

Broomhill Place Plan

Appendix A
Stage 1 Analysis

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DRAFT - FEB 2025

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Contents

1. Spatial analysis
2. Policy context
3. Related plans

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Spatial Analysis

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1.1 Spatial and Asset Mapping



GREENSPACE

Parks

1. Naseby Park
2. Marshalls Park
3. Marlborough Gardens
4. Victoria Park Gardens
5. Broomhill Community Park
6. Victoria Park

Woodlands

7. Woodland space
8. Broomhill Woodland
9. Woodland space

'In-between' spaces

10. 'In-between' space
11. 'In-between' space
12. 'In-between' space
13. 'In-between' space
14. 'In-between' space
15. 'In-between' space
16. 'In-between' space
17. 'In-between' space



Tree Preservation Order (TPO) Area



HEALTH

1. Broomhill Practice
2. Gartnavel Hospital
3. Broomhill Dental
4. Dentistry @ Jordanhill
5. Buttercup 7 Dental
6. Appletree Dental Care
7. Crystal Dental Care



SPORTS AND LEISURE

1. Broomhill Lawn Tennis & Squash Club
2. Glasgow Club Scotstoun



EDUCATION

1. Broomhill Primary School
2. Thornwood Primary School
3. Jordanhill School
4. The High School of Glasgow
5. Hyndland Primary School
6. Glasgow Clyde College



COMMUNITY SPACES

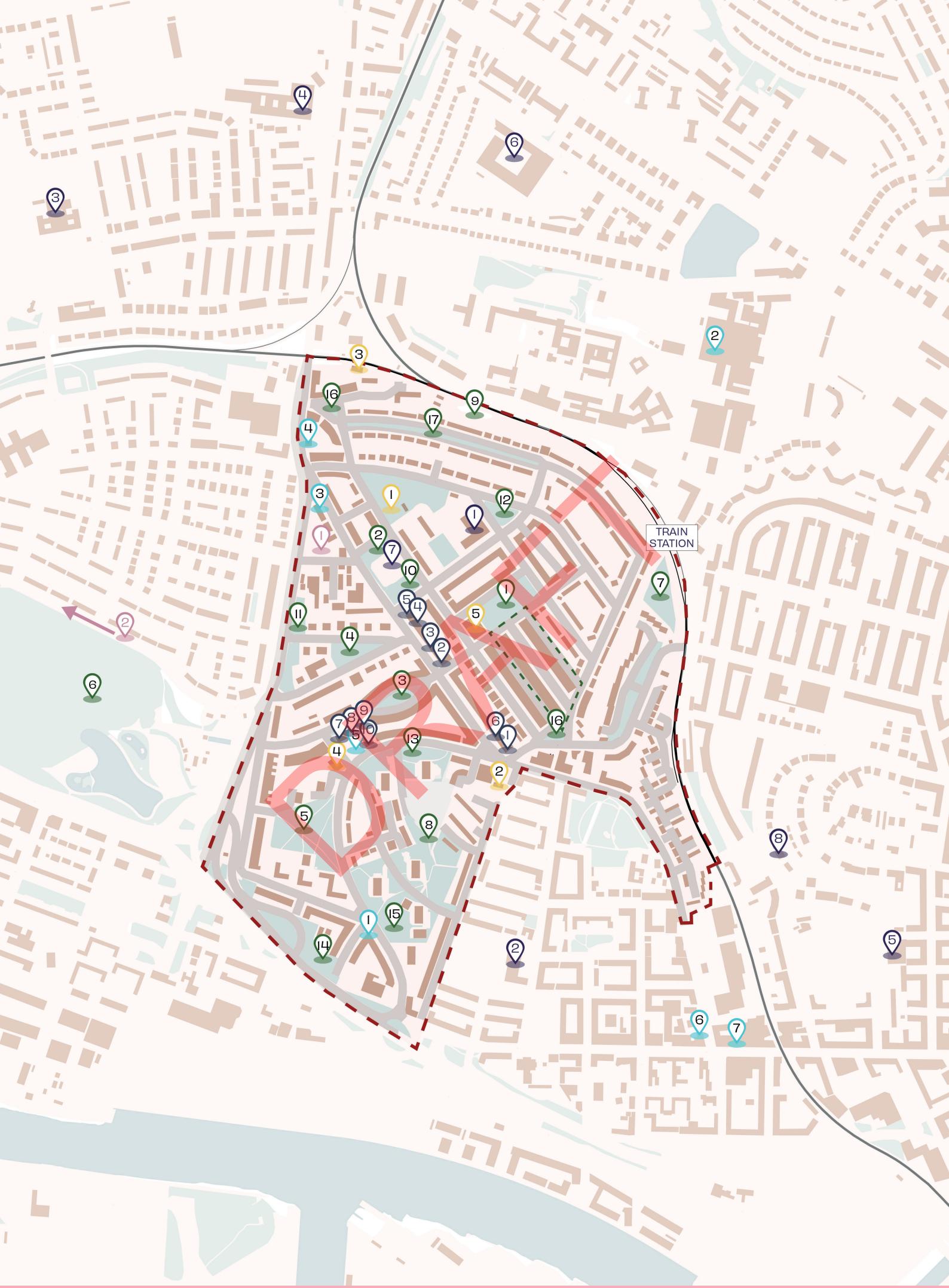
1. Jordanhill Bowling Club
2. 9th Glasgow Scouts
3. 72nd Glasgow Scouts
4. Broomhill Community Church
5. Broomhill Hyndland Parish Church



FOOD AND BEVERAGE

1. Wee Paree
2. Kothel
3. Cafe Circa
4. The Marlborough
5. Olivia's
6. Blue Sky Chinese Takeaway
7. 29 States Indian Cuisine
8. Papa Johns Pizza
9. Po'Boyz Restaurant Glasgow
10. Greggs

