

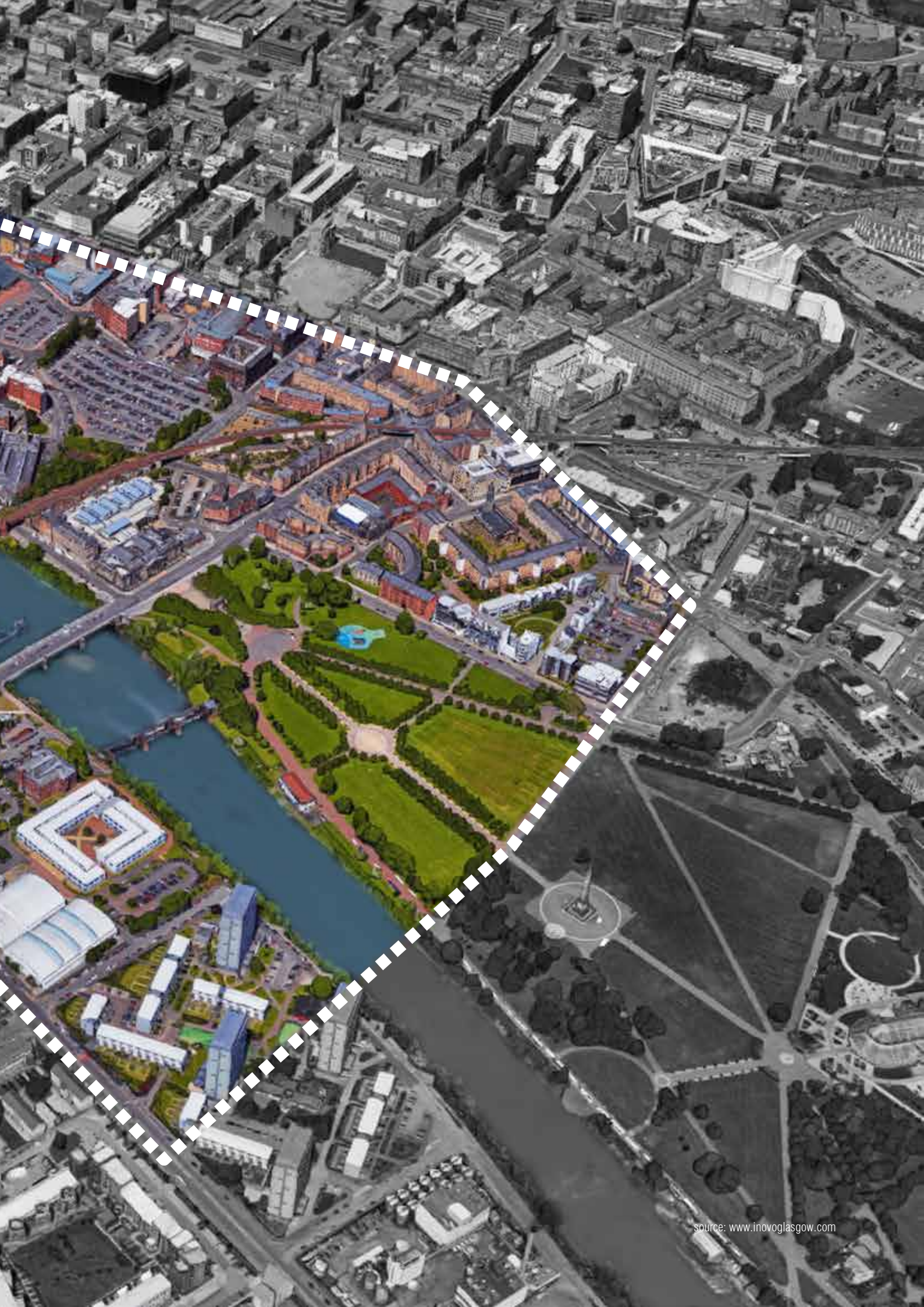
# (Y)OUR ST. ENOCH SUMMARY DOCUMENT

Glasgow City Centre District Regeneration Frameworks  
St Enoch District - Final Draft Report  
May 2019

**MVRDV**  
Austin-Smith:Lord

An aerial photograph of Glasgow City Centre, Scotland. A dashed white line outlines a specific area in the north-eastern part of the city, which is the St. Enoch District. This area includes the River Clyde, several bridges, and a mix of historic and modern buildings. The rest of the city is shown in a grayscale, while the highlighted district is in color.

