

# MARYHILL NORTH

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Feedback and Findings

Online Consultation 4th October - 24th November 2023





# CONSULTATION WEBSITE

## WEBSITE OUTLINE:

Web platform: [www.maryhillnorthtra.com](http://www.maryhillnorthtra.com)

Live consultation: 4th October to 24th November 2023

The online web platform was developed to consult the Maryhill community on the proposed changes to the North Neighbourhood Masterplan. It allowed people to access the Maryhill North proposals, interact with plan changes and share their comments.

Key changes to the masterplan include:

- Changing the location of housing around Barrisdale Road
- Changing the location of Kilmun Street
- Proposals for Ledgowan Hall

The website offered a number of ways to give feedback on the proposals, allowing respondents to:

- Comment on the overall masterplan
- Comment on keeping Ledgowan Hall in its present location
- Comment on moving Ledgowan hall to a new location.
- Comment on changes to the location of housing on Barrisdale Road
- Comment on the proposed new location for Kilmun Street.
- Complete an online survey asking if plans are supported, and add additional comment.

A communication error meant some local residents were unaware of the online consultation at first. This error was rectified and the online consultation closing date was extended by one week from the 16th to the 24th of November 2023.



## Proposed changes to the North Neighbourhood Masterplan

Since 2021 we have secured funding to employ a team of architects and engineers to develop the masterplan proposals in more detail so they are ready to submit for planning permission.

As a result of this detailed work we are proposing to make the following key changes to the masterplan:

- Changing the location of housing around Barrisdale Road
- Changing the location of Kilmun Street
- Proposals for Ledgowan Hall

Have a look at the plans below. Let us know what you think by writing in the comment boxes and filling out the survey. Your input will help us to shape the plans that are submitted for planning permission in early 2024.





# HEADLINE FIGURES



Online consultation  
was live from the 4th  
October to the 24th  
November 2023



Responses received to  
the online survey



Comments left on the  
drawings and plans

# COMMENTS ON NORTH NEIGHBOURHOOD MASTERPLAN



## Proposed North Neighbourhood Masterplan for comment

Web users were offered the opportunity to add their comments on the updated North Neighbourhood Masterplan.





# COMMENTS ON NORTH NEIGHBOURHOOD MASTERPLAN



## MASTERPLAN COMMENTS:

Web users were offered the opportunity to add their comments on the updated North Neighbourhood Masterplan. 7 respondents left comments, with three comments highlighting the importance of Ledgowan Hall to the local community. A selection of the comments can be seen on this page.

Comments highlighted a variety of concerns, including Ledgowan Hall, street lighting and overgrown trees.

### Note:

This short summary necessarily omits much of the rich detail in the verbatim comments that are valuable to the design team. Please refer to the appendix for a full list of comments.

“pls replace and increase the street light on the road for better security of the neighbourhood. Thank You!”

“Plan looks great, hopefully this can go ahead without any problems”

“The ledgowan hall is needed for the community. It hosts a variety of functions and a lot of dance schools etc have their classes here. It would surely be missed by the community”

“This hall has been a huge part of the community for many many yrs, I myself used it when I was a kid and for the community losing the hall wld be a disgrace. It’s a community hall for a reason where older, younger generation can meet up and be safe. There is nothing quite like the ledgowan hall and the person who runs it also does a fantastic job for the community wld be such a shame if it ceased it exist anymore and a whole community will suffer from the young and old.”

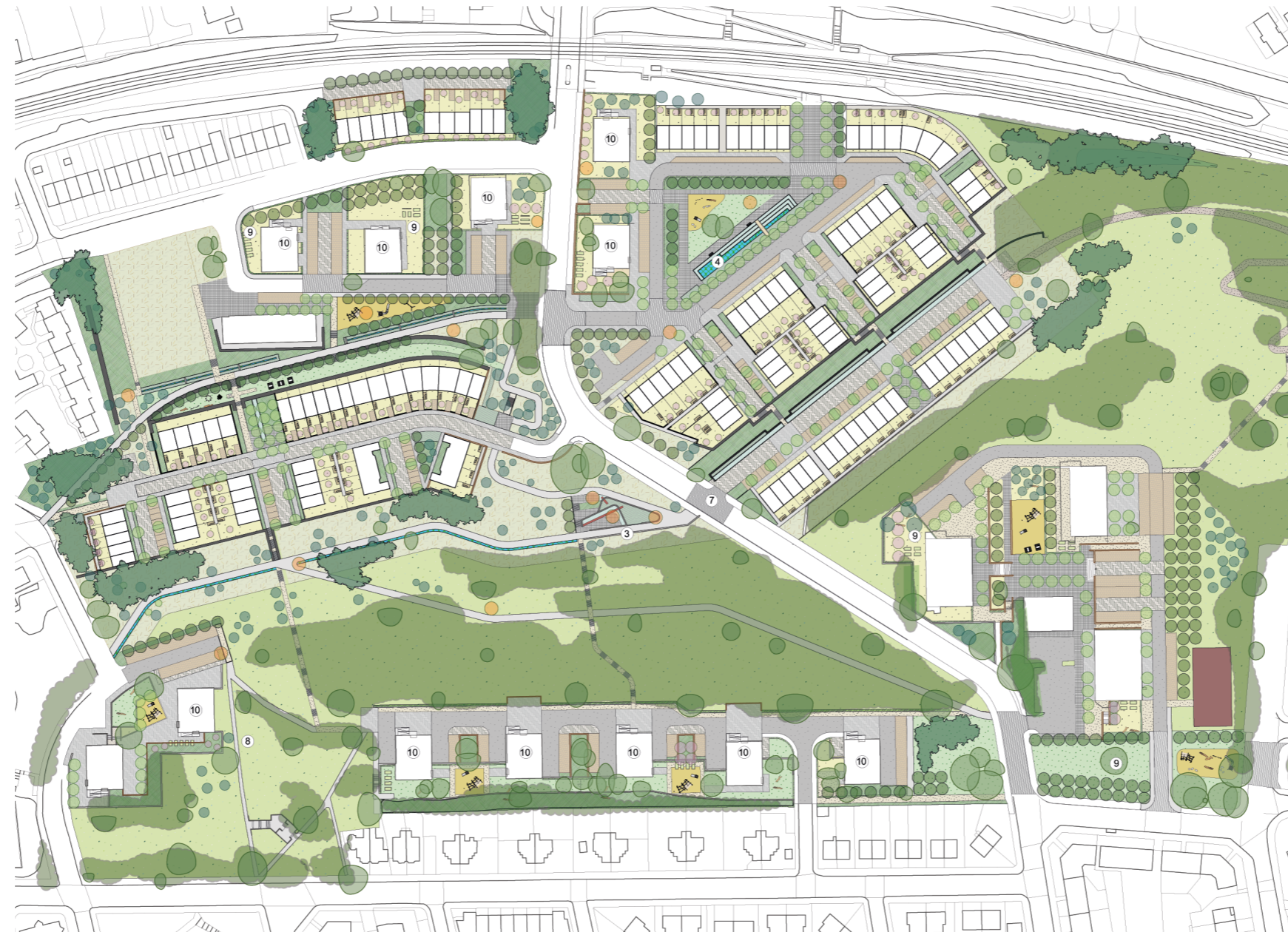
“Plans looks good! Will work be done to address the overgrown trees between Fearnmore and the old Kilmun Street? ”