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1.2 Built Environment

..... CONSERVATION AREA

— TENEMENTS

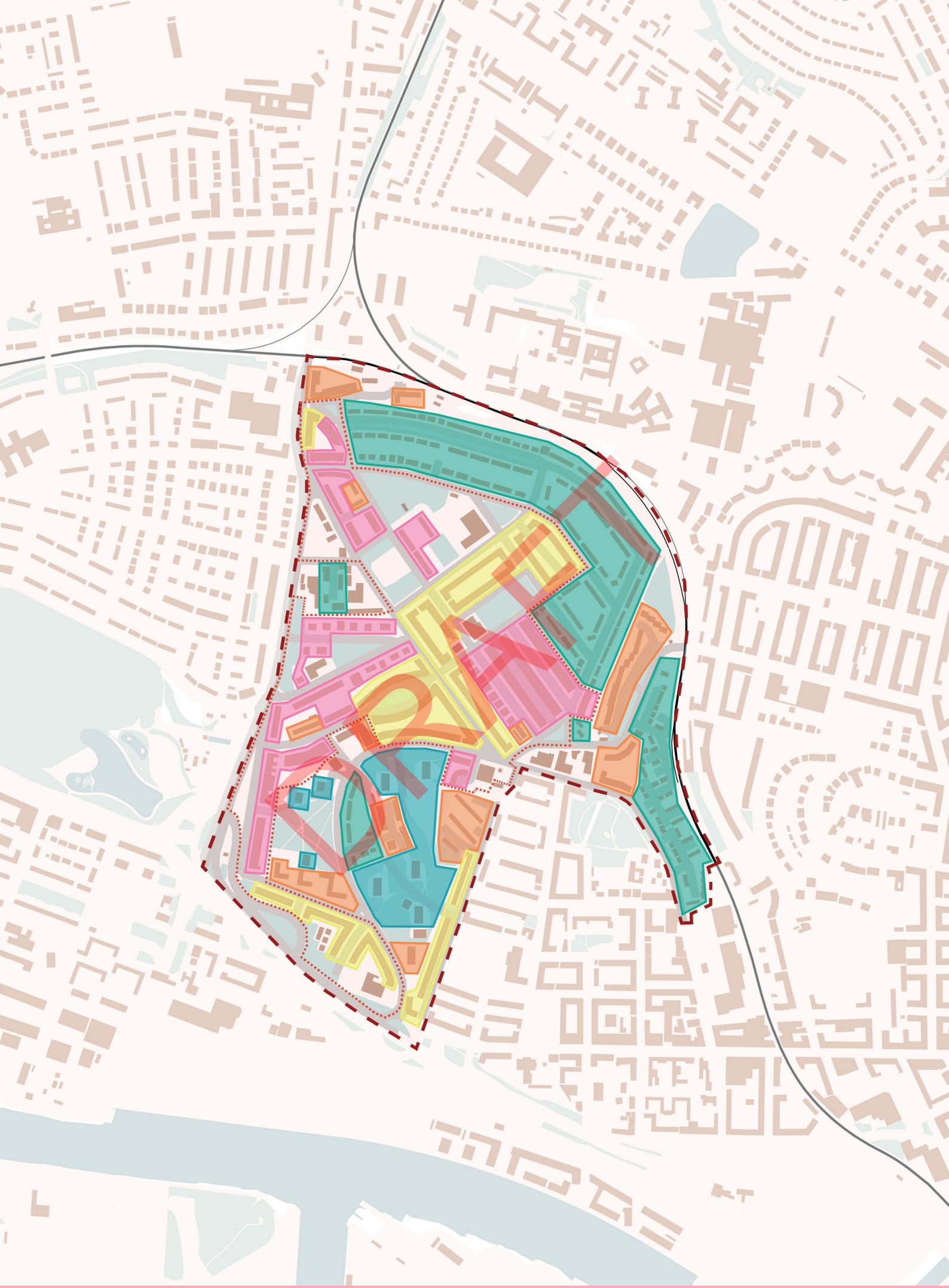
— PERIOD VILLA, TERRACE, DETATCHED, SEMI-DETATCHED

— HIGH FLATS

— FLATS, APARTMENTS

— POST-WAR VILLA, TERRACE, DETATCHED, SEMI-DETATCHED

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1.3 Public Transport



4 / 4A

Broomhill
Glasgow City Centre
Cathcart
Clarkston
Newton Mearns / Eaglesham



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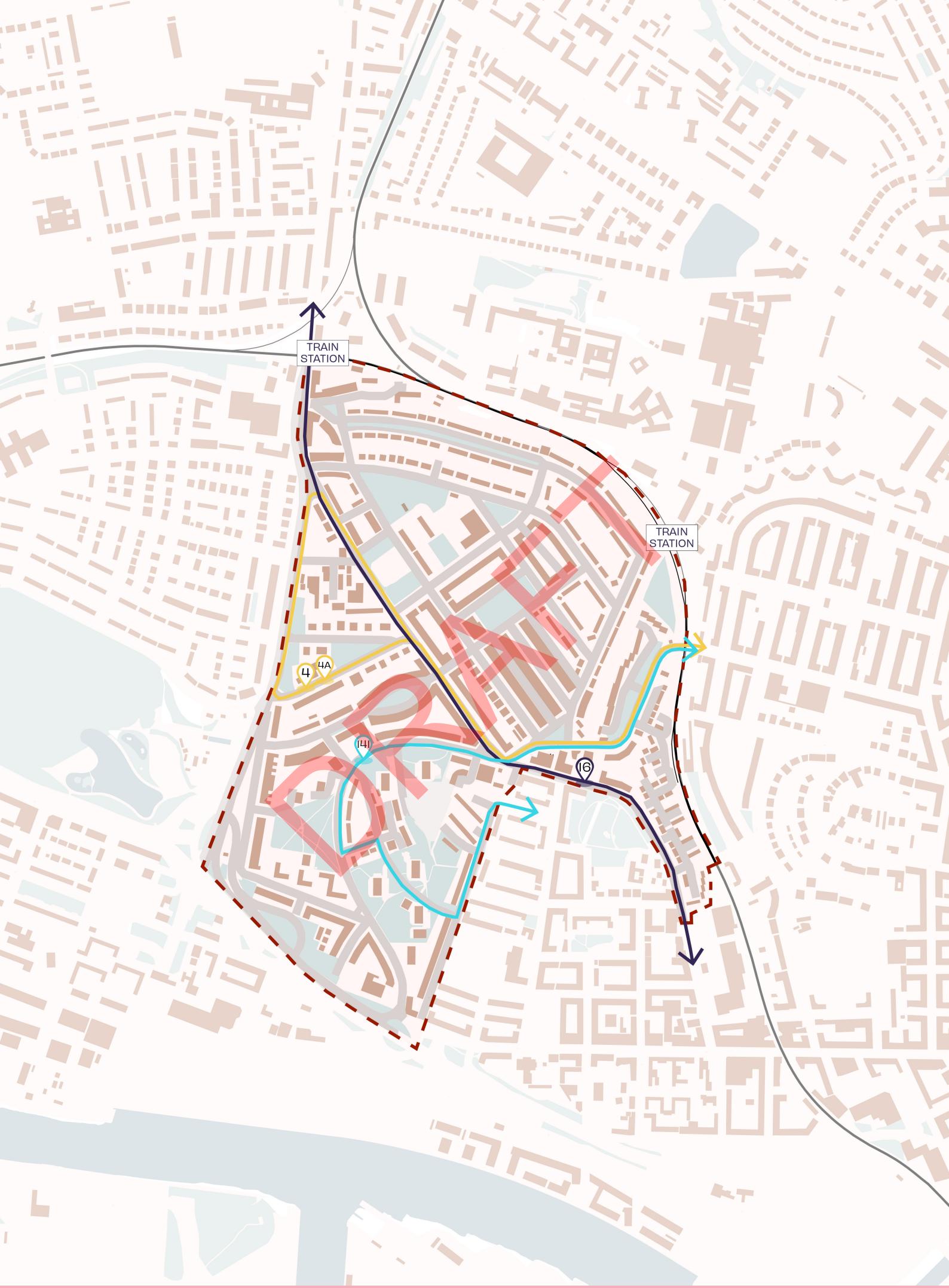
Drumchapel
Blairdardie
Temple
Anniesland
Partick
Queen Elizabeth University Hospital



