

MARYHILL NORTH

Feedback and Findings

Online Consultation 26th March- 23rd April 2021



CONSULTATION WEBSITE

WEBSITE OUTLINE:

Web platform: www.maryhillnorthtra.com
 Live consultation: March 26th and April 23rd

The online web platform was developed to consult the Maryhill community on the green infrastructure proposals for the area. It allowed people to access the Maryhill North proposals, interact with visualisations, share their comments and delve into more detailed analysis.

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


- Comment on the masterplan and visualisations of the proposed design
- Comment on analysis drawings and photos.
- Respond to a short 4 question survey about the proposed design.
- Option to contact Maryhill Housing directly via phone or an online form.

Over the four week period over 1200 people visited the site, and 61 people signed up to comment and fill out the survey. This indicates that a lot of people viewed the plans even if they didn't comment on them or take part in the survey. The disparity between the number of visitors and number of comments/surveys is likely a result of the fact that people had to sign up.



Live Consultations

Click below to explore and have your say



Maryhill North Neighbourhood Masterplan

We want to make the Maryhill North neighbourhood a better place to live. On this website you can view proposals for what the neighbourhood around Glenavon Road, Lyndale Place and Shiskine Drive could look like in the future.

[Click here to review these plans and give your views.](#)

This Consultation has now closed.

You can view the consultation material but you will no longer be able to comment on them.



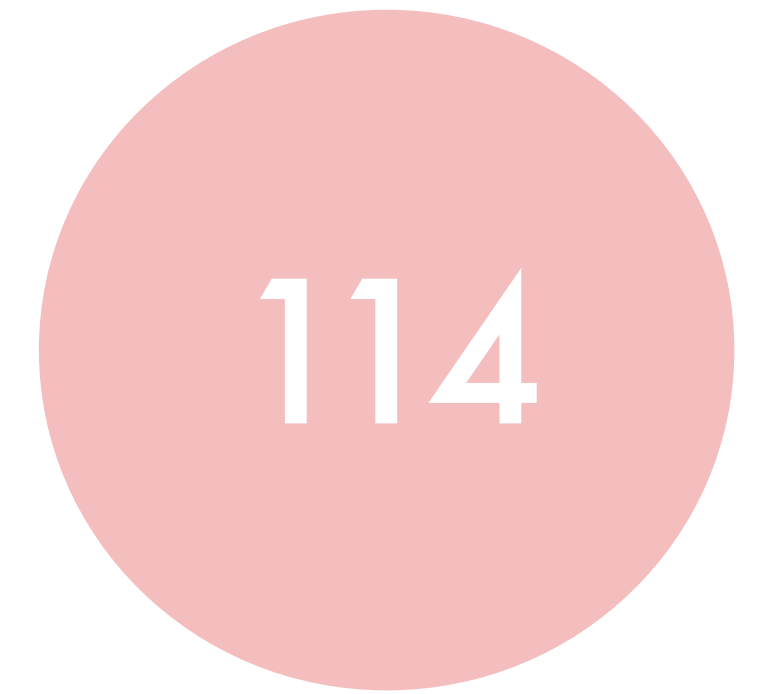
HEADLINE FIGURES



Individual users visited the site during the four week consultation period between 26th March and 23rd April 2021



User logins:
 49 Residents
 12 Stakeholders



Comments left on the drawings and plans



responses received to the online survey

COMMENTS ON VISUALS, MASTERPLAN AND ANALYSIS

PLAN AND VISUALISATIONS COMMENTS:

The graphs over the following three pages distil the comments received on the plan, visualisations and analysis diagrams. They have been broadly grouped into:

- Positive comments relating to specific elements
- Concerns relating to specific elements
- Suggestions for additional elements that respondents feel are missing

The vast majority are positive about the proposal and offer additional ideas and insights.

Key points:

- More usable greenspace and the improved cycling and walking routes are supported by the majority of people and received a very positive response.
- A number of people were pleased by the water management strategy, highlighting past flooding issues.
- There were a number of positive comments with regard to the mix of housing typologies, particularly those suited to young families. However, there were a few concerns about the density of proposed housing and the lack of social amenities to facilitate a rise in population.
- Other concerns included a lack of parking and increased traffic in the area.

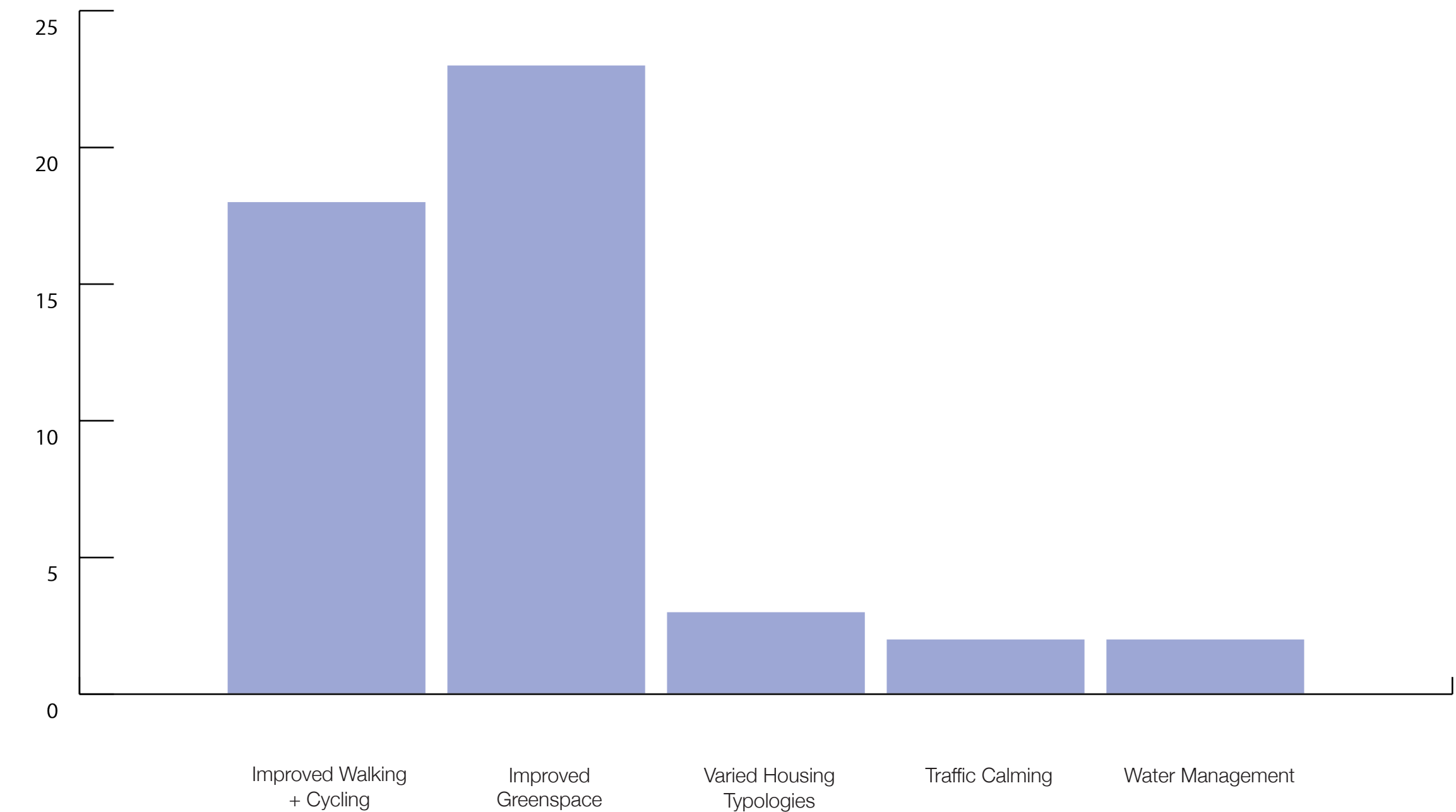
There were a number of comments made about broader, more general concerns such as maintenance and housing specifics. These are out-with the scope of the green infrastructure proposals and have been omitted from the graphs.

Note:

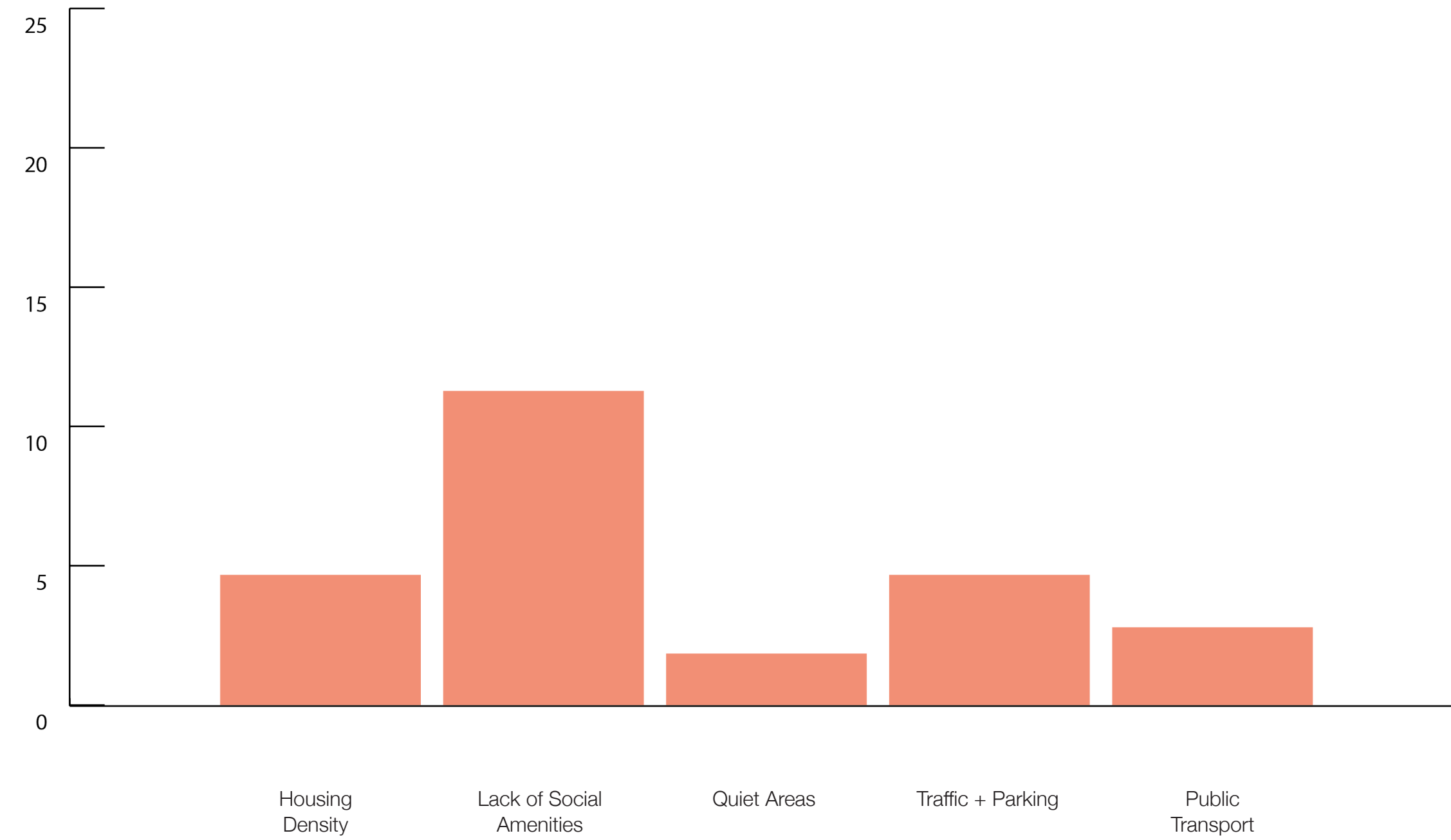
This short summary necessarily omits much of the rich detail in the verbatim comments that are valuable to the design team. Please refer to the appendix for a full list of comments.

