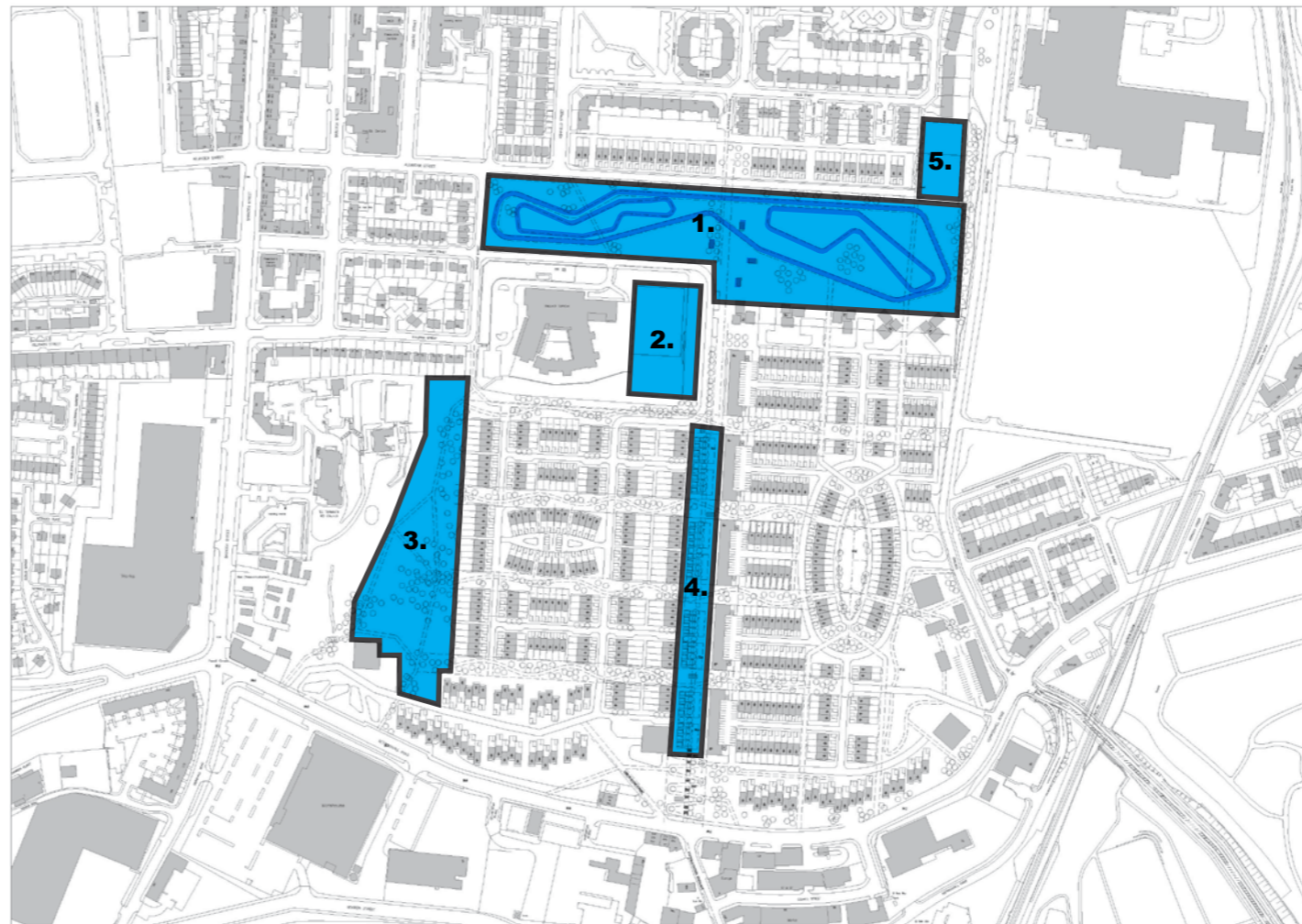
The new park will be an exemplar in terms of provision with existing naturalised landscape being adapted to include nature based play facilities. This will also be true of the other 'green' areas around the site encouraging the community to interact with the woodland rather than replacing it with 'manufactured play equipment'.

GCC are reviewing the possibility of increasing the size of the existing all weather sports pitch at the school campus. It is hoped a full size all weather pitch could be provided with the ability to allow community access outside of school hours.

GCC Neighbourhoods & Sustainability with Glasgow Life have expressed a desire to provide a 1km closed circuit cycling route in the north of the city. By thinking creatively it is hoped to accommodate such a provision by economy of use. The path network in the new park can be configured to create an identified loop but its important that such a facility is not for the sole use of the cycling community. The park will be for everyone but should have the ability to be managed by community groups. By creating such a facility will help raise awareness of cycling in the area and encourage more people to participate in the sport.

There should also be provision for community based growing space or traditional allotments and GCC will continue to work with the local community to determine how this can be provided.

**CONCEPT PRECEDENT / VISUALISATION**



1. NEW COWLAIRS PARK
2. POTENTIAL INCREASE TO A FULL SIZE SPORTS PITCH
3. WOODLAND PLAY
4. CENTRAL BOULEVARD
5. COMMUNITY GROWING SPACE

NEW PARK, EAST END GLASGOW



CONCEPT PRECEDENT / VISUALISATION



**ACTIVE TRAVEL ROUTES**

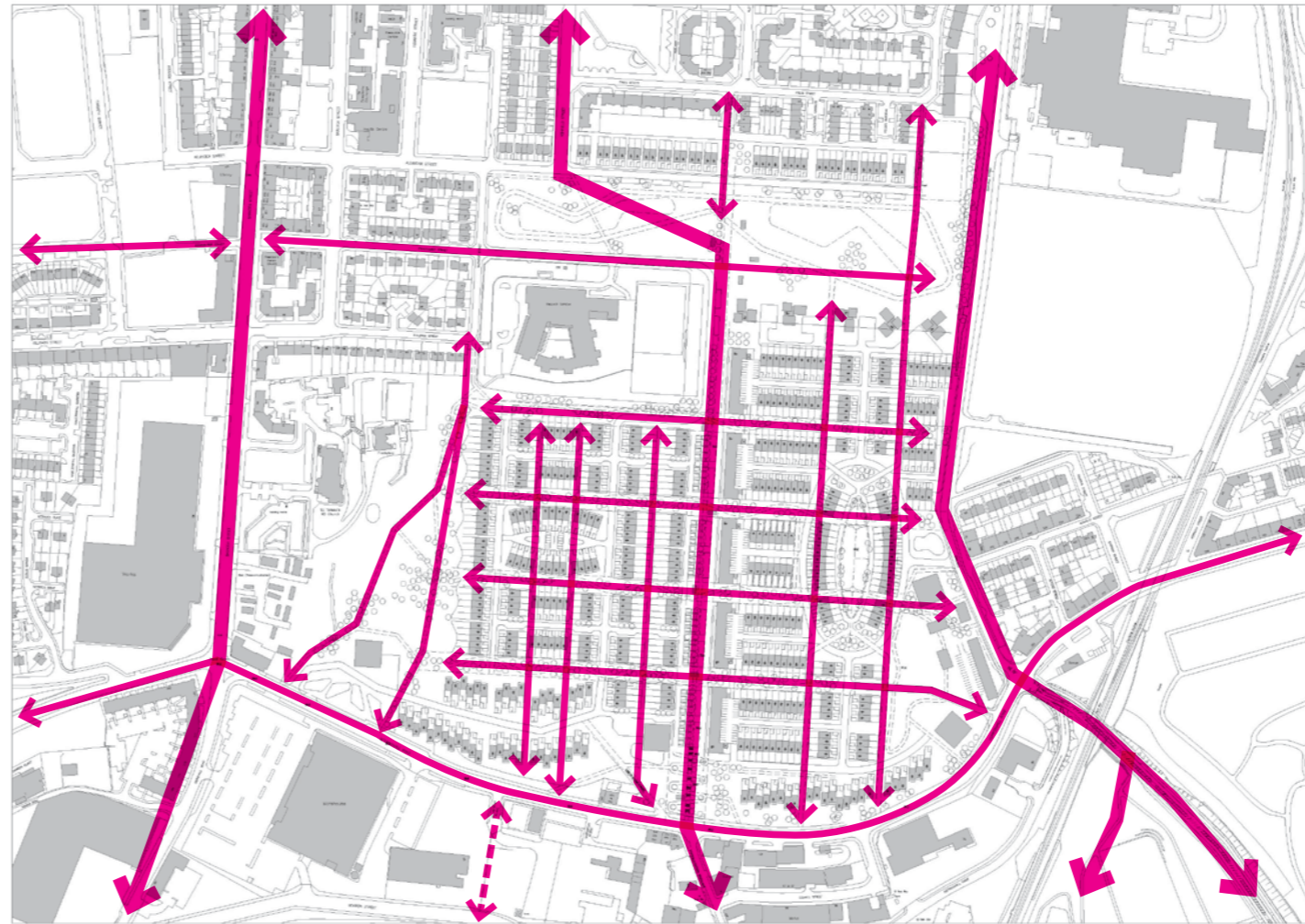
The increase in population in the North is a huge opportunity to change behaviour and attitudes towards active travel. With better routes and connections we will have the opportunity to make a difference. By creating a network we can connect the people to the city to reduce the feeling of isolation. It is essential to connect the new residential neighbourhood to the existing communities. The masterplan will be fundamental in the establishment of the North City Way cycle network, the application for which is currently being reviewed by Sustrans with a decision expected in July 2019.

The investment in infrastructure and high quality amenity space as well as the aspiration for zero carbon living to tackle fuel poverty will contribute to make the north of Glasgow an attractive place to live. Within the new Cowlairs neighbourhood the development teams will be providing an exemplar approach to cycling and active travel in line with the aspirations for creating a healthy zero carbon community.

Pedestrian and cycle routes must be suitably designed and lit to encourage safe use throughout the year. The proposals should comply with Glasgow City Council's Access Strategy, TRANS 6, SUSTRANS Design Manual and Glasgow's Strategic Plan for Cycling 2016-2025.

The urban grid is a highly permeable active travel network, offering simply defined routes that are direct and well-supervised by housing and busy green spaces. The grid provides choice in direction offering a variety of route options.

The grid also provides a variety of attractive safe options which can encourage high levels of walking and cycling activity across Cowlairs and onto adjacent neighbourhoods.