141

Gartnavel Hospital
Hyndland Road
Clarence Drive
Broomhill
Thornwood
Partick Bus Station

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1.4 Movement and Routes

— A739 - Balshagray Avenue

4 lanes of traffic, 40MPH, leading to the Clyde Tunnel in the southern direction.

— Crow Road

Busy high street, 30MPH

— Broomhill Drive

Busy street, 30MPH

1 Junction of Crow Road, Clarence Drive and Broomhill Drive

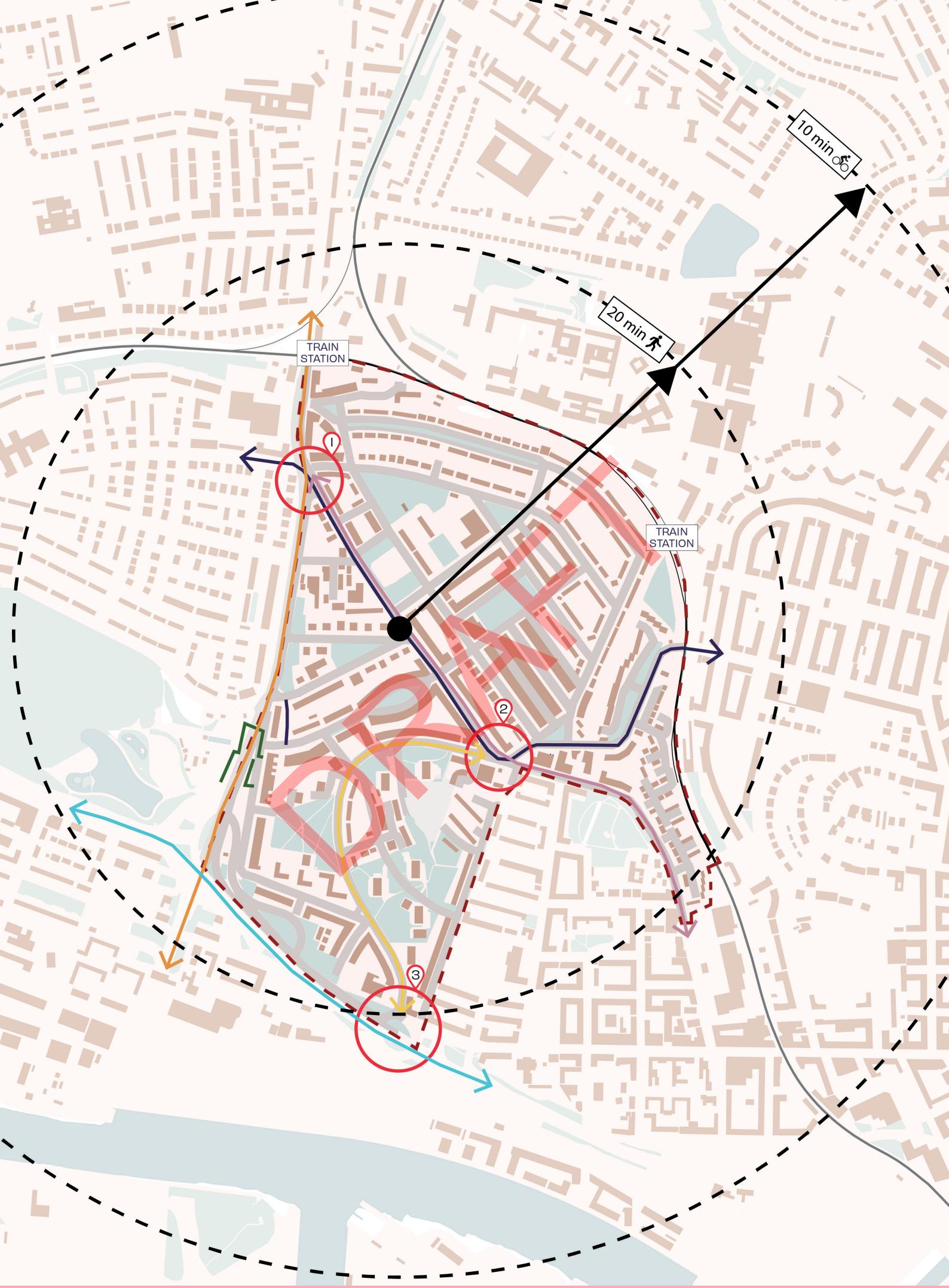
2 Junction of Crow Road, Balshagray Avenue and Abbey Drive