**St. Enoch  
District Regeneration Framework**  
as defined in  
**Glasgow City Centre Strategy 2014-2019**



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## Project Team



Client **Glasgow City Council**

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Lead designer, strategy

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Local consultant, Local designer

**Space Syntax**

Connectivity, spatial  
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**Ryden**

Property market  
consultants



Socio economic  
regeneration consultants



Community animation,  
engagement



Smart city consultants

**Gerry Grams**

Strategic city design  
adviser

**ARUP**

Engineering advice



Cost consultants

# Executive Summary

The St Enoch District is the third of nine developed as part of the City Centre Strategy 2014-19. This is a summary of the approved Regeneration Framework and action plan.

The District Regeneration Framework outlines a vision, objectives and proposals to redefine the St Enoch district in the next ten years and beyond. It includes neighbourhoods on both banks of the River Clyde beyond the area that many would define as St Enoch. In fact the River is deliberately central to the area covered by this District Regeneration Framework.

Preparing this Framework has been a collaborative effort involving many people with a stake and interest in St Enoch and the city centre. Public Sector resource constraints will make partnership between the Public and Private sectors essential. It is therefore important to understand stakeholder priorities through the public consultation, before a delivery plan is finalised.

(Y)our City Centre, (Y)our St Enoch

The many opportunities to regenerate St Enoch are positioned around 6 main themes.

- a. (Y)our River Park
- b. (Y)our urbanised M8
- c. (Y)our great streets and spaces
- d. (Y)our updated mobility
- e. (Y)our great buildings
- f. (Y)our vibrant St Enoch
- g. Transforming (Y)our Broomielaw

Within these themes are large, medium and small projects. The next stage is to assess feasibility and deliver change over the ten year life of the project.