CONCEPT / PRECEDENT VISUALISATION



CONCEPT / PRECEDENT VISUALISATION



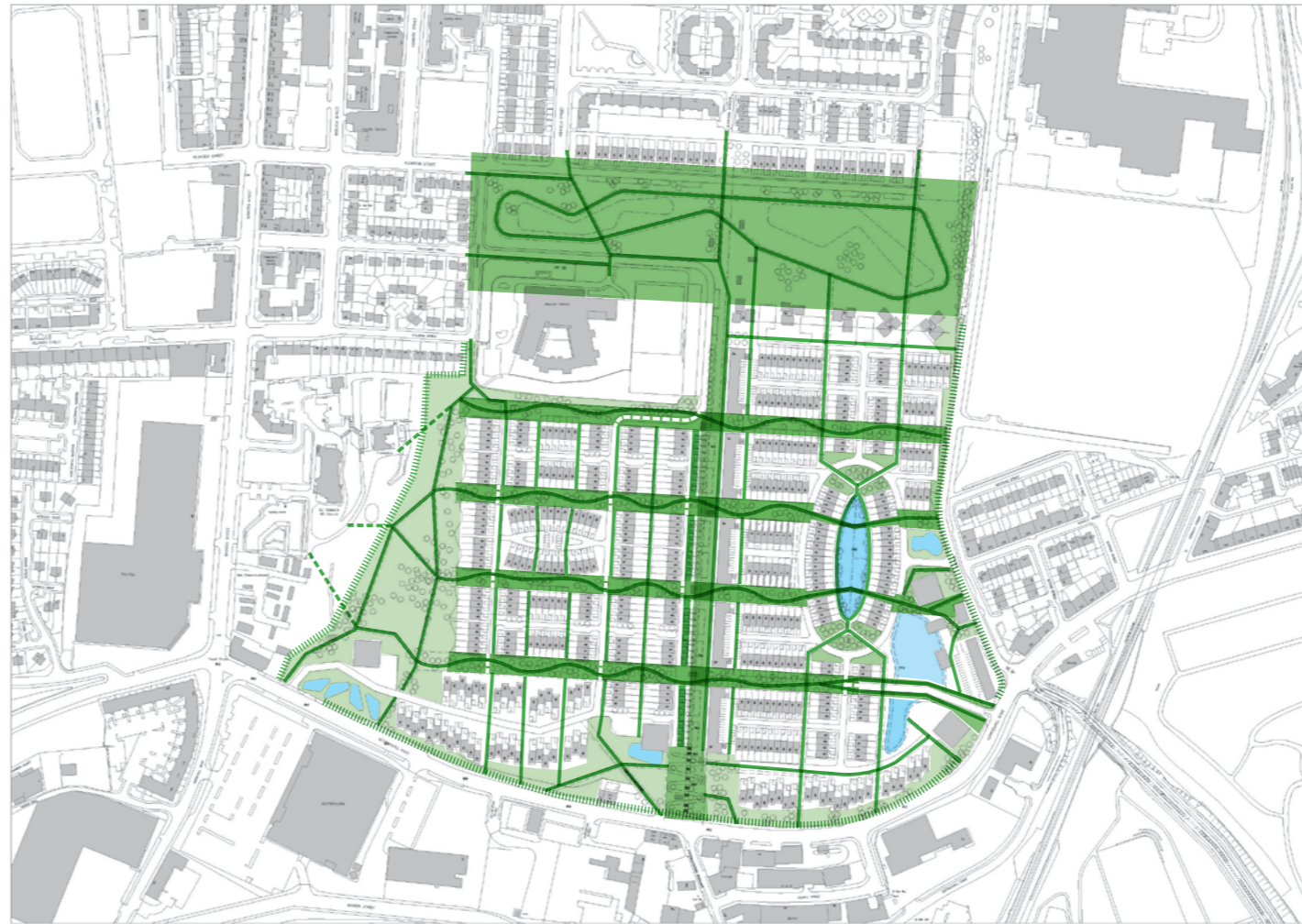


## GREEN NETWORKS

The naturalised perimeter of the site at Cowlares will be retained as best as possible to establish a soft edge that creates an informal welcome. This 'green perimeter' will create a contrast to the grid form that establishes the heart of the new neighbourhood. The established grid form will act as fingers to connect the green spaces via a series of green streets and corridors. These will be pedestrian spaces incorporating nature, play, water and walkways, 'a meadow street'. They will be the open space between the buildings providing a safe environment for the people. The network of green routes will connect to established routes that have historic importance to the local community by tracing desire lines and accessing the naturalised areas.

The western edge of the site features existing open woodland which will be retained and enhanced to accommodate quality amenity and function. It will become an attraction in its own right and is well connected to the masterplan. The east-west 'meadow streets' will function as important links for the community as well as nature. The new path network in the woodland area will also explore the potential for future links towards Saracen Street.

The southern edge of the site slopes towards Keppochhill Road and is populated with a mixture of trees and shrubs. This 'naturalised' landscape edge is a feature that the masterplan will look to retain, interspersed with new housing built on the slope to create a visually attractive edge. The built form created here will be in dialogue with the landscape to create a strong visual identity for this part of the neighbourhood. There will be green roofs to the new homes that enhance the biodiversity network but also act as a continuation of the landscape from views within the new neighbourhood. The location of the buildings will be balanced with nature and provide passive supervision along Keppochhill Road.



CONCEPT / PRECEDENT VISUALISATION

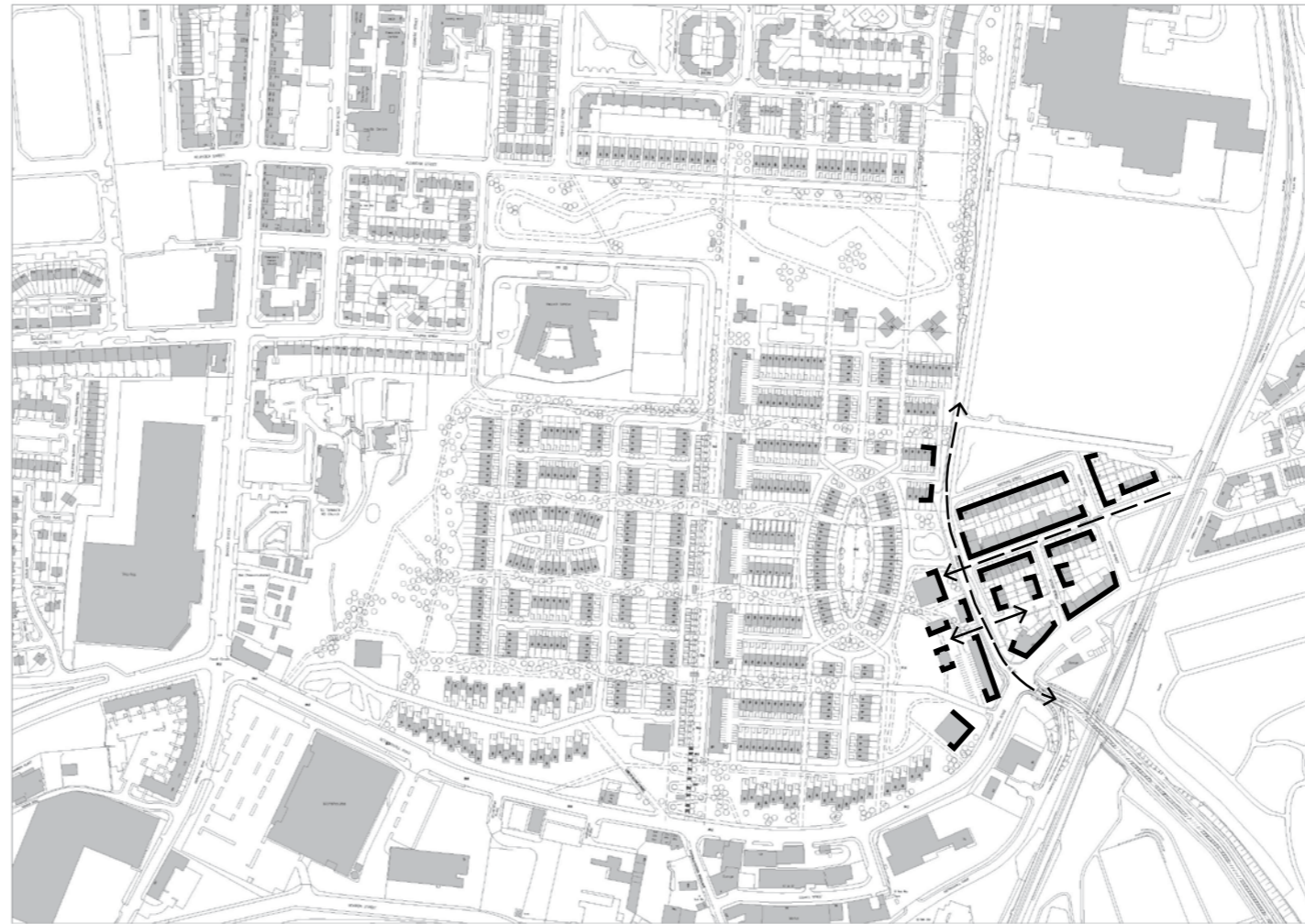


CONCEPT / PRECEDENT VISUALISATION



**LINKING COMMUNITIES**

Large empty sites dominate the landscape in the north of Glasgow and create barriers between the communities and neighbourhoods. The buildings and public spaces in the new masterplan will be organised so the new spaces link to the existing communities. This will help strengthen the identity and reduce the territorial issues that have historically existed in the north of the city. Active travel is key to this strategy as allowing walking and cycling to connect communities will improve the feeling of security. If we were to simply link the communities with roads then the place will be dominated by vehicles. Currently, Possilpark Town Centre suffers partly because its seen as a vehicle route between Milngavie and the M8 motorway, with no real reason for vehicles to stop in Possilpark to contribute to the local economy.