Only comments with two or more respondents have been included.

COMMENTS: POSITIVE COMMENTS



COMMENTS: KEY CONCERNS



COMMENTS: ADDITIONAL ELEMENTS



SURVEY RESPONSES

Q1 Do you think the improved surface water management and wildlife habitat (woodlands, wetlands and meadow) will improve the area and benefit residents and the wider community?

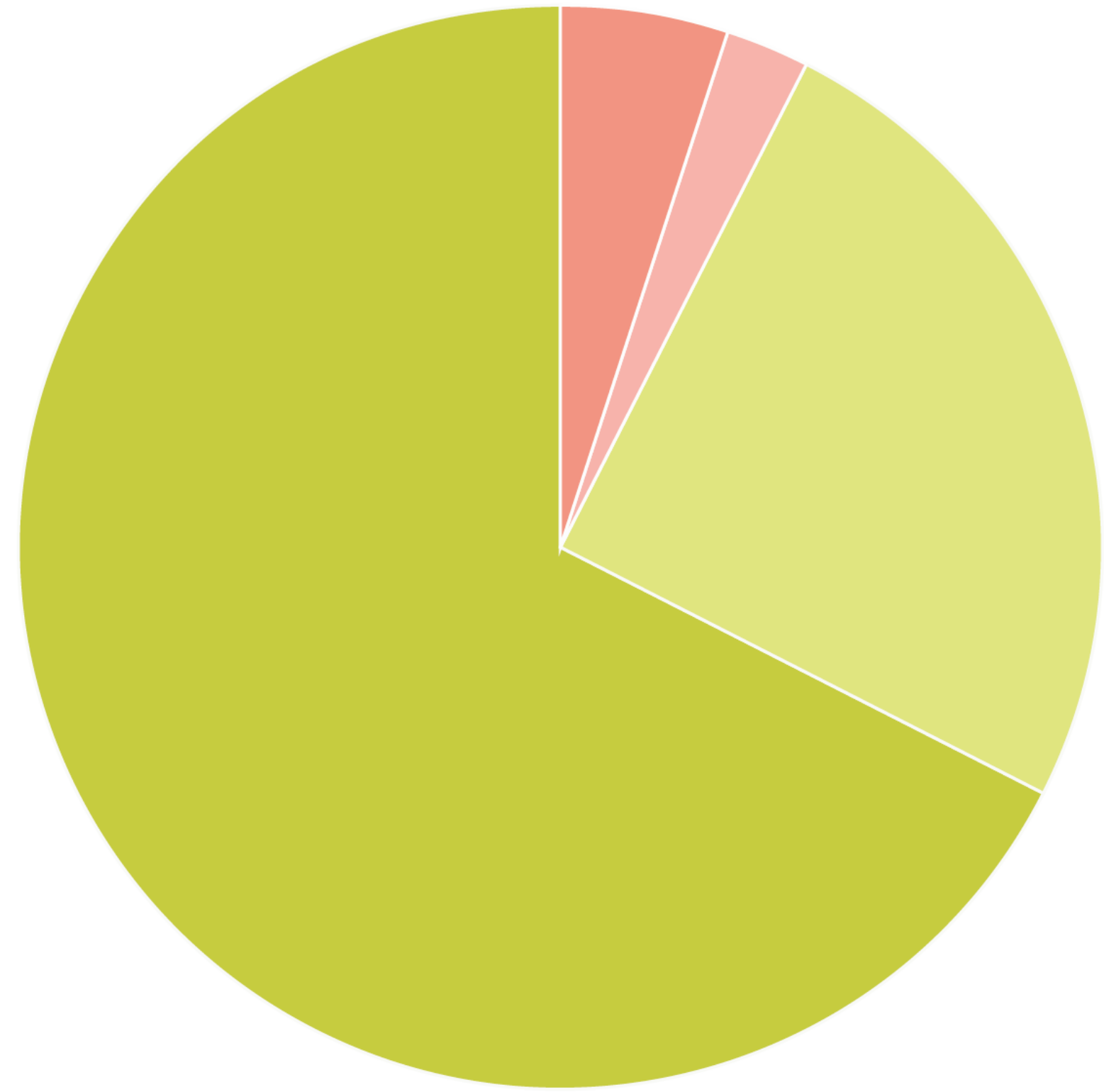
In addition to comments on the plans and visualisations, visitors to the website were also invited to complete a short survey of four questions.

40 people responded to question 1; Do you think the improved surface water management and wildlife habitat (woodlands, wetlands and meadow) will improve the area and benefit residents and the wider community?

Of those 40, 37 respondents (92.5%) agreed or strongly agreed. Sixteen of those people also left additional comments, a selection of these comments are transcribed below:

- Definite improvement and nice to see plans that don't just involve building a new housing estate.
- so long as its well managed and not left to overgrow
- yes it will make a huge difference but only if it is maintained properly and not neglected
- Water surface management that has already taken place under the bridge at the foot of Sandbank St has already vastly reduced flooding and resulted in public transport, pedestrians having access. Further flooding is likely due to climate change and any other ways to manage flood reduction is welcomed.
- Updated surface water management will be beneficial.
- A lot of the area your planning to build on is very wet and therefore currently not being used for anything. It be great if the waste water was managed so that these areas become useful. Nature is important to wellbeing, so the more there is accessible, the better.

These responses are valuable to help finalise the proposals and to consider what additional actions are required.



● Strongly agree - 27 (67.5%) ● Agree - 25 (25%) ● Disagree - 1 (2.5%) ● Strongly Disagree - 2 (5.79%)

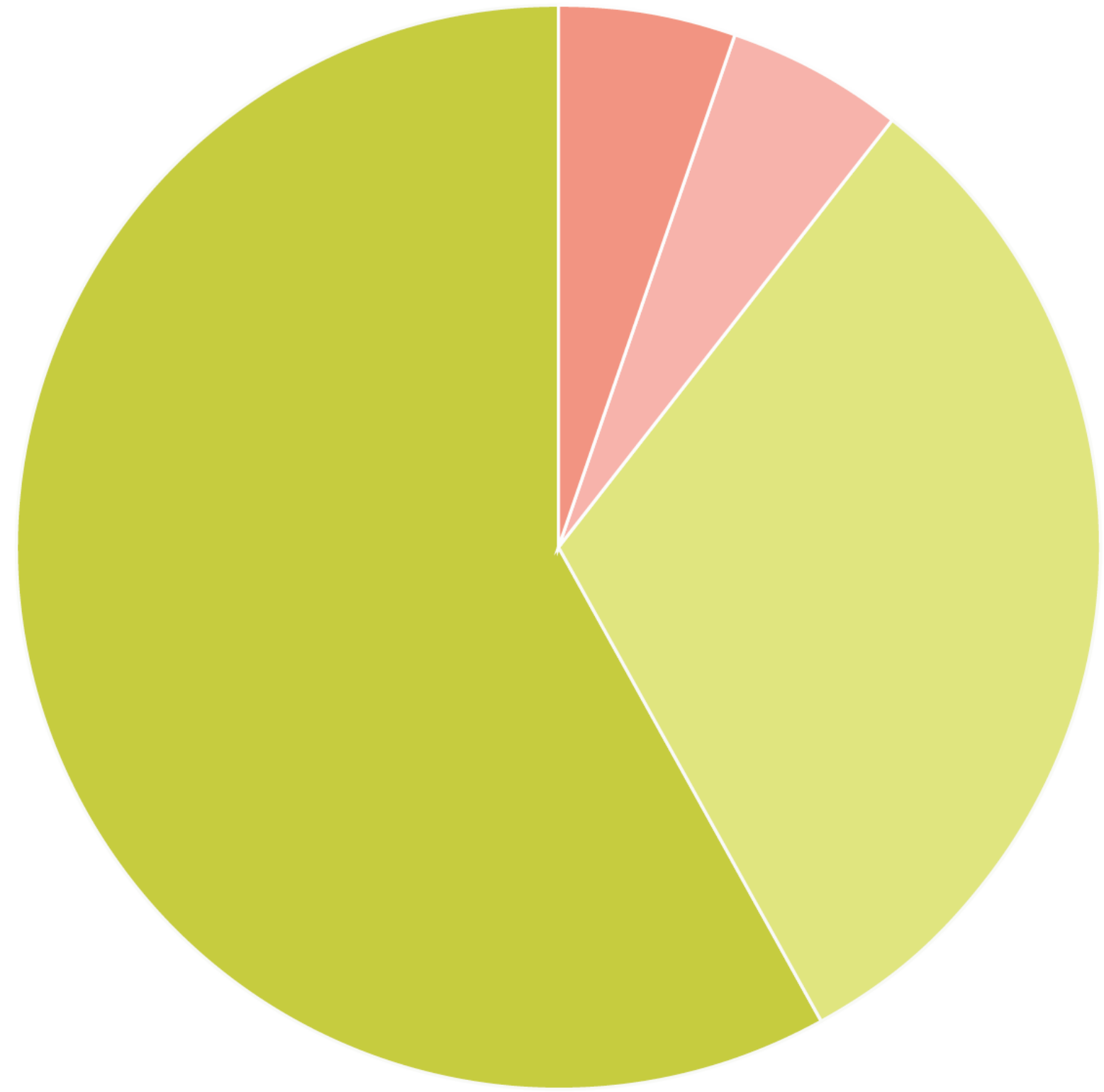
SURVEY RESPONSES

Q2 Do you think the proposed new walking and cycling routes and more usable green spaces will help improve the health and well-being of residents and the wider community?

38 people responded to question 2; Do you think the proposed new walking and cycling routes and more usable green spaces will help improve the health and well-being of residents and the wider community?

Of those 38, 34 respondents (89.5%) agreed or strongly agreed. Twenty one of those people also left additional comments, a selection of these comments are transcribed below:

- The new walking and cycling routes are nice addition to the neighbourhood, but will benefit from integration with the Kelvin Walkway and Canal walking routes. As a minimum, signage and road crossings at Maryhill Road have to facilitate access to the wider walks access in the area.
- Yes, the walking routes are much easier to navigate. Currently everywhere is a steep hill, these new paths will help those who aren't as able to get around. Also the green spaces will be amazing for peoples mental health, there really isn't anywhere safe places to sit and enjoy currently.
- Walking and cycling routes are welcome but should be extended to busier roads (Shiskine Dr/Sandbank St)
- Development of a cycle route/path to the canal development at Lochburn Junction would be cool
- At the moment these spaces are mostly used by dog walkers. It would be great to see people supported to use these spaces utilising existing local groups and organisations as a way in.
- Yes, it will encourage people to be outdoors.
- Anything to make folk feel more energetic
- Absolutely! Our area has been neglected for far too long. There is so much potential here and we need a better environment for all. This will definitely help improve lives and physical and mental well being!



