

Reinforce / Repair and Reactivate

The development of the Meat Market site offers the chance to positively repair the gap between Dennistoun and the Collegelands Masterplan.

With reference the existing street pattern of Dennistoun, the developable area of the site is occupied by three development parcels echoing the tenemental perimeter blocks of the neighbouring area.

This aim reinforces the established street pattern and helps to repair the disparate street edge of Duke Street.

These blocks also contribute a positive start to the re- definition and re-activation of Bellgrove Street and Melbourne Street.

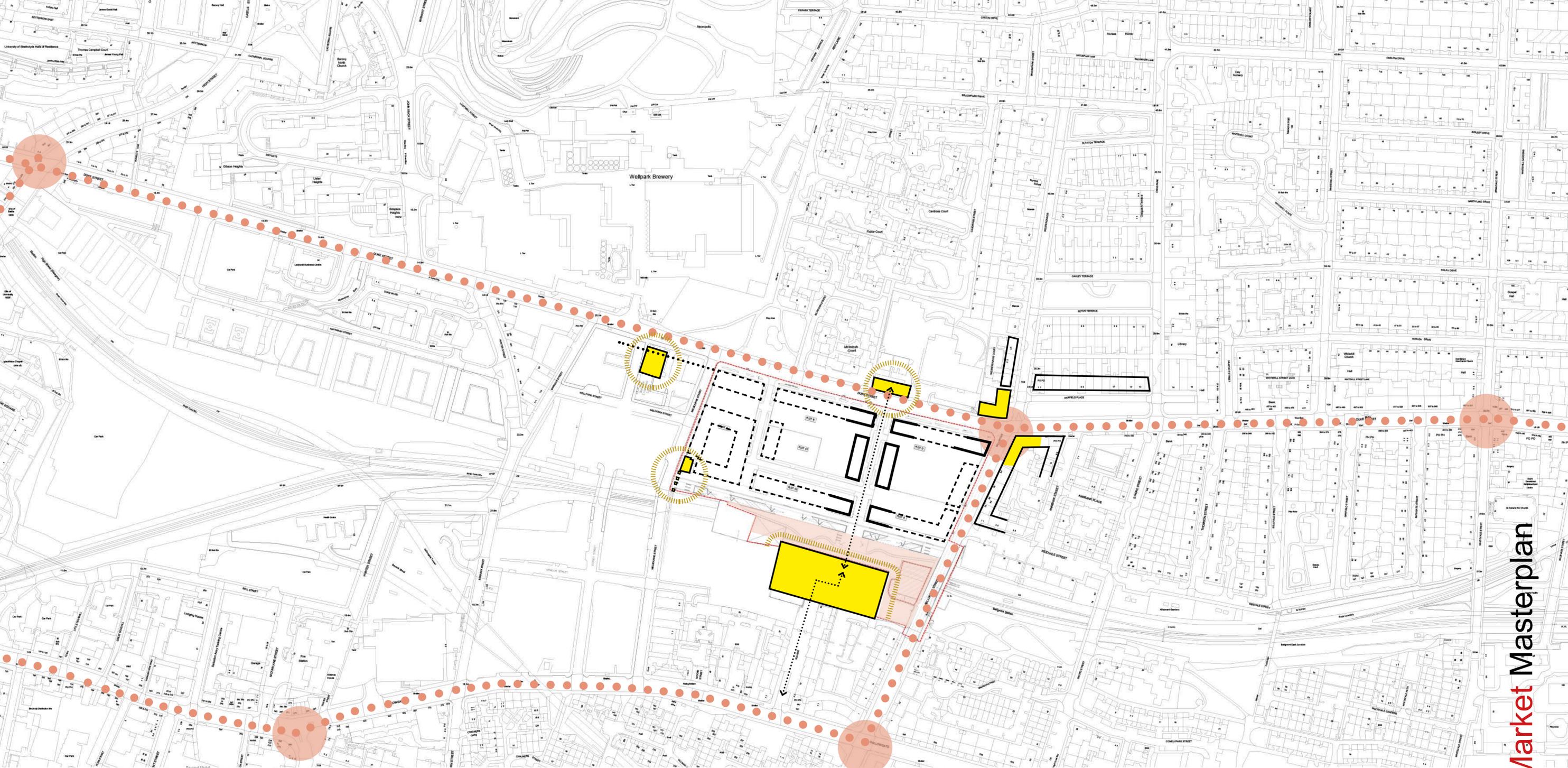
While the perimeter of the site is working to repair the arterial and secondary routes, quieter more private streets are offered within the centre of the site.