3 Thornwood roundabout

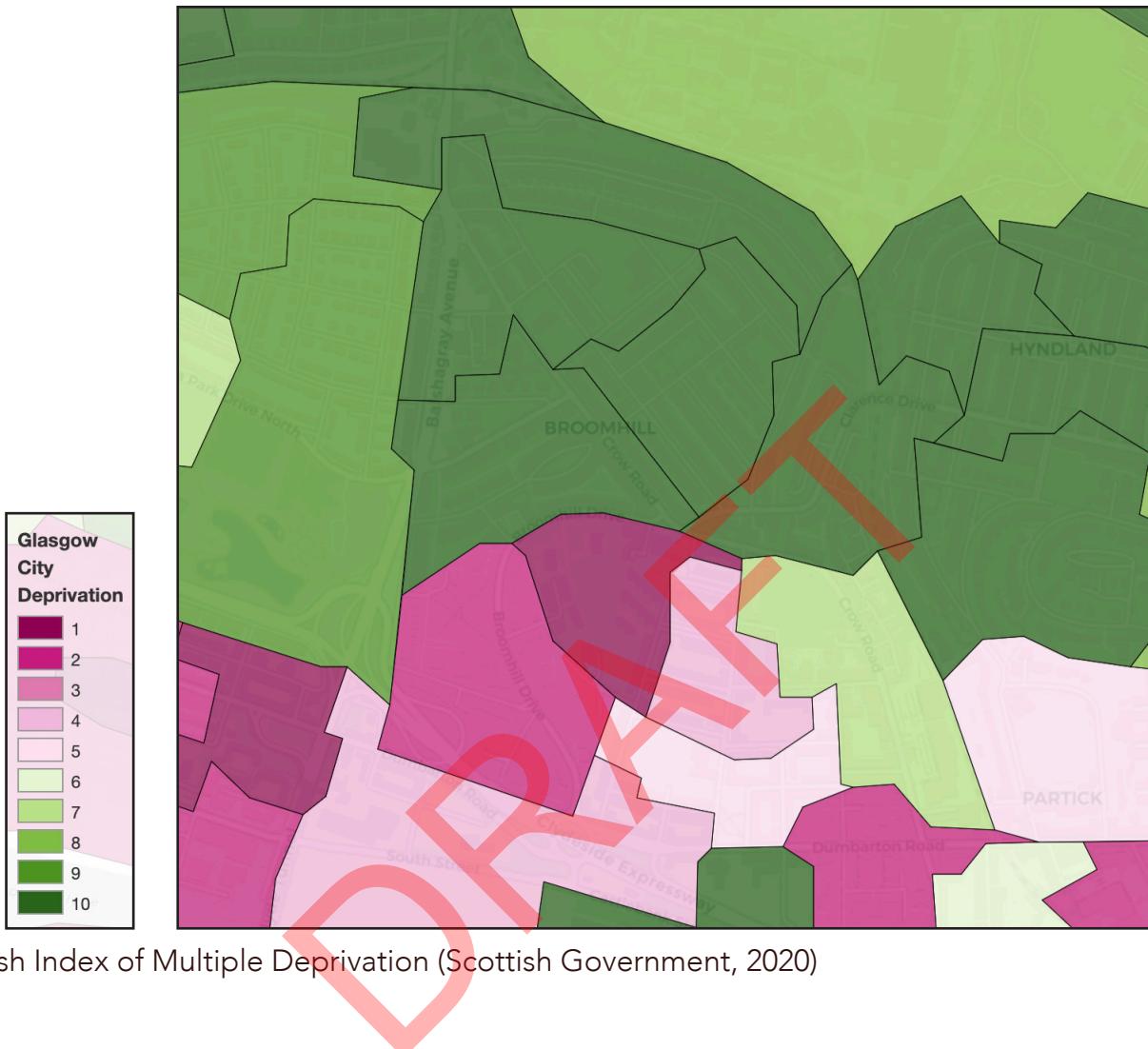
— Type 1 cycle route and City Way
Traffic free (includes segregated and shared surfaces)

— Type 2 cycle route
May encounter traffic (demarcation and traffic calmed)

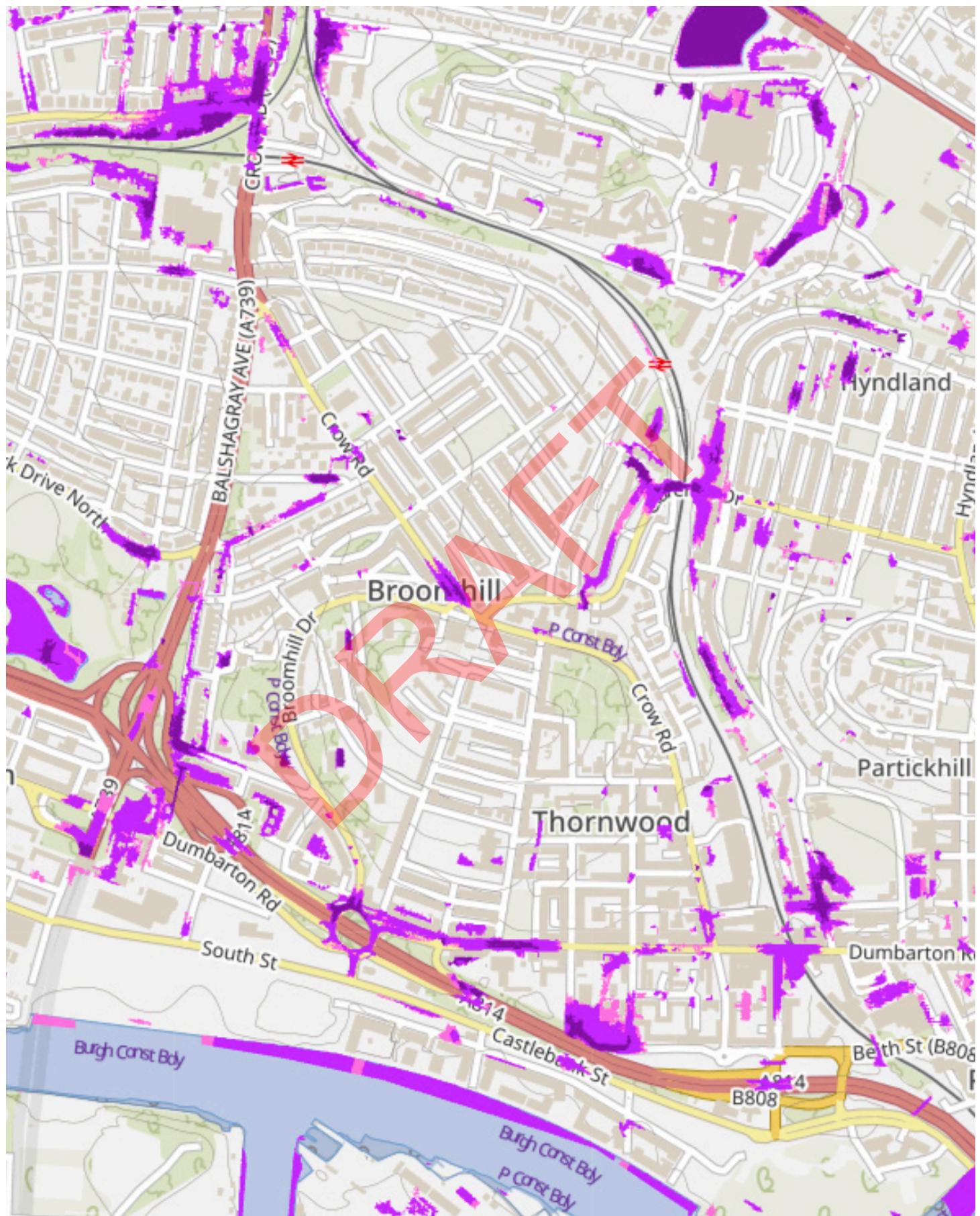
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1.5 SIMD Mapping



1.6 Flooding



Surface flooding map (SEPA, 2024).

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Policy Context

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Key Policy Interfaces

The Broomhill Place Plan sits at the interface between the Glasgow City Development Plan and the National Planning Framework for Scotland.