# Background and Context

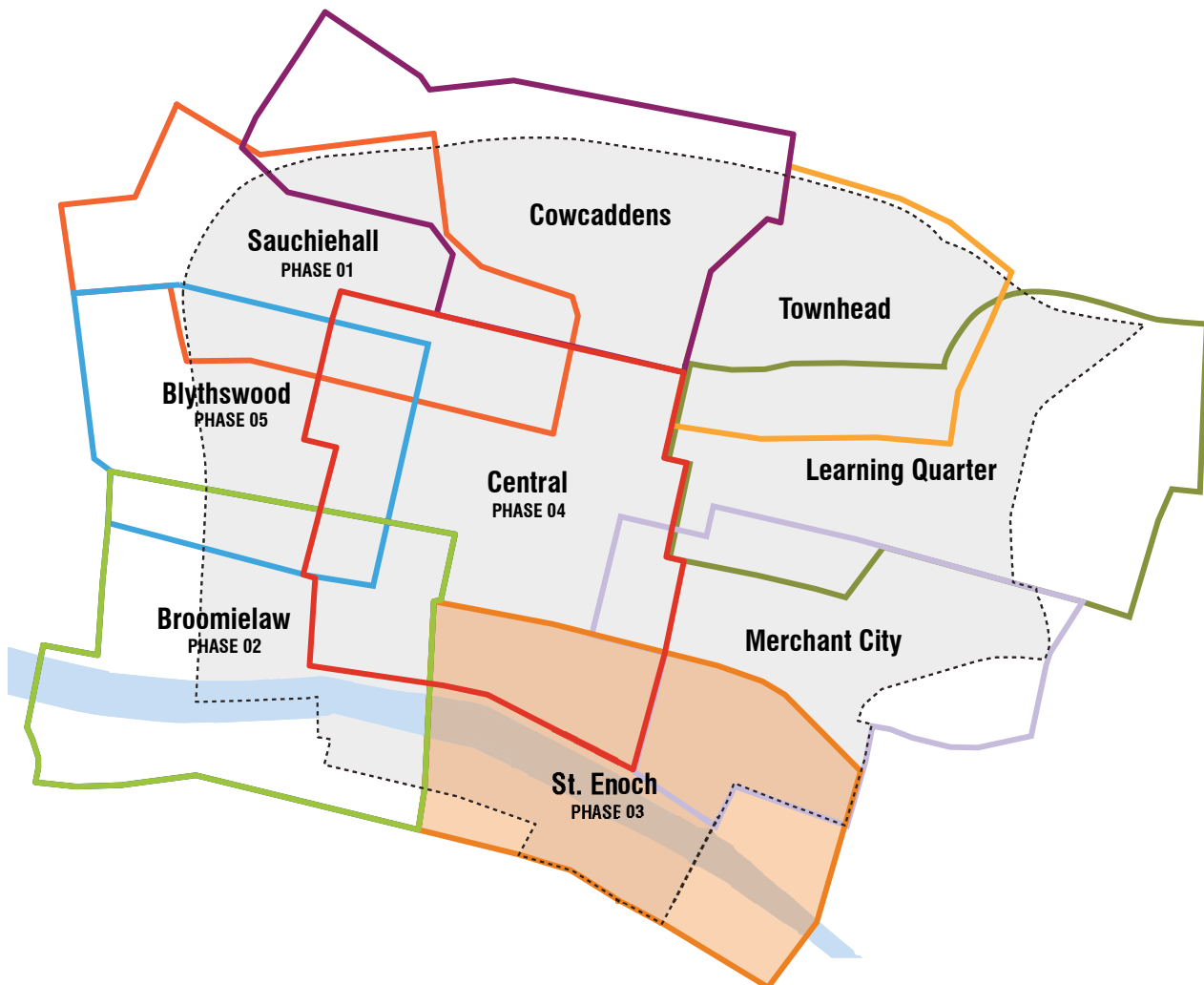
The City Centre Strategy and Action Plan 2014-19 sets out a vision and objectives and defines 9 city centre districts; one of which is St Enoch.

A Regeneration Framework will be prepared for each District.

A pilot Framework was prepared for Sauchiehall + Garnethill and was completed and published in 2016. The next four Districts are Broomielaw, St Enoch and Blythswood. The last four Frameworks are for Cowcaddens, Learning Quarter, Merchant City and Townhead.

Each will guide physical, social and economic regeneration and will inform Supplementary Planning Guidance (Local Development Frameworks and/or Strategic Development Frameworks as defined in the City Development Plan 2017).

Each District Regeneration Framework has been prepared in a collaborative way. Participants have included residents, businesses, land and building owners/occupiers, developers and investors, local and national agencies, Council departments, elected members, charities, voluntary organisations and visitors.



# The District Today

Taking the views of local stakeholders into consideration the key opportunities and challenges are identified:

St Enoch is a dynamic and diverse City Quarter; diverse and distinctive.

St Enoch is a connector between the central area, Merchant City, Glasgow Green and the river.

There has been significant regeneration to the south, but this has not reached the river.

King Street Car Park creates a massive gap in the urban form.

Interrupted low quality river promenades, unsafe and unattractive environment.

More playground, parks and pocket parks.

Better connections to Glasgow Green one of the largest parks in the city.

Potential to free up space for pedestrians on the quays.

Big empty plots and vacant buildings have disproportionate negative effect.

Traffic Overloaded High Street.