Active ground floors are located at the Duke Street and Bellgrove Street junction as well as the entire length of the central landscaped zone. Combined with the mix of housing and commercial space will generate a lively new quarter.

-  Street Edge Repaired
-  Active Ground Floor
-  Street Pattern Reinforced
-  New Development Plots

Placemaking





Re-configure / Refine and Respect

The redevelopment of the Meat Market site allows the opportunity to give the iconic B Listed Meat Market sheds a radical yet respectful new setting. The open space surrounding the shed allows it to be seen in a new light and also offers its presence to Bellgrove Street.

The primary access road is aligned to offer a glimpse of the shed from Duke Street, respect is also shown to the former Duke Street Hospital as it is re-invented as the terminus of a street, a nod to the historic street patterns of the close by Merchant City.

The B listed gates will be integrated into the landscape scheme and give them purpose once again, it is also envisaged that the gatehouse structure and wall will be sensitively integrated into the commercial development.

Along Duke Street the line of the development has been purposely held back to give the magnificent facade of the Wellpark Business Centre a prominence on the street, and re-inventing the building as a landmark on the route towards the City Centre.

The re-instatement of built form at the junction of Duke Street and Bellgrove Street will establish the junction within the network of 'crosses' that punctuate the street network within the city.

-  Network of Crosses
-  Positive Setting
-  Listed Buildings

Placemaking



Open Space and Green Network

The highlighted lack of quality meaningful open space and play facilities within the surrounding area can in part be addressed by the development at the Meat Market.

As Illustrated above as a 400m 'zone of influence' the landscape strip within the masterplan can provides amenity well beyond the boundary of the site. To the north where there is limited / under threat or private provision the masterplan can offer facilities within 5 minutes walk, while to the south it continues a network of open space while providing play facilities that are lacking in these areas.

The landscaping and SUDS network also completes the fracture in the Green Corridor of the North Clyde Line. A landscape zone along the north of the site at Duke Street will be planted with trees as a nod to the City Centre Avenues Project which runs along Duke Street but terminates prior to the Tennants Brewery

-  Green Corridor
-  400m Zone of Influence
-  Public Open Space
-  Private Open Space
-  Public Play Facilities
-  Private Play Facilities
-  Avenues