Glasgow's City Development Plan (CDP)

What is it?

This is the city's statutory planning framework, which guides land use and development decisions to shape Glasgow's growth, sustainability and regeneration. The CDP sets policies and strategies for factors such as local neighbourhoods, housing, transport, active travel, green space, community space, heritage, sustainability and economic development.

The current CDP was issued in 2017.

How does it relate to the Place Plan?

The current CDP is in the process of being rewritten, to consider the changing and future needs of Glasgow, and to respond to the updated policies outlined in the recently released NPF4. The new CDP (titled CDP2) draft is expected to be issued in 2025.

The Broomhill Place Plan will bring the aspirations and thoughts of the local community into consideration for the transition to CDP2.

National Planning Framework 4 (NPF4)

What is it?

NPF4 is Scotland's national spatial planning framework, which sets out policies and priorities for land use, development and infrastructure across the country. This policy guides local authorities in developing their own local planning strategies.

NPF4 replaced NPF3 in 2023, and places greater emphasis on community, placemaking, sustainability, greenery and healthy, liveable neighbourhoods.

How does it relate to the Place Plan?

NPF4 encourages community-led Local Place Plans as a key tool to bring resident community voices into the local authority planning decisions for their area, and to ensure that national planning goals align with local development plans. NPF4 will provide the bulk of the policy guidance to support any suggested changes based on the current and/or future CDP.

Relevant Strategies and Plans

The following are other plans and strategies which are important to consider within the context of the Place Plan. There are numerous other strategies which relate to the initiatives of the Broomhill Place Plan, however those which have more specific or limited relevance are indicated within the Place Plan proper, as required.

Glasgow Liveable Neighbourhoods (GLN)

GLN is a city-wide initiative in Glasgow, which aims to create safer, greener and more accessible local areas, which have improved and more practical access to neighbourhood amenities through walking or wheeling.

Based on the merging of the Place Standard Tool and the 15-Minute City principle, GLN seeks to reduce car dependence and journey time for neighbourhood amenities, improve public spaces and local town centres, and ensure streets are safe and for all people to use.

GLN is taking place across the city in phased areas. The neighbouring areas of Whiteinch, Jordanhill, Scotstoun and Yoker recently completed Stages 1 and 2 across 2023-2024. This yielded a number of projects which interface with the Broomhill area, particularly in relation to Victoria Park Drive South and access to Victoria Park.

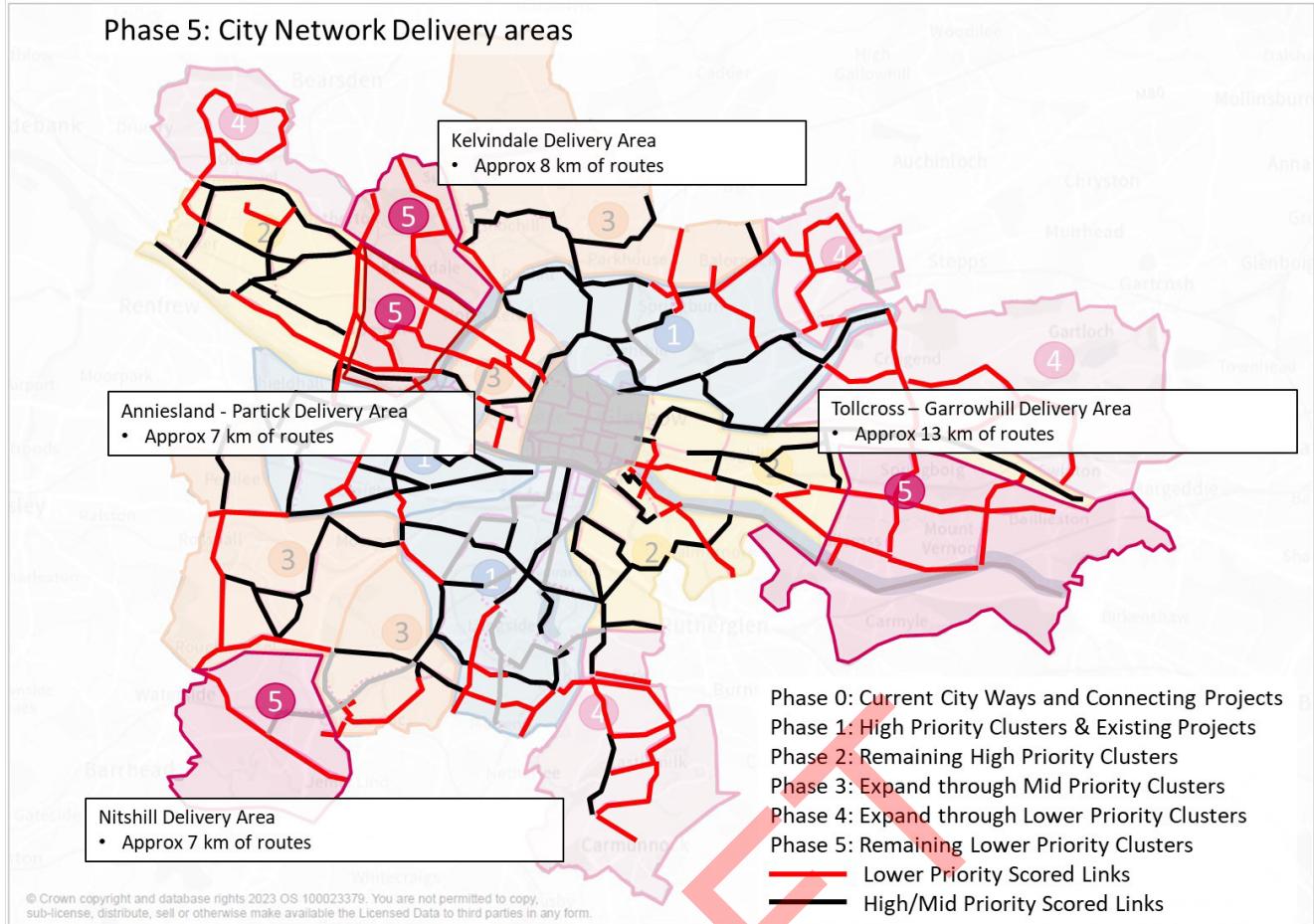
Glasgow City Network

The city network is a long-term plan for a city-wide active travel network, delivering safe, accessible and practical walking and cycling routes. It is part of the broader Active Travel Strategy for Glasgow. Broomhill is currently within Phase 5 of the delivery plan, with only 'lower priority scored links' featuring across the area. The Crow Road / Balshagray Avenue route from Anniesland to the Clyde Tunnel is recognised to have 'major identified deliverability issues'.