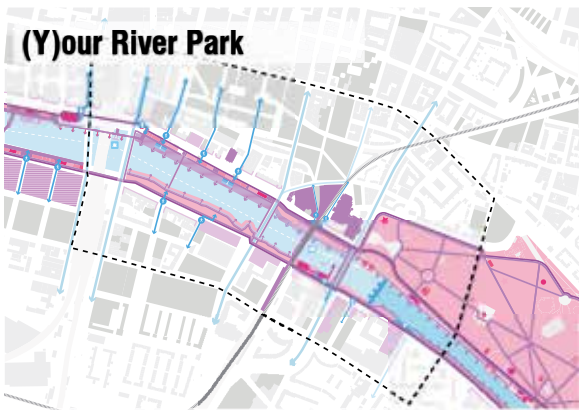
Particularly busy public transport network connects St Enoch to Regional public transport. It is also characterised by poor quality public space due to the domination of cars and buses.

Create destinations on the south bank of the using existing bridges to make better connections across and along the river.

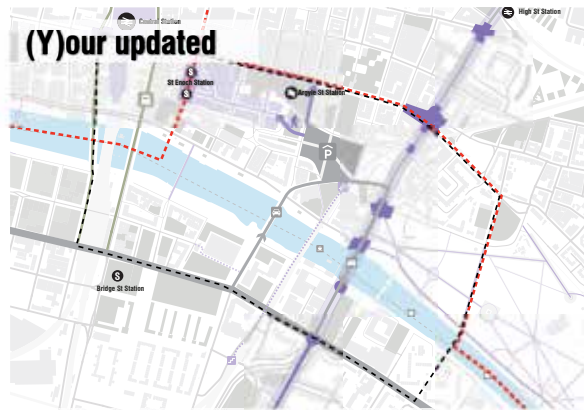


# Themes

In this chapter projects for the St. Enoch DRF are summarised. These projects are arranged in 5 themes:



(Y)our River Park: To create a world-class linear public space along both banks of the River Clyde



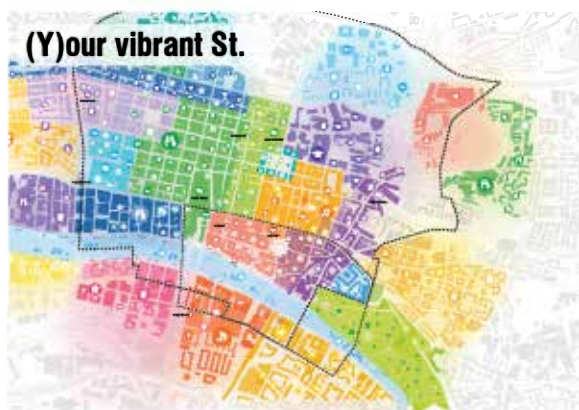
(Y)our updated mobility: To enhance Glasgow's public transport and active travel networks to create a sustainable, walkable city



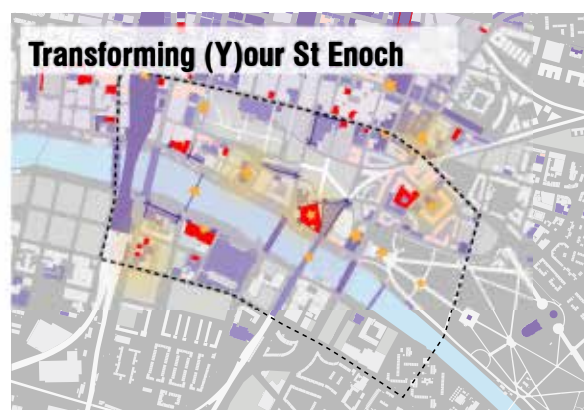
(Y)our great streets and spaces: To optimise Glasgow's street grid and address the shortage of quality greenspace spaces



(Y)our great buildings: To respect Glasgow's fine built heritage with highest quality contemporary design



(Y)our vibrant St. Enoch: To create a lively, convivial, attractive mixed use riverfront city centre district