**GLASGOW CROSS**



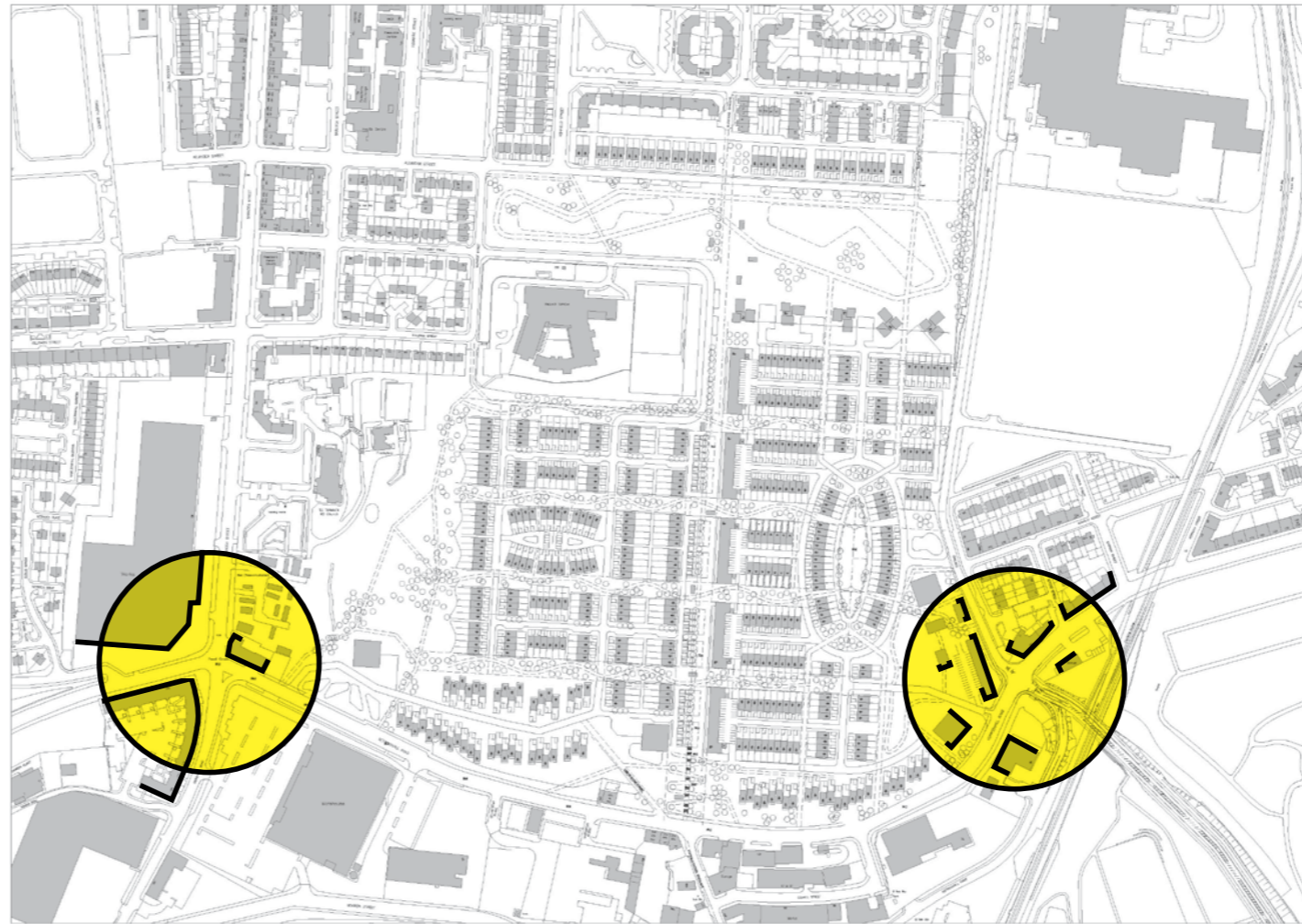
**PARTICK CROSS**



#### IDENTITY / ESTABLISHING AN URBAN CROSS

Glasgow is synonymous with key intersections known locally as a 'cross'. These are usually at key junctions in and around the urban centre and aid in identity both historically and economically. The likes of Glasgow Cross in the city centre, 'Partick Cross' in the west of the city and Bridgeton Cross in the east all perform as historic landmarks as well as economic districts that focus and direct people. Saracen Cross in the heart of Possilpark to the north is also a well-established cross that functions well within the urban environment. Possil Cross to the south west of the masterplan area is an established cross but doesn't function well as it is predominantly a vehicle junction with very little active frontage or quality public realm.

There is an aspiration to create a new cross to the south east corner. The masterplan approach is to position key buildings with height and active ground floors at the junction with Keppochill Road and Carlisle Street to establish 'Keppoch Cross' as a new node creating an urban identity. This is further reinforced by the new active travel and road link from Sighthill which links this corner of Cowlares to Springburn and Sighthill over the new 'Black Bridge' along 'St Rollox Drive' (name currently under consultation).



PARKHEAD CROSS

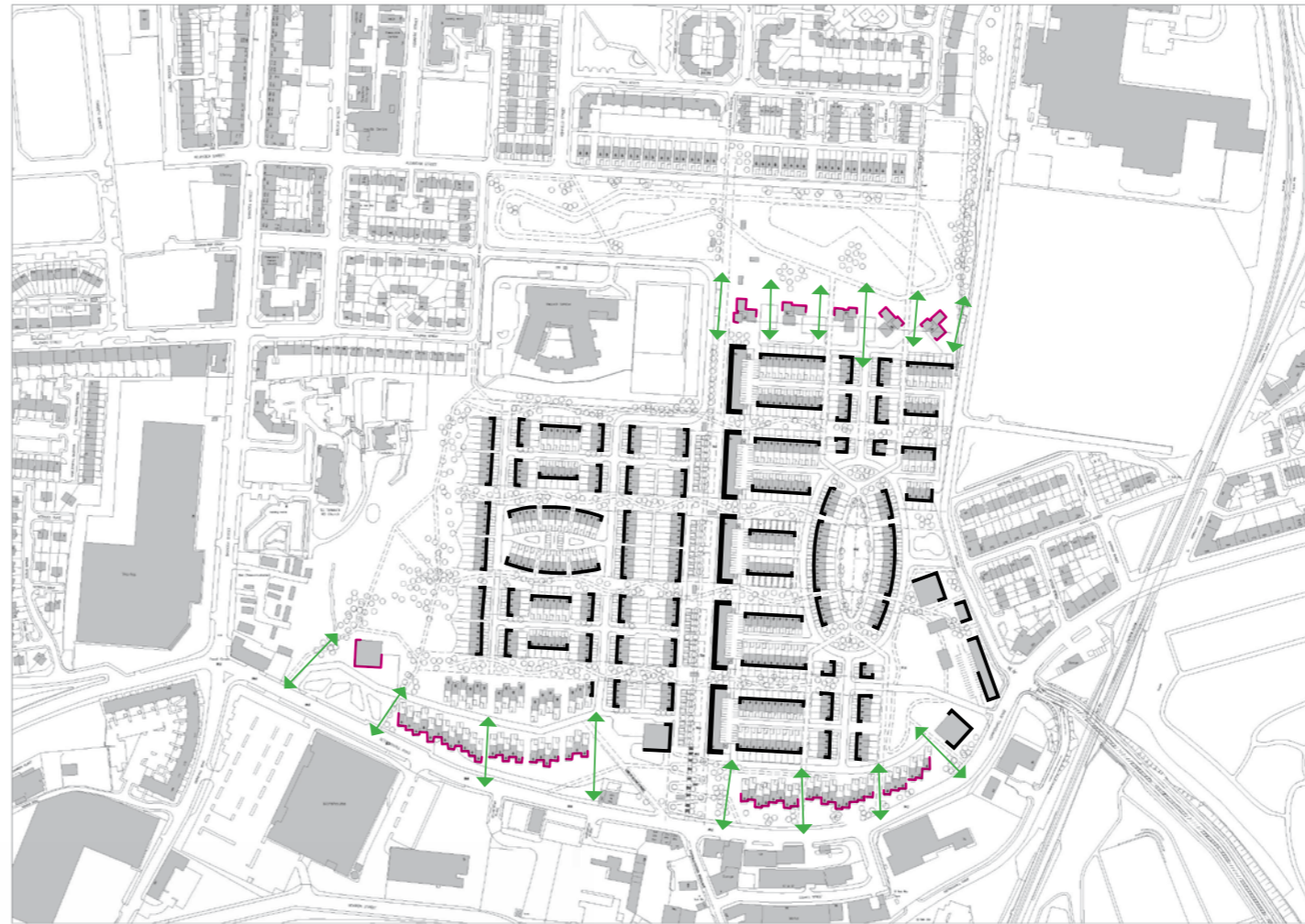


ANDERSTON CROSS



**IDENTITY / URBAN CORE WITH SOFT EDGES**

In line with the City Development Plan, the new buildings will be organised on an urban scale grid due to the proximity of the existing community at Possilpark. However, one of the real qualities of this site is the naturalised character and its elevated location. The masterplan vision will require the new housing along Keppochill Road to be interspersed with the existing slopes and trees. The buildings will be of sufficient scale to define a street edge yet incorporate green roofs to ensure the biodiversity is not significantly compromised. By using the natural slopes to create a stepped arrangement the buildings to this edge of Cowlairs will have views over the light industrial to the south and appreciate the sky line of the city centre.



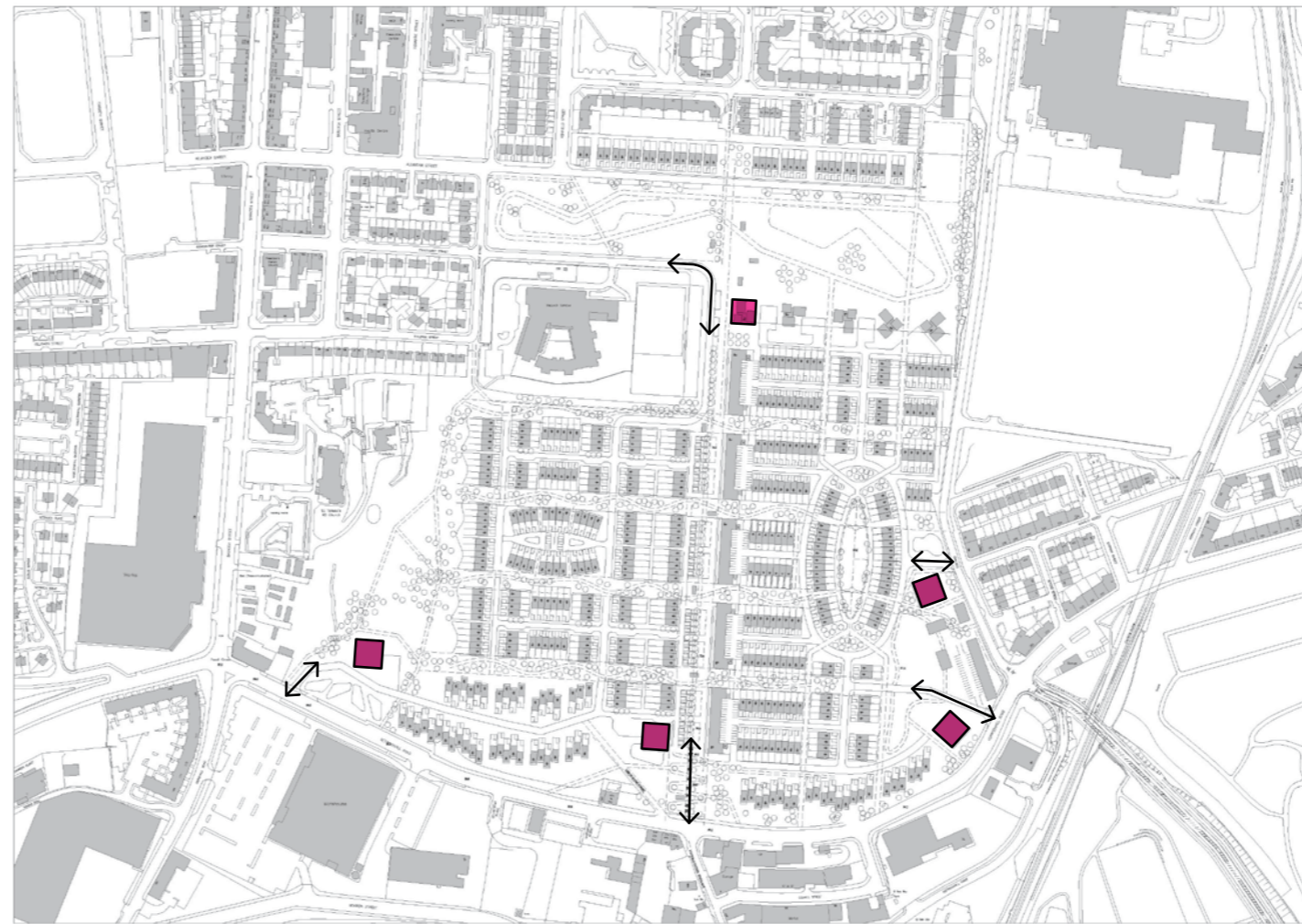
 BUILT FORM IN LANDSCAPE CREATES AN INFORMAL WELCOME

CONCEPT SKETCH ILLUSTRATING HOUSING AND LANDSCAPE AT KEPPOCHHILL ROAD



### IDENTITY / DEFINING THE ENTRANCES

In addition to establishing the urban cross, it's also key to 'announce' the key entrances in and out of Cowlairs. Whilst the masterplan will be permeable with a well-connected landscape of green space the key entrance points should also be celebrated. The 'point blocks' will be positioned as gateway buildings that identify access but also passively supervise movement through Cowlairs.