# COMMENTS ON KEEPING LEDGOWAN HALL IN ITS CURRENT LOCATION



## Proposals showing Ledgowan Hall remaining in its current location

Web users were offered the opportunity to add their comments to this version of the masterplan





# COMMENTS ON KEEPING LEDGOWAN HALL IN ITS CURRENT LOCATION



## LEDGOWAN HALL KEPT IN CURRENT LOCATION COMMENTS:

Web users were offered the opportunity to comment on the version of the masterplan showing Ledgowan Hall remaining in its current position. 36 respondents left comments on this section of the online consultation, highlighting the importance of this issue to local residents. A selection of these comments are displayed on this page.

The majority of comments expressed the desire for Ledgowan Hall to remain in its current location. A number of these comments detailed the various functions of the hall, from dance classes to a community cafe. Other comments highlighted the lack of similar services in the area. A selection of comments state the opportunity that development provides for improving the building.

### Note:

This short summary necessarily omits much of the rich detail in the verbatim comments that are valuable to the design team. Please refer to the appendix for a full list of comments.

“Keep Ledgown hall where it is my daughter goes to a dance class in there it’s a great hall ran by a member of the community who does a fantastic job it always has clubs on for the kids to attend don’t close it or move it!”

“It doesn’t need to be there. It’s basically in the middle of nothing but land”

“This hall is the hub of the community and must stay”

“Ledgowan is a great wee hall that serves the community ie different clubs and so on it would be a shame to see it removed”

“The community hall should not be removed. It is a great space for everyone who lives in the area to remove this would be ludicrous. Plenty of space nearby for housing and green space  
Do not take away the safe space of our community. I am sure residents of new housing would agree the same.  
There is nothing else for the community in the area so please do not take this away.”

# COMMENTS ON MOVING LEDGOWAN HALL TO A NEW LOCATION



## Proposals showing Ledgowan Hall removed

Web users were offered the opportunity to add their comments to this version of the masterplan





# COMMENTS ON MOVING LEDGOWAN HALL TO A NEW LOCATION



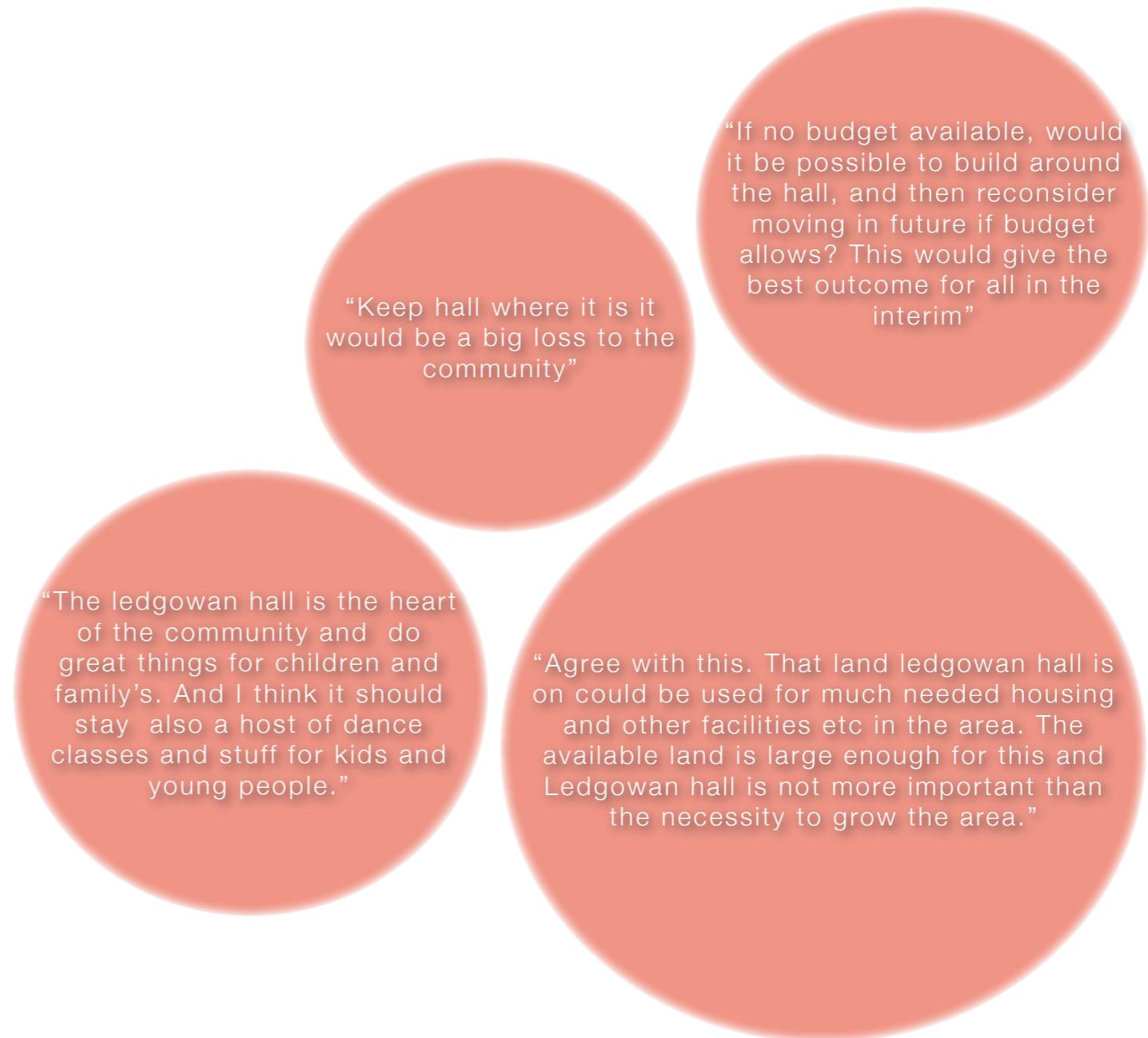
## MOVING LEDGOWAN HALL COMMENTS:

Web users were offered the opportunity to comment on the version of the masterplan showing Ledgovan Hall replaced by housing, with the hall being relocated. 16 respondents offered comment on this section of the online consultation. Some of those comments can be seen on this page.