● Strongly agree - 22 (57.9%) ● Agree - 12 (31.6%) ● Disagree - 2 (5.3%) ● Strongly Disagree - 2 (5.3%)

SURVEY RESPONSES

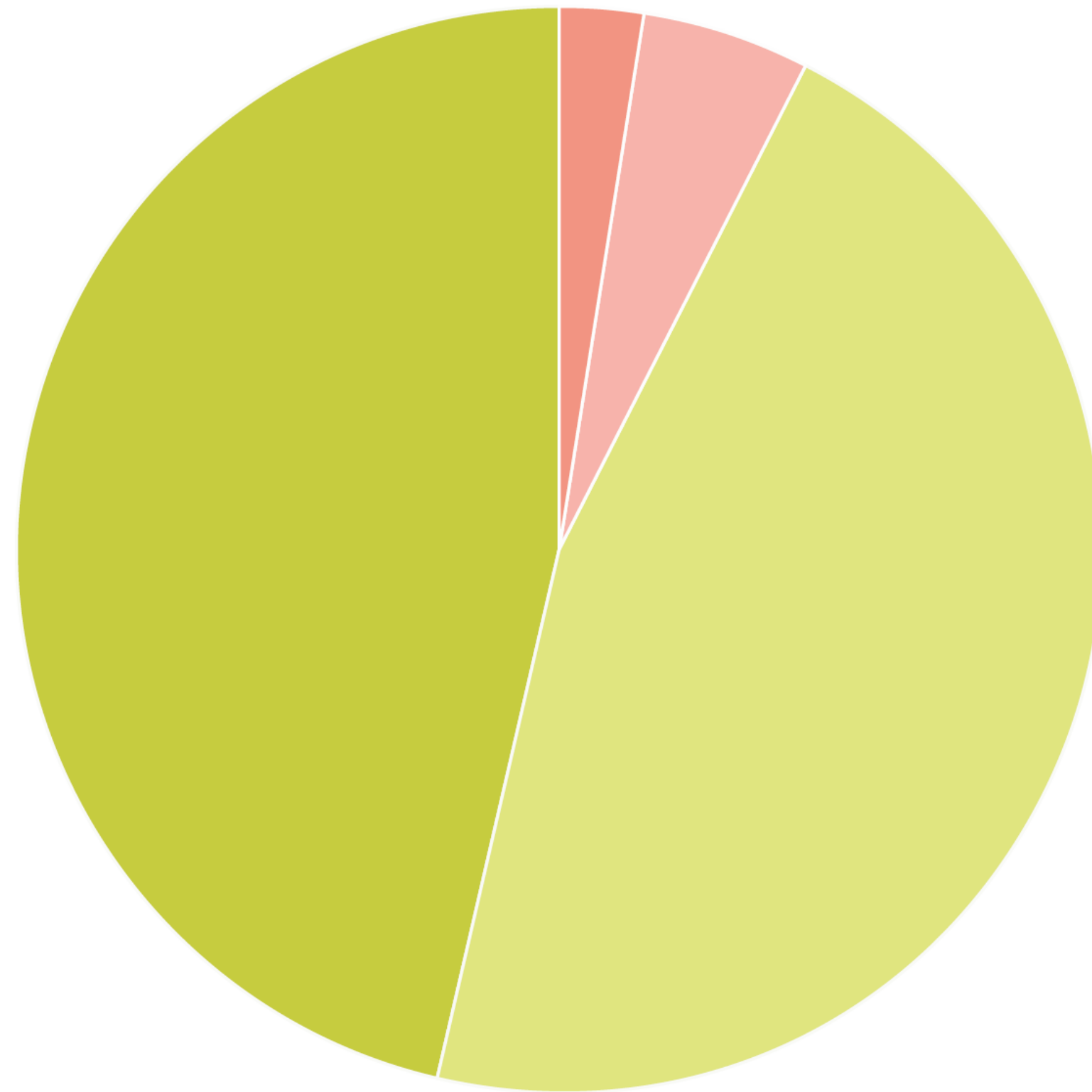
Q3 Do you think the proposed community green spaces will benefit residents and the wider community?

39 people responded to question 3; Do you think the proposed community green spaces will benefit residents and the wider community?

Of those 39, 36 respondents (92.4%) agreed or strongly agreed. Eighteen of those people also left additional comments, a selection of these comments are transcribed below:

- The more green spaces available the better!
- I would hope so, however currently it's been difficult to get people to get involved. The mini multi resident association struggles to find members and the garden project I'd say is limping along, judging from the overgrown state of some plots. Somehow we need to increase a sense of safety and belonging.
- The addition of more managed and maintained green spaces will improve the area, however, additional benefit would be derived from dedicated allotment and community garden spaces within the allocated meadow and woodlands spaces.
- Community green spaces likely to be of some benefit. However, the area seems more suitable for walking and cycling rather than parks and sitting space.
- From the illustrations the housing is too densely populated there needs to be 'personal' green space, allotments, statues, cafes etc that will encourage the wider community into our community. ASDA is not enough.
- The area definitely needs to maintain green spaces.
- These can help to regenerate the area but also bring the possibility of antisocial behaviour (areas for groups to gather, vandalism etc) and should be considered

These responses are valuable to help finalise the proposals and to consider particular regarding maintenance and community involvement.



● Strongly agree - 18 (46.2%)
 ● Agree - 18 (46.2%)
 ● Disagree - 1 (2.6%)
 ● Strongly Disagree - 2 (5.1%)

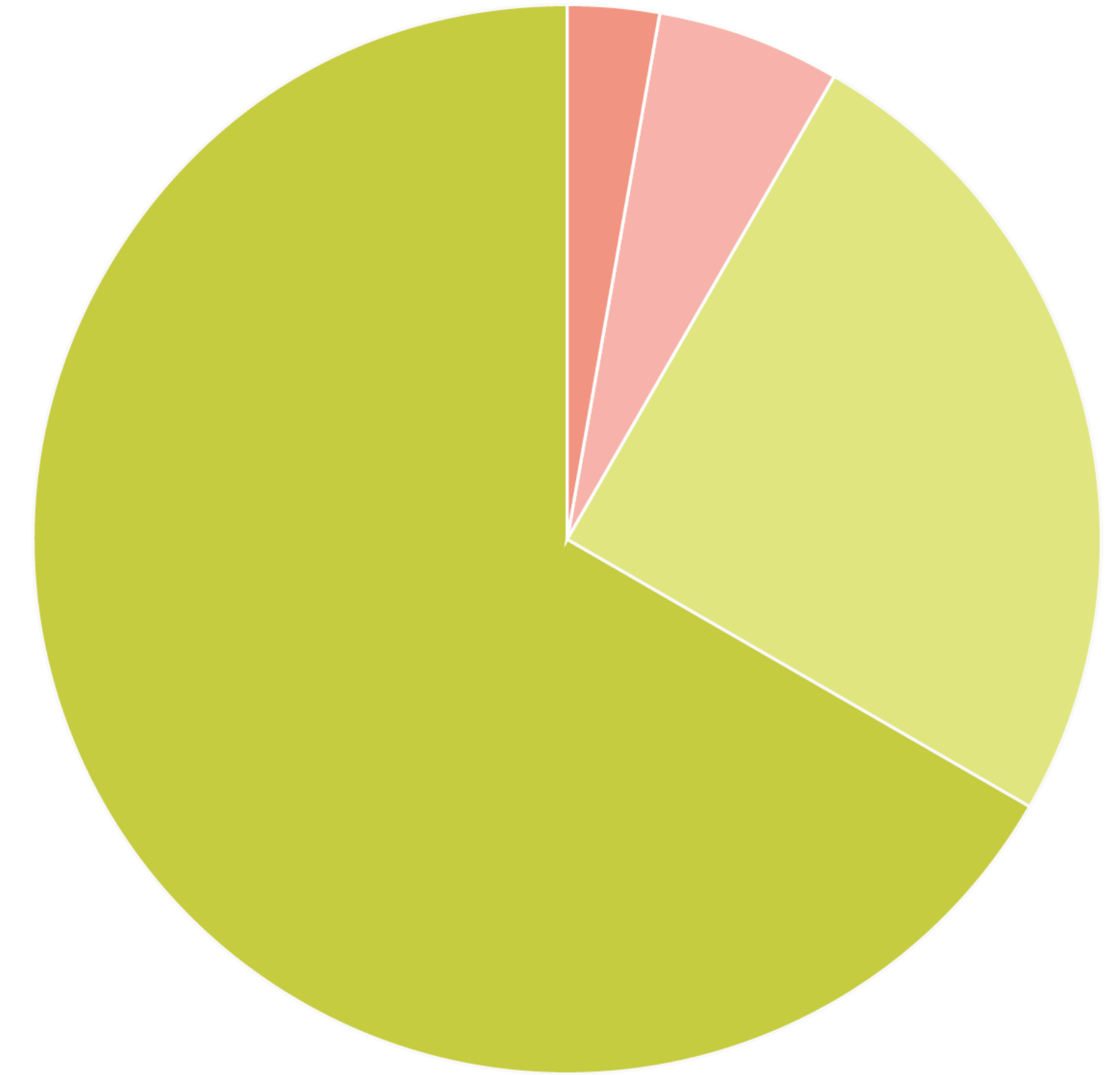
SURVEY RESPONSES

Q4 Do you think the masterplan proposals will improve the local environment and be good for residents and the wider community?

36 people responded to question 4; Do you think the masterplan proposals will improve the local environment and be good for residents and the wider community?

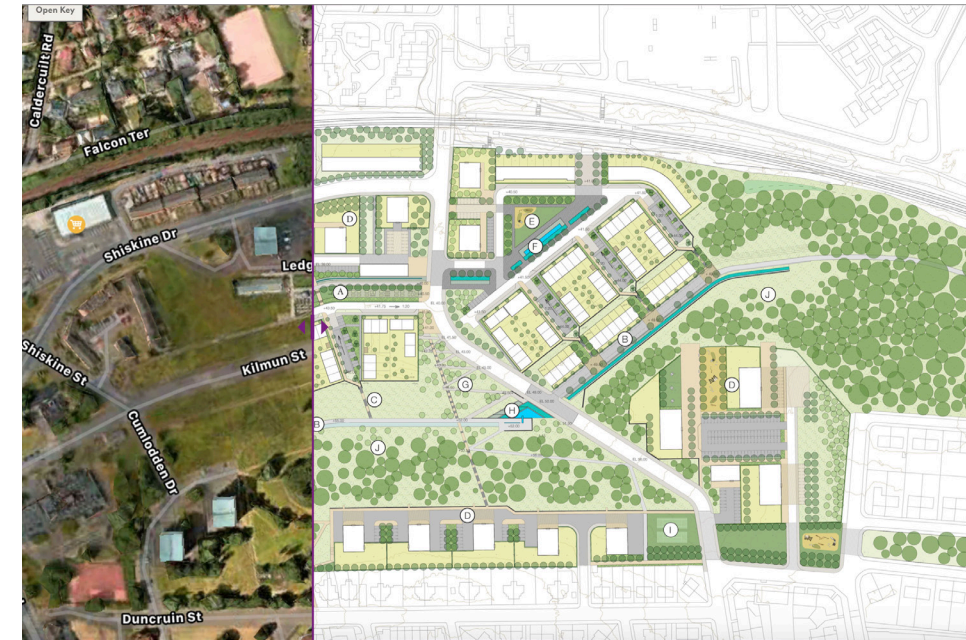
Of those 36, 33 respondents (91.7%) agreed or strongly agreed. Seventeen of those people also left additional comments, a selection of these comments are transcribed below:

- It will definitely improve the area in general. It is completely run down and littered. I think the plans are excellent and would encourage people into the community.
- If carried out and maintained well I think this will be a huge improvement to the local community
- Yes. We need changes to happen to improve the area, make it a more attractive and safe space to live. Better for the kids growing up here to have more to do and a better environment to live in.
- The area is currently a bit scattered, with large gaps between buildings, shops and places of interest. It will benefit from a more structured plan, with slightly denser housing, more identifiable public spaces, and joining up existing walks and cycle routes.
- Immeasurably. At the minute, I think people tend to see these as dead spaces: although they are already teeming with wildlife. Having resource put into the design and management of the space will help. However resource is also required for the human element: supporting and enabling communities to engage. Too often in regeneration spaces like this, too much emphasis is put on the infrastructure and not the ongoing support and resource needed to engage people with it.
- There is not enough detail at this point in regards to traffic and parking also the addition of the block of flats at Shiskine Drive could potentially lead to overpopulating such a small area.
- Yes, I can see a real opportunity for us to develop and nurture this area to become a fantastic resource for recreational pursuits.



