

Item 2

1st October 2026



Glasgow City Council

City Administration Committee

Report by Councillor Ruairi Kelly, Depute Leader of the Council and City Convener for Housing and Development

Contact: George Gillespie

Ext: 79106

North Laurieston Masterplan

Purpose of Report:

To seek Committee approval of the finalised North Laurieston Masterplan, incorporating feedback from recent public consultation.

Recommendations:

It is recommended that the Committee:

1. note the feedback from public consultation;
2. approve the finalised North Laurieston Masterplan, that has been revised in response to this feedback, and
3. note the next steps towards delivery of the masterplan's proposals.

Ward No(s): 8

Citywide:

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

1 Introduction

- 1.1 On [21st April 2026](#), the [Economy, Housing, Transport and Regeneration City Policy Committee](#) received a report on the [Draft North Laurieston Masterplan](#). The report noted that the Draft Masterplan had been produced by New Gorbals Housing Association (NGHA) and the Council, working in partnership, and had been developed in consultation with the local community. The report highlighted a forthcoming 6-weeks period of public consultation on the Draft Masterplan, via the Council's consultation portal.
- 1.2 This report presents the feedback from the public consultation on the Draft Masterplan and the Council's proposed response to comments received. It also presents the finalised [North Laurieston Masterplan](#) that has been revised in light of said comments received, for Committee's approval.
- 1.3 Subject to Committee approval, the Masterplan will be adopted as Planning Guidance to accompany the new City Development Plan 2. As such it will guide the future redevelopment of land and buildings in the locale and focus the delivery of improvements for the community.

2 The Masterplan

- 2.1 The [North Laurieston Masterplan](#) delivers the Council's policy commitments in the [South Central Local Development Framework \(SCLDF\)](#), adopted in 2023, [City Centre Strategic Development Framework \(CCSDF\)](#), adopted 2021, for the greater use of masterplans to stimulate and coordinate the regeneration of priority neighbourhoods in need and, in particular for North Laurieston, to also support the regeneration of the Laurieston Transformational Regeneration Area (TRA). In addition, the draft City Development Plan 2 highlights North Laurieston an 'Area of Change' for such a prioritised regeneration focus.
- 2.2 The CCSDF proposes that development 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."* The Masterplan responds to this direction in preparing a regeneration strategy to address urban decay in North Laurieston and reinvigorate the community as a thriving 'south bank' destination for the City Centre.
- 2.3 The Masterplan establishes an overall vision for a transformed North Laurieston that capitalises on its spatial uniqueness; including its riverside setting, historic character, urban connectivity and proximity to the City Centre. The Vision seeks to:
 - Re-connect - North Laurieston to the city centre, Tradeston, New Gorbals and the rest of the Laurieston (TRA) neighbourhood;
 - Reinstate - urban form, gap sites the civic waterfront and positive edge conditions

- Revitalise -existing heritage assets, streets and public spaces
- Re-establish - a vibrant neighbourhood for the city's South Bank

2.4 With reference to its history, spatial analysis and community priorities, the masterplan sets out how the area can change for the better in future and address more immediate needs of the community and environment. Across five 'Areas of Focus', the masterplan proposes to:

- redevelop vacant gap sites and seek redevelopment of underutilised land;
- bring vacant property, particularly listed buildings (including much of Carlton Place) back into positive use through adaptive restoration;
- address car traffic dominance and improve the quality and attractiveness of streets and the public realm for walking and wheeling,
- tackle environmental decay through improving maintenance and management of land and buildings.

2.5 The final section of the Masterplan (Section 05-Delivering Regeneration) outlines an indicative phasing of short, medium and longer-term projects, in recognition of the need for incremental development over time, given that it may take some years for many redevelopment proposals to come to fruition. However, the Masterplan highlights the critical need for an 'infrastructure first' approach to regeneration, whereby short-term interventions to address the current poor quality of the public realm and movement network will be vital to arrest further decline, stimulate developer interest and create investor confidence.