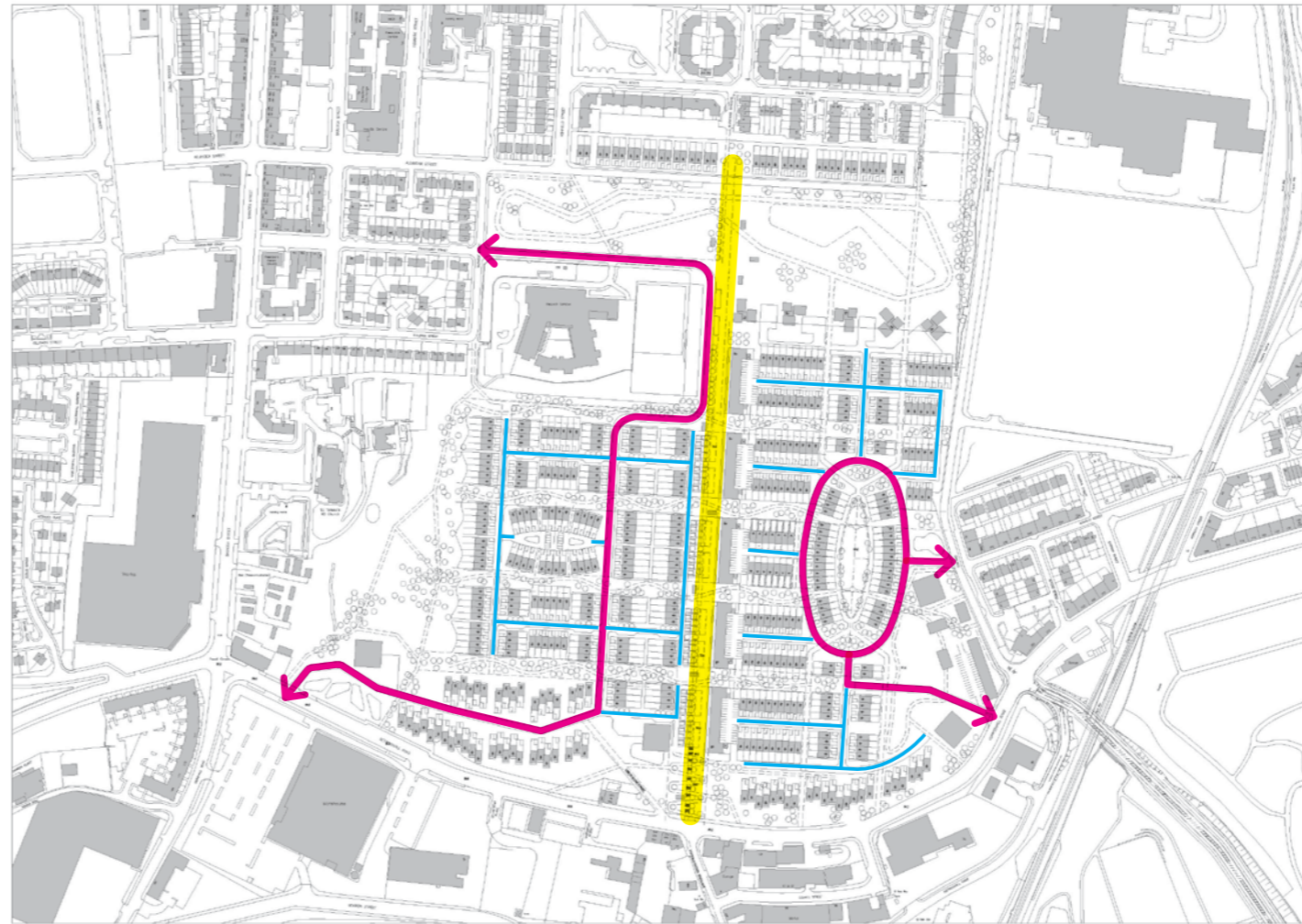
■ LANDMARK BUILDINGS CREATING A FORMAL WELCOME

GAMES VILLAGE, GLASGOW BY STALLAN BRAND

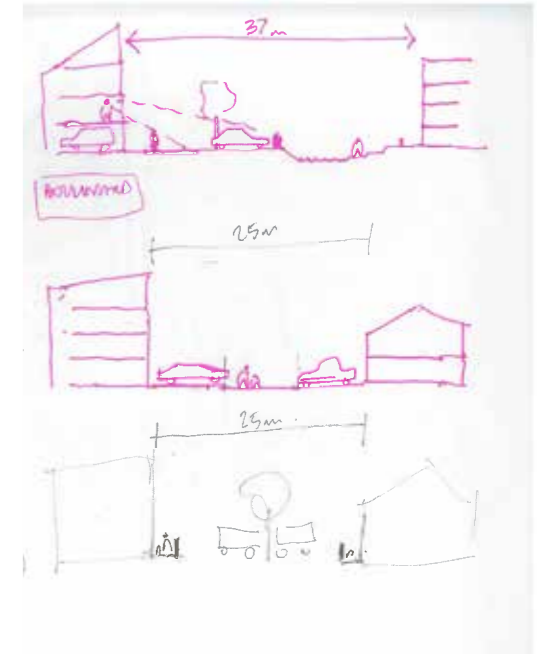


**MOVEMENT / RESIDENTIAL STREETS**

The Cowlairs masterplan sets out a hierarchy of streets as an urban grid. The new neighbourhood will need to perform well as a place to live and so the quality of the street environment for movement, play, supervision and scale needs to be balanced with a service strategy that allows deliveries, refuse and vehicle movements to be managed and controlled in a way that maintains a pedestrian priority. A clear hierarchy of roads is defined which focuses on the reduction of space dominated by vehicle movements ensuring pedestrians and cyclists have priority. The two main primary streets allow the place to function with service provision. The tertiary streets will form a network of connected internal courtyards or 'home zones' that allow the street space to be used as a social space as well as a functioning street.



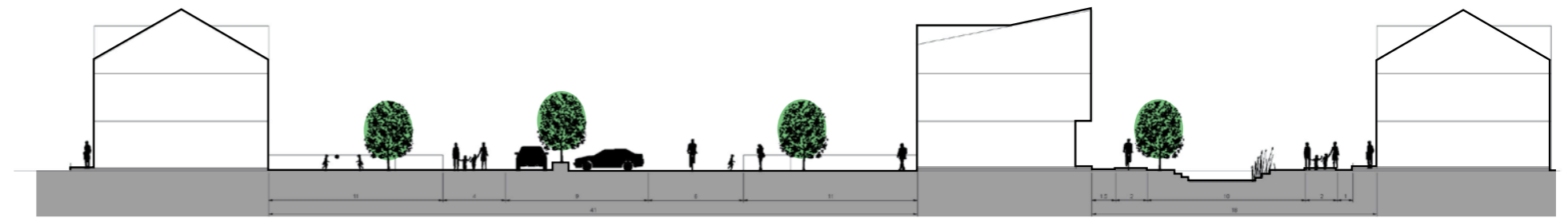
- CENTRAL BOULEVARD
- PRIMARY RESIDENTIAL STREETS
- TERTIARY RESIDENTIAL STREET



RESIDENTIAL STREET (ALT 1)



RESIDENTIAL STREET (ALT 2)