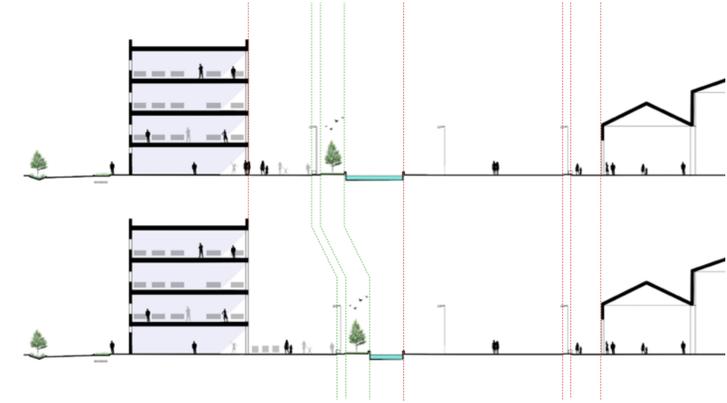
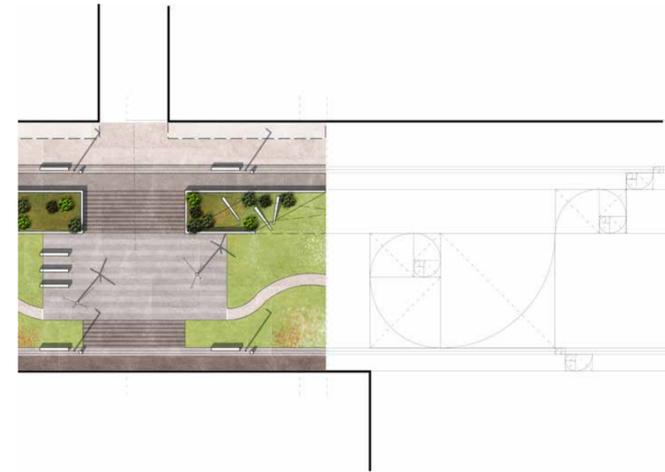
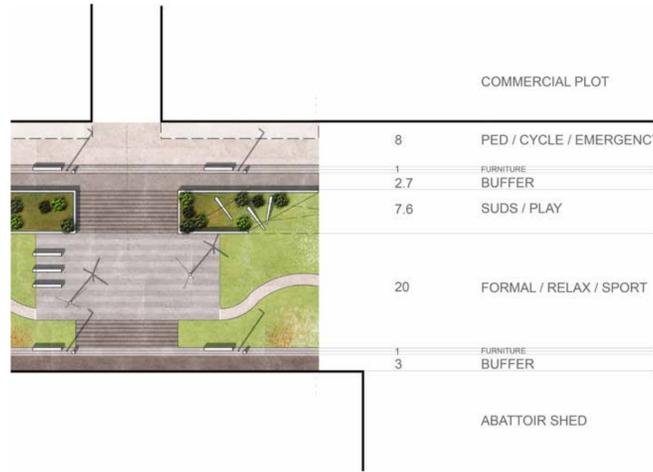
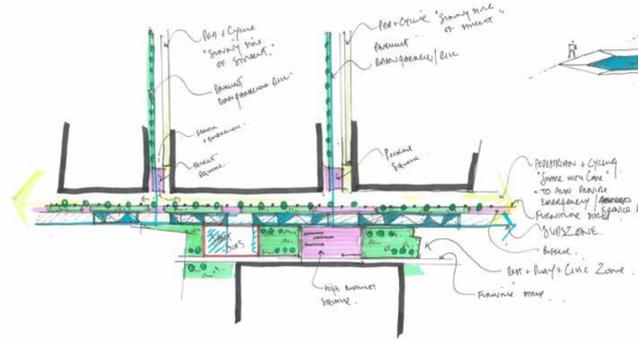
Placemaking

Infrastructure Layout

- KEY**
- 1. **Formal Spaces** - Caithness Stone / Street lighting / Seating
 - 2. **Main Pedestrian and Cycle Route** - Resin Bound Gravel
 - 3. **Typical Road** - Asphalt Pavement / Swale / Asphalt Road / Grass Service Strip / Asphalt Pavement
 - 4. **Avenue Strip** - Asphalt Pavement / Grass Tree Zone / Asphalt Pavement
 - 5. **Amenity Areas** - Grass / Meadow Mix / Spring Bulbs
 - 6. **Raingarden / Activity Zones** - Biodiversity Planting and Activity Equipment
 - 7. **Furniture Strip** - Granite Paviours / Street lighting / Seating / Bins
 - 8. **Entrance Squares** - Granite Paviours / Street lighting / Seating
 - 9. **Secondary Pedestrian Route** - Resin Bound Gravel
 - 10. **Area for Glasgow University Phyto Remediation Project**



SCALE
0 5 10 20 30 40 50 60 70 75m



1. Concept Sketch

From early stages of design a 'linear' designed landscape emerged as the most appropriate response to the site.

2. Functional Strips

The linear design allows for specific activities and requirements to be collected into functional strips.