● Strongly agree - 24 (66.7%)
 ● Agree - 9 (25%)
 ● Disagree - 2 (5.6%)
 ● Strongly Disagree - 1 (2.8%)

COMMENTS ON MASTERPLAN AND VISUALS



1. Once again very glad to see a good balance of new features and substantial green areas around the new housing is great. Traffic calming measures will be good to prevent significant traffic noise in the area too. All very positive to see these spaces now brought back to life!!!!
2. This will be a big improvement.
3. On paper a definite improvement
4. Looks like a better use of the space available.
5. Plans are difficult to read especially version which change between sketch and photo. Not sure more cycle paths are required as most out in place so far have not been fully utilised. Also unclear if water features will actually be beneficial to the area.
6. This area, and the site to the other side of Sandbank Street, would be ideal for football cages and a skatepark, as well as the erection of a bowling alley and small cinema.
7. This area is disconnected from wider Summerston/Gilschochill areas. Knowetap Street is literally fenced off from this area with an ugly metal fence and these proposals appear to maintain this - why?? Area is also somewhat cutoff from rest of Summerston with only access via railway bridge at Sandbank St which is unsafe at night. Would another form of access be viable, such as bridge over rail line to Arrochar St?
8. Walking/cycling routes are welcome but should be expanded, for example Shiskine Drive is not cycle-friendly and the junction between Shiskine Drive/Sandbank Street is danger-

ous for pedestrians due to cars travelling at speed and poor visibility.

9. I like that there is plenty of green areas in the new plans.
10. The retention and development of green space makes this plan more appealing.
11. The re-vamping of current low storey blocks have used materials and finishes that have not kept their planned look. Also the aqua colour used looks a bit NHS (cold). The idea of putting these seemingly popular railings across windows, as though there is a small balcony makes our buildings look like prison cells. Housing that is build with no attention to sun set and sun rise or views could be solved. Local resource centres to provide the members of the community with equipment and tools we need to keep our community looking nice would be helpful. Dog / Litter bins would also support this.
12. I would like to know what parking provisions will be in place for the block proposed at the end of Shiskine drive.
13. As a current resident of Shiskine drive I would be keen to understand how the additional housing will impact parking and access for bin lorries etc to the new development.
14. It looks here like ledgowan hall and the attached allotment plots are gone? If this is the case,that would be problematic: shared outdoor and indoor community spaces are hugely important as are community growing spaces.
15. Better layout
16. Lovely lots of greenery looking fresh and well maintained hope this continues when completed
17. Looks nice and green, how will those green spaces be maintained? From experience with the community project of the mini multi resident association it's clear that once something is set up like the garden or the heather bed it needs constant maintenance. If it doesn't get that it starts to look rubbish. Are you getting advice from a proper landscaping architect on what would more or less maintain itself?

Vision Section

General view of the neighbourhood from Summerston train station



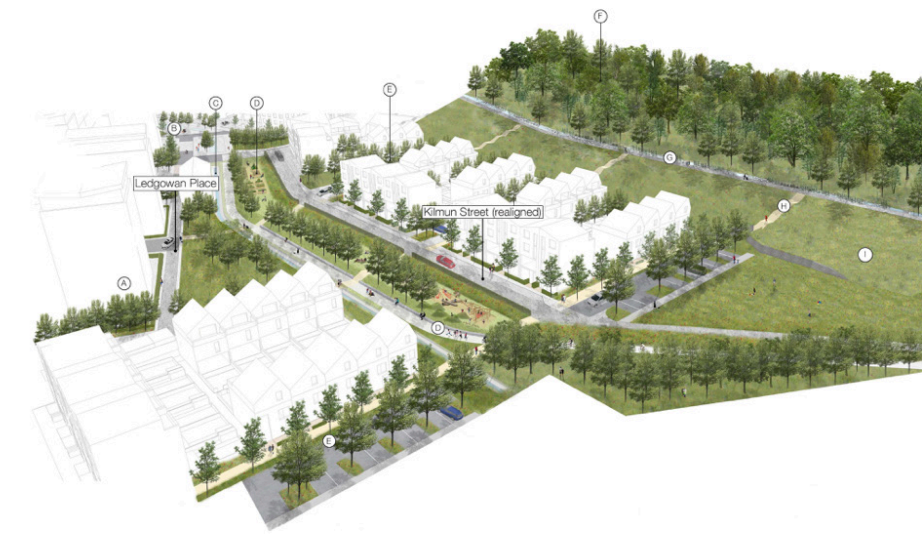
1. I think it looks great to see new additions in terms of housing, greenspaces, parks, decent paths and other new features. This area has been sadly neglected for too long since the demolitions in the last 10 years. This will make it a much nicer place to live.
2. It looks good and the addition of trees will make the area look nicer and give residents more privacy. I hope there is a combination of tree varieties i.e. evergreens, so it isn't too bare in the wintertime.
3. I note that there is an increase in the amount of housing. Any new housing needs to be built using sustainable materials. No fossil fuel in homes and and as near carbon emissions.
4. The volume of proposed housing is too great, compared to the green infrastructure. I would lose the plot of townhouses on the immediate left of Sandbank Street. Interested to know what materials will be used on the properties and how they might blend in with the existing area.
5. Looks great!
6. It looks good, however there is nothing to say how many houses will be built. Whether they are houses or flats. More clarity is required.
7. Why create community spaces instead of providing amenities (and supervised activities for Under-18s)? The Devil makes work for idle hands to do. All we get is a steady stream of jobs on quad bikes or 50cc scooters and motorcycles screaming up and down the streets, or groups of

COMMENTS ON MASTERPLAN AND VISUALS

feral children vandalising public and private property. This is invariably followed by police cars with sirens sounding at all hours and, if we're really lucky, the helicopter.

8. Again what do all the people who live in these houses do for recreation Not everybody is in to walking and cycling
9. we need more housing in the area but what about recreation Play parks Club facilities for old and young Better shops more policing etc
10. Will these houses be for affordable rent or to buy
11. This area is heavily littered with garbage. If you wish to have parks and public spaces there needs to be investment in waste management. More bins, bins emptied frequently, and litter education programs in schools to stop littering.
12. These plans look great. The area is really run down and in much need of improvement. I like the idea of better walking/ cycling routes and creating woodland areas and planting more trees. The water features look good but I would be concerned about how they would be maintained.
13. Will there be any type of sound buffer between the buildings and the trains passing by?
14. I think it's important to bear in mind that this area has a number of issues relating to the life of inner city living. Areas that are left dark, quiet and with no shops, cafes or community areas do not feel safe to walk through. Will there really be this amount of trees?
15. With the increase in traffic this new development will bring are there plans to install traffic light on Sandbank street
16. At the moment sandbank street is extremely busy and difficult to cross at Summerston station, with increased housing and traffic I would imagine this will be worse, will traffic lights/ crossing be added to ensure safety
17. Looks really good be nice to have good quality housing in the area.
18. Looks lovely long awaited housing hopefully economical housing with affordable heating for tenants and house sizes for large families
19. This looks great. There is a definite requirement for cottage style properties in the area. Family sizes increasing and the aspirational element of having a main door property is what tenants and potential tenants are looking for. Also following a year of people spending so much time indoors, the idea of having their own outdoor space and better community outdoor spaces is advantageous.
20. Anything is better than the wasteland it is at the moment. Please make sure there's plenty of green spaces and space

View of the existing Kilmun Street area



1. I think the plans are fantastic and the only thing I would suggest is that there is some sort of memorial to the 83 people who died and the others who were injured by the bombings on the 14th of March 1941 during the war: <https://www.maryhillburghhalls.org.uk/blog/2020/5/8/1941-the-luftwaffe-bomb-kilmun-street-maryhill>
2. I also like this and the improvements and additions/ expansions in the area look attractive and should be a more inviting place for people to really want to live. It is in stark contrast to how it looks at the minute, very empty, desolate and uncared for. If we want people to care about the area we need to show folk that the powers that be care about it and give new and current residents and the wider community proud to live there and care for it.
3. I agree with all the improvements from A to I. This will enhance the area, making it much more welcoming for walking and cycling. Good to see emphasis placed on this rather than car use.
4. I can not make sense of the drawing but wish to draw attention to the much needed improvement in access currently from Sandbank St and Shiskine Drive to Glenburn Street and Thornton Street which is currently poor and badly lit.
5. Looks great. At the moment it's just full of broken booze bottles and dog waste.
6. Again how many homes will be built, plans don't give enough

detail. It would also be beneficial to remember the areas history during the blitz

7. What a waste of land! Have you heard of Maryhill Park?
8. The walking/cycle route here is vital as I tend to avoid this area at the moment due to it being run down.
9. Will the path be wide enough for bikes and pedestrians? It would be good to encourage cycling, perhaps children could cycle to school if the route was made safe and accessible.
10. With additional housing are there plans to open Kilmun street for access to Maryhill road? Or will traffic be forced onto Sandbank street/Shiskine drive.
11. Are there plans to open more access roads on to Maryhill road or will all traffic be bottle necked through Shiskine drive and sandbank street.
12. Still having the greenery is great.
13. Huge improvement looking lovely clean and tidy hope this continues.
14. Looks good. A improved Playpark would be good, something that older kids would enjoy too. Like the idea of paths and areas to be in.