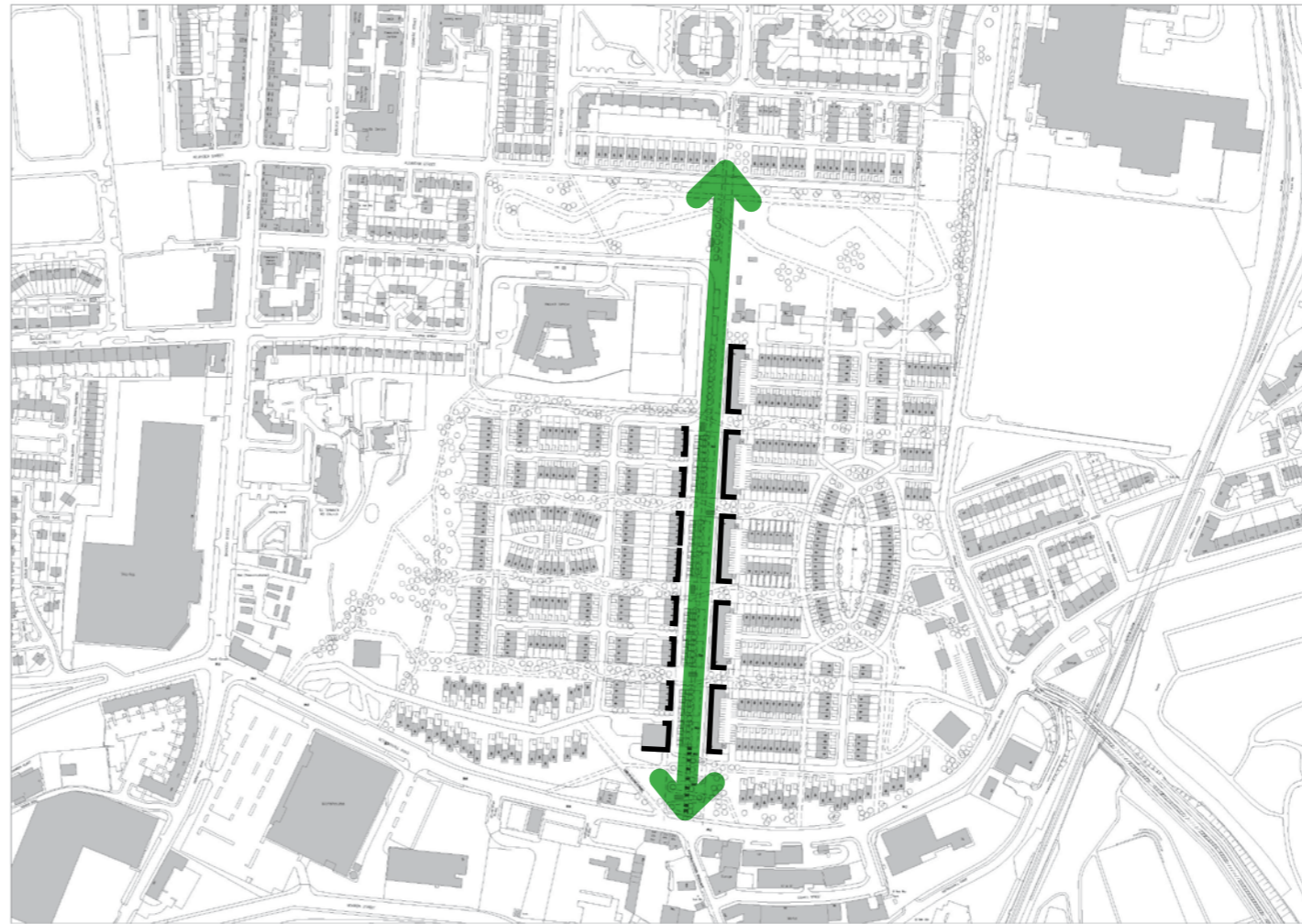


MEWS / HOMEZONES

### IDENTITY / THE BOULEVARD

A central green spine will be a key feature of Cowlairs. This new linear park will be an active travel connection from the new relocated park to the north, connecting with the start of Pinkston Road to the south at Keppochill Road. The space will be 35 to 40m wide and will be a new green network with social space, green infrastructure, blue infrastructure (SUDS) such as rain gardens and a path network that links to the wider area. The new spine will be a pedestrian friendly environment and encourage movement, yet also have places for people to stop and socialise.

The scale of the buildings is key to defining the space and as such there should be significant height to ensure passive supervision. A mixture of tenement scale flats as well as 3 to 4 storey townhouses should define the character. The buildings should also have the ability to be adapted at ground floor level to encourage home workspaces to be introduced. A street and parking strategy that allows undercroft parking adjacent to the residential street with a dedicated parking space to the other side of the street will introduce a sense of ownership and supervision of the public realm encouraging a greater feeling of the residents 'owning' the public space.



CONCEPT SKETCH



CONCEPT SKETCH



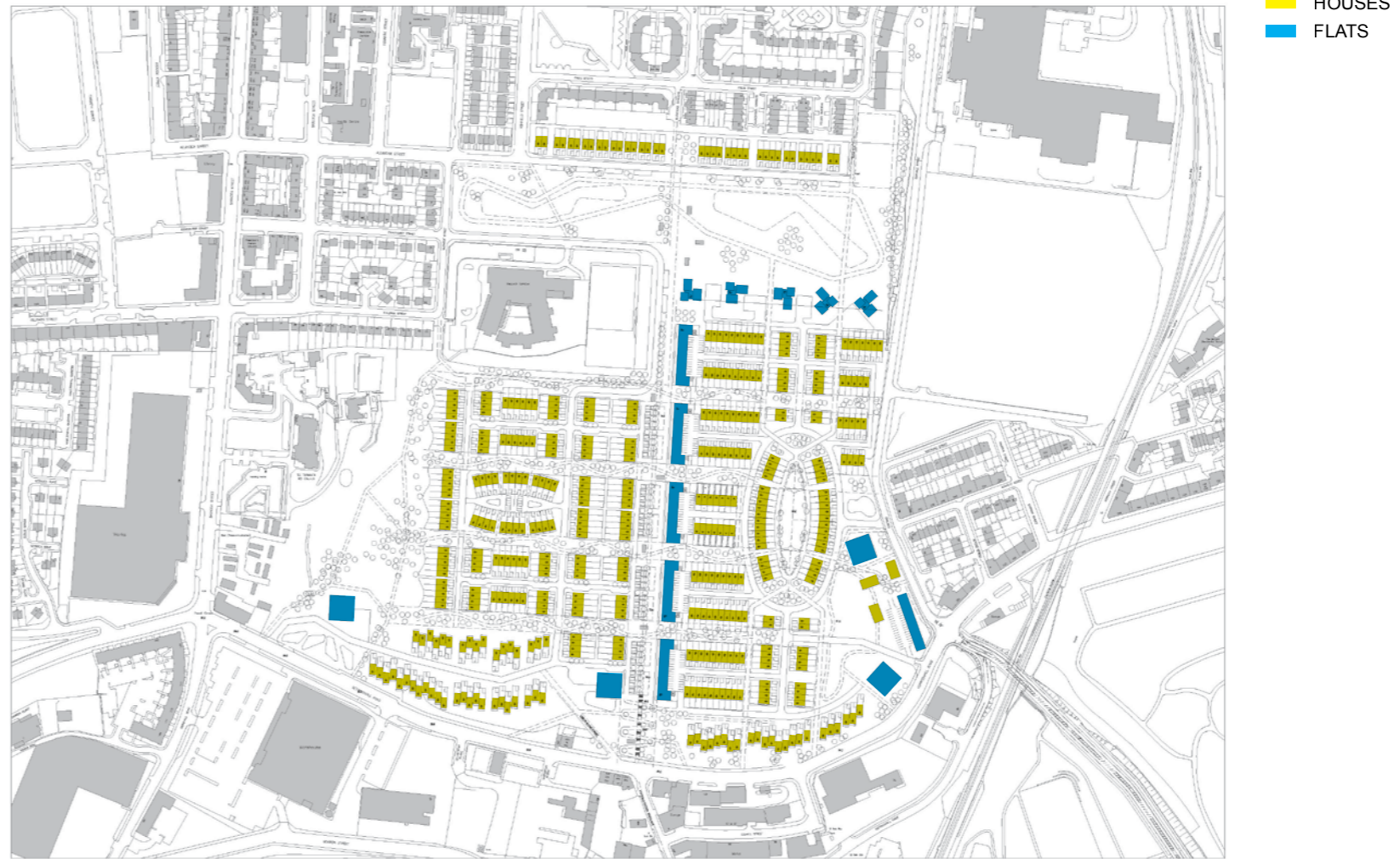
PRECEDENT IMAGE



**RESIDENTIAL MIX**

The masterplan should accommodate approximately 850 mixed tenure new homes. Around 200 of the new homes will be built for mid-market rent and GCC will work with the local housing associations in the area to deliver this. The exact mixture of house types required is yet to be determined but the requirement is to develop a neighbourhood that enhances the existing communities and provides a full range of homes to allow people the choice to live in the area all their lives.

A preliminary accommodation schedule is provided later in this report.



LAURIESTON, GLASGOW BY STALLAN BRAND / ELDER & CANNON



CONCEPT / PRECEDENT VISUALISATION



CONCEPT / PRECEDENT VISUALISATION





**COMMERCIAL AND COMMUNITY USES**

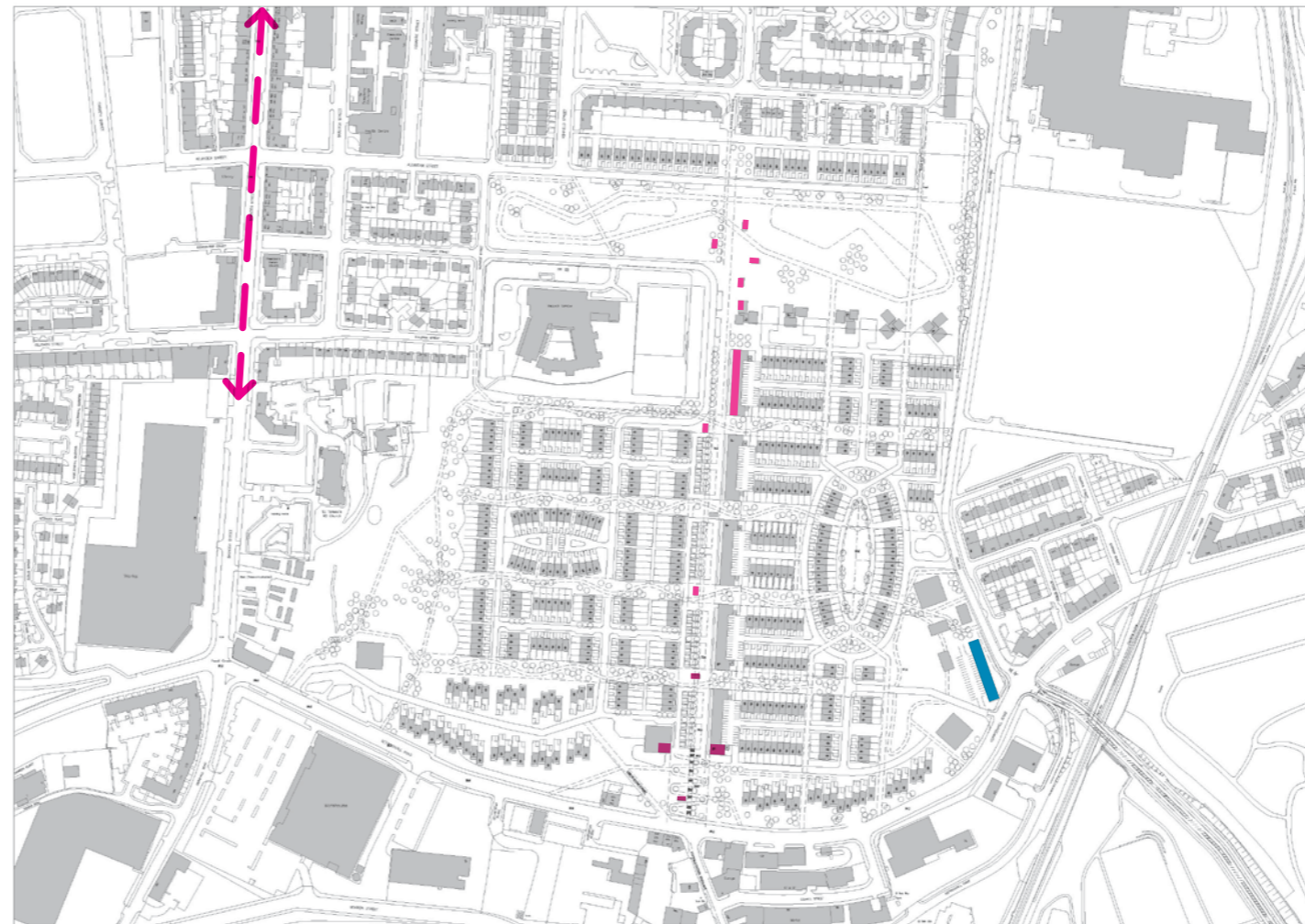
Possilpark around Saracen Street is quite well served for public facilities with the health centre, library and churches. Possilpoint Community Centre is also an important part of the local community and has recently received funding to redevelop its facility which will include a new building, sports hall and outdoor all weather sports pitch.

The site of the former leisure centre at Ardoch Street lies empty and conversations with the community talk about how this is a much missed facility.