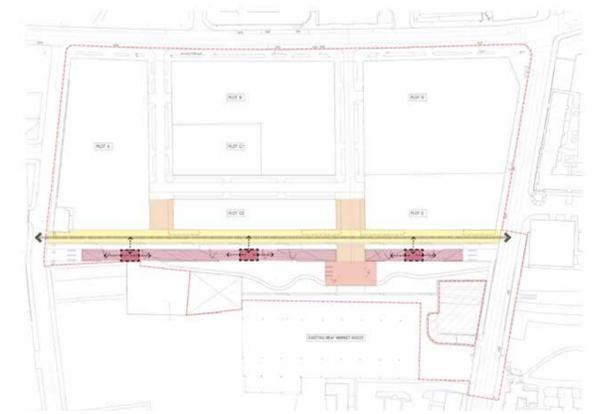
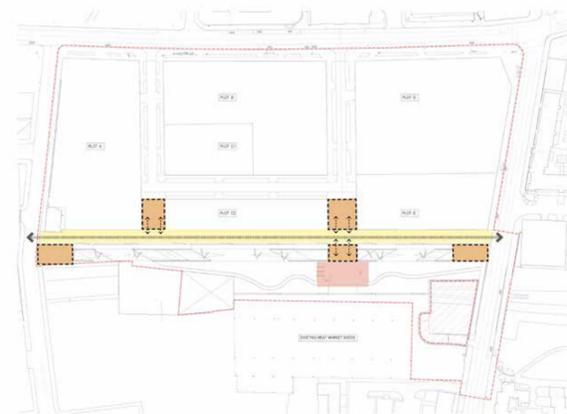
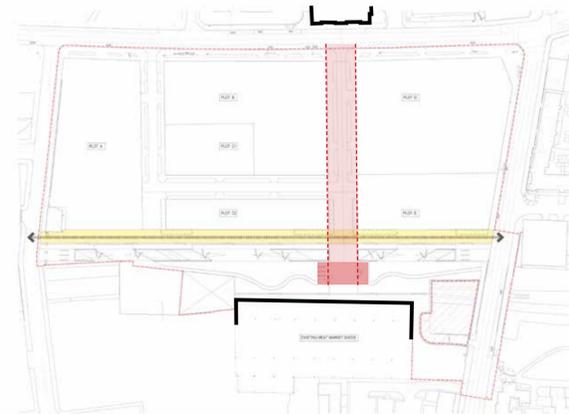
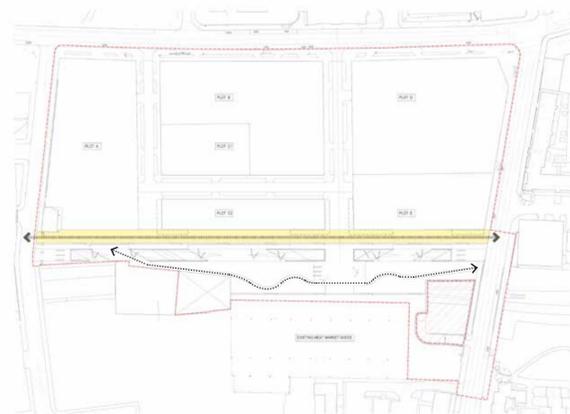
3. Classical Proportion

The function of each strip implies a different size, for instance a formal square is larger than a SUDS pond which in turn is larger than bench seating.

A geometrical solution to this has been proposed using the Golden Section. This geometry has defined the depth of each strip while at the same time the various elements that form the landscape remain proportionate to each other.

4. Adaptability

This solution has proved to be adaptable to allow for variations in requirements and needs. For instance if more space is required for exterior seating zone in front of buildings, the landscape can alter to accommodate the change.



5. Main Arterial Route

The 8m wide main landscaped route runs east to west, this accommodates both pedestrians and cyclists in a 'share with care' scenario (similar to Buchanan Street).

The route provides an extension of Core Path C104B and completes a section of the aspirational cycle and pedestrian link to the existing masterplan at Collegelands.

A less formal route weaves through the south of the site allowing a more leisurely pace.

6. Formal Spaces

The main public square is located at the end of the primary access road providing a formal space on this new route / vista.

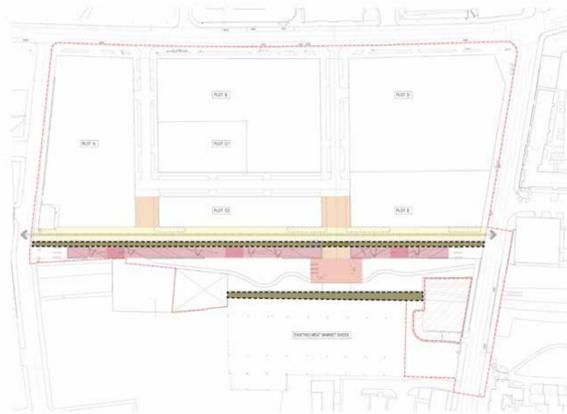
7. Secondary Spaces

Semi formal hard landscaped areas offer space and respite at the junctions of the access roads and main route.

