

Item 3

21st April 2026

**Glasgow City Council****Economy, Housing, Transport and Regeneration Committee****Report by George Gillespie, Executive Director of Neighbourhoods, Regeneration and Sustainability****Contact: Sarah Shaw / Ext: 76066****Draft North Laurieston Masterplan****Purpose of Report:**

To inform Committee of the production of a Draft Masterplan for North Laurieston by New Gorbals Housing Association in partnership with the Council.

Recommendations:

It is recommended that the Committee:

1. note the content of the report and Draft Masterplan,
2. note that the Draft North Laurieston Masterplan will be subject to a period of public consultation, and
3. note the timescales for completion of the final masterplan prior to its consideration by City Administration Committee for approval.

Ward No(s): 8

Citywide:

Local member(s) advised: Yes No consulted: Yes No

1 Introduction

- 1.1 The [South Central Local Development Framework \(SCLDF\)](#) adopted in 2023, identified North Laurieston as a Masterplanning opportunity to support the regeneration of the Laurieston Transformational Regeneration Area (TRA). The [City Centre Strategic Development Framework \(CCSDF\)](#), adopted 2021, advocates a greater use of masterplans to stimulate and coordinate the regeneration of priority neighbourhoods in need. The CCSDF proposes that development interventions in the locale should seek to, *“repair, re-densify and create a coherent liveable district that respects its historic and cultural assets and connects to a reinvigorated riverside.”* Such ambitions are echoed by the [St Enoch District Regeneration Framework](#) (DRF) and progress the aims of the [City Centre Living Strategy](#) to re-populate the city centre.
- 1.2 A [Draft Masterplan](#) for North Laurieston has been produced by New Gorbals Housing Association, working in partnership with the Council. The Masterplan aims to address urban decay in North Laurieston and reinvigorate the community as a thriving ‘south bank’ destination in the city centre.
- 1.3 The Masterplan will guide the future redevelopment of vacant land and buildings in the locale and focus the delivery of improvements for the community.

2 The Masterplan

- 2.1 The Draft Masterplan has been prepared by consultants Elder & Cannon Architects, with additional study reports that inform it available as appendices, namely: a Movement Strategy by Stantec, Market Appraisal by Ryden, Building Condition reports by Clyde Design Partnership and reports from public engagement by Kevin Murray Associates.
- 2.2 The Draft Masterplan comprises an overall vision for the future of North Laurieston, with reference to its history, spatial analysis and surrounding regeneration. It sets out how the area can change for the better in future and also considers the more immediate needs of the community and environment.
- 2.3 The Vision responds to the spatial uniqueness of North Laurieston, that lies in its riverside setting, historic character and proximity to the city centre. In addition, it recognises the area’s strategic importance in being the ‘last piece in the regeneration jigsaw’ whose successful regeneration will complete and connect the regeneration of the city’s south bank, the Laurieston neighbourhood and wider Gorbals community.
- 2.4 The Vision seeks to:
 - Re-Connect North Laurieston to the city centre, Tradeston, New Gorbals and the rest of Laurieston
 - Reinstate urban form, gap sites the civic waterfront and connections
 - Revitalise existing heritage assets, streets and public spaces

- Reestablish a vibrant neighbourhood for the city's South Bank
- 2.5 The Draft Masterplan is a strategy for urban repair and regeneration. Proposals seek to bring vacant property, particularly listed buildings (including much of Carlton Place), back into positive use, redevelop vacant gap sites, improve the quality and attractiveness of the streets and public realm for walking and cycling and tackle the environmental decay, through both short-term maintenance interventions and longer term redevelopment.
 - 2.6 Some proposals for the redevelopment of land and rejuvenation of heritage buildings may take some years. As such, the Masterplan allows for incremental development and defines short, medium and longer-term projects. The Ryden market analysis highlights that short-term interventions to address the current poor quality of the public realm will be vital to arrest further environmental decline and ignite developer interest. It is recommended that an 'infrastructure first' approach be taken to the area's regeneration in order to build investor confidence and 'pump prime' redevelopment.
 - 2.7 North Laurieston adjoins, and was initially part of, the Laurieston TRA. However, the Masterplan outputs and implementation strategy for North Laurieston gave rise to a review of the Laurieston TRA boundary which resulted in decision to amend the TRA boundary to exclude North Laurieston. This will ensure a clean and concise governance structure that can support the delivery of an urban repair strategy that addresses the complexity of issues in the North Laurieston community, which go beyond the primarily housing delivery focused priorities of TRA masterplans.

3 Consultation & Engagement

- 3.1 Well attended public engagement open day events were held locally, in Bridge Street, in June 2025 (Stage 1, with 193 attendees) and November 2025 (Stage 2, with 112 attendees) . at which local people, and city stakeholders highlighted priority issues for the masterplan to address. The engagement events were complemented by an online project website [North Laurieston Masterplan](#) that included online questionnaires. The website had approximately 1,000 visits during Stage 1 engagement and 2,500 visits during Stage 2. 76 feedback forms were received during Stage 1 and 17 during Stage 2. In addition, the project team have had separate meetings with the Laurieston Business Association, the G5 Residents Group and other local stakeholders. It is proposed that this dialogue will continue.

4 Next Steps

- 4.1 The Draft Masterplan will be published on the Council's consultation portal for a period of 6 weeks public consultation. Following this, and any consequent revisions, the Final Masterplan will be referred to City Administration Committee for approval and Council adoption as a 'material consideration' for Planning Services in the consideration and implementation of development proposals.

5 Policy and Resource Implications

Resource Implications:

Financial: None: the Masterplan is funded by GCC Housing Investment Programme.

Legal: None

Personnel: None

Procurement: None

Council Strategic Plan: The Masterplan supports the following Grand Challenges:

Grand Challenge 1: Reduce poverty and inequality in our communities (secondary alignment)

Mission 3: Improve the health and wellbeing of our local communities and

Mission 4: Support Glasgow to be a city that is active and culturally vibrant.

Grand Challenge 2: Increase opportunity and prosperity for all our citizens

- The Masterplan seeks to encourage mixed-use development (homes, shops, offices), improving connectivity and supporting economic growth in the city.

Mission 1: Support Glasgow residents into sustainable and fair work.

Mission 2: Support the growth of an innovative, resilient and net zero carbon economy.

Grand Challenge 3: Fight the climate emergency in a just transition to a net zero Glasgow

- The Masterplan rebalances the movement network from one of car dominance to one that supports public transport, active travel, and that is pedestrian focussed, reinforcing carbon reduction goals.

Mission 2: Become a net zero carbon city by 2030.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2025-29? Please specify.

Yes, through engagement across social and economic sectors

What are the potential equality impacts as a result of this report?

The Masterplan is expected to generate a positive equality impact, strengthening access to employment, social, cultural and sporting opportunities.

Please highlight if the policy/proposal will help address socio-economic disadvantage.

The Masterplan will target urban repair and holistic neighbourhood improvement; improving the physical environment, addressing social issues, and supporting local economic activity

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

The Masterplan will support the following Climate Plan Themes:

Theme 2: Just and Inclusive Place.
Theme 3: Well Connected and Thriving City
Theme 4: Health and Wellbeing.

What are the potential climate impacts as a result of this proposal?

The potential investments informed by this proposal will have beneficial climate impacts in progressing a sustainable liveable neighbourhood that reduces car dominance and delivers public spaces and buildings designed for climate resiliency

Will the proposal contribute to Glasgow's net zero carbon target?

Yes, through supporting sustainable regeneration and delivering resilient places and buildings.

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
Y/N

No

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

6 Recommendations

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