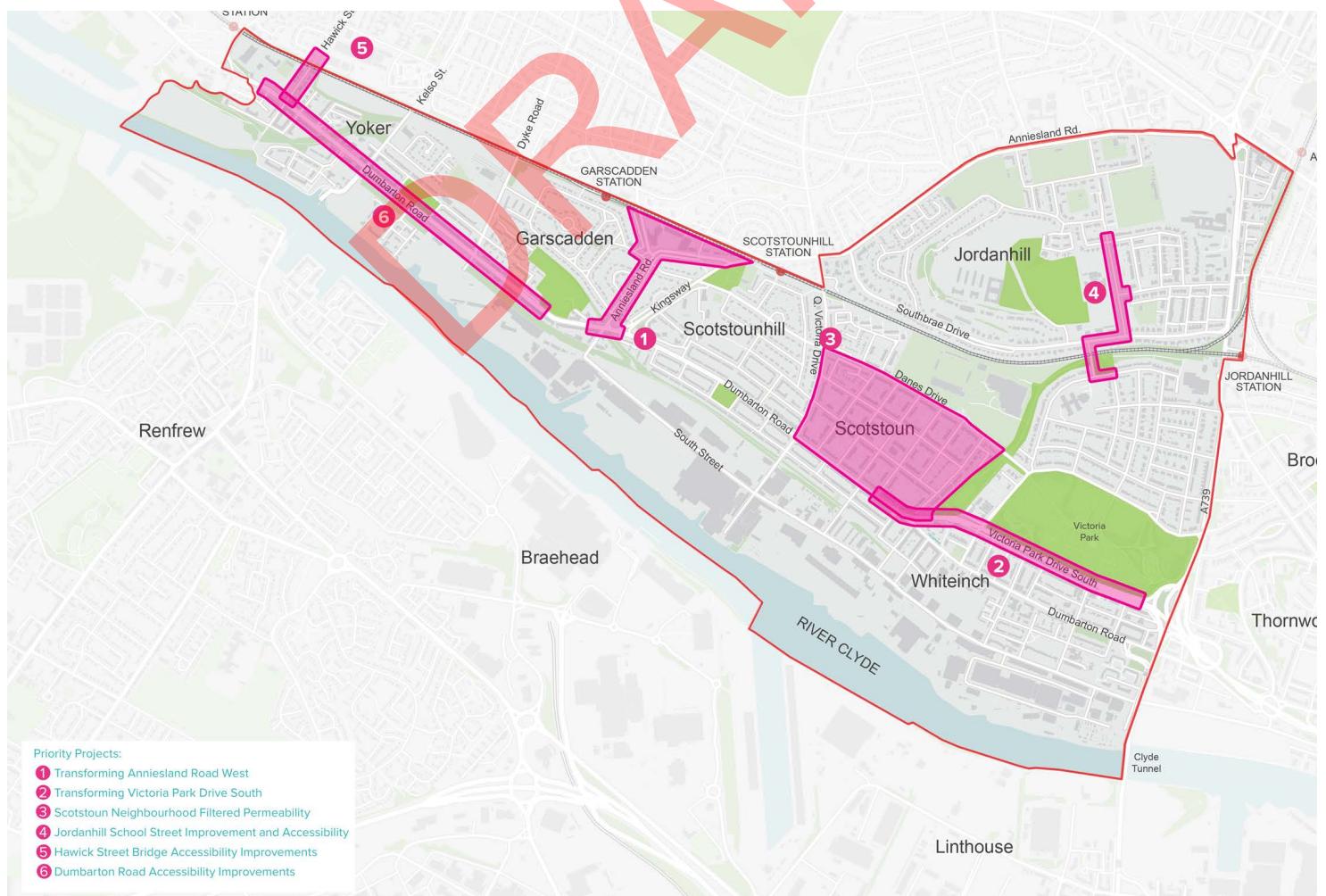
Restricted Parking Zone (RPZ)

Following a parking survey, GCC is in the process of designing and delivering a RPZ for the Broomhill-Thornwood areas. The RPZ will enhance enforcement against illegal parking, including on pavements, cycle lanes and at bus stops. Within the RPZ, parking will only be permitted in marked bays, with permits required for local residents.

Phase 5: City Network Delivery areas



GCC City Network, Phase 5 (GCC, 2023).



GLN Yoker-Whiteinch boundary and Stage 2 proposals (GCC & Mott-Macdonald, 2024).

The Place Plan process has intentionally made efforts to not overlap with the concerns of the RPZ, which will require its own tailored consultation. However, all findings within the Place Plan's consultation relevant to the RPZ have been provided to NRS.

NRS is expected to carry out a consultation for the RPZ over 2025, with delivery of the RPZ in 2026.

Feminist Planning

In 2021, GCC adopted a motion to create a feminist planning policy. This policy seeks to equitably consider the intersectional needs of women, non-binary individuals, and other minority or marginalised groups, particularly concerning issues such as safety, access to services and accessibility.

While a policy is yet to be implemented, the Broomhill Place Plan has still used the ambitions for Feminist Planning as a foundation. In the engagement for Place Plan, extensive demographic data was gathered from all those who engaged, either in-person or online. This information was then used to de-aggregate findings, and identify trends which were specific to any minority and marginalised groups.

In developing the final initiatives for the Place Plan, projects were equitably considered and weighted against any trends identified.

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Related Plans

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3.1 Thornwood Roundabout

What is it?

The Thornwood Roundabout is a major vehicle interchange at the southern boundary of Broomhill, connecting Broomhill Drive, Dumbarton Road and Castlebank/South Street with the A814 express-way. This sits at a main juncture for the project boundary with neighbouring Thornwood Community Council (TCC).

Previous consultations have indicated that the roundabout is notorious for pedestrian, cycle and vehicle safety. This informed the decision in 2024 to fund design changes to the roundabout through the Victoria Park Area Partnership (VPAP), utilising £100,000 funding via NIIF.

What is its current stage?

The design project has been committed to by GCC, and is in its initial stages, with designs being progressed with internal roads / active travel teams.

Temporary road marking upgrades and re-paintings have been progressed, to improve safety and visibility for users in the meantime.

What are its future steps?