Once again respondents brought up worries about the potential loss of the services provided by Ledgovan Hall, and any knock-on effects this would have on the community. Other respondents appear to be in favour of the option of moving Ledgovan Hall, highlighting the need for refurbishment of the building.

### Note:

This short summary necessarily omits much of the rich detail in the verbatim comments that are valuable to the design team. Please refer to the appendix for a full list of comments.



# COMMENTS ON CHANGING THE LOCATION OF HOUSING ON BARRISDALE ROAD



Previous Plan



Updated plan



Web users were offered the opportunity to add their comments about the design changes displayed in these plans



# COMMENTS ON CHANGING THE LOCATION OF HOUSING ON BARRISDALE ROAD



## BARRISDALE ROAD COMMENTS:

Web users were offered the opportunity to comment on the plans showing design changes to the location of housing on Barrisdale Road. A slider allowed viewers to easily view the design changes by flicking between the previous and updated plans. 9 respondents left comments on this section of the online consultation. A selection of these comments can be seen on this page.

Comments were generally positive about the updated proposals. Some issues raised included accessibility as well as concerns about the legibility of the plans.

### Note:

This short summary necessarily omits much of the rich detail in the verbatim comments that are valuable to the design team. Please refer to the appendix for a full list of comments.

“Happy to see the site developed with similar level of housing”

“The new proposal looks much better”

“Looks impressive but couldn’t get it enlarged to see the railway station will we still have access from there for wheelchair users, and those with babies in prams, the other access is a high flight of stairs.”

“It would be better to move Barrisdale Road to the other side as the original side as the old houses had to be demolished due to dampness.”

“I prefer the new layout but would like if more trees were included like in the previous plan”

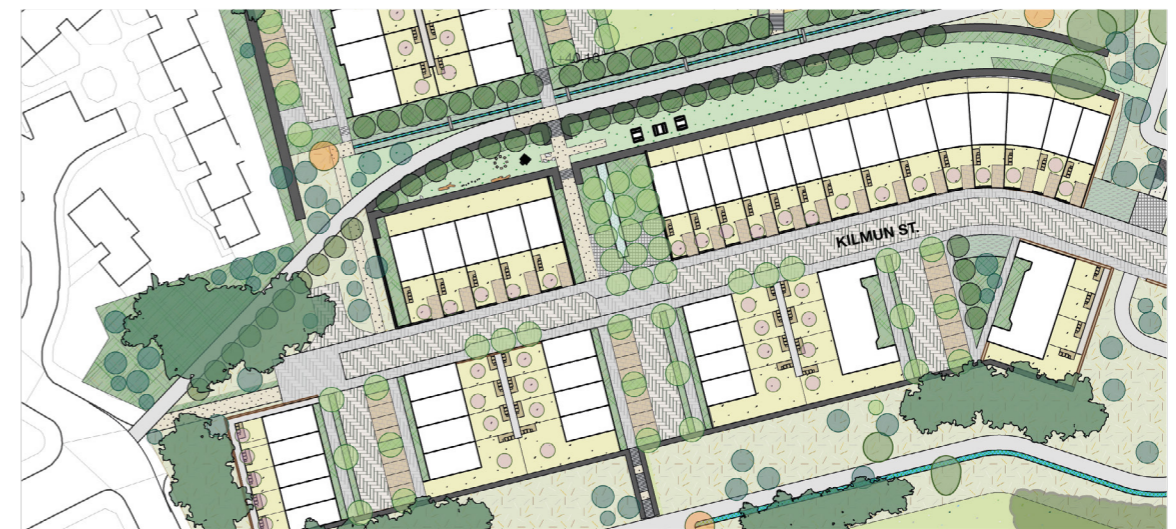
# COMMENTS ON PROPOSED NEW LOCATION FOR KILMUN STREET



**Previous Plan**



**Updated plan**



Web users were offered the opportunity to add their comments about the design changes displayed in these plans



# COMMENTS ON PROPOSED NEW LOCATION FOR KILMUN STREET



## KILMUN STREET COMMENTS:

Web users were offered the opportunity to comment on plans showing proposed design changes to the location of Kilmun Street. A slider allowed viewers to easily see the design changes by flicking between the previous and updated plans. 5 respondents left comments on this section of the online consultation. A selection of these comments can be seen on this page.

Issues raised include drainage, play provision and building heights.

### Note:

This short summary necessarily omits much of the rich detail in the verbatim comments that are valuable to the design team. Please refer to the appendix for a full list of comments.

“New plan looks better”