8. Activity Spaces

Informal landscaped areas offer access to play areas away from the main route, while also allowing a space for the supervision of children.

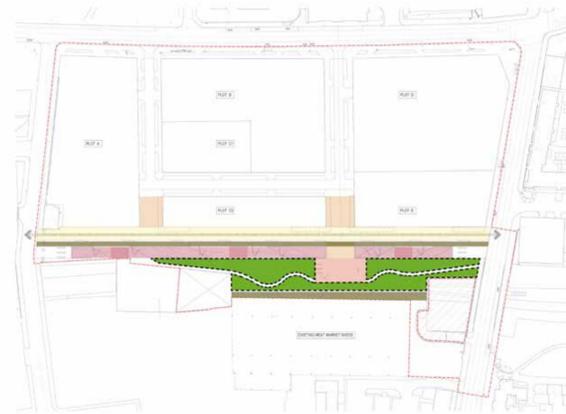




9. Landscape Buffers

A soft landscaped buffer strip to the north provides a separation between the main route and ancillary functions and spaces.

Hard landscaped buffer strip to the south provides a generous pedestrian route to the front of the Meat Market shed.



10. Open Space

Large grassed areas infill between the formal spaces and provide both visual amenity and the opportunity for less structured activities.



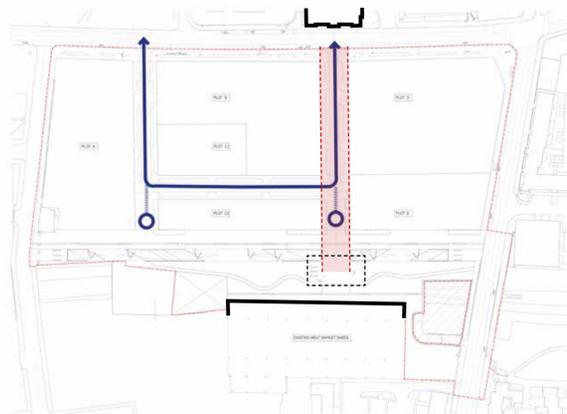
11. Access Roads

Dedicated SUDS landscape strips incorporating swales, rain gardens and tree pits line the sides of the main access roads. Dedicated service strips incorporating all utilities line the other side.



12. Avenue Strip

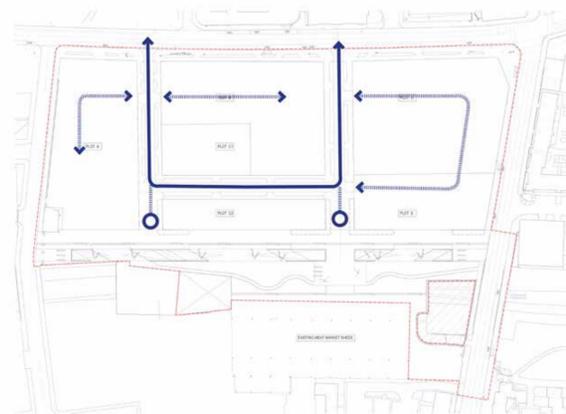
Along Duke Street a dedicated avenue strip has been introduced to allow for the site's integration with the City Centre Avenues Project which intends to run along Duke Street to within a close proximity of the site.



13. Main Roads

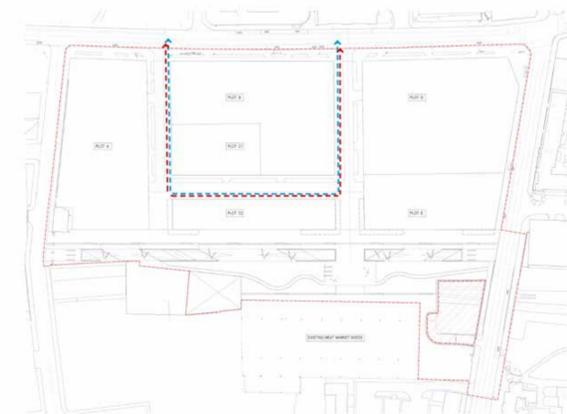
The principle access for the site is on Duke Street. Adopted roads with 6m wide carriageways form a route in which any vehicle which enters, can exit the site in a forward gear on a public road.