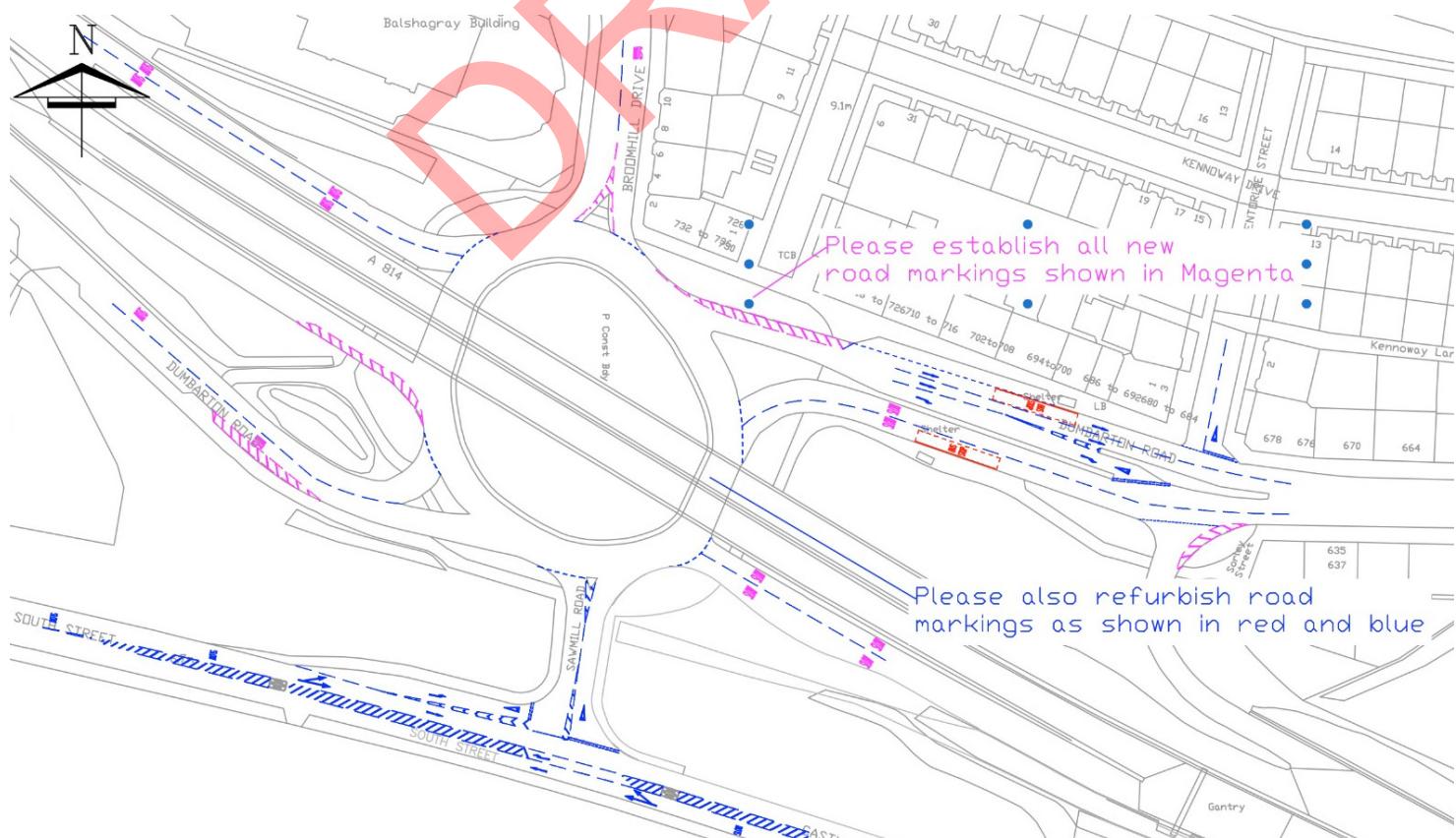
Consultation on the initial designs are expected to occur in early 2025, with designs progressed with 2025-2026 financial year applications.

How does it relate to the Local Place Plan?

As this project represents a capital investment, the Local Place Plan will have no direct effect on the redesign process itself. However, community ambitions regarding the future of the area may provide useful design information for future stages.

Findings from the Broomhill Place Plan consultation will be provided to VPAP and GCC as required to progress this work holistically, as a key junction point between the BCC and TCC.

(TCC, 2024).



Plans for maintenance and marking re-painting (GCC, 2024).

3.2 The Bowling Green

What is it?

The Jordanhill Bowling Club in 2021, and the Broomhill Community Hub Trust (BCHT) was formed by local residents, some with representation in BCC, to undertake feasibility of community buyout of the site and its conversion into a community asset.

BCHT engaged SKS to carry out a feasibility and business plan for the purchase of the site and options appraisals for its use; they also carried out consultation with local stakeholders and potential partners. Three themes emerged for its use:

- Growing space
- Social space for events, meetings, parties etc.
- 'Messy' space for art and crafts, and practical activities such as bike or tool workshop

What is its current stage?

The BCHT application to register interest for community asset transfer / right to buy was rejected by the Scottish Government in 2024. This

decision was upheld in an appeal the same year.

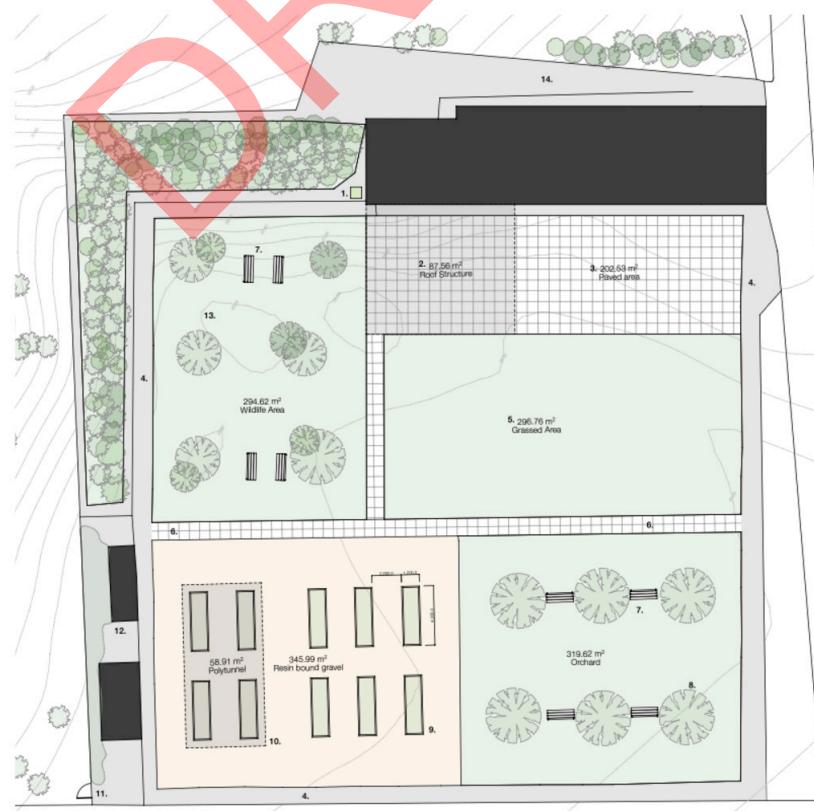
What are its future steps?