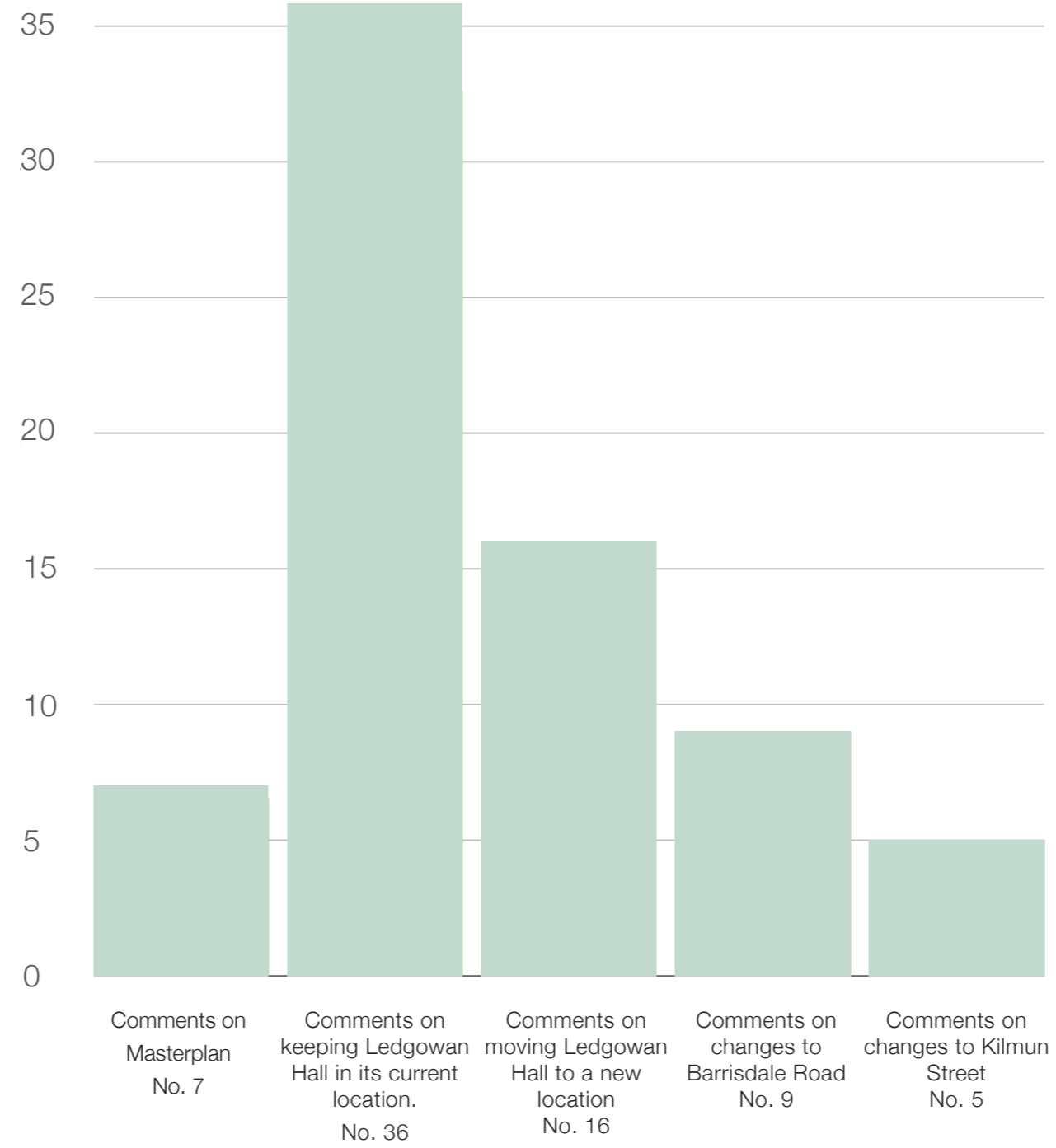
“Is there anywhere for children to play? Like an adventure park or something nice. How will the water feature be kept clean?”

“...as long as the proposed buildings are of two storey house style and not huge tall blocks of flats like on corner of Maryhill Road/Cowal road, this works.”

“Has the drainage system been taking into account, the last houses that were built there were rotten with dampness due to flat roofs, looks like these are flat roofs too can this be confirmed please”

# COMMENTS: ANALYSIS

Bar chart showing the number of comments on each section of the online consultation





# SURVEY RESPONSE

## Q. Do you support the new proposed masterplan?



Survey respondents were asked to respond 'yes' or 'no' to the statement 'Do you support the new proposed masterplan?'. Respondents were also given the opportunity to comment in order to explain their answer.

The majority of respondents selected 'yes' in support of the new proposed masterplan for Maryhill North. The majority of respondents provided no comments, however some positive comments included:

*"Anything to improve the area us (sic) a must hopefully it won't be long to we see homes completed and allocated, and will there be social houses too"*

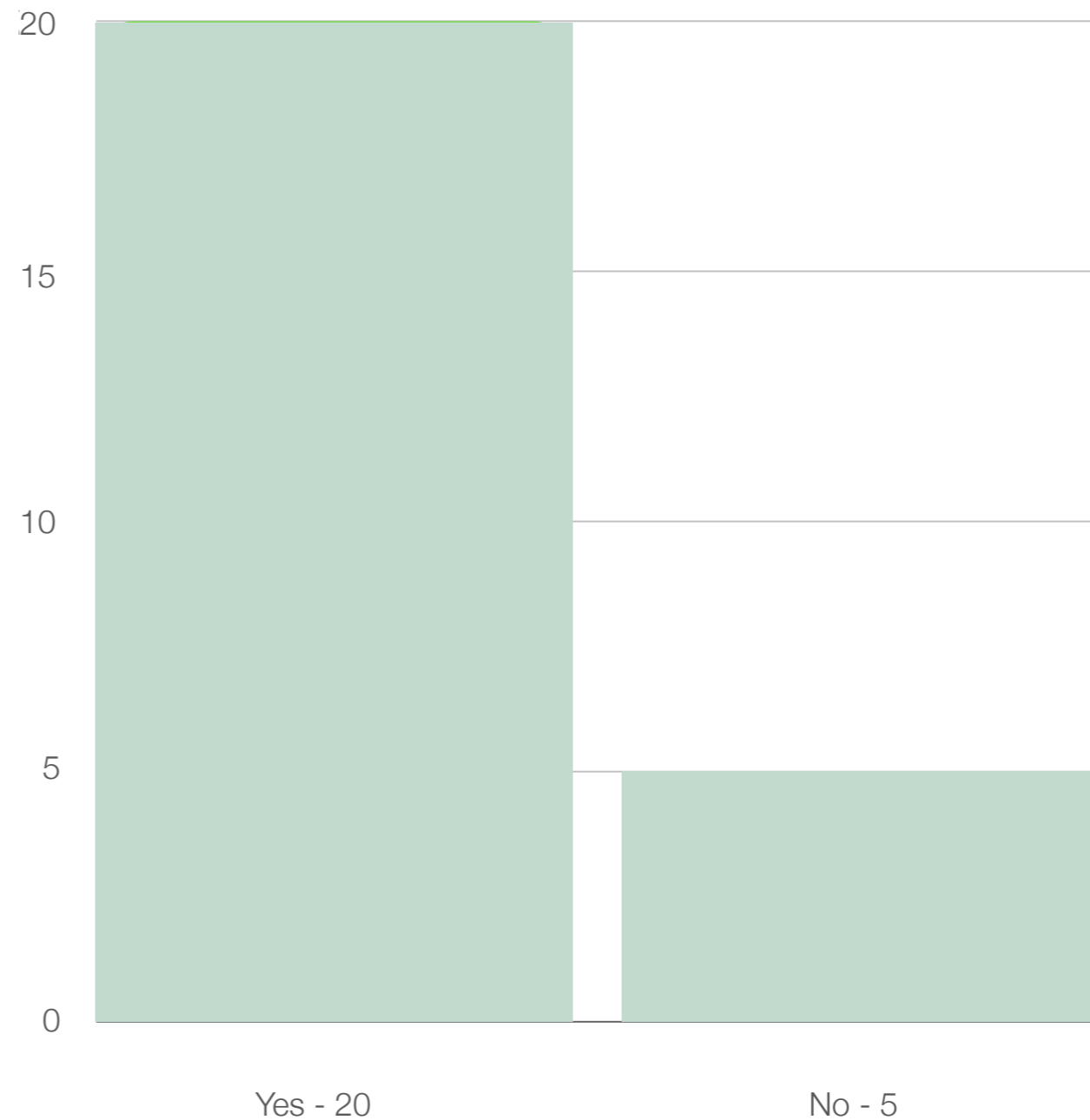
*"All in all looks better and seems to flow a lot better"*