From the out-set the City Development Plan sets out the criteria for regeneration ensuring that any new development enhances the existing local town centre of Possilpark and Saracen Street. The new masterplan for Cowlairs will establish a set of guidelines that reinforce this strategy yet also ensure local provision is available within the prescribed distances.

The new park should also be seen as an opportunity as it's expected it will draw visitors from a wider area and as such will need localised facilities such as a café, club house, tool shed etc. Social enterprise will be encouraged with the creation of local small businesses to support the functions of the amenity spaces.

The masterplan proposes a cluster of retail units to the ground floor of the new Keppochill Cross. This new 'local shopping facility' will accommodate approximately 1,700 sm (6 shopping units at 213sq.m gross floor area) of retail provision. This modest cluster of retail units would add ground floor activity and commercial/ public life to the Keppochill Cross. The units would also enrich the place quality of the new Cross and help establish it as a landmark location within the inner north's townscape.



- CAFE
- SOCIAL HUB
- TOOL SHED
- CLUB HOUSE
- BANDSTAND
- ETC
- LOCAL SHOPPING FACILITY

**CONCEPT / PRECEDENT VISUALISATION**



**CONCEPT / PRECEDENT VISUALISATION**



**CHARACTER / EXISTING TOPOGRAPHY**

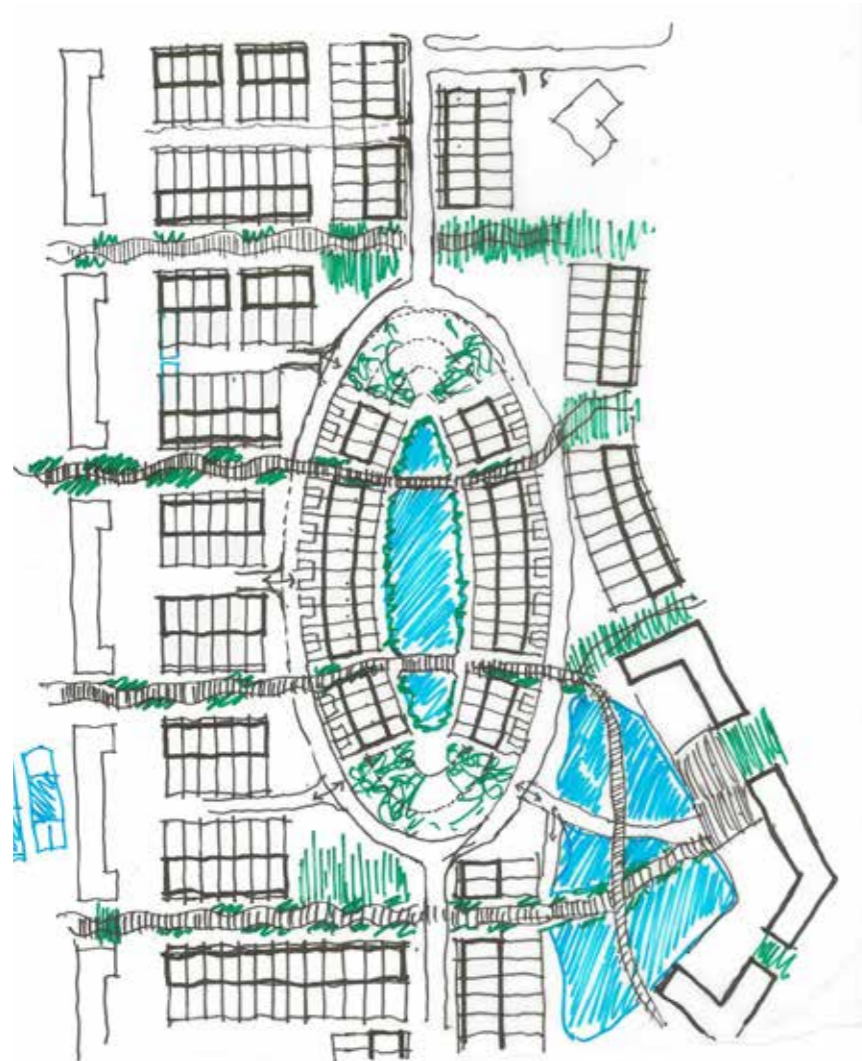
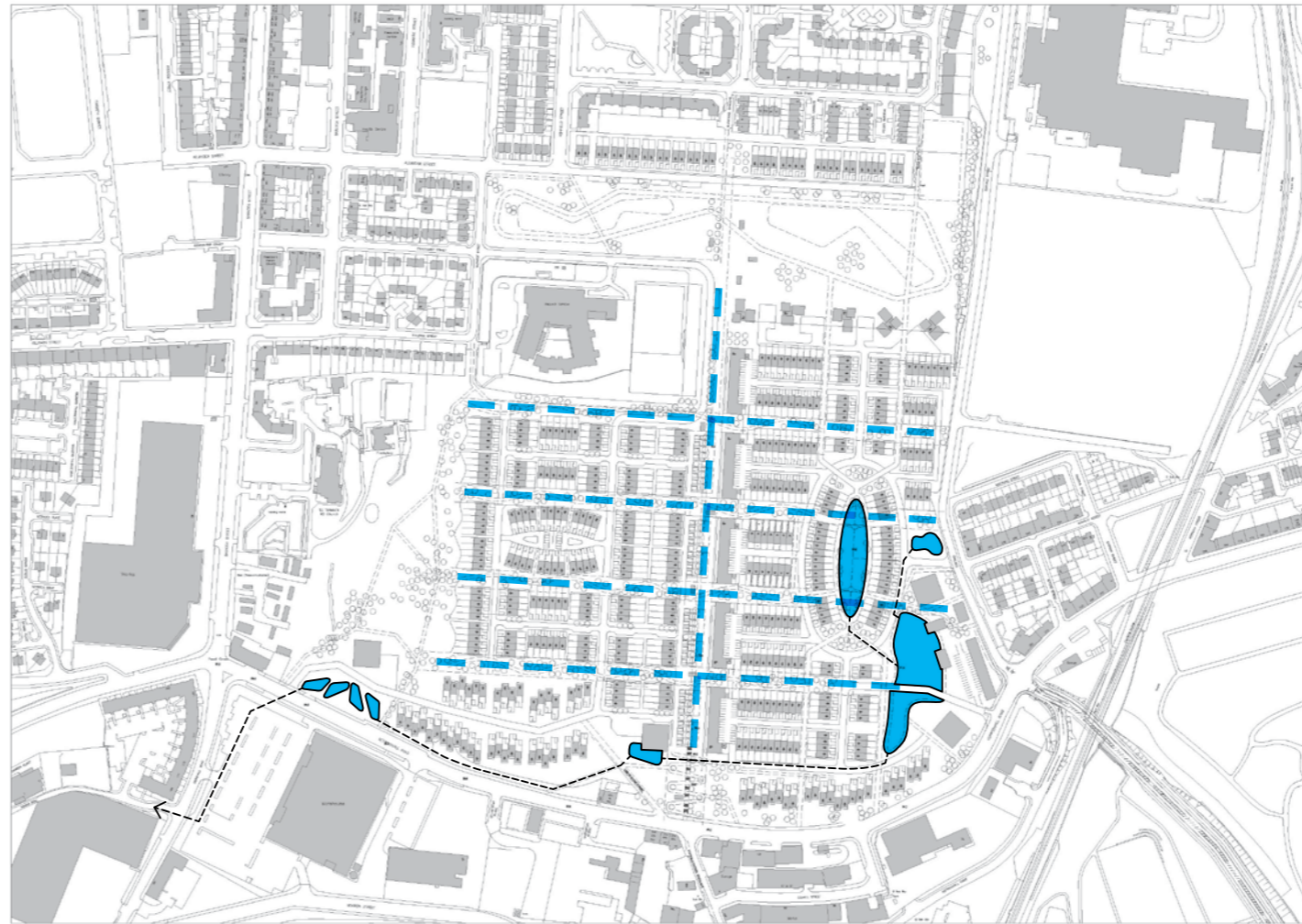
The new neighbourhood will utilise the current topography. GCC will look to minimize the amount of earth shifting required but more importantly look to maintain as much of the existing character and landscape as possible. There will inevitably be some reshaping required to ease slopes and ensure the new public spaces are accessible for all.

GCC will focus a strong emphasis on retaining as much of the natural landscape to the west and south as possible to minimize disruption to wildlife but to also preserve the biodiversity routes that are already well established.



### BLUE NETWORK

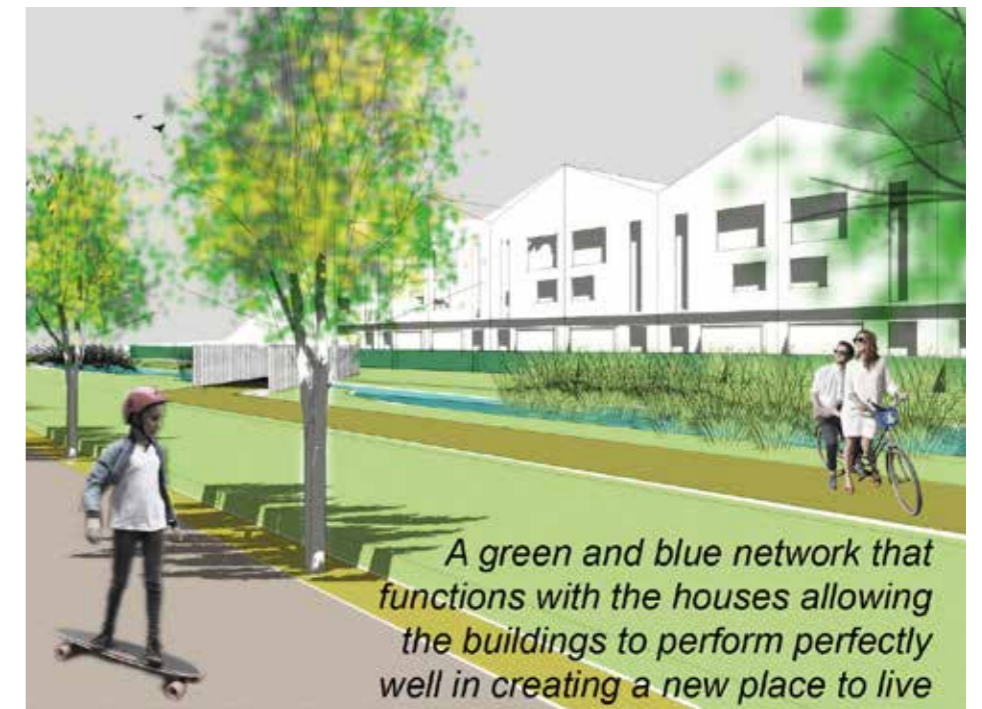
A key part of the identity to the new neighbourhood will be the presence of water. Although Cowlairs is fundamentally at the top of a hill GCC propose to create a sustainable urban drainage system (SUDS) that captures and treats the maximum amount of surface water within the park. The blue spine is informed by gravity and starts at the highest points with a series of swales and rain gardens acting as feeders into the wider pond network. These ponds will sit amongst the new homes creating an exciting relationship with people living next to water. This is not uncommon in Europe and the development team will explore this in detail.