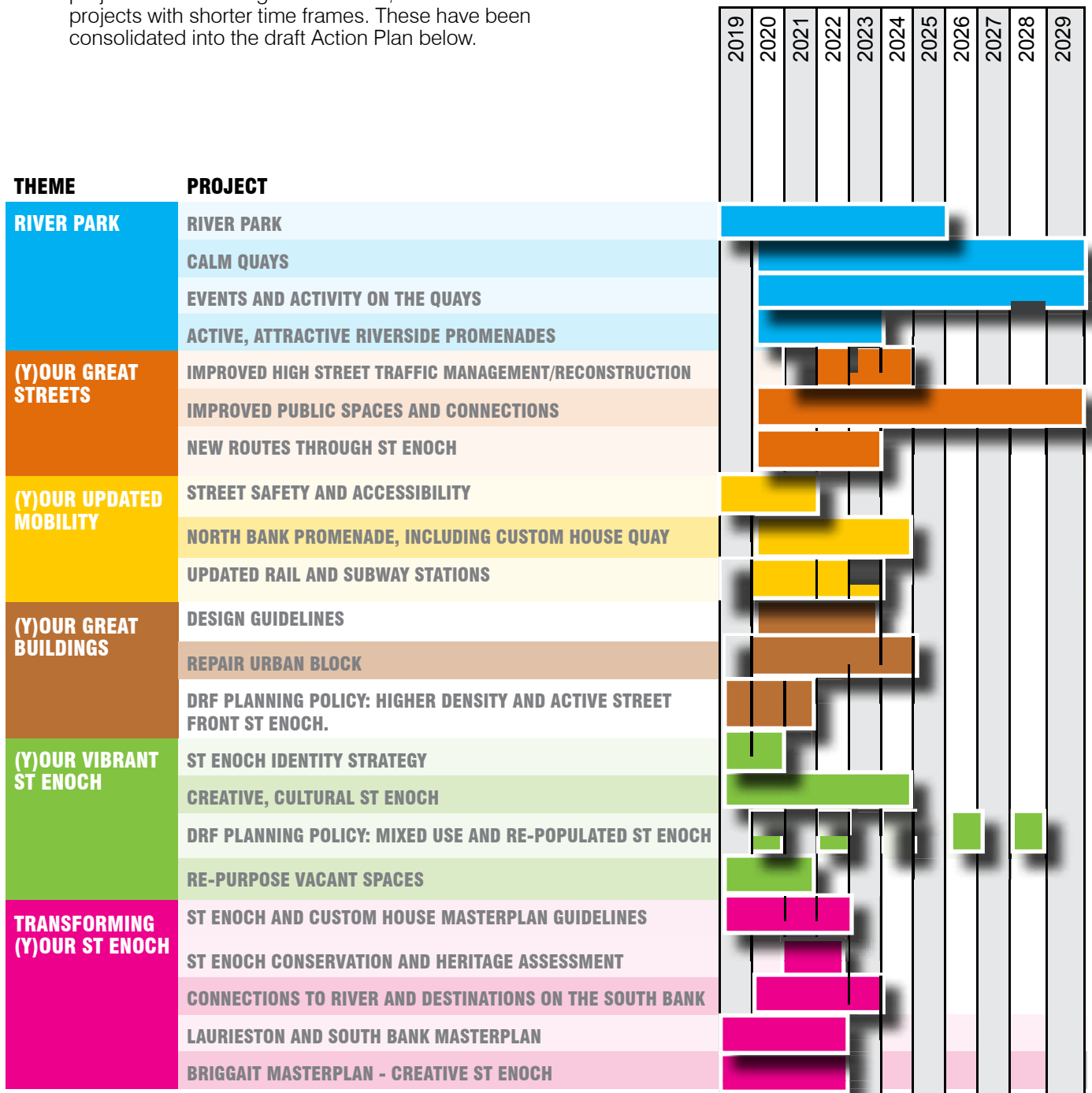


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# Action Plan

Each strategy will be implemented through a number of projects, which vary from major capital projects to with a longer time frame, to smaller projects with shorter time frames. These have been consolidated into the draft Action Plan below.