The access roads on the site are 14.8m wide, however the eastern road that aligns with the Meat Market Shed and Former Hospital is wider at 18m in recognition of the role it plays mediating between the significant architecture at either end as well as its relationship with the main public square.



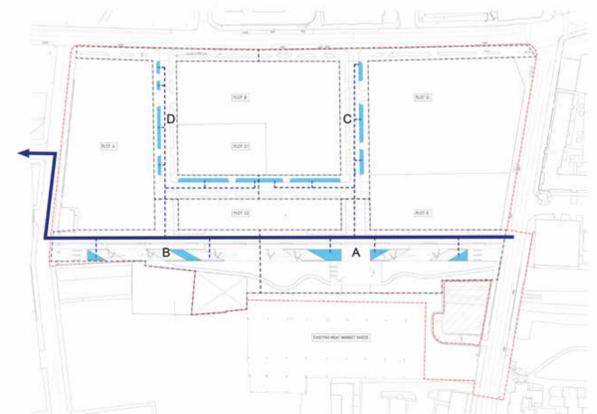
14. Access Roads

The layout allows for the creation of developer built roads to service both the housing and commercial plots.



15. Utilities

The utilities for the site have been routed to run within a strip in the new roads layout. This is so the utilities can be accessed with as minimal disruption as possible over the life time of the development.



16. Drainage

The layout incorporates an Sustainable Urban Drainage Scheme that efficiently deals with the surface water generated by the site and acts to prevent flooding.



Riparian Rain Garden



Activity Zone



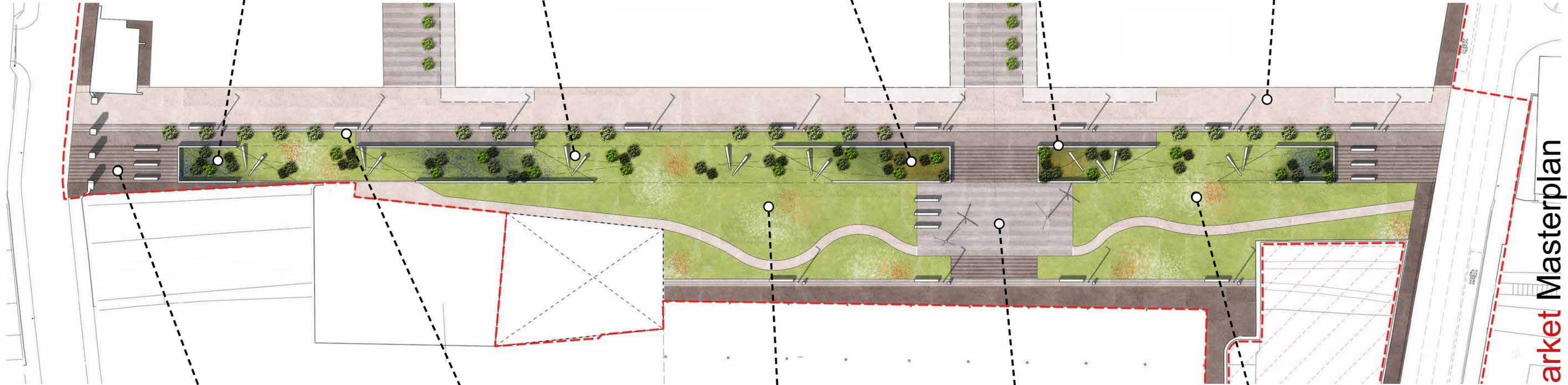
Mediterranean Rain Garden



Rain Garden Edge



Resin Bound Gravel



Granite Paviers



High Quality Furniture



Summer Meadow



Caithness Slabs



Spring Bulbs

CALTON AREA DEVELOPMENT FRAMEWORK

In the past, Calton was an independent Burgh with a rich history and identity related to its role as a centre for weaving and pottery. Over time, the area has changed following the arrival of the railways and the related heavy industries, the founding of the Barras in the 1920's, industrial decline and subsequent shifts in the local population. Today the area is facing a number of challenges from poor environmental conditions, a large number of vacant sites and the decline of the area's traditional centre - the Barras market. Calton and the Barras are now seeking a new role in the city, a role that continues to reflect the distinct identity of the area whilst strengthening its appeal as a place to live and to work.