COMMENTS ON MASTERPLAN AND VISUALS

Area around Sandbank Street where Kilmun Street and Barrasdale Road currently meet



1. Massive improvement. This looks like it could be extremely pretty and a great place to walk and enjoy for visitors and residents alike.
2. I agree with all the improvements from A to F. It makes the area look much better.
3. Not clear whether Sandbank St is to be through road or pedestrianised.
4. Looks great. Like the community spaces idea. would be good to have area for outdoor events etc.
5. How many homes? more detail required to understand impact to area.
6. A small park area is needed here as there isn't much else close by. I think the installation of the wildflower meadow is brilliant.
7. More walking and cycling paths and maintained green spaces would ultimately benefit the area.
8. Once again the housing looks densely populated. If we are given more space and some sense of ownership it gives us a chance to look after the space and take a pride in it - is there going to be safe crossing over to the green zone - could we create this into a community space - much like the meadows off Clouston street? The garden space around the outside of the buildings looks very slim and the trees may block out light. but overall the housing looks too squashed together - give us space!
9. I am not convinced by this water feature. Looks like an

architects idea of what an entry marker to a community should look like and more importantly, looks like it will do nothing to support the wider environmental needs of the site. A pond or water table supporting wildlife would be much better. I keep thinking of the millennium spaces that were created for the Glasgow year if architecture and design, and how they became quickly run down and looking shabby due to a failure to think beyond a nice design plan. Any designed spaces like this will need an ongoing engagement and development plan that must be resourced and should involve the local community.

10. Impressive
11. Will all walkways have adequate lighting but overall plans look very good.
12. I like that many paths down the hill.

Barrasdale Road area



1. Again looks great and the housing looks great set amongst the trees and greenspaces. It's looking like an attractive place to live and also the recreational potential is being improved immensely.
2. Looks good.
3. The picture shows both people walking and a car on the road? Is this a through road or a pedestrian walk way?
4. A path from the dead end of Barrisdale up to Gilshochill would be a great benefit.
5. Looks great, love the cycle paths.
6. I do have strong concerns about any housing being built as

far up the hill as Barrisdale Road. As a former resident of the previous miserable houses on this plot, there was little in the way of natural daylight due to the shadows cast by the Glenavon flats. I think it would be better if the whole area from Glenavon to the far side of Lyndale was given over to trees/meadow/park.

7. You have to stop building houses. There aren't enough schools. There isn't enough public transport. There are no amenities. This is a recipe for disaster, and will last as long as the previous development on this site, and have similar negative effects. Who are you building for? Private investors and buy-to-let shysters?
8. Anything would be an improvement in this street. It is a mess at the moment.
9. Looks great.
10. I like the water feature - could it be deep enough to kayak on? I don't want to see any bars on the windows of our homes. It would be good to have so many trees, this definitely makes a difference. Spaces need to be family friendly, safe for children to play in when not with parents, safe enough for people to walk through both day and night. Will there be statues? There also needs to be space that teenagers will gather that does not cause problems for them or the neighbours.
11. Looks so much better.
12. Love all the greenery so lovely and fresh to look at.

COMMENTS ON MASTERPLAN AND VISUALS

Before / After

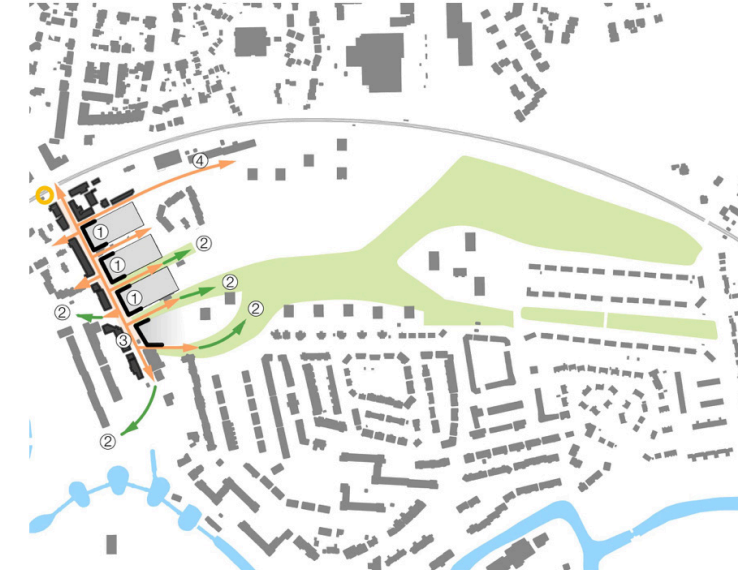


- members to take care of the space, keep it busy and allow people to start to become more self-sufficient. Are there solar panels to help keep our energy bills down, has geothermal heating been considered. I think this is a great opportunity to have a 'green village' helping to create models that are people and environmentally friendly.
- 9. If the high rise flats are coming down then perfect
- 10. Well planned out good look for the future hope tenants look after the environment when houses are allocated.
- 11. This will improve the whole look of the area greatly and stop the brown field spaces from looking unkempt and becoming an area that can attract potential ASB as they are empty.
- 12. Where will all potential cars go and where will be electric charging points for electric cars.

1. This will be a massive improvement and great to see new housing developments in the area. The type of housing which seems to be shown in the drawing will mix up the kind of stock here allowing for a variety of different household types to live in the area and moving away from high rise/mini multi blocks.
2. I like the design and layout of the new builds - it brings more varied housing types into this area which has been dominated by mini-multis and derelict land for too long. The trees help break up the housing into distinct residential areas too.
3. On paper a definite improvement. Increased, more attractive green space providing places to walk and cycle. Can not see children's play area, seating places to play ball games etc.
4. Much more attractive and good use of space available.
5. How many homes are you intending to build, what is the timeline for build and completion?
6. Any plans to demolish the multi stories at Glenavon Road ?
7. This makes good use of the wasted land here and would be popular due to close connection to train station.
8. The housing looks densely populated - how about spreading the buildings out to provide more green land for each building. It's good to be able to look out the window to see that our children are safe whilst playing - there doesn't seem to be a lot of direct play space for each housing block. Perhaps there could be allotments to allow community

COMMENTS ON ANALYSIS DIAGRAMS

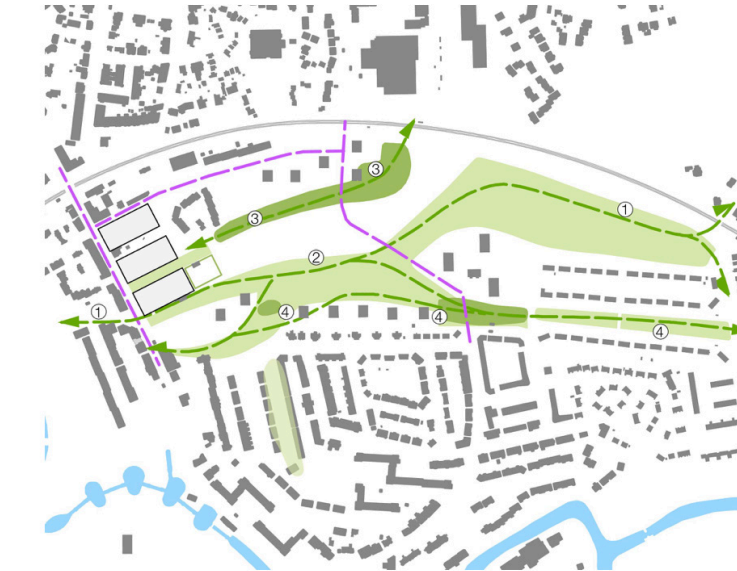
Links to Maryhill Road



1. This all sounds great. Definitely new shops in the gap sites and pulling down old derelict buildings such as the Maryhill Tavern and building on these sites would be good.
2. The plans don't specify what "a strong structure of urban blocks" would be, but if it were to consist of yet more houses/blocks of flats in what is already likely to be a densely populated area then my feelings are that the urban blocks should be replaced with a play area/extended green space or outdoor learning community education setting linked to the schools/river/canal and science park and local Maryhill/Dawsholm parks. Displaying models or displays of the viaduct and other engineering structures. Is there any reason why this green space on the hill can't include something like the bands stand in Kelvingrove for outdoor plays/theatre/cinema musical and cultural events?? rather than just steps leading up the hill. It seems a little boring. The park in Garnet hill for example is on a hill and not only provides green space but practical seating and originally a water feature. While I appreciate a lot of work has gone into this I would prefer that the green spine had a purpose other than simply dog walking and cycling. We need to provide an outdoor community area that is accessible for all and engages old and young alike.
3. Any improvement to this area of Maryhill Road would be welcome There are far too many derelict buildings and a problem with graffiti and litter.

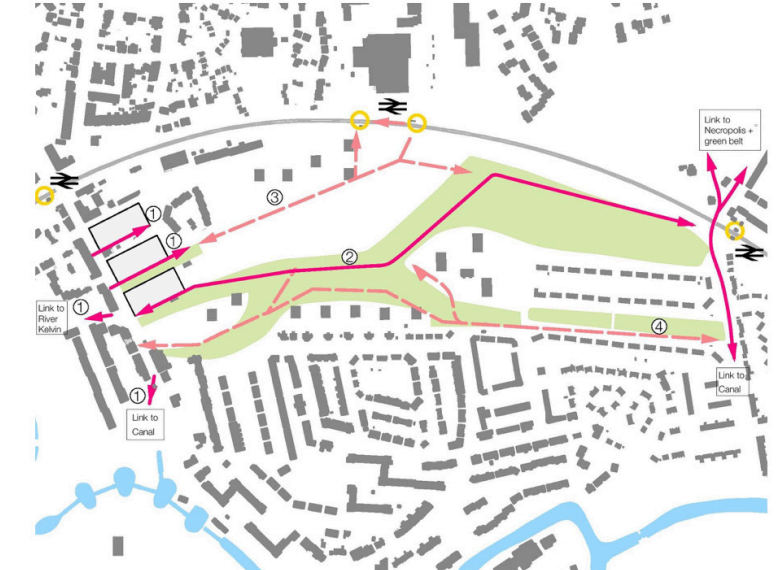
4. Access to the area also needs to be considered with regards to public transport. The removal of the number 8 busline from the top of sandbank street, and the concentration of busses along Maryhill Road needs to be re-thought to cater to the emerging new neighbourhood.
5. The area is in need of spaces for barbers, pharmacy, independent green grocers, cafe and restaurants, youth centre, playgrounds. Developing Maryhill Road at this point to facilitate a local High Street would make sense, but additional parking must be provided also.

Green Spine



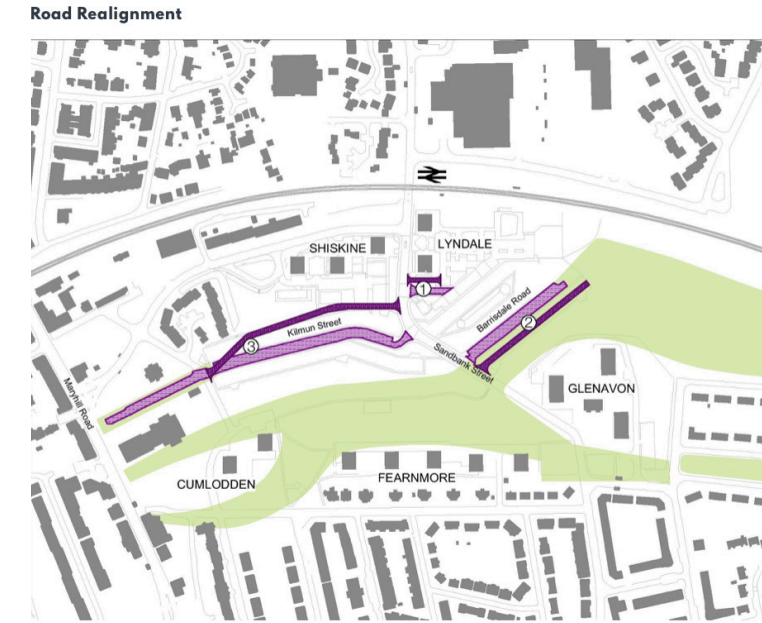
1. Green spaces and parks to give children more options for play and getting outdoors more. a big park with Zipwire, climbing structures etc would be great for our area. Perhaps a skate park too, and wildflower meadows to encourage insects etc too. So much potential in our area.
2. Care has to be taken that this linear parkland connects with walking spaces at the canal and Kelvin Walkway through crossing points at Maryhill Road.