# (Y)our St. Enoch Priority Projects



**Glorious Argyle Street**

**Updated rail and subway stations**

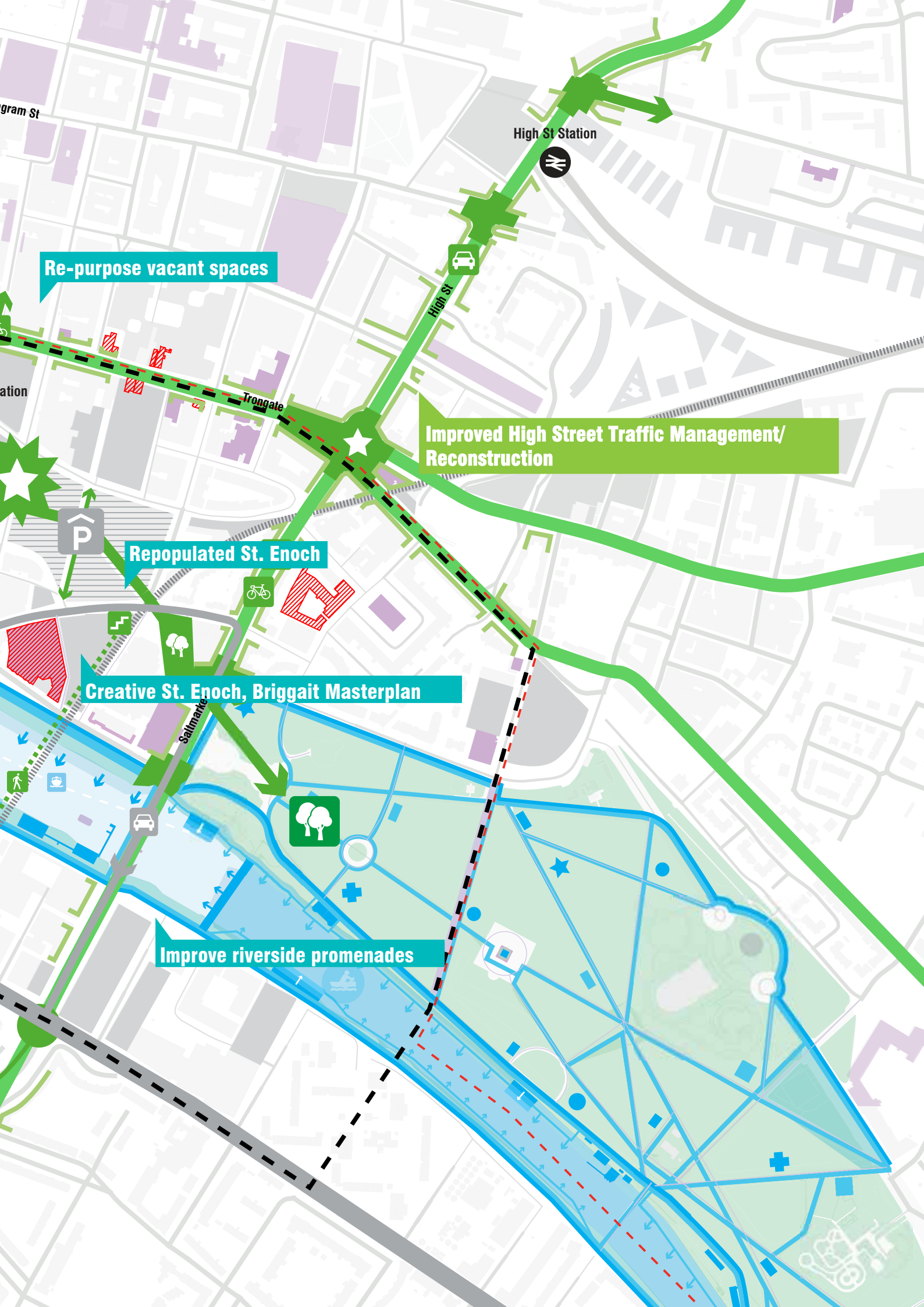
**Calm quays**

**St Enoch + Custom House Quay Masterplan**

**Activating the quays**

**Active, attractive promenades**

**North Laureiston/South Bank Masterplan**



Re-purpose vacant spaces

High St Station

Improved High Street Traffic Management/  
Reconstruction

Repopulated St. Enoch

Creative St. Enoch, Briggait Masterplan

Improve riverside promenades

gram St

ation

Trongate

High St

Saltmarket

# Planning Policy

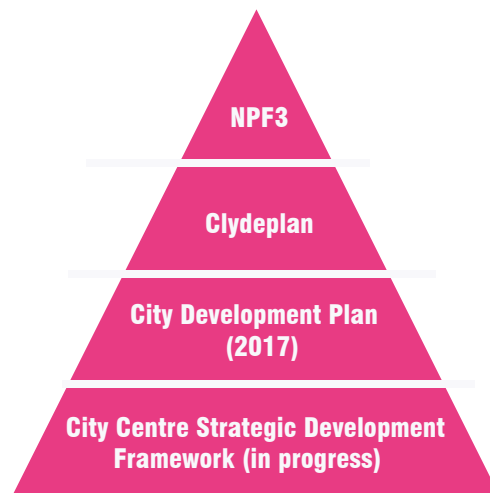
The aims of this District Regeneration Framework (DRF) are to outline the vision and ambition for St Enoch:

- a. Create an attractive and vibrant mixed use urban district
- b. To provide a planning and delivery framework to regenerate St Enoch
- c. To support and encapsulate in the Placemaking Principles outlined in the City Development Plan (CDP)

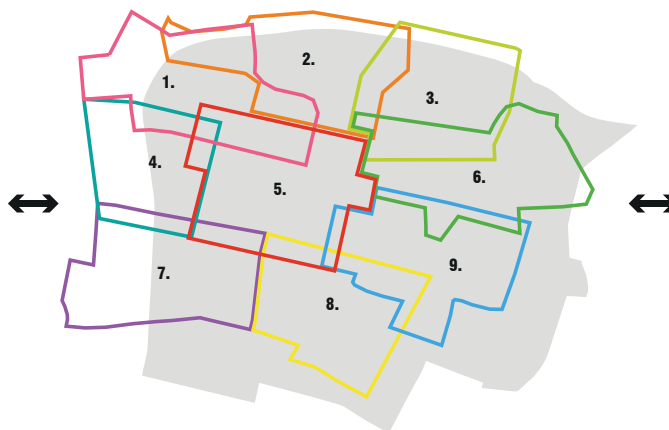
The CDP establishes the spatial strategy for the city with the aim of creating 1) a healthy, high quality place and 2) compact city form that supports sustainable development.

Within the CDP are a number of detailed planning policies, these are CDP 1: Placemaking Principle, CDP 2: Sustainable Spatial Strategy, CDP 3: Economic Development, CDP 4: Network of Centres, CDP5: Resource Management, CDP 6: Green Belt and Green Network, CDP 7: Natural Environment, CDP 8: Water Environment, CDP9: Historic Environment, CDP 10: Meeting Housing Need, CDP 11: Sustainable Transport, CDP 12: Delivering Development.

For more detail on how the DRF reaches its objectives by addressing each of the policies listed above, please see the planning section on the full (Y)our St Enoch document.



**New Projects**  
City Centre Lanes  
City Deal EIIPR  
Stakeholder Engagement  
Data + Analysis



**City Centre Strategy 2014-19**  
City Deal (eg EIIPR / Avenues)  
Local + National Strategies





If you have any question, comments or would like further information on the st enoch area strategy, please contact:

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