The Council invited local people and businesses to contribute to this place-making activity through a consultation process. The responses we received indicate that there is strong support for promoting the area's assets (Glasgow Green, the People's Palace and St Andrews Square) for improving links to the City Centre and the wider East End, for introducing new public transport infrastructure and for creating a diverse Barras market that supports business start-ups and the local economy.

The ADF sets out the approach to some of the current challenges facing the area and proposals to improve the long term future of Calton and the Barras. It provides place-making guidance and policies that seek to create a resilient urban neighbourhood in the East End of Glasgow with a revitalised Barras market at its core. We recognise that significant work is required to turn the area around and we are looking forward to continuing to partner with local people and businesses to secure this vision.

The Calton Area Development Framework focuses on establishing a resilient urban neighbourhood with a vibrant market hub at its core. It is based on healthy urban planning and place-making principles, and aims to meet people's needs for housing choice and for ease of access to local facilities, employment opportunities, public transport and attractive open spaces. It will do this by:

- setting out a number of strategic frameworks to guide and stimulate development;
- creating local development policies and design principles;
- promoting infrastructure improvements that encourage walking and cycling;
- supporting a programme of actions and the formation of a regeneration body to deliver change.

CALTON BARRAS ACTION PLAN

The Calton Barras Action Plan (CBAP) was approved by the Council's Executive Committee on 27 September 2012, with capital funding allocated to deliver the Action Plan over a 5 year period. The main focus of the Action Plan is the physical regeneration of the Calton Barras area in recognition of the challenges it faces and its strategic importance to the City. The investments aim to create a healthier and more sustainable neighbourhood adjacent to the city centre by promoting a place-making approach whilst enhancing access to employment opportunities, green space, local facilities and services. Delivery of the activities outlined in the Action Plan have been extended over two phases: the first phase preceded the Commonwealth Games and the second phase (which is ongoing) focuses on the delivery of more complex projects such as the development of vacant buildings and public realm enhancements. Investment under the Calton Barras Action Plan is expected to continue into 2018/2019.

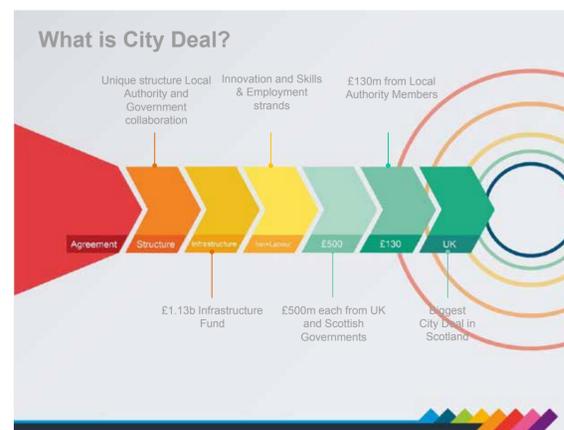
The City Deal programme for Collegelands Calton Barras contains an allocation of funding for public realm improvements and for site remediation/access with the aim of unlocking key sites and enhancing resilience in the wider Calton Barras Action Plan area. The proposals contained in the Barras Masterplan are expected to inform and guide further investment decisions by both public and private sectors.

Our proposed vision for Calton is:

A vibrant, walkable and well-connected neighbourhood in the East End of Glasgow which has a distinct character and is well placed to meet future challenges....

....a place where people can live healthily, which offers a choice of housing , ease of access to employment, local shopping, community services and recreation.

GLASGOW CITY REGION CITY DEAL



Collegelands Calton Barras

The City Deal investment in this area aims to deliver an integrated, attractive and resilient neighbourhood in the inner east end of Glasgow. The project combines site remediation, increasing connections into and out of the area and public realm improvements to unlock the potential of the locality.

The key elements of the project including enabling rail infrastructure; Calton Barras Action Plan and Collegelands and Bellgrove Abattoir (known as the Meat Market) site remediation and access.

The benefits to the community are:

- Vacant and derelict land remediated and brought back into use
- New footpaths, roads and cycle routes will be created
- New homes built
- Increased commercial space created.