Walking & Cycling Routes

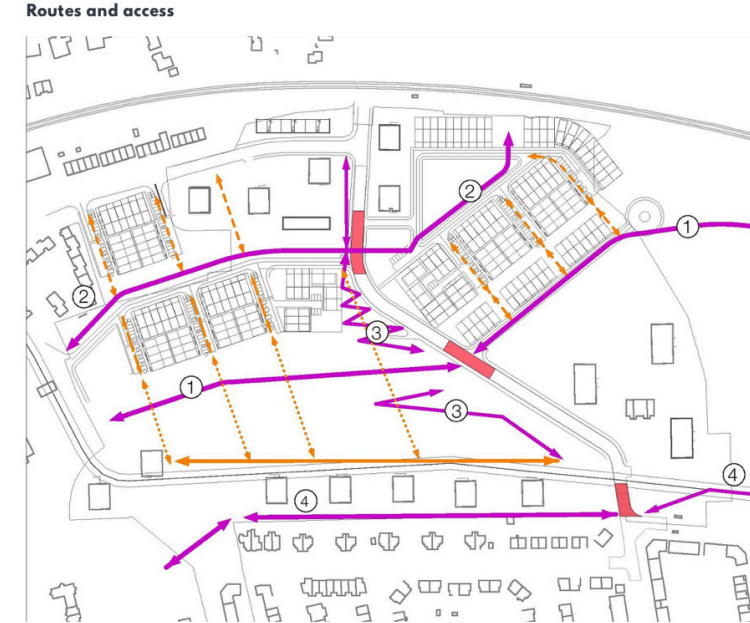


1. More access to cycle paths is a great idea! And cycle paths to link to local primary schools, particularly Parkview Primary would be great!
2. Go back to the 1890s and 1920 maps, in particular, and what do you see? Give us our railway links back.

COMMENTS ON ANALYSIS DIAGRAMS



1. New affordable housing would be great!
2. Additional housing will increase the demand on local primary schools and kindergarten. The development proposals should include sites for community facilities within these new housing developments.



1. Something has to be done as far as traffic calming on Duncruin Street 50/60 miles per hour in the norm and in excess of 70/80 is frequent, it is only a matter of time before there is a serious collision or a pedestrian fatality, in 2010, I along with all of the residents of Duncruin Street signed a petition for action to be taken the petition was sent to Glasgow city council roads department they were not the least bit interested we didn't even get an acknowledgment.
2. It sounds really excellent. I find the district council has great ideas and come in do the work but then totally neglect it allowing it to fall into disrepair and becomes an eye sore with litter and graffiti So i would like to see a lot more maintenance done



1. Please try and involve the residents in this. Steve has been doing lots to improve the area. We've planted trees and made paths in the woods. It would be heart breaking if things just got demolished due to this new plan.

SURVEY: ADDITIONAL COMMENTS

Q1.

Do you think the improved surface water management and wildlife habitat (woodlands, wetlands and meadow) will improve the area and benefit residents and the wider community?

1. Really delighted to see this being such a major part of the plan. there is an existing seed bed on the slope (which I am sure you already know) but would be great to see this properly developed and managed. A local group already does some informal management of the site and it would be great to see more local people being supported to get involved with managing and developing this greenspace.
2. We need to also take safety and access into account - dark, quiet spaces do not provide this. will there be CCTV cameras and community projects, cafes etc to ensure that the space is well used and not too quite. How do we do this in a way that will encourage other people from other communities to come and visit so that we can feel a pride in our neighbourhood.
3. I sadly cannot remember who it was who carried out geography research and found that environment has a huge impact on people's wellbeing and can be a strength/resilience factor in deprived areas. A lot of the area your planning to build on is very wet and therefore currently not being used for anything. It be great if the waste water was managed so that these areas become useful. Nature is important to wellbeing, so the more there is accessible, the better.
4. Hope future tenants are selected carefully as not all tenants will care for the environment as much as others unfortunate but sadly true but plans look lively.
5. Definite improvement and nice to see plans that don't just involve building a new housing estate.
6. It would be beneficial to keep habitat for the area
7. so long as its well managed and not left to overgrow
8. I believe that the meadow and woodland with improved water drainage will benefit everyone - existing residents and future generations.
9. yes it will make a huge difference but only if it is maintained properly and not neglected
10. Frequent, reliable and affordable transport links; amenities and jobs, will benefit residents and the wider community.
11. Absolutely. Our neighbourhood is crying out for these changes!
12. Bringing people and quality housing back to build a well functioning and supported community will be a great benefit

to an area that desperately needs a new civic heart.

13. Water surface management that has already taken place under the bridge at the foot of Sandbank St has already vastly reduced flooding and resulted in public transport, pedestrians having access. Further flooding is likely due to climate change and any other ways to manage flood reduction is welcomed.
14. These improvements make the whole area look more appealing and hopefully residents will enjoy these nature spaces.
15. Yes I think this will improve the area for both the residents, community and visitors/wider community. I am hoping this may attract people to Maryhill particularly with projects such as this and the canal side improvements. It would be great if we could have some interesting artistic features which celebrate Maryhill's past, present and possible future. Maybe involving local schools/community groups in coming up with art installations at points within the new and improved developments to give focal points.
16. The new planting, wildlife corridors, paths and cycle ways will enhance the area. Updated surface water management will be beneficial.

Q2.

Do you think the proposed new walking and cycling routes and more usable green spaces will help improve the health and well-being of residents and the wider community?

1. At these moment these spaces are mostly used by dog walkers. It would be great to see people supported to use these spaces utilising existing local groups and organisations as a way in
2. We also need green spaces within our direct housing - over populating space and not providing enough small green space causes stress and friction. How will the wider community be encourage to visit. the housing should be built with the environment in mind too - windmills, geothermic, solar, good cycle routes and connections to canal cycle routes etc - lets cycle to school safely!
3. They will be more inviting and hopefully feel safe. Therefore I believe they will definitely improve wellbeing.
4. The new walking and cycling routes are nice addition to the neighbourhood, but will benefit from integration with the Kelvin Walkway and Canal walking routes. As a minimum, signage and road crossings at Maryhill Road have to facilitate access to the wider walks access in the area.
5. Walking and cycling routes will not replace the need to road access and parking to be considered as part of the plans
6. I agree for the most part but not all members of a community are community minded but most people will take advantage of this and benefit from having all this in the community
7. Yes, it will encourage people to be outdoors.
8. Thanks for sending letters for us
9. Walking and cycling routes are welcome but should be extended to busier roads (Shiskine Dr/Sandbank St)
10. I think the idea is good but not convinced it will be used in this way
11. anything to make folk feel more energetic
12. New paths will be welcome. However, cyclists need to give way to pedestrians.
13. Yes, the walking routes are much easier to navigate. Currently everywhere is a steep hill, these new paths will help those who aren't as able to get around. Also the green spaces will be amazing for peoples mental health, there really isn't anywhere safe places to sit and enjoy currently.
14. Enough with the cycling push. We need decent bus services.
15. Absolutely! Our area has been neglected for far too long. There is so much potential here and we need a better environment for all. This will definitely help improve lives and

SURVEY: ADDITIONAL COMMENTS

physical and mental well being!

16. There are few open managed green spaces where people can play, gather and exercise, or linger in the area. Much needed as there are many of us living in flats without gardens or our own outdoor spaces. These space will need to be actively looked after and managed for the benefit of the wider users and not left to taken over for small groups ie dog walkers or just children... needs to be a bit for everyone.
17. There is increasing evidence of the improvement to both physical and mental health if people have access to green space to play, relax, grow flowers, food etc. Also outdoor spaces that are designed to encourage communities to meet and talk.
18. Maryhill is dominated by a main road that runs all the way through it. We need more traffic free spaces , then we need to link then all together .
19. Development of a cycle route/path to the canal development at Lochburn Junction would be good
20. I don't see how this can't be beneficial- we need to have a sustainable plan on how to maintain these areas we cannot allow these to fall into disrepair due to funding, we should maybe make sure we have a fund for this which we are always looking to fundraise for either through the local authority, government and the wider public including those who live here. We should also ensure the community at large are involved and made to feel part of everything that goes on here. I think there may be opportunities as I have said before to involve young people in all of this as well as everyone else living here. We need this to remain a place that shines within the community.
21. Safe and clear walking and cycle routes are likely to encourage more outdoor activity and benefit health.

Q3

Do you think the proposed community green spaces will benefit residents and the wider community?

1. Yes, I do wonder about the positioning of the "water feature" so close to sandbank street. this is a busy road and tends to gather rubbish I would also prefer to see and "water feature" serve the wider environmental goals of the site (I.e. as a wildlife space) rather than being some totemic fountain!
2. From the illustrations the housing is too densely populated there needs to be 'personal' green space, allotments, statues, cafes etc that will encourage the wider community into our community. ASDA is not enough.
3. I would hope so, however currently it's been difficult to get people to get involved. The mini multi resident association struggles to find members and the garden project I'd say is limping along, judging from the overgrown state of some plots. Somehow we need to increase a sense of safety and belonging.
4. The addition of more managed and maintained green spaces will improve the area, however, additional benefit would be derived from dedicated allotment and community garden spaces within the allocated meadow and woodlands spaces.
5. Although the plans allow for green space, there seems to be a huge increase in population in the area, especially with the majority of homes being built being flats
6. Everyone likes their community to look good and going with the plans this is going to be a huge improvement
7. Yes - but only if they are kept clean.
8. The area definitely needs to maintain green spaces.
9. These can help to regenerate the area but also bring the possibility of antisocial behaviour (areas for groups to gather, vandalism etc) and should be considered
10. Fresher brighter and more environmentally friendly but will it be kept like that
11. Community green spaces are just more areas for jobs to congregate and to vandalise, while older people are trapped at home with nowhere to go and nothing to do. Apart from that awful branch of Asda, everything is at least one unreliable and unpleasant bus ride away, from churches to the Library to the Sports Centre to decent shops. It's a struggle even to get to the Health Centre if you have to use the 8 or 61, and you can forget going out in the evenings and on Sundays. Has anyone ever thought of trying to create a small retail and leisure park on the derelict site south of the railway line? The entirety of Maryhill (and that includes

Cadder) could benefit from a Bowling Alley, Skatepark, small multi-screen cinema, and so on. This would help regenerate the whole area, and we could see the return of decent local businesses, like a bakery, butcher, greengrocer, etc. All we have now are the bastions of poverty like supermarkets prioritising alcohol and tobacco over food, and ethnic ghetto shopping.