2.6 'Delivering Regeneration' emphasises the need for the Council to work in close partnership with New Gorbals Housing Association, as the local community anchor organisation, to drive the regeneration. It notes that the delivery of the masterplan's ambitions will be a team effort and require close collaboration and ongoing dialogue between all stakeholder agencies and the local business and resident community. It proposes to establish a regeneration Steering Group to prepare a project / business plan and explore sources of finance.

2.7 The Masterplan recognises the strategic regeneration importance of North Laurieston, in being the 'last piece in the jigsaw' to join up the successful regeneration of the city's central 'south bank'. Investment in North Laurieston will have impact beyond its immediate area and will complete the regeneration of the Laurieston neighbourhood and the wider Gorbals community.

2.8 The Masterplan has been prepared by consultants Elder & Cannon Architects, and informed by specialist study reports (covering transport modelling, movement strategy, utilities, building condition, property market, community engagement), some of which are available as appendices on request.

3 Consultation & Engagement

- 3.1 Preparation of the Masterplan was informed by public engagement, with feedback through in person events and meetings complemented by a project website [North Laurieston Masterplan website](#) that included online questionnaires.
- 3.2 The Draft Masterplan was subject to a formal period of 6-week public consultation via the Council's Consultation Hub, from 22nd June 2006 until closing on 4th August 2026. Comments were received from 100 respondents and the [Report of Consultation Responses](#), that includes the masterplan team's proposed response to each comment, is attached.
- 3.3 As detailed in the [Report of Consultation Responses](#), comments were received from a variety of people who live, work, visit or study in the area. Overall, the feedback was positive with majority support for the Masterplan's vision, ambitions, priorities and proposals. Key agencies responded with no objections, including Transport Scotland, Nature Scotland and Strathclyde Passenger Transport (SPT).
- 3.4 Historic and Environment Scotland (HES), while not raising objection, highlighted areas where further consideration should be given to the representation and approach to potential scale and massing of some key proposals. While support was expressed for the overall design requirement for contextually-responsive mid-rise building scale, concerns were raised about the potential introduction of excessive height to the rear of Carlton Place and its potential impact on the setting of Carlton Place, and also the proposed opportunity for additional scale at the 'entrance' to North Laurieston at Bridge Street/Clyde Place.
- 3.5 Following a meeting with HES, revisions to the wording and diagrams were agreed to address their representation within the masterplan document. While the importance of the setting and views to/from Carlton Place were already highlighted within the Draft Masterplan, greater emphasis on further design analysis, including views assessment, was recommended.
- 3.6 The Masterplan document was revised to take on board feedback from all comments received, with revisions to text to add clarity and emphasis made as required, with no further substantive changes deemed necessary.

4 Next Steps

- 4.1 Subject to Committee approval, the finalised [North Laurieston Masterplan](#) will be adopted as Planning Guidance to accompany the new City Development Plan 2 and guide redevelopment proposals in the area.

- 4.2 A Steering Group will be established with officers from the City Council and NGHA to prepare a project plan. Further reports on the delivery of the masterplan will be brought to Committee for consideration as required.

5 Policy and Resource Implications

Resource Implications:

Financial: The Masterplan is funded by the existing 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:

<i>Does the proposal support the Council's Equality Outcomes 2025-29? Please specify.</i>	Yes, through engagement across social and economic sectors
<i>What are the potential equality impacts as a result of this report?</i>	The Masterplan is expected to generate a positive equality impact, strengthening access to employment, social, cultural and sporting opportunities.
<i>Please highlight if the policy/proposal will help address socio-economic disadvantage.</i>	The Masterplan will target urban repair and holistic neighbourhood improvement; improving the physical environment, addressing social issues, and supporting local economic activity

Climate Impacts:

<i>Does the proposal support any Climate Plan actions? Please specify:</i>	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.
<i>What are the potential climate impacts as a result of this proposal?</i>	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
<i>Will the proposal contribute to</i>	Yes, through supporting sustainable regeneration and delivering resilient places and buildings.

*Glasgow's net zero
carbon target?*

**Privacy and Data
Protection Impacts:**

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

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

6 Recommendations

It is recommended that the Committee:

1. note the [feedback from public consultation](#);
2. approve the finalised [North Laurieston Masterplan](#), that has been revised in light of this feedback, and
3. note the next steps towards delivery of the Masterplan's proposals.