CONCEPT / PRECEDENT VISUALISATION



CONCEPT / PRECEDENT VISUALISATION



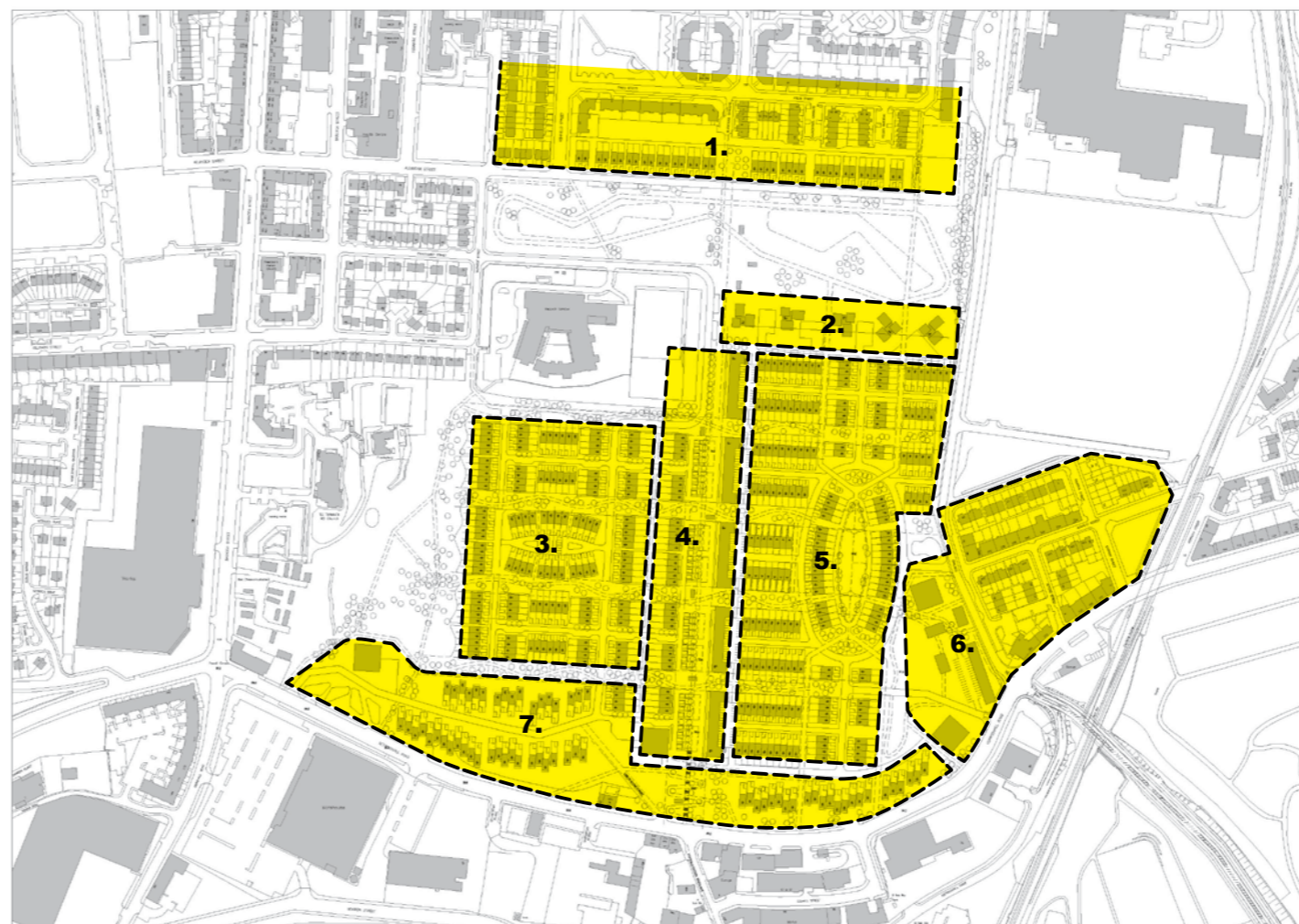
*A green and blue network that functions with the houses allowing the buildings to perform perfectly well in creating a new place to live*

**IDENTITY / CHARACTER ZONES**

Project of this scale will need to be broken down into smaller character zones to define the identity of areas within the neighbourhood.

1. The new housing to the north will provide a link between the established Hawthorn Housing community and the new park.
2. The park is to the north and the buildings around this will be characterised around park living.
3. The area to the west will be more natural with houses nestled amongst the trees
4. The central area will be defined by the green spine. An urban scale overlooking an active linear park.
5. The east side of the site will be more about the water, lochan living. Grid layout around the lochan.
6. The new buildings at the south east corner will define Keppoch Cross and link with the established community to the east of Carlisle Street.
7. The southern edge will be more playful with building dispersed within the trees.

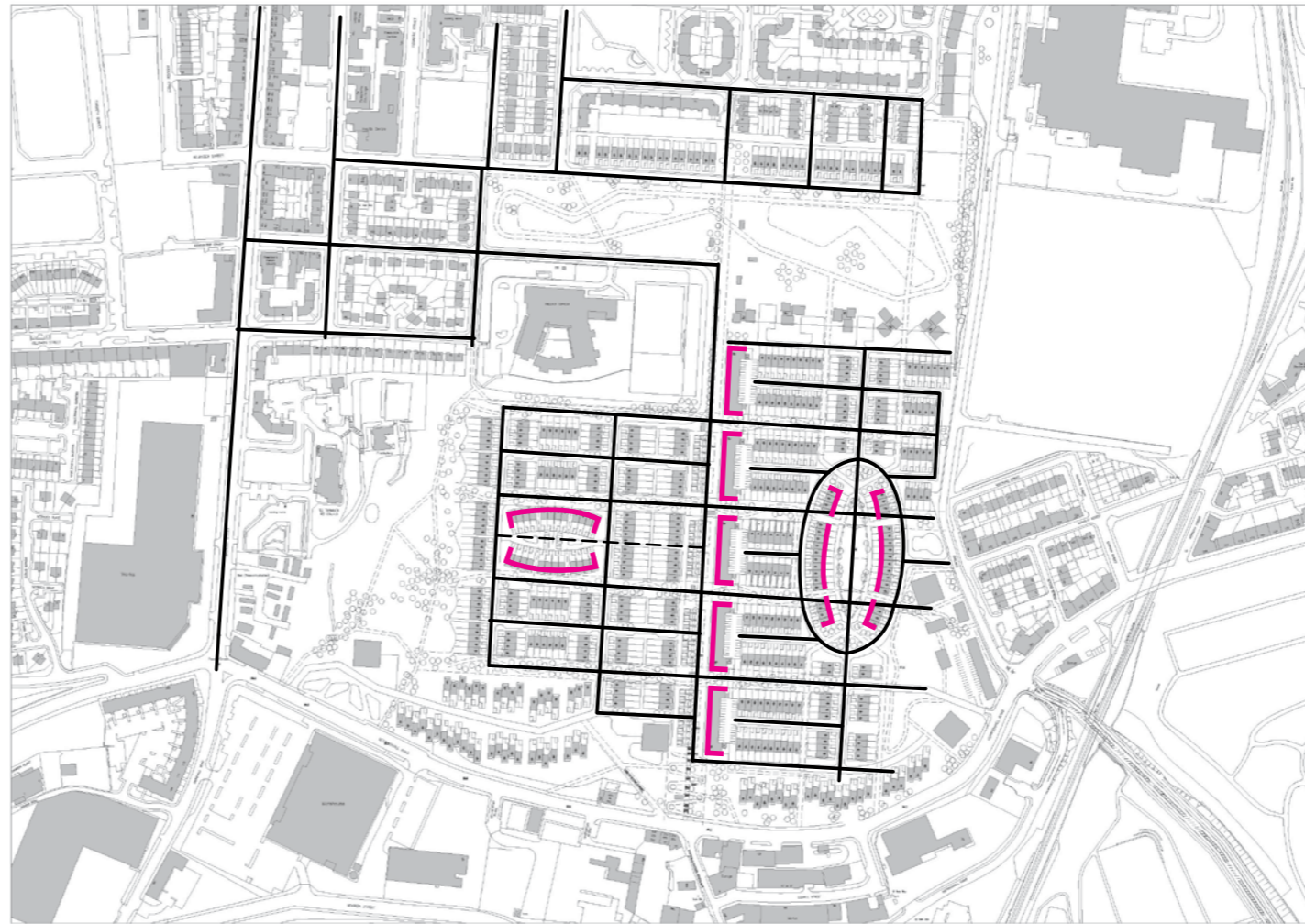
The grid layout imposed also allows the stitching together of the new buildings with the established communities to the east and north.



1. POSSILPARK HOUSING
2. COWLAIRS PARK
3. WOODLAND MEADOW
4. CENTRAL BOULEVARD
5. WETLANDS MEADOW
6. KEPPOCH CROSS
7. HILLSIDE

## IDENTITY / GLASGOW CHARACTER

The city has some very distinct neighbourhoods and Cowlairs will take reference from these. Strathbungo in the south of the city is a conservation area of housing originally created for miners and crofters is an urban grid and features terraced housing, villas and tenements in a rich landscape. Park Circus to the west of the city centre is another example to draw inspiration from due to its proximity to Kelvingrove Park.



STRATHBUNGO, GLASGOW



PARK CIRCUS, GLASGOW



**ENERGY STRATEGY**

Glasgow City Council are striving to be a carbon neutral city and have declared a Climate Emergency. The aspiration is that Cowlairs will be regenerated without mains gas infill, with heating and hot water provided to homes via ground or air source heat pumps or similar low carbon technology, with electricity being the primary utility used for domestic cooking.

In May 2018 GCC Housing and Regeneration Services committed to deliver a large portion of the development to Passivhaus standards as an aspiration for zero carbon living to create a sustainable community for the future and significantly reduce fuel poverty. These exemplar standards will be key criteria in the selection of the delivery team.