12. The more green spaces available the better!
13. see previous response
14. Yes. See previous response.
15. Green spaces should be all around us. Not just set piece public parks
16. It's important for residents to have outdoor spaces that can be enjoyed together.
17. Again this can only be of benefit with the same caveat, we need to have a sustainable plan to keep the area in rude health and this has to be done with the involvement of the community that lives here.
18. Community green spaces likely to be of some benefit. However, the area seems more suitable for walking and cycling rather than parks and sitting space.

SURVEY: ADDITIONAL COMMENTS

Q4

Do you think the masterplan proposals will improve the local environment and be good for residents and the wider community?

1. Immeasurably. At the minutes, I think people tend to see these as dead spaces: although they are already teaming with wildlife. Having resource put into the desig. and management of the space will help. however resource is also required for the human element if tjis: supporting and enabling communities to engage. Too often in regeneration spaces like this, too much emphasis is put on the infrastructure and not the ongoing support and resource needed to engage people with it.
2. It there are no bars on the windows, roof gardens were considered, more personal green space was provided, allotments and community projects and independent cafes etc were added to enrichen the feeling of community and safety
3. It looks horrendous at the moment. Using the space there is will be good and maybe more people could bring more of a community feeling and buzz. Though depending on who lives in the new houses that could also go wrong and increase anxieties about drugs and antisocial behaviour.
4. There is not enough detail at this point in regards to traffic and parking also the addition of the block of flats at Shiskine Drive could potentially lead to overpopulating such a small area.
5. Positive to see the area being redeveloped however plans look as if the will lead to a huge increase in traffic on Shiskine Drive/Sandbank street, there is also very little provisions for parking in the plans which is concerning
6. If carried out and maintained well I think this will be a huge improvement to the local community
7. Yes but only if they are kept clean. Glasgow has a huge litter problem. In this area of Maryhill litter is a huge problem.
8. Yes & hopfully build more 5apt Houses
9. It will definitely improve the area in general. It is completely run down and littered. I think the plans are excellent and would encourage people into the community.
10. The area has been derelict for years and these proposals are a good step to improving the area
11. More detail is needed but a good 1st draft
12. See previous comments
13. See previous responses.
14. Yes. We need changes to happen to improve the area,

make it a more attractive and safe space to live. Better for the kids growing up here to have more to do and a better environment to live in.

15. Yes.See previous response.
16. Yes as said before I can see a real opportunity for us to develop and nurture this area to become a fantastic resource for recreational pursuits.
17. The area is currently a bit scattered, with large gaps between buildings, shops and places of interest. It will benefit from a more structured plan, with slightly denser housing, more identifiable public spaces, and joining up existing walks and cycle routes.

ONLINE PLATFORM FEEDBACK

CONSULTATION FEEDBACK ON SOCIAL MEDIA

- If construction starts, the street lighting columns on Lyndale Road will be removed (except junction of Lyndale Place). Nine lighting columns removal has been estimated!
- How do you go about putting your name forward for these houses?
- Will Barrisdale Road be expanded to Cadder Road? That will be up to Glasgow City Council!
- Do you know when the construction will start?
- How many social houses & how many private to sell?

STAKEHOLDER FEEDBACK

SUSTRANS

- The wider connections are really important for this site, and extending the network to key trip generators, such as a train station, would positively affect the scoring of your application.
- This is especially important given that the community is walled in by a railway line to the north, the river kelvin to the west, and the canal to the south.
- The focus on Maryhill Road is positive and much needed, but the scope of suggested improvements seem limited and therefore bolder measures are needed.
- The report suggests introducing “public realm/traffic calming measures to improve Maryhill Road”. Traffic reduction measures, filtered permeability, and protected cycleways should also be included.

STAKEHOLDER FEEDBACK

NORTH MARYHILL GREENSPACE STAKEHOLDERS SESSION 1

Attendees:

Rolf Roscher	Nick Cotton
Geoff Harker	Ian Briggs
Helen Douglas	Gaye McKay
Jodi Terras	Jim Corbett
Thomas Booth	James Murray
Lauren McMonagle	Suzanne Cusick
Bryony Willett	

Feedback key:

--- ISSUES RAISED THAT CAN BE ANSWERED JUST NOW

--- ISSUES RAISED THAT CAN BE ANSWERED IN TIME

--- ADVICE FROM STAKEHOLDERS

--- POINTS OF INTEREST

James Murray stated that his focus is on [surface water](#) aspects and the practical considerations that need to be thought about when approaching this. James asked where does the water drain to in the higher up route? Rolf responded that Envirocentre looked at this and the water would be captured by a deep sewer connection that goes under the railway line at the east of Summerston Station. He noted that the woodland would also help in capturing the water. Rolf advised that there is a more technical report available for James to look at. James agreed to look at this as he stated that he needs more detail in order to see how the routes get there and if [the routes will be adoptable](#).

James advised [that early conversations with Scottish Water on Sewers for Scotland and The Roads Department is essential](#). He noted that Scottish Water will want to be assured on how they get access with machinery in order to make repairs. James advised that the team will need to show where the pipes go underground, where manhole covers etc will be. Rolf stated that Envirocentre have been in contact with the relevant parties so it is a viable strategy as a masterplan but acknowledged that there are steps that need to happen in order to take this forward.

Gaye McKay stated that she was interested in knowing how the surface water management strategy. She asked about the [home zone](#) and whether the water would be dealt with above or below ground and advised that the [SUDS look very engineered](#) at the moment with the walls on either side. She asked if this could be made as a feature that could be integrated into the design? Rolf responded that the home zone would have integrated water management with ambition and intention for the water to be dealt with at the surface but beyond this it is not set in stone as the housing layout is indicative. Rolf also advised that the strategic water

management changes in terms of where they are. For example West of Sandbank Street will have a sort of swale implanted element which deals with smaller amounts of water whereas the Junction Park will be different. East of Sandbank Street will require walls to manage the volume of water in an extreme flood situation.

Gaye advised that although the homezone is at masterplan stage [make sure that SUDS are a priority as they are often considered after everything else](#). She stated that the team should not let the layout of housing etc dictate the SUDS but instead have the SUDS dictate the layout for houses etc to avoid them being lost. Rolf stated that we want the access and greenspace first before houses in order to make area flow better.

Jim Corbett agreed with the previous issues raised picking and commended the team on doing greenspace first. He stated that he has ot a lot of hope for it and that there is a lot of good stuff in the document. He added that it [ties in with Hamiltonhill and Cowlairs](#) and it is a good vision document, great that it looks at wider connections like town centre and railway etc. Interested in Shiskine emerging as a town centre. Hopefully this will become a document that can benefit when it comes to whole site application

Ian Briggs agreed with Jim that it is [encouraging to see so much detail and understanding of the area](#). He advised that the next steps that need to think about would be packaging up the phasing strategy for this masterplan, there will be aspects which would benefit from being frontloaded which could possibly be delivered in initial phases of development. Ian stated that it is a [good document that clarifies people understanding of an area and getting local input](#). Rolf stated that in regards to phasing within technical report there is a suggestion on proposed phasing looking at funding sources to get process going.

Helen Douglas advised that the partnership are conscious of the next steps. She stated that there is a need for a strategy and to look at management and land ownership to allow the area to be managed as effectively as possible. However she acknowledged that this vision document is very much the first step and that there is currently online consultation taking place to help further inform the document. She noted that once the feedback received has been compiled and added to the document the team plan to [take the document to committee in June](#) and then from there the team can look at funding streams etc.

Jim stated that the document could be a material planning consideration like Cowlairs and Hamiltonhill. Jim advised that [committee like to know that lots of consultation has taken place but also want to know the dates and commitment to working with the public. They also want to know about public support now and in the future](#) e.g. are you open to meaningful dialogues about specific aspects like play etc.

STAKEHOLDER FEEDBACK

Helen stated that Maryhill HA have looked at existing spaces around the blocks so this would be the next stage of what would go to the public for comments. She noted that the group are looking to expand on what [public consultation](#) is currently live as it is design to [consistently run with each new phase to provide the community with a continuous thread and understanding of what is going on](#).

Suzanne Cusick agreed that the vision for the area is fantastic but asked if [ground conditions](#) have been looked at as they can eat into costings and funding. Rolf responded that work so far has been primarily desk top based, but the team want to commission actual SI work shortly. Helen advised that we do have funding from VDLF to carry out site investigations across the site which will happen in the next few months. She noted that she doesn't expect there to be any big issues as historic information and public information has not highlighted any major issues. She advised that a lot of the area used to have housing although there were some mineshafts in the area. However these were closer to the greenspaces near the railway. She advised that the SI will have to clarify everything but as the land was also formerly used as a golf course and allotments she does not expect there to be any contamination issues either. It was noted that the [main constraints to the site is its topography and therefore we will have to consider lighting to avoid overshadowing](#).

Jim Corbett stated that the greenspace to the north east of Sandbank St, east of Barrisdale Rd is underutilised and undermaintained but it is a site of significance for the environment. He asked that if the SUDS prevent the increase water flow that this wont have negative [impacts on the SINC](#)? Rolf stated that it is not really encroaching on it as the active travel route would pass parallel to the railway line. He stated it would hopefully remain better managed and in an extreme weather event eater flows out before it reaches that habitat. He also advised that the wet woodland would be an asset.

Ian Briggs asked that when bringing the [masterplan to the Neighbourhoods Committee as a planning document would it include architectural aspects?](#) He asked how the team will consider the SUDS in the development plots at a detailed level? In addition to this he advised that design quality is usually impacted by [carparking](#) and asked how will this be addressed? Rolf responded that in terms of carparking an exercise has been conducted to look at how many spaces would be required he noted that this will need to be looked at in the future but advised that the plans have accounted for them without physically showing them.

Nick Cotton advised that If going to committee it needs to be decided if it is going as a green infrastructure or are we providing further detailing of masterplan to include houses etc.

Bryony asked if there is scope to take it to committee twice once as green infrastructure and

then work it up to include it all and then take it back? The principles of houses are low density family housing regardless of tenure. Tenure has to come at a later stage.

Helen noted that she had envisioned a two-stage submission but will make it clear to committee what steps are and how going forward.

Jim stated that if the team goes to the Neighbourhoods Committee in June and say that there is work going on to develop a design code that can then go back to committee. Or could look at it as a PPP but noted that he thought it would be good to go in June with the green structure. Ian responded that in terms of a planning strategy it largely depends on the certainty of funding. He stated that the team may want to [submit a focussed application on the green infrastructure](#) to implement aspects of it. Ian also stated that in terms of a PPP application it is a bit more complicated as more detailed is required and would need to know how development plot would function etc.

Overall:

Feedback was extremely positive and the document was widely praised.

STAKEHOLDER FEEDBACK

NORTH MARYHILL GREENSPACE STAKEHOLDERS SESSION 2

Attendees:

Rolf Roscher	Helen Douglas
Jodi Terras	Lauren McMonagle
Alan Duff	Alistair McArthur
David Garner	Emma Thompson
Sue Hilder	Alexander Paterson

Feedback key:

- ISSUES RAISED THAT CAN BE ANSWERED JUST NOW
- ISSUES RAISED THAT CAN BE ANSWERED IN TIME
- ADVICE FROM STAKEHOLDERS
- POINTS OF INTEREST

David Garner asked if the plans [impact on the Knowetap St SINC](#). Jodi advised that this is being monitored on a separate project but the proposals would be expected to extend the SINC west so there is no loss.