Five respondents selected 'no' in opposition to the new proposed masterplan. Four out of five of these respondents provided comments to explain their answer, all four of these comments highlighted concerns over Ledgowan Hall. Comments included;

*"I am concerned about the proposal surrounding the Ledgowan Hall. Where is this going to be relocated to? This is not clear to me. The local area needs a community facility."*

*"Leave the ledgowan hall. It's very popular for community parties"*

A full list of the comments provided can be found in Appendix F: Survey Responses.



# SURVEY RESPONSE

## Q2 Do you agree with the new location for Kilmun Street?



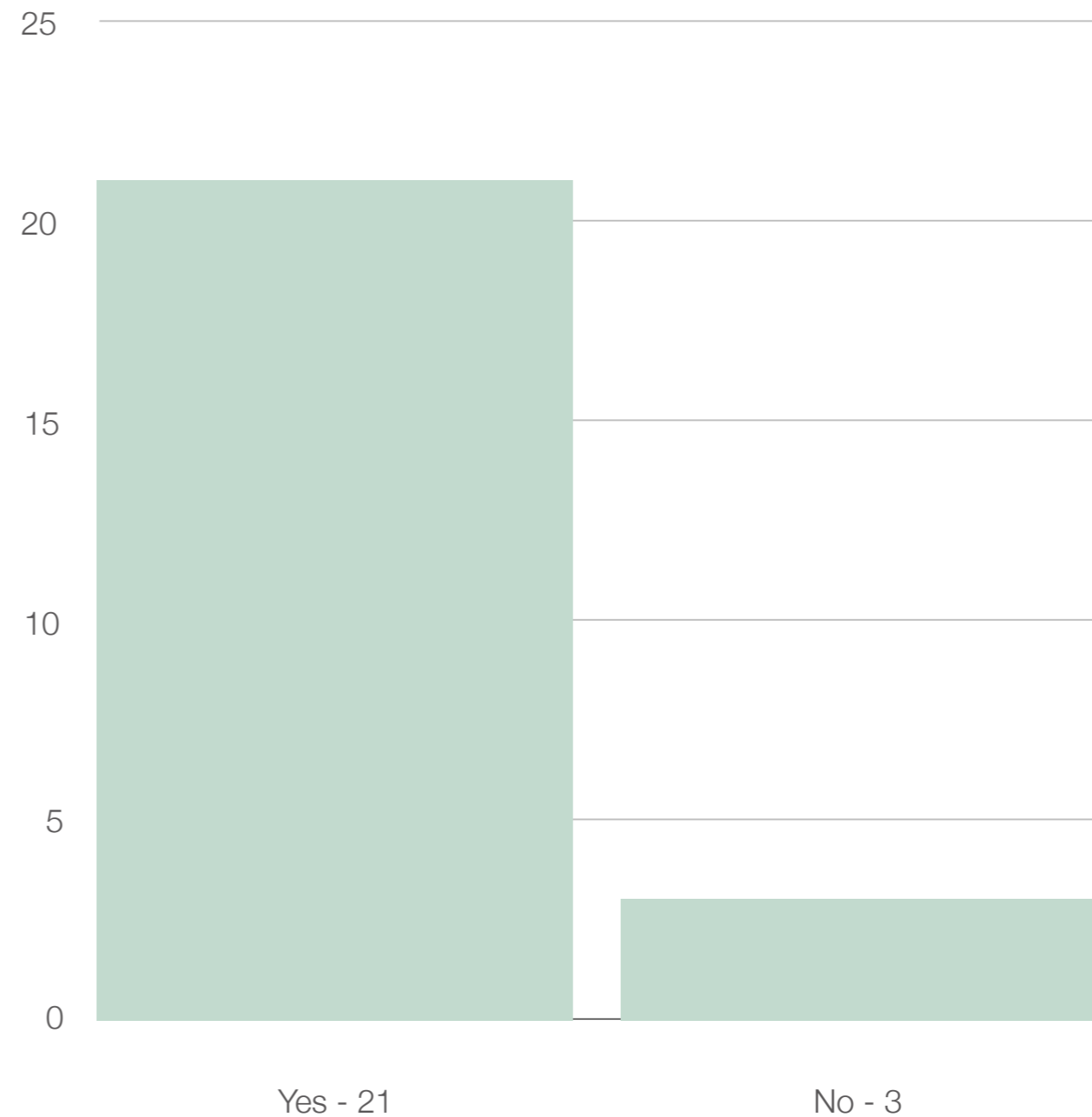
Survey respondents were asked to respond 'yes' or 'no' to the statement 'Do you agree with the new location for Kilmun Street?'. Respondents were also given the opportunity to comment in order to explain their answer.

The majority of respondents selected 'yes' in support of the new location for Kilmun Street. The majority of respondents provided no comments, however some positive comments included:

*"This whole area has been an eyesore for many years, it will be great to see new (sic) houses being built and bringing (sic) new people to the area"*

Three respondents selected 'no' in opposition to the new proposed masterplan.