*A healthy and sustainable community*



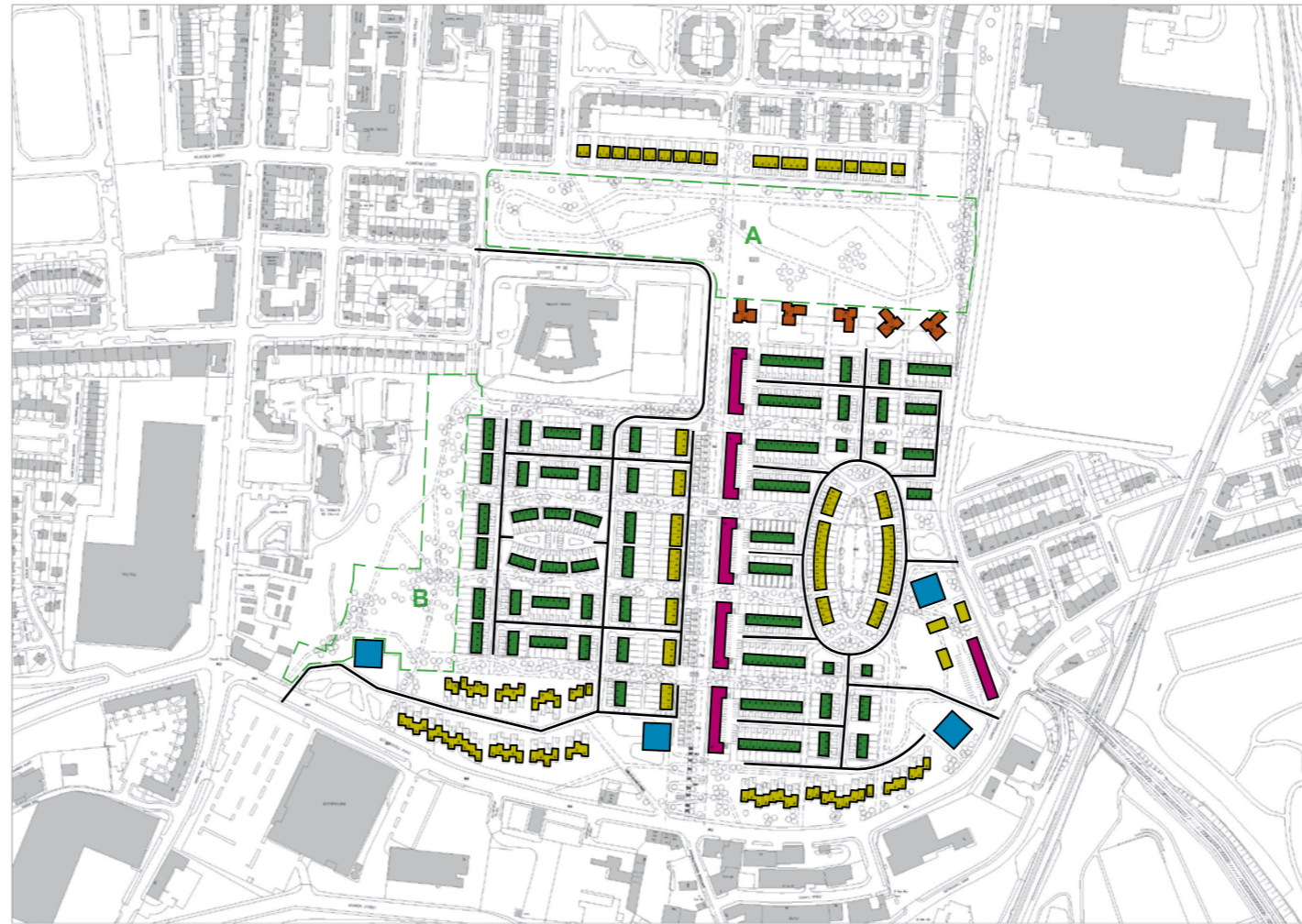
*Comfortable, open  
and airy living with low  
running costs*



**TENURE AND ACCOMMODATION MIX**






To be exemplar Cowlairs must be distinctive. Cowlairs Passive will define the standards by which the buildings are created but to create a sustainable community the entire masterplan must consider all the elements equally.

The new neighbourhood will provide around 850 mixed tenure new homes. A minimum of 200 homes will be provided for mid-market rent (MMR), the balance being built for private sale. The development partners selected to deliver the new homes will work with GCC and the local housing associations ensure the new neighbourhood is tenure blind. GCC will partner with local housing associations to develop the homes.



(A) PARK AREA = 4.2 ha  
(B) WOODLAND AREA = 1.8 ha

**SITE AREA** = 29.95 ha  
**AREA EXCLUDING PARK (6.0ha)** = 23.95 ha  
**UNITS/HECTARE (EXCL PARK) =** 35.4

	4 STOREY / 4BED TOWNHOUSE	<b>177 UNITS</b>
	2.5/3 STOREY 3 BED TERRACE	<b>293 UNITS</b>
	6 STOREY PARK FLATS	
	3 BED	<b>60 UNITS</b>
	2 BED	<b>30 UNITS</b>
	8 STOREY CUBE FLATS	
	3 BED	<b>64 UNITS</b>
	2 BED	<b>64 UNITS</b>
	4 STOREY TENEMENT FLATS	
	2 BED	<b>80 UNITS</b>
	1 BED	<b>80 UNITS</b>
	<b>TOTAL UNITS =</b>	<b>848</b>



SARACEN STREET

NEW PARK

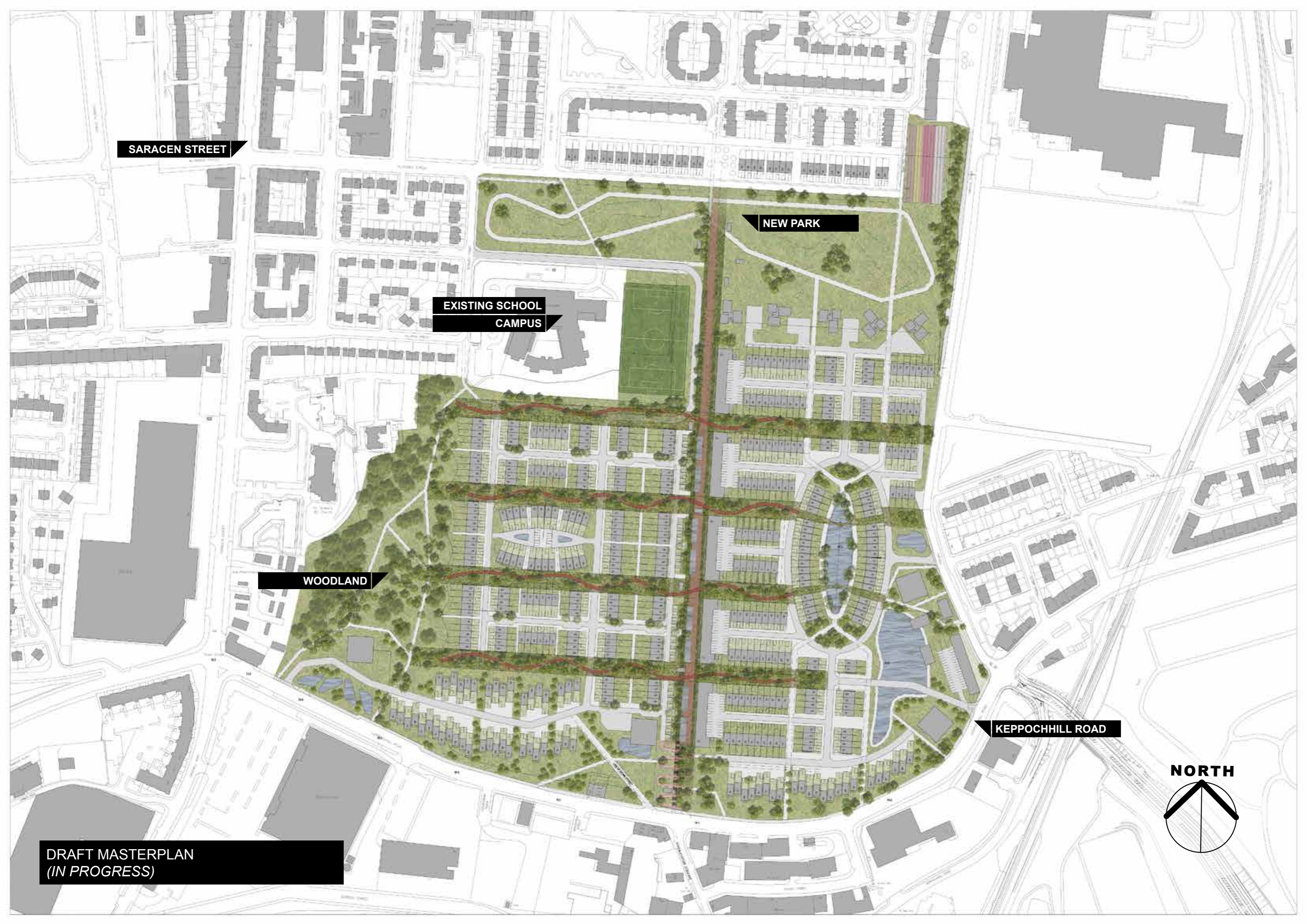
EXISTING SCHOOL  
CAMPUS

WOODLAND

KEPPOCHHILL ROAD

NORTH

DRAFT MASTERPLAN  
(IN PROGRESS)



DELIVERY STRATEGY

GCC will draw on recent procurement experiences working with a delivery team to ensure the appropriate private development partner is awarded. Using the Competitive Procedure with Negotiation (CPN) process, clear objectives will be set out in the invitation to tender (ITT) through a draft Development Agreement and clear Masterplan Vision.

By having a more detailed ITT with clear objectives and requirements, bidders should submit detailed proposals which will reduce the time needed for negotiation. A summary of the delivery programme is provided below.

ACTIVITY	DATES
MASTERPLAN DEVELOPMENT	ONGOING
CONSULTATION EVENTS ON MASTERPLAN	ONGOING
PROCUREMENT OF LEGAL & COMMERCIAL ADVICE	AUG - OCT 2019
MASTERPLAN TO NEIGHBOURHOODS COMMITTEE	AUG 2019
MARKET SOUNDING	SEP 2019 - OCT 2019
PREPARE TENDER DOCUMENTATION	AUG 2019 - JAN 2020
DRAFT DEVELOPMENT AGREEMENT	AUG 2019 - JAN 2020
ISSUE ITT	MAR 2020
FINAL TENDER SUBMITTED	JAN 2021
ANNOUNCE PREFERRED BIDDER	APR 2021
EXECUTIVE COMMITTEE	MAY 2021
CONTRACT AWARD	JUN 2021
SITE START	APRIL 2022

GLASGOW INNER NORTH

The aerial view on the opposite page is a concluding image that pieces together the large scale development projects that are currently live or being considered.

The visualisation is indicative of the scale of development in the area immediately north of the city centre.

IMAGES USED ARE COURTESY OF THE FOLLOWING:

- SIGHTHILL** - GCC, KEEPMOAT HOMES, COLLECTIVE ARCHITECTURE, LDA DESIGN, GARDINER AND THEOBALD
- DUNDAS HILL** - IGLOO REGENERATION, SCOTTISH CANALS
- HAMILTON HILL** - QUEENS CROSS HOUSING ASSOCIATION, COLLECTIVE ARCHITECTURE





AERIAL VIEW ILLUSTRATING PROPOSED AND EXISTING  
LARGE SCALE DEVELOPMENTS IN THE INNER NORTH AREA



**CONTACT**  
DRS HOUSING AND REGENERATION SERVICES  
GLASGOW CITY COUNCIL  
[www.glasgow.gov.uk](http://www.glasgow.gov.uk)  
email: [helen.douglas@glasgow.gov.uk](mailto:helen.douglas@glasgow.gov.uk)  
t: +44 (0) 141 287 9970