Sue Hilder asked [how realistic is this in terms of long term maintenance and who would be maintaining it?](#) Sue also advised that the plans currently show a lot of [pathways with steps which the council will not adopt](#). Alistair responded that there is an expectation that there will be as many as 250 houses, this could allow the residents to pay an annual fee to a management company to manage the areas. Rolf added that the stepped areas have been limited to the North-South routes with accessible gradients. Rolf also noted that the area is designed to be low maintenance. Alistair added that it would be viewed as an urban forest design.

Emma Thompson reiterated that [stepped paths would not be adopted](#). Emma also stated she hoped the SUDS feature and green infrastructure are low maintenance She also noted that the current designs for them seem structural rather than natural formations. It was noted that Jodi would send the technical report to emma.

Alan Duff advised that [the Open Space Strategy adopted by the Council in early 2020 requires that a certain amount of open space be provided for play, sport etc](#). He stated that [the best place for this would be at the triangular site but it might not be big enough](#). Due to this he asked if the team would accommodate a MUGA at the junction park? Rolf noted we are currently not at that level of detail but mix use can be looked at as the process evolves. . Alan noted that Multi use equals multi age which makes it safer and stated that it was [good to see the variety of opportunities, whilst indicative, which could be incorporated](#).

Alistair informed the group that there is an existing community hall on the site with aspiration to reallocate it. He noted that the community centre could have big open doors leading to play areas for kids. In addition to this he also noted that Maryhill HA have proposals in hand to improve existing buildings which will help in terms of formal and informal play.

David Garner stated that it [would greatly improve connections for people, nature and wildlife](#) but expressed [concerns over any potential impact on the SINC](#). He also informed the group that there is a Dashboard for connected habitats, sports areas, open space etc that allows us to see what we have and how we can make it better ([Connecting Nature monitoring, part of Horizon 2020 dashboard connecting habitats and open spaces](#)).

Sue Hilder advised that [there are opportunities to reduce barriers](#) in the area e.g. the [fencing at the high flats is not needed](#), this could be removed to allow for a safe play space etc. She noted that the area also has visual barriers e.g. on Fearnemore Road people can not see through all the trees. Rolf stated that at the moment there is duplication of routes. He noted that we wish to refocus entrances to make the routes stronger and safer. Sue stated [that it is important that we do not make new barriers whilst trying to remove existing ones](#) e.g. the proposed wall and swale at Barrisdale. Rolf noted that there would be crossings to combat this.

Overall:

Feedback was mainly positive and the document was well received. However attendees did have some concerns over the adoptability of some of the paths and the impact on the SINC.

STAKEHOLDER FEEDBACK

NORTH MARYHILL GREENSPACE EMAIL SUBMISSIONS

Feedback Key:

- ISSUES RAISED THAT CAN BE ANSWERED JUST NOW
- ISSUES RAISED THAT CAN BE ANSWERED IN TIME
- ADVICE FROM STAKEHOLDERS
- POINTS OF INTEREST

Kirsty Brown – Mar 29th

Hi, I have completely the survey with regards to upcoming redevelopment in the area, however the plans are not very clear. I would like to clarify some details regarding the proposed development of [flats at the end of shiskine drive. How will these flats be accessed by car? Will this be via the road that currently runs behind the existing houses at shiskine drive? Are there any provisions for parking at this new development?](#) My concern is that as a current resident of shiskine drive, [the addition of flats will lead to parking issues with residents of the new flats potentially using the current parking bays/blocking driveways](#) etc. Regards

Mary Buchan – Mar 30th

I see all the stuff your doing glenavon rd lyndale place and shiskine drive but [what are you doing for sandbank street](#) nothing been done here for years .If your going to infest money on this scale it should be infested in everyone

Omar Shar – Mar 30th

[I'm looking for 3 -4 or 5 bead room we are 7 people thanks](#)

Steve Rivers – Apr 16th

I am head of Langa St nursery for local children aged 2-5. I would love our children to be involved in the coming years in any wildlife initiatives involved in the regeneration project now in consultation. Please could you give me contact name for someone i could discuss this with further.

Paul Imrie – Apr 19th

I'm feeling extremely positive about these improvements to an area that has been neglected for some time. [I will be very pleased to see investment in not only building well constructed, attractive homes but importantly investing the environment surrounding these. We have to ensure that we have a plan to also maintain these areas sustainably with community assistance an0d see a lot of opportunities to work with young people and the community at large to enhance this area and think artistic focal points throughout this area designed and possibly made by locals may be a great addition.](#)

STAKEHOLDER FEEDBACK

N Pedestrian conditions assessment 266 Cumlodden Drive (Maryhill Housing) Social Housing Partnership Fund for Improved Cycling & Walking Facilities 2020-21

Potential improvements

This section lists some ideas for change. These are intended to prompt discussion, and are not necessarily recommendations. We've separated the ideas into three rough categories. The first ideas are about changes which might more easily be led by the Registered Social Landlord. The Registered Social Landlord may be able to have a strong influence in connection with the second group of ideas. The third group of ideas are generally for the longer term, or of a nature which means that a much wider group of agencies would need to be involved.

Led by the Registered Social Landlord:

The Registered Social Landlord might consider trying to take a lead on the following issues, although the cooperation of other bodies might be required:

Improving the sense that the area immediately around these properties is well maintained.

- Both the surfaced and the green areas immediately beside the Cumlodden Drive property appear unkempt. In combination with the general lack of a good sense of passive surveillance of the area this may make pedestrian routes feel much less welcoming, helping to create a sense that 266 Cumlodden Drive is poorly connected to the rest of the Gilshochill residential area.
- Simple maintenance might be an effective way to improve the sense that this area is well cared for. In particular, any improvements to the stretch of Cumlodden Drive linking the property to Duncruin Street would be helpful. The effects of small changes might be more helpful here because the area is already partially overlooked from 266 Cumlodden Drive, and a residential building on the other side of Duncruin Street. Even simple re-painting of railings or the clearance of vegetation encroaching on footways might be helpful.
- It would be helpful if it was possible to involve local people in the upkeep or improvement of this small area.

Ensuring that redevelopment plans recognise the importance of passive surveillance

Maryhill Housing has a role in the wider re-development in the area between Gilshochill and the railway line to its north.

- Good 'passive surveillance' is a key element in the quality of pedestrian routes that are primarily for utilitarian trips rather than for leisure. With care, redevelopment in this area could create an area in which residential streets are well overlooked, enabling high quality connections between Cumlodden Drive (and many of the surrounding streets) and key facilities.
- Where separate pedestrian paths are created through any new developments care should be taken to make these a focus of the surrounding property, avoiding the sense that they

are back routes passing between rear gardens.

- Unfortunately new housing at Shiskine Place provides an example of how buildings can instead be built in such a way that they turn their backs to existing streets. Such a style of development can be common where individual plots of land are developed in an area like this, and the Housing Association should use its influence in this area to discourage such design in future.

Leading individual improvements around Maryhill Road.

- Maryhill Housing is already involved in leading investigations into possible improvements at several points alongside Maryhill Road. These include at the canal aqueduct, Maryhill Locks, and at the old job centre building.
- There are many ways in which these the proposed improvements could positively influence a pedestrian journey toward Maryhill. Key will be to creating places where there is a sense that pedestrians belong, combatting the current sense that much of Maryhill Road provides space primarily for the use of those driving through the area.

Design details may make a big difference to the effectiveness of the proposed changes. It may help to consider the following questions:

- Will this change increase the sense of passive surveillance of a pedestrian route between Gilshochill and Maryhill?
- Will this provide increased human interest on a pedestrian route between Glishochill and Maryhill, indicate that a space used by pedestrians is cared about (and is important to the city), or indicate that pedestrians belong on one of these routes?
- Will this change indicate to those driving that pedestrians belong in this space?

Influenced by the Registered Social Landlord

These more complex changes might require a much deeper involvement from other bodies, but we guess that the Registered Social Landlord ought to be able to provide strong encouragement or strong influence:

Potential changes to road layout near Summerston Station

- The junction between Sandbank Street and Shiskine Drive is currently laid out to imply that Sandbank Street is the more important carriageway. Shiskine Drive provides a shorter route from this area to Maryhill Road. On the other hand Sandbank Street is indirect, slopes steeply, and in parts has the character of a residential street – with buildings close beside the carriageway and parked vehicles narrowing it.
- Traffic between Rothes Drive and Maryhill Road will currently divide between these two routes. It might be desirable to encourage the use of Shiskine Drive, and to discourage or slow through journeys on Sandbank Street. Small changes to the junction layout here could help to emphasise that Shiskine Drive is the primary route. Such changes could also

break what is currently a wide straight section of Sandbank Street where we'd expect to see higher speeds.

- Such changes could make it easy to provide a high quality pedestrian crossing of Sandbank Street, enabling access for Cumlodden Drive residents to the station and the Asda supermarket. If a more major junction re-design could be provided then a signalised crossing could support routes to the primary school.

Discussion of improvements to the area at Summerston Station

- It seems likely that the area around Summerston Station becomes significantly less welcoming after dark of later at night.
- There are few obvious changes that can be made here, but the Housing Association might choose to highlight this issue for longer term consideration.
- It may be that aesthetic improvements to the railway bridge here, and to lighting, would make this area more attractive.

Temporary aesthetic improvements around the west end of Duncruin Street

- The link from Duncruin Street to Maryhill Road takes pedestrians past poorly maintained buildings. There is some sense of passive surveillance of these streets, but it is relatively poor. In these circumstances even minor improvements to the condition of the area may help to increase a sense that the area is cared for, and that people care about it. Such improvements might be very simple, such as painting a wall.
- While the Housing Association may not be in a position to implement such improvements it may be able to provide strong encouragement for community members or local property owners, and it may be able to source funding for such improvements.

Longer term or more complex change:

The potential improvements listed here are of a nature meaning that change is likely to take much longer, and that the Registered Social Landlord is likely to have much less influence:

Improvements to the carriageway of Maryhill Road to support pedestrians at the canal aqueduct

- It is likely that pedestrians find that the narrowest section of Maryhill Road, beneath the aqueduct at the Forth and Clyde canal, provides unpleasant conditions. Here the footway is narrow, and they are brought into close proximity with vehicles, many of which will be being driven very close to the kerb.
- While there are many other factors which need to be taken into account in it is clear that other local parts of Maryhill Road will not carry more traffic than it can accommodate at the pinch point beneath the canal.

- With this in mind it seems unlikely that the width of the carriageway immediately to either side of the aqueduct contributes significantly to the capacity of this section of Maryhill Road, although the bus lane on the southeast side may allow buses to bypass a queue of vehicles approaching the constriction.
- The current design maintains as much carriageway width as possible on either side of the narrowest section, although it seems unlikely there will be much use of this carriageway space. Alternative designs might narrow the carriageway before the current constriction. This could be achieved using simple painted markings on the carriageway, but some physical features might also help to influence driving behaviour. The aim in providing a different carriageway design here would be to slow vehicles, and to increase the care with which they are being driven, well before they reach the section where they are in close proximity to pedestrians (rather than immediately at the point where this is an issue).
- Maryhill Housing Association will not be in a position to demand such changes, but it may be able to highlight that the current carriageway design here disadvantages pedestrians.