A full list of the comments provided can be found in Appendix F: Survey Responses.





# SURVEY RESPONSE

## Q. Do you agree with the new proposals for housing around Barrisdale Road?



Survey respondents were asked to respond 'yes' or 'no' to the statement 'Do you agree with the new proposals for housing around Barrisdale Road?'. Respondents were also given the opportunity to comment in order to explain their answer.

The majority of respondents selected 'yes' in support of the new proposed proposals for housing around Barrisdale Road. The majority of respondents provided no comments, however one positive comment was:

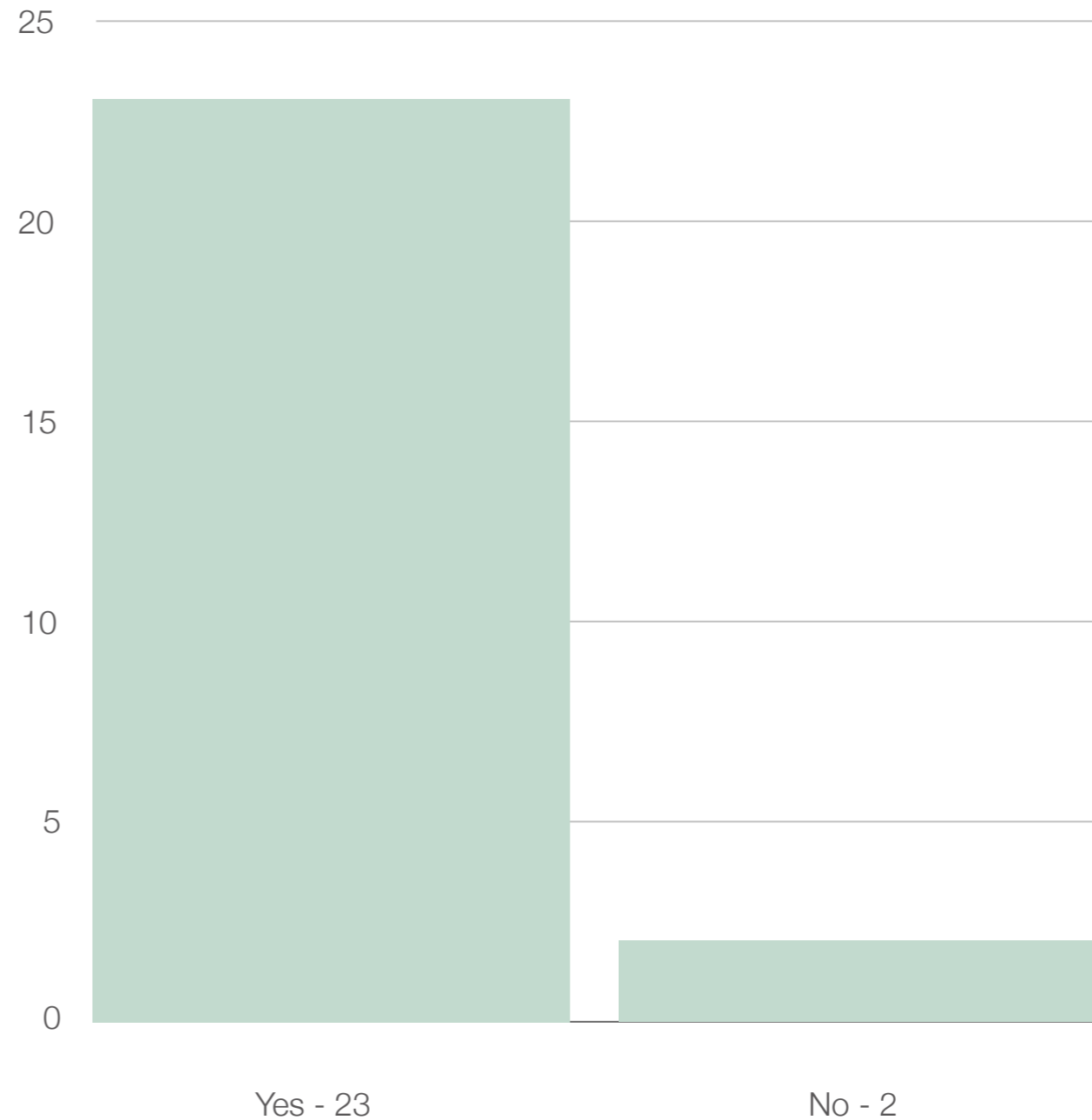
*"It's been derelict for many years and used for fly tipping, any improvement to the area would be a plus"*

Two respondents selected 'no' in opposition to the new proposed masterplan. One of these respondents provided comment to explain their answer:

*"Not provided enough information."*

### Comments

A full list of the comments provided can be found in Appendix F: Survey Responses.



APPENDIX

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# APPENDIX A: COMMENTS ON MASTERPLAN



1. "Plan looks great, hopefully this can go ahead without any problems"
2. "Plans looks good! Will work be done to address the overgrown trees between Fearnmore and the old Kilmun Street?"
3. "It's hard to gain a proper context of the layout with no road names or labels of what square, circle, rectangle etc is what"
4. "Ledgowan can't be removed it's the only place where the community get together and the people of maryhill and summerston love to get together here on all different occasions through the year . The community would not be happy if the ledgowan hall was removed from here."
5. "The ledgowan hall is needed for the community. It hosts a variety of functions and a lot of dance schools etc have their classes here. It would surely be missed by the community"
6. "This hall has been a huge part of the community for many many yrs, I myself used it when I was a kid and for the community losing the hall wld be a disgrace. It's a community hall for a reason where older, younger generation can meet up and be safe. There is nothing quite like the ledgowan hall and the person who runs it also does a fantastic job for the community wld be such a shame if it ceased it exist anymore and a whole community will suffer from the young and old."
7. "Pls replace and increase the street light on the road for better security of the neighbourhood. Thank you!"