There were unconfirmed reports from some local residents that the site has been purchased, or was being purchased, by Partick Housing Association. However, there has been no future update or engagement since the application rejection.

How does it relate to the Local Place Plan?

The feasibility and consultation for this process provides insightful information for community aspirations, both in terms of land use and also needs for community space and assets within the area. This will inform thinking in developing initiatives of the place plan, and the bowling green site will be considered, if applicable, for any appropriate planning actions / recommendations. The results of the survey have also been provided by the BCHT for consideration.

(SKS, 2023; BCC, 2024).



Proposed plan for appraisal (SKS, 2023).

3.3 Broomhill Green Walkway

What is it?

This is a proposed intervention designed by members of BCC. The plans seek to improve connections between Broomhill and Victoria park, by improving key junctions at Crow Road / Marlborough Ave and the express-way / Balshagray underpass into Victoria Park. This would create a more pedestrian and cycle-friendly key 'green route' connecting the major greenspaces of Victoria Park and Naseby Park.

The intention to create this route not only responds to the existing urban condition and desired routes for residents, but is also recreating historical links upon which the areas of Victoria Park and Broomhill were initially designed; the original entrance to the park was once on Balshagray Ave.

What is its current stage?

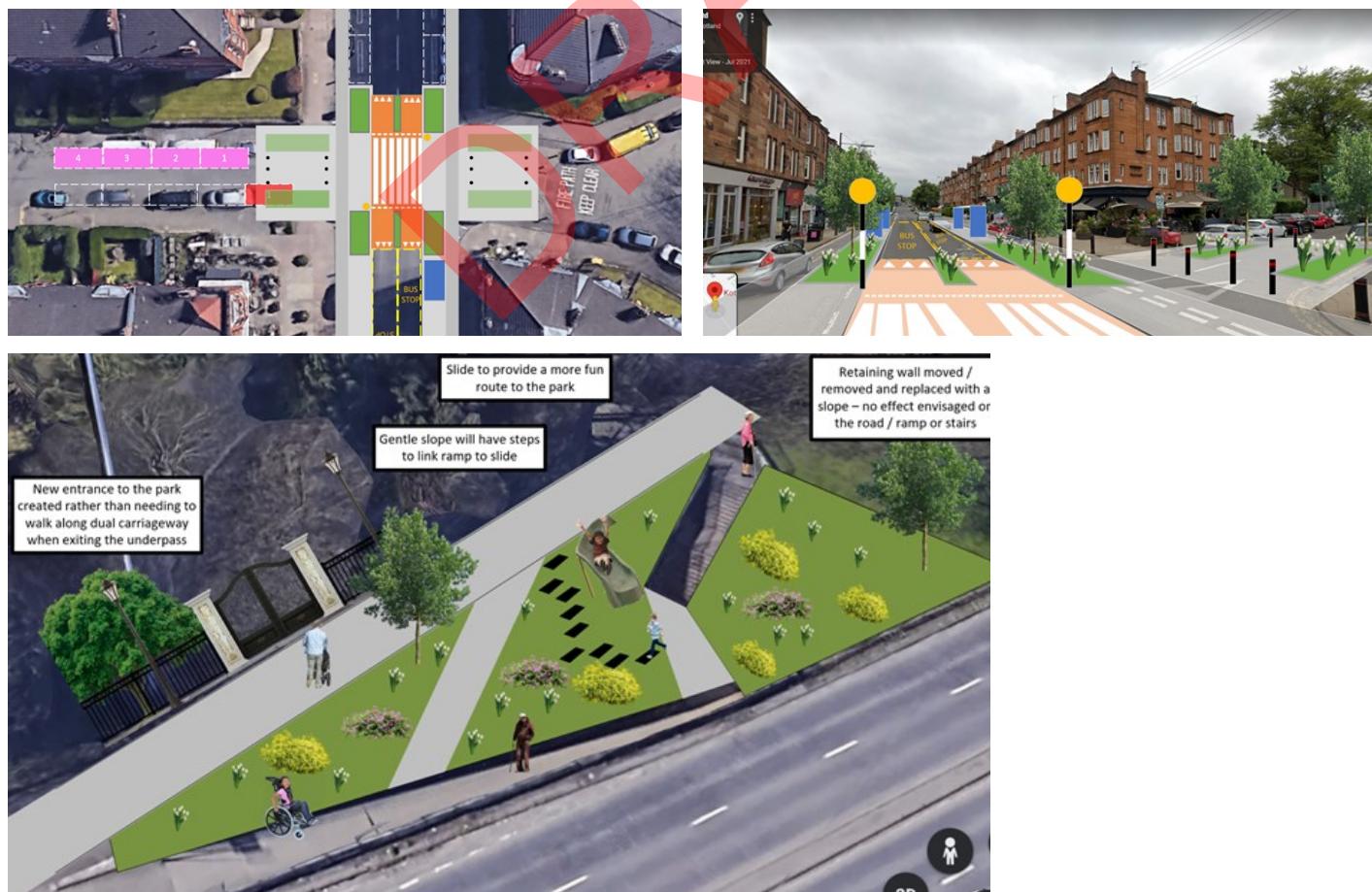
These plans have been developed by members of BCC to drive ideas and potential community action within the area. They do not currently

represent any adopted works.

How does it relate to the Local Place Plan?

These plans were provided for context on some of the wider ambitions of locals in BCC for the area, based on their own interactions with the community.

While this initiative is a significant capital project, and thus not actionable via the remit of the place plan, it does show intention for ambitions which can be considered as the place plan is developed. Further, there are elements which may be relevant in the place plan regarding designated routes and key neighbourhood markers within the local development plan for the area.



Sketch designs for the proposals on Crow Road and the underpass (BCC, 2023).

3.4 Broomhill Piazza

What is it?

This is another proposed intervention developed by members of BCC. This scheme seeks to redesign Broomhill Cross, to make it a less car-dominated through-route, and instead a central pedestrian, public heart to the area. The proposals reduce speed through passive interventions such as road shape and roundabouts, with pedestrian crossings throughout. The new public space is envisioned to be usable by local business and residents, with a significant increase in greenery.

What is its current stage?

These plans have been developed by members of BCC to drive ideas and potential community action within the area. They do not currently represent any adopted works.

How does it relate to the Local Place Plan?

These plans were provided for context on some of the wider ambitions of locals in BCC for the area, based on their own interactions with the

community.

While this initiative is a significant capital project, and thus not actionable via the remit of the place plan, it does show intention for ambitions which can be considered as the place plan is developed. Further, there are elements which may be relevant in the place plan regarding designated routes and key neighbourhood markers within the local development plan for the area.



Sketch design for the new piazza at Broomhill Cross (BCC, 2023).

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New
Practice
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