# APPENDIX B: COMMENTS ON KEEPING LEDGOWAN HALL IN ITS CURRENT LOCATION



## 1. Ledgowan Hall remains in its current place.

1. “.”
2. “.”
3. “Ledgowan hall should remain in its current place”
4. “Ledgowan Hall is a must for the community and it would be ideal to keep it in the vicinity where it is”
5. “Why would the hall not be encompassed into the project: currently it is old, dark & pretty unwelcoming, surely this is a chance , opportunity to make further positive change.”
6. “I like this if the housing being built is just that, houses and not huge tall buildings of flats like the ones built on Maryhill Road/Cowal Road corner. The open feel and green space has to remain.”
7. “As a resident of Maryhill I strongly believe the Ledgowan Hall should remain. This is a community hall that has so many benefits for our community including the dance school that my daughter attends. Without this community hall a lot of children and adults would miss out hugely as there are very limited community halls in the area.”
8. “Ledgowan hall should remain in its current place it’s a place where the Community can come together there is disabled clubs. Kids clubs , gamblers anonymous! .. community cafe this would have a major impact on all these people who attend .. this would be a loss to the community but if it stays it would be a great gain to the new housing that would be build around it .. Maryhill needs this hall & it should not be moved.”
9. “This hall is a community for all kids to come together and

- have a happy safe environment. This hall is used for a number of kids activities most days of the week. Child poverty is huge in the north of the city these kids need this hall to continue to feel part of the community and somewhere where they can keep warm have food and be entertained with very little payment required. This hall needs to stay”
10. “.”
  11. “For Ledgowan hall to remain where is its”
  12. “Ledgowan hall has to remain where it is the community would not be happy for this building to be removed it,Ãs the only place the community get together on different occasions through the year .”
  13. “We need the ledgowan hall to stay were it is as its serves the maryhill community and does a lot for the people of maryhill a lot of people meet up there for wee chsts so we dont want it moved”
  14. “This hall is the hub of the community and must stay”
  15. “This should definitely stay where it is, this is a local community hall with many things happening for the community from it. I think if anything there should be funding to make the hall better for the existing/new people moving into the community. This hall has history and in my opinion would be a disgrace to take it away all together.”
  16. “Hi you cannot take away the ledgowan hall as it the communities hall and that is all we have !! I mean Maryhill & cadder & summerston use it as that,its all wee have They put on great shows at Easter/guy fox / Halloween/ Christmas it all the kids have round there !! Please consider this when your doing your planning.Thank you.”
  17. “The hall is a great community hub and should be left in its current location.”
  18. “Keep the hall, it’s a family/community hall that has year round events that brings the community together along with all the current clubs that use this hall is invaluable.”
  19. “Keep ledgowan hall where it is my daughter goes to a dance class in there it’s a great hall ran by a member of the community who does a fantastic job it always has clubs on for the kids to attend don’t close it or move it!”
  20. “Ledgowan Hall has been an important part of the community for several decades. This should not be seen as an opportunistic move to remove this community space all for the commercial benefit of housing.”
  21. “Yes keep in current place so many great clubs go on in here”
  22. “The community hall should not be removed. It is a great space for everyone who lives in the area to remove this would be ludicrous. Plenty of space nearby for housing and green space. Do not take away the safe space of our community. I am sure residents of new housing would agree the same. There is nothing else for the community in the area so please do not take this away.”
  23. “The Ledgowan hall provides many benefits to the local area. Sadly there does not seem to many community hubs around anymore & removing this from the local area will have an impact to the community & local families. This is a well run hall providing various activities & events for local people. It would

- be a real shame for us to lose this.”
24. “I Agree Ledgowan Hall should remain in its current place”
  25. “This should not be removed as this is a local community place for everyone and it’s a good hall”
  26. “You cannot remove this community hall! There is very little community places to go in the area. Would be a disgrace for you to remove it to put in more houses.”
  27. “I think the hall should remain were it’s at as it is accessible for everyone plenty of parking spaces also of it were to be taking down and moved then what would the community do and the kids do as the hall holds alot of classes and clubs keep it were it is”
  28. “Leave it where it is. It’s sitting beside the flats which are going to remain there, so it shouldn’t affect the new housing. It’s out the way.”
  29. “KEEP IT WHERE IT IS!!!”
  30. “I would like the ledgowan hall to stay were it is. It’s the only decent community centre we have around us would be a shame for it to be taken from us and our kids.”
  31. “Thank it is a great asset to the community and should stay where it is”
  32. “This. Needs to remain wer it is it’s a great big hall my cousin manages it great community hall for all we need this to stay !
  33. Ledgowan is a great wee hall that serves the community ie different clubs and so on it would be a shame to see it removed”
  34. “Ledgowan should stay were is it this hall is fantastic run hall for community”
  35. “Yes”
  36. “It doesn’t need to be there. It’s basically in the middle of nothing but land”



# APPENDIX C: COMMENTS ON MOVING LEDGOWAN HALL TO A NEW LOCATION



2. Ledgowan Hall moved to a new location

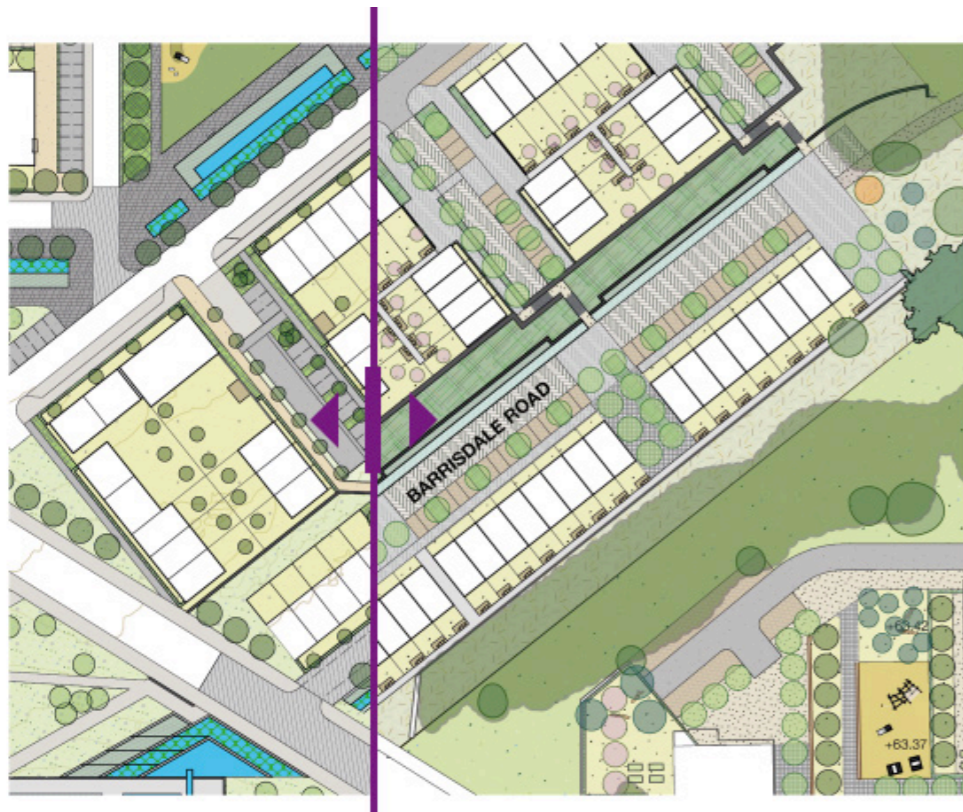
1. "We need to keep Ledgowan Hall if's well used by a lot of our tenants within the area, once the new homes are built there will be more people to make use of it, its time it was put forward for charity status, so they could apply for funding to improve the building."
2. "Definitely need to keep if where it is"
3. "Id go with option 2 only time ledgowan seems to be used is for under aged parties which always end up in fights etc. it's past it's purpose now get more houses for more people"
4. "I prefer option 2."
5. "Please do not remove ledgowan Hall. There is nothing else like it nearby and you keep closing all the community centres then wondering why kids are loitering and have nothing to do!"
6. "I don't think this hall should be removed by any matter of means. This is a fantastic community hall that supports all."
7. "The ledgowan hall is the heart of the community and do great things for children and family's. And I think it should stay also a host of dance classes and stuff for kids and young people."
8. "This hall is needed in this area!!!!"
9. "Ledgowan Hall has been an important part of the community for several decades. This should not be seen as an opportunistic move to remove this community space all for the commercial benefit of housing. This hall will be required even more after the introduction of more housing. Don't use the umbrella excuse of green-blue landscape borders transparent as to the aims of these plans! Removing social community space to capitalise for commercial benefit"
10. "Keep hall where it is it would be a big loss to the community"
11. "This hall has served this community for years, to take this centre away will rip the heart out of a community that does not have a lot in these trying times, this hall is what brings this community together. The hall is used for all sorts of kids party's, family gatherings. A centre that gives a real sense of community, it would be a travesty to take this away from the people of Maryhill North."
12. "Yes, but a new one built in the area."
13. "My concern is where would this facility go? This centre is well used and run by members of the local community is it not. Are they aware of this proposal? Not happy about this if not and we should be looking to support this facility"
14. "Agree with this. That land ledgowan hall is on could be used for much needed housing and other facilities etc in the area."

The available land is large enough for this and Ledgowan hall is not more important than the necessity to grow the area."

15. "If no budget available, would it be possible to build around the hall, and then reconsider moving in future if budget allows? This would give the best outcome for all in the interim"



# APPENDIX D: COMMENTS ON CHANGES TO BARRISDALE STREET



1. "The new proposal looks much better"
2. "Looks impressive but couldn't get it enlarged to see the railway station will we still have access from there for wheelchair users, and those with babies in prams, the other access is a high flight of stairs."
3. "It will be beautiful completion. I like it"
4. "It would be better to move Barrisdale Road to the other side as the original side as the old houses had to be demolished due to dampness."
5. "Very fancy arrows - would be helpful to know which is old and which is new. Also are these shapes houses, flats, maisonettes or high rises? I don't know how you expect people to consider and share their views without full information: is this a consultation?"
6. "I prefer the new layout but would like if more trees were included like in the previous plan"
7. "Yes"
8. "Happy to see the site developed with similar level of housing"
9. "It would be good seeing barrisdale back up my family resided their. I would love a house back their."

# APPENDIX E: COMMENTS ON PROPOSED NEW LOCATION FOR KILMUN STREET



1. "Has the drainage system been taking into account, the last houses that were built there were rotten with dampness due to flat roofs, looks like these are flat roofs too can this be confirmed please."
2. "Kilmun Street should be kept in its current position."
3. "Is there anywhere for children to play? Like an adventure park or something nice. How will the water feature be kept clean?"
4. "Again, as long as the proposed buildings are of two storey house style and not huge tall blocks of flats like on corner of Maryhill Road/Cowal road, this works."
5. "New plan looks better"

# APPENDIX F: SURVEY RESPONSES

## Do you support the new proposed masterplan?

1. "Anything to improve the area us a must hopefully it won't be long to we see homes completed and allocated, and will there be social houses too"
2. "All in all looks better and seems to flow a lot better"
3. "Could be better"
4. "Replacing homes in these streets is long overdue however with bringing the volume of families into the area I would be concerned about the nursery and school places required to meet these families needs.  
Also the proposals will bring private stock into the area when there is a shortfall of affordable social housing.  
Overall this area needs vast investment as planning / investment decisions over the years has placed Maryhill at a total disadvantage. Maybe breaking the proposal into smaller phases may make the over proposal more achievable."
5. "I stayed in Kilmun St before it got pulled down and would like to move back into Kilmun St"
6. "I do not understand where the Ledgowan Hall would be in the new plan? I worry that in the new plans the hall will be removed and not replaced. This would be devastating for the surrounding community and a well used asset removed for community purposes. Community development plans by Scottish Government should never support this plan."
7. "With Ledgowan Hall remaining as part of the community"
8. "Ledgowan Hall should remain in its current place"
9. "Leave the ledgowan hall. It's very popular for community parties"
10. "I am concerned about the proposal surrounding the Ledgowan Hall. Where is this going to be relocated to? This is not clear to me. The local area needs a community facility."

## Do you agree with the new proposals for housing around Barrisdale Road?

1. "It's been derelict for many years and used for fly tipping, any improvement to the area would be a plus"
2. "Not provided enough information.  
Appreciate best to use utility accesses if still fit for purpose.  
Does the architecture take into account sun rise, set & view for each set of houses?"
3. "We need more 2 apartments"
4. "With Ledgowan remaining as part of the community"
5. "As long as there is no reduction in the number of units being developed"
6. "It was lovely in barrisdale speaking to neighbours every day not like the glenavon flats where I've not spoken to a neighbour for years."

## Do you agree with the new location for Kilmun Street?

1. "This whole area has been an eyesore for many years, it will be great to see new houses being built and brining new people to the area"
2. "As above"
3. "We need more 2 apartments"
4. "With Ledgowan Hall remaining as part of the community"
5. "As long as there is no reduction in the number of units